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Consider approval of a resolution authorizing the city manager to apply for and accept grant funding from the Violent Crimes Against Women (VCAW) Grant Program through the Criminal Justice Division of the Governor's Office for continuation of a previously received grant associated with the Domestic Violence Investigator / Prevention Officer, and take any action necessary.

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Appointment with representatives of Republic Waste to make presentation of annual downtown improvement fund donation, and take any action necessary.

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Z2015-003 - Hold a public hearing to discuss and consider approval of an ordinance for a request by Cole Franklin of the Skorborg Company on behalf of the owner Larry Hance for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single Family 7 (SF-7) District land uses for a 44.56-acre tract of land identified as Tract 3 of the T. R. Bailey Survey, Abstract No. 30, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located at the northwest corner of FM-552 and John King Boulevard, and take any action necessary. (1st Reading) - [Postponed to the March 16, 2015 City Council Meeting]

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Z2015-005 - Hold a public hearing to discuss and consider approval of an ordinance for a City initiated request for the purpose of designating the Historic Downtown Courthouse as a Local Landmark per the designation procedures stipulated by Section 6.2, Historic Overlay (HO) District, of the Unified Development Code, being a 0.918-acre parcel of land identified as Rockwall O T Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 101 E. Rusk Street, and take any action necessary. (1st Reading)

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Z2015-004 - Discuss and consider approval of an ordinance for a request by Zack Amick of Gordon Rockwall Investments, LLC on behalf of Keith Young for the purpose of amending Specific Use Permit (SUP) S-107 to allow for a new car dealership on a ten (10) acre tract of land identified as Tract 4-02 and Tract 4 of the N. M. Ballard Survey, Abstract No. 24 and the A. Hanna Survey, Abstract No. 99, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Corridor Overlay (IH-30 OV) District, addressed as 1530 E. IH-30, and take any action necessary. (2nd reading)

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Z2014-040 - Discuss and consider approval of an ordinance for a request by Cameron Slown of FC Cuny Corporation on behalf of Tom Kirkland of Tekmak Development Company for the approval of a Specific Use Permit (SUP) for a hotel on a 2.968-acre tract of land identified as Lot 3A, Block A, Shoreline Plaza Addition and Lot 1-1, Block A, Henry Africa Subdivision, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the IH-30 Overlay (IH-30 OV) District, located at the southeast corner of the intersection of the IH-30 Frontage Road and Lakefront Trail, and take any action necessary. (2nd Reading)

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SP2014-034 - Discuss and consider a request by Cameron Slown of FC Cuny Corporation on behalf of Tom Kirkland of Tekmak Development Company for the approval of waivers to Planned Development District 32 (PD-32) [Ordinance No. 10-21] and variances to the Unified Development Code associated with a site plan for a hotel on a 2.968-acre tract of land identified as Lot 3A, Block A, Shoreline Plaza Addition and Lot 1-1, Block A, Henry Africa Subdivision, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the IH-30 Overlay (IH-30 OV) District, located at the southeast corner of the intersection of the IH-30 Frontage Road and Lakefront Trail, and take any action necessary.

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Discuss and consider a request from Mrs. Brandi Lewellwn with Sign Mart representing At Waters Edge for a setback variance for a monument sign located at 204 N Fannin St, and take any action necessary.

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Discuss and consider authorizing the city manager to enter into an agreement with the Texas Parks and Recreation Foundation regarding future park land located within the Breezy Hill development, and take any action necessary.

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Discuss and consider approval of a resolution supporting an application for assistance from the Texas Recreation Parks Account Program through the Texas Parks and Wildlife Department, authorizing the City Manager to enter into a contract with MHS Planning and Design for grant application submittal for the neighborhood park within Breezy Hill and take any action necessary.

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AGENDA
ROCKWALL CITY COUNCIL
Monday, March 02, 2015
4:00 p.m. Regular City Council Meeting
City Hall - 385 S. Goliad, Rockwall, Texas 75087

I. CALL PUBLIC MEETING TO ORDER

II. EXECUTIVE SESSION.

THE CITY OF ROCKWALL CITY COUNCIL WILL RECESS INTO EXECUTIVE SESSION TO DISCUSS THE FOLLOWING MATTERS AS AUTHORIZED BY CHAPTER 551 OF THE TEXAS GOVERNMENT CODE:

1. Discussion regarding proposed Development Agreement with Lakefront Trail Rockwall Hotel pursuant to Section 551.071 (Consultation with Attorney).
2. Discussion regarding possible claim or settlement agreement related to enforcing the city's sign ordinance regarding a billboard pursuant to Section 551.071 (Consultation with Attorney).
3. Discussion regarding Rockwall Harbor Landing, Inc. vs. City of Rockwall pursuant to Section 551.071 (Consultation with Attorney)
4. Discussion regarding right-of-way land acquisition located near Justin Road and John King Blvd. pursuant to Section 551.072 (Real Property) and status of Temunovic condemnation proceeding pursuant to Section 551.071 (Consultation with Attorney).
5. Discussion regarding Economic Development prospects and potential incentive agreement pursuant to Section 551.087 (Economic Development)
6. Discussion regarding the position of Chief of Police pursuant to Section 551.074 (Personnel Matters)

III. ADJOURN EXECUTIVE SESSION

AGENDA
ROCKWALL CITY COUNCIL
Monday, March 02, 2015
6:00 p.m. Regular City Council Meeting
City Hall, 385 S. Goliad, Rockwall, Texas 75087

IV. RECONVENE PUBLIC MEETING

V. TAKE ANY ACTION AS A RESULT OF EXECUTIVE SESSION

VI. INVOCATION AND PLEDGE OF ALLEGIANCE – COUNCILMEMBER HOHENSHELT

VII. PROCLAMATIONS / AWARDS

- p.12** 1. Severe Weather Awareness Week

VIII. OPEN FORUM

IX. CONSENT AGENDA

- p.14** 1. Consider approval of the minutes from the February 16, 2015 regular city council meeting, and take any action necessary.
- p.29** 2. Consider approval of a resolution for the naming of the neighborhood park located with the Stone Creek subdivision, and take any action necessary.
- p.36** 3. Consider approval of a resolution for the naming of the neighborhood park located with the Breezy Hill subdivision, and take any action necessary.
- p.43** 4. **Z2015-001** - Consider approval of an **ordinance** for a request by James Jackson of Jackson Automotive for the approval of a Specific Use Permit to allow for automotive vehicles to be stored outside overnight in conjunction with an existing minor automotive repair garage on a 0.88-acre parcel of land identified as Lot 2B-2, Block A, Panex LTD Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, located at 608 White Hills Drive, and take any action necessary. **(2nd reading)**
- p.48** 5. **Z2015-002** - Consider approval of an **ordinance** for a request by Lawrence H. Ringley of Ringley & Associates, Inc. on behalf of Jill Fisher of Steger Dunhill, LLC for the approval of a Specific Use Permit to allow an automobile rental facility on a 0.215-acre portion of a larger 4.218-acre parcel of land identified as Lot 3, Block A, Steger Towne Crossing, Phase 1 Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, located at 898 Steger Towne Drive, and take any action necessary. **(2nd reading)**
- p.52** 6. Consider approval of a resolution establishing the pro rata equipment fee related to the City's mandatory neighborhood park land dedication regulations and take any action necessary.
- p.55** 7. Consider approval of a resolution regarding the cost per acre related to the City's mandatory neighborhood park land dedication regulations and take any action necessary.

- p.95 8. P2015-005** - Consider a request by Harold Fetty of H. D. Fetty Land Surveyor, LLC on behalf of the owner Andrea Holliman for the approval of a replat for Lot 1, Block A, Hoardstroms Addition being a 0.47-acre tract of land identified as a portion of Lot 1 of the W. D. Austin Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD) for Residential Office (RO) District land uses, situated within the North Goliad Corridor Overlay (NGC OV) District, addressed as 904 N. Goliad Street, and take any action necessary.
- p.100 9. P2015-006** - Consider a request by Harold Fetty of H. D. Fetty Land Surveyor, LLC on behalf of the owners Chris and Jill Blasé for the approval of a replat for Lot 3, Block A, Blasé Addition being a 4.28-acre tract of land currently identified as Lot 3, Block A, Blasé Addition and a portion of Tract 11-3 of the A. Hanna Survey, Abstract No. 98, City of Rockwall, Rockwall County, Texas, zoned Single Family 10 (SF-10) District, addressed as 1220 East Fork Drive, and take any action necessary.
- p.109 10.** Consider authorizing the city manager to execute a contract with MHS Planning and Design for the Stone Creek Neighborhood Park construction plans in the amount of \$71,200 to be funded from fees collected from developer contributions in accordance with the Mandatory Neighborhood Park Land Dedication ordinance and take any action necessary.
- p.125 11.** Consider approval of a professional engineering services contract with Birkhoff, Hendricks & Carter, LLP. for the Wastewater Flow Monitoring Study in the amount of \$285,800.00 to be funded from Revenue Bonds, and take any action necessary.
- p.142 12.** Consider approval of a resolution authorizing the city manager to apply for and accept grant funding from the Violent Crimes Against Women (VCAW) Grant Program through the Criminal Justice Division of the Governor's Office for continuation of a previously received grant associated with the Domestic Violence Investigator / Prevention Officer, and take any action necessary.

X. APPOINTMENTS

- 1. Appointment with the Planning and Zoning Chairman to discuss and answer any questions regarding cases on the agenda and related issues and take any action necessary.
- p.145 2.** Appointment with representatives of Republic Waste to make presentation of annual downtown improvement fund donation, and take any action necessary.

XI. PUBLIC HEARING ITEMS

- p.147 1. Z2015-003** - Hold a public hearing to discuss and consider approval of an **ordinance** for a request by Cole Franklin of the Skorburg Company on behalf of the owner Larry Hance for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single Family 7 (SF-7) District land uses for a 44.56-acre tract of land identified as Tract 3 of the T. R. Bailey Survey, Abstract No. 30, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located at the northwest corner of FM-552 and John King Boulevard, and take any action necessary. **(1st Reading) - [Postponed to the March 16, 2015 City Council Meeting]**

- p.150 2.** **Z2015-005** - Hold a public hearing to discuss and consider approval of an **ordinance** for a City initiated request for the purpose of designating the Historic Downtown Courthouse as a Local Landmark per the designation procedures stipulated by Section 6.2, Historic Overlay (HO) District, of the Unified Development Code, being a 0.918-acre parcel of land identified as Rockwall O T Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 101 E. Rusk Street, and take any action necessary. **(1st Reading)**

XII. ACTION ITEMS

- p.187 1.** **Z2015-004** - Discuss and consider approval of an **ordinance** for a request by Zack Amick of Gordon Rockwall Investments, LLC on behalf of Keith Young for the purpose of amending Specific Use Permit (SUP) S-107 to allow for a new car dealership on a ten (10) acre tract of land identified as Tract 4-02 and Tract 4 of the N. M. Ballard Survey, Abstract No. 24 and the A. Hanna Survey, Abstract No. 99, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Corridor Overlay (IH-30 OV) District, addressed as 1530 E. IH-30, and take any action necessary. **(2nd reading)**
- p. 196**
p.196 **Z2014-040** - Discuss and consider approval of an **ordinance** for a request by Cameron Slown of FC Cuny Corporation on behalf of Tom Kirkland of Tekmak Development Company for the approval of a Specific Use Permit (SUP) for a hotel on a 2.968-acre tract of land identified as Lot 3A, Block A, Shoreline Plaza Addition and Lot 1-1, Block A, Henry Africa Subdivision, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the IH-30 Overlay (IH-30 OV) District, located at the southeast corner of the intersection of the IH-30 Frontage Road and Lakefront Trail, and take any action necessary. **(2nd Reading)**
- p.203 3.** **SP2014-034** - Discuss and consider a request by Cameron Slown of FC Cuny Corporation on behalf of Tom Kirkland of Tekmak Development Company for the approval of waivers to Planned Development District 32 (PD-32) [Ordinance No. 10-21] and variances to the Unified Development Code associated with a site plan for a hotel on a 2.968-acre tract of land identified as Lot 3A, Block A, Shoreline Plaza Addition and Lot 1-1, Block A, Henry Africa Subdivision, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the IH-30 Overlay (IH-30 OV) District, located at the southeast corner of the intersection of the IH-30 Frontage Road and Lakefront Trail, and take any action necessary.
- p.220 4.** Discuss and consider a request from Mrs. Brandi Lewellwn with Sign Mart representing At Waters Edge for a setback variance for a monument sign located at 204 N Fannin St, and take any action necessary.
- p.225 5.** Discuss and consider authorizing the city manager to enter into an agreement with the Texas Parks and Recreation Foundation regarding future park land located within the Breezy Hill development, and take any action necessary.

- p.2326.** Discuss and consider approval of a resolution supporting an application for assistance from the Texas Recreation Parks Account Program through the Texas Parks and Wildlife Department, authorizing the City Manager to enter into a contract with MHS Planning and Design for grant application submittal for the neighborhood park within Breezy Hill and take any action necessary.

XIII. CITY MANAGER'S REPORT TO DISCUSS CURRENT CITY ACTIVITIES, UPCOMING MEETINGS, FUTURE LEGISLATIVE ACTIVITIES, AND OTHER RELATED MATTERS.

1. Departmental Reports
 - p.241** Building Inspections Monthly Report - January 2015
 - Fire Department Monthly Reports - January 2015 **p.255**
 - p.269** Harbor PD Monthly Report - January 2015
 - Internal Operations Department Monthly Report - January 2015. **p.271**
 - p.275** Police Department Monthly Report - January 2015
 - Recreation Monthly Report - January 2015 **p.278**
 - p.280** Rockwall Animal Adoption Center Monthly Report - January 2015
2. City Manager's Report

XIV. EXECUTIVE SESSION

THE CITY OF ROCKWALL CITY COUNCIL WILL RECESS INTO EXECUTIVE SESSION TO DISCUSS THE FOLLOWING MATTERS AS AUTHORIZED BY CHAPTER 551 OF THE TEXAS GOVERNMENT CODE:

1. Discussion regarding proposed Development Agreement with Lakefront Trail Rockwall Hotel pursuant to Section 551.071 (Consultation with Attorney).
2. Discussion regarding possible claim or settlement agreement related to enforcing the city's sign ordinance regarding a billboard pursuant to Section 551.071 (Consultation with Attorney).
3. Discussion regarding Rockwall Harbor Landing, Inc. vs. City of Rockwall pursuant to Section 551.071 (Consultation with Attorney)
4. Discussion regarding right-of-way land acquisition located near Justin Road and John King Blvd. pursuant to Section 551.072 (Real Property) and status of Temunovic condemnation proceeding pursuant to Section 551.071 (Consultation with Attorney).
5. Discussion regarding Economic Development prospects and potential incentive agreement pursuant to Section 551.087 (Economic Development)
6. Discussion regarding the position of Chief of Police pursuant to Section 551.074 (Personnel Matters)

XV. RECONVENE PUBLIC MEETING & TAKE ANY ACTION AS RESULT OF EXECUTIVE SESSION

XVI. ADJOURNMENT

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 771-7700 or FAX (972) 771-7727 for further information.

The City of Rockwall City Council reserves the right to adjourn into executive session at any time to discuss any of the matters listed on the agenda above, as authorized by Texas Government Code § 551.071 (Consultation with Attorney) § 551.072 (Deliberations about Real Property) § 551.074 (Personnel Matters) and § 551.086 (Economic Development)

I, Kristy Ashberry, City Secretary for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 27th day of February, 2015 at 4:00 p.m. and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

Kristy Ashberry, City Secretary

Jacky Casey, Assistant Secretary

Date Removed

Rockwall, Texas

Proclamation

Whereas, each year brings potential for violent weather in Texas, and

Whereas, large portions of our state, including Rockwall and the surrounding areas, are at risk of experiencing significant flooding, tornadoes, hail, windstorms and other emergencies, and

Whereas, each year, the Governor's Division of Emergency Management, the National Weather Service and the Federal Emergency Management Agency join together to urge citizens to prepare for severe weather events, including educating themselves on safety strategies, and

Whereas, Governor Greg Abbott has declared the week of March 1-7, 2015 as Severe Weather Awareness Week in Texas,

Now, Therefore, I, Jim Pruitt, Mayor of the City of Rockwall, Texas, do hereby proclaim the week of March 1 – 7, 2015 as

SEVERE WEATHER AWARENESS WEEK

in the City of Rockwall and urge citizens to learn more about severe weather and prepare themselves and their families in advance for these types of events.

In Witness Whereof, I hereunto set my hand and official seal this 2nd day of March, 2015.

Jim Pruitt, Mayor

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MINUTES
ROCKWALL CITY COUNCIL
Monday, February 16, 2015
4:00 p.m. Regular City Council Meeting
City Hall, 385 S. Goliad, Rockwall, Texas 75087

I. CALL PUBLIC MEETING TO ORDER

Mayor Pruitt called the meeting to order at 4:00 p.m. Present were Mayor Jim Pruitt, Mayor Pro Tem Dennis Lewis, and City Council Members David White, Mike Townsend, John Hohenshelt, Scott Milder and Bennie Daniels. Also present were City Manager Rick Crowley, Assistant City Managers Brad Griggs and Mary Smith and City Attorney Frank Garza.

II. WORK SESSION

1. Hold Work Session to discuss the acquisition of portable furniture for San Jacinto Plaza, and take any action necessary.

City Manager Rick Crowley provided brief, introductory comments related to this work session item, indicating that Parks & Recreation staff has included several different portable furniture options in the council members' informational meeting packet for review and consideration. Assistant City Manager Brad Griggs indicated that the City of Dallas utilizes this same company and similar furniture in Clyde Warren Park in downtown. Mayor Pruitt asked where the furniture will be stored. Mr. Griggs indicated that it will mostly be kept out; however, it would be able to be stored at The Center if and when needed. Mr. Crowley indicated he would like the council's feedback concerning who should be involved in selection of furniture for the San Jacinto Plaza. Councilmember Daniels asked if the furniture that has been evaluated is sturdy enough to withstand high winds. Mr. Griggs indicated that, yes, even though it is light weight, it is pretty durable and should be ok. Councilmember Milder expressed concern related to it being left out overnight. Councilmember Hohenshelt suggested that a variety of table sizes be chosen to accommodate both couples and small groups. Mayor Pro Tem Lewis asked if graffiti will come off of the furniture easily. Mr. Griggs indicated that he believes it will come off pretty easily. Lewis expressed that he favors the "Bistro Collection" that is included in the council packet. Mr. Griggs indicated that a combination of two seat tables and four seat tables will likely be selected, and a possible combination of high tops and low tops may be selected. Councilmember White suggested that staff and / or whomever oversees maintenance of the plaza should chose the furniture (possibly staff members Bethany Browning and Andy Hesser). Councilmember White inquired as to the expected lifespan of the furniture. Mr. Griggs indicated it will likely be about five to seven years. The general consensus among council members was to allow staff to choose the furniture. No formal action was taken regarding this agenda item.

2. Hold Work Session to discuss and consider initiating amendment to the Unified Development Code in Article IX. Tree Preservation, Section 11. Tree Fund, Section 11.1 Tree Fund Administration, and take any action necessary.

Mr. Crowley began discussion of this item, indicating that this change is related to how the city uses funds it receives from developers associated with tree mitigation. Assistant City Manager Brad Griggs provided additional comments, indicating that this change would allow for funds received to be used to purchase, not only trees, but also any type of plant material that is not an “annual,” such as shrubs and bushes. It would also allow funds to be used to pay for the installation or equipment needed for installation. This change would also allow for funds to be spent on purchase and installation of irrigation systems to keep new plantings alive. He explained that the city has received about \$235,000 in tree credit payments in the last several months. City Manager Rick Crowley mentioned that if the city council is ok with this amendment, in general, then staff will run it through the Planning & Zoning Commission for them to evaluate it and submit its recommendation back to the council for formal consideration and action at a later date. The council generally agreed to this, and no formal action was taken related to this agenda item at this time.

3. Hold Work Session to discuss and consider city branding, including updating the city logo, and take any action necessary.

Assistant City Manager Mary Smith provided introductory comments related to this work session item, including rough, preliminary costs associated with changing out the city’s logo (i.e. cost associated with things such as facility monument signs, street signs, business cards, vehicle decals, city flags, letterhead, water towers, etc.). She indicated that a rough estimate of cost associated with a logo change is about \$367,720.00. Brief comments were provided related to possibly phasing in a new logo should the council opt to move forward with its modification.

Mayor Pruitt indicated that he has reviewed the rendering of the suggested new logo, and he believes it only conveys the ‘lake’ part of our city and not the peacefulness of it. Mayor Pruitt expressed that he would like the city council to ensure that the proposed, new logo conveys that which the city wishes to convey about itself.

Councilmember Milder expressed that the current logo is dated, and he believes the city’s logo and brand should reflect who we are today and what we want to be in the future. He believes that the updated design currently being proposed has a lot of symbolism to it. He feels like it is time for the city to move forward with changing its brand and logo, even if it is not this particular logo currently being circulated.

Councilmember Hohenshelt explained that the thought of a potential logo change and rebranding was birthed out of discussions at the REDC because they were considering new, improved marketing strategies to help better attract businesses to Rockwall. He explained that the REDC board looked at about 25 potential logo designs in consultation with a consultant, Billy Quinton of QBall Designs, before narrowing the options down to this particular one.

Councilmember Daniels expressed that he agrees the city should be looking at rebranding itself. However, he does not see a striking difference in the logo included in the council packet versus the one the city currently utilizes. He generally expressed a desire to have some additional expertise and input from a professional in the business of marketing and branding. He does not disagree that the city may need a new logo and new branding; however, he questions if this particular logo is the most desirable one. He also expressed concern about tying in the colors of the two existing high schools on the

flag of the boat's mast in the draft logo. He believes this will be problematic a few years into the future when a third or fourth high school is opened in the city.

Councilmember Milder clarified that perhaps what Councilmember Daniels would like to see is a consultant who could assist with 'branding' and not just graphic design associated with a logo depiction. Councilmember Daniels generally seemed to agree that 'branding,' including input and thought beyond just a pictorial representation is a good idea. For example, maybe a slogan should be created to go along with a new logo.

Councilmember Hohenshelt indicated that when the REDC began looking at revamping its logo, its main concerns were that the current logo did not communicate that Rockwall is a Texas city, and it did seem like the city's current logo was outdated and needed a new, fresh look.

Mr. Crowley explained that the square version of the city's logo was initially created in about 1983 or so, and it was slightly revamped with updated colors and round instead of a square depiction in about 2003 or 2004.

Mayor Pruitt indicated that he and Councilmember Milder requested this work session item, not necessarily for the purpose of taking any action, but to begin discussions of this topic.

Councilmember Milder suggested that three council members be selected to form a subcommittee of the council in order to further explore this topic.

Councilmember White indicated that he has no problem with the REDC and the city having different logos. He pointed out that not having an updated logo or "brand" has not stopped businesses and residents from coming to and moving to Rockwall. Rockwall has continued to be a very fast growing city, and he believes the city has been doing just fine with the logo it has now.

Councilmember Hohenshelt asked if the city council is generally ok with him reporting to the REDC that they are free to move forward with a new logo and marketing plan if they would like to do so. Council members generally indicated that, yes, doing so will be ok.

Mayor Pruitt indicated that he concludes the city council will, at this point, not proceed with initiating a new city logo. He did offer a suggestion that the REDC consider the concern that Councilmember Daniels pointed out regarding not including the colored flags on the boat's mast, which currently represent the school colors of the city's existing, two high schools.

Mr. Crowley mentioned that, at some point, he would like to have a discussion with the council regarding possible, future strategic planning as well as the city's future marketing strategy.

Following the work session items, Mayor Pruitt read the below listed discussion items into the record before recessing the public meeting into Executive Session at 4:45 p.m.

151 **III. EXECUTIVE SESSION**

152
153 **THE CITY OF ROCKWALL CITY COUNCIL WILL RECESS INTO EXECUTIVE SESSION TO DISCUSS**
154 **THE FOLLOWING MATTERS AS AUTHORIZED BY CHAPTER 551 OF THE TEXAS GOVERNMENT**
155 **CODE:**

- 156 1. Discussion regarding the city's concession agreement with Suntex Marina / Suntex
157 RHCL Marina, LLC pursuant to Section § 551.071 (Consultation with Attorney)
- 158 2. Discussion regarding the following legal claim: TF-Harbor LLC v. City of Rockwall, Texas
159 and Rockwall Rental Properties L.P. pursuant to Section 551.071 (Consultation with
160 Attorney)
- 161 3. Discussion regarding legal claim related to back up of city sewage line in Random Oaks
162 Subdivision pursuant to Section 551.071 (Consultation with Attorney)
- 163 4. Discussion regarding Economic Development prospects and potential incentive
164 agreement pursuant to Section 551.087 (Economic Development)

165
166 **IV. ADJOURN EXECUTIVE SESSION**

167
168 **Executive Session was adjourned at 5:45 p.m.**

169
170 **V. RECONVENE PUBLIC MEETING**

171
172 **Mayor Pruitt reconvened the public meeting at 6:00 p.m. with all seven city council**
173 **members present.**

174
175 **VI. TAKE ANY ACTION AS A RESULT OF EXECUTIVE SESSION**

176
177 **Mayor Pro Tem Lewis indicated that no action was needed as a result of Ex. Session.**

178
179 **VII. INVOCATION AND PLEDGE OF ALLEGIANCE – COUNCILMEMBER TOWNSEND**

180
181 **Councilmember Townsend delivered the invocation and led the Pledge of Allegiance.**

182
183 **VIII. PROCLAMATIONS / AWARDS**

- 184
185 1. Engineers Week

186
187 **Mayor Pruitt called forth City Engineer, Tim Tumulty, and read and presented him with**
188 **this proclamation.**

189
190 **IX. CONSENT AGENDA**

- 191
192 1. Consider approval of the minutes from the February 2, 2015 regular city
193 council meeting, and take any action necessary.
- 194 2. **P2015-003** - Discuss and consider a request by Christopher Orr of
195 Arcadia Lakes of Somerset Holdings, LLC for the approval of a master
196 plat and open space plan for Phases 1 & 2 of the Somerset Park
197 Subdivision, containing 309 single-family residential lots on a 139.354-
198 acre tract of land identified as Tracts 1 & 7 of the A. Johnson Survey,

Abstract No. 123, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 63 (PD-63) for Single Family 10 (SF-10) District land uses, situated within the SH-205 Overlay (SH-205 OV) District, located at the northeast corner of the Intersection of FM-549 and S. Goliad Street (SH-205), and take any action necessary.

3. **P2015-004** - Discuss and consider a request by Christopher Orr of Arcadia Lakes of Somerset Holdings, LLC for the approval of a preliminary plat for Phases 1 & 2 of the Somerset Park Subdivision, containing 309 single-family residential lots on a 139.354-acre tract of land identified as Tracts 1 & 7 of the A. Johnson Survey, Abstract No. 123, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 63 (PD-63) for Single Family 10 (SF-10) District land uses, situated within the SH-205 Overlay (SH-205 OV) District, located at the northeast corner of the Intersection of FM-549 and S. Goliad Street (SH-205), and take any action necessary.

Mayor Pro Tem Lewis made a motion to approve the entire consent agenda (#s 1, 2, and 3). Councilmember White seconded the motion, which passed by a vote of 7 ayes to 0 nays.

X. APPOINTMENTS

1. Appointment with the Planning and Zoning Chairman to discuss and answer any questions regarding cases on the agenda and related issues and take any action necessary.

John McCutcheon of the city's Planning and Zoning Commission came forth and briefed the council on recommendations of the Commission relative to items on tonight's council agenda. The council took no action related to this agenda item.

2. Appointment with Police Chief Mark Moeller to hear reports on racial profiling, crime comparison and the holiday crime initiative, and take any action necessary.

Police Chief Mark Moeller came forth, indicating that the council has been provided with the annual racial profiling report in their informational meeting packet. Councilmember White commented that having had approximately 110 people consent to vehicle searches this past year is an astounding number. Chief Moeller then provided brief comments on the crime comparison of statistics of crimes the year before compared to this past year as well as the statistics associated with the department's holiday crime initiative. The Council thanked Chief Moeller for his hard work and took no action related to this agenda item.

XI. PUBLIC HEARING ITEMS

1. **Z2015-001** - Hold a public hearing to discuss and consider approval of an ordinance for a request by James Jackson of Jackson Automotive for the approval of a Specific Use Permit to allow for automotive vehicles to be stored outside overnight in conjunction with an existing minor automotive repair garage on a 0.88-acre parcel of land identified as Lot 2B-2, Block A, Panex LTD Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV)

District, located at 608 White Hills Drive, and take any action necessary.
(1st reading)

Planning Director Robert LaCroix provided background information related to this agenda item. He mentioned that Mr. Jackson's business has been operating in the city since about 1983, and it was expanded by about 3,000 square feet several years ago. He explained that Mr. Jackson is making this request because sometimes there is a need for customer cars to be parked and stored outside of his business overnight, especially if he is waiting on a part to come in or the customer is unable to come pick up their vehicle right away when it is ready. Twenty-three notices were mailed out to property owners within 500' of the property, and no notice replies have been received back by staff at this time. He explained that the overnight parking would be limited to 18 parking spaces located to the west of the property, and that no car will be parked outside overnight for longer than a forty-eight (48) hour period. The Planning and Zoning Commission unanimously recommended approval of this item.

Mayor Pruitt opened the public hearing and called forth the applicant.

Mr. James Jackson
608 White Hills Drive

Mr. Jackson came forth and explained that any of the vehicles that would be stored overnight will not be able to be seen from passersby.

Mayor Pruitt asked if anyone else would like to come forth and speak. There being no one else wishing to come forth, Mayor Pruitt closed the public hearing.

Councilmember Townsend made a motion to approve Z2015-001. Mayor Pro Tem Lewis seconded the motion.

The ordinance was read as follows:

CITY OF ROCKWALL
ORDINANCE NO. 15-
SPECIFIC USE PERMIT NO. S-

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) ALLOWING FOR VEHICLES TO BE STORED OUTSIDE OVERNIGHT IN CONJUNCTION WITH AN EXISTING AUTOMOTIVE REPAIR GARAGE, MINOR WITHIN A COMMERCIAL (C) DISTRICT, BEING A 0.88-ACRE PARCEL OF LAND IDENTIFIED AS LOT 2B-2, BLOCK A, PANEX LTD ADDITION, AND GENERALLY LOCATED AT 608 WHITE HILLS DRIVE, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND MORE SPECIFICALLY DEPICTED IN EXHIBIT 'A'; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

The motion passed unanimously of council (7 ayes to 0 nays).

2. **Z2015-004** - Hold a public hearing to discuss and consider approval of an ordinance for a request by Zack Amick of Gordon Rockwall Investments, LLC on behalf of Keith Young for the purpose of amending Specific Use Permit (SUP) S-107 to allow for a new car dealership on a ten (10) acre tract of land identified as Tract 4-02 and Tract 4 of the N. M. Ballard Survey, Abstract No. 24 and the A. Hanna Survey, Abstract No. 99, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Corridor Overlay (IH-30 OV) District, addressed as 1530 E. IH-30, and take any action necessary. **(1st reading)**

Planning Director Robert LaCroix provided background information related to this agenda item. He generally explained that the SUP will continue to allow the property to be used in conjunction with the current Hyundai dealership while also allowing the applicant flexibility to pursue other brands. The development enhancements would be phased in over a three year period, and the SUP would be reviewed after three years. The first phase would deal with the paving, drainage and detention ponds (engineering). Part two would be to complete the concrete paving area, add some lighting and landscaping. Lastly, the existing building would be remodeled to match the existing Hyundai dealership adjacent to it. Mr. LaCroix indicated that thirty-three notices were sent out to property owners located within 500' of the subject property. One notice was received back today in favor of the request. The Planning & Zoning Commission did recommend approval of this agenda item by a unanimous vote.

Mayor Pruitt opened the public hearing and called the applicant forth.

Zack Amick
1957 Stevens Road
Rockwall, Texas

He indicated that he is requesting this SUP for the primary reason of expanding the business. He explained that they are exploring having another brand come to Rockwall. He explained that the dealership is owned by Mr. Young, who has been in the car dealership business his whole life. It is possible that the higher end product of Hyundai, Genesis, may be brought to this location.

Mayor Pruitt asked if anyone else would like to come forth and speak. There being no one else, Mayor Pruitt then closed the public hearing.

Councilmember Milder asked Mr. Amick what he would do with the property if the SUP were not approved. Mr. Amick expressed that he is unsure what would be done with it if the SUP is not approved. He explained that, prior to it being purchased and opened for a Hyundai dealership, an RV storage and sales business operated out of this property. Mr. Amick explained that Mr. Young, the current owner of the property and the Hyundai dealership, intends to own and operate a car dealership out of this location for a long time into the future.

Councilmember Townsend expressed that it makes him somewhat uneasy to not know what type of car dealership business will eventually end up operating out of this location in future years since the project is being proposed to be phased in over a three-year period.

Mayor Pruitt asked why the city is not requiring the applicant to finish Commerce Street. Mr. LaCroix indicated that, eventually, this may happen as part of the platting process via some sort of facilities agreement. Pruitt asked if the council is able to make this a condition associated with granting this SUP. Mr. Garza indicated that, no, under the law, that may not be included as a condition of the SUP. Pruitt indicated that spreading out car dealerships and not allowing them right next to each other in a way that overloads a certain area of the city is important, especially if car dealerships end up going under years down the road.

Mr. Amick pointed out that there is very little frontage on IH-30 associated with this car dealership. He also pointed out that the twenty-two acres located to the rear of this property is also owned by Mr. Young, and he has plans to develop it with perhaps some office/warehouse space.

Councilmember White made a motion to approve this SUP request (Z2015-004), including staff recommendations. Mayor Pro Tem Lewis seconded the motion. The ordinance was read as follows:

CITY OF ROCKWALL
ORDINANCE NO. 15-XX
SPECIFIC USE PERMIT NO. S-107

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO AMEND SPECIFIC USE PERMIT NO. S-107 TO ALLOW FOR A NEW MOTOR VEHICLE DEALERSHIP ON A TEN (10) ACRE TRACT OF LAND IDENTIFIED AS TRACTS 4 & 4-02 OF THE N. M. BALLARD SURVEY, ABSTRACT NO. 24, AND THE A. HANNA SURVEY, ABSTRACT NO. 99, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

The motion passed by a vote of 5 in favor with 2 against (Pruitt and Milder).

3. **Z2015-002** - Hold a public hearing to discuss and consider approval of an ordinance for a request by Lawrence H. Ringley of Ringley & Associates, Inc. on behalf of Jill Fisher of Steger Dunhill, LLC for the approval of a Specific Use Permit to allow an automobile rental facility on a 0.215-acre portion of a larger 4.218-acre parcel of land identified as Lot 3, Block A, Steger Towne Crossing, Phase 1 Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, located at 898 Steger Towne Drive, and take any action necessary. (1st reading)

Planning Director Robert LaCroix provided background information related to this agenda item. He explained that cars associated with this leasing operation would be cleaned off-site and only minor cleaning, such as vacuuming, would take place. Cars would be stored in the rear of the shopping center suite. Notices were mailed out to fifteen property owners located within 500' of the property, and one notice was received back today in favor. The Planning & Zoning Commission did recommend approval of

this item by a vote of 7 ayes to 0 nays. The Commission discussed the possibility of the company having designated parking spaces in front of the business; however, this is something the business would have to work out with the property management company who owns the shopping center / parking lot.

Mayor Pruitt opened the public hearing and called the applicant forth.

Jeff Wagner
3937 S. 26th Avenue
DFW Airport, Texas

Mr. Wagner came forth and indicated that the company has had Rockwall on its radar for quite a number of years now, and it would like to open a car rental operation at this location, which he feels suits the needs of this car leasing business.

Mayor Pruitt asked if anyone else would like to come forth and speak during the public hearing.

Freddie Jackson
1812 Bristol Lane
Rockwall, TX

Mr. Jackson came forth and expressed concern about the applicant indicating that the cars will not be washed on site.

Mr. Wagner explained that if a car is dirty enough to need an external wash, it will be taken down the road to a car wash that's attached to a gas station. Any vacuuming or minor cleaning will take place behind the building.

There being no one else wishing to come forth and speak, Pruitt then closed the public hearing.

Councilmember white made a motion to approve Z2015-002 with staff recommendations. Mayor Pruitt seconded the motion. The ordinance was read as follows:

CITY OF ROCKWALL
ORDINANCE NO. 15-
SPECIFIC USE PERMIT NO. S-

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) ALLOWING FOR AN AUTOMOBILE RENTAL FACILITY, WITHIN A COMMERCIAL (C) DISTRICT, BEING A 0.215-ACRE PORTION OF A LARGER 4.218-ACRE PARCEL OF LAND IDENTIFIED AS LOT 3, BLOCK A, STEGER TOWNE CROSSING, PHASE 1 ADDITION, AND GENERALLY LOCATED AT 898 STEGER TOWNE DRIVE, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND MORE SPECIFICALLY DESCRIBED IN EXHIBIT 'A'; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A

SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE;
PROVIDING FOR AN EFFECTIVE DATE.

The motion passed by a vote of 7 ayes to 0 nays.

4. **Z2015-003** - Hold a public hearing to discuss and consider approval of an ordinance for a request by Cole Franklin of the Skorburg Company on behalf of the owner Larry Hance for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single Family 7 (SF-7) and General Retail (GR) District land uses for a 44.56-acre tract of land identified as Tract 3 of the T. R. Bailey Survey, Abstract No. 30, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located at the northwest corner of FM-552 and John King Boulevard, and take any action necessary [Postponed to the March 2, 2015 City Council meeting.

Mayor Pruitt announced that this item has been postponed to the March 2 city council meeting. No discussion took place at this time, and no action was taken.

XII. ACTION ITEMS

1. Discuss and consider a request from Mr. Richard and Ceci Chancellor to install a 48" tall wrought iron fence in the required front yard located at 705 Pendleton Dr, and take any action necessary.

Building Official Jeffrey Widmer provided brief background information related to this agenda item.

Mayor Pruitt called Mr. Chancellor forth. Mr. Chancellor, 705 Pendleton Drive, came forth and indicated that he would like to build this wrought iron fence in order to keep his grandkids and puppy safe from the dangers of the street in front of his home. He explained that it will be a short, 4' fence, and he shared that the rear of his property is occupied by a swimming pool. He explained that there is a home located at the end of his street that has a similar wrought iron fence in its front yard.

Mr. Widmer indicated that the other home is nine houses away from Mr. Chancellor's home, and the variance granting the front yard fence was permitted in 2011. Mr. LaCroix indicated that, as he recalls, that particular variance was granted in April of 2011 to secure a dog.

Mayor Pruitt asked if there is any requirement for neighbors to be notified. Mr. LaCroix indicated that as long as the front yard fence is kept to no more than 4' tall, then neighbors do not have to be notified.

Councilmember White made a motion to grant permission for a 48" tall, wrought iron front yard fence. Mayor Pro Tem Lewis seconded the motion. Councilmember Daniels generally expressed that he believes other front yard fences have been allowed by council in the past due to retaining walls being present and in order to rectify safety-related concerns. He generally expressed concern about granting permission for this front yard fence, as he cannot imagine that neighbors would really be okay with it. Councilmember Milder expressed concern granting permission for this front yard fence

as well. He is uncomfortable with the idea of a dog being out in the front yard and is concerned that precedent may have already been set with the granting of a front yard fence back in 2011 on the same street. Councilmember Hohenshelt asked if Mr. Chancellor has spoken to his neighbors about his desire to build this front yard fence. Mr. Chancellor expressed that he has not, that one of his neighbors just moved in a day or two ago, and the other neighbor moved in about one-and-a-half months ago.

After clarifying comments, the motion on the floor (to approve the front yard fence) passed by a vote of four in favor and 3 against (Pruitt, Milder and Daniels).

2. **Z2014-040** - Discuss and consider approval of an ordinance for a request by Cameron Slown of FC Cuny Corporation on behalf of Tom Kirkland of Tekmak Development Company for the approval of a Specific Use Permit (SUP) for a hotel on a 2.968-acre tract of land identified as Lot 3A, Block A, Shoreline Plaza Addition and Lot 1-1, Block A, Henry Africa Subdivision, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the IH-30 Overlay (IH-30 OV) District, located at the southeast corner of the intersection of the IH-30 Frontage Road and Lakefront Trail, and take any action necessary.
(2nd Reading)

Mayor Pruitt made a motion to table this item until the next regularly scheduled city council meeting. Councilmember Lewis seconded the motion, which passed by a vote of 7 ayes to 0 nays.

3. **SP2014-034** - Discuss and consider a request by Cameron Slown of FC Cuny Corporation on behalf of Tom Kirkland of Tekmak Development Company for the approval of waivers to Planned Development District 32 (PD-32) [Ordinance No. 10-21] and variances to the Unified Development Code associated with a site plan for a hotel on a 2.968-acre tract of land identified as Lot 3A, Block A, Shoreline Plaza Addition and Lot 1-1, Block A, Henry Africa Subdivision, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the IH-30 Overlay (IH-30 OV) District, located at the southeast corner of the intersection of the IH-30 Frontage Road and Lakefront Trail, and take any action necessary.

Mayor Pruitt made a motion to table this item until the next regularly scheduled city council meeting. Councilmember Daniels seconded the motion, which passed unanimously (7 ayes to 0 nays).

4. Discuss and consider various bills being proposed in the 84th Texas State Legislative Session and consider authorizing the City Manager to enter into an agreement with Capitol Insights for support in monitoring this legislative session, and take any action necessary.

Mr. Crowley provided brief background information related to this agenda item. Councilmember Townsend asked for clarification regarding if Capitol Insights would only be monitoring the session on our behalf or if they would also be doing some lobbying too. Mr. Crowley indicated that this agreement would be limited to the company monitoring proposed bills, and it would not include lobbying services on the city's behalf. Mayor Pruitt pointed out that the legislative session is roughly 1/3 of the way

through at this point. Pruitt indicated that a few of the bills that are being monitored by the TX Municipal League (TML) are being watched because TML is opposed to them; however, he would actually be in favor of lobbying in favor of some of them.

Councilmember Hohenshelt asked how staff would be fielding information to and from the council concerning bills that have been proposed. In other words, how would staff and the company be gleaning insight from the city council concerning its position on certain bills. Mr. Crowley indicated that staff would be periodically approaching the council to find out its stance on certain bills.

Mayor Pruitt expressed he believes TML does a good job of keeping the city informed. He is therefore not in favor of spending taxpayer money to monitor issues the city can monitor on its own. However, if the city has opposing viewpoints contrary to TML's stance on certain bills, he may be in favor of the city hiring a lobbyist to speak on the city's behalf. After the brief discussion, no action was taken concerning this agenda item.

5. Discuss and consider initiating a survey for the purpose of soliciting citizen feedback and input regarding city programs and services, and take any action necessary.

Mr. Crowley indicated that conducting a new citizen survey was not necessarily included in the budget this year; however, it could be funded out of the general fund should the council decide to move forward with one. He pointed out that Councilmember Milder requested this agenda item for discussion and consideration, and staff stands prepared to move forward as directed by council.

Councilmember Milder indicated that he would like a survey conducted in order to gain insight as to what citizens like and dislike in order to help the city council members make informed decisions that are most favorable to citizens' wants and desires. Milder indicated a desire to instruct the city manager to begin investigating possible firms to assist with conducting a citizen survey, and he suggested that a survey be conducted annually.

Mayor Pro Tem Lewis asked what the 'return rate' was the last time a citizen survey was conducted. Mr. Crowley indicated that the last return rate was about twelve percent (12%). He asked how much money may have been spent on printing and mailing the past survey. Mr. Crowley indicated that about \$25,000 was previously spent. Also, he pointed out that phone surveys are fairly difficult, especially since most people no longer have home phones.

Councilmember White indicated that there is no way he will support conducting a survey. He pointed out that the city council must be willing to take positive, responsive action in response to the feedback it receives, and, a lot of times, action associated with feedback on a survey is not possible (i.e. citizens wanting a Sprouts or a Whole Foods – the council cannot do a lot about this sort of thing). He instead suggested that staff communicate with citizens in other ways in order to glean feedback from them. He has concerns about having such a low return rate (12%), and he believes it is a waste of taxpayer money.

Councilmember Townsend pointed out that, every year, someone on the city council is up for election, and, therefore, every year citizens have a chance to weigh in on their local government and how it is being operated. He believes that city council members are elected for the purpose of listening to their constituents.

Councilmember Daniels asked how many households are in Rockwall. Mrs. Smith indicated that about 14,000 households are in the city. Councilmember Daniels generally indicated mixed feelings about conducting a citizen survey. Mr. Daniels suggested doing a "sample survey" of a limited number of residents to glean feedback that could then, statistically, be applied to residents of the city as a whole. He indicated he worked for the U.S. Census for a while, and he believes a person can make survey results show whatever he wants them to show. He believes surveys do help uncover some helpful information, however, he believes it is important to keep financial costs in mind.

Councilmember Milder indicated he appreciates the opinions of other council members; however, he believes a survey can genuinely be designed in order to gain sound, valuable feedback from citizens to help the council in making future decisions. He generally expressed that he believes there is value in conducting surveys in order to gain objective, real feedback. He suggested that the city needs to be more strategic in considering critical issues facing the city. He pointed out that a very small percentage of citizens show up to vote and elect city council members. However, it is still important to solicit feedback from citizens living in the city even if they don't vote.

Councilmember White indicated that staff should be advising on certain matters, and, if citizens have concerns, they are always welcome and invited to email council members to express such concerns. He believes that the city gets a lot of positive feedback via things such as magazines naming Rockwall one of the greatest places to live.

Councilmember Hohenshelt weighed in indicating that if there were very specific topics that the city council wanted to ask of citizens, then he could maybe see merit in conducting a survey. However, if questions asked were vague in nature, he would not be largely in favor of conducting a survey of that nature.

Mayor Pruitt suggested that strategic planning or citizen surveys may be topics best discussed at council/staff planning retreats. There being no motions made concerning this item, no action was taken.

Mayor Pruitt then called for the meeting to be adjourned (7:42 p.m.).

XIII. EXECUTIVE SESSION

THE CITY OF ROCKWALL CITY COUNCIL WILL RECESS INTO EXECUTIVE SESSION TO DISCUSS THE FOLLOWING MATTERS AS AUTHORIZED BY CHAPTER 551 OF THE TEXAS GOVERNMENT CODE:

1. Discussion regarding the city's concession agreement with Suntex Marina / Suntex RHCL Marina, LLC pursuant to Section § 551.071 (Consultation with Attorney)
2. Discussion regarding the following legal claim: TF-Harbor LLC v. City of Rockwall, Texas and Rockwall Rental Properties L.P. pursuant to Section 551.071 (Consultation with Attorney)

650 3. Discussion regarding legal claim related to back up of city sewage line in Random Oaks
651 Subdivision pursuant to Section 551.071 (Consultation with Attorney)

652 4. Discussion regarding Economic Development prospects and potential incentive
653 agreement pursuant to Section 551.087 (Economic Development)

654 **XIV. RECONVENE PUBLIC MEETING & TAKE ANY ACTION AS RESULT OF EXECUTIVE SESSION**
655

656 The council did not reconvene in Executive Session following the close of the public
657 meeting agenda.
658

659 **XV. ADJOURNMENT**
660

661 The meeting was adjourned at 7:42 p.m.
662
663

664 **PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,**
665 **this 2nd day of March, 2015.**
666

667
668 **ATTEST:**
669

Jim Pruitt, Mayor

670 _____
671 Kristy Ashberry, City Secretary

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CITY OF ROCKWALL, TEXAS MEMORANDUM

TO: Brad Griggs, Assistant City Manager

FROM: Andy Hesser, Parks and Recreation Manager

DATE: February 26, 2015

SUBJECT: NEIGHBORHOOD PARK NAMING RESOLUTION – Stone Creek

According to the Park, Recreation and Municipal Facilities Naming Policy, the procedure for naming park lands is for the Park Board to recommend a name for parks to the City Council. Contingent upon Council approval, a resolution for the official naming is subsequently required.

In the past, neighborhood parks have followed the naming policy in regard to utilizing a physical or geographic identifier in the park name. This has typically been the name of the neighborhood or nearby street that the park is near or within. For example: Shores Park, The Park at Hickory Ridge, Northshore Park and the Park at Foxchase.

At the February 25, 2015 meeting, Park Board voted unanimously to recommend to the City Council to name the neighborhood park located within the Stone Creek subdivision officially as “The Park at Stone Creek”. The policy and resolution is attached for your review.

CITY OF ROCKWALL, TEXAS

RESOLUTION NO. 15-07

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, APPROVING A RECOMMENDATION OF THE PARK BOARD TO NAME A NEIGHBORHOOD PARK “THE PARK AT STONE CREEK;” PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Rockwall City Council has directed the Park Board to name parkland after easily identifiable geographic locations; and

WHEREAS, the Park Board has recommended the name of “The Park at Stone Creek” for a neighborhood park in Park District #5, which is generally located at the intersection of John King Boulevard and Featherstone Drive; and

WHEREAS, this neighborhood park is located adjacent to the Stone Creek residential development.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

SECTION 1. Based upon the direction of the City Council and the recommendations of the Park Board, the name “The Park at Stone Creek” is hereby adopted for the neighborhood park in Park District #5, generally located at the intersection of John King Boulevard and Featherstone Drive; and

SECTION 2. That this resolution shall take effect immediately from and after its passage, and it is so resolved.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THE “APPLICANT,” this 2nd day of March , 2015 .

ATTEST:

Jim Pruitt, Mayor

Kristy Ashberry, City Secretary

Park, Recreation, and Municipal Facilities Naming Policy

Purpose: To establish procedures and guidelines for the naming of park sites and recreation facilities.

Procedure for naming park lands and facilities

- A. The Park Board shall act as a committee that will be responsible for recommending a name for park land and recreation facilities.
- B. The Park Board shall be responsible for research, study, and recommendation of a proposed name to the City Council. Recommendations, including rationale for the recommendations shall be submitted to the City Council in writing.
- C. The Park Board may solicit and use public input during the formation of such recommendations.
- D. The Park Board may form a Subcommittee to make recommendations to the full Park Board if desired.
- E. The Subcommittee shall not contact any individual(s) whose names are under consideration. It shall also keep strictly confidential all information it has received or discussed, and any recommendation(s) it makes until such decision is taken to the entire Park Board for discussion and action.
- F. The City Council shall approve by resolution or disapprove the name recommended by the Park Board.
 - 1. If the recommendation(s) is disapproved by the City Council, then the matter may be referred back to the Park Board for further action.
- G. Park lands and facilities shall be named at the earliest possible and most appropriate date.
- H. The Park Board may be notified of the need to name a park or facility by the City Council, City Manager, or Director of Parks and Recreation.
- I. The Park Board must approve the recommendation by a simple majority of the members present.

Guidelines for naming park land and facilities.

- A. Park names shall be easy to recall, unique and lasting.

- B. Park lands shall be named:
1. By outstanding and/or predominate physical characteristics of the land, such as:
 - a. streams, rivers, lakes, and creeks
 - b. Landmark significance
 - c. Historical significance
 - d. Street or subdivision name identity
 2. In honor of a living or deceased community leader
 3. In honor of a living or deceased national or state leader
 4. Based on the activity, event, or function of the park
- C. Sections of a park or facility, such as recreational buildings, swimming pools, sports fields, and play structures, etc., may be given a name which is different from that of the overall park or facility. The procedure for naming such a section shall be the same as for naming an entire park or facility.
- D. When appropriate, parks or facilities may be renamed. The procedure for doing so shall be the same as for originally naming a park or facility.
- E. Once a name has been established, the Director of Parks and Recreation will be responsible for the installation of appropriate signage and markers.

Municipal Facility Naming Policy

Purpose: To establish procedures and guidelines for the naming of city facilities.

Procedure for naming city facilities

- A. A City Council Subcommittee will be formed and be responsible for recommending a name for city facilities to the entire City Council for consideration.
- B. The Subcommittee shall be responsible for research, study, and recommendation of a proposed name to the City Council. Recommendations, including rationale for the recommendations shall be submitted to the entire City Council in writing.
- C. The Subcommittee may solicit and use public input during the formation of such recommendations.
- D. The Subcommittee may also solicit and use input from City Staff during the formation of such recommendations.

- E. The City Council shall approve by resolution or disapprove the name recommended by the Subcommittee.
 - 1. If the recommendation(s) is disapproved by the City Council, then the matter may be referred back to the Subcommittee for further action.
- F. City facilities shall be named at the earliest possible and most appropriate date.
- G. The Subcommittee must approve the recommendation by a simple majority.

Guidelines for naming city facilities.

- A. Facilities such as a City Hall, Municipal Court, Police Station, Fire Station, Municipal Service Center, etc. shall include the name for the function that they serve to the public in order to prevent confusion and misrepresentation of the facility's mission (such as Ralph Hall Municipal Airport or Benny Gracy Memorial Fire Station).
- B. The Subcommittee may recommend that the facility may be dedicated in honor of an individual in lieu of naming.
- C. City facility names shall be familiar to the majority of citizens, easy to recall, and unique and lasting.
- D. Facilities may not be named for members of the City's staff, boards and commissions, city council, or any other official or employee (elected or otherwise) concerned with the functions and/or control of the City of Rockwall, for so long as such relationship exists.
- E. Nothing herein shall be construed to require the City Council to name every facility.
- F. City facilities shall be named:
 - 1. In honor of a living or deceased community leader
 - 2. In honor of a living or deceased national or state leader
 - 3. Based on the activity, event, or function of the facility
 - 4. With consideration of landmark or historical significance
- G. Individual rooms, such as a conference rooms, etc., may be given a name which is different from that of the overall facility. The procedure for naming such a room shall be the same as for naming an entire facility.

- H. When appropriate, facilities may be renamed. The procedure for doing so shall be the same as for originally naming a facility.
- I. The Subcommittee shall not contact any individuals whose names are under consideration. It shall also keep strictly confidential all information it has received or discussed, and any recommendation(s) it makes until such decision is taken to the entire City Council for discussion and action.
- J. Once a name has been established, the Facilities Management Department will be responsible for the installation of appropriate signage and markers.

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CITY OF ROCKWALL, TEXAS MEMORANDUM

TO: Brad Griggs, Assistant City Manager

FROM: Andy Hesser, Parks and Recreation Manager

DATE: February 26, 2015

SUBJECT: NEIGHBORHOOD PARK NAMING RESOLUTION – Breezy Hill

According to the Park, Recreation and Municipal Facilities Naming Policy, the procedure for naming park lands is for the Park Board to recommend a name for parks to the City Council. Contingent upon Council approval, a resolution for the official naming is subsequently required.

In the past, neighborhood parks have followed the naming policy in regard to utilizing a physical or geographic identifier in the park name. This has typically been the name of the neighborhood or nearby street that the park is near or within. For example: Shores Park, The Park at Hickory Ridge, Northshore Park and the Park at Foxchase.

At the February 25, 2015 meeting, Park Board voted unanimously to recommend to the City Council to name the neighborhood park located within the Breezy Hill subdivision officially as “The Park at Breezy Hill”. The policy and resolution is attached for your review.

Park, Recreation, and Municipal Facilities Naming Policy

Purpose: To establish procedures and guidelines for the naming of park sites and recreation facilities.

Procedure for naming park lands and facilities

- A. The Park Board shall act as a committee that will be responsible for recommending a name for park land and recreation facilities.
- B. The Park Board shall be responsible for research, study, and recommendation of a proposed name to the City Council. Recommendations, including rationale for the recommendations shall be submitted to the City Council in writing.
- C. The Park Board may solicit and use public input during the formation of such recommendations.
- D. The Park Board may form a Subcommittee to make recommendations to the full Park Board if desired.
- E. The Subcommittee shall not contact any individual(s) whose names are under consideration. It shall also keep strictly confidential all information it has received or discussed, and any recommendation(s) it makes until such decision is taken to the entire Park Board for discussion and action.
- F. The City Council shall approve by resolution or disapprove the name recommended by the Park Board.
 - 1. If the recommendation(s) is disapproved by the City Council, then the matter may be referred back to the Park Board for further action.
- G. Park lands and facilities shall be named at the earliest possible and most appropriate date.
- H. The Park Board may be notified of the need to name a park or facility by the City Council, City Manager, or Director of Parks and Recreation.
- I. The Park Board must approve the recommendation by a simple majority of the members present.

Guidelines for naming park land and facilities.

- A. Park names shall be easy to recall, unique and lasting.

- B. Park lands shall be named:
1. By outstanding and/or predominate physical characteristics of the land, such as:
 - a. streams, rivers, lakes, and creeks
 - b. Landmark significance
 - c. Historical significance
 - d. Street or subdivision name identity
 2. In honor of a living or deceased community leader
 3. In honor of a living or deceased national or state leader
 4. Based on the activity, event, or function of the park
- C. Sections of a park or facility, such as recreational buildings, swimming pools, sports fields, and play structures, etc., may be given a name which is different from that of the overall park or facility. The procedure for naming such a section shall be the same as for naming an entire park or facility.
- D. When appropriate, parks or facilities may be renamed. The procedure for doing so shall be the same as for originally naming a park or facility.
- E. Once a name has been established, the Director of Parks and Recreation will be responsible for the installation of appropriate signage and markers.

Municipal Facility Naming Policy

Purpose: To establish procedures and guidelines for the naming of city facilities.

Procedure for naming city facilities

- A. A City Council Subcommittee will be formed and be responsible for recommending a name for city facilities to the entire City Council for consideration.
- B. The Subcommittee shall be responsible for research, study, and recommendation of a proposed name to the City Council. Recommendations, including rationale for the recommendations shall be submitted to the entire City Council in writing.
- C. The Subcommittee may solicit and use public input during the formation of such recommendations.
- D. The Subcommittee may also solicit and use input from City Staff during the formation of such recommendations.

- E. The City Council shall approve by resolution or disapprove the name recommended by the Subcommittee.
 - 1. If the recommendation(s) is disapproved by the City Council, then the matter may be referred back to the Subcommittee for further action.
- F. City facilities shall be named at the earliest possible and most appropriate date.
- G. The Subcommittee must approve the recommendation by a simple majority.

Guidelines for naming city facilities.

- A. Facilities such as a City Hall, Municipal Court, Police Station, Fire Station, Municipal Service Center, etc. shall include the name for the function that they serve to the public in order to prevent confusion and misrepresentation of the facility's mission (such as Ralph Hall Municipal Airport or Benny Gracy Memorial Fire Station).
- B. The Subcommittee may recommend that the facility may be dedicated in honor of an individual in lieu of naming.
- C. City facility names shall be familiar to the majority of citizens, easy to recall, and unique and lasting.
- D. Facilities may not be named for members of the City's staff, boards and commissions, city council, or any other official or employee (elected or otherwise) concerned with the functions and/or control of the City of Rockwall, for so long as such relationship exists.
- E. Nothing herein shall be construed to require the City Council to name every facility.
- F. City facilities shall be named:
 - 1. In honor of a living or deceased community leader
 - 2. In honor of a living or deceased national or state leader
 - 3. Based on the activity, event, or function of the facility
 - 4. With consideration of landmark or historical significance
- G. Individual rooms, such as a conference rooms, etc., may be given a name which is different from that of the overall facility. The procedure for naming such a room shall be the same as for naming an entire facility.

- H. When appropriate, facilities may be renamed. The procedure for doing so shall be the same as for originally naming a facility.
- I. The Subcommittee shall not contact any individuals whose names are under consideration. It shall also keep strictly confidential all information it has received or discussed, and any recommendation(s) it makes until such decision is taken to the entire City Council for discussion and action.
- J. Once a name has been established, the Facilities Management Department will be responsible for the installation of appropriate signage and markers.

CITY OF ROCKWALL, TEXAS

RESOLUTION NO. 15-08

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, APPROVING THE RECOMMENDATION OF THE PARK BOARD TO NAME A NEIGHBORHOOD PARK "THE PARK AT BREEZY HILL;" PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Rockwall City Council has directed the Park Board to name parkland after easily identifiable geographic locations; and

WHEREAS, the Park Board has recommended the name of "The Park at Breezy Hill" for the neighborhood park in Park District #7 generally located north of FM 552 between John King Boulevard and Breezy Hill; and

WHEREAS, this neighborhood park is located adjacent to the Breezy Hill residential development.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

SECTION 1. Based upon the direction of the City Council and the recommendations of the Park Board, the name "The Park at Breezy Hill" is hereby adopted for the neighborhood park in Park District #7 located north of FM 552 between John King Blvd and Breezy Hill.

SECTION 2. That this resolution shall take effect immediately from and after its passage, and it is so resolved.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THE "APPLICANT," this 2nd day of March, 2015.

ATTEST:

Jim Pruitt, Mayor

Kristy Ashberry, City Secretary

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This is 2nd reading. 1st passed unanimously on 2/16

CITY OF ROCKWALL

ORDINANCE NO. 15-06

SPECIFIC USE PERMIT NO. S-132

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) ALLOWING FOR VEHICLES TO BE STORED OUTSIDE OVERNIGHT IN CONJUNCTION WITH AN EXISTING AUTOMOTIVE REPAIR GARAGE, MINOR WITHIN A COMMERCIAL (C) DISTRICT, BEING A 0.88-ACRE PARCEL OF LAND IDENTIFIED AS LOT 2B-2, BLOCK A, PANEX LTD ADDITION, AND GENERALLY LOCATED AT 608 WHITE HILLS DRIVE, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND MORE SPECIFICALLY DEPICTED IN EXHIBIT 'A'; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a request has been made by James Jackson of Jackson Automotive for the approval of a Specific Use Permit (SUP) to allow vehicles to be stored outside overnight in conjunction with an existing *Automotive Repair Garage, Minor*, zoned Commercial (C) District, being a 0.88-acre parcel of land identified as Lot 2B-2, Block A, Panex LTD Addition, and generally located at 608 White Hills Drive, City of Rockwall, Rockwall County, Texas, and more specifically depicted in Exhibit 'A' of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein ; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

Section 1. That the Unified Development Code [Ordinance No. 04-38] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing for vehicles to be stored outside overnight in conjunction with an existing *Automotive Repair Garage, Minor* within a Commercial (C) District for the *Subject property*, and

Section 2. That the *Subject Property* shall be used only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance granted herein and shall be subject to the conditions set forth in *Section 2.1.8, Auto and Marine-Related Use Conditions, of Article IV, Permissible Uses*, and *Section 4.5, Commercial (C) District, of Article V, District Development Standards, of the City of Rockwall Unified Development Code [Ordinance No. 04-38]* as heretofore amended, as amended herein by granting of this zoning change, and as may be amended in the future, and shall be subject to the additional following additions:

2.1 Operational Conditions

The following conditions pertain to the operation of the outside overnight storage of vehicles in conjunction with an *Automotive Repair Garage, Minor* on the *Subject Property* and conformance to these stipulations is required for continued operations:

1. That the outside overnight storage of vehicles be limited to the eighteen (18) parking spaces located on the westerly side of the property as depicted on Exhibit 'A' attached hereto; and
2. That the outside overnight storage of vehicles shall not exceed a continuous time period of 48 hours on the *Subject Property*; and
3. That no equipment, parts or inventory shall be stored outside; and
4. That the City Council reserves the right to review the Specific Use Permit (SUP) any time after the effective date of this ordinance.

Section 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

Section 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

Section 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of TWO THOUSAND DOLLARS (\$2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

Section 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

Section 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 2nd DAY OF March, 2015.**

Jim Pruitt, Mayor

ATTEST:

Kristy Ashberry, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: 02-16-15

2nd Reading: 03-02-15

[illegible]

Z2015-001: Jackson Automotive - SUP
Ordinance No. 15-06; SUP No. S-132

Page 4

City of Rockwall, Texas

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CITY OF ROCKWALL

ORDINANCE NO. 15-07

SPECIFIC USE PERMIT NO. S-133

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) ALLOWING FOR AN AUTOMOBILE RENTAL FACILITY, WITHIN A COMMERCIAL (C) DISTRICT, BEING A 0.215-ACRE PORTION OF A LARGER 4.218-ACRE PARCEL OF LAND IDENTIFIED AS LOT 3, BLOCK A, STEGER TOWNE CROSSING, PHASE 1 ADDITION, AND GENERALLY LOCATED AT 898 STEGER TOWNE DRIVE, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND MORE SPECIFICALLY DESCRIBED IN EXHIBIT 'A'; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a request has been made by Lawrence H. Ringley of Ringley & Associates, Inc. on behalf of Jill Fisher of Steger Dunhill, LLC for the approval of a Specific Use Permit (SUP) allowing for an *Automobile Rental Facility* within a Commercial (C) District, being a 0.215-acre portion of a larger 4.218-acre parcel of land identified as Lot 3, Block A, Steger Towne Crossing, Phase 1 Addition, and generally located at 898 Steger Towne Drive, City of Rockwall, Rockwall County, Texas, and more specifically described in Exhibit 'A' of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein ; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

Section 1. That the Unified Development Code [Ordinance No. 04-38] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing for an *Automobile Rental Facility* within a Commercial (C) District for the *Subject property*; and

Section 2. That the *Subject Property* shall be used only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance granted herein and shall be subject to the conditions set forth in *Article IV, Permissible Uses*, and *Section 4.5, Commercial (C) District*, of *Article V, District Development Standards*, of the *City of Rockwall Unified Development Code [Ordinance No. 04-38]* as heretofore amended, as amended herein by granting of this zoning change, and as may be amended in the future, and shall be subject to the additional following

additions:

2.1 Operational Conditions

The following conditions pertain to the operation of the *Automobile Rental Facility* on the *Subject Property* and conformance to these stipulations is required for continued operations:

- 1) That the parking of rental vehicles shall be restricted to the proposed parking area designated on the concept site plan (SUP Exhibit) as submitted; and
- 2) That the rental of automobiles shall be for passenger vehicles only; and
- 3) That the City Council reserves the right to review the Specific Use Permit (SUP) any time after the effective date of this ordinance.

Section 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

Section 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

Section 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of TWO THOUSAND DOLLARS (\$2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

Section 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

Section 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 2nd DAY OF March, 2015.

Jim Pruitt, Mayor

ATTEST:

Kristy Ashberry, City Secretary

1st Reading: 02-16-15
2nd Reading: 03-02-15

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

SUP EXHIBIT
BEING 0.215 ACRES
part of
LOTS 3 & 4, BLOCK A
of
STEEGER TOWNE CROSSING
PHASE 1
City of Rockwall
Rockwall County, Texas

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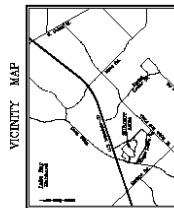
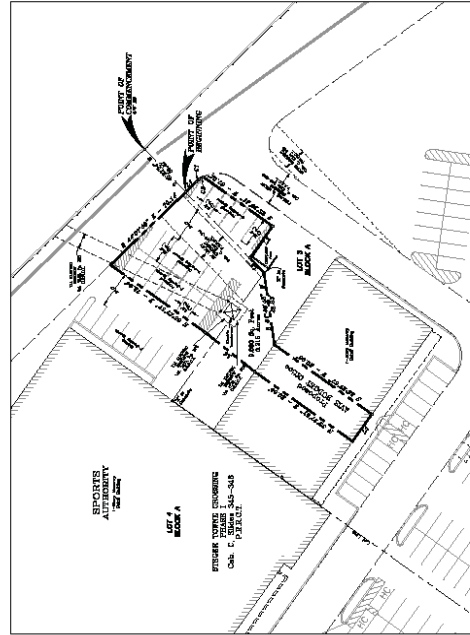
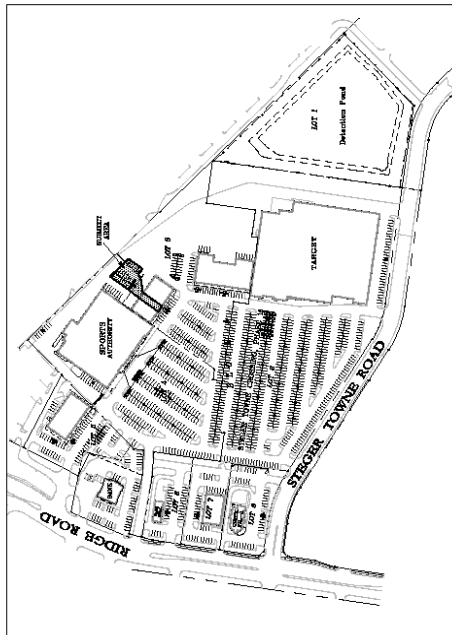
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LINE	REMARKS	DISTANCE
L1	S 44°07'08" E	6.79'
L2	N 54°30'03" W	26.18'
L3	S 45°32'04" W	13.50'
L4	N 54°30'03" W	22.30'

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	88°13'44"	90.00'	7.87'	S 30°48'55" E	9.87'

REVISIONS January 20, 2012 - Added Dimensions to the Proposed Parking Spaces at the rear of the Building.

RINGLEY & ASSOCIATES, INC.
 4000 WILSON - SUITE 1000 - LOS ANGELES, CA 90048



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**CITY OF ROCKWALL, TEXAS
MEMORANDUM**

TO: Brad Griggs, Assistant City Manager

FROM: Andy Hesser, Parks and Recreation Manager

DATE: February 26, 2015

SUBJECT: MANDATORY PARK LAND DEDICATION FEES

A component of our Mandatory Park Land Dedication Ordinance is the cash in lieu of land fee. This fee is applied when the Park Board feels that it is in the best interest of the City to accept cash-in-lieu of land for neighborhood parkland. According to our Mandatory Parkland Dedication Ordinance, the Park Board shall annually make a recommendation to the City Council and Council will set the fee by resolution. The fee is based on the average cost of neighborhood park land across the entire City.

Bryan E. Humphries and Associates completed their appraisal in January of 2015 to determine the average cost per acre of land and provided final report in February 2015. The property must have easy access to utilities, public street, not be within the 100 year flood plain and not possess any unusual topography rendering the land useless for organized recreational activities. According to Mr. Humphries, the average cost of one acre of neighborhood park land with the above restrictions within the City is \$34,000.

At the February 25, 2015 meeting, Park Board voted unanimously to recommend setting the cash-in-lieu of land fee for 2015 to \$34,000 per acre. Park Board also recommended that the Pro-rata Equipment Fee portion of the ordinance remain at \$1,050,000 for the cost of developing a typical 11 park. \$525,000.00 would be the "per neighborhood park" cost to be used in calculation of pro-rata neighborhood park development equipment fees associated with the developer's share of the park.

I have attached the appraisal letter completed by Mr. Humphries and the resolutions for the City Council to set the fee at \$34,000 per acre. Please let me know if you need additional information.

CITY OF ROCKWALL, TEXAS

RESOLUTION NO. ____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
ROCKWALL, TEXAS ADOPTING THE PER NEIGHBORHOOD
PARK DEVELOPMENT COST TO BE USED IN CALCULATION
OF A NEW DEVELOPMENT'S PRO RATA SHARE
CONTRIBUTION FOR NEIGHBORHOOD PARK
DEVELOPMENT EQUIPMENT FEES; PROVIDING AN
EFFECTIVE DATE**

WHEREAS, the City of Rockwall desires to provide a park system which includes adequately sized and appropriately equipped Neighborhood Parks, and

WHEREAS, the City of Rockwall has adopted a Park and Recreation Master Plan designed to facilitate development of its Park Systems; and

WHEREAS, the City of Rockwall adopted Ordinance No. 38-50, Mandatory Neighborhood Parkland Dedication Ordinance, designed to facilitate participation by developers (on a pro-rata basis) in acquisition and development of neighborhood parks; and

WHEREAS, said ordinance provides that the City Council shall annually adopt a resolution establishing the "per neighborhood park development cost" to be used in calculation of a new development's pro-rata share contribution for neighborhood park development equipment fees,

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THAT:

Section 1. Based upon a recommendation of the City of Rockwall Parks and Recreation Board, \$525,000.00 per neighborhood park is hereby adopted as the "per neighborhood park" park development cost to be used in calculation of pro-rata neighborhood park development equipment fees associated with Ordinance No. 38-50.

Section 2. This resolution shall be in force and effect from and after its passage and it is accordingly so resolved.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL,
TEXAS THIS 2nd day of March, 2015.**

Jim Pruitt, Mayor

ATTEST:

Kristy Ashberry, City Secretary

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**CITY OF ROCKWALL, TEXAS
MEMORANDUM**

TO: Brad Griggs, Assistant City Manager

FROM: Andy Hesser, Parks and Recreation Manager

DATE: February 26, 2015

SUBJECT: MANDATORY PARK LAND DEDICATION FEES

A component of our Mandatory Park Land Dedication Ordinance is the cash in lieu of land fee. This fee is applied when the Park Board feels that it is in the best interest of the City to accept cash-in-lieu of land for neighborhood parkland. According to our Mandatory Parkland Dedication Ordinance, the Park Board shall annually make a recommendation to the City Council and Council will set the fee by resolution. The fee is based on the average cost of neighborhood park land across the entire City.

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I have attached the appraisal letter completed by Mr. Humphries and the resolutions for the City Council to set the fee at \$34,000 per acre. Please let me know if you need additional information.

**MARKET STUDY
REAL PROPERTY APPRAISAL CONSULTING REPORT**

Prepared For

**Andy Hesser, Parks and Recreation Manager
City of Rockwall
108 E. Washington
Rockwall, Texas, 75087**

MARKET STUDY

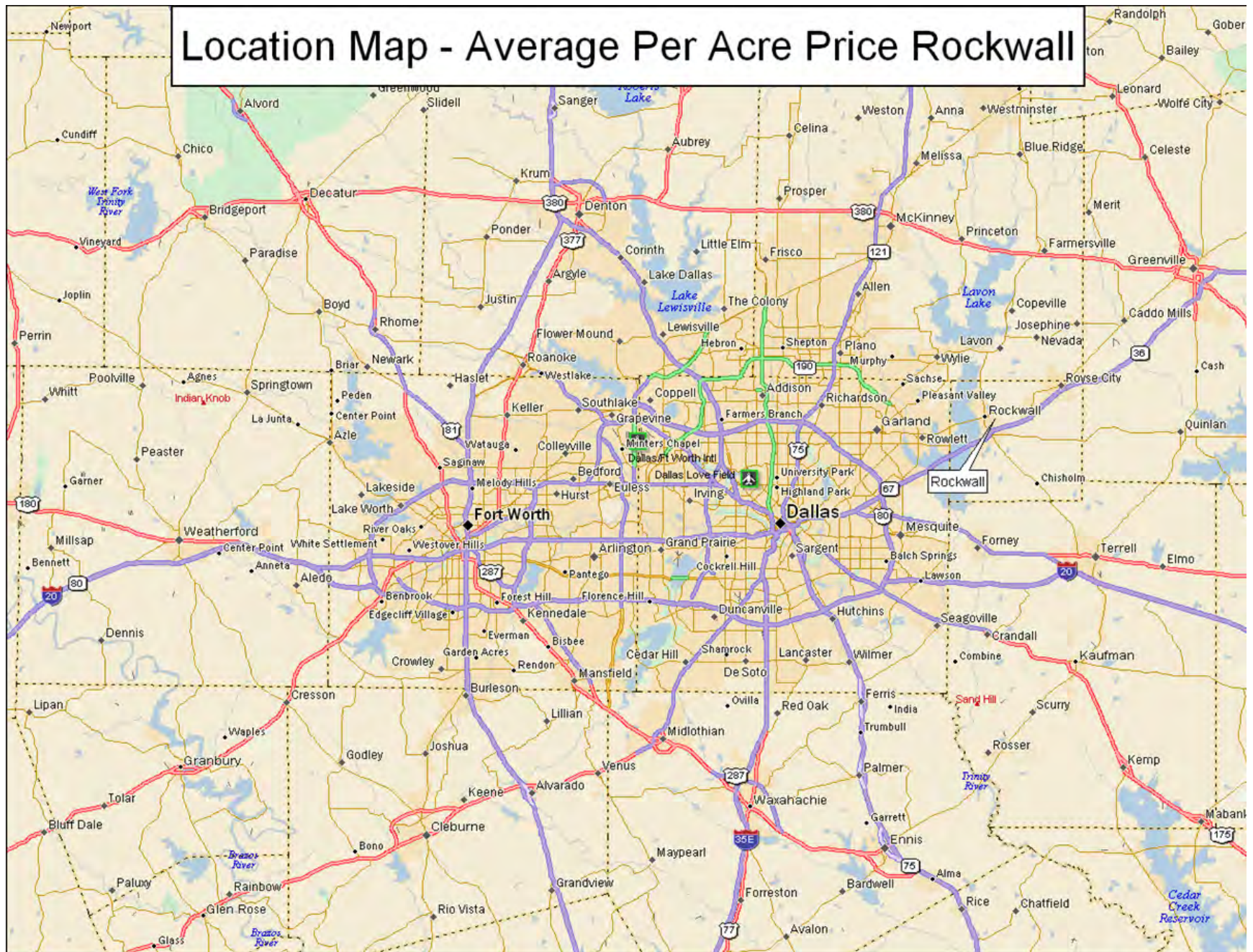
**Average Price Per-Acre of Land in the City of Rockwall
The City of Rockwall, Rockwall County, Texas**

**EFFECTIVE DATE OF CONSULTING ASSIGNMENT:
JANUARY 1, 2015**

Prepared By

**Bryan E. Humphries & Associates
4054 McKinney Avenue
Suite 210
Dallas, Texas 75204**

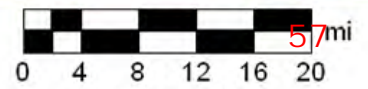
Location Map - Average Per Acre Price Rockwall



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www.delorme.com



Data Zoom 8-0

BRYAN E. HUMPHRIES & ASSOCIATES
REAL ESTATE VALUATION AND SERVICES

January 15, 2015

Andy Hesser, Parks and Recreation Manager
City of Rockwall
108 E. Washington
Rockwall, TX 75087

Re: Average Price Per-Acre of Land in the City of Rockwall
City of Rockwall, Rockwall County, Texas

Dear Mr. Andy Hesser,

We are pleased to transmit this gross market study/real property appraisal consulting report that was prepared for the purpose of valuing typical parkland in the City of Rockwall. This parkland is typically five acres and in the early stages of development. Please refer to identification of project on page 4 for further explanation of the project scope. This report is a gross market study (real property appraisal consulting report) and does not involve analysis of or the inspection of a physical subject property. The purpose of this gross market study is to derive an opinion of a fee simple market value of the average price per-acre of land in the City of Rockwall, as set forth in the City of Rockwall Park Land Dedication Ordinance, Section 24-45 (b). The effective date of this gross market study is January 1, 2015.

The client should not conclude that an appraisal has been prepared, and this report should not be used for condemnation purposes. This consulting report is only intended to assist the City of Rockwall, in establishing a general value trend and current market value of the average price per-acre of land in the City of Rockwall.

4054 McKinney Avenue, Suite 210, Dallas, Texas 75204

214/528-7584 E-Mail: behinc@flash.net FAX 214/528-2921

City of Rockwall Market Study continued

Our opinion of market value is premised upon the Assumptions and Limiting Conditions outlined herein. The definition of market value may be found in Addendum A. The report has been prepared in conformity with the Uniform Standards of Professional Appraisal Practice (USOAO) and the Standards of Professional Practice of the Appraisal Institute. This consulting assignment has been developed and reported in conformity with Standards Rules 4 and 5 of USPAP. Again, it should be noted that this assignment provides an analysis of general land value and value trend. The assignment considers sales and listing data available from the North Texas Multiple Listing Service as well as information gathered from interviews with knowledgeable real estate brokers and salespeople.

Based on the analysis contained within this report, considering the nature of the analyzed market areas, it is our opinion that the approximate value for the average price-per acre of land in the City of Rockwall, as of January 1, 2015, is:

\$34,000

If you have any questions or comments, please contact the undersigned. Thank you for the opportunity to be of service

Respectfully submitted,

BRYAN E. HUMPHRIES AND ASSOCIATES



Bryan E. Humphries, MAI

President

TX-1320676-G

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Assumptions and Limiting Conditions	Addendum B
Park Land Dedication Ordinance.....	Addendum C

CERTIFICATE

I certify that, to the best of my knowledge and belief,...

The statements of fact contained in this report are true and correct.

The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, unbiased professional analyses, opinions, and conclusions.

As of the date of the appraisal only, I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved.

We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.

My engagement in this assignment was not contingent upon developing or reporting predetermined results.

My compensation for completing this assignment is not contingent on the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

Bryan Humphries has made a personal inspection of the property that is the subject of this report.

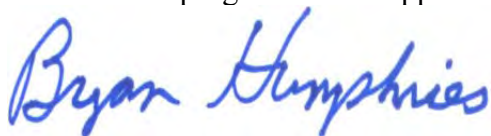
No one provided significant real property appraisal assistance to the persons signing this certificate.

I have performed a previous appraisal (1/1/13 and 1/1/14) involving the subject property within the three years prior to this assignment.

The report analysis, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and the Uniform Standards of Professional Appraisal Practice of the Appraisal Institute.

The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

As of the date of this Study, I have completed the requirements of the continuing education program of the Appraisal Institute.



Bryan E. Humphries, MAI, TX-1320676-G

GENERAL INFORMATION & SCOPE OF WORK

Identification of Subject and Project

The subject property is a typical, underdeveloped, Parcel in the City of Rockwall. The parcel represents the average in the City of Rockwall, as set forth in the City of Rockwall Park Land Dedication Ordinance, Section 24-45 (b). According to the ordinance, from time to time, developers must dedicate land to the City of Rockwall in order to meet the need for park land in the area. If the dedication is not feasible, the developers must then give the City cash in lieu of land that is reflective of typical residential land in Rockwall. The client has indicated that this average residential land is typically 5 acres and in the early stages of development.

Inspection Information, Effective Date and Date of Report

This analysis does not involve a physical subject property, only a hypothetical property, thus no inspection is required. The effective date of the assignment is January 1, 2014. The date of the report is the date of the signature on the first page of this report. Unless otherwise stated, all factors pertinent to a determination of value are considered as of this date.

Identification of the Client/Intended User

This real property appraisal consulting report is prepared for the City of Rockwall, Mr. Andy Hesser, 108 E. Washington, Rockwall, Texas 75087.

Objective of the Assignment/Intended Use

This consulting assignment is only intended to assist the client in establishing an average price per-acre of land. The client should not conclude that an appraisal has been prepared, and this report should not be used for condemnation purposes.

General Information & Scope of Work, continued

Appraisal Report Option

This is a real property appraisal consulting assignment that complies with the reporting requirements set forth under Standard 5 of the *Uniform Standards of professional Appraisal Practices (USPAP)*. As such, it presents sufficient information to enable the client and other intended users, as identified, to understand it properly. The depth of discussion contained in this report is specific to the needs of the client and the intended users of this property appraisal consulting report.

Analysis Overview

As part of this consulting assignment, we have completed the following steps to gather, confirm, and analyze the data.

- ▶ Physically inspected the subject markets and the surrounding neighborhoods.
- ▶ Collected factual information about the surrounding market and confirmed that information with various sources.
- ▶ Collected market information needed to consider the three traditional approaches to value: Cost approach, sales comparison approach and income capitalization approach (if applicable).
- ▶ Prepared a real property appraisal consulting report setting forth the conclusion derived in this analysis as well as a summary of the information upon which the conclusions are based.

Extraordinary Assumptions

An extraordinary assumption is something that is assumed to be true, but it is not certain. If it turns out to be untrue, the value conclusion could be impacted. Extraordinary assumptions are those assumptions that are specific to the assignment, as opposed to general assumptions, which could be applicable to any assignment. In this assignment, we have assumed typical general assumptions and limiting conditions as cited above. In this particular assignment, the following extraordinary assumptions were made:

- ▶ Sales and listing data obtained from the Multiple Listing Service is deemed to be sufficiently reliable data to establish overall market trends and the current market value of an average, price per-acre of land. While some knowledgeable real estate brokers and salespeople have been contacted to obtain and confirm data, the reader should be aware that not all of the sales and listing data analyzed was independently confirmed.

General Information & Scope of Work, continued

- ▶ The client should not conclude that an appraisal has been prepared, and this consulting report should not be used for condemnation purposes. This gross market study (real property appraisal consulting report) is only intended to assist the City of Rockwall in establishing a general value trend and current market value of an average price per-acre in the City of Rockwall.
- ▶ The purpose of this consultation report is to establish the average price per acre of land in the City of Rockwall. As set forth in the City of Rockwall, Park Land Dedication Ordinance, Section 24-45(b). However, it is beyond the scope of this consultation report to estimate the actual costs of adjacent street and site utilities as stated in the ordinance (see addenda).

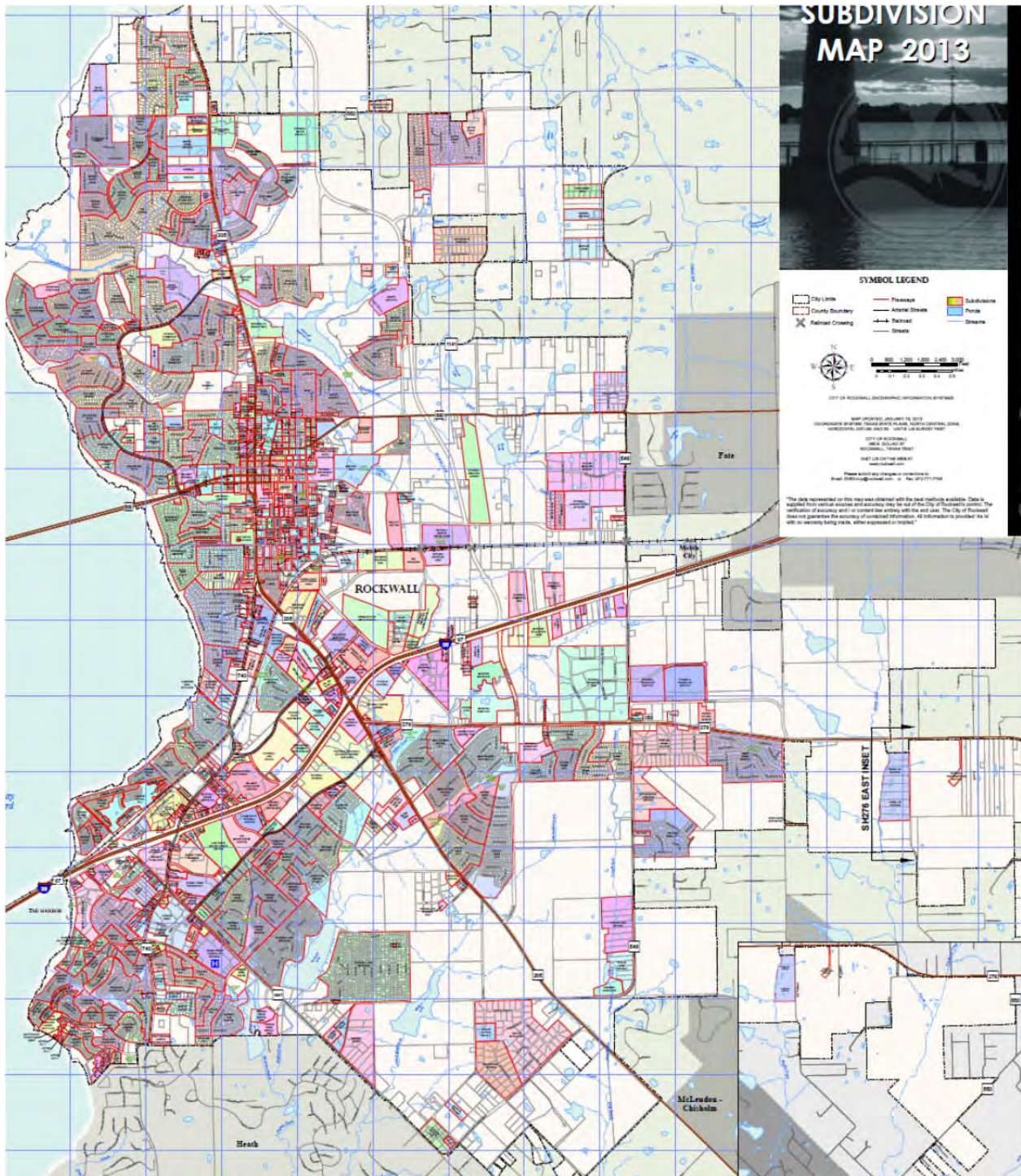
Jurisdictional Exceptions

The Jurisdictional Exception Rule provides for severability preserving the balance of the *Uniform Standards of Professional Appraisal Practice (USPAP)*. If one or more parts of *USPAP* are “contrary to the law or public policy of any jurisdiction, only that part shall be void and of no force or effect in that jurisdiction.” According to *USPAP*, “A law means a body of rules with binding legal force established by the controlling governmental authority.” This includes federal and state constitutions, legislative and court made law, administrative rules, regulations and ordinances. In this assignment, there are no known conflicts of law or public policy that disregard the *USPAP*.

Hypothetical Conditions

A hypothetical condition is that which is contrary to what exists but is supposed for the purpose of analysis. In this particular assignment, the following hypothetical condition was made:

For purposes of this analysis, the subject property is a hypothetical, undeveloped, parcel in the City of Rockwall.



Residential Market Analysis

Boundaries

The neighborhood boundaries are generally defined as follows:

City of Rockwall (Urban)

Outlying areas of the City of Rockwall (Suburban)

Development Activities and Trends

Residential development comprises approximately $\pm 80\%$ of the development in Rockwall. According to ESRI, the average 2014 home price within a 1-mile, 3-mile, and 5-mile radius of the Subject is \$220,902, \$230,517, and \$224,991, respectively.

Recent single family building permit activity in Rockwall County summarized as follows:

Rockwall MSA Single Family Building Permits ¹				
Year	Units	% Change	Average Value	% Change
2000	955	-	\$194,400	-
2001	1,267	32.7%	\$171,000	-12%
2002	1,224	-3.4%	\$171,000	0.0%
2003	1,219	-0.4%	\$168,500	-1.5%
2004	1,598	31.1%	\$168,100	-0.2%
2005	1,756	9.9%	\$183,400	9.1%
2006	1,190	-32.2%	\$201,800	10.0%
2007	759	-36.2%	\$240,200	19.0%
2008	589	-22.4%	\$192,800	-19.7%
2009	545	-7.5%	\$166,500	-13.6%
2010	489	-10.3%	\$200,800	20.6%
2011	411	-16.0%	\$233,800	16.4%
2012	675	+64.2%	\$247,700	5.9%
2013	618	+9.89%	\$260,530	5.2%
YTD Sept. 2014	741		\$256,900	3.79%

¹ Data provided by Texas A&M Real Estate Center

As indicated by the preceding chart, new single family home activity peaked in 2005 at 1,756 permits. Building permit activity dropped significantly in 2006, 2007, and 2008, but slowed to 7.5% in 2009. New construction continued to decline in 2010, but appears to have bottomed in 2011 with 411 homes. For 2012, 2013, & 2014, permits have rebounded significantly, being up over 60% to 70% from 2011 levels

Residential Market Analysis, continued

Demographic Trends

Population growth in Rockwall County had been slow in relation to the Dallas-Fort Worth CMSA after Lake Ray Hubbard was impounded in the 1960's. That changed when IH-30 was upgraded and the bridge widened in the 1990s. While the entire county has benefited, most of the growth has taken place along or near IH-30, and from west to east. Access remains an important factor in Rockwall County's growth pattern.

Area	1980	1990	2000	2010	2000 to 2010 % Change	2000 to 2010 Annual %Change	Estimated 2014
City of Fate	NA	477	463	6,357	1273.0%	29.9%	8,330
City of Heath	1,459	2,108	4,149	6,921	66.8%	5.3%	7,440
City of Rockwall	5,939	10,486	17,976	37,490	108.6%	7.6%	40,030
City of Rowlett	7,522	23,260	44,503	56,199	26.3%	2.4%	56,450
City of Royse City	1,566	2,206	2,957	9,349	216.2%	12.2%	10,000
Rockwall County	14,528	25,600	43,080	78,337	81.8%	6.2%	84,390

Source: U.S. Bureau of the Census & State of Texas

The population in the City of Rockwall increased 7.6% annually from 2000 to its 2010 level of 37,490. The Rockwall County grew 6.2% annually to 78,337 during the same period.

Demographics

The following chart summarizes demographic data in the Subject Neighborhood. The data was provided by ESRI, Inc., and is based on demographics in a 1,3, and 5-mile radius from the Subject Property.

Residential Market Analysis, continued

2010-2014 Demographic Data (Source, ERSI, Inc.)			
Item	1 Mile	3 Mile	5 Mile
2000 Population	5,631	19,454	48,323
2014 Population	7,850	35,465	90,184
2000-2014 Population Growth Rate	39.4%	82.3%	86.6%
Projected 2019 Population	8,765	39,540	99,340
Projected 5-Year Growth Rate	11.7%	11.5%	10.2%
2014 Households	2,845	12,304	30,066
2014 Average Household Size	2.66	2.85	2.98
2014 Median Household Income	\$83,834	\$89,693	\$90,895
2014 Average Household Income	\$100,502	\$110,046	\$109,922
2014 Per Capita Income	\$36,979	\$38,430	\$36,755
2014 Housing Units	2,990	12,866	31,503
2014 Owner Occupied Housing Units	70.7%	74.2%	78.3%
2014 Renter Occupied Housing Units	24.5%	21.5%	17.1%
2014 Vacant Housing Units	4.8%	4.4%	4.6%
Projected 2019 Housing Units	3,366	14,416	34,783
2014 Median Home Value	\$220,902	\$230,517	\$224,991

The following data is compiled from the North Texas Real Estate Information Systems and analyzed by the Real Estate Center at Texas A&M University. According to the data as of December 2014 (includes residential, commercial and farm and ranch) the number of closed transactions year-to-date for lots and vacant land in the Rockwall market area has increased 10% and the average price has increased 4%. The average sold to list price has decreased 4% and the average days on market has decreased 1%. Pending sales have increased by 26% and months inventory has decreased to 29.9 months. The increase in pending sales is a good indicator of possible increased transaction levels in the coming months.

Year-to-Date Sales Closed by Area for: October 2014								
Lots and Vacant Land – Part 1								
Area	Sales	%Change Year Ago	Dollar Volume	% Change Year Ago	Average Price	% Change Year Ago	Median Price	% Change Year Ago
34	135	16%	\$15,597,495	21%	\$115,537	+4%	\$56,500	+7%

Residential Market Analysis, continued

Year-to-Date Sales Closed by Area for: October 2014 Lots and Vacant Land – Part 11								
Area	Price per SF	%Change Year Ago	Sold to List Price	% Change Year Ago	Co-op Sales	% Change Year Ago	DOM	% Change Year Ago
34			87%	-4%	49%	-7%	240	-1%

Year-to-Date Sales Closed by Area for: October 2014 Lots and Vacant Land – Part 111								
Area	Pending Sales	%Change Year Ago	New Listings	% Change Year Ago	Active Listings	% Change Year Ago	Months Inventory	% Change Year Ago
34	123	+26%	380	+8%	336	-18%	29.9	-30%

The following data is also compiled from the North Texas Real Estate Information Systems and analyzed by the Real Estate Center at Texas A&M University. According to the data as of December 2014 the number of closed transactions year-to-date for single family residences in the Rockwall market area has increased 3% and the average price increased 5%. The average price per square foot has increased 6% and the average days on market has decreased 8%. Pending sales have increased 11% and months of inventory has decreased 1%.

Year-to-Date Sales Closed by Area for: December 2014 Single Family – Part 1								
Area	Sales	%Change Year Ago	Dollar Volume	% Change Year Ago	Average Price	% Change Year Ago	Median Price	% Change Year Ago
34	1875	+3%	\$473,251,875	+9%	\$252,401	+5%	\$214,720	+8%

Year-to-Date Sales Closed by Area for: December 2014 Single Family – Part 11								
Area	Price per SF	%Change Year Ago	Sold to List Price	% Change Year Ago	Co-op Sales	% Change Year Ago	DOM	% Change Year Ago
34	\$97	+6%	97%	0%	85%	+3%	58	-8%

Year-to-Date Sales Closed by Area for: December 2014 Single Family – Part 111								
Area	Pending Sales	%Change Year Ago	New Listings	% Change Year Ago	Active Listings	% Change Year Ago	Months Inventory	% Change Year Ago
34	1,676	11	2,430	3%	452	-4%	2.9	-7%

Residential Market Analysis, continued

Conclusions

Rockwall has shown strong population growth over the past twenty years and employment trends are positive. The area is rapidly being developed with commercial and residential uses. In the future, Rockwall County is anticipated to be one of the fastest growing areas of the metropolis. The neighborhood is considered to be in a growth life stage and the overall aspects are considered to be good.

DATA ANALYSIS

Description and Analysis of the Subject

For purposes of this analysis, the subject property is a typical, undeveloped, parcel in the City of Rockwall. According to the client, the City of Rockwall will be using the data to value parklands ranging in size from 1 to 10 acres. The client instructed the appraisers to base adjustments on a typical 1 to 2 acre residential parcel.

Description of the Data and Analysis

The purpose of this analysis is to determine the average value of a residential, undeveloped, parcel within the City of Rockwall. The parcel is assumed to have paved street access and to be in the early stages of development.

Sales and listing data was obtained from the Multiple Listing Service. Our queried data included all residential land sales and listings from one tenth of an acre to twenty acres in the City of Rockwall and nearby suburban communities commercially supported by the City of Rockwall. Included within the data are land sales of parcels improved with typical subdivision infrastructure (i.e. paved streets, utilities, engineering, platting, etc.) These sales have been adjusted to reflect their condition above the average undeveloped parcel. Within our analysis we have also considered historical land sale prices and trends as these are good indicators of current prices and prices going forward and provide a helpful frame of reference for the overall market. Other factors considered and adjusted for within the sales data include parcel size and location.

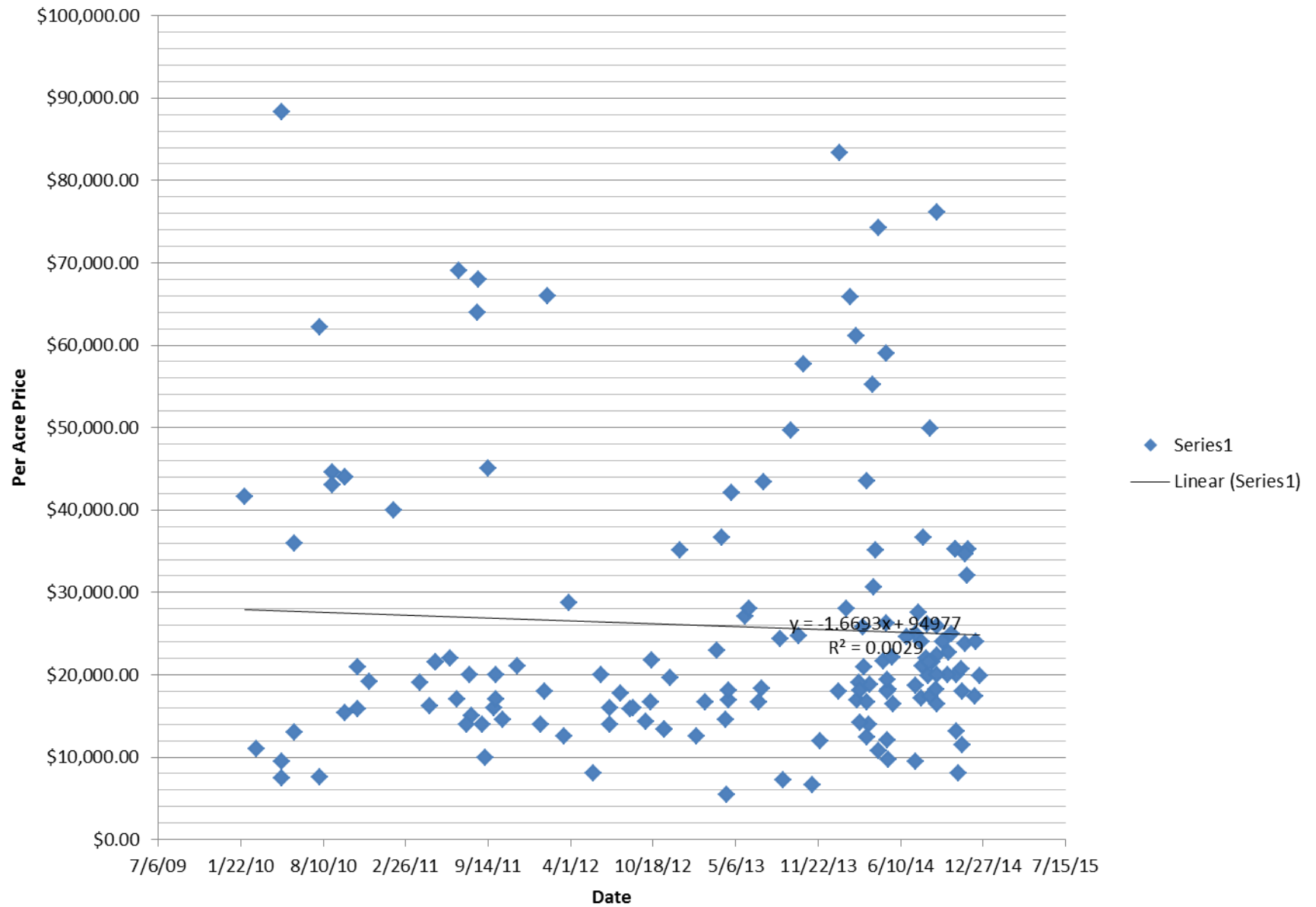
Our queries presented the following raw data. The data is not adjusted to reflect the average, undeveloped parcel. The raw average price per acre is heavily biased and influenced by sales of lake front lots and small lots less than 1 acre.

	2010	2011	2012	2013	2014
Total Sales	51	79	90	97	68
Sale to List Ratio	83%	85%	88%	92%	92%
Avg. Price Per Acre	\$139,558	\$75,231	\$59,877	\$89,958	\$67,148
Avg. Days on Market	304	3714	90	282	154
Percentage of Sale Under 1 Acre	33.33%	45.57%	36.67%	41.1%	53%

Data Analysis continued.

A trend analysis of the raw price per acre of all lot sale listed in MLS from 2010 to 2014 suggests the price trend is to be slightly increasing. The data set was ±478 sales. However, little weight should be given in this data as it is heavily upward biased because of small lots located on or near the lake which sale at a premium price due to location and higher unit prices due to economies of scale. Likewise, at the other end of the spectrum, a few sales sold for \$200,000±. Many of the sales were located within Rockwall County but not in the City of Rockwall. In an attempt to reduce the skewing, the data set used in the analysis is refined to sales greater than 1 acre up to 20 acres that sold for less than \$200,000 per acre. Only lot sales stated by MLS to be in the City of Rockwall were considered. For the 2010 thru 2014 time period the data set is narrowed to sales greater than 1.001 acres and less than \$100,000 in price. The following chart reflects the trend of these sales. The data indicates that the lots sales from 2010 to 2014 had slightly declining trend. However, this is somewhat misleading because the data appears to be skewed by several high priced lot sales in 2010 & 2011 along with a higher velocity and concentration of mid \$20,000 sales in 2014.

2010 - 2014 Raw Per Acre Sales

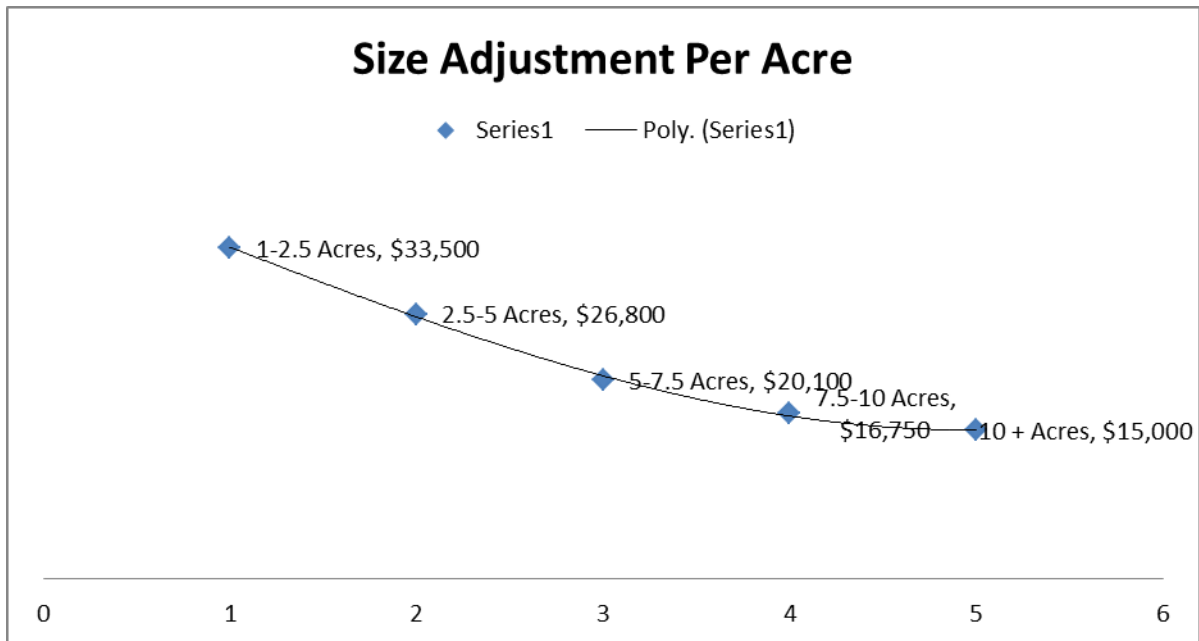


Data Analysis, continued

The most recent sales of lots is the 2014 data set. The analysis will focus on the 2014 sales. This data set contains 32 sales that MLS lists as in the City of Rockwall. The sales are all between 1.001 Acre to 20 Acre and less than \$100,000.

The data will first be adjusted for location and in infrastructure. These adjustments considered information included in the detail MLS write up sheets. The average price per acre adjusted for location and infrastructure was \$33,823.

The next adjustment is a lot size adjustment. The following chart represents the size adjustment of the data set.



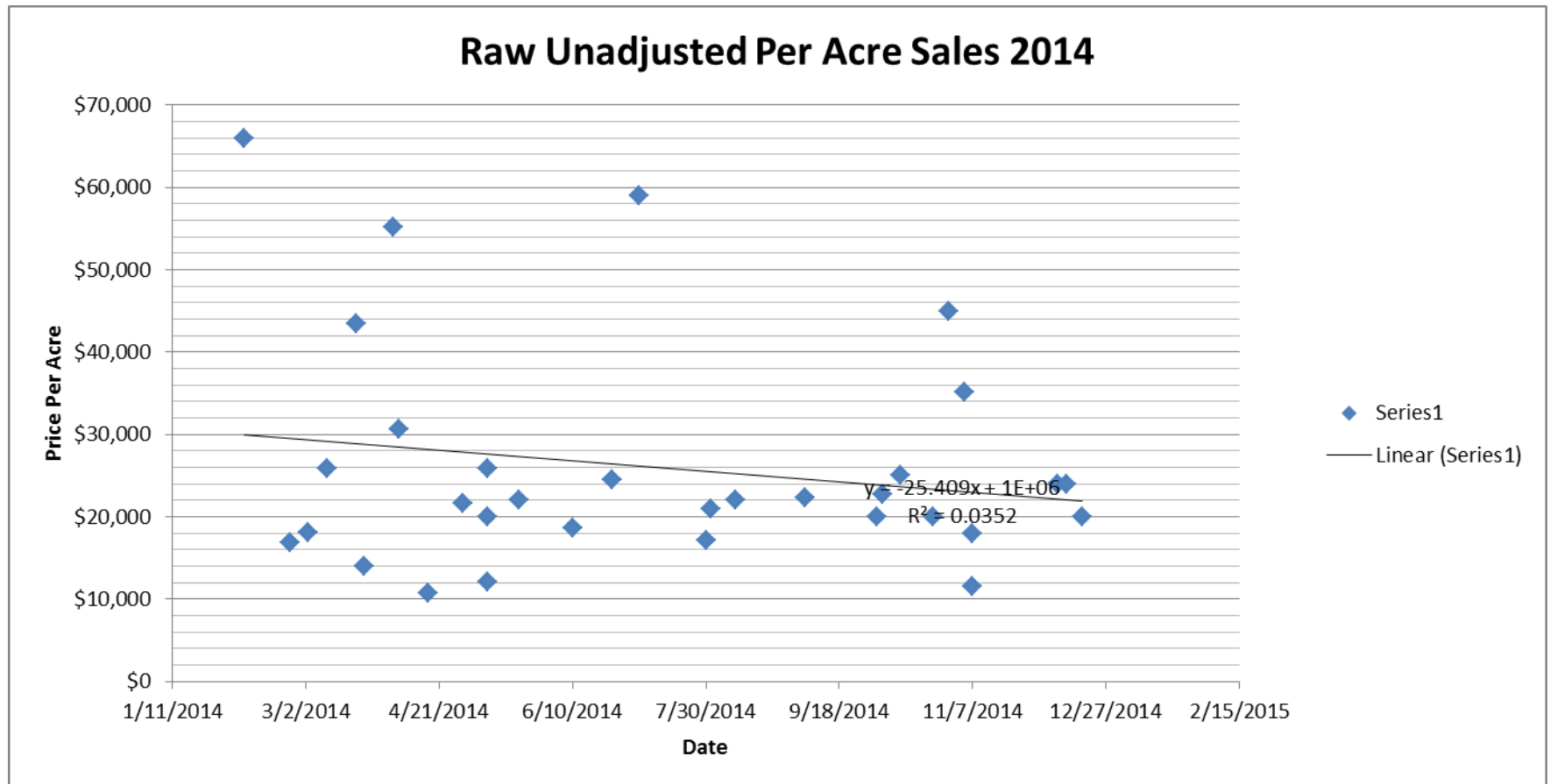
Data Analysis, continued

The data represents the following adjustment to a 5 acre tract.

Size Adjustment for a 5 Acre Tract

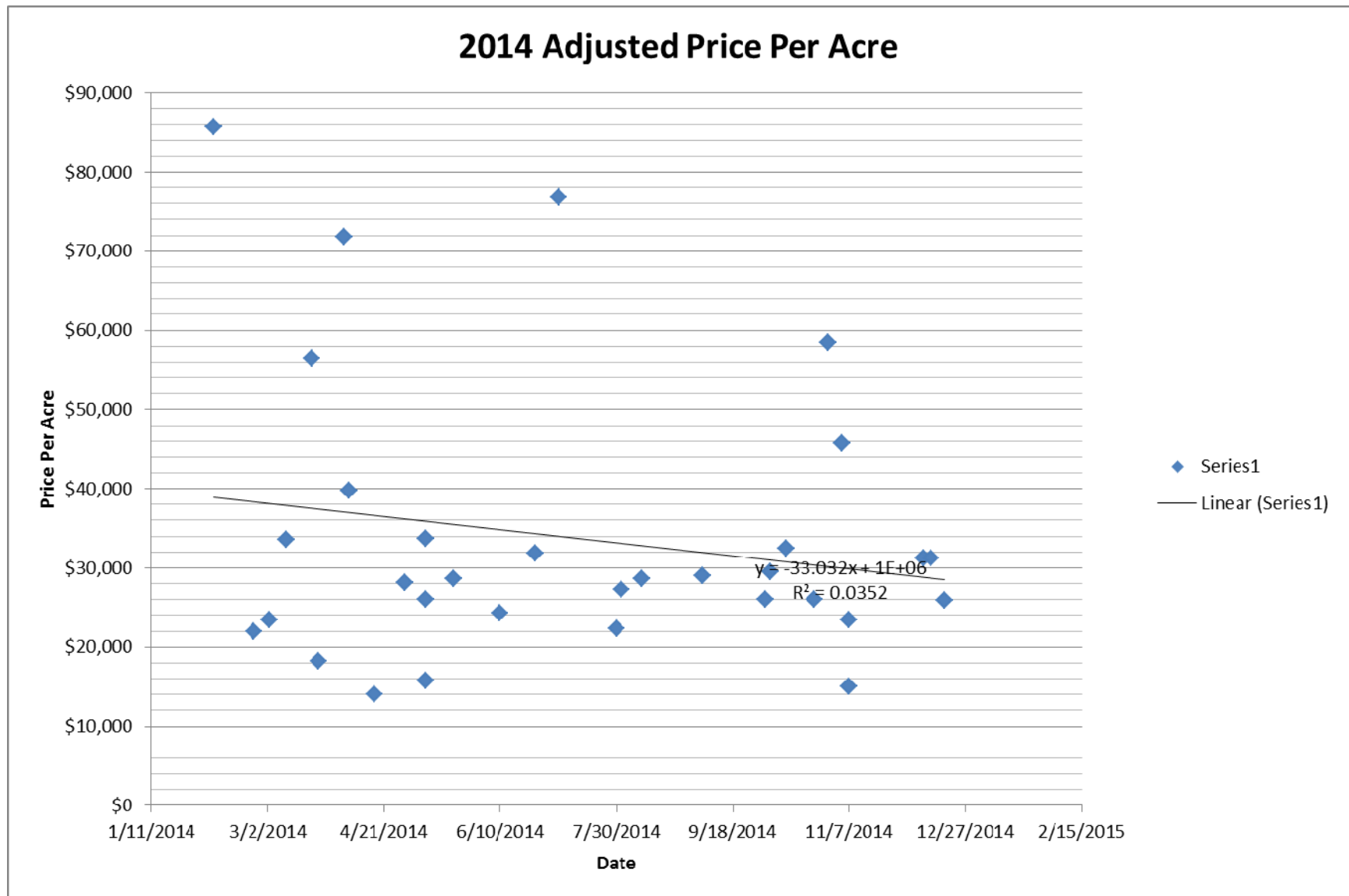
1 Acre	-25%
2 Acre	-15%
3 Acre	-7.5%
4 Acre	-3%
5 Acre	0
6 Acre	+5%
7 Acre	+10%
8 Acre	+20%
9 Acre	+20%
10 Acre	+20%

Following are two charts. The first shows the 2014 per acre lot sales data unadjusted. This chart shows the data quite dispersed between $\pm \$10,750$ per acre price to a \$65,890 per acre price. The average 2014 per acre price was \$26,018/Acre. The trend line indicates that the Acre price to be approximately \$30,000/Acre at the beginning of 2014 and around \$24,000/Acre at the end of 2014. The overall average for the year is \$26,018.



Data Analysis, continued

The second chart represents the 2014 data after adjustments for location and infrastructure. As shown on the chart, the data is represented in a much tighter range. The average for the adjusted data is \$33,823/acre. The trend line indicates the price per acre at the beginning of 2014 to be approximately \$40,000/acre and \$28,000/acre toward the end of the year. This represents a decline of $\pm 30\%$ during the year. This trend is somewhat skewed due to several high priced lots sales occurred in early 2014.



Data Analysis, continued

Conclusions

Over the last three years lot sales actively has been improving for both the number of sales as well as the price.

The following list a summary of our data findings over the past three years.

Average Per Acre Price 2010 to 2014 Unadjusted: \$25,917Acre

Average Per Acre Price for 2014 Unadjusted: \$26,018 Acre

Average Per Acre Price for 2014 Adjusted for Location & Infrastructure:
\$33,823 Acre

The adjusted 2014 data represents the tightest range of lot sales. The trend line of the data indicates per acre lot sales decreased during 2014 from \$40,000/Acre to \$28,000/Acre at the end of the year.

Based upon our analysis and conclusions, subject to parameters defined, my opinion of the average market value price per acre of residential land in the City of Rockwall as of 1/1/2015 is:

\$34,000/Acre

Addendum

Qualifications

Assumptions & Limiting Conditions

City of Rockwall Park Land Ordinance

SUMMARY OF QUALIFICATIONS - Bryan E. Humphries, MAI

Currently

Owner, BRYAN E. HUMPHRIES, INC.

Experience

Over 36 years experience in the appraisal of real properties, including commercial, multi-family, industrial, and special purpose properties, for mortgage bankers, savings and loan associations, insurance companies, attorneys, private individuals, public utilities, and governmental agencies.

Education

Graduated from Texas Tech University in 1974: B.B.A. Business

Graduated from Texas Tech University in 1976: M.S. Finance

Completed college, SREA, and AIREA courses in real estate appraisal

Qualified as "Expert" in real estate valuation in various courts

Professional Designations and Affiliations

MAI	Member (#6514), Appraisal Institute
AI	Admissions Committee, North Texas Chapter 17, 1983-1992 (Chairman, 1989-1990); National Admissions Review (1994-1996); Education Committee (1988); Region 8 Representative (1994, 1996, 1997, 2002); North Texas Chapter 17 Board of Directors (1993 - 1995; 1999 – 2001) Appraisal Institute National Screener (1996-2005)
Broker	Licensed Broker (#216136-12), Texas Real Estate Commission
State Certified	Texas State Certified - General Real Estate Appraiser (#TX 1320676-G)
State Certified	Texas State Certified – Property Tax Consultant (00003440)
Member	North Texas Commercial Association of Realtors
Member	Real Estate Financial Executive Association

ASSUMPTIONS AND LIMITING CONDITIONS

1. It is assumed that title to the property herein appraised is good and merchantable, and in fee simple. The value is reported without regard to questions of title, boundaries, encroachments, environmental regulations, licenses, or other matters of a legal nature unless noncompliance has been stated, defined, and considered in the appraisal report.
2. The value is estimated under the assumption that there will be no international or domestic political, economic, or military actions that will seriously affect real estate values throughout the country.
3. Certain information concerning market and operating data was obtained from others. This information is verified and checked, where possible, and is used in this appraisal only if it is believed to be accurate and correct. However, such information is not guaranteed. Dimensions and areas of the Subject Property and of the comparables were obtained by various means and are not guaranteed to be exact.
4. Real estate values are influenced by a number of external factors. The information contained herein is all of the data we consider necessary to support the value estimate. We have not knowingly withheld any pertinent facts, but we do not guarantee that we have knowledge of all factors, which might influence the value of the Subject Property. Due to rapid changes in external factors, the value estimate is considered to be reliable only as of the date of the appraisal.
5. Opinions of value contained herein are estimates. This is the definition of an appraisal. There is no guarantee, written or implied, that the Subject Property will sell for the estimated value. The estimated value assumes that the property is under responsible ownership and has competent and prudent management.
6. The appraiser will not be required to provide testimony or attendance in court or before other legal authority by reason of this appraisal without prior agreement and arrangement between the employer and the appraiser.
7. Disclosure of the contents of this appraisal report is governed by the By-Laws and Regulations of the Appraisal Institute. Neither all nor any part of the contents of this report (especially any opinions, analyses, or conclusions concerning value, the identity of the appraiser or the firm with which he is connected, or any reference to the Appraisal Institute or the M.A.I. or SRA Designation) shall be disseminated to the public through advertising media, public relations media, news media, sales media, prospectus for securities, or any other public means of communication without prior written consent and approval of the undersigned.

Assumptions & Limiting Conditions, continued

8. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures which would render it more or less valuable, except as stated in this report. No responsibility is assumed for such conditions or for engineering, which may be required to discover them. It is assumed that a prudent owner/buyer would allow inspection of the property by a qualified soils or structure engineer if conditions so required.
9. The distribution of the total valuation in this report between land and improvements applies only under the reported highest and best use of the land. The allocation of value for land and improvements, if presented, must not be used in conjunction with any other appraisal and are invalid if so used.
10. Estimates of costs to cure deferred maintenance are difficult at best. Contractors approach such problems in various ways. The estimates, if any, provided within this report are probable costs given current market conditions, available information, and the appraiser's expertise.
11. No environmental impact studies were requested or made in conjunction with this appraisal, and the appraiser hereby reserves the right to alter, amend, revise, and/or rescind the value opinions based upon any subsequent environmental impact studies, research, or investigation.
12. This appraisal was prepared by Bryan E. Humphries & Associates and consists of trade secrets and commercial or financial information, which is privileged and confidential and is exempted from disclosure under 5 U.S.C. 552 (b) (4). Please notify Bryan E. Humphries & Associates of any request of reproduction of this appraisal.
13. Unless otherwise stated in this report, the existence of hazardous substances, including without limitation asbestos, polychlorinated biphenyl, petroleum leakage, or agricultural chemicals, which may or may not be present on the property or other environmental conditions, were not called to the attention of nor did the appraiser become aware of such during the appraiser's inspection. The appraiser has no knowledge of the existence of such materials on or in the property unless otherwise stated. The appraiser, however, is not qualified to test such substances or conditions. If the presence of such substances, such as asbestos, urea formaldehyde foam insulation, or other hazardous substances or environmental conditions, may affect the value of the property, the value estimated is predicated on the assumption that there is no such condition on or in the property or in such proximity thereto that it would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them.

Assumptions & Limiting Conditions, continued

14. Anyone acting in reliance upon the opinions, judgments, conclusions, or data contained herein, who has the potential for monetary loss due to the reliance thereon, is advised to secure an independent review and verification of all such conclusions and/or facts.

The user agrees to notify the appraiser prior to any irrevocable loan or investment decision of any error, which would reasonably be determined from a thorough and knowledgeable review.

15. By acceptance and use of this report, the user agrees that any liability for errors, omissions or judgment of the appraiser is limited to the amount of the fee charged.
16. The limiting condition relating to the ADA is as follows:

This appraisal has not considered the effects of the enactment of the Americans with Disabilities Act of 1990 (ADA), which initially became effective January 26, 1992. We have not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. Standards of this act are designed to provide access to all public facilities to all persons, regardless of mobility limitations. The act provides forceful encouragement for commercial establishments to enhance their accessibility and requires that renovations after this date fully comply with the access standards established by the Architectural and Transportation Barriers Compliance Board. Enhancements to buildings must be readily achievable and able to be carried out without much difficulty or expense. The act recognizes that "readily achievable" is different for companies depending on their resources. The first priority is to provide access from sidewalks, parking and transportation areas, with the second priority being to provide access to areas where goods and services are available to the public. Finally, access to restroom facilities must accommodate all persons. The modifications and costs that may be necessary for the property to conform to ADA can be ascertained only by a qualified architect. Should such a study be undertaken, and should the retrofit costs, if any, become known, then the appraisers reserve the right to re-evaluate the Subject Property.

CITY OF ROCKWALL, TEXAS

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING ARTICLE II. PARK LAND DEDICATION OF THE SUBDIVISION REGULATIONS OF THE CODE OF ORDINANCES AS SET FORTH HEREIN; PROVIDING FOR A PENALTY OF A FINE NOT TO EXCEED THE SUM OF FIVE HUNDRED DOLLARS (\$500.00); PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

Section 1. That the Subdivision Regulations of the Code of Ordinances shall be amended in Article II. Park Land Dedication, which shall hereafter read in its entirety as follows:

"ARTICLE II. PARK LAND DEDICATION

Sec. 24-41. Purpose.

(a) This article [Ordinance Number 87-1] is adopted to provide recreational areas in the form of neighborhood parks as a function of subdivision development in the City of Rockwall, Texas. This article is enacted in accordance with the Home Rule powers of the City of Rockwall, granted under the Texas Constitution, in statutes of the State of Texas, including but not by way of limitation, articles 974a and 1175. It is hereby declared by the city council that recreation areas in the form of neighborhood parks are necessary and in the public welfare, and that the only adequate procedure to provide for same is by integrating such a requirement into the procedure for planning and developing property or subdivisions in the city, whether such development consists of new construction on vacant land or rebuilding structures on existing residential property.

(b) Neighborhood parks are those parks providing for a variety of outdoor recreational opportunities, be a minimum of ten acres, and be within convenient distances for a majority of the residents to be served thereby. Park districts are established by the official park plan for the City of Rockwall, Texas, and shall be prima facie proof that any park located therein is within such convenient distance from any residence located therein. Primary cost of neighborhood parks shall be borne by the ultimate residential property owners, who, by reason of the proximity of their property to such parks, shall be the primary beneficiary of such facilities. Therefore, the following requirements are adopted to effect the purposes stated. (Ord. No. 87-1, § 1, 1-5-87)

Sec. 24-42. Definitions.

For the purposes of this article, the following definitions shall apply:

Develop (V): The act of subdividing a parcel or tract of land and installation of community facilities in accordance with and as defined by the City of Rockwall Subdivision Ordinance.

Development (N): A parcel or tract of land proposed for subdivision in accordance with and as defined by the City of Rockwall Subdivision Ordinance.

Park development. The development of a park site by construction of streets, drainage, utilities, and recreational improvements to serve a neighborhood park district.

Recreational Improvements - Facilities: The park features set forth for a neighborhood park in the Activity Menu of the Park Plan. A uniform cost shall be prepared annually for these features and adopted by resolution by the City Council. The dedication factor shall be applied to this cost to determine the pro rata share per new dwelling unit for recreational improvements - facilities.

Pro rata share of required dedication. The amount of land that shall be dedicated (or the acreage figure used to calculate cash in lieu of land donation) as prescribed within this article. The pro rata share of required dedication in a neighborhood park district shall be calculated as follows: Pro rata share of required acreage dedication per new dwelling unit is the factor obtained when the 10 acre area of park is divided by the ultimate residential dwelling unit holding capacity for park district in which the unit(s) is located.

The total number of residential units which a neighborhood park district is projected to have when fully developed shall be determined by the Impact Fee Land Use Assumptions as set forth in Table 1, Park Dedication Acreage Factor per Dwelling Unit, below. (Ord. No. 87-1, § II, 1-5-87)

TABLE 1
PARK DEDICATION ACREAGE FACTOR PER DWELLING UNIT

Park District	Ultimate Dwelling Unit Holding Capacity	Dwelling Unit Dedication Factor (Acre)
1	653	.015
2	1151	.009
3	962	.010
4	1660	.006
5	1558	.007
6	978	.010
7	1282	.008
8	1856	.005
9	1524	.007
10	1041	.010
11	948	.011

12	2663	.004
13	728	.014
14	1940	.005
15	870	.015
16	728	.014
17	1235	.008
18	801	.012
19	1071	.009
20	699	.014
21	1473	.007
22	1598	.006
Total	27,419	

Sec. 24-43. General Requirement for SF-16, SF-10, SF-7, ZL-5, 2-F and MF-15, to be used for single-family, zero lot line, duplex, and/or apartment multi-family residential purposes.

(a) Whenever a final plat is filed of record with the county clerk of Rockwall County for development of a residential area in accordance with the planning and zoning ordinances of the City of Rockwall, such plat shall contain a clear fee simple dedication of an area of land to the City of Rockwall for park purposes, which area shall be equal to or greater than the property being subdivided's pro rata share of neighborhood park property required for the neighborhood park district in which the property being platted or subdivided is located as shown by the Park Master Plan. In addition, the developer shall make payment of money for pro-rata share and recreational improvement facilities as defined in this article. Any proposed plat submitted to the city for approval shall show the area proposed to be dedicated under this article. The requirement for dedication under this article may be met by a payment of money in lieu of land when permitted or required by the other provisions of this article.

(b) The city council declares the development of an area smaller than one acre for public park purposes to be impractical. Therefore, if less than one acre is calculated to be the pro rata share of a development plat filed for approval, the developer shall be required to pay the applicable cash in lieu of land amount provided for by Section 24-45(c) of this article, rather than dedicate any land area. No plat showing a dedication of less than one acre shall be approved.

(c) In instances where an area of less than six (6) acres but more than one acre is calculated to be the pro rata share of a development the city council shall have the option of requiring land dedication or cash in lieu of land in accordance with Section 24-45(c) of this article after consideration of the recommendation of the planning and zoning commission and the parks and recreation board. If the City determines that sufficient park area is already in the public domain in the area of the proposed development or the neighborhood park district, or if the recreation potential for that zone would be better served by

expanding or improving an existing park, dedication may also be refused and cash in lieu of land may, likewise, be required.

(d) The dedication required by this article shall be made by filing of final plat or contemporaneously by separate instrument. If the actual number of completed dwelling units exceeds the figures upon which the original dedication is based, additional dedication shall be required and shall be made by payment in lieu of land amount described by Section 24-45(c) of this article, or by the conveyance of an entire numbered lot to the city. (Ord. No.87-1, § III, 1-5-87)

Sec. 24-44. Prior dedication; absence of prior dedication.

At the discretion of the city council, any former gift of land to the city may be credited on a per acre basis toward the eventual land dedication requirements imposed on the donor of such land. The city council shall consider recommendations of the planning and zoning commission and the parks and recreation board in exercising its discretion under this section. (Ord. No. 87-1, § IV, 1-5-87)

Sec. 24-45. Money in lieu of land.

(a) Subject to the veto of the city council and the terms of Section 24-43 of this article, a land owner responsible for dedication under this article may elect to meet the requirements of Section 24-43 in whole or in part by a cash payment in lieu of land, in an amount set forth in Section 24-45(c). Such payment in lieu of land shall be made at or prior to final plat approval.

(b) The city may from time to time decide to purchase land for parks in or near the area of actual or potential development. If the city does purchase park land in a neighborhood park district and said land purchased is used to meet the need for a neighborhood park, subsequent land dedications for that district shall be in cash only and calculated on a pro rata share basis to reimburse the city's actual cost of acquisition and development of such land for parks. The cash amount shall be equal to the sum of (1) the average price per acre of such land, and (2) the actual cost of adjacent streets and site utilities, or an estimate of such actual costs provided by the city engineer and the recreation improvement costs for facilities as set forth in the Park Master Plan for neighborhood parks. Once the city has been reimbursed entirely for all park land within a park zone, this section shall cease to apply and the other sections of this article shall be applicable.

(c) To the extent that Section 24-45(b) is not applicable, the dedication requirements shall be met by a cash payment in lieu of land on the basis of a per acre price. Said per acre price shall be determined annually by the city council and shall be based on current land values within the City. Once established the Council shall adopt the value(s) by resolution for appreciation as required in this subsection. Cash payments may be used only for acquisition or improvement of neighborhood parks located within the same neighborhood park district as the development in accordance with the Park Master Plan. (Ord. No. 87-1, § V, 1-5-87)

Sec. 24-46. Dedication of more than the pro rata share of park land.

The developer of a residential subdivision which is subject to the terms of this article may dedicate more land than the pro rata share calculated for the development if approved by the city council. If the developer dedicates an amount equal to or greater than the total required park land area for the neighborhood park district in which his subdivision is located, the city and the developer shall execute a pro rata refunding agreement in accordance with the City of Rockwall Subdivision Regulations which shall recover the cost of land dedicated in excess of the developer's pro rata share after streets, drainage, and utilities are constructed on the dedicated property.

The developer shall install the streets, drainage, and utilities to serve the neighborhood park, and the cost of same shall be included in the pro rata refunding agreement. The pro rata refunding agreement shall provide that future developers in the same neighborhood park district shall pay their pro rata share of the actual cost of park development which shall be calculated based on the per acre cash in lieu of land cost in effect at the time of dedication, plus the costs of streets, drainage, utilities, and recreational facilities installed to serve the dedicated neighborhood park. The cost of streets, drainage and utilities installed to serve the park shall be certified by the city engineer. In no case shall the developer receive pro rata payments after he has recovered an amount equal to the number of acres actually dedicated in excess of his pro rata share multiplied by the per acre cash in lieu of land figure in effect at the time of actual dedication, plus the costs of streets, drainage, and utilities as certified by the city engineer necessary to serve the neighborhood park. In no case shall the term of any pro rata agreement provided by this article be for a period in excess of five (5) years from the date of dedication. (Ord. No. 87-1, § VI, 1-5-87)

Sec. 24-47. Special fund established; right to refund.

(a) There is hereby established a special fund for the deposit of all cash funds in lieu of land dedication under this article, which fund shall be known as the "Park Land Dedication Fund."

(b) The city shall account for all sums paid in lieu of land dedication under this article referenced to individual plats involved. Any funds paid for such purposes must be expended by the city within eight (8) years from the date received by the city for acquisition and development of a neighborhood park as defined herein. Such funds shall be considered to be spent on a first/in first/out basis. If not so expended, the owners of the property on the last day of such period shall be entitled to a pro rata refund of such funds, calculated on a square footage basis. The owners of such property must request such refund within one year of entitlement; in writing, or such rights shall be barred. (Ord. No. 87-1, § VII, 1-5-87)

Sec. 24-48. Additional requirements and provisions.

(a) Any land dedicated to the city under this article shall be suitable for park and recreation use. The following characteristics of a proposed area are generally unsuitable:

- (1) Any area located in the one hundred-year floodplain;
- (2) Any area of unusual topography or slope which renders same unusable for organized recreational activities.

The above characteristics of park land dedication area may be grounds for refusal of a plat.

(b) Each park must have ready access to a public street.

(c) Unless provided otherwise herein, action by the city shall be by the city council after consideration of the recommendations of the planning and zoning commission and the parks and recreation board. Any proposal considered by the planning and zoning commission under this article shall have been reviewed by the parks and recreation board and its recommendation given to the commission. The commission may make a decision contrary to such recommendation only by a vote of at least five (5) members. Should the commission be unable to get this vote, the matter shall then be referred to the city council for final decision.

(d) If any provision of this article or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect any other provisions or applications of this article which can be given effect without the invalid provision or application, and to this end the provisions of this article are declared to be severable.

(e) This article shall become effective upon adoption by the city council. (Ord. No. 87-1, § VIII, 1-5-87)

Sec. 24-49. Review and updating park master plan.

The City of Rockwall Parks and Recreation Department shall consider the need to update the Park Master Plan at least annually to insure that the plan remains current and provides an equitable, effective framework from which to pursue the acquisition and development of neighborhood park services for each neighborhood park district.

(Ord. No. 87-1, § XI, 1-5-87)

Sec. 24-50. Waiver of mandatory neighborhood park land dedication in the case of private developments.

If a development is proposed to be a private development where no public streets are dedicated for use by the public the city shall:

- (1) Calculate the pro rata share of the proposed private development as if it were to be a development where public streets were to be dedicated.
- (2) Waive the requirement for mandatory dedication if the private amenities of the proposed development meet or exceed the calculated pro rata share as calculated under Section 24-50(1) above.
- (3) Decrease the total acreage shown in the Park Master Plan as being required to meet the ultimate need for neighborhood parks in the applicable neighborhood park district by the acreage calculated under Section 24-50(1) above (for the purpose of future calculations of pro rata shares for future developments).
- (4) In a private development within a park district or a private development encompassing an entire park district, the park property within the private development must be easily accessible to the general public either through the use of the city trail system or public roadways. If the private development encompasses the entire park district and the ten acres of park land is not continuous, each separate section of park property must be accessible to the general public and connected by way of a minimum eight foot wide trail.

(Ord. No. 87-1, § IX, 1-5-87)

Sec. 24-51. Waiver of article requirements by city council.

The city council of the City of Rockwall, Texas may waive the requirements of this article upon a finding by the city council that said waiver is clearly in the best interest of the City of Rockwall. (Ord. No. 87-13, § I, 3-16-87)"

Section 2. Any person violating the provisions of this Ordinance shall be deemed guilty of a misdemeanor and upon conviction be subject to a fine in accordance with the general provisions of the Code of Ordinances.

Section 3. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

Section 4. That this ordinance shall take effect immediately from and after its passage and approval, and it is so ordained.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL,
TEXAS, this _____ day of _____, 1999.**

ATTEST:

Mayor
City of Rockwall, Texas

City Secretary
City of Rockwall, Texas

APPROVED:

City Attorney
City of Rockwall, Texas

CITY OF ROCKWALL, TEXAS

RESOLUTION NO. ____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS ESTABLISHING THE “COST PER ACRE” TO BE USED IN CALCULATION OF A NEW DEVELOPMENT’S PRO RATA SHARE CONTRIBUTION FOR NEIGHBORHOOD PARK LAND; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Rockwall desires to provide a park system which includes adequately sized and appropriately equipped Neighborhood Parks, and

WHEREAS, the City of Rockwall has adopted a Park and Recreation Master Plan designed to facilitate development of its Park Systems, and

WHEREAS, the City of Rockwall adopted Ordinance No. 38-50, Mandatory Neighborhood Parkland Dedication Ordinance, designed to facilitate participation by developers (on a pro-rata basis) in acquisition and development of neighborhood parks, and

WHEREAS, said ordinance provides that the City Council shall annually adopt a resolution establishing the “cost per acre” to be used in calculation of a new development’s pro rata share contribution for neighborhood park land;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THAT:

Section 1. Based upon a recommendation of the City of Rockwall Parks and Recreation Board, \$34,000.00 is hereby adopted as the “cost per acre” park development cost to be used in calculation of pro-rata neighborhood park development matters associated with Ordinance No. 38-50.

Section 2. This resolution shall be in force and effect from and after its passage and it is accordingly so resolved.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS THIS 2nd day of March, 2015.

Jim Pruitt, Mayor

ATTEST:

Kristy Ashberry, City Secretary

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CITY OF ROCKWALL

CITY COUNCIL MEMO

AGENDA DATE: 03/02/2015

APPLICANT: Harold Fetty, *H. D. Fetty Land Surveyor*

AGENDA ITEM: **P2015-005**; *Lot 1, Block A, Hoardstroms Addition*

SUMMARY:

Discuss and consider a request by Harold Fetty of H. D. Fetty Land Surveyor, LLC on behalf of the owner Andrea Holliman for the approval of a replat for Lot 1, Block A, Hoardstroms Addition being a 0.47-acre tract of land identified as a portion of Lot 1 of the W. D. Austin Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD) for Residential Office (RO) District land uses, situated within the North Goliad Corridor Overlay (NGC OV) District, addressed as 904 N. Goliad Street, and take any action necessary.

COMMENTS:

- ☒ On February 4, 2014, City staff approved an administrative site plan under *Case No. SP2014-001* for the purpose of allowing the applicant to convert an existing residential structure into a retail store within Planned Development District 50 (PD-50). The purpose of this request is to replat the 0.47-acre parcel of land in order to account for all the necessary easements required on the subject property.
- ☒ The Surveyor has completed the majority of the technical revisions requested by staff, and this plat, conforming to the requirements for replats as stated in the *Subdivision Ordinance* in the Municipal Code of Ordinances, is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- ☒ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Recommendation* section below.

With the exception of the items listed in the *Recommendation* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the Municipal Code of Ordinances.

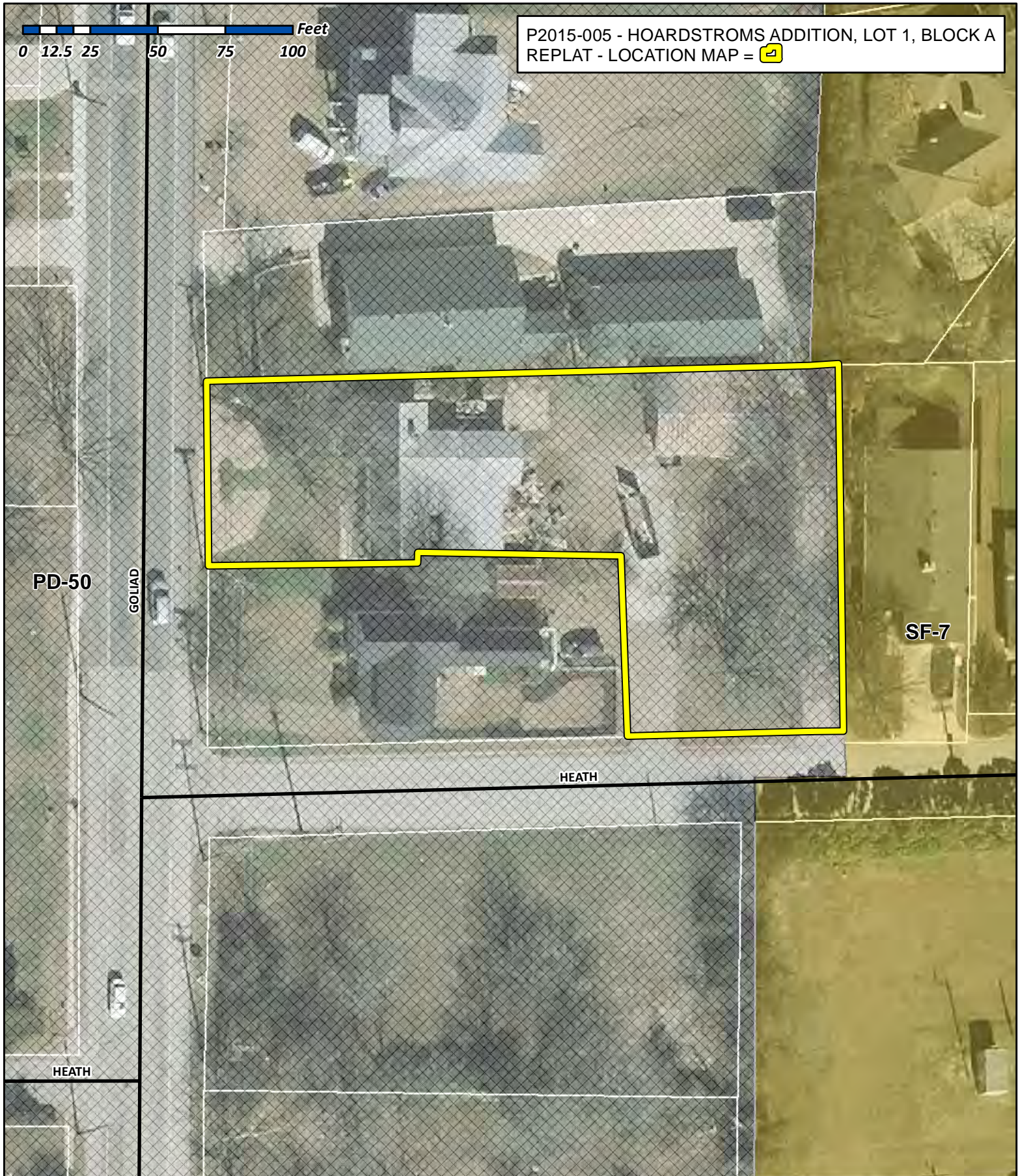
RECOMMENDATIONS:

Staff recommends approval of the replat for *Lot 1, Block A, Hoardstroms Addition* in conformance with the following conditions of approval:

- 1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat; and,
- 2) Any construction resulting from the approval of this *plat* shall conform to the requirements set forth by the Unified Development Code, the 2009 International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION:

On February 24, 2015, the Planning and Zoning Commission approved a motion to recommend approval of the replat by a vote of 6-0, with Commissioner Conley absent.

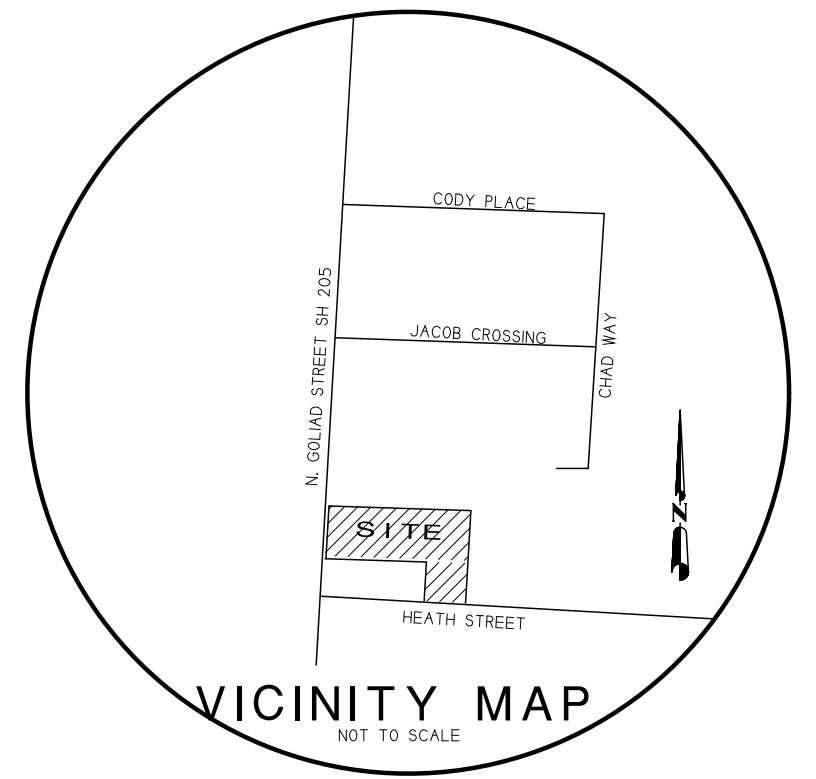
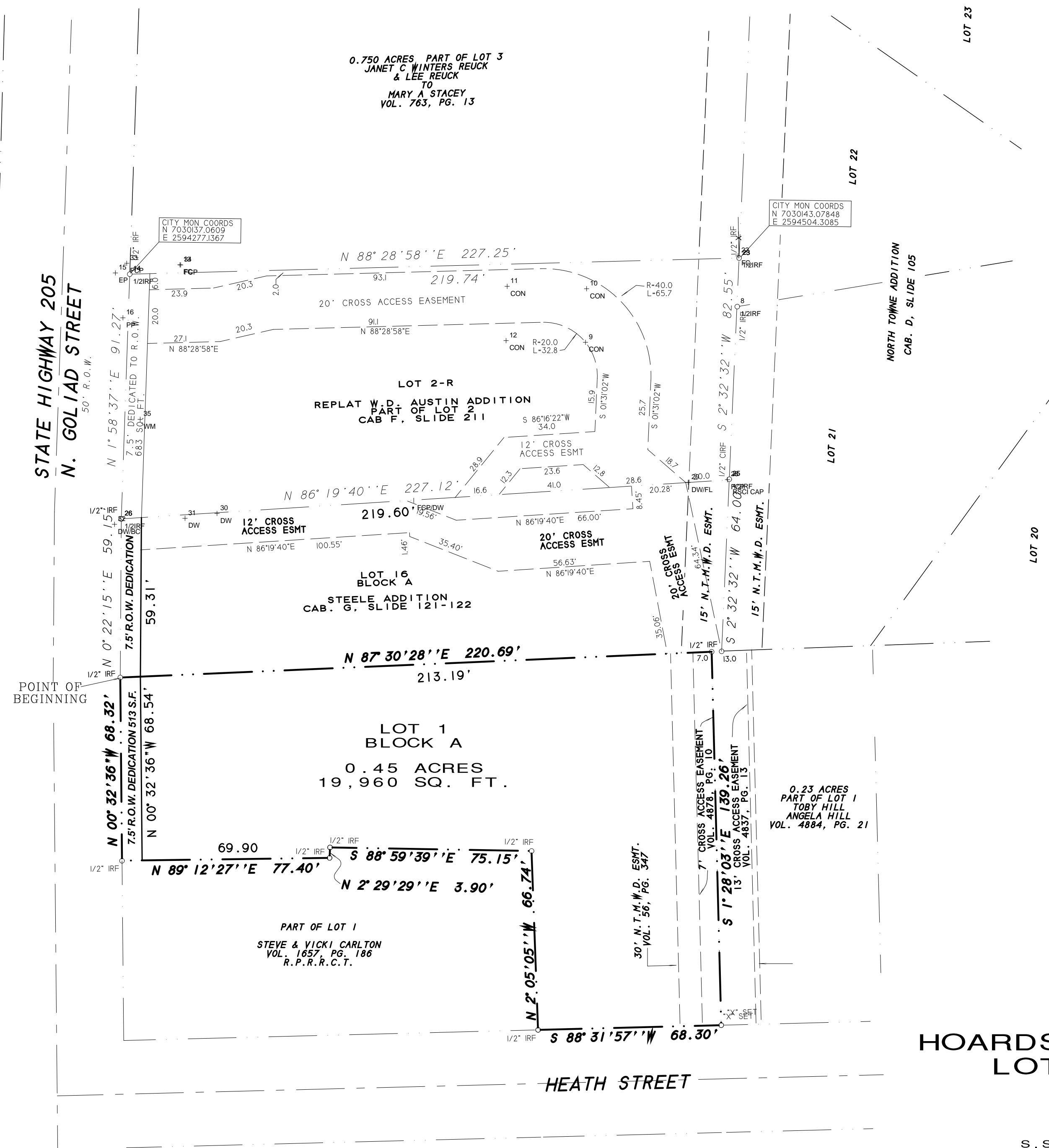
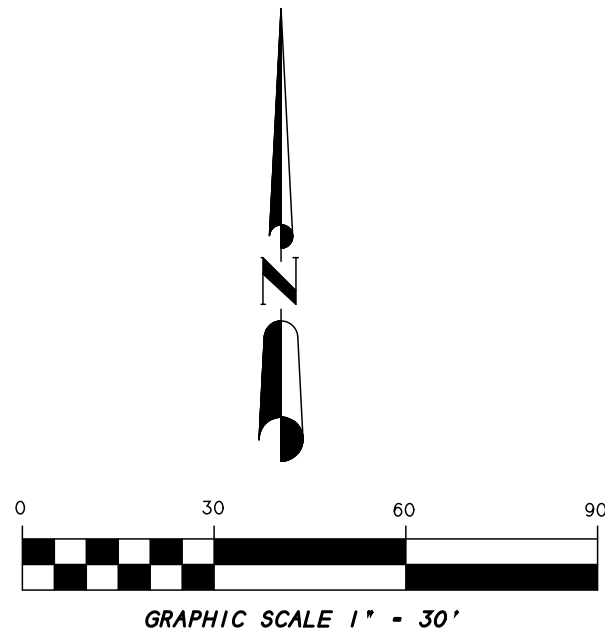


City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





FINAL PLAT
HOARDSTROMS ADDITION
LOT 1, BLOCK A

REPLAT OF
 W.D. AUSTIN ADDITION
 PART OF LOT 1
 0.47 ACRES (1 LOT)
 S.S. MCCURRY SURVEY, A-146
 AN ADDITION TO THE CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS

- NOTES
- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0030 L dated Sept. 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
 - 2) BEARING SOURCE: RECORDED DEED IN VOL. 612, P. 209, R.P.R.R.C.T.
 - 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "R.S.C.I. RPLS 5034."

OWNER:
 ANDREA HOLLIMAN
 204 N. WEST STREET
 ROCKWALL, TX 75032

H.D. Fetty Land Surveyor, LLC

Firm Registration no. 101509-00
 6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SHEET 1 OF 2
 SURVEY DATE FEBRUARY 13, 2015
 SCALE 1" = 30' FILE # 991085-RP3
 CLIENT HOLLIMAN

OWNER'S CERTIFICATE
(Public Dedication)
STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, ANDREA HOLLIMAN, BEING THE OWNER OF A TRACT
OF land in the County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract, parcel of land situated in the S.S. McCURRY SURVEY, ABSTRACT NO. 146, Rockwall County, Texas, and being a part of Lot 1 of W.D. AUSTIN ADDITION, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Volume 0, Page 536 and 537 of the Plat Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner at the Northwest corner of Lot 1 and same being the Southeast corner of Lot 2;

THENCE N. 87 deg. 30 min. 28 sec. E. along the South line of Lot 2, a distance of 220.69 feet to a 1/2" iron rod found for corner;

THENCE S 01 deg. 28 min. 03 sec. E. a distance of 139.26 feet, to an "X" set in a concrete driveway apron at the North right-of-way line of Heath Street;

THENCE S. 88 deg. 31 min. 57 sec. W. along the North right-of-way line of Heath Street, a distance of 68.30 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner;

THENCE N. 02 deg. 05 min. 05 sec. W. a distance of 66.74 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner at the base of a fence corner post;

THENCE N. 88 deg. 59 min. 35 sec. W. along a wood board fence line, a distance of 75.15 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner at the base of a fence corner post;

THENCE S. 02 deg. 29 min. 29 sec. W. along a wood board fence line, a distance of 3.90 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner at the base of a fence corner post;

THENCE S. 89 deg. 12 min. 27 sec. W. a distance of 77.40 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner in the East right-of-way line of State Highway 205 (N. Goliad);

THENCE N. 00 deg. 32 min. 36 sec. W. along the East right-of-way line of State Highway 205 (N. Goliad), a distance of 68.32 feet to the POINT OF BEGINNING and containing 19,960 square feet or 0.47 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as HOARDSTROMS ADDITION LOT 1, BLOCK A, an Addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the subdivision have been notified and signed this plat.

I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same.

I also understand the following:

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of th eir respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
- The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
- No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, sto rm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer an d/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as p rogress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

I further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I, my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exaction's made herein.

ANDREA HOLLIMAN

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared ANDREA HOLLIMAN known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____ day of _____, _____.

Notary Public in and for the State of Texas

My Commission Expires:

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for w ater for personal use and fire protection within such plat, as required under Ordinance 83-54.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

Harold D. Fetty, III
Registered Professional Land Surveyor No. 5034



RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission _____ Date _____

APPROVED

I hereby certify that the above and foregoing plat of HOARDSTROMS ADDITION, LOT 1, BLOCK A, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

WITNESS OUR HANDS, this _____ day of _____, _____.

Mayor, City of Rockwall _____ City Secretary City of Rockwall _____

City Engineer _____

FINAL PLAT
HOARDSTROMS ADDITION
LOT 1, BLOCK A

REPLAT OF
W.D. AUSTIN ADDITION
PART OF LOT 1

0.47 ACRES (1 LOT)
S.S. McCURRY SURVEY, A-146
AN ADDITION TO THE CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER :
ANDREA HOLLIMAN
204 N. WEST STREET
ROCKWALL, TX 75032

H.D. Fetty Land Surveyor, LLC

Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SHEET 2 OF 2

SURVEY DATE FEBRUARY 13, 2015
SCALE 1" = 30' FILE # 991085-RP3
CLIENT HOLLIMAN

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CITY OF ROCKWALL

CITY COUNCIL MEMO

AGENDA DATE: 03/02/2015

APPLICANT: Harold Fetty of H.D. Fetty Land Surveyor, LLC

AGENDA ITEM: P2015-006 (Blasé Addition - Replat)

SUMMARY:

Discuss and consider a request by Harold Fetty of H. D. Fetty Land Surveyor, LLC on behalf of the owners Chris and Jill Blasé for the approval of a replat for Lot 3, Block A, Blasé Addition being a 4.28-acre tract of land currently identified as Lot 3, Block A, Blasé Addition and a portion of Tract 11-3 of the A. Hanna Survey, Abstract No. 98, City of Rockwall, Rockwall County, Texas, zoned Single Family 10 (SF-10) District, addressed as 1220 East Fork Drive, and take any action necessary.

COMMENTS:

- The objective of this request is to replat an existing residential lot by incorporating a 10,000 sq. ft. area on the east side of the property. This will create a 4.28-acre parcel of land for the purpose of constructing a guest home/secondary living unit in accordance with the standards established in the Unified Development Code.
- Conditional approval of this plat by the City Council shall constitute approval subject to the conditions below.
- With the exception of the items listed in the Recommendation section of this case memo, this plat is in substantial compliance with the requirements of the Subdivision Ordinance in the Municipal Code of Ordinances.

RECOMMENDATIONS:

If the Planning & Zoning Commission and City Council choose to approve the request for final plat, staff would recommend the following conditions of approval:

A) All the technical comments from the Engineering and Fire Departments shall be addressed prior to the filing of this plat, including the following Planning Comments;


1. Adherence to Engineering and Fire Department standards.
2. Provide call on plat where indicated as a distance of 2.80', located on the east side of property. The bearing indicated on Owners Certificate is S 00 deg, 22 min, 18 sec. East.
3. Correct signature block under "Approved" to indicate expiration as "180 days."
4. Provide case # on lower right corner at resubmittal (Case# P2015-006).

B) Any construction resulting from the approval of this final plat shall conform to the requirements set forth by the Unified Development Code, the 2009 International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

Planning and Zoning Commission Recommendation:

On February 24, 2015, the Planning and Zoning Commission recommended approval of the plat with staff conditions by a vote of 6 to 0 [Conley - absent].

0 35 70 140 210 280 Feet

SP2015-006 - BLASE ADDITION, LOT 3, BLOCK A
REPLAT - LOCATION MAP = 

PD-3

SF-10

PD-29

GEARY

MISSION

VALLEJO

MONTEREY

EAST FORK

BRYN MAHR

PD-41



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

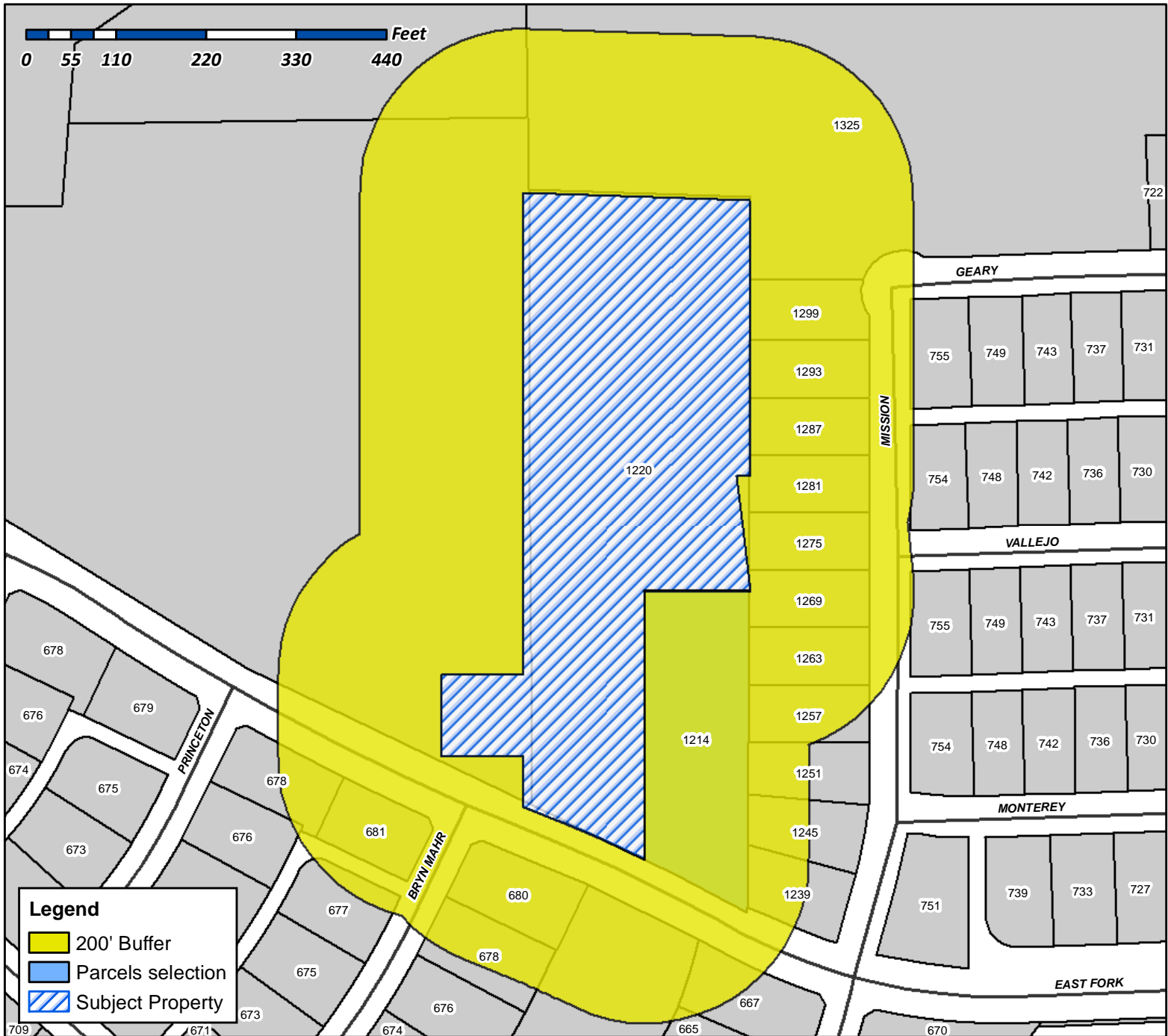
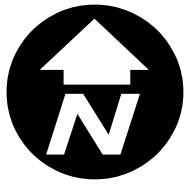




City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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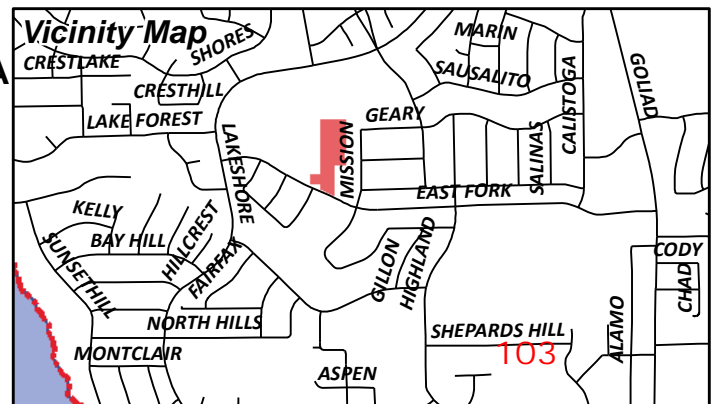


****Only properties within the 200' Buffer that are also in the Blase Subdivision are to be notified****

Case Number: P2015-006
Case Name: BLASE ADDITION, LOT 3, BLOCK A
Case Type: Replat
Zoning: SF-10
Case Address: 1220 East Fork Dr

Date Created: 2/16/2015

For Questions on this Case Call (972) 771-7745





NOTICE OF PUBLIC HEARING

CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

To Whom It May Concern:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. P2015-006: Blase Addition, Lot 3, Block A

Discuss and consider a request by Harold Fetty of H. D. Fetty Land Surveyor, LLC on behalf of the owners Chris and Jill Blasé for the approval of a replat for Lot 3, Block A, Blasé Addition being a 4.28-acre tract of land currently identified as Lot 3, Block A, Blasé Addition and a portion of Tract 11-3 of the A. Hanna Survey, Abstract No. 98, City of Rockwall, Rockwall County, Texas, zoned Single Family 10 (SF-10) District, addressed as 1220 East Fork Drive, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 2/24/2015 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday, 3/2/2015 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

David Gonzales
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by **3/2/2015** to ensure they are included in the information provided to the City Council.

Sincerely,

Robert LaCroix, AICP
Director of Planning & Zoning

MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE: [HTTP://WWW.ROCKWALL.COM/PLANNING/PLANNINGDEVCASES.ASP](http://www.rockwall.com/planning/planningdevcases.asp)

— . . . PLEASE RETURN THE BELOW FORM — . . .

Case No. P2015-006: Blase Addition, Lot 3, Block A

Please place a check mark on the appropriate line below:

- ☐ I am in favor of the request for the reasons listed below.
- ☐ I am opposed to the request for the reasons listed below.

Name:

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

Reference No.	Name	Legal Description	Address 1	Address 2	Address 3	City	State	Zip
3124-0000-0002-00-0R	DALLAS ERIN C & COLIN M	BLASE ADDITION, LOT 2, ACRES 1.06		1214 EAST FORK		ROCKWALL	TX	75087

LOT 1, BLOCK A
ROCKWALL ELEMENTARY
SCHOOL NO. 9 ADDITION
CABINET E, SLIDE 161

POINT OF
BEGINNING
1/2" IRF
N 7033330.3
E 2590989.9

S 88° 14' 04" E 276.34'

LOT 1, BLOCK A
ROCKWALL ELEMENTARY
SCHOOL NO. 9 ADDITION
CABINET E, SLIDE 161

1/2" IRF
• 108.26'

LOT 11

LOT 10

LOT 9

S 89° 41' 00" W
16.50'

LOT 8

LOT 3
4.28 ACRES
186,398 S.F.

BLOCK 1

LOT 7

LOT 6

LOT 5

LOT 4

LOT 2
1.06 ACRES
46,387 S.F.

LOT 3

LOT 2

LOT 1

LAKEVIEW SUMMIT, PHASE 2
CABINET E, SLIDE 303

N 89° 45' 07" E
100.00'

N 0° 14' 53" W
100.00'

S 89° 45' 07" W
100.00'

N 0° 14' 53" W
61.00'

10' PRIVATE SANITARY
SEWER ESMT.

10' UTILITY ESMT.

17,850 SQ. FT. R.O.W.
VOL. 4005 PG. 92
E. FORK DRIVE

THE PRESERVE PHASE 3
CABINET G, SLIDE 193

SITE
LOCATION

GEARY

MISSION

N. ALAMO RD

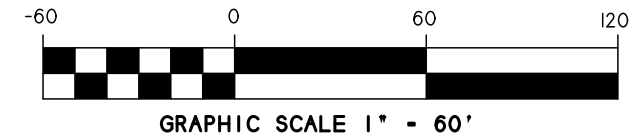
ALAMO RD

N. GOLIAD STREET

SH 205 N

HEATH STREET

VICINITY MAP
N.T.S.



CURVE DATA TABLE

Curve	Delta Angle	Radius	Arc	Tangent	Chord	Chord Bearing
1	6°05'46"	1532.50	115.84	57.95	115.81	N 66°18'03"W
2	0°53'42"	2967.50	46.36	23.18	46.36	N 68°01'35"W
3	1°45'58"	1532.50	47.22	23.61	47.22	N 63°15'08"W

NOTES

- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0030 L dated Sept. 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
- 2) BEARING SOURCE: CITY OF ROCKWALL MONUMENT SYSTEM BASED ON THE W.B.L.
- 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "R.S.C.I. RPLS 5034."

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

FINAL PLAT

BLASE ADDITION LOT 3, BLOCK A

BEING A REPLAT OF LOT 1
BLOCK 1, BLASE ADDITION

A PART OF THE A.HANNA
SURVEY, ABSTRACT NO. 98

CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

H.D. Fetty Land Surveyor, LLC

Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SHEET 1 OF 2

SURVEY DATE FEBRUARY 13, 2015
SCALE 1" = 60' FILE #20071648-RP
CLIENT BLASE

OWNER:
CHRISTOPHER & JILL BLASE
1220 E. FORK DRIVE
ROCKWALL TEXAS 75087
214-403-8995

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS CHRISTOPHER & JILL BLASE, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the A. HANNA SURVEY, ABSTRACT NO. 98, City of Rockwall, Rockwall County, Texas, andand being a part of a tract of land as described in a Warranty deed from Hillwood Shores, LP to BREC Enterprises, LLC, dated May 11, 2011 and being recorded in Volume 1445, Page 208 of the Official Public Records of Rockwall County, Texas, and all of Lot 1, Block 1, BLASE ADDITION, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet G, Slide 245, Plat Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner at the Northwest corner of said 5.38 acres tract, said point being at the Southwest corner of Lot 1, Block A, of ROCKWALL ELEMETARY SCHOOL NO. 9 ADDITION, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet E, Slide 161 of the Plat Records of Rockwall County, Texas;

THENCE S. 88 deg. 14 min. 04 sec. E. a distance of 276.34 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner at the Northeast corner of said Blase Addition and an inner "L" corner of said Lot 1, Block A;

THENCE S. 00 deg. 22 min. 18 sec. E. a distance of 336.00 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner;

THENCE S. 89 deg. 41 min. 00 sec. W. a distance of 16.50 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner;

THENCE S. 07 deg. 02 min. 09 sec. E. along an old wire fence, a distance of 142.18 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner;

THENCE S. 00 deg. 22 min. 18 sec. E. a distance of 2.80 feet to a 1/2" iron rod found for corner at the northeast corner of Lot 2, Block A, Blase Addition;

THENCE S. 89 deg. 37 min. 46 sec. W. along the North line of Lot 2, Block A, a distance of 129.15 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner;

THENCE S. 00 deg. 22 min. 18 sec. E. along the west line of Lot 2, Block A, a distance of 325.58 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner in the northeast right-of-way line of E. Fork Drive;

THENCE in a Northwesterly direction along a curve to the left having a central angle of 04 deg. 19 min. 51 sec., a radius of 1532.50 feet, a tangent of 57.95 feet, a chord of N. 68 deg. 18 min. 03 sec. W., 115.81 feet along said right-of-way line, an arc distance of 115.84 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner;

THENCE in a Northwesterly direction along a curve to the right having a central angle of 00 deg. 53 min. 42 sec., a radius of 2967.50 feet, a tangent of 46.36 feet, a chord of N. 68 deg. 01 min. 35 sec. W., 46.36 feet along said right-of-way line, an arc distance of 46.36 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner at the southwest corner of Lot 1, Block A;

THENCE N. 00 deg. 14 min. 53 sec. W. along the West line of said Lot 1, a distance of 61.00 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner;

THENCE S. 89 deg. 45 min. 07 sec. W. a distance of 100.00 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner;

THENCE N. 00 deg. 14 min. 53 sec. W. a distance of 100.00 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner;

THENCE N. 89 deg. 45 min. 07 sec. E. a distance of 100.00 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner in the west boundary line of said Lot 1;

THENCE N. 00 deg. 14 min. 53 sec. W. along the west boundary line of said Lot 1, a distance of 590.03 feet to the POINT OF BEGINNING and containing 186,398 square feet or 4.28 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as BLASE ADDITION, LOT 3, BLOCK A, an Addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the subdivision have been notified and signed this plat.

I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same.

I also understand the following:

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of th eir respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maint aining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
- The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
- No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Roc kwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer an d/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as p rogress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

I further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I, my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exaction's made herein.

CHRISTOPHER L. BLASE

JILL L. BLASE

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared CHRISTOPHER L. BLASE known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this ____ day of _____, _____.

Notary Public in and for the State of Texas My Commission Expires: _____

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared JILL L. BLASE known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this ____ day of _____, _____.

Notary Public in and for the State of Texas My Commission Expires: _____

SURVEYOR'S CERTIFICATE
NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner mohuments shown thereon were properly placed under my personal supervision.

Harold D. Fetty, III
Registered Professional Land Surveyor No. 5034



RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission Date _____

APPROVED
I hereby certify that the above and foregoing plat of BLASE ADDITION, LOT 3, BLOCK A, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ____ day of _____, _____.
This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred twenty (120) days from said date of final approval.
Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

WITNESS OUR HANDS, this ____ day of _____, _____.

Mayor, City of Rockwall City Secretary City of Rockwall

City Engineer

FINAL PLAT
BLASE ADDITION
LOT 3, BLOCK A

BEING A REPLAT OF LOT 1
BLOCK 1, BLASE ADDITION

A PART OF THE A.HANNA
SURVEY, ABSTRACT NO. 98

OWNER:
CHRISTOPHER & JILL BLASE
1220 E. FORK DRIVE
ROCKWALL TEXAS 75087
214-403-8995

CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

H.D. Fetty Land Surveyor, LLC

Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SURVEY DATE FEBRUARY 13, 2015
SCALE 1" = 60' FILE #0071648-RP
CLIENT BLASE

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CITY OF ROCKWALL, TEXAS MEMORANDUM

TO: Brad Griggs, Assistant City Manager

FROM: Andy Hesser, Parks and Recreation Manager

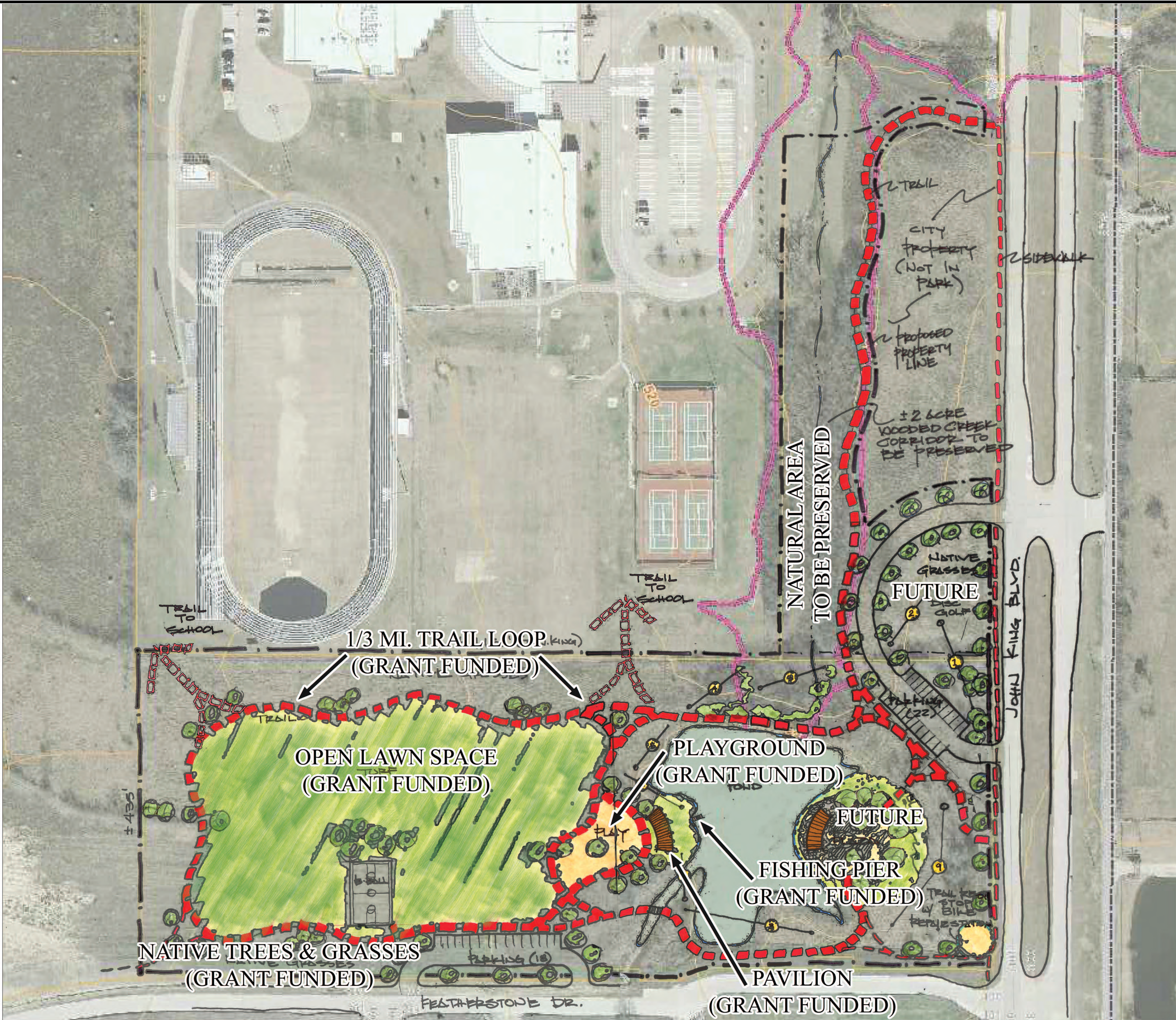
DATE: February 26, 2015

SUBJECT: DESIGN CONTRACT FOR STONE CREEK PARK

The City of Rockwall has been officially awarded \$400,000 in grant funds from the Texas Recreation and Parks Account (TRPA) for developing the neighborhood park in Stone Creek. Contingent upon final execution of the contract with the Texas Parks and Wildlife (TPWD), total funds available will be \$647,800. Of that amount, TPWD will contribute \$400,000 and the remaining funds of \$247,800 come from the developer's contributions collected in accordance with the Mandatory Park Land Dedication Ordinance.

In July of 2014, Council approved Mark Spencer of MHS Planning and Design to prepare the concept plan and grant application. The concept plan includes concrete trail, playground, small pedestrian bridge, fishing pier, native grass and tree plantings, pavilion/picnic area, open play area lawn, and off-street parking stalls.

At the February 25, 2015 meeting, Park Board voted unanimously to recommend that Council considers authorizing the City Manager to enter into an agreement with MHS Planning and Design, LLC to provide construction documents for the Stone Creek neighborhood park. The design fee is \$71,200 plus expenses. The funding source will come from the \$247,800 available in fees collected from developer. A copy of the approved concept plan is attached for your review.



1 OF 1

STATE OF TEXAS

COUNTY OF ROCKWALL

This contract entered into by and between the City of Rockwall, Rockwall County, Texas (hereinafter called "OWNER") acting herein by Rick Crowley, City Manager, hereunto duly authorized, and MHS Planning & Design, LLC of Tyler, Smith County, Texas (hereinafter called the "CONSULTANT").

SECTION 1. EMPLOYMENT OF THE CONSULTANT

- A. The Owner hereby employs the "CONSULTANT", and the Consultant agrees to provide consulting services in connection with the construction of The Park at Stone Creek herein after called the "PROJECT" as described in the Preliminary Budget, a copy of which is attached hereto and labeled Exhibit "A".
- B. Length of Contract: The services of the Consultant shall commence upon execution of this contract. All of the services required and performed hereunder shall be completed within three years of the date of this contract. The Consultant shall not be responsible for the failure of the Contractor to perform under the terms of any construction contracts awarded as a result of the Consultant's professional services hereunder. The Consultant shall not be responsible for the failure of the Owner to budget funds, acquire property, receive bids, or otherwise diligently prosecute the Owner's responsibilities set forth herein in Section 4 or meet other terms of the potential grant agreement with Texas Parks and Wildlife Department.

SECTION 2. BASIC SERVICES OF THE CONSULTANT

- A. General:
 - 1. The Consultant agrees to perform and/or provide services in connection with the Project as hereinafter stated.
 - 2. The Consultant shall serve as the Owner's professional representative in all phases of the project and shall give consultation and advice to the Owner during the performance of his services.
- B. Preliminary Report Phase: During the preliminary report phase, the Consultant shall:
 - 1. Consult with the Owner to determine the requirements of the Project.
 - 2. Meet with interested citizens and the Park Board to receive input and review the final site plan.
 - 3. Procure a topographic survey and any existing surveys of right-of-way and utilities for use in the design of the project. The development of a detailed flood

study, wetlands delineation survey and pond/lake permits is specifically excluded from the basic services of the Consultant and is addressed in Section 3 - Additional Services.

4. Provide to the Owner preliminary cost estimates for the improvements contained in the project.
5. Prepare a revised and detailed site plan and sketches for the project based on findings above.

C. Design Phase: After authorization from the Owner to proceed with the final design phase, the Consultant shall:

1. On the basis of the approved preliminary design documents coordinate and/or prepare detailed construction drawings and specifications for the Project. The construction drawings and specifications shall be prepared for the project to be bid under a single construction contract and not multiple contracts.
2. Furnish to the Owner construction plans and specifications so that the Owner may secure approval from the Texas Parks and Wildlife and Texas Department of Licensing & Regulation.
3. Advise the Owner of any adjustment of the cost estimate for the Project caused by changes in scope, design requirements or construction costs, and furnish a revised cost estimate for the Project based on the completed drawings and specifications.
4. Prepare the proposal forms, notice to bidders, and contract documents for submission by the Owner to the Owner's legal counsel for approval as to content, form, and legality.
5. Furnish copies of the contract documents consisting of plans, specifications, bid and contract documents.
6. Assist the Owner in obtaining and evaluating bids and awarding contracts for the construction of the Project. The assistance by the Consultant shall include the provision of advertisement for bids and after reviewing the bids received, making a recommendation on the awarding of a construction contract.

D. Construction Phase: After award of construction contract by the Owner, the Consultant shall:

1. Be responsible for setting benchmarks only for the construction work. The contractor shall determine alignment and grade of work to be constructed from these reference marks.

2. Make periodic visits to the site when deemed appropriate by the Consultant in the exercise of his professional judgment to observe the progress and quality of the executed work and to determine in general if the work is proceeding in accordance with the plans, specifications, and contract documents; he will not be required to make exhaustive or continuous on-site inspections to check the quality or quantity of the work; he will not be responsible for having quality control testing done; he will not be responsible for the techniques and sequences of construction and he will not be responsible for the contractor's failure to perform the construction work and will endeavor to guard the Owner against defects and deficiencies in the work of the Contractors, and may disapprove work as failing to conform to the plans and specifications, and contract documents.
3. Check samples, catalog data, laboratory testing, shop drawings, mill tests of materials and equipment, and other data which the Contractor is required to submit, only for the conformance with the design concept of the Project and compliance with the information given by the plans, specifications, and contract documents; and accept or reject all such submittal data furnished by the Contractor, materials used, and work performed by the Contractor as either complying or not complying with the intent of the plans, specifications, and contract documents.
4. Consult and advise with the Owner, act as the Owner's representative at the Project site, issue all instructions of the Owner to the construction contractors that do not conflict with good construction practice, and prepare routine change orders as required.
5. Based on his on-site observations as an experienced and qualified design professional and on his review of the contractor's applications for payment, determine the amount owing to the contractors in such amounts; such approvals of payment to constitute a representation to the Owner, based on such observations and review and data comprising such applications, that the work has progressed to the point indicated and that, to the best of his knowledge, information, and belief, the quality the work is in accordance with the plans, specifications, and contract document subject to the results of subsequent testing called for in the specifications and contract documents and any qualifications stated in this approval.
6. Conduct, in company with the Owner's representative, a final inspection of the Project for conformance with the design concept of the Project and compliance with the plans, specifications, and contract documents, and recommend in writing final payment to the contractor.
7. Make an inspection of the Project prior to expiration of the guarantee period and report observed discrepancies under guarantees provided by the construction contract.

8. Furnish the Owner, a set of record prints of drawings and addendum drawings showing those changes made during the construction period, based upon the marked up prints, drawings, and other data furnished by the Contractor to the Consultant and which Consultant considers to be the significant.

SECTION 3. ADDITIONAL SERVICES

- A. **General:** In addition to the basic services to be furnished by the Consultant under this proposal for which the payment of the standard consulting fee shall be made, the Consultant shall furnish additional services of the following types, if AUTHORIZED BY THE OWNER IN WRITING, to be paid for by the Owner as set out in Section 5, Paragraph B.
1. Additional services due to significant changes in general scope of the project or its design including, but not limited to, changes in size, complexity, or character of construction when such changes are requested by the Owner.
 2. Revising at Owner's request studies, reports, design documents, drawings or specifications which were previously approved by the Owner except the Owner shall not be obliged to pay when:
 - a) The initial project bids exceed the revised cost estimate (Section 2, C3) and the changes are required to bring the project cost within previously Owner established limits, or
 - b) The changes are required by regulating authorities or to bring the design into compliance with applicable codes or ordinances, or
 - c) The changes are required as a result of some error or omission on the part of the Consultant.
 3. Furnishing of additional copies (beyond the basic contract sets) of reports and additional prints of drawings, specifications, and contract documents.
 4. Investigations involving detailed consideration of operation, maintenance, and overhead expenses; and the preparation of rate schedules, earnings and expense statements, feasibility studies, appraisals, and valuations; detailed quantity surveys of material and labor; and material audits or inventories required for certification of force account construction by the Owner.
 5. Additional or extended services during the construction made necessary by (1) work damaged by fire, vandalism, or other similar causes not under the control of the Consultant, (2) prolongation of the construction contract time by more than 25 percent, (3) construction contract default due to delinquency or insolvency of the construction contractor.

6. The preparation of instruction manuals or of operation and maintenance beyond those furnished with fixture and equipment incorporated into the job.
7. Additional services and costs necessitated by out-of-town travel required by the Consultant other than visits to the Project and consultation in the Owner's office as required by Section 2.
8. Serving as expert witness or giving counsel for the Owner in any litigation, real or potential, or other legal proceeding involving the Project where the Consultant is not a party to the litigation.
9. Additional services in connection with the Project not otherwise provided for in this agreement.
10. If requested in writing by the Owner one or more full-time Resident-Project Representatives will be furnished and directed by the Consultant in order to provide more extensive representation at the project site during the construction phase. Such resident project representation will be paid for by the Owner as indicated in Section 5. This section however shall not restrict the Owner from employing other persons for the purpose of full or part time inspection of the project.
11. Preparation of boundary survey, geotechnical investigation, wetland delineation survey, lake permitting, flood studies, plats, legal descriptions, or deeds, record search, abstracting of ownership or other related surveyor work.

SECTION 4. THE OWNER'S RESPONSIBILITIES

The Owner shall:

- A. Provide full information as to his requirements for the Project.
- B. Assist the Consultant by placing at his disposal all reasonably available information pertinent to the site of the Project including all previous reports, boundary surveys, results of geotechnical testing and any other data relative to design or construction of the Project.
- C. Make all provisions for the Consultant to enter upon public and private lands as required for the Consultant to perform his work under this Agreement.
- D. Examine all studies, reports, sketches, estimates, drawings, specifications, proposals, and other documents presented by the Consultant and shall render in writing decisions pertaining thereto within reasonable time so as not to delay the work of the Consultant.
- E. Advertise for proposals from bidders, open the proposals at the appointed time and place, and pay for all costs incident thereto.

- F. Provide such legal, accounting, and insurance counseling services as may be required for the Project.
- G. Designate in writing a person to act as Owner's representative with respect to the work to be performed under this Agreement; and such person shall have complete authority to transmit instructions, receive information, interpret and define Owner's policies and decisions with respect to materials, equipment and systems pertinent to the work covered by this Agreement.
- H. Give prompt written notice to the Consultant whenever the Owner observes or otherwise becomes aware of any defect in the Project.
- I. Furnish, or direct the Consultant to provide at the Owner's expense, necessary additional services as stipulated in Section 3 of this Agreement.
- J. Obtain all easements, right-of-way, and fee simple lands for the construction of the project and bear all cost incident thereto.
- K. Pay all fees imposed by local, State, or Federal regulatory agencies for the cost of review and approval of completed plans and specifications which must be submitted to those agencies.

SECTION 5. PAYMENT FOR CONSULTING SERVICES

A. Standard Consulting Fee:

1. The Owner hereby agrees to pay to the Consultant for the performance of all services as set out in Section 2 a payment of: Seventy-One Thousand, Two Hundred and no/100ths (\$71,200.00) plus reimbursable mileage, postage and reproduction. This lump sum fee shall include all personnel, non-reimbursable expenses, equipment and materials required to complete the work as outlined in Section 2.

The fee of \$71,200 is based on a total construction budget of Five Hundred and Seventy-Six Thousand, Six Hundred Dollars and no/100ths (\$576,600.00). The standard consulting fee shall be adjusted pro rata in the event the total construction costs deviate substantially from the scheduled construction amount. Any adjustment to the construction costs shall be approved by Owner prior to any adjustment to consulting fee.

Payment shall be made upon receipt of the Consultant's detailed monthly invoices.

2. If this Agreement is terminated during any phase of the work authorized by the Owner, the Consultant shall be paid for services performed or provided during

such phase on the basis of his reasonable estimate of the portion of such phase completed prior to termination. In the event of any termination, the Consultant shall be paid all terminal expense resulting therefrom plus payment of any additional services then due. All previous payments to the Consultant shall be credited to any terminal payment due to the Consultant.

- B. Payment for Additional Services: The Owner shall pay the Consultant for properly authorized additional services enumerated in Section 3 at the Consultant's normal hourly rates in effect at the time of the authorization for personnel involved and equipment except that such compensation shall not apply to any Project maximum fee shown in this contract.
- C. Past Due Payments: In accordance with State Law the Owner shall automatically compute interest on payments past due and pay said interest in whole with the principal payment. Payments shall be considered due and payable upon receipt of the monthly invoice from the Consultant and past due 14 days after the due date.
- D. Retainage: No part of the Consultant's compensation shall be withheld from him due to failure of the Contractor to perform; nor shall the Consultant's fees be reduced in the event the amounts owing under any Construction Contract are reduced by change order, settlement, or litigation.
- E. Extended Service: Should the term of service required of the Consultant extend beyond the original term as shown in Section IB through no fault of the Consultant, the Consultant shall be paid the fixed fee set forth in Section 5A(1) plus he shall be compensated for the services of all personnel plus any reimbursable expenses necessary to complete the project. Compensation shall be at the hourly published rates in effect at the time of expiration of the original grant agreement.

SECTION 6. GENERAL CONSIDERATIONS

- A. Termination: This Agreement may be terminated by either party by giving ten (10) days written notice in the event of substantial failure to perform in accordance of the terms hereof by one party through no fault of the other party. If this Agreement is so terminated the Consultant shall be paid for work completed plus reimbursable expenses. Reimbursable expenses include actual expense for subcontracted services, transportation, and subsistence of personnel when traveling in connection with the Project; reproduction of reports, drawings, specifications, and similar Project related items.
- B. Project Documents: As part of the total compensation which Owner has agreed to pay Consultant for the consulting services to be rendered under this Agreement, Consultant agrees that hard copies of all finished and unfinished documents, surveys, preliminary reports, reports, provided by Consultant, and paid for by Owner are, and will remain, the property of the Owner. Consultant will furnish Owner with paper and electronic copies, to the extent they are available, of all of the foregoing to facilitate coordination, however; ownership of the underlying work product shall remain the intellectual property

of the Consultant. Consultant shall have the right to use such work products for Consultant's purposes. Owner may not use the documents for any purpose not intended under this Agreement without the written authorization of the Consultant.

- C. Estimates: Since the Consultant has no control over the cost of labor and materials, or other competitive bidding and market conditions, the estimates of construction are to be made on the basis of his experience and qualifications but the Consultant does not guarantee the accuracy of such estimates as compared to the Contractor's bid, or the final contract cost.
- D. Successors and Assigns: The Owner and the Consultant each binds himself and his officers, successors, executors, administrators and assigns to the other party of this Agreement in respect to all covenants of this Agreement; except as above, neither the Owner nor the Consultant shall assign, or transfer his interest in this Agreement without the written consent of the other. Nothing herein shall be construed as creating any personal liability on the part of any office or agent of any public body which may be a part hereto.
- E. Records and Audits: The Consultant shall maintain accounts and records, including personnel, property and financial records, adequate to identify and account for all costs pertaining to the contract and other such records as may be deemed necessary by the City to assure proper accounting for all project funds.
- F. Findings Confidential: All reports, information, and data prepared or assembled by the Consultant under this contract are confidential and the Consultant agrees that they shall not be made available to any individual or organization without the prior written approval of the Owner.
- G. Interest of Members of City: No member of the governing body of the City, and no officer, employee, or agent of the City who exercises any functions or responsibilities in connection with the planning and carrying out of the program, shall have any personal financial interest, direct or indirect, in this contract; and the Consultant shall take appropriate steps to assure compliance.
- H. Interest in Other Local Public Officials: No member of the governing body of the locality and no other public official of such locality, who exercises any functions or responsibilities in connection with the planning and carrying out of the program, shall have any personal financial interest, direct or indirect, in this contract; and the Consultant shall take appropriate steps to assure compliance.
- I. Interest of Consultant and Employees: The Consultant covenants that he presently has no interest and shall not acquire interest, direct or indirect, in the study area or any parcels therein or any other interest which would conflict in any manner or degree with the performance of his services hereunder. The Consultant further covenants that in the performance of this contract, no person having any such interest shall be employed.

- J. Personnel: The Consultant represents that he has, or will secure at his own expense, all personnel required in performing the services under this contract. Such personnel shall not be employees of the City. The Consultant further represents that although his staff does not include full time registered architects, that all personnel engaged in the work shall be fully qualified and shall be authorized or permitted under the Texas Engineering Practice Act, State Law and local law to perform such services which may be a part hereto.
- K. Third Party Beneficiaries: Nothing contained in this Agreement shall create a contractual relationship with, or a cause of action in favor of a third party against either the Owner or the Consultant. The Consultant's services under this Agreement are being performed solely for the Owner's benefit, and no other entity shall have any claim against the Consultant because of this Agreement or the performance or nonperformance of services hereunder. The Owner agrees to include a provision in all contracts with contractors and other entities involved in this project to carry out the intent of this paragraph.
- L. Insurance: The CONSULTANT also agrees to maintain Workers Compensation, Commercial General Liability, Business Automobile Liability, and Umbrella Liability Insurance, covering claims against the CONSULTANT for damages resulting from bodily injury, death, or property damage from accidents arising in the course of work performed under this Agreement, in the following amounts:
- Workmen's Compensation: Statutory
- Commercial General Liability Insurance: Personal injury and property damage -- \$500,000.00 combined single each occurrence and \$500,000.00 aggregate;
- Business Automobile Liability for all vehicles: Bodily injury and property damage -- \$500,000.00 combined single limit each occurrence;
- Umbrella Liability: \$1,000,000.00
- M. Indemnification: Consultant agrees to indemnify and hold harmless the Owner, its officers, officials, and employees, from and against claims for damages or losses, including claims for property damage, damage to property rights, and claims for personal injury or death, including all such claims for injury or damage made by the employees of Consultant, its contractors, subcontractors, agents or suppliers, caused by the negligence or fault of the Consultant or its agents, employees, subcontractors or assigns, arising from or out of the performance or non-performance of the Agreement or its operation.

This Agreement shall be governed by and construed in accordance with the laws of the State of Texas, and all obligations of the parties created hereunder are performable in Rockwall County, Texas. Venue for any action arising under this Agreement shall lie in Rockwall County, Texas.

IN TESTIMONY WHEREOF, the parties have affixed their hands and seals this the ____ day of _____, 2015.

FOR THE CITY OF ROCKWALL, OWNER

ATTEST:

Rick Crowley, City Manager

ATTEST:

Mark H. Spencer, MHS Planning & Design, LLC

Pat Gaddis



PLANNING & DESIGN, LLC

Exhibit "A"

**City of Rockwall
The Park at Stone Creek
Preliminary Budget**

1.	Site Grading (±8,000 cy @ \$5.00 cy)	\$ 40,000
2.	Concrete Trail (8' wide - 3,350' long @ \$4.50/sq. ft.)	120,600
3.	Site Electrical (allowance)	12,000
4.	Playground	100,000
5.	Pedestrian Bridge (8' x 30')	7,200
6.	Fishing Pier (200 sq. ft.)	12,000
7.	Pavilion/Picnic Area	65,000
8.	Open Lawn Area (3.4 acres @ \$.50/sq. ft.)	75,000
9.	Native Grasses	10,000
10.	Parking Lot (10,500 sq. ft. @ \$6.50/sq. ft.)	68,250
11.	General Conditions/Erosion Control	60,100
12.	Contingency	6,450
13.	Design Fees	<u>71,200</u>
	Total	\$ 647,800



PLANNING & DESIGN, LLC

**MHS Planning & Design
Hourly Rates
Effective January 1, 2015**

Mark H. Spencer Principal	\$ 150.00 per hour
Professional Engineer	\$ 130.00 per hour
Planner	\$ 100.00 per hour
CADD Drafter	\$ 80.00 per hour
Word Processing/Clerical	\$ 45.00 per hour
Mileage	\$.56 per mile
Surveying, engineering, architectural, reproduction, aerial photography & all other expenses & contracted services	Cost plus 15%



**Fee Breakdown for The Park at Stone Creek
Rockwall, Texas**

1)	Topographic Survey	\$ 9,000
2)	Public Input, Presentations, and Revised Site Plan	4,000
3)	Plans, Specifications and Contract Documents	43,950
4)	Construction Administration	<u>14,250</u>
	Total	\$ 71,200

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MEMORANDUM

TO: Rick Crowley, City Manager

FROM: Timothy M. Tumulty, Director of Public Works/City Engineer

DATE: February 25, 2015

SUBJECT: Professional Engineering Services Contract
Wastewater Flow Monitoring Study

Engineering designs for wastewater collection systems and treatment facilities incorporate a volume of flow which includes an amount of inflow/infiltration of stormwater into the system. Excess inflow/infiltration can inundate the carrying capacity of a pipe/facility creating an overflow of the system. The overflow discharges into the environment through streets and drainageways or back-up into residential/commercial structures. Either event is seen as potential health issue and a violation of State and Federal regulations. The City of Rockwall entered into a Sanitary Sewer Overflow Initiative on September 8, 2006 with the Texas Commission of Environmental Quality to address and reduce potential sanitary sewer overflows.

The Wastewater Master Plan includes a hydraulic model of the entire collection system. In an effort to calibrate this computerized model, actual flow data is needed for comparison at various points of the system. Utilizing this actual information, Staff will be able to perform further investigation into the operation of the system and/or recommend improvements to reduce inflow/infiltration and possible overflows.

The City's engineering consultant was requested to submit an engineering services contract to install 38 flow meters and four rain gauges in various locations of the wastewater collection system for a period of 45 days. The engineer will utilize this data to evaluate the current model for accuracy, efficiencies and deficiencies. The cost to perform this work shall not exceed \$285,800.00.

Staff request City Council consideration to approve a professional engineering services contract with Birkhoff, Hendricks & Carter, LLP. for the Wastewater Flow Monitoring Study in an amount of \$285,800.00.

TMT:em

Attachment

Cc:

Mary Smith, Assistant City Manager
Amy Williams, Assistant City Engineer
Rick Sherer, Manager of Water/Wastewater
File

STATE OF TEXAS

COUNTY OF ROCKWALL



PROFESSIONAL ENGINEERING SERVICES CONTRACT

Wastewater Flow Monitoring Study

This Agreement is made and entered into in Rockwall County, Texas, between City of Rockwall, Texas ("CITY"), a municipal corporation and political subdivision of the State of Texas, acting by and through its City Manager and Birkhoff, Hendricks & Carter, LLP, ("ENGINEER"), located at 11910 Greenville Ave, Suite 600 Dallas, Texas, Engineers duly licensed and practicing under the laws of the State of Texas.

WHEREAS, CITY desires to engage Engineer as an independent contractor to render certain technical and professional services necessary for performing:

PROFESSIONAL ENGINEERING SERVICES for a Wastewater Flow Monitoring Study.

NOW, THEREFORE, for and in consideration of the mutual covenants and agreements contained herein, the Parties hereby agree as follows:

1. Scope of Work

Engineer agrees to perform professional engineering services as specifically defined in this Contract as Exhibit "A" and as authorized by CITY. Specifically, Engineer shall perform Professional services as requested by CITY and detailed in Exhibit "A".

The Parties by mutual agreement through contract amendments may provide for additional technical and professional services to be performed under the basic general terms and conditions of this Contract. CITY reserves the right to enter into another agreement with other engineering firms to provide the same or similar professional services during the term of this Contract for different projects.

2. Compensation & Term of Agreement

Cost for such services will be an annual amount not to exceed Two Hundred Eighty Five Thousand Eight Hundred dollars (\$285,800.00) and billed on a lump sum basis for Basic Services and on an hourly basis per rates for Additional Services provided in Attachment "C". Engineer is not authorized to perform any work beyond the limited not to exceed amount without authorized written approval by CITY.

The term of this Agreement shall commence upon execution of this agreement and follow the schedule described in Exhibit "B". In the event of termination, Engineer will assist the CITY in arranging a smooth transition process. However, Engineer's obligation to provide services to the CITY will cease upon the effective date of termination, unless otherwise agreed in writing.

3. Method of Payment

CITY shall pay Engineer its fees based on the presentation by Engineer to CITY of a correct monthly statement for all the amounts earned under the Contract together with reasonable supporting documentation verifying the accuracy of the fees and expenses. CITY shall then pay Engineer its fee within thirty (30) days after presentation of the accurate monthly statement by Engineer to CITY. CITY is a State sales and use tax exempt political subdivision of the State of Texas. All records supporting payment shall be kept in the offices of Engineer for a period of not less than three (3) years and shall be made available to CITY for inspection, audit or copying upon reasonable request.

4. Engineer's Standard of Care

Engineer shall provide its services under this Contract with the same degree of care, skill and diligence as is ordinarily provided by a professional Engineer under similar circumstances for a similar project. Engineer represents that it has the capability, experience, available personnel, and means required to perform the services contemplated by this Contract. Services will be performed using personnel and equipment qualified and/or suitable to perform the work requested by the CITY. CITY retains the right to report to Engineer any unsatisfactory performance of Engineer personnel for appropriate corrective action. Engineer shall comply with applicable federal, state, and local laws in connection with any work performed hereunder.

Engineer will seek written CITY approval to accept any contract or perform any services for any person, entity, or business that has an agreement or is in negotiations of an agreement with CITY. CITY may waive this conflict, but such waiver is at CITY's sole discretion and its decision shall be final.

5. Ownership of Documents

As part of the total compensation which CITY has agreed to pay Engineer for the professional services to be rendered under this Contract, Engineer agrees that hard copies of all finished and unfinished documents, data, studies, surveys, drawings, specifications, field notes, maps, models, photographs, preliminary reports, reports, bid packet/construction contract documents/advertisement for bids incorporating any CITY standard provisions provided by Engineer, will remain the property of the CITY. Engineer will furnish CITY with paper and electronic copies, to the extent they are available, of all of the foregoing to facilitate coordination, however, ownership of the underlying work product shall remain the intellectual property of the Engineer. Engineer shall have the right to use such work products for Engineer's

purposes. However, such documents are not intended to be suitable for reuse by CITY or others on extension of the Project or on any other project. Any reuse without the express written consent of the Engineer will be at reuser's sole risk and without liability or legal exposure to the Engineer, and CITY to the extent allowed by law, shall hold harmless the Engineer from all claims, damages, losses, expenses, and costs, including attorneys' fees arising out of or resulting from the reuse of said documents without the Engineer's consent. The granting of such consent will entitle the Engineer to further compensation at rates to be agreed upon by CITY and the Engineer. The above notwithstanding, Engineer shall retain all rights in its standard drawing details, designs, specifications, databases, computer software and any other proprietary and intellectual property information provided pursuant to this Contract, whether or not such proprietary information was modified during the course of providing the services.

6. Insurance

A. Engineer agrees to maintain Worker's Compensation and Employer's Liability Insurance to cover all of its own personnel engaged in performing services for CITY under this Contract in at least the following amounts:

Workmen's Compensation – Statutory
Employer's Liability – \$100,000.00
Bodily Injury by Disease - \$500,000 (policy limits)
Bodily Injury by Disease - \$100,000 (each employee)

B. Engineer also agrees to maintain Commercial General Liability, Business Automobile Liability, and Umbrella Liability Insurance covering claims against Engineer for damages resulting from bodily injury, death or property damages from accidents arising in the course of work performed under this Contract in not less than the following amounts:

\$2,000,000.00 General aggregate limit

\$1,000,000.00 each occurrence sub-limit for all bodily injury or property damage incurred all in one occurrence

\$1,000,000.00 each occurrence sub-limit for Personal Injury and Advertising

C. Engineer shall add CITY, its City Council members and employees, as an additional insureds on all required insurance policies, except worker's compensation, employer's liability and errors and omissions insurance. The Commercial General Liability Policy and Umbrella Liability Policy shall be of an "occurrence" type policy.

D. Engineer shall furnish CITY with an Insurance Certificate on the date this Contract is executed and accepted by CITY, which confirms that all above required insurance policies are in full force and effect.

E. Engineer agrees to maintain errors and omissions professional liability insurance in the amount of not less than one million dollars (\$1,000,000) annual aggregate, on a claims made basis, as long as reasonably available under standard policies.

7. **INDEMNIFICATION**

ENGINEER SHALL INDEMNIFY AND SAVE HARMLESS THE CITY AND ITS CITY COUNCIL MEMBERS AND EMPLOYEES FROM SUITS, ACTIONS, LOSSES, DAMAGES, CLAIMS, OR LIABILITY, INCLUDING WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, ALL EXPENSES OF LITIGATION, COURT COSTS, AND REASONABLE ATTORNEY'S FEES FOR INJURY OR DEATH TO ANY PERSON, OR INJURY TO ANY PROPERTY, RECEIVED OR SUSTAINED BY ANY PERSON OR PERSONS OR PROPERTY, TO THE EXTENT CAUSED BY THE NEGLIGENT ACTS OF ENGINEER OR ITS AGENTS OR EMPLOYEES, IN THE EXECUTION OF PERFORMANCE OF THIS CONTRACT.

ENGINEER'S TOTAL LIABILITY TO CITY FOR ANY LOSS OR DAMAGES FROM CLAIMS ARISING OUT OF, OR IN CONNECTION WITH, THIS CONTRACT FROM ANY CAUSE INCLUDING ENGINEER'S STRICT LIABILITY, BREACH OF CONTRACT, OR PROFESSIONAL NEGLIGENCE, ERRORS AND OMISSIONS SHALL NOT EXCEED ONE MILLION DOLLARS (\$1,000,000.00). NEITHER PARTY TO THIS AGREEMENT SHALL BE LIABLE TO THE OTHER PARTY OR ANY THIRD PARTY CLAIMING THROUGH THE OTHER RESPECTIVE PARTY, FOR ANY SPECIAL, INCIDENTAL, INDIRECT, PUNITIVE, LIQUIDATED, DELAY OR CONSEQUENTIAL DAMAGES OF ANY KIND INCLUDING BUT NOT LIMITED TO LOST PROFITS OR USE OF PROPERTY, FACILITIES OR RESOURCES, THAT MAY RESULT FROM THIS AGREEMENT, OR OUT OF ANY GOODS OR SERVICES FURNISHED HEREUNDER.

8. Addresses for Notices and Communications

CITY

Mary Smith

City of Rockwall

385 S. Goliad

Rockwall, Texas 75087

Engineer

Matt Hickey, P.E.

Birkhoff, Hendricks & Carter, LLP

11910 Greenville Ave. Suite 600

Dallas, Texas 75243

All notices and communications under this Contract shall be mailed or delivered to **CITY** and **Engineer** at the above addresses.

9. Successors and Assigns

CITY and Engineer each binds itself and its successors, executors, administrators and assigns to the other parties of this Contract and to the successors, executors, administrators and assigns of such other parties, in respect to all covenants of this Contract. Except as noted in the first part of this Paragraph, neither CITY nor Engineer shall assign, sublet or transfer its interest in this Contract without the written consent of the other. Nothing herein shall be construed as creating any personal liability on the part of any officer, council member, employee or agent of any public body which is a party hereto.

10. Termination for Convenience of the Parties

Engineer and CITY may terminate this Contract for their convenience at any time by giving at least thirty (30) days notice in writing to each other. If the Contract is terminated by CITY and/or Engineer as provided herein, Engineer will be paid for the Work provided and expenses incurred up to the termination date, if such final compensation is approved by CITY, in its sole discretion. If this Contract is terminated due to the fault of Engineer, Paragraph 10 hereof, relative to Termination for Cause, shall apply.

11. Changes

CITY may, from time to time, request changes in the Scope of Work of **Engineer** to be performed hereunder. Such changes, including any increase or decrease in the amount of **Engineer's** compensation, or time for performance, which are mutually agreed upon by and between **CITY** and **Engineer**, shall be incorporated in written amendments to this Contract. Any subsequent contract amendments shall be executed by the City Manager or other authorized representative as designated by the City Manager or City Council.

Any alterations, additions or deletions to the terms of this Contract, including the scope of work, shall be by amendment **in writing** executed by both CITY and Contractor.

13. Reports and Information

Engineer, at such times and in such forms as **CITY** may reasonably require, and as specified in the Scope of Work or in additional Contract Amendments shall furnish **CITY** periodic reports pertaining to the Work or services undertaken pursuant to this Contract, the cost and obligations incurred, or to be incurred in connection therewith, and any other matter covered by this Contract.

14. Entire Agreement

This Contract and its Exhibits and any future Contract Amendments constitute the entire agreement, and supersede all prior agreements and understandings between the parties concerning the subject matter of this Contract.

15. Waiver

The failure on the part of either party herein at any time to require the performance by the other party, of any portion of this Contract, shall not be deemed a waiver of, or in any way affect that party's rights to enforce such provision, or any other provision. Any waiver by any party herein of any provision hereof, shall not be taken or held to be a waiver of any other provision hereof, or any other breach hereof.

16. Severability

The invalidity or unenforceability of any provision of this Contract shall not affect the validity or enforceability of any other provision of this Contract.

17. Survival

Any and all representations, conditions and warranties made by Engineer under this Contract are of the essence of this Contract and shall survive the execution, delivery and termination of it.

18. Governing Powers and Law

Both Parties agree and understand that the City does not waive or surrender any of its governmental powers by execution of this Agreement. To that end, the parties further understand that this agreement shall not be considered a contract for goods or services under Texas Local Government Code, Section 271.151 and Contractor waives any right or entitlement granted said provisions. This Contract is governed by the laws of the State of Texas and all obligations of the parties under this Contract are performable in Rockwall County, Texas.

19. Attorney's Fees

If it is necessary for either Party herein to file a cause of action at law or in equity against the other Party due to: (a) a breach of this Contract by the other Party and/or (b) any intentional and/or negligent act or omission by the other Party arising out of this Contract, the non-breaching or non-negligent Party shall be entitled to reasonable attorney's fees and costs, and any necessary disbursements, in addition to any other relief to which it is legally entitled.

20. State or Federal Laws

This Contract is subject to all applicable federal and state laws, statutes, codes, and any applicable permits, ordinances, rules, orders and regulations of any local, state or federal government authority having or asserting jurisdiction, but nothing contained herein shall be construed as a waiver of any right to question or contest any such law, ordinance, order, rule or regulation in any forum having jurisdiction.

EXECUTED in triplicate originals on this 25th day of February 2015.

Birkhoff, Hendricks & Carter, LLP

By: Matt Hickey
Name: Matt Hickey, P.E.
Title: Partner

EXECUTED in triplicate originals on this ____ day of _____
2013.

ATTEST:

City of
Rockwall, Texas

Mary Smith, Assistant City Manager

ATTACHMENT "A"

SCOPE OF SERVICES

Wastewater Flow Monitoring Program

General Description

The City of Rockwall's Wastewater Collection System Master Plan was updated in June, 2014. As part of the update, the hydraulic wastewater model was updated. However, due to the absence of recent wastewater flow monitoring data, the model was not calibrated to match observed flow data. The report published for the update recommended the City engage in a system wide Wastewater Flow Monitoring Program, which would allow the City to develop a comprehensive understanding of the wastewater system.

The scope of services included in this project is as follows:

PART I: Basic Services

A Wastewater Flow Monitoring Coordination and Analysis

1. Develop criteria for the purpose of determining wastewater flow meter locations. The criteria typically include basins area, linear feet of wastewater pipe per basin, proximity to surrounding meters, and access to the flow meter site.
2. Utilizing the City's existing network of the wastewater collection system, determine wastewater flow meter sites (manholes). Site selections will consider the locations of existing lift stations. City staff will be consulted prior to final site selection.
3. Develop flow monitoring basin map, with basins being delineated predominantly utilizing the divisions within the existing collection system.
4. Conduct field investigation of selected sites (manholes) to confirm conditions are acceptable for monitoring. Common cues include bends at manhole inverts, internal or external drops, obstructions, turbulent flow, or interception of lateral pipes.

5. Determine locations to deploy four (4) rain gauges. Rain gauge sites will be selected based on availability of secure sites, number of flow meters, size of flow meter basins, and geographic area.
6. Coordinate deployment effort of approximately thirty-eight (38) area-velocity wastewater flow meters as exemplified by ADS Environmental Service at the final meter site selections. The meters will be initially deployed for a period of 45 days, with optional 14 day extensions as required to establish reliable wet weather flow patterns. This Scope allows for meter deployment of a single occurrence or split over a 2-year period (two deployments). If a split deployment is opted for, it is anticipated that in year one, approximately sixteen (16) meters will be deployed within the Squabble Creek drainage basin, while in year two, approximately twenty-two (22) meters will be deployed within the Buffalo Creek drainage basin.
7. The flow monitoring data will be analyzed to establish existing dry-weather flow peaking patterns (diurnal curves). Flow monitoring data from a representative meter basin (mixture of newer and older developments) will be used to develop a dry-weather flow pattern for future development.
8. Unique per capita flow rates will be determined for each meter basin, utilizing the average dry weather flow monitoring results and the populations as determined from the most current parcel maps available.
9. The flow monitoring data will also be analyzed to determine the system response to a wet weather event. The amount of inflow and infiltration (I/I) within each basin will be determined within each meter basin, allowing the level of wet weather influence within each basin to be prioritized. Hydrographs will be created within each basin to simulate the system response.
10. Prepare written flow monitoring report summarizing the basis and findings of the study. Report to include graphical and tabular description of flow monitoring results from each meter site as observed during dry and wet weather flow conditions. Also included will be a prioritization of meter basins based on Infiltration and Inflow observations, and recommendations for further investigation and/or system improvements.

PART II: Additional Services

A. Wastewater Flow Meters & Rain Gauges (Initial 45-day Deployment)

1. Deploy approximately thirty-eight (38) flow meters and four (4) rain gauges in the existing wastewater collection system to monitor wastewater flow and rainfall data. Initially, the meters will be deployed for a period of 45-days. Flow meter and rain gauge ownership and maintenance and monitoring will be provided by ADS Environmental Services.
 - Squabble Basin Deployment – An estimated sixteen (16) flow meters and two (2) tipping bucket rain gauges will be deployed in the Spring of 2015.
 - Buffalo Basin Deployment – An estimated twenty two (22) flow meters and two (2) tipping bucket rain gauges will be deployed in the Spring of 2016.

B. Hydraulic Wastewater Model Update and Calibration

1. Utilizing results of flow monitoring described above simulate base (dry weather) flow and peak (wet weather) conditions in the existing wastewater collection system model updated as part of the 2013 Wastewater Master Plan Update.
2. Refine wastewater flow loading calculations to link the metered basins with the modeling basins developed as part of the 2013 Wastewater Master Plan Update.
3. Update existing wastewater loading calculations to accommodate per-capita flow rates and Inflow and Infiltration (I/I) rates as determined within each meter basin.
4. Apply dry weather (diurnal curves) and I/I peaking patterns created to model.
5. Adjust model variables to simulate the field observed flow monitoring data. Adjustments may be made to lift station settings, pipe friction coefficients, distribution of model loads, and model connectivity.
6. A trial and error method will be utilized until existing model results are within 10% of observed flow monitoring field data or when funds are expended. A 10% or greater accuracy will be considered calibrated and within model tolerances.
7. Updated loading criteria will be developed for the buildout model based on flow monitoring data gathered from newer basins. The buildout model sizes will be revised accordingly to accommodate updated peak flows.
8. Update Master Plan Map published in 2014 to reflect updated model information.

C. Deliverables

1. Deliver five (5) copies of preliminary reports without flow meter data for the Flow Monitoring Study for City staff review.
2. Prepare and deliver one unbound original copy of the final Flow Monitoring Study Report. The report will be capable of reproduction by the City.
3. Prepare and deliver five (5) bound copies of the final Flow Monitoring Study Report, including methodology of the analysis, recommendations, computer printouts and 2000 scale maps.
4. Deliver AutoCAD based electronic files (current release) of the updated Wastewater Master Plan Map and Wastewater Flow Meter Basin Map.
5. Deliver InfoSewer hydraulic models for existing and buildout model years containing the InfoSewer database attributes and associated data files.
6. Deliver electronic files of the report and exhibits in MS Office and PDF file format.
7. Deliver five (5) full size copies and PDF of the updated Wastewater Master Plan Map.

D. Wastewater Flow Meters & Rain Gauges (14-day Extension)

1. An optional 14-day extension will be available on an as-needed basis. If adequate wet weather conditions are not observed during the initial 45-day period, the City staff will be consulted regarding the extension. The 14-day extension will not be engaged without written direction from the City.

Exhibit "B" to Agreement between the City of Rockwall, Texas (CITY) and
Birkhoff, Hendricks & Carter, L.L.P, (ENGINEER) for Professional Services

Dated _____, 2015

ATTACHMENT "B"

PROJECT SCHEDULE

Task	Year 1 Deployment (Squabble Basin)												Year 2 Deployment (Buffalo Basin)				
	Jan	Feb	Mar	Apr	May	Jun	Jul	August	February	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct
Award Contract																	
Gather Data																	
Determine Flow Monitoring Site Selections																	
Conduct Flow Monitoring Site Investigations																	
Standing by, Ready to Deploy Meters																	
Deploy Year 1 Flow Meters																	
Analyze Flow Monitoring Results																	
Update Components in Hydraulic Model																	
Calibrate hydraulic model																	
Project Temporary Dormant																	
Deploy Year 2 Flow Meters																	
Analyze Flow Monitoring Results																	
Update Components in Hydraulic Model																	
Calibrate hydraulic model																	
Prepare Draft Flow Monitoring Report																	
City Review																	
Prepare Final Flow Monitoring Report																	

ATTACHMENT "C"

COMPENSATION SCHEDULE

PART I - BASIC SERVICES (LUMP SUM)

Compensation for the Basic Services described in Part I shall be on a lump sum basis as shown below:

A. Wastewater Flow Monitoring Coordination & Analysis	<u>\$92,100.00</u>
<i>Total Amount, Basic Services:</i>	<i>\$92,100.00</i>

PART II - ADDITIONAL SERVICES

For the Additional Services described in Part II, we propose to be compensated on a salary cost basis times a multiplier of 2.40, with expenses at actual invoice cost times 1.15. Automobile mileage for additional services will be invoiced at \$0.55 per mile.

We suggest you budget approximately \$230,100 in the following amounts for additional services for this project:

A. Wastewater Flow Monitoring (ADS)	\$147,700.00
B. Wastewater Model Update & Calibration	\$44,000.00
C. Deliverables:	<u>\$2,000.00</u>
<i>Total Amount, Additional Services:</i>	<i>\$193,700.00</i>
<i>Total Fee Not to Exceed Amount:</i>	<i><u>\$285,800.00</u></i>

Invoices will be posted monthly based upon estimate of work complete for Parts I and based on actual hourly effort and expenditures for Part II. Payment is due upon receipt of invoice.

The maximum overall fee established herein shall not be exceeded without written authorization from the City, based on increased scope of services.

At the City's option, additional flow monitoring time (Part D Additional Services) can continue for 14-days with a contract amendment in the amount of \$36,400.00.

Exhibit "D" to Agreement between the City of Rockwall, Texas (CITY) and
Birkhoff, Hendricks & Carter, L.L.P, (ENGINEER) for Professional Services
Dated _____, 2015

ATTACHMENT "D"

INFORMATION TO BE PROVIDED BY THE CITY

The following information is to be provided by the City, if available

1. Current GIS files of Wastewater Collection System Network.
2. Construction record drawings in nearby vicinity of flow meter sites.

Exhibit "E" to Agreement between the City of Rockwall, Texas (CITY) and
Birkhoff, Hendricks & Carter, L.L.P, (ENGINEER) for Professional Services
Dated _____, 2015

ATTACHMENT "E" **SUBCONTRACTORS LIST**

1. Wastewater Meter and Rain Gauge Monitoring - ADS Environmental Services, Mr. Chuck Franklin, Senior Project Manager

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MEMORANDUM

TO: Mayor and City Council

FROM: Rick Crowley, City Manager

DATE: February 27, 2015

SUBJECT: Domestic Violence Investigator/Prevention Officer Grant Application
Resolution – Year 2 Funding

The Rockwall Police Department was awarded grant funding through the Criminal Justice Division of the Governor's office for year one of our new Domestic Violence Investigator position in CID. The position was included in the fiscal year 2015 budget contingent on grant funding which was approved in September 2014. The City must reapply for funding each year of the program.

The accompanying Resolution authorizes the submission of the grant application for year two and designates the City Manager as the City's authorized official for the grant program. The Department has prepared the grant application.

If year two grant funding is approved, the city's matching contribution would be to fund benefits, training, and other operational expenses associated with the position. While some of the local contributions are non-cash, the total cash paid by the city would be about \$27,500. If approved by the state, the grant for year two would begin in September 2015.

The resolution is attached for your review and the staff will be available at the meeting to answer any questions that you may have. Approval of the Resolution is requested.

CITY OF ROCKWALL, TEXAS

RESOLUTION NO. 15-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, APPLYING FOR AND ACCEPTING 2nd Year GRANT FUNDING FROM THE VIOLENT CRIMES AGAINST WOMEN (VCAW) GRANT PROGRAM THROUGH THE CRIMINAL JUSTICE DIVISION OF THE OFFICE OF THE GOVERNOR FOR THE CREATION OF A DOMESTIC VIOLENCE INVESTIGATOR / PREVENTION OFFICER; ESTABLISHING THE DUTIES AND RESPONSIBILITIES OF SAID GRANT REQUIREMENTS; DESIGNATING THE CITY MANAGER AS THE AUTHORIZED OFFICIAL FOR THE GRANT APPLICATION; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Rockwall finds it in the best interest of the citizens of Rockwall, Texas, that funding for the continuation of a Domestic Violence Investigator/Prevention Officer be requested through the VCAW Program and that activities of said Investigator continue in the year 2015; and

WHEREAS, the City of Rockwall understands that matching funds are required for the said project through the VCAW grant application; and

WHEREAS, the City of Rockwall agrees that in the event of loss or misuse of the Criminal Justice Division funds, the City of Rockwall will return the funds in full to the Criminal Justice Division (CJD).

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

Section 1. That the City of Rockwall hereby designates Rick Crowley, City Manager, as the grantee's Authorized Official (AO) and empowers him to apply for, accept, reject, alter or terminate the grant on behalf of the City of Rockwall;

Section 2. That the City of Rockwall approves submission of a grant application for the continuation of a Domestic Violence Investigator / Prevention Officer to the Office of the Governor, Criminal Justice Division; and

Section 3. That this Resolution shall be effective immediately after passage and approval, and it is so resolved.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, this 3rd day of March, 2015.

ATTEST:

Jim Pruitt, Mayor

Kristy Ashberry, City Secretary

Grant Number: _____

Application #: 2793302

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MEMORANDUM

TO: Mayor and City Council

FROM: Mary Smith, Assistant City Manager

DATE: February 27, 2015

SUBJECT: Republic Waste Appt. Item

Representatives from Republic Waste will be present at Monday's city council meeting to make a presentation regarding the company's annual downtown improvement fund donation.

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CITY OF ROCKWALL, TEXAS MEMORANDUM

TO: Mayor and City Council

CC: Rick Crowley, *City Manager*
Robert LaCroix, *Director of Planning and Zoning*

FROM: Ryan Miller, *Planning Manager*

DATE: March 2, 2015

SUBJECT: Hance Property (AG to PD) [Z2015-003]

At their regularly scheduled meeting on February 24, 2015, the Planning and Zoning Commission, at the request of the applicant (*Adam Buczek*), postponed the public hearing to March 10, 2015. This means that the projected City Council public hearing will be held at the March 16, 2015 meeting. According to Section 6.2, *Public Hearing Postponements, Recess, and Continuations*, of the Article II of the Unified Development Code, a public hearing may be postponed by announcing the postponement at the public hearing by stating the time and place the new public hearing is scheduled to begin. The announcement of a postponement shall be sufficient notice and no additional notice shall be required.

2/19/15

Mr. Ryan Muller,

Please postpone the Hance P&Z
public hearing until March 10th.

Cordially yours,
John S. King
President

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CITY OF ROCKWALL, TEXAS MEMORANDUM

TO: Mayor and City Council

CC: Robert LaCroix, *Director of Planning and Zoning*

FROM: Ryan Miller, *Planning Manager/Historic Preservation Officer (HPO)*

DATE: March 2, 2015

SUBJECT: Z2015-005; *Landmark Property Designation for the County Courthouse*

In accordance with Section 6.2, *Historic Overlay (HO) District*, of the Unified Development Code (UDC), City staff has initiated a zoning case on behalf of the Historic Preservation Advisory Board (HPAB) for the purpose of designating the historic downtown County Courthouse a *Local Landmark Property*. Through this process, City staff has received positive recommendations from the Rockwall County Historic Foundation and the Rockwall County Historical Commission. Additionally, on December 19, 2014 the Rockwall County Commissioner's Court reviewed the request and approved a motion to allow the case to proceed to the Rockwall City Council by a vote of 5-0. If the City Council chooses to approve the case and designate the Courthouse as a *Local Landmark*, City staff (at the direction of the HPAB) will be pursuing having the Courthouse placed on the *National Registry of Historic Places*. Staff should mention that the State Historical Preservation Office (SHPO) has already approved a *determination of eligibility* and has relayed to staff that the Courthouse is an eligible structure. It should also be noted that the approval of either of these designations will not add any additional restrictions on the property that are not already in place by the Texas Historic Commission (THC) from the grant approved in the late 1990's.

Staff has included in your packet a copy of the report that was provided to the HPAB, as well as, all recommendations from the Rockwall County Historic Foundation, the Rockwall County Historical Commission, and the County Commissioner's Court.

Staff mailed one hundred fifty-five (155) notices to property owners within 500 feet of the subject property. At the time this memo was drafted, staff has received six (6) notices "for" the zoning change requested.

On February 24, 2015, the Planning and Zoning Commission recommended approval of the designation of the Historic Downtown Courthouse as a Landmark District by a vote of 6 to 0 [Conley – absent].

CITY OF ROCKWALL

HISTORIC PRESERVATION ADVISORY BOARD (HPAB) MEMO

AGENDA DATE: 02/19/2015

APPLICANT: City of Rockwall

AGENDA ITEM: H2015-001; Landmark Designation: Historic Downtown Courthouse

SUMMARY:

Hold a public hearing to discuss and consider a City initiated request for the purpose of designating the Historic Downtown Courthouse as a Local Landmark per the designation procedures stipulated by Section 6.2, Historic Overlay (HO) District, of the Unified Development Code, being a 0.918-acre parcel of land identified as Rockwall O T Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 101 E. Rusk Street, and take any action necessary.

DISCUSSION:

After receiving direction from the Rockwall Historic Preservation Advisory Board (HPAB), and recommendations from the Rockwall County Historical Foundation, the Rockwall County Historical Commission, and the Rockwall County Commissioners Court, the City of Rockwall has initiated a request for the purpose of designating the *Historic Downtown Courthouse* as a local *Landmark Property* with the intent of pursuing a *National Register of Historic Places* designation. The *Historic Downtown Courthouse* is prominently located on the northeast corner of Goliad Street and Rusk Street on a 0.918-acre parcel of land and is addressed as 101 E. Rusk Street. The property is identified to be within the Rockwall O T Addition and is zoned Downtown (DT) District.

Historical Perspective:

Since the 1800's, there have been four courthouses located on this site:

- The first courthouse (construction date not known) was a wooden framed building that was destroyed by fire in 1875. The fire had also consumed all of the existing County records.
- The second courthouse was also a wooden framed building that was built in 1878 and was destroyed by fire 1891; however, at the time of construction a second out building made of stone stored the County's records separately and prevented them from being destroyed by the ensuing fire.
- A third courthouse constructed of native sandstone was built in 1892. Due to the deteriorating mortar of the 2nd floor, the building was condemned and eventually demolished in 1940.

The *Historic Downtown Courthouse* was the fourth courthouse built on this site. It began construction in 1940. The building features an Art Deco design that is seemingly visually symmetrical and is indicative of the geometrically straight and clean appearance that defines Art Deco.

Design Perspective:

The existing *Historic Downtown Courthouse* represents distinctive characteristics associated with Art Deco (Moderne or Modernistic) design elements that were considered to have escaped the traditional revivalist representation. Art Deco was characteristically European and began to have an impact on American architecture in the late 1920's and was known for its artistic expressions that complemented the machine age. Art Deco was essentially a style of decoration and ornamentation, such as motifs, that provided low-relief geometrical designs such as parallel straight lines, zigzags, chevrons, and stylized floral or fountain motifs. Exterior architectural elements were characterized by concrete, smooth-faced stone, and metal that were additionally accentuated with elements such as terra cotta, glass block, and colored mirrors. The effect was to capture a streamlined futuristic display of simplicity. Art Deco was a conscience rejection of historical styles and a popular form of ornamentation.

Historical Analysis:

The *Historic Downtown Courthouse* began construction in 1940 after receiving a \$52,000 Work Projects Administration (WPA) grant toward its construction. The WPA, instituted by President Franklin D. Roosevelt in the mid 1930's, provided millions of jobs to the unemployed during the Great Depression. The WPA included the construction of public buildings and roads throughout the United States and was instrumental during the New Deal Era intending to end the depression. The total construction cost for the *Historic Downtown Courthouse* was \$92,000.

When constructed, the *Historic Downtown Courthouse* was designed to emulate the architectural style of Dallas' Fair Park district, which incorporated Art Deco as its theme. The courthouse expresses many elements of Art Deco design by incorporating low-relief elements such as geometrically paralleled straight lines that are highly visible from the window/pilaster combination on all sides of the building, ornamental and decorative motifs that are present on each façade (primarily at the entrances), decorative cornices with chevron patterns evident on portions of the building and the smooth simplicity of the overall appearance of the courthouse.

The *Historic Downtown Courthouse* is recognized as one of only seven courthouses in Texas to incorporate the stylistic design of Art Deco.

Renovation:

The *Historic Downtown Courthouse* completed a renovation project in 2002 with federal assistance from an ISTEA (Intermodal Surface Transportation Efficiency Act) Grant. The grant was instrumental in the replacement of windows, window frames and hardware, and the replacement of the exterior doors, exterior lighting and landscaping. The grant also assisted with truss repair in order to assure the structural integrity of the building. The removal of mechanical units and exterior electrical wiring was also planned for the facility.

Significant Persons:

Rockwall County Judge Mike Reinhardt, serving his third term, played a pivotal role in securing funding for the project through the WPA program. Prior to the demolition of the 3rd courthouse, Judge Reinhardt, and seven other county judges from Texas, traveled to Washington D.C. and convinced lawmakers to extend the life of the WPA program for Texas.

On January 19, 1940, Rockwall County Judge Mike Reinhardt, supported by Congressman Sam Rayburn and Senators Tom Connally and Morris Sheppard, was awarded a \$52,000 WPA grant towards the construction of the Rockwall County Courthouse. Judge Reinhardt died the very next day of acute pneumonia in a Washington hospital.

Unified Development Code:

According to Article V, Section 6.2, Historic Overlay (HO) District, of the Unified Development Code (UDC), the board may recommend to the Commission and the City Council that certain properties be “landmark districts”...as provided for in the Unified Development Code. Any such designation must comply with all limitations expressed in subsections E.5 and E.6...Such a property or district shall bear the word “landmark” or “historic” in their zoning designation. The UDC reads as follows:

E. Designation procedures.

5. A historic landmark property may be a single property or structure not contiguous to or part of an existing historic district, but is deemed worth of preserving. A landmark district may be designated if the property meets one of the following:

- a. Possesses significance in history, architecture, archeology, and/or culture;
- b. Is associated with events that made a significant contribution to the broad patterns of local, regional, state and/or national history;
- c. Is associated with the lives of persons significant in the city's past;
- d. Embodies the distinctive characteristics of a type, period, and/or method of construction;
- e. Represents the work of a master designer, builder, and/or craftsman; or
- f. Represents an established and familiar visual historical feature of the city.

6. The board may recommend a historic district to the council to be designated if it:

- a. Contains a significant number of properties which meet one or more of the criteria for designation of a landmark as outlined in subsection E.5 above, or
- b. Constitutes a distinct historical section of the city.

RECOMMENDATIONS:

In your packet are letters from the Rockwall County Historical Foundation and the Rockwall County Historical Commission recommending the Historic Downtown Courthouse be locally

designated as a *Landmark Property* and to pursue the inclusion of the Courthouse on the *National Register of Historic Places*. These letters were forwarded to the Rockwall County Commissioners Court for their consideration in approving the designation process during their regular meeting held on December 23, 2014. The agenda item passed unanimously of the Commissioners by a vote of 5 to 0.



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

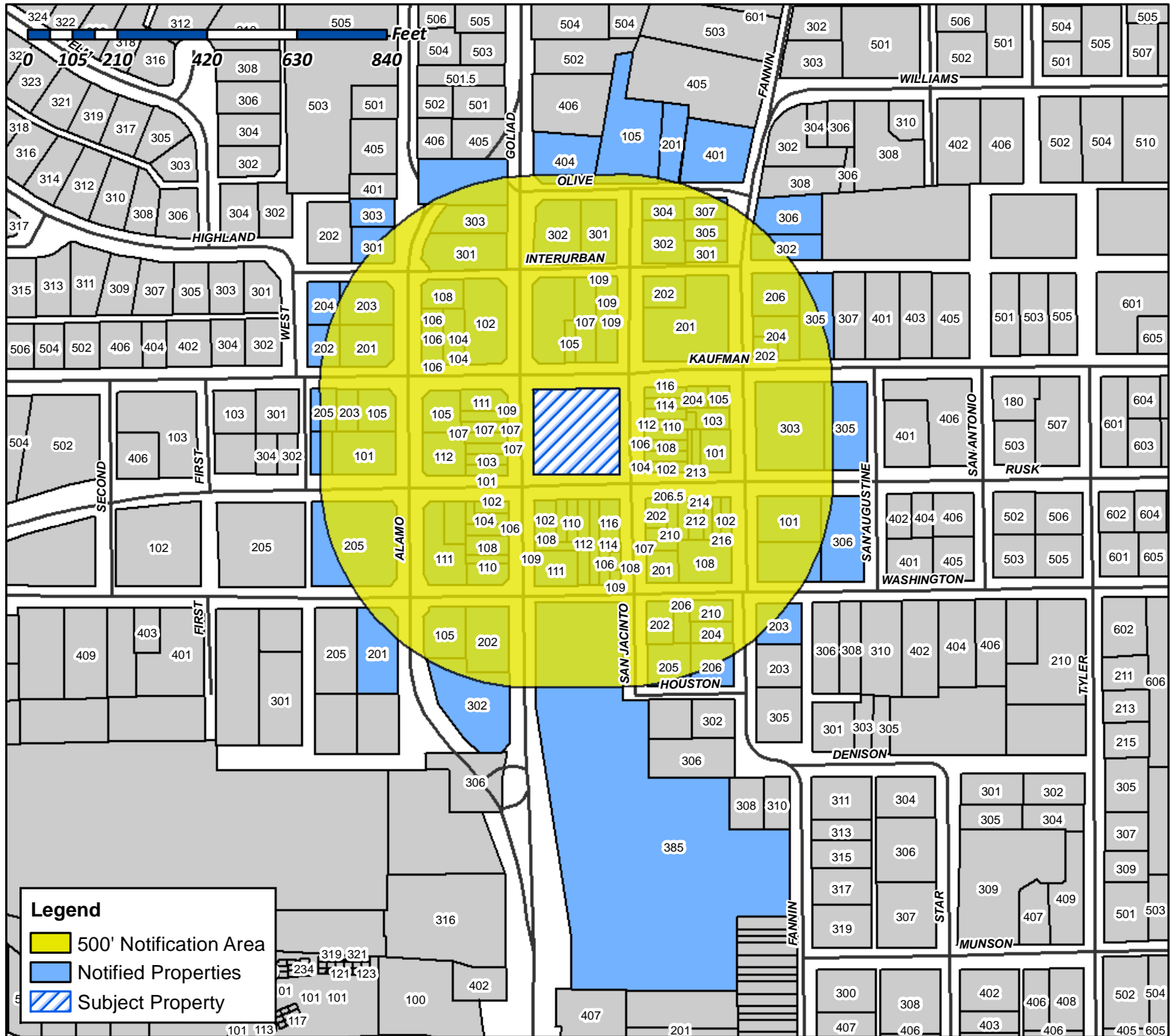
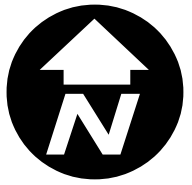




City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



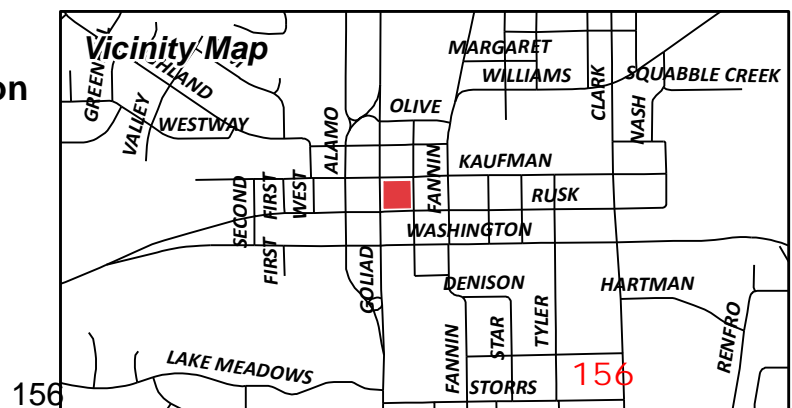
Legend

- 500' Notification Area
- Notified Properties
- Subject Property

Case Number: Z2015-005
Case Name: Landmark Property Designation
Case Type: Zoning
Zoning: Downtown District
Case Address: 101 E Rusk St

Date Created: 2/05/2015

For Questions on this Case Call (972) 771-7745





NOTICE OF PUBLIC HEARING

CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

To Whom It May Concern:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2015-005: Landmark Property Designation

Hold a public hearing to discuss and consider a City initiated request for the purpose of designating the Historic Downtown Courthouse as a Local Landmark per the designation procedures stipulated by Section 6.2, Historic Overlay (HO) District, of the Unified Development Code, being a 0.918-acre parcel of land identified as Rockwall O T Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 101 E. Rusk Street, and take any action necessary.

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David Gonzales
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

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Sincerely,

Robert LaCroix, AICP
Director of Planning & Zoning

MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE: [HTTP://WWW.ROCKWALL.COM/PLANNING/PLANNINGDEVCASES.ASP](http://www.rockwall.com/planning/planningdevcases.asp)

— — — PLEASE RETURN THE BELOW FORM — — — — —

Case No. Z2015-005: Landmark Property Designation

Please place a check mark on the appropriate line below:

- ☐ I am in favor of the request for the reasons listed below.
- ☐ I am opposed to the request for the reasons listed below.

Name:	
Address:	

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

BOWEN PERRY
1006 TIMBERLINE DRIVE
HEATH, TX 75032

HEATH H N
101 N ALAMO RD
ROCKWALL, TX 75087

Current Occupant
CREDIT SHELTER TRUST AND SURVIVORS TRUST
101 N FANNIN ST
Rockwall, TX 75087

Current Occupant
RDT ENTERPRISES INC
101 N GOLIAD
Rockwall, TX 75087

Current Occupant
101 S FANNIN ST
Rockwall, TX 75087

ARISTA KAUFMAN LLC
1010 W RALPH HALL PARKWAY SUITE 100
ROCKWALL, TX 75032

Current Occupant
102 E RUSK
Rockwall, TX 75087

Current Occupant
102 N SAN JACINTO
Rockwall, TX 75087

Current Occupant
C/O ALICIA COOK
102 S FANNIN ST
Rockwall, TX 75087

BLACKETER LARRY & FAY
102 S GOLIAD ST
ROCKWALL, TX 75087

Current Occupant
C/O SILVER OAK ADVISORS LLC
102 W KAUFMAN
Rockwall, TX 75087

Current Occupant
CREDIT SHELTER TRUST AND SURVIVORS TRUST
103 N FANNIN ST
Rockwall, TX 75087

Current Occupant
RDT ENTERPRISES INC
103 N GOLIAD
Rockwall, TX 75087

Current Occupant
103 S SAN JACINTO
Rockwall, TX 75087

MORROW TREVA L
104 MORROW LN
LAVON, TX 75166

Current Occupant
104 N SAN JACINTO
Rockwall, TX 75087

MASONIC LODGE
C/O J E HANIS
104 S GOLIAD ST
ROCKWALL, TX 75087

BLESSING BRIAN PC
104 W KAUFMAN ST
ROCKWALL, TX 75087

Current Occupant
105 OLIVE ST
Rockwall, TX 75087

LOFLAND WILLIAM B
105 E KAUFMAN ST
ROCKWALL, TX 75087

Current Occupant
105 N ALAMO
Rockwall, TX 75087

Current Occupant
105 N FANNIN ST
Rockwall, TX 75087

Current Occupant
JOHN C WEDDLE AND PAULETTE S WEDDLE
TRUSTEES
105 N GOLIAD
Rockwall, TX 75087

WIMPEE JOE
105 W KAUFMAN ST
ROCKWALL, TX 75087

Current Occupant
105 W WASHINGTON
Rockwall, TX 75087

Current Occupant
106 SAN JACINTO
Rockwall, TX 75087

RDT ENTERPRISES INC
MIKE SORVINSKI
106 E RUSK STE 200
ROCKWALL, TX 75087

Current Occupant
106 N GOLIAD
Rockwall, TX 75087

Current Occupant
106 S SAN JACINTO
Rockwall, TX 75087

Current Occupant
TIMOTHY M & STACY M ROSE
106 W KAUFMAN
Rockwall, TX 75087

Current Occupant
107 E KAUFMAN
Rockwall, TX 75087

Current Occupant
107 N GOLIAD
Rockwall, TX 75087

GMDR PROPERTIES LLC
107 S SAN JACINTO
ROCKWALL, TX 75087

Current Occupant
108 FANNIN ST
Rockwall, TX 75087

Current Occupant
108 INTERURBAN
Rockwall, TX 75087

Current Occupant
RDT ENTERPRISES INC
108 E RUSK
Rockwall, TX 75087

Current Occupant
108 N SAN JACINTO
Rockwall, TX 75087

Current Occupant
108 S GOLIAD
Rockwall, TX 75087

Current Occupant
JENNIFER SMITH BLUM TRUSTEES
108 S SAN JACINTO
Rockwall, TX 75087

Current Occupant
CREDIT SHELTER TRUST AND SURVIVORS TRUST
109 E KAUFMAN
Rockwall, TX 75087

Current Occupant
109 E WASHINGTON
Rockwall, TX 75087

Current Occupant
MIKE SORVINSKI
109 N GOLIAD
Rockwall, TX 75087

K'S ADVERTISING DALLAS INC THE
109 N GOLIAD ST
ROCKWALL, TX 75087

Current Occupant
110 E RUSK
Rockwall, TX 75087

Current Occupant
110 N SAN JACINTO
Rockwall, TX 75087

PRUITT JAMES PRESTON
110 S GOLIAD ST STE 101
ROCKWALL, TX 75087

PANNELL JIM
111 N GOLIAD ST
ROCKWALL, TX 75087

Current Occupant
RDT ENTERPRISES INC
111 S GOLIAD
Rockwall, TX 75087

Current Occupant
ATTN;MARY SMITH
111 W RUSK
Rockwall, TX 75087

Current Occupant
112 E RUSK
Rockwall, TX 75087

Current Occupant
JENNIFER SMITH BLUM TRUSTEES
112 N SAN JACINTO
Rockwall, TX 75087

Current Occupant
RDT ENTERPRISES INC
112 W RUSK
Rockwall, TX 75087

Current Occupant
RDT ENTERPRISES, INC
114 E RUSK
Rockwall, TX 75087

Current Occupant
114 N SAN JACINTO
Rockwall, TX 75087

R & S OPERATING CO LP
11508 ROYALSHIRE DR
DALLAS, TX 75230

Current Occupant
116 E RUSK
Rockwall, TX 75087

Current Occupant
116 N SAN JACINTO
Rockwall, TX 75087

ANDERSON LORETTA
1208 S LAKESHORE DR
ROCKWALL, TX 75087

FALL C W
1216 SMIRL DR
ROCKWALL, TX 75032

HANCE ROY & RANDA & LARRY
1244 E QUAIL RUN RD
ROCKWALL, TX 75087

HOGUE MICHAEL & VICKY
1498 HUBBARD DR
FORNEY, TX 75126

MCCALLUM V LTD
1535 E INTERSTATE 30
ROCKWALL, TX 75087

WEDDLE TRUST
JOHN C WEDDLE AND PAULETTE S WEDDLE
TRUSTEES
1601 S ALAMO RD
ROCKWALL, TX 75087

WEDDLE TRUST
JOHN C WEDDLE AND PAULETTE S WEDDLE
TRUSTEES
1601 S ALAMO RD
ROCKWALL, TX 75087

HENDRICKS JAMES L
1602 RIDGE RD
ROCKWALL, TX 75087

KLUTTS B A
1605 SUNSET HILL DR
ROCKWALL, TX 75087

105 N ALAMO LLC
1660 E FM 550
ROCKWALL, TX 75032

Current Occupant
201 OLIVE ST
Rockwall, TX 75087

Current Occupant
201 E KAUFMAN
Rockwall, TX 75087

ROBERSON RAY ETUX
201 E WASHINGTON
ROCKWALL, TX 75087

Current Occupant
201 N ALAMO
Rockwall, TX 75087

Current Occupant
% DOUGLAS A KAUFMANN
201 W WASHINGTON
Rockwall, TX 75087

WAY SAMMY J
202 BECKY LANE
ROCKWALL, TX 75087

Current Occupant
MIKE SORVINSKI
202 E RUSK
Rockwall, TX 75087

Current Occupant
202 E WASHINGTON
Rockwall, TX 75087

Current Occupant
202 N FANNIN ST
Rockwall, TX 75087

HOLLIMAN ANDREA J &
DIANNE C HOLLIMAN
202 N WEST
ROCKWALL, TX 75087

LAZY DALE PARTNERS LP
202 NORTH SAN JACINTO
ROCKWALL, TX 75087

SHIELDS JOE M
202 S GOLIAD ST
ROCKWALL, TX 75087

Current Occupant
203 N ALAMO
Rockwall, TX 75087

SMITH IRIS
203 S FANNIN ST
ROCKWALL, TX 75087

Current Occupant
203 W KAUFMAN
Rockwall, TX 75087

Current Occupant
204 E KAUFMAN
Rockwall, TX 75087

Current Occupant
204 N FANNIN ST
Rockwall, TX 75087

Current Occupant
204 N WEST ST
Rockwall, TX 75087

Current Occupant
204 S FANNIN ST
Rockwall, TX 75087

Current Occupant
205 S SAN JACINTO
Rockwall, TX 75087

Current Occupant
205 W KAUFMAN
Rockwall, TX 75087

Current Occupant
205 W RUSK
Rockwall, TX 75087

CURANOVIC PETER ESTATE
206 ASHE BEND DRIVE
ROCKWALL, TX 75087

Current Occupant
206 E WASHINGTON ST
Rockwall, TX 75087

Current Occupant
206 N FANNIN ST
Rockwall, TX 75087

Current Occupant
206 S FANNIN ST
Rockwall, TX 75087

Current Occupant
206.5 E RUSK
Rockwall, TX 75087

HALL J BLAKELEY
207 E RUSK ST
ROCKWALL, TX 75087

HOEGGER STEVE & KIM
2082 QUAIL RUN RD
WYLIE, TX 75098

Current Occupant
210 E RUSK
Rockwall, TX 75087

Current Occupant
210 E WASHINGTON
Rockwall, TX 75087

Current Occupant
C/O ODIS A LOWE JR
212 E RUSK
Rockwall, TX 75087

Current Occupant
213 E RUSK
Rockwall, TX 75087

Current Occupant
214 E RUSK
Rockwall, TX 75087

Current Occupant
216 E RUSK
Rockwall, TX 75087

RUSSELL RUTH DIANE
2520 WATAUGA RD
FORT WORTH, TX 76111

RAYWAY PROPERTIES LLC
3 GRANITE RIDGE
ROCKWALL, TX 75032

BEDFORD AUSTIN J & TERRI W
301 N ALAMO RD
ROCKWALL, TX 75087

Current Occupant
301 N FANNIN ST
Rockwall, TX 75087

Current Occupant
301 N GOLIAD
Rockwall, TX 75087

Current Occupant
301 N SAN JACINTO
Rockwall, TX 75087

Current Occupant
302 N FANNIN ST
Rockwall, TX 75087

JOY LUTHERAN CHURCH
302 N GOLIAD ST
ROCKWALL, TX 75087

BRUCE DANA G & JEANNE L
302 N SAN JACINTO ST
ROCKWALL, TX 75087

Current Occupant
302 S GOLIAD
Rockwall, TX 75087

HIS COVENANT CHILDREN INC
303 E RUSK ST
ROCKWALL, TX 75087

LEAL CAROL RHEA & ROLAND
303 N ALAMO RD
ROCKWALL, TX 75087

Current Occupant
303 N GOLIAD
Rockwall, TX 75087

Current Occupant
304 N SAN JACINTO
Rockwall, TX 75087

CLARKE CARY G
305 E KAUFMAN ST
ROCKWALL, TX 75087

ERUDITE INCORPORATED
305 E RUSK ST
ROCKWALL, TX 75087

FERGUSON PROPERTIES LLC
305 N FANNIN ST
ROCKWALL, TX 75087

TRINITY HARBOR CHURCH
306 E RUSK ST
ROCKWALL, TX 75087

Current Occupant
306 N FANNIN ST
Rockwall, TX 75087

FERGUSON PROPERTIES LLC
307 N FANNIN ST
ROCKWALL, TX 75087

HOLLIMAN ANDREA J
332 SHEPARDS HILL
ROCKWALL, TX 75087

CHOI YOUNG CHOI
3828 OLD FAITHFUL CT
IRVING, TX 75062

JONES CYNTHIA WALLACE & KENNETH LYNN
401 N FANNIN STREET
ROCKWALL, TX 75087

Current Occupant
C/O FAIR ROAD PROPERTIES INC
404 N GOLIAD
Rockwall, TX 75087

WILLESS LADONA
410 E COACHLIGHT TRL
ROCKWALL, TX 75087

4 ROSES ENTERPRISES LLC AND
TIMOTHY M & STACY M ROSE
436 WYNDEMERE BLVD
HEATH, TX 75032

SMITH ROBERT & MARY SUE
502 W RUSK ST
ROCKWALL, TX 75087

REDDEN POLLY & ROSS
509 E HEATH ST
ROCKWALL, TX 75087

GRAY PEGGY JO
521 KATHY DR
MESQUITE, TX 75149

HEFFERNAN & HEFFERNAN BOOKKEEPING
5924 VOLUNTEER PL
ROCKWALL, TX 75032

KAUFMANN PROPERTIES LLC
% DOUGLAS A KAUFMANN
627 SORITA CIR
HEATH, TX 75032

TURNER V H
704 LAKE MEADOWS CT
ROCKWALL, TX 75087

KING PACIFIC INC
8100 GREENSBORO DR
PLANO, TX 75025

FOX WILLIAM G & ALISON L
816 FAITH TRAIL
HEATH, TX 75032

SMITH LEON & MARGARET AND
JENNIFER SMITH BLUM TRUSTEES
8217 W 100TH TER
OVERLAND PARK, KS 66212

CULLINS KENNETH L & HEATHER D
845 RAVENHURST DR
ROCKWALL, TX 75087

ROBERT COOK ESTATE
C/O ALICIA COOK
901 PIONEER ROAD
MESQUITE, TX 75149

WALKER TOM
902 LAKE MEADOWS DR
ROCKWALL, TX 75087

RHODES TOM B
C/O SILVER OAK ADVISORS LLC
ATTN JEFF TARLTON 400 GALLERIA PARKWAY SE
SUITE 1500
ATLANTA, GA 30339

CAIN REVOCABLE FAMILY TRUST AND
CREDIT SHELTER TRUST AND SURVIVORS TRUST
DEWAYNE CAIN TRUSTEE PO BOX 1119
ROCKWALL, TX 75087

PANNEL SMITH PROPERTY MANAGEMENT LLC
PMB 155 2850 SHORELINE TRL
ROCKWALL, TX 75032

CAIN FAMILY PARTNERSHIP LTD
PO BOX 1119
ROCKWALL, TX 75087

PIRTLE DAVID ETUX
PO BOX 1569
ROCKWALL, TX 75087

HENDRICKS BARBARA S
PO BOX 2136
ROCKWALL, TX 75087

PEOPLES BILLY W
PO BOX 35
ROCKWALL, TX 75087

COMMUNITY BANK
PO BOX 580
GRANBURY, TX 76048

ROCKWALL LIONS CLUB
C/O ODIS A LOWE JR
PO BOX 663
ROCKWALL, TX 75087

LAND HEADQUARTERS COMPANY INC
C/O FAIR ROAD PROPERTIES INC
PO BOX 69
KEY BISCAWAYNE, FL 33149

BAESA MICHAEL H & PAIGE
PO BOX 814
ROCKWALL, TX 75087

ROCKWALL RENTAL PROPERTIES LP
PO BOX 818
TERRELL, TX 75160

COLLIN-G PROPERTIES LTD
PO BOX 847
ROCKWALL, TX 75087

DOWER YVONNE
PO BOX 871239
MESQUITE, TX 75187

ROCKWALL RENTAL PROPERTIES LP
PO BOX B
TERRELL, TX 75160

Gonzales, David

From: Miller, Ryan
Sent: Monday, February 16, 2015 10:02 AM
To: Gonzales, David
Subject: FW:

FYI ... see below.



RYAN C. MILLER, AICP

PLANNING MANAGER • PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6441 OFFICE
RMILLER@ROCKWALL.COM
385 S. GOLIAD STREET • ROCKWALL, TX 75087

[HELPFUL LINKS](#) | [CITY OF ROCKWALL WEBSITE](#) | [PLANNING & ZONING DIVISION WEBSITE](#) | [MUNICIPAL CODE WEBSITE](#)
[GIS DIVISION WEBSITE](#) | [CITY OF ROCKWALL INTERACTIVE MAPS](#) | [MAIN STREET DIVISION](#)

From: LaCroix, Robert
Sent: Monday, February 16, 2015 8:20 AM
To: Miller, Ryan
Subject: FW:

FYI.

Robt

From: [REDACTED]
Sent: Friday, February 13, 2015 11:22 AM
To: LaCroix, Robert
Subject:

case #z2015-005 I am in favor of this request. Ray Roberson 201 E Washington St Rockwall, Texas 75087

Sent from Windows Mail

Gonzales, David

From: Miller, Ryan
Sent: Tuesday, February 17, 2015 8:19 AM
To: Gonzales, David
Subject: FW: Landmark Property Designation Case No Z2015-005

FYI ...



RYAN C. MILLER, AICP

PLANNING MANAGER • PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6441 OFFICE
RMILLER@ROCKWALL.COM
385 S. GOLIAD STREET • ROCKWALL, TX 75087

HELPFUL LINKS | CITY OF ROCKWALL WEBSITE | PLANNING & ZONING DIVISION WEBSITE | MUNICIPAL CODE WEBSITE
GIS DIVISION WEBSITE | CITY OF ROCKWALL INTERACTIVE MAPS | MAIN STREET DIVISION

From: Peg Pannell Smith [REDACTED]
Sent: Friday, February 13, 2015 2:59 PM
To: Planning
Subject: Landmark Property Designation Case No Z2015-005

I am in favor of the request for the reasons listed below:

The Rockwall County Historic Downtown Courthouse is a treasure, the gathering place of our community and most definitely should be designated as a Landmark Property. I applaud the person(s) who spearheaded this effort.

Thank you.

Peg Pannell Smith
Pannell Smith Property Management LLC

Make it a beautiful day!

Peg Pannell Smith

PEG PANNELLSMITH, REALTOR®, GRI, RSPS, SRS

PEG PANNELL SMITH GROUP

COMMERCIAL REAL ESTATE SALES & LEASING



2900 Ridge Road | Rockwall Texas 75032

peg@pegpannellsmith.com | pegpannellsmith.com

CELL 972.489.0788 OFC 972.772.1579 FAX 972.771.7493

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"The sender believes that this E-mail and any attachments were free of any virus, worm, Trojan horse, and/or malicious code when



NOTICE OF PUBLIC HEARING

CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

To Whom It May Concern:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2015-005: Landmark Property Designation

Hold a public hearing to discuss and consider a City initiated request for the purpose of designating the Historic Downtown Courthouse as a Local Landmark per the designation procedures stipulated by Section 6.2, Historic Overlay (HO) District, of the Unified Development Code, being a 0.918-acre parcel of land identified as Rockwall O T Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 101 E. Rusk Street, and take any action necessary.

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David Gonzales
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

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Sincerely,

Robert LaCroix, AICP
Director of Planning & Zoning

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PLEASE RETURN THE BELOW FORM

Case No. Z2015-005: Landmark Property Designation

Please place a check mark on the appropriate line below:

- ☒ I am in favor of the request for the reasons listed below.
- ☐ I am opposed to the request for the reasons listed below.

I have no objections.

Name: Cain Family Partnership, Ltd/Dewayne Cain

Address: PO Box 1119, Rockwall, TX 75087

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE



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Case No. Z2015-005: Landmark Property Designation

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Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

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Sincerely,

Robert LaCroix, AICP
Director of Planning & Zoning

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PLEASE RETURN THE BELOW FORM

Case No. Z2015-005: Landmark Property Designation

Please place a check mark on the appropriate line below:

- ☒ I am in favor of the request for the reasons listed below.
☐ I am opposed to the request for the reasons listed below.

I have no objections.

Name: Cain Revocable Family Trust/Dewayne Cain Trustee

Address: PO Box 1119, Rockwall, TX 75087

Tex. Loc. Gov. Code, Sec. 211.006 (d). If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

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NOTICE OF PUBLIC HEARING CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

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EMAIL: PLANNING@ROCKWALL.COM

To Whom It May Concern:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2015-005: Landmark Property Designation

Hold a public hearing to discuss and consider a City initiated request for the purpose of designating the Historic Downtown Courthouse as a Local Landmark per the designation procedures stipulated by Section 6.2, Historic Overlay (HO) District, of the Unified Development Code, being a 0.918-acre parcel of land identified as Rockwall O T Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 101 E. Rusk Street, and take any action necessary.

For the purpose of considering the effects of such a request, the Historic Preservation Advisory Board will hold a public hearing on **Thursday, 2/19/2015 at 6:00 p.m.**, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 2/24/2015 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday, 3/2/2015 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to.

David Gonzales
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by **3/2/2015** to ensure they are included in the information provided to the City Council.

Sincerely,

Robert LaCroix, AICP
Director of Planning & Zoning

MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE: [HTTP://WWW.ROCKWALL.COM/PLANNING/PLANNINGDEVCASES.ASP](http://www.rockwall.com/planning/planningdevcases.asp)

----- PLEASE RETURN THE BELOW FORM -----

Case No. Z2015-005: Landmark Property Designation

Please place a check mark on the appropriate line below:

- ☒ I am in favor of the request for the reasons listed below.
☐ I am opposed to the request for the reasons listed below.

Name: *Stan & Linda Fergusson*
Address: *305 N Fannin St., Rockwall*

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE



NOTICE OF PUBLIC HEARING CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

To Whom It May Concern:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2015-005: Landmark Property Designation

Hold a public hearing to discuss and consider a City initiated request for the purpose of designating the Historic Downtown Courthouse as a Local Landmark per the designation procedures stipulated by Section 6.2, Historic Overlay (HO) District, of the Unified Development Code, being a 0.918-acre parcel of land identified as Rockwall O T Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 101 E. Rusk Street, and take any action necessary.

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David Gonzales
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

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Sincerely,

Robert LaCroix, AICP
Director of Planning & Zoning

MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE: [HTTP://WWW.ROCKWALL.COM/PLANNING/PLANNINGDEVCASES.ASP](http://WWW.ROCKWALL.COM/PLANNING/PLANNINGDEVCASES.ASP)

----- PLEASE RETURN THE BELOW FORM -----

Case No. Z2015-005: Landmark Property Designation

Please place a check mark on the appropriate line below:

- ☒ I am in favor of the request for the reasons listed below.
☐ I am opposed to the request for the reasons listed below.

Name: Stan & Linda Fergusson
Address: 307 N. Farmin St., Rockwall TX 75087

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

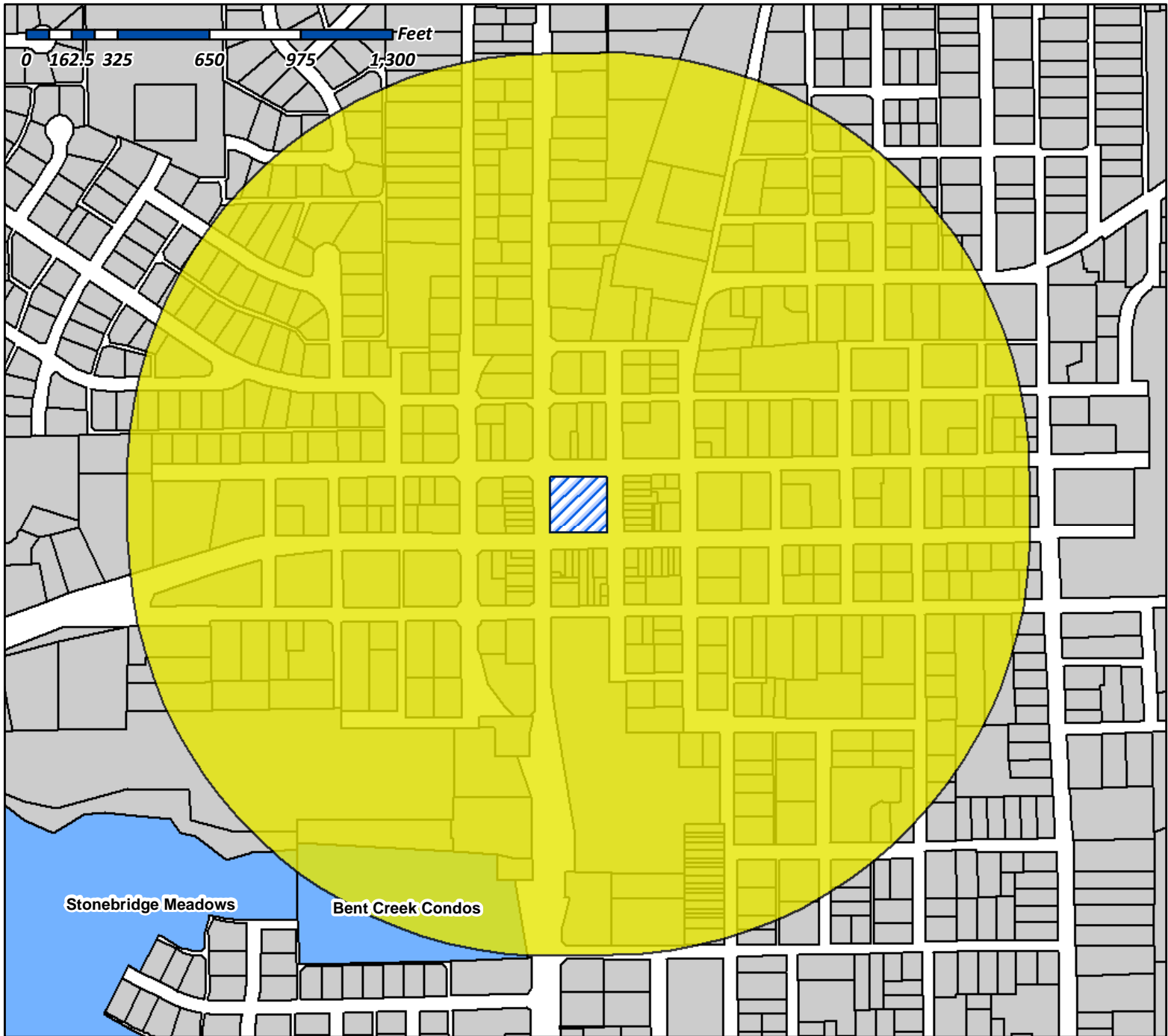
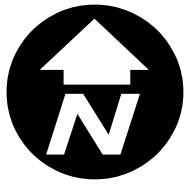
PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

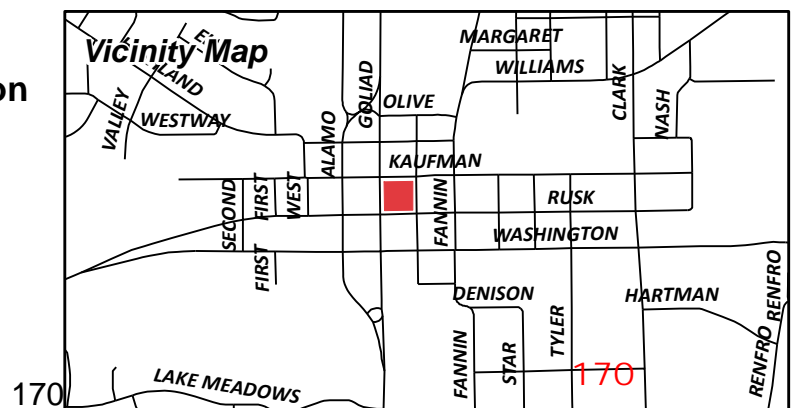
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



Case Number: Z2015-005
Case Name: Landmark Property Designation
Case Type: Zoning
Zoning: Downtown District
Case Address: 101 E Rusk St

Date Created: 2/05/2015

For Questions on this Case Call (972) 771-7745



Cliff Sevier
Commissioner Precinct 1

Lorie Grinnan
Commissioner Precinct 2



Jerry Hogan
County Judge

Dennis Bailey
Commissioner Precinct 3

David Magness
Commissioner Precinct 4

FILED FOR RECORD
ROCKWALL COUNTY
14 DEC 19 AM 9:18
DELL MILLER
ROCKWALL COUNTY CLERK
DEPUTY

NOTICE OF REGULAR MEETING

NOTICE IS HEREBY GIVEN THAT THE ROCKWALL COUNTY COMMISSIONERS COURT WILL MEET IN A REGULAR MEETING ON DECEMBER 23, 2014, AT 9:00 A.M. AT THE ROCKWALL COUNTY HISTORIC COURTHOUSE, 101 EAST RUSK, CITY OF ROCKWALL, FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:

- **INVOCATION;** -- Commissioner Bailey
- **PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG;** -- Judge Hogan
- **PLEDGE OF ALLEGIANCE TO THE TEXAS FLAG;** -- Judge Hogan
- **RECOGNITION OF GUESTS;**

RECOGNITION/PRESENTATION:

Todd Williams and Texas A&M AgriLife Extension Service present to Commissioners Court the Building a Better Texas Award for the 100 year partnership since the signing of the Smith-Lever Act

AGENDA:

- ADD
5-0
1. Discuss/Act to approve Adfinity to host the new Rockwall County Open Space Alliance website at an annual cost of \$120.00, effective January 1, 2015, and all related issues; (Sevier-Auditor)
 2. Discuss/Act on the appointment with the City of Rockwall's Planning staff and the Historic Preservation Advisory Board (HPAB) to discuss designating the Historic Downtown Courthouse a local Landmark Property per the City's Historic Designation Program and pursuing the placement of the Historic Courthouse on the National Registry of Historic Places, and all related issues; (Bailey)
 3. Discussion of FY2014 year-end financial report by the County Auditor, and all related issues; (Auditor)
 4. Discuss/Act on rescinding the Court's prior action regarding the Interlocal Agreement with the City of Fate for Municipal Judge Services relating to evidentiary warrants to obtain blood samples from individuals suspected of driving while intoxicated for four planned "No Refusal Weekends" and approve a revised agreement, and all related issues; (Auditor)
 5. Discuss/Act on approving Supplemental Agreement #1 to the Advanced Funding Agreement (AFA) which terminates the original agreement executed on February 14, 2012, between Rockwall County and the State, and all related issues; (Auditor)

6. Discuss/Act on the progress of the Court Management System for Rockwall County, and all related issues; (Hogan-Arey)
7. Discuss/Act on approving the Interlocal Agreement with the City of Heath for participation in the Rockwall County Interoperability Radio Network, and all related issues; (Hogan)
8. Discuss/Act on approving the Interlocal Agreement with the City of Fate for participation in the Rockwall County Interoperability Radio Network, and all related issues; (Hogan)
9. **EXECUTIVE SESSION:**
Pursuant to the Open Meetings Act, Chapter 551, Texas Government Code, Sections 551.071, 551.072, 551.073, 551.074, 551.0745, 551.076, and 551.087. **Executive Session may be held, under these exceptions, at the end of the Regular Meeting or at any time during the meeting that a need arises for the Commissioners Court to seek advice from the Criminal District Attorney's Office as to the posted subject matter of this Commissioners Court meeting.**
 - a. Discussion regarding the appointment and employment of a senior felony prosecutor in the Criminal District Attorney's Office (Tex. Gov't Code §551.074);
10. **RECONVENE:** Action necessary on items discussed in Executive Session;
11. **CONSENT AGENDA;**
 - a) Minutes of previous meeting(s);
 - b) J.P. Pct. 2, monthly judicial activity report(s);
 - c) J.P. Pct. 3, monthly judicial activity report(s);
 - d) District Clerk, monthly fee report (s);
 - e) J.P. Pct. 1, monthly judicial activity report(s);
 - f) Treasurer, monthly report(s);
 - g) J.P. Pct. 4, monthly judicial activity report(s);
 - h) Co. Clerk, monthly fee report(s);
 - i) Auditor, Approve payment to CH2M HILL, Inc. for engineering services provided thru October 31, 2014 at SH 276 from SH 205 to FM 549 in the amount of \$96,232.74;
12. **PROPERTY ACQUISITIONS/DISPOSITIONS;**
Discuss/Act on approving the following property acquisitions and dispositions of fixed assets;
 - A. Emergency Management to purchase from CRI Grant Capital Outlay: Phillips PicoPix pocket DLP projector @ an estimated cost of \$399.99.
 - B. Emergency Management to purchase from CRI Grant Supplies: Ricoh printer toner cartridges @ an estimated cost of \$267.00.
 - C. Emergency Management to purchase from Homeland Security Grant Capital Outlay: Rescue Randy Manikin @ an estimated cost of \$1,187.95.
 - D. Emergency Management to purchase from Homeland Security Grant Supplies: (20) – 5 pocket backpack supply kits for EastTex CERT @ an estimated cost of \$847.36.
 - E. Emergency Management to purchase from Homeland Security Grant Equipment, Capital Outlay & Supplies: (2) triage tag pkgs of 50, (2) 20 watt lightweight megaphones, CERT table cover, CERT quick shelter canopy, CERT 2' x 8' banner with logo and graphics @ a total cost of \$1,158.00.

- F. County Jail transfer to Surplus: 2005 Chevy Impala (VIN 470).
- G. County Jail transfer to Surplus: 2006 Chevy Impala (VIN 372).
- H. County Jail transfer to Surplus: 2009 Ford Crown Victoria (VIN 870).

13. **NON-EMERGENCY BUDGET TRANSFER(S);**

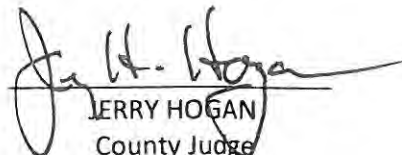
2015-04 – Transfer \$570 of funds within the General Fund budget **TO** 439th District Court/Capital Outlay > \$200 < \$5,000 **FROM** General Government/ Contingency resulting from the purchase of a fax machine approved by Commissioners Court on October 14, 2014.

14. **APPROVAL OF ACCOUNTS, BILLS, CLAIMS, AND PAYROLL(S);**

15. **ANNOUNCEMENTS;**

Announcements regarding County news, and upcoming County events.

16. **ADJOURN**


JERRY HOGAN
County Judge
By _____
Court Administrator

CERTIFICATE:

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING NOTICE OF THE MEETING WAS FILED AND POSTED ON THE BULLETIN BOARD AT THE ROCKWALL COUNTY COURTHOUSE, 1111 EAST YELLOWJACKET LANE, IN THE CITY OF ROCKWALL, TEXAS, ON 12/19/14.



SHELLI MILLER, COUNTY CLERK

By _____ Deputy Clerk

NOTE: THE COMMISSIONERS COURT RESERVES THE RIGHT TO CONSIDER AND TAKE ACTION ON THE ABOVE AGENDA ITEMS IN ANY PARTICULAR ORDER. THE ROCKWALL COUNTY COMMISSIONERS COURT COMPLIES WITH A.D.A. REQUIREMENTS. IF YOU PLAN TO ATTEND THIS PUBLIC MEETING AND YOU HAVE A DISABILITY THAT REQUIRES SPECIAL ARRANGEMENTS AT THE MEETING, PLEASE CALL IN ADVANCE OF THE MEETING AT (972) 204-6000.

ROCKWALL COUNTY HISTORICAL COMMISSION

P. O. BOX 916
ROCKWALL, TX 75087

December 9, 2014

Honorable Judge and County Commissioners:

When members of the Rockwall County Historical Commission held its quarterly meeting on December 5, 2014, we learned of a strategic plan by the City of Rockwall to increase Rockwall's "presence" on local, state and national levels.

Part of that plan involves your acceptance of a local *Landmark Property* designation for the historic, downtown Courthouse. Additionally, the City of Rockwall will pursue designation by the National Register of Historic Places for the historic, downtown Courthouse.

Members of the Rockwall County Historical Commission wholeheartedly approve of the City's efforts in this regard. We strongly recommend that Commissioners Court approve the worthy recognition of the historic downtown Courthouse in this manner.

Thank you for your consideration.

Respectfully submitted,



Leigh Plagens
Member RCHC

Rockwall County Historical Foundation

Post Office Box 916, Rockwall, TX 75087
Telephone: 972/722-1507

December 1, 2014

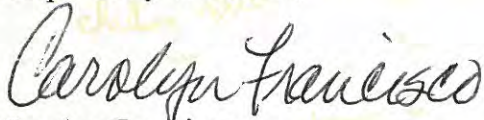
To the Honorable Judge and Rockwall County Commissioners:

It is our understanding that the City of Rockwall has submitted an application for designation as a Preserve America Community. Membership in that program will enhance awareness of Rockwall's commitment to protect and preserve the county's cultural and natural heritage assets as well as provide other opportunities for grants. As a part of the process to elevate attention to our area, the City of Rockwall proposes to designate the Historic Downtown Courthouse as a local *Landmark Property*. This *Landmark* designation is reserved for structures that are worthy of preserving.

Another step in the City's plan to increase exposure of Rockwall's assets on a local, state and national level will be to apply for designation of the Historic Downton Courthouse by the National Register of Historic Places. These steps should ultimately increase heritage tourism to this unique area.

Therefore, the Board of Directors of the Rockwall County Historical Foundation unanimously recommends that the Court accept the proposal of the City of Rockwall to designate the Historic Downtown Courthouse as a local *Landmark Property* and to apply for acceptance as a National Register of Historic Places.

Respectfully submitted,



Carolyn Francisco
President, RCHF



Rockwall County Courthouse



North Texas
Courthouse Index



Rockwall County Courthouse - Rockwall, Texas











CITY OF ROCKWALL

ORDINANCE NO. 15_XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED SO AS TO FURTHER AMEND THE ZONING MAP TO ADOPT A CHANGE IN ZONING BY IN ACCORDANCE WITH THE PROCEDURES OF ARTICLE V, SECTION 6.2 HISTORIC OVERLAY DISTRICT FOR THE PURPOSE OF DESIGNATING A LANDMARK DISTRICT ON PROPERTY KNOWN AS THE HISTORIC DOWNTOWN COURTHOUSE, BEING A 0.918-ACRE PARCEL OF LAND IDENTIFIED AS ROCKWALL O T ADDITION, AND LOCATED AT 101 EAST RUSK STREET, AND MORE SPECIFICALLY DEPICTED IN EXHIBIT 'A' AND EXHIBIT 'B' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has initiated a request for designation of a Landmark District and in accordance with the City of Rockwall Unified Development Code [Ordinance No. 04-38]; Article V, Section 6.2 Historic Overlay District for the property located at 101 East Rusk Street, also known as the Historic Downtown Courthouse, being a 0.918-acre parcel of land identified as Rockwall O T Addition; City of Rockwall, Rockwall County, Texas, and more specifically depicted in Exhibit 'A' and Exhibit 'B' of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the City of Rockwall Historic Preservation Advisory Board, Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

Section 1. That the Unified Development Code [Ordinance No. 04-38] of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to designate the Historic Downtown Courthouse a Landmark District as set forth in *Article V, Section 6.2 Historic Overlay District of the Unified Development Code [Ordinance No. 04-38]* for the *Subject Property*.

Section 2. That the *Subject Property* shall be recognized as a Landmark District as set forth in *Article V, Section 6.2 Historic Overlay District of the Unified Development Code [Ordinance No. 04-38]* of the City of Rockwall as heretofore amended, as amended herein by granting of

this zoning change, and as may be amended in the future.

Section 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

Section 4. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of TWO THOUSAND DOLLARS (\$2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

Section 5. If any section paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code No. 04-38 of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable.

Section 6. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE ____ DAY OF _____, 2015.**

Jim Pruitt, *Mayor*

ATTEST:

Kristy Ashberry, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: _____

2nd Reading: _____

Exhibit 'A'

Legal Description: Rockwall O T Addition, Acres 0.918, Courthouse on Square, Exempt

KAUFMAN

GOLIAD

SAN JACINTO

DT

RUSK

0 15 30 60 90 120 Feet



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



Exhibit 'B' - Front Facade (Facing Rusk St.)



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CITY OF ROCKWALL

ORDINANCE NO. 15-05

SPECIFIC USE PERMIT NO. S-131

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO AMEND SPECIFIC USE PERMIT NO. S-107 TO ALLOW FOR A NEW MOTOR VEHICLE DEALERSHIP ON A TEN (10) ACRE TRACT OF LAND IDENTIFIED AS TRACTS 4 & 4-02 OF THE N. M. BALLARD SURVEY, ABSTRACT NO. 24, AND THE A. HANNA SURVEY, ABSTRACT NO. 99, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a request has been made by Zack Amick of Gordon Rockwall Investments, LLC on behalf of Keith Young for the purpose of amending Specific Use Permit No. 107 to allow a *New Motor Vehicle Dealership* on a ten (10) acre tract of land identified as Tracts 4 & 4-02 of the N. M. Ballard Survey, Abstract No. 24 and the A. Hanna Survey, Abstract No. 99, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, located within the IH-30 Overlay (IH-30 OV) District, and more specifically described in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall should be amended as follows:

NOW AND THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

SECTION 1. That the enactment of this Specific Use Permit (SUP) Ordinance shall supersede all requirements stipulated in *Ordinance No. 13-13*;

SECTION 2. That the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing for the establishment of a *New Motor Vehicle Dealership* within a Light Industrial (LI) District as stipulated by Article IV, *Permissible Uses*, of the Unified Development Code on the *Subject Property*;

SECTION 3. That the *Subject Property* shall be developed and/or used only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance and as stipulated by Section 2.1.10, *Distribution and Storage*, of Article IV, *Permissible Uses*; Section 5.1, *General Industrial District Standards*; Section 5.3, *Light Industrial (LI) District*, of Article IV, *District Development Standards*; Section 6.6, *IH-30 Overlay (IH-30 OV) District* of the Unified Development Code [Ordinance No. 04-38] as heretofore amended, as amended herein by granting of this zoning change, and as may be amended in the future, and shall be subject to the additional following operational conditions and compliance standards:

3.1 COMPLIANCE STANDARDS

Approval of this ordinance in accordance with Section 8.3, *Council Approval or Denial*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC) will require compliance to the following standards:

- 1) This Specific Use Permit (SUP) shall be subject to review by Planning Department staff and/or the Planning and Zoning Commission and City Council within three (3) years of the effective date of the ordinance. At the time of review, Planning Department staff shall be required to review the completeness of the improvements outline in the applicant's letter contained in *Exhibit 'B'* of this ordinance and listed as follows:
 - (i) *Phase 1.* Engineering plans addressing paving, drainage, and etcetera shall be approved by the Engineering Department. The storm water/drainage and detention pond shall be permitted and accepted by the City.
 - (ii) *Phase 2.* All concrete paving depicted on the *Concept Plan* in *Exhibit 'C'* of this ordinance shall be permitted and accepted by the City.
 - (iii) *Phase 3.* Remodel of existing building façade in conformance with the *Building Elevations* contained in *Exhibit 'D'* of this ordinance shall be permitted and accepted by the City.

Should the improvements be complete staff shall provide a report to the Planning and Zoning Commission and City Council indicating conformance to the requirements of this ordinance, and operation of the *New Motor Vehicle Dealership* shall be permitted to continue under the requirements of this ordinance and the Unified Development Code (UDC). Should the improvements be incomplete this SUP ordinance shall automatically expire.

- 2) Should the *Subject Property* continued to be operated as an outside storage/outside display lot for new vehicles in conjunction with the adjacent *New Motor Vehicle Dealership* (i.e. S-094) then no Certificate of Occupancy (CO) shall be required. Upon changing the use to a standalone *New Motor Vehicle Dealership*, a Certificate of Occupancy (CO) shall be required for the change of use.
- 3) Should any business or establishment operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), the City Council may -- *after proper notice* -- initiate proceedings before the City Council to revoke this SUP ordinance.

3.2 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *New Motor Vehicle Dealership* on the *Subject Property*, and conformance to these operational conditions is required for continued operation:

- 1) All development on the *Subject Property* shall be in conformance to the *Concept Plan* depicted in *Exhibit 'C'* of this ordinance;
- 2) The rehabilitation of the existing structure on the *Subject Property* shall conform to the *Concept Building Elevations* depicted in *Exhibit 'D'* of this ordinance;
- 3) Should the use of the subject property become independent of the adjacent *New Motor Vehicle Dealership* [Young Hyundai] (*i.e. any event that would require a separate Certificate of Occupancy [CO] to be issued*) and development not conforming to *Exhibits 'C' and 'D'* of this ordinance is proposed, a new site plan submittal shall be required to be submitted, reviewed and approved by the Planning and Zoning Commission and/or City Council in accordance with the requirements of the Unified Development Code;
- 4) All motor vehicles shall be required to be parked on an all-weather surface (*i.e. concrete or asphalt*) upon the completion of the three (3) year time period established in *Section 3.1* of this SUP ordinance.;
- 5) The redevelopment of the *Subject Property* shall generally be in conformance with the timeline established by the applicant's letter contained in *Exhibit 'B'* of this ordinance, and shall be reviewed by staff for compliance upon receipt of an application for renewal; and,
- 6) The operation of the *Subject Property* shall conform to all federal, state and local standards.

SECTION 4. That the official zoning map of the City of Rockwall be corrected to reflect the changes described herein.

SECTION 5. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 6. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS* (\$2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 7. If any section of provision of this ordinance or the application of that section or provision to any person, firm, cooperation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have to adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 8. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 2ND DAY OF MARCH, 2015.**

Jim Pruitt, Mayor

ATTEST:

Kristy Ashberry, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: February 16, 2015

2nd Reading: March 2, 2015

Exhibit 'A': Legal Description

BEING a 10.000 acre tract or parcel of land lying and being situated in the N. M. BALLARD SURVEY, Abstract 24, and the A. HANNA SURVEY, Abstract 99, in the City of Rockwall, Rockwall County, Texas and being that certain tract described in Special Warranty Deed to Gordon Rockwall Investments, LLC, recorded in Volume 6959, Page 100, Deed Records, Rockwall County, Texas (D.R.R.C.T.) and a portion of that certain tract described in deed to Thomas Real Estate, LP, recorded in Volume 1507, Page 203, D.R.R.C.T.; and being more particularly described by metes and bounds as follows:

BEGINNING at an aluminum TxDOT monument at the southern end of a corner clip located at the intersection of the southerly right-of-way line of Interstate Highway 30 (a variable width right-of-way) and the west right-of-way line of Commerce Street (a 60-foot wide right-of-way per Cabinet F, Slide 379, Map Records, Rockwall County, Texas);

THENCE South 00 degrees 40 minutes 20 seconds East, along the east line of said Gordon Rockwall tract and said west right-of-way line, a distance of 707.36 feet to a 3/8 inch iron rod found for the southeast corner of said Gordon Rockwall tract and the southwest corner of said right-of-way of Commerce Street; said found iron rod also being located at an angle point in the north line of said Thomas Real Estate tract;

THENCE South 00 degrees 35 minutes 03 seconds East, crossing said Thomas Real Estate tract, a distance of 469.11 feet to a point for corner;

THENCE South 89 degrees 24 minutes 57 seconds West, continuing to cross said Thomas Real Estate tract, a distance of 472.60 feet to a point on the west line of said Thomas Real Estate tract;

THENCE North 00 degrees 21 minutes 13 seconds West, along the west line of said Thomas Real Estate tract, a distance of 468.78 feet to a 112 inch iron rod found for the northwest corner of said Thomas Real Estate tract and the southwest corner of that certain tract described in General Warranty Deed to Rockwall Credit Services, L.C., recorded in Volume 4314, Page 34, D.R.R.C.T.;

THENCE North 89 degrees 22 minutes 30 seconds East along the common line of the said Thomas Real Estate tract and said Rockwall Credit Services, L.C. tract, a distance of 153.71 feet to a point for corner; said point being the southeast corner of the Rockwall Credit Services, L.C. tract and the southwest corner of the Gordon Rockwall tract;

THENCE North 00 degrees 41 minutes 38 seconds West, continuing along the common line of said Rockwall Credit tract and Gordon Rockwall tract, a distance of 629.40 feet to a point for corner in the south right-of-way line of the aforementioned Interstate Highway 30, same point being the northeast corner of said Rockwall Credit tract and the northwest corner of said Gordon Rockwall tract;

THENCE North 72 degrees 46 minutes 00 seconds East, continuing along said south right-of-way line and along the north line of said Gordon Rockwall tract, a distance of 308.48 feet to a point for the northern end of the aforementioned corner clip;

THENCE South 65 degrees 17 minutes 09 seconds East, along said corner clip, a distance of 23.86 feet to the Point of Beginning and containing 10.000 Acres (435,600 Square Feet) of land.

NOTE: The Basis of Bearings for this description is the deed to Thomas Real Estate, LP, recorded in Volume 1507, Page 203, D.R.R.C.T. This description is based upon a compilation of public records.

Exhibit 'B': Applicant's Letter

January 23, 2015

Robert LaCroix, AICP
Director of Planning
Planning and Zoning
City of Rockwall
385 South Goliad Street
Rockwall, TX 75087

Subject: 1530 IH-30 East, Rockwall, Texas Special Use Permit

Dear Mr. LaCroix,

The purpose of this letter is to request a change to our existing Specific Use Permit. As you know, this property currently has an SUP that was approved by City Council on 06/03/2013 allowing outside storage and display of motor vehicles. This SUP has a time limitation of 3 years. Our business is growing and we would like to expand.

The capital investment required to improve the property for our use is significant and we respectfully request a Specific Use Permit allowing for a "Motor Vehicle Dealership, New" on the subject 10.00-acre tract of land with existing buildings located at 1530 Interstate Highway 30 East, Rockwall, Texas.

Listed below is an outline of planned improvements for the property. We intend to complete the work in 3 phases over a 3 year period of time.

Phase 1: Engage a civil engineer to provide plans meeting city approval for phased development that address paving, drainage, utilities etc. Complete storm drainage and detention pond within 12 months of receiving counsel approved SUP.

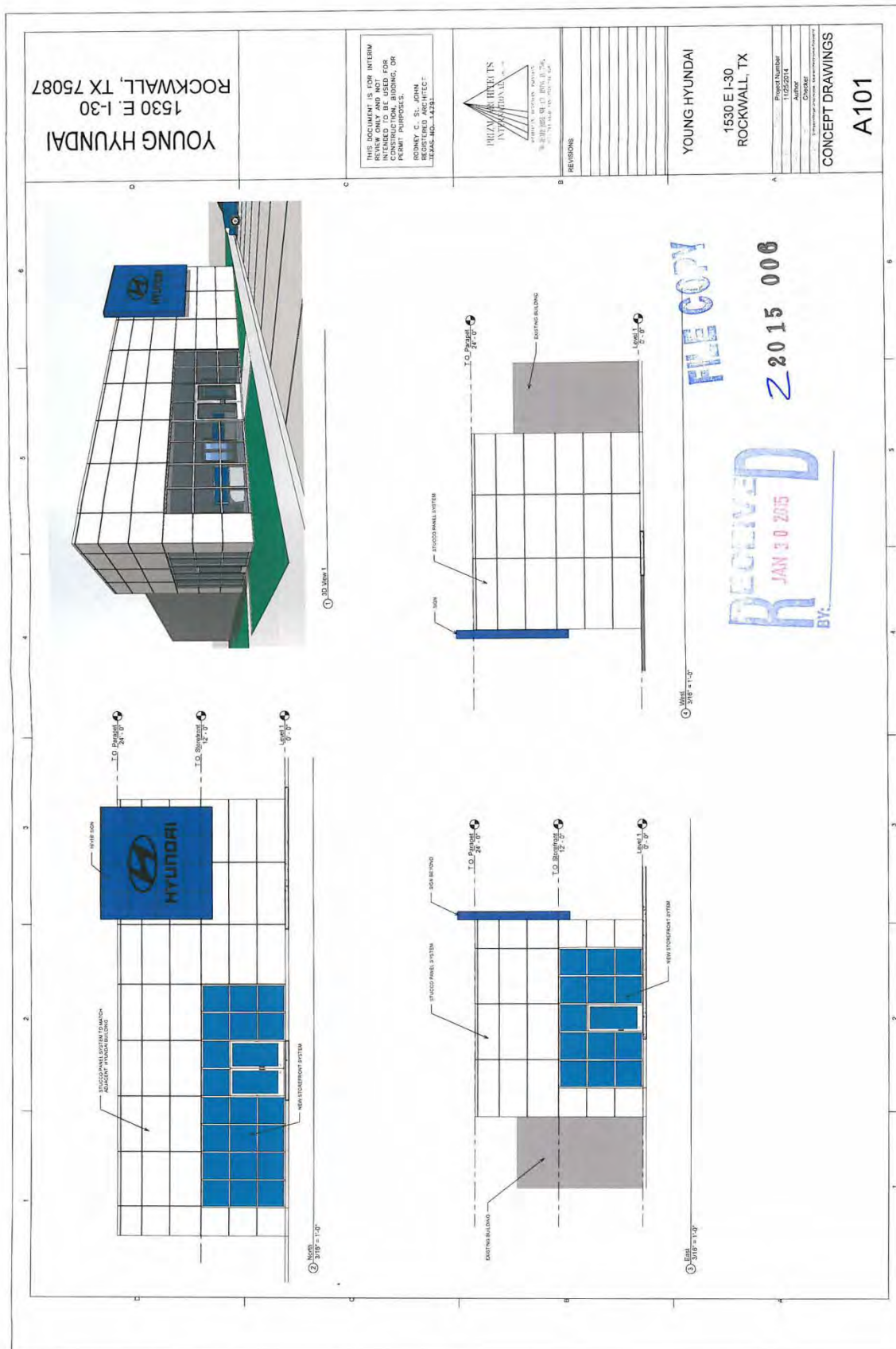
Phase 2: Concrete paving improvements will be completed within 24 months of receiving counsel approved SUP.

Phase 3: Within 36 months of receiving counsel approved SUP. Remodel the existing building façade with new exterior elevations that includes masonry, storefront glazing and other items that would be similar to our existing dealership.

Sincerely,



Zack Amick
Gordon Rockwall Investments, LLC
1551 E. IH 30, Suite 100
Rockwall, TX 75087
214-507-9831



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This is 2nd reading. 1st passed uanimously on 2/2. 2nd reading was tabled at the 2/16 cc mtg.

CITY OF ROCKWALL

ORDINANCE NO. 15-08

SPECIFIC USE PERMIT NO. S-134

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR A HOTEL WITHIN PLANNED DEVELOPMENT DISTRICT 32 (PD-32), FOR A 2.968-ACRE LOT, CONTAINING TWO (2) PARCELS OF LAND IDENTIFIED AS LOT 3A, BLOCK A, SHORELINE PLAZA ADDITION (1.824-ACRES) AND LOT 1-1, BLOCK A, HENRY AFRICA ADDITION (1.143-ACRES), CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a request has been made by Cameron Slown of FC Cuny Corporation on behalf of Tom Kirkland of Tekmak Development Company for the approval of a Specific Use Permit (SUP) to allow a *Hotel* on a 2.968-acre lot containing two (2) parcels of land identified as Lot 3A, Block A, Shoreline Plaza Addition (1.824-acres) and Lot 1-1, Block A, Henry Africa Addition (1.143-acres), City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), located within the IH-30 Overlay (IH-30 OV) District, and more specifically described in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall should be amended as follows:

NOW AND THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

SECTION 1. That the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing for a *Hotel* within the *Freeway Frontage Subdistrict* as stipulated by *Exhibit 'D': Subdistrict Land Use Chart* of Planned Development District 32 (PD-32) [*Ordinance No. 10-21*] on the *Subject Property*; and

SECTION 2. That the *Subject Property* shall be developed and/or used only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance, Planned Development District 32 (PD-32) [*Ordinance No. 10-21 & 14-44*] and as stipulated by Section 4.1, *General Commercial District Standards*, of Article IV, *District Development Standards*, of the Unified Development Code [*Ordinance No. 04-38*] as heretofore amended, as amended herein by granting of this zoning change, and as may be amended in the future, and shall be subject to the additional following conditions and compliance standards:

2.1 Operational Conditions

The following conditions pertain to the operation of a *Hotel* on the *Subject Property*, and conformance to these operational conditions is required for continued operations:

- 1) The development of this property shall generally conform to the *Site Plan* depicted in *Exhibit 'B'* of this ordinance;
- 2) The development of this property shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of this ordinance;
- 3) The development of a hotel on the subject property shall incorporate a minimum of 3,650 SF of floor area that will be utilized for the operation of a *Conference Center* (i.e. an area that is exclusively used to host conferences, exhibitions, large meetings, seminars, training sessions, etcetera), a minimum of 1,800 SF of floor area that will be utilized as *Pre-Function Event* area, and a minimum of 2,030 SF of floor area that will be utilized as *Courtyard* area; and,
- 4) The *Subject Property* is prohibited from being utilized as an *Extended Stay, Transient or Residence Hotel*.

SECTION 3. That the official zoning map of the City of Rockwall be corrected to reflect the changes described herein.

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 5. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS* (\$2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. That if any section of provision of this ordinance or the application of that section or provision to any person, firm, cooperation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have to adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 16TH DAY OF FEBRUARY, 2015.

Jim Pruitt, Mayor

ATTEST:

Kristy Ashberry, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: 02-02-2015

2nd Reading: 02-16-2015

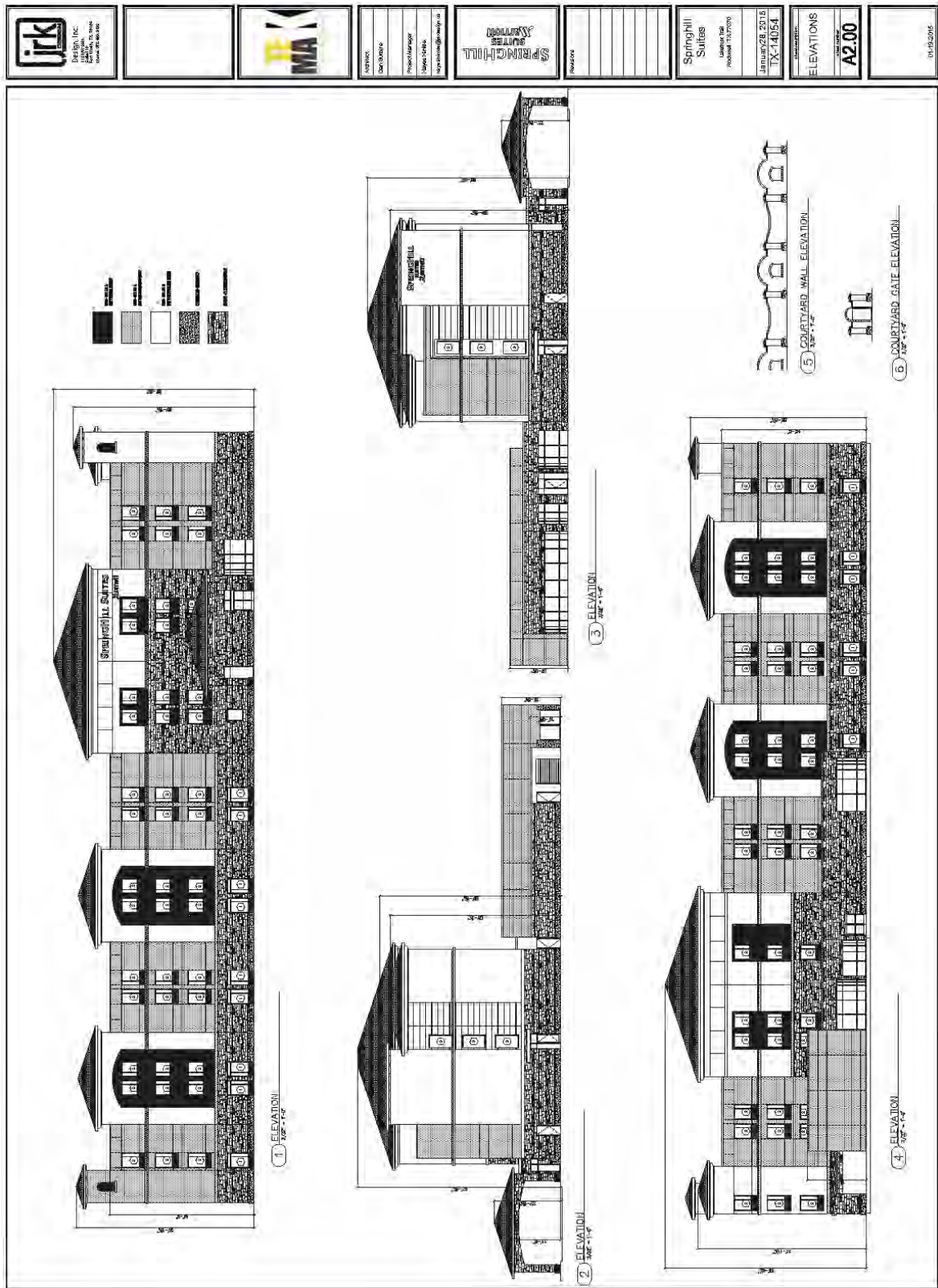
Exhibit 'A': Location Map & Legal Description

Subject Property: Lot 3A, Block A, Shoreline Plaza Addition & Lot 1-1, Block A, Henry Africa Subdivision



[illegible]

Exhibit 'C': Building Elevations



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CITY OF ROCKWALL

CITY COUNCIL MEMO

AGENDA DATE: 02/16/2015

APPLICANT: Cameron Slown; *FC Cuny Corporation*

AGENDA ITEM: **SP2014-034;** *Spring Hill Suites Hotel (Marriott) Site Plan*

SUMMARY:

Discuss and consider a request by Cameron Slown of FC Cuny Corporation on behalf of Tom Kirkland of Tekmak Development Company for the approval of waivers to Planned Development District 32 (PD-32) [Ordinance No. 10-21] and variances to the Unified Development Code associated with a site plan for a hotel on a 2.968-acre tract of land identified as Lot 3A, Block A, Shoreline Plaza Addition and Lot 1-1, Block A, Henry Africa Subdivision, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the IH-30 Overlay (IH-30 OV) District, located at the southeast corner of the intersection of the IH-30 Frontage Road and Lakefront Trail, and take any action necessary.

BACKGROUND:

On December 18, 2015, the applicant submitted a request for the approval of a site plan and Specific Use Permit (SUP) for the purpose of constructing a *Spring Hill Suites Hotel* on the 2.968-acre subject property. After the work session on January 13, 2015, the applicant and staff decided to delay the site plan case until after the first reading of the SUP ordinance and after the Architectural Review Board (ARB) had proper time to review the building elevations. Since this time, the ARB has reviewed and signed off on the proposed building elevations and on February 2, 2015, the City Council approved the first reading of the SUP ordinance. Additionally, the Planning and Zoning Commission approved the site plan with the variances and waivers on February 10, 2015.

CITY COUNCIL WAIVERS:

According to Ordinance No. 10-21, “(i)n order to provide flexibility and create high quality projects, an applicant for development within the PD District [PD-32] may request a waiver of the following District or Subdistrict standards: (1) Building Placement Requirements, (2) Landscape Standards, (3) Parking Requirements, (4) Parking Garage Design Standards, and (5) Increased Building Height in any Subdistrict.” In this case, the applicant is requesting the following waivers:

1) *Building Placement Requirements.*

- i. *Build-To-Lines and Building Setbacks.* According to the *Freeway Frontage Subdistrict* all buildings constructed on the subject property shall be subject to the following building setbacks:

- (a) Lakefront Trail [*Street Type ‘E’*]: Seven (7) Feet
- (b) Harbor Heights Drive [*Street Type ‘D’*] (*Based on Ordinance No. 13-16*): Three (3) Feet
- (c) Shoreline Trail [*Street Type ‘A’*]: Five (5) Feet

(d) IH-30 Frontage Road: 250-Feet

The site plan shows conformance to all building and setback requirements with respect to Lakefront Trail, Harbor Heights and Shoreline Trail; however, the site plan depicts the building being situated within 183-feet of the IH-30 Frontage Road. *The purpose of the 250-foot building setback adjacent to the IH-30 Frontage Road is depicted in Exhibit E-2: Freeway Frontage Subdistrict Density and Dimensional Requirements.*

- ii. *Building Form.* According to the *Freeway Frontage Subdistrict* all buildings constructed on the subject property shall subject to the following building form requirements:
 - (a) A minimum of 80% of the street for *Street Type 'E'* must be defined by a building façade.
 - (b) A minimum of 45% of the building must be built to the *build-to-line* for *Street Types 'C' & 'E'*.
 - (c) The remaining building façade must be no less than two (2) feet and no greater than 12-feet from the *build-to-line*.

Taking these requirements into consideration the following would be required:

- (a) A minimum of ~200-feet of building façade would be required along the frontage of Harbor Heights Drive with a minimum of ~100-feet being located within three (3) feet of the property line. Additionally, the building could not be located greater than 15-feet from the property line. In this case, the hotel is situated ~48-feet from the property line.
- (b) Due to the changes from *Ordinance No. 13-16* (which re-introduced Lakefront Trail into the plan as a *Street Type 'E'*) the building form requirements -- when taking into consideration the 250-foot building setback -- cannot be applied to Lakefront Trail.
- (c) The building should be no greater than 17-feet from Shoreline Trail. The site plan shows the building at ~55-feet from Shoreline Trail.

For a diagram of the Subdistrict's intent with regard to building placement see Exhibit E-2: Freeway Frontage Subdistrict Density and Dimensional Requirements.

2) *Parking Requirements*

- i. *Surface Parking Setbacks.* According to the *Freeway Frontage Subdistrict* all surface parking lots must adhere to the following standards:
 - (a) Lakefront Trail [*Street Type 'E'*]: Ten (10) Feet
 - (b) Harbor Heights Drive [*Street Type 'D'*] (*Based on Ordinance No. 13-16*): Ten (10) Feet
 - (c) Shoreline Trail [*Street Type 'A'*]: Ten (10) Feet
 - (d) IH-30 Frontage Road: 20-Feet

With the exception of Lakefront Trail -- *which was re-introduced into the plan by Ordinance No. 13-16* -- none of the proposed surface parking locations conform to any of the setback requirements (*i.e. the setbacks are as follows: Harbor Heights Drive is less than one [1] foot, Shoreline Trail is approximately three [3] feet, and the IH-30 Frontage Road is less than one [1] foot*).

- 3) *Increased Building Height.* According to the *Freeway Frontage Subdistrict* the maximum building height is two (2) stories at 45-feet, with the ability to add an additional floor that can be used for office uses only. The building elevations submitted by the applicant show a four (4) story hotel that will be 66-feet, 8¼-inches in total height.

With regard to granting waivers, *Ordinance No. 10-21* states that "... (w)aivers may only be approved by the City Council following a recommendation by the Planning and Zoning Commission ... [and] In order to approve a waiver, the City Council must find that the waiver:

- 1) Meets the general intent of the PD District or Subdistrict in which the property is located; and,
- 2) Will result in an improved project which will be an attractive contribution to the PD District or Subdistrict; and,
- 3) Will not prevent the implementation of the intent of this PD District."

Taking the intent of the development into consideration, the proposed development would not change the general intent of the *Freeway Frontage Subdistrict*, and should result in an attractive contribution to the adjacent current and future buildings indicated by the overall concept plan. Additionally, the construction of this hotel will not prevent the implementation of the remainder of the PD District and will not inhibit adjacent development.

VARIANCES:

Based on the applicant's submittal staff has identified the following variances:

- 1) *Building Materials.*
 - a) *Stone Requirements.* According to Section 6.6, *IH-30 Overlay (IH-30 OV) District*, of the UDC each exterior wall should incorporate a minimum of 20% natural or quarried stone. In this case, the applicant is requesting to use a similar cultured stone that was utilized on the Trend Tower building (*i.e. Tuscan Country Rubble by Eldorado Stone*). The percentage of culture stone exceeds 20% on each façade.
 - b) *Masonry Material Requirements.* According to Section 6.6, *IH-30 Overlay (IH-30 OV) District*, of the UDC exterior walls should be constructed utilizing a minimum of 90% masonry materials. The applicant is requesting a variance to this standard for the purpose of utilizing cultured stone and EFIS. The EFIS being proposed (*i.e. StoTherm NExT Insulated Wall Claddings*) is similar to the EFIS that was permitted on the Hilton and requires the same three (3) part application system that was used to install the *Dryvit Stucco* on the Trend Tower.
 - c) *Secondary Material Requirements.* According to Section 6.6, *IH-30 Overlay (IH-30 OV) District*, of the UDC exterior walls should not incorporate more than 10% secondary materials. EFIS is considered to be a secondary material.
- 2) *Alternate Tree Mitigation Plan.* The applicant is requesting an *Alternate Tree Mitigation Plan* in order to satisfy the remaining tree mitigation balance (*i.e. 306-inches*). Specifically, the applicant is proposing to plant 75 trees ranging in size from four (4) caliper inches to six (6) caliper inches. Some of the trees being proposed do not meet the UDC's requirements for replacement trees.

PLANNING AND ZONING COMMISSION:

On February 10, 2015, the Planning and Zoning Commission made a motion to approve the site plan and recommended approval of the variances, waivers and alternate tree plan requested by the applicant. The motion was approved by a vote of 6-1, with Commissioner Logan dissenting.

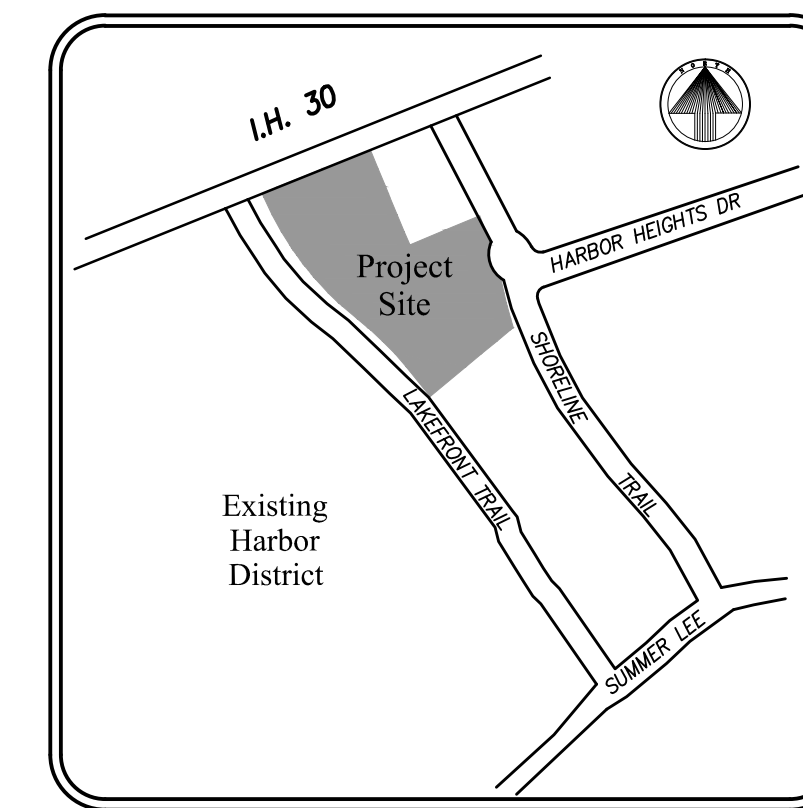


City of Rockwall

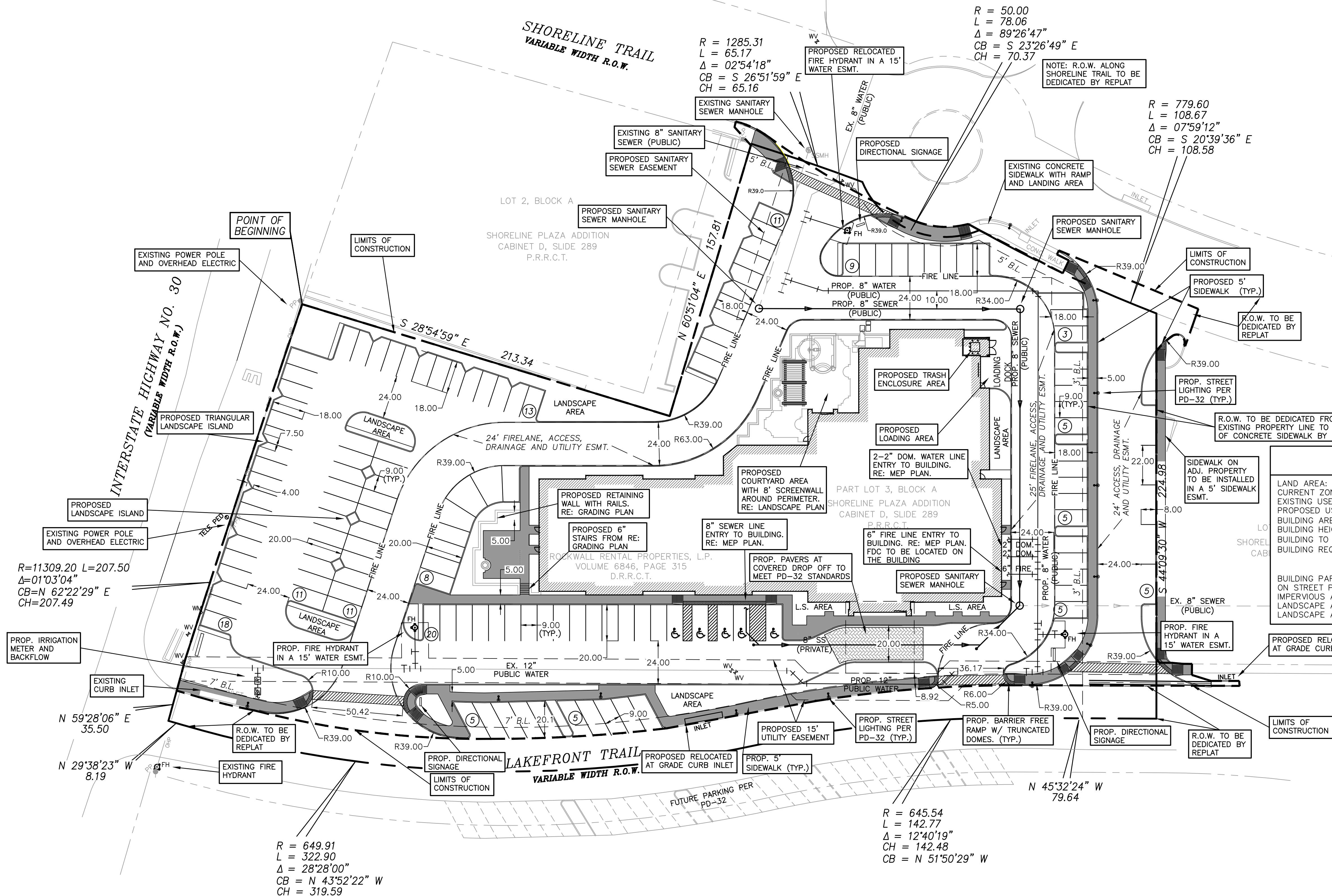
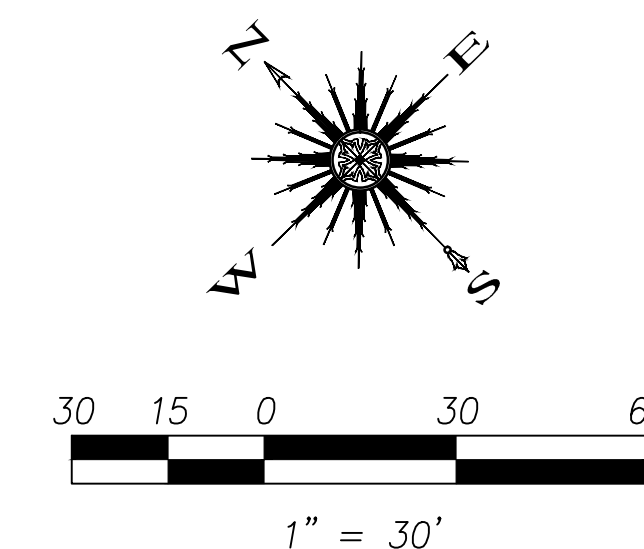
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





LOCATION MAP



SITE INFORMATION

LAND AREA:	2.968 ACRES (129,286 S.F.)
CURRENT ZONING:	PD-32
EXISTING USE:	UNUSED
PROPOSED USE:	HOTEL
BUILDING AREA (4 FLOORS):	±73,000 S.F. (24,400 1st FLOOR FOOTPRINT)
BUILDING HEIGHT:	62 FT.
BUILDING TO LOT COVERAGE:	24,400/129,286=18.9%
BUILDING REQUIRED PARKING:	HOTEL: 1/ROOM=105 SPACES
	CONFERENCE AREA: 1/250 S.F.→3,000/250=12
	=117 TOTAL
BUILDING PARKING PROVIDED:	129 TOTAL (INCLUDES 5 HANDICAP SPACES)
ON STREET PARKING PROVIDED:	5
IMPERVIOUS AREA:	109,607 S.F.
LANDSCAPE AREA REQUIRED:	0 S.F.
LANDSCAPE AREA PROVIDED:	19,149 S.F.

NOTE:
- EXISTING CITY AND FRANCHISE UTILITIES AND EASEMENTS ARE IN CONFLICT WITH THE LOCATION OF THE PROPOSED MARRIOTT BUILDING. THESE UTILITIES AND EASEMENTS ARE TO BE REMOVED AND RELOCATED. NEW EASEMENT LOCATIONS WILL BE REPLATED.
- MARRIOTT WILL NOT HAVE A GREASE PRODUCING KITCHEN. THEREFORE NO GREASE TRAP LOCATED ON SITE.

Revision	Date	Description
Owner: TEKMAK Development Company		
10000 N. Central Expressway, Suite 400 Dallas, TX 75231 Phone: (214) 890-9225		
SPRINGHILL SUITES Marriott		
~ Civil Engineer ~ F.C. CUNY CORPORATION #2 Horizon Court • Heath, Texas 75032 • (409) 402-7700 Texas Registered Engineering Firm F-7449		
01/06/2015 Drawn By: F.C. CUNY Checked By: F.C. CUNY Date: 12/14 Project No.: Sheet Title: Site Plan Scale: 1"=30' Sheet No.: 4 of 8		



Design, Inc.
112 NW 24th
Suite 116
Fort Worth, TX. 76164
phone. 872.489.9132



Architect:

Dan Burbine

Project Manager:

Hayes Hinkle

hayes.hinkle@jrkdsgn.us

SPRINGHILL
SUITES
Marriott

Revisions

Springhill
Suites

Lakefront Trail
Rockwell, TX 77070

January 28, 2015
TX-14054

sheet description

ELEVATIONS

sheet number

A2.00

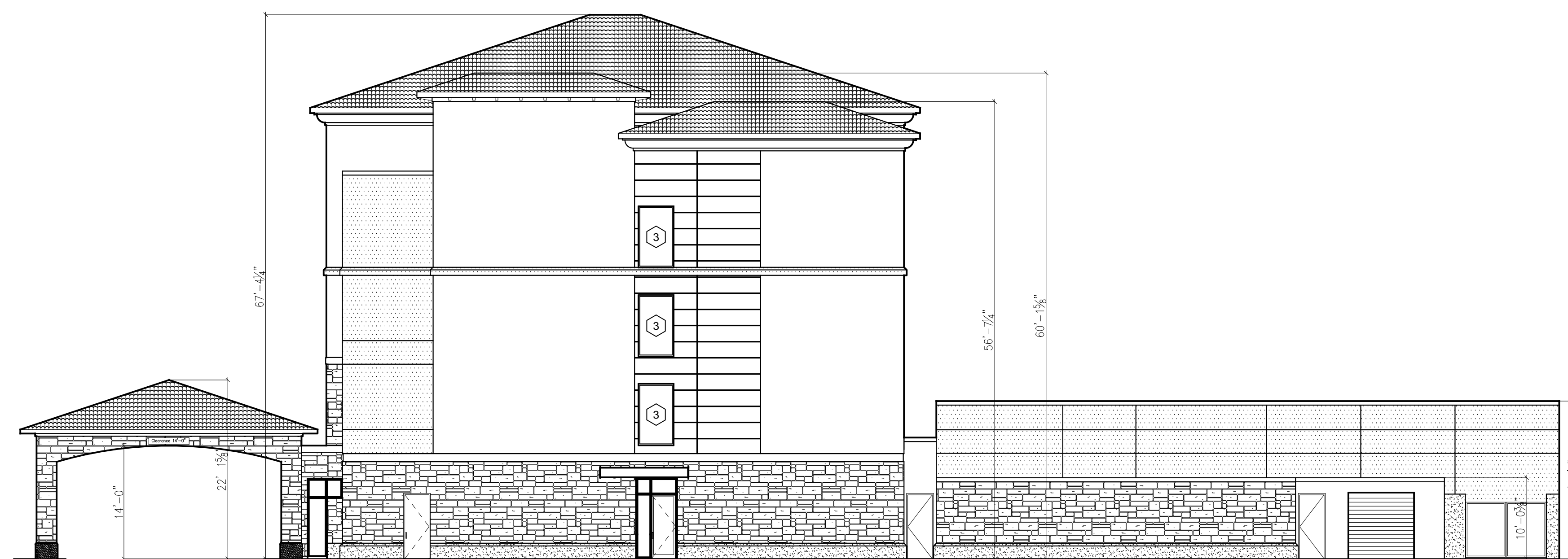
01-19-2015

208



1 ELEVATION
3/32" = 1'-0"

- EPS-COLOR A
SW 7735 PALM LEAF
- EPS-COLOR B
SW 7504 KEYSTONE GREY
- EPS-COLOR C
SW 7512 PAVILION BEIGE
- CONCRETE - BASE ONLY
- STONE - ELDERADO STONE



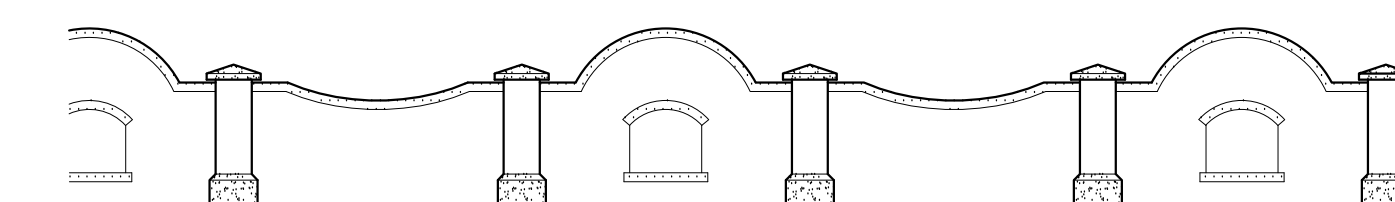
2 ELEVATION
3/32" = 1'-0"



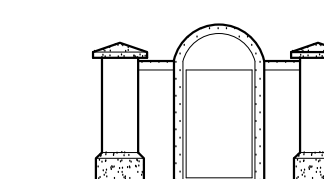
3 ELEVATION
3/32" = 1'-0"



4 ELEVATION
3/32" = 1'-0"



5 COURTYARD WALL ELEVATION
3/32" = 1'-0"



6 COURTYARD GATE ELEVATION
3/32" = 1'-0"











SpringHill
Suites
by Marriott



PLANT MINIMUM CRITERIA STATEMENT

1. PLANTS ARE REQUIRED TO MEET MINIMUM SPECIFICATIONS OF THE AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION, MAY 12, 2014, AND RECOMMENDED BY THE TEXAS NURSERY & LANDSCAPE ASSOCIATION.

GRASS NOTES FOR BIDDING

1. BASE BID ALL SOD IS TO BE COMMON BERBERIA GRASS.
2. ADD ALTERNATE #1 GRASS ALL FOR A CHANGE TO ZOYDIA SUN AND SHADE TOLERANT GRASS. INSTALL BE SOD AMENDMENT NOTES.
3. REMOVE ALL EXISTING GRASSES FROM SITE PRIOR TO INSTALLATION.

COLOR AS NOTED

1. BASE BID ALL COLOR BEDS TO INCLUDE (4) FOUR 4" POTS PER SQ FT. INSTALLED IN 6" PREPARED SOIL FOR FLOWERING PLANTS.
2. INCLUDE COLOR STAR FERTILIZER.
3. BEDS TO BE RAISED 3"-4" HIGH AND SLOPED TO DRAIN.
4. OPTIONS FOR COLOR ARE AS FOLLOWS:
BASE BID:
1. BEGONIA, GREEN WITH WHITE FLOWERS.
OPTIONAL PLANT MATERIALS: PRINCE FOR OWNER REVIEW
1. DWARF PEACH WHITE, 4" POTS, 2 PER SQ FOOT.
2. MEDICAN FEATHER GRASS, 1 GALL (1) ONE PER SQ FT.

SOIL AMENDMENT NOTES (LISTED FOR BASE BID)

1. SOIL PREPARATION FOR GRASS AREAS ON SITE

1. SPRAY ROUND UP TWO TIMES IN HEAT OVER 70 DEGREES OR MANUALLY REMOVE THE EXISTING BERBERIA GRASS, TWO WEEKS PRIOR TO SITE WORK AND IRRIGATION SYSTEM INSTALLATION FOR THE TOTAL SITE AREA. CONTINUE TO REVIEW AND REMOVE ALL BERBERIA GRASS AND WEEDS FROM THE SITE DURING CONSTRUCTION.
2. FINE GRADE SOIL AFTER SITE CLEAN UP. PER THE APPROVED GRADING AND DRAINAGE PLANS FOR THE SITE. 3M-2 CONTRACTOR HAS THE PLAN ON FILE, OR CALL FOR A PDF FILE.
3. REMOVE ALL DEBRIS FROM SITE. ROCKS AND TILES OVER 1" DIA. ALL EXTRA CONCRETE, FORM BOARDS.
4. HAND RAKE SOIL SMOOTH AND SHAPE BEDS AND EDGES OF BACK OF CURB PER LANDSCAPE ARCHITECTS DIRECTIONS. CALL TO SET UP MEETING PRIOR TO ACCEPTANCE OF THE FINAL GRADE.
5. AFTER IRRIGATION SYSTEM INSTALLATION, WATER SETTLE ALL TRENCHES AND MAKE SMOOTH FOR FINISHED GRASSES FOR THE SITE.
6. INSTALL SOD SOD GRASS, ALLOWING FOR TIGHT JOINTS BETWEEN ALL SECTIONS OF SOD. DO NOT LEAVE CAPS OR ADD AZALEA MIX IN ALL CAPS OVER 0.5" TO FILL IN AFTER SODDING IF CAPS REMAIN.
7. WATER AND ROLL THE SOD TWO TIMES.
8. IN BASE BID ALLOW FOR ONE (1) TIME MOWING AND EDGING PRIOR TO FINAL ACCEPTANCE.

1. SOIL AMENDMENTS, EXCAVATE BEDS OR ALLOW FOR 4" SOIL PREPARED BY LIVING EARTH TECHNOLOGY OR EQUAL.
2. TILL IN TO DEPTH OF 8" AND MIX WITH NATIVE SOIL.
3. INSTALL BEDDING PLANTS SETTING THE TOP OF BALLS, MINIMUM 0.5" ABOVE SOIL GRADE.
4. MULCH 2" WITH FINE PINE BARK MULCH OR HARDWOOD MULCH.
5. IN BASE BID ALLOW FOR FINE PRUNING AS REQUIRED BY GENERAL CONTRACTOR PRIOR TO FINAL ACCEPTANCE.

1. SOIL AMENDMENTS, EXCAVATE BEDS OR ALLOW FOR 8" SOIL PREPARED BY LIVING EARTH TECHNOLOGY OR EQUAL.
2. TILL IN TO DEPTH OF 12" AND MIX WITH NATIVE SOIL.
3. INSTALL SHRUBS PLANTS SETTING THE TOP OF BALLS, MINIMUM 1.5" ABOVE SOIL GRADE.
4. MULCH 2" WITH FINE PINE BARK MULCH OR HARDWOOD MULCH.
5. IN BASE BID ALLOW FOR FINE PRUNING AS REQUIRED BY GENERAL CONTRACTOR PRIOR TO FINAL ACCEPTANCE.

1. SOIL AMENDMENTS, EXCAVATE BEDS OR ALLOW FOR 8" SOIL PREPARED BY LIVING EARTH TECHNOLOGY OR EQUAL.
2. TILL IN TO DEPTH OF 12" AND MIX WITH NATIVE SOIL.
3. INSTALL SHRUBS PLANTS SETTING THE TOP OF BALLS, MINIMUM 2.5" ABOVE SOIL GRADE.
4. MULCH 3" WITH FINE PINE BARK MULCH OR HARDWOOD MULCH.
5. IN BASE BID ALLOW FOR FINE PRUNING AS REQUIRED BY GENERAL CONTRACTOR PRIOR TO FINAL ACCEPTANCE.

1. SOIL PREPARATION FOR 100 GALLON AND LARGER TREES
1. SEE TREE PLANTING ON LA-2.

LANDSCAPE NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR BEING FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, AND STRUCTURES. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COST INCURRED DUE TO THE REMOVAL OF SOIL UTILITIES.

1. CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AT 1272880-0000. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO OBTAIN SUCH INFORMATION.

1. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH GENERAL CONTRACTOR AND SUBCONTRACTORS AS REQUIRED TO:

1. IF CONFLICTS ARISE BETWEEN SIZE OF AREAS AND PLANS, CONTRACTOR IS TO CONSULT WITH THE LANDSCAPE ARCHITECT FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN TO THE LANDSCAPE ARCHITECT WILL RESULT IN CONTRACTOR'S LIABILITY TO RELOCATE THE MATERIAL.
2. ALL PLANT MATERIAL SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO INSTALLATION.
3. FINAL LOCATION OF ALL PLANT MATERIAL SHALL BE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT AND OWNER. LOCATIONS TO CONFORM TO THE SCHEDULES OF WORK TO COMPLETE PROJECT INSPECTION SCHEDULES. SEE SPECIFICATIONS FOR OBSERVATION SCHEDULES.
4. CONTRACTOR IS RESPONSIBLE FOR PREPARING, SODS AND GROUND COVER AREA IN A WEED-FREE, DEBRIS-FREE, AND BERBERIA-FREE CONDITION. ALL BERBERIA SHALL BE CUT OUT BY THE ROOTS AND REMOVED FROM THE SITE.

1. ALL PLANTING AREA SHALL SLOPE AWAY FROM BUILDINGS TOWARDS THE AREA DRAINS AT ADJACENT SLOPE.

1. FINISH GRADE SHALL BE 1" BELOW FINISH PAVING SURFACE IN ADJACENT LAWN AREA AND 2" IN SHRUB AREAS. SOME SOIL EXCAVATION MAY BE REQUIRED TO ACCOMPLISH FINISH GRADE. (SEE SOIL PREPARATION SPECIFICATIONS)

1. CROWN OF ALL PLANT ROOT SYSTEMS SHALL BE SLIGHTLY HIGHER AFTER

1. TREE STAKING AND GUYING METHODS, TO CONFORM TO SITE

1. AESTHETIC STANDARDS RESPONSIBLE FOR THE TREE'S STABILITY FOR THE DURATION OF THE WARRANTY PERIOD

1. SHRUBS, GROUND COVERS, AND SEASONAL COLOR SHALL BE TRIANGULARLY SPACED AT SPAN SHOWN ON PLANT LIST AND SHALL RESIDE A 2" LAYER OF LAYER OF MULCH.

1. ALL GROUND COVERS TO BE HELD BACK 12" FROM EDGE OF SHRUB PLANTING AREAS AND 6" FROM EDGE OF PAVING, ALL PLANTING BEDS TO BE DIVIDED FROM SOD WITH STEEL EDGING, TYPICAL

1. SEASONAL COLOR WILL BE SELECTED BY THE LANDSCAPE ARCHITECT PRIOR TO THE INSTALLATION TIME. OWNER MAY SELECT COLOR FOR EACH SEASON TO FOLLOW. THE LANDSCAPE ARCHITECT SHALL BE RESPONSIBLE FOR THE SELECTION OF WALLS, HEADERS, WALKS, AND OTHER ITEMS WITHIN THE PROJECT AND CONFORM TO THE LANDSCAPE ARCHITECT'S DESIGN.

1. LANDSCAPE ARCHITECT FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN TO THE LANDSCAPE ARCHITECT WILL RESULT IN CONTRACTOR'S LIABILITY TO RELOCATE THE MATERIAL.

1. SLOPE AREA SHALL NOT HAVE PLANTING INSTALLED UNTIL ALL GULLIES TO RUTS HAVE BEEN FILLED IN WITH ADJACENT SOIL AND COMPACTED.

1. LANDSCAPE CONTRACTOR TO RECEIVE SITE GRADED +/- .10 OF 1" OF FINISHED GRADE.

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FURNISH PLANT MATERIALS FREE OF DEFECTS OR PLANT MATERIALS THAT DO NOT MEET THE SPECIFICATIONS TO WARRANT ALL PLANT MATERIAL FOR 360 DAYS FROM FINAL COMPLETION

1. 20" STEEL EDGING SEE NOTES THIS SHEET.

1. STEEL EDGING IS REQUIRED TO BE INSTALLED SO THAT THE HEIGHT OF THE STEEL EDGING IS NO GREATER THAN THE HEIGHT OF ADJACENT FINISHED MOWED GRASS.

1. (EDGING IS NOT INTENDED TO BE A VISUAL COMPONENT OF THE LANDSCAPE NOR TO HOLD BACK PLANTING BEDS BUT TO SEPARATE LAWN AREAS FROM PLANTING BEDS FOR THE PURPOSE OF PREVENTING, E.G. BY REGULAR WEED/EATER TRIMMING, GRASS FROM ENTERING THE PLANTING BED) AS A RULE OF THUMB, EDGING SHOULD BE INSTALLED PRIOR TO SODDING AT A HEIGHT NO GREATER THAN TWO INCHES (2") ABOVE FINISHED UNDOSED GRADE.

LANDSCAPE IRRIGATION WARRANTIE

1. LANDSCAPE CONTRACTOR SHALL WARRANT ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM TIME OF FINAL ACCEPTANCE AND PAYMENT OF THE COMPLETED WORK.
2. IRRIGATION SYSTEM SHALL BE WARRANTED FOR ONE YEAR PARTS AND LABOR FOR NEW ITEMS.

IRRIGATION AFFIDAVIT

1. ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPIRATIVE (ET) WEATHER BASED CONTROLLERS AND SOD IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL, AND INSTALLED LICENSED IRRIGATOR.

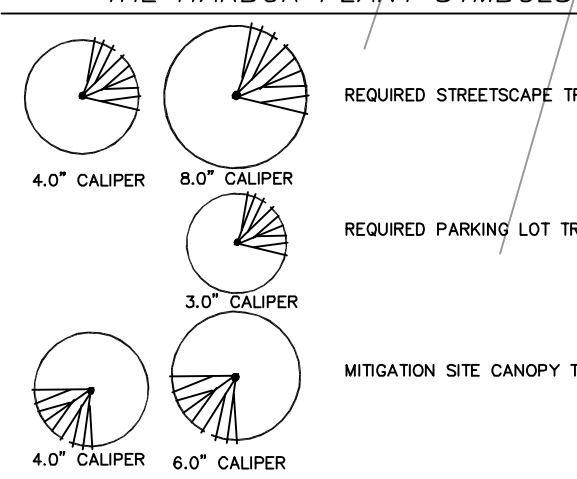
CITY OF ROCKWALL MAINTENANCE NOTE:

1. MAINTENANCE: THE CURRENT OWNER AND SUBSEQUENT OWNERS OF THE LANDSCAPED PROPERTY OR MANAGER AGENT OF THE OWNER, SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL THE LANDSCAPED AREAS AND MATERIALS. REQUIRED BUTTER YARD AREAS AND MATERIALS AND REQUIRED SCREENING MATERIALS. SOD AREAS MUST BE MAINTAINED 0.5 TO PRESENT A HEALTHY, NEAT AND ORDERLY APPEARANCE AT ALL TIMES AND SHALL BE KEPT FREE OF REFUSE AND DEBRIS. MAINTENANCE WILL INCLUDE REPLACEMENT OF ALL DEAD PLANT MATERIAL. THAT MATERIAL WAS USED TO MEET THE REQUIREMENTS OF THE UDC. ALL SUCH PLANTS SHALL BE REPLACED WITHIN (6) SIX MONTHS OF NOTIFICATION, OR BY THE NEXT PLANTING SEASON, WHICH EVER COMES FIRST. A PROPERTY/HOMEOWNERS ASSOCIATION MAY ASSUME RESPONSIBILITY FOR MAINTENANCE OF COMMON AREAS.

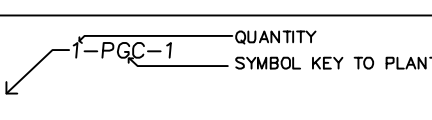
ROOT BARRIERS AT UTILITIES AND PAVING EDGES

1. NO TREE SHALL BE PLANTED WITHIN 5 FEET OF ALL UTILITIES (WATER, SEWER, ELEC, CABLE, STORM, ETC.)
2. ROOT BARRIERS ARE REQUIRED ON ALL TREES WITHIN UTILITY EASEMENTS AND AT EDGE OF PAVING WITHIN 5 FEET. PROVIDE WITH ALL TREES SHOWN, UNLESS NOTED
3. DEEP ROOT BARRIERS, 1-800-458-7668, INSTALL UB-48-2 PER SPECIFICATIONS AT EACH TREE ON SIDE OF PAVING OR UTILITY. INCLUDE 4" WIDE TRENCH OF 3/4" GRAIN GRAVEL ON OUT SIDE OF BARRIER, 24" DEEP, BARRIER TO EXTEND 1" ABOVE GRADE.

THE HARBOR PLANT SYMBOLS



LANDSCAPE PLAN LEGEND

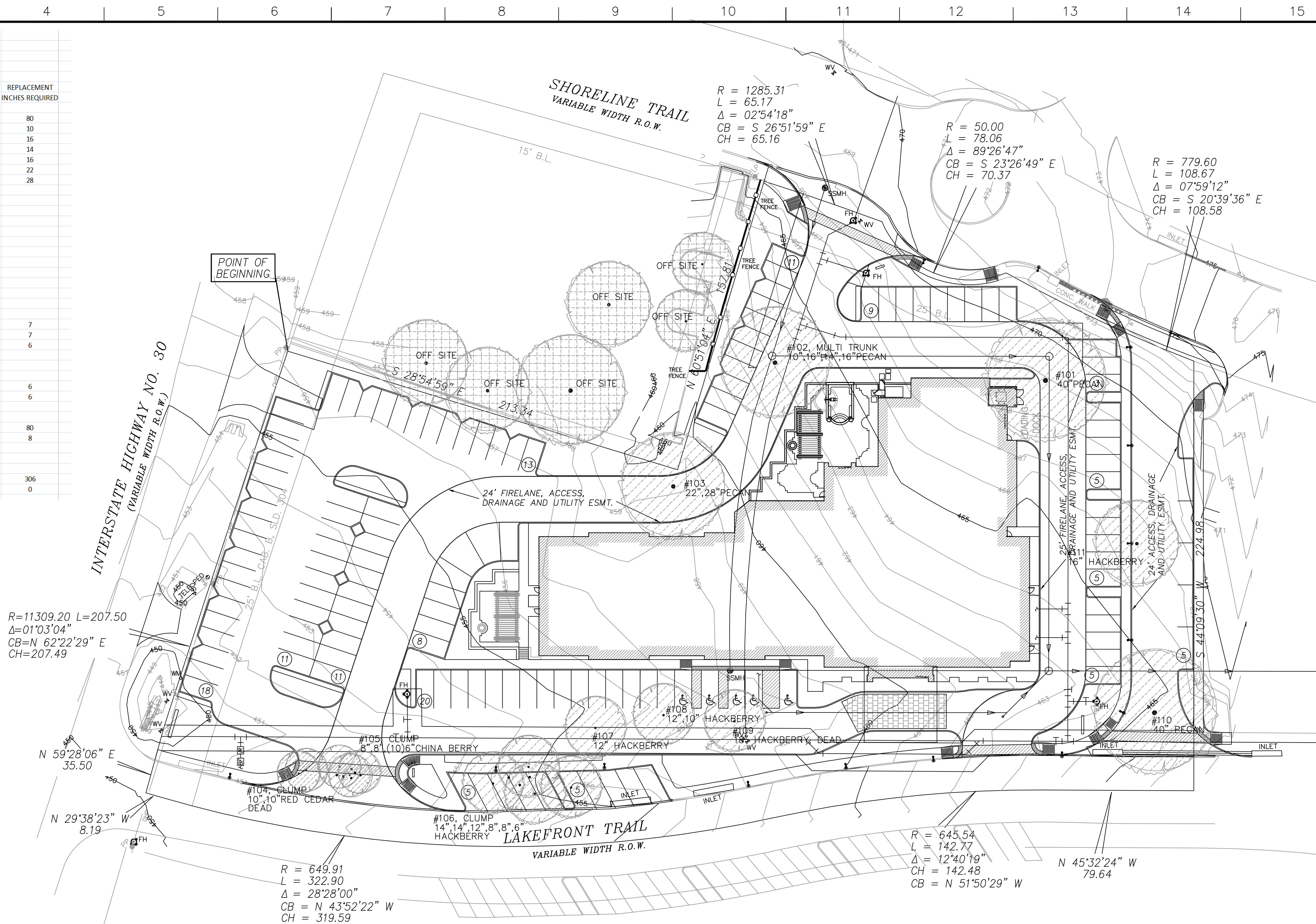


THE HARBOR SELECTED PLANT LIST

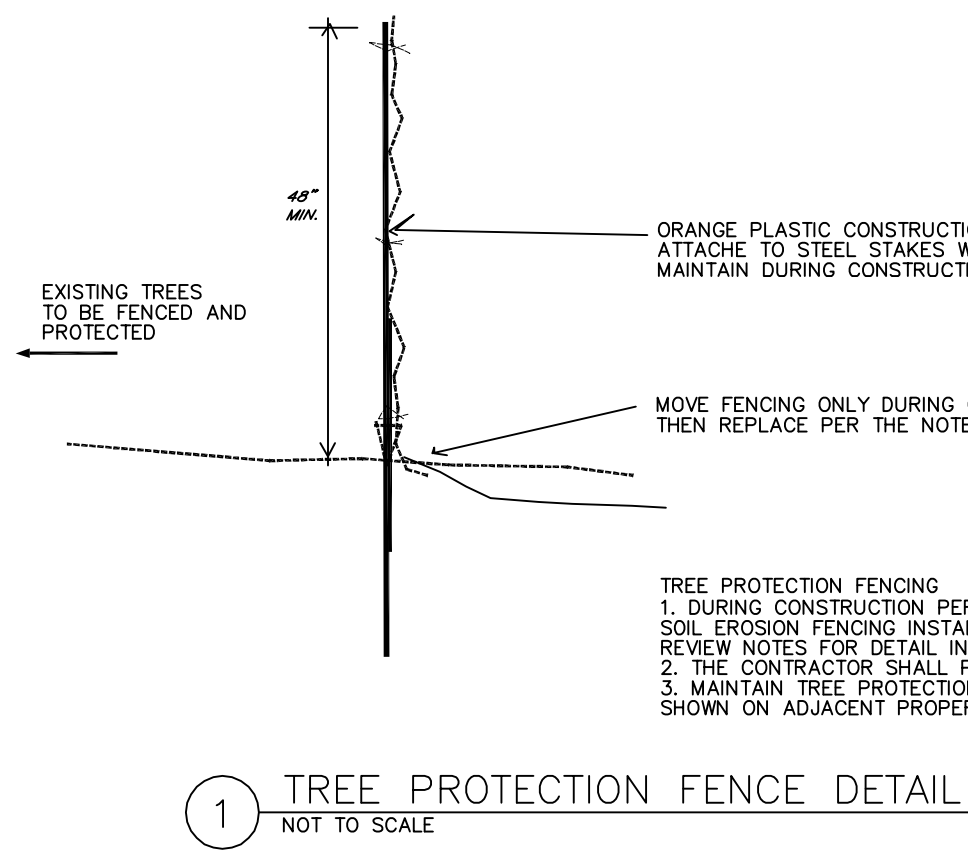
NOTE: NOT ALL OF PLANTS LISTED ARE USED ON THE PLANTING PLAN

COMMON NAME			BOTANICAL NAME
QUANTITY	REQUIRED	STREETSCAPE TREES	
10	RST-1	LIVE OAK, SINGLE TRUNK	QUERCUS VIRGINIANA
10	RST-2	LIVE OAK, SINGLE TRUNK	QUERCUS VIRGINIANA
10	RST-3	DAID CYPRESS	HOLODENDRUM TROPICUM
10	RST-4	CEADAR LEM	ELMUS CRASSIFOLIA
TOTAL	4	REQUIRING PARKING LOT MATCH	
10	RPT-1	CHRISTOPHORE NATCHEZ WHITE	LAGERSTROMIA INDICA (M)
10	RPT-2	DESERT WILLOW	CHILOPSIS LEONARS
10	RPT-3	LITTLE LEAF MANJOLIA	LEUCOPHYA THOMASII
10	RPT-4	YALPOUN HOLLY, MULTI TRUNK	LEX VOMITORIA
QUANTITY MITIGATION TREES ON SITE			
3	MST-1	LIVE OAK, SINGLE TRUNK	QUERCUS VIRGINIANA
3	MST-2	LIVE OAK, SINGLE TRUNK	QUERCUS VIRGINIANA
3	MST-3	OSTERIO GORMY CLAY	AGAVE RUBRA, OCTOBER TANG
3	MST-4	DAID CYPRESS	HOLODENDRUM TROPICUM
3	MST-5	CEADAR LEM	ELMUS CRASSIFOLIA
3	MST-6	CHRISTOPHORE NATCHEZ WHITE	LAGERSTROMIA INDICA (M)
3	MST-7	DESERT WILLOW	CHILOPSIS LEONARS
3	MST-8	LITTLE LEAF MANJOLIA	LEUCOPHYA THOMASII
3	MST-9	YALPOUN HOLLY, MULTI TRUNK	LEX VOMITORIA, TREE FORM
3	MST-10	SAVANNAH HOLLY, TREE FORM	LEX ATENUEATA SAVANNAH
TOTAL	75		

1		2		3		4	
HARBOR MARRIOTT HOTEL							
TREE SURVEY, BY T. H. PRITCHETT ON SITE MEASUREMENT OF CALIPER 12/13/2014							
TREE NO	TYPE TYPE	TOTAL CALIPER	PROTECTED TREES CALIPER	PROTECTED FEATURE TREES	MITIGATION CALCULATION	REPLACEMENT INCHES REQUIRED	
101	PECAN	40	40	YES	2 TIMES	80	
102	PECAN, MULTI TRUNK	10	10		1 TIMES	10	
	PECAN	16	16		1 TIMES	16	
	PECAN	14	14		1 TIMES	14	
	PECAN	16	16		1 TIMES	16	
103	PECAN, MULTI TRUNK	22	22		1 TIMES	22	
	PECAN	28	28		1 TIMES	28	
104	RED CEDAR	DEAD					
	RED CEDAR	DEAD					
105	CHINA BERRY	8					
	CHINA BERRY	8					
	CHINA BERRY	6					
	CHINA BERRY	6					
	CHINA BERRY	6					
	CHINA BERRY	6					
	CHINA BERRY	6					
	CHINA BERRY	6					
	CHINA BERRY	6					
	CHINA BERRY	6					
	CHINA BERRY	6					
	CHINA BERRY	6					
106	HACKBERRY	14	14		0.5 TIMES	7	
	HACKBERRY	14	14		0.5 TIMES	7	
	HACKBERRY	12	12		0.5 TIMES	6	
	HACKBERRY	8					
	HACKBERRY	8					
	HACKBERRY	6					
107	HACKBERRY	12	12		0.5 TIMES	6	
108	HACKBERRY	12	12		0.5 TIMES	6	
	HACKBERRY	10					
109	HACKBERRY	DEAD					
110	PECAN	40	40	YES	2 TIMES	80	
111	HACKBERRY	16	16		0.5 TIMES	8	
	TOTAL CALIPER INCHES	308					
	TOTAL PROTECTES INCHES		226				
	TOTAL REPLACEMENT CALIPER INCHES REQUIRED					306	
	PRESERVATION CREDITS		NO TREES SAVED ON SITE			0	



REPLACEMENT TREES TO BE INSTALLED PER LANDSCAPE PLAN			
QUANTITY		CALIPER	TOTAL INCHES
3	LIVE OAK	6	18
3	LIVE OAK	4	12
9	OCTOBER GLORY	4	36
4	MAGNOLIA	4	16
7	BALD CYPRESS	4	28
2	CEDAR ELM	4	8
7	CREPEMYRTLE	4	28
0	DESERT WILLLOW	4	0
14	LITTLE GEMMAGNOLIA	4	56
13	YAUPOH HOLLY	4	52
13	SAVANNAH HOLLY	4	52
TOTAL TREES	75	TOTAL	306
TOTAL REPLACEMENT CALIPER INCHES REQUIRED			0
PURCHASE CREDITS NOT REQUIRED			
PAYMENT TO BE MADE TO CITY OF ROCKWALL TREE FUND		\$125.00 PER INCH	NOT REQUIRED



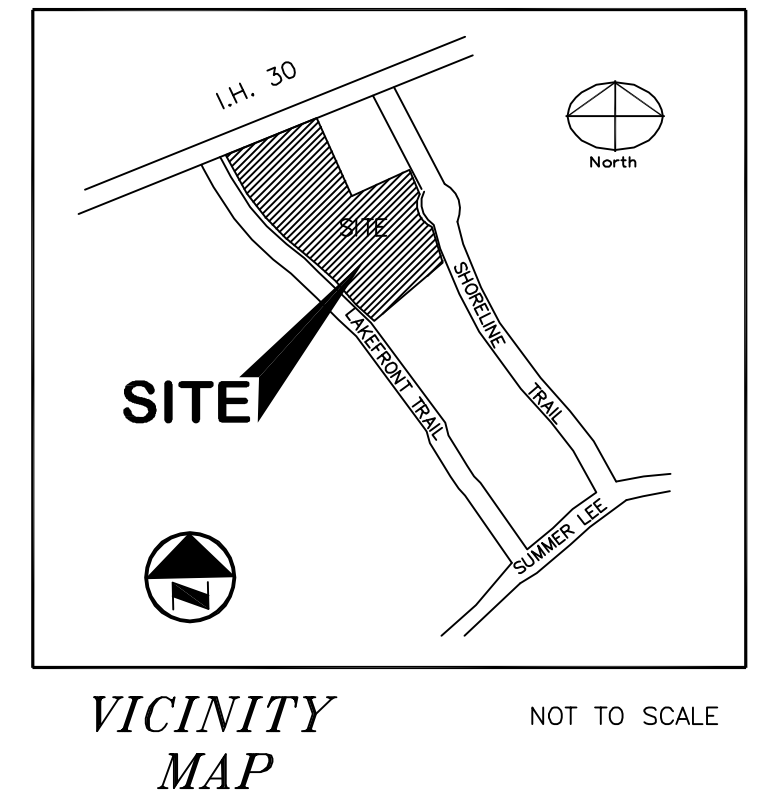
EXISTING SITE TREES NOTED TO BE REMOVED AND MITIGATED ON THE SITE, IF PROTECTED TREES.
SEE NOTES THIS SHEET L11-02 FOR CHARTS
CITY PERMIT REQUIRED FOR ANY TREE REMOVAL.

SAVE TREE
#101
16' PECAN

EXISTING SITE TREES TO REMAIN ON THE SITE, IF PROTECTED TREES OR NOT FOR HOME SITE.
SEE NOTES THIS SHEET L11-02 FOR CHARTS
TREE TO BE PROTECTED AS PER PLAN, WITH FENCING AND SIGNAGE.

TREE PROTECTIVE FENCING SEE DETAIL L11-01
SEE PLAN FOR LOCATION, INSTALL, AT DRIP LINES OF THE TREES
ALSO INSTALL ON ALL TREES WITHIN 50 FEET OF CONSTRUCTION ZONE.

TREE FENCE

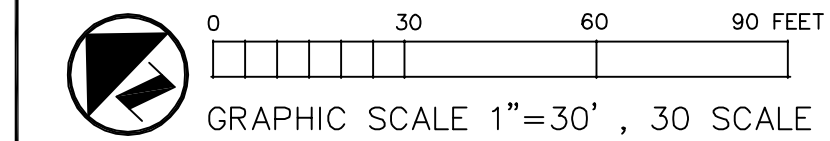


OWNER
TEKMEK DEVELOPMENT CO.
10,000 N. CENTRAL EXPRESSWAY
DALLAS, TX 75231
MR. TOM KIRLAND
PHONE: 972-772-4191

ARCHITECT
HAYES HINKLE
112 WEST 24TH ST. SUITE 116
FT. WORTH, TEXAS
CONTACT: MR. HAYES
PHONE: 972-489-9132

PLANNER/ENGINEER
F.C. CUNY CO.
F-
HORIZON ROAD
HEATH, TEXAS
CONTACT: CHRIS CUNY
PHONE: 469-7700

		MM.DD.YYYY
NO.	REVISIONS / SUBMISSIONS	DATE



T.H.Pritchett / Associates
LANDSCAPE ARCHITECTS
1218 CAMINO LAGO
IRVING, TEXAS 75039
214-697-2580
tom@landdesignplan.com

JOB NAME
SPRINGFIELD SUITES MARRIOTT
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

DRAWING TITLE

SITE TREESCAPE PLAN


SEAL  <i>Michael J. ...</i> THE SEAL APPEARING ON THIS DOCUMENT IS AUTHORIZED BY J.L. PROFFER ET AL., NO. 2115 ON 01/06/2014	DRAWN	THP	SCALE
	CHECKED	THP	FILENAME
	REVIEWED	THP	P T TREESCAPE PLAN
		THP	DRAWING NO.
	DATE	01.06.2015	L1.01
PROJECT NO.		2014096	_____ of _____

Exhibit E-2 (Page 1 of 2)

Freeway Frontage Subdistrict

FREEWAY FRONTAGE SUBDISTRICT

The intent of the Freeway Frontage subdistrict is to provide mid-size retail anchors with high visibility that can contribute to the creation of a vibrant, pedestrian oriented character within the Harbor District and the existing Harbor development. Prime views and access from Interstate 30 combined with storefront presence along the main pedestrian and vehicular corridor within the district make this subdistrict an ideal location for retail anchors. Existing slopes within this subdistrict are in the 3% - 6% range.

Building Placement

Build-to-line (Distance from R.O.W. line)

Street Type C	3'
Street Type E	7'

Setback (Distance from R.O.W. line)

Street Type A	5'
Street Type H	10'
Interstate 30 Frontage	250'

Building Form

Street Type C block face must have a minimum of 90% of its length defined by a building façade.
Street Type E block face must have a minimum of 80% of its length defined by a building façade.

Street Type C façade built to BTL	45%	min.
Street Type E façade built to BTL	45%	min.

Remaining façade must be no less than 2' and no greater than 12' from the BTL.

Maximum Lot Coverage	30%
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Notes

When an abutting property with an existing building has windows facing to the side, any new building shall provide at least 10 feet of separation.

Use

Ground Floor

Retail
Restaurant

Upper Floors

Retail
Restaurant
Office

Height

	stories / height
Maximum Building Height *	2 / 45'
Minimum 1st floor commercial Height (with other uses above)	15'
Minimum 1 story commercial Height	25'

Notes

* One additional story may be added for upper floor office use only.

Encroachments

Location

Street Type C	5'
Street Type E	5'
Street Type A	5'
Street Type H	5'
Interstate 30 Frontage	5'

Notes

Canopies, awnings, balconies, and roof overhangs may encroach over the BTL as shown in the table above.

Parking

Surface Parking Setback (Distance from R.O.W. line)

Street Type C	10'
Street Type E	10'
Street Type A	10'
Street Type H	10'
Interstate 30 Frontage	20'

Surface Parking Lots

A maximum of 100% of the total parking for this subdistrict may be surface parking.

Driveways (Maximum number per block face)

Street Type C	0
Street Type E, H	2
Street Type A	2
Interstate 30 Frontage	0

Pedestrianways (Minimum number per block face)

Street Type C	1
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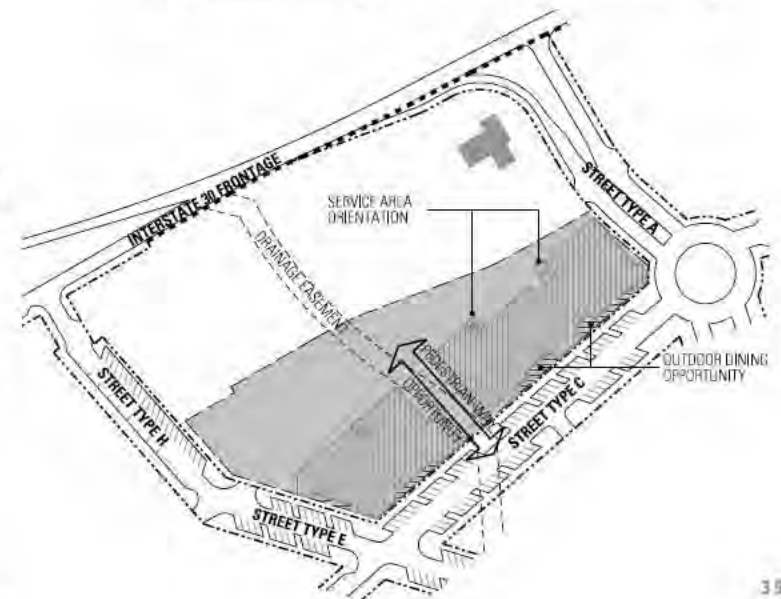
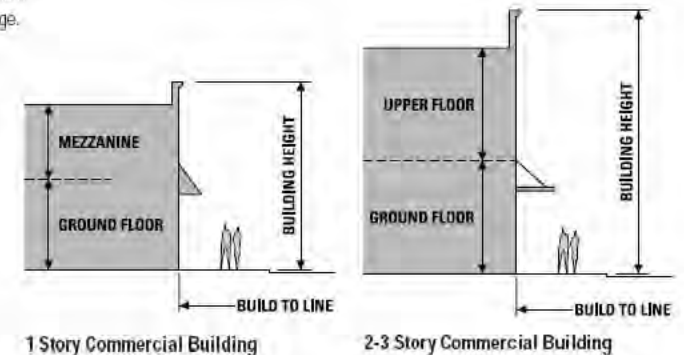
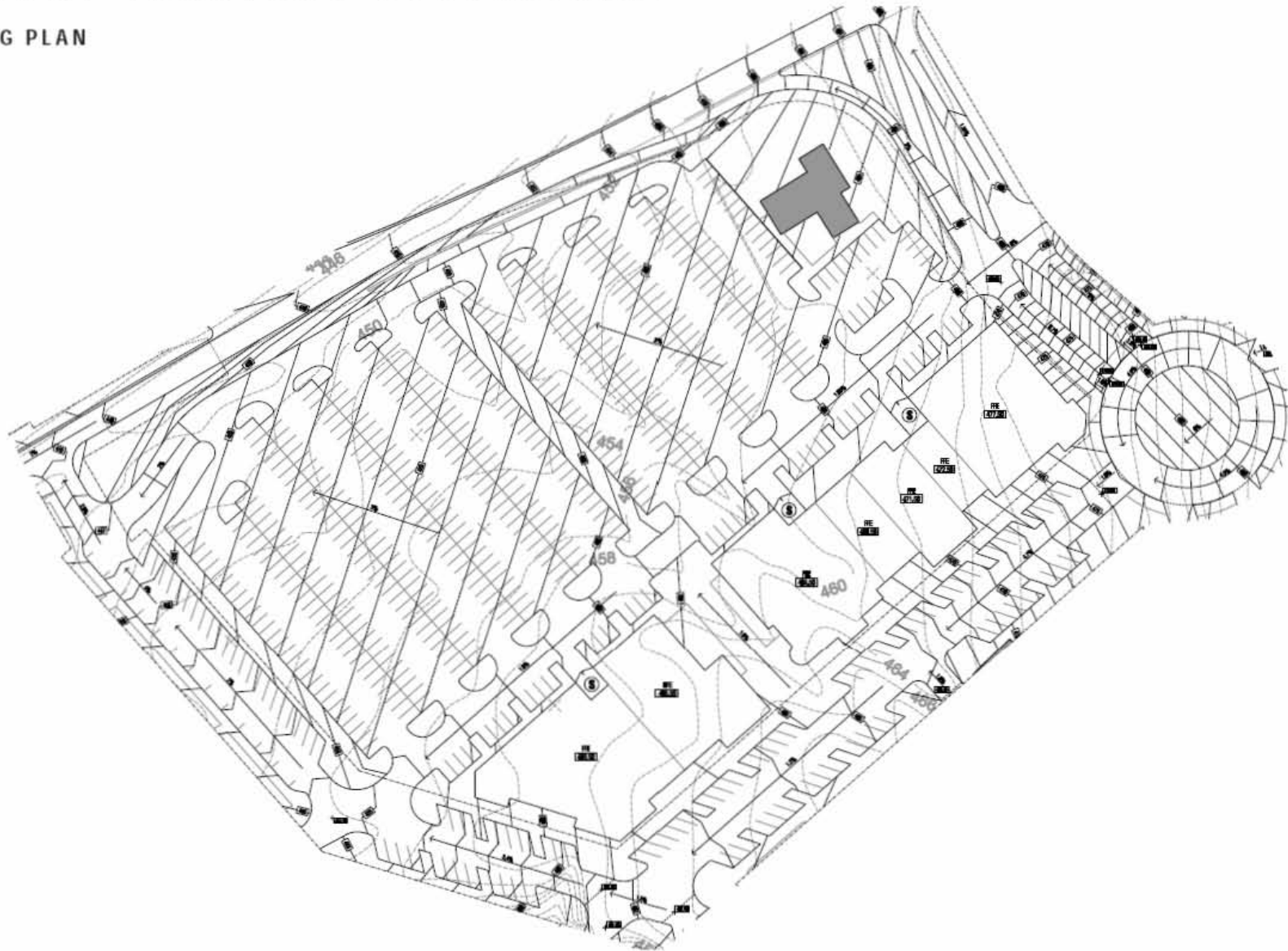


Exhibit E-2 (Page 2 of 2)
Freeway Frontage Subdistrict

F R E E W A Y F R O N T A G E S U B D I S T R I C T
G R A D I N G P L A N



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City of Rockwall
The New Horizon

MEMORANDUM

TO: Honorable Mayor and City Council
FROM: Jeffrey Widmer, Building Official
DATE: 3/2/15
SUBJECT: Variance request for a new monument sign to be located at 204 N. Fannin

Brandi Lewellen with Sign Mart representing At Waters Edge Counseling and Consulting has asked to appear before the City Council to request a variance for the front setback for a new monument sign, to be located at 204 N Fannin, within the development know as Griffith.

Our sign ordinance requires free standing monument signs to have a minimum 10' setback from the front property line. The applicant is requesting a 0' setback from their front property line, due to the fact that the lot is small and the existing structure is setting only 12' back from the property line.

This property is located within the Downtown zoning district, which allows the sign to be constructed with wood materials. The proposed sign complies with the allowable height and size requirements with a sign area of 4'x4' and a total height of 6'.



February 20, 2015

Re: Sign Permit Variance

To Whom It May Concern:

This letter is to request a sign permit variance at 204 N Fannin Street. We have been approached by the current lessee at the mentioned address, At Water's Edge Counseling, to install a new monument sign at their location.

The current city ordinance requires the sign to have a 10' setback, however the property is very small. If we were to abide by the ordinance, the sign would be positioned directly in front of the door and on the side walk.

The sign owner is requesting a 0' setback for the sign. The new sign would also be positioned further back than the sign that is currently at the property next door.

We appreciate your consideration to this matter and look forward to the next council meeting to discuss any additional information regarding this matter.

Sincerely,

Brandi Lewellen
Sign Mart
Owner
204 E Kaufman St
Rockwall, TX 75087
972-771-1143



Google earth

feet 9
meters 2



THE SIGN LOCATION WITH A
ZERO FOOT SETBACK



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CITY OF ROCKWALL, TEXAS MEMORANDUM

TO: Brad Griggs, Assistant City Manager

FROM: Andy Hesser, Parks and Recreation Manager

DATE: February 26, 2015

SUBJECT: TEXAS RECREATION AND PARKS FOUNDATION – BREEZY HILL

Contingent upon Council approval to pursue the Texas Parks and Wildlife Department (TPWD) grant for development of a neighborhood park within Breezy Hill, the developer would need to donate the land for public park purposes to the City. The value of this land is used toward the City's 50% match of the grant.

According to the TPWD grant process, in order for the value of the land to be considered as a donated parcel, the City cannot own it for public park purposes until the grant is awarded. One method to ensure this status remains in tact is for the current land owner to place the parcels temporarily in a non-profit land trust. The other method is to submit a Waiver of Retroactivity to TPWD, which was done with the park within Stone Creek situation.

The Texas Recreation and Parks Foundation (TRPF) provides many cities across Texas land trust services to hold land until it is ready for development. The greatest benefit to utilizing the TRPF is that if the City does not receive grant funds in this cycle, the land can remain in the trust and be used in future applications, contingent upon Council approval. If the Waiver of Retroactivity method is used, the value of the land is only eligible to be used this year and the following year. In either case, the developer is exempt from the rollback taxes whether it is dedicated to the City or the Foundation. If the City does not receive a grant now or in the future for this development, at the City's request, the foundation would deed the land to the City to be developed once sufficient pro-rata equipment fees are collected in that district or other funds are identified.

Prior to any approved transaction, the Foundation would submit a formal request to the Rockwall Central Appraisal District, certifying that they are a tax exempt entity. The next step in the process is the City would be required to send a formal request letter to TRPF and execute the attached agreement. The current land owner, Skorburg, would then dedicate the land to TRPF via special warranty deed. Additionally, TRPF requires a preliminary environment assessment. The cost for this service would be approximately \$9,500 and would be funded from the Recreation Development account.

Should the City be awarded grant funds, the Foundation would then deed the land to the City to develop. The cost of this service is a \$300 processing fee and \$300 annually, plus any additional attorney or title fees, if necessary.

Staff requests that Council consider authorizing the City Manager to enter into an agreement with the Texas Recreation and Parks Foundation for the purposes of holding the land in trust until the land is ready to be developed. A copy of the formal request letter and draft of the agreement between the City and the Foundation is attached for Council's review.

Park Board voted unanimously to recommend that Council authorize the City Manager to enter in to an agreement with the Texas Recreation and Parks Foundation for the purposes of holding the Breezy Hill land in trust. The City Attorney has reviewed all documents provided by TRPF and has found no issues or concerns with the process.



February 23, 2015

To: President and Board of Directors
Texas Parks and Recreation Foundations
2100 Campbell Road, Ste. 100
Richardson, Texas 75081

From: Rick Crowley, City Manager
The City of Rockwall
385 S. Goliad St.
Rockwall, Texas 75087

This letter is a formal request by the City of Rockwall, Texas to have the Texas Parks and Recreation Foundation hold in trust, property located in the City of Rockwall, Texas, Rockwall County for the purpose of park grant considerations through the Texas Parks and Wildlife Department's Recreation Grant Program. The said property has been subjected to a phase one environmental assessment and indicates no apparent environmental problems. The Foundations will take the property "where is; as is" and convey it in the same manner to the City of Rockwall upon written request. A copy of the phase one report is enclosed. In addition, we have attached a description of the property complete with metes and bounds descriptions. We attest that the property to be conveyed to the Foundation has never been in the ownership of the City of Rockwall or a 4(A) or 4(B) non profit corporation of an agency. We also understand that the property cannot be dedicated as parkland until the property is conveyed to the City of Rockwall. We request that the Foundation consider holding this piece of property that it will be transformed into a public park in the future.

It is our intention to apply for the Texas Parks and Wildlife Department grant within the next two years for the development of the property. When a grant is approved for this project, we will begin the process leading to the development of the park and at that time make a request of the Foundation to convey the property to the City of Rockwall. In the case that we do not receive a grant, the City will request transfer of the property to them to begin the process of developing the property into a public park.

Thank you for your consideration of this request.

Sincerely,

Rick Crowley, City Manager

Texas Parks and Recreation Foundation

April 28, 2014

Re: Information on the Land Trust Service
of the Texas Parks and Recreation Foundation

To Whom It May Concern:

The Texas Parks and Recreation Foundation is a non-profit corporation in the State of Texas and has a ruling from the IRS as a 501(c)3 organization. One of the missions of the Foundation is to help cities and counties in Texas provide quality parks for the citizens of their communities.

One of the services of the Foundation involves holding land in trust for cities while they make application for a matching grant from the Texas Parks and Wildlife Department through the Recreation Grant Program. The following information is provided to cities that might have need of this service of the Foundation. It is important to remember that the land that is to be closed into or donated to the Foundation can never have been in the ownership of the city, county, or a governmental agency. If the land has been in the ownership of the city, county, or a governmental agency, it will not be eligible as a match on a grant with Texas Parks and Wildlife Department grant program.

You will find in this packet:

1. An outline of the process from the beginning to the end.
2. A listing of the different documents that will be needed to execute the program.
3. Sample documents to be used as a guide in developing the various documents needed for the transactions.

This packet is intended to be only a guide to inform potential sponsors of the process involved. Understanding that every case is different and some modification of the documents may be required, please call Al Johnson, Treasurer at 972-744-4595 if you should have any questions or need direction in this process. It is also understood that the governmental agency needs to do their due diligence prior to the transfer of the property in understanding the rules of the TP&W Grant requirements of using donated property as a match on a grant.

We appreciate the opportunity to be of service to the citizens of your community.

Board of Directors,
Texas Parks & Recreation Foundation

2100 East Campbell Road, Suite 100
Richardson, Texas 75081
972-744-4595 Fax 972-744-5822

STATE OF TEXAS

COUNTY OF ROCKWALL

CITY OF ROCKWALL

**AGREEMENT BETWEEN THE CITY OF ROCKWALL, TEXAS AND THE TEXAS
PARKS AND RECREATION FOUNDATION**

This agreement is made on the 3rd day of March, 2015, by and between the City of Rockwall, a Texas home-rule municipal corporation (“City”) and the Texas Parks and Recreation Foundation, a Texas non-profit corporation (“Foundation”) and a 501c(3) corporation as determined by the IRS.

The City has requested and Skorburg Company has agreed to convey by Special Warranty Deed the following described real property (“Property”), which is located within the corporate limits of the City. The property is to be held for the City, in order that the City may make a grant request to the Texas Parks and Wildlife Department or request the transfer of the property to the City in the future to develop a public park for said City.

By Resolution No. _____ dated _____ 2015, the Board of Directors of the Foundation resolved to accept conveyance of the title to the Property and to hold it in the trust for future use by the City for park purposes.

During the time the Foundation holds the Property in trust for the City, the City may not use the Property for public purposes. Part of the property can be used for public street right-of-way with the approval of the Foundation. The City may survey, conduct field inspections, clear underbrush, conduct testing, soil boring, and the other actions with respect to the Property, which are deemed necessary by the City to properly plan the Property for the stated purposes. The City may not make any permanent improvements to the property unless written permission is given by the Texas Parks and Recreation Foundation.

The Foundation hereby agrees to lease the Property to the City during the period in which the Property is held in trust for the City, pursuant to a Lease of Real Property to Skorburg Company to the Foundation in the form of attached hereto as Exhibit “A”.

For and in consideration of this agreement, the City agrees to: (10) not use the property for park or public purposes during the trust term; (2) reimburse the Foundation for any city, school, State, county taxes, or flood control district assessments which may be levied against the Property during the trust term; (3) abide by the requirements of any other governmental agency having jurisdiction over the Property; (4) name the Board of Directors of the Foundation as insured on the City’s insurance policy or purchase a \$2,000,000 liability insurance policy naming the Foundation and its Board of Directors as insured (5) reimburse the Foundation for any and all expenses incurred in holding the Property in trust for the City; (6) receive permission from the

Foundation before any permanent improvements are constructed on the property, (7) be responsible for complying with any Federal, State, County, and City environmental requirements that apply to the Property during (the Trust term) (the lease term), and render the Foundation a \$300 annually to cover office expenses and personnel cost of holding the property and (8) agrees to take no action to permanently dedicated the site for park or public purposes until after the Foundation conveys the property to City/County.

The Foundation further agrees that upon completion of the grant process described above and/or upon written request by the City, the Foundation shall convey the Property by Special Warranty Deed to the City in the form attached hereto as Exhibit "B".

This agreement may be terminated by either party upon thirty (30) days written notice at which time the Property shall be conveyed to the City by Special Warranty Deed in the form attached hereto as Exhibit "B".

SIGNED this 3rd day of March, 2015.

CITY OF ROCKWALL:

By: _____

Printed Name

Title

ATTEST:

Printed Name & Title

TEXAS PARKS AND RECREATION FOUND

By: _____

Printed Name

Title

ATTEST:

Printed Name & Title

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CITY OF ROCKWALL, TEXAS MEMORANDUM

TO: Brad Griggs, Assistant City Manager

FROM: Andy Hesser, Parks and Recreation Manager

DATE: February 26, 2015

SUBJECT: TPWD GRANT RESOLUTION AND APPLICATION

The Breezy Hill development agreement requires the developer to dedicate a minimum of 11 acres of land for a neighborhood park and pay equipment fees related to the park. The developer is also required to construct the trails according to the trail master plan and their approved open space concept plan.

In addition to the 11 acres and concrete trail, the developer of Breezy Hill would also dedicate two additional parcels totaling approximately 16 acres (contingent on final survey) total just north of the 11 acre proposed neighborhood park site. These parcels would be preserved as natural open space and would connect via an 8' concrete trail system constructed by the developer.

We have an opportunity to submit an application for assistance to the Texas Parks and Wildlife Department (TPWD) to develop the park. This is the same 50/50 grant matching program that recently awarded \$400,000 for the Stone Creek neighborhood park development. The deadline for applications is March 31, 2015. Notice of grant awards should be announced around July or August of 2015.

Based on our current park land dedication ordinance, we expect the cost to develop an 11 acre neighborhood park to be \$1,050,000. Although the grant is program is very competitive, a maximum of \$400,000 could be awarded from the State to develop the park site if our application is successful. The source of the grant funds is the sales tax collected from the sale of sporting goods.

The city's 50% matching funds are derived from the value of the land to be dedicated (contingent on a final appraisal), the value of the trail construction and the pro-rata equipment fees collected in the amount of about \$88,000 for park district #7. The remaining 50% is provided by a maximum cash amount of \$400,000 from TPWD.

Staff requests that Council consider authorizing the City Manager to contract with MHS Planning and Design to prepare the concept plan and application for assistance to the

TPWD for matching funds to develop the neighborhood park within Breezy Hill. The City's match would come from the value of the land to be dedicated, the equipment fees that have been collected in the park district and the value of the trail to be constructed by the developer.

MHS has proposed a cost of \$9,000 plus expenses to prepare the grant application and park concept plan. The source of the funding would be from the Recreation Development Fund.

TPWD requires a resolution from the governing body from the applicant that certifies that funds are available for the matching portion of the project and the dedication of the site is for a permanent park and recreational uses. A copy of the resolution is attached for Council's consideration.

At the February 25, 2015 meeting, Park Board voted unanimously to recommend that City Council authorize the City Manager to pursue the TPWD grant funding and negotiate a contract with MHS Planning and Design to prepare the application and concept plan.

CITY OF ROCKWALL, TEXAS

RESOLUTION NO. ____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, HEREINAFTER REFERRED TO AS “APPLICANT,” AUTHORIZING APPLICATION TO THE TEXAS RECREATION & PARKS ACCOUNT PROGRAM (TRPA); DESIGNATING CERTAIN OFFICIALS AS BEING RESPONSIBLE FOR, ACTING FOR, AND ON BEHALF OF THE “APPLICANT” IN DEALING WITH THE TEXAS PARKS & WILDLIFE DEPARTMENT, HEREINAFTER REFERRED TO AS “DEPARTMENT,” FOR THE PURPOSE OF PARTICIPATING IN THE LOCAL PARK GRANT PROGRAM, HEREINAFTER REFERRED TO AS THE “PROGRAM,” CERTIFYING THAT THE “APPLICANT” IS ELIGIBLE TO RECEIVE PROGRAM ASSISTANCE; CERTIFYING THAT THE “APPLICANT’S” MATCHING SHARE IS READILY AVAILABLE; DEDICATING THE PROPOSED SITE FOR PERMANENT PUBLIC PARK AND RECREATION USES; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Rockwall City Council supports application to the Texas Recreation and Parks Account Program (TRPA); and

WHEREAS, the “Applicant” is fully eligible to receive assistance under the “Program, and

WHEREAS, the “Applicant” is desirous of authorizing an official to represent and act for the “Applicant” in dealing with the “Department” concerning the “Program.”

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

SECTION 1. That the “Applicant” hereby certifies that they are eligible to receive assistance under the “Program;”

SECTION 2: That the “Applicant” hereby certifies that the matching share for this application is readily available at this time;

SECTION 3: That the “Applicant” hereby authorizes and directs its City Manager, Rick Crowley, to act for the “Applicant” in dealing with the “Department” for the purpose of the “Program,” and Rick Crowley is hereby officially designated as the representative in this regard.

SECTION 4: That the “Applicant” hereby specifically authorizes the official to make application to the “Department” concerning the site to be known as the Park at Breezy Hill in the City of Rockwall for use as a park site and the Park at Breezy Hill is hereby dedicated (or will be dedicated upon completion of the proposed acquisition) for public park and recreation purposes in perpetuity.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THE “APPLICANT,” this 2nd day of March, 2015.

ATTEST:

Jim Pruitt, Mayor

Kristy Ashberry, City Secretary

February 12, 2015

Mr. Andy Hesser, Parks & Recreation Manager
City of Rockwall
108 East Washington
Rockwall, Texas 75087

**RE: Preparation of a grant application to Texas Parks & Wildlife for
acquisition & development of the Breezy Hill Park**

Dear Andy:

It is with great pleasure that I present this proposal to provide assistance with the development of a Texas Recreation and Parks Account grant application for park land acquisition and improvements at Breezy Hill Park.

In addition to preparing the necessary grant forms, I will walk and photograph the site, prepare the grant specific site plan, grant budget, brief environmental assessment, program narrative, environmental checklist, and any other standard items necessary to submit a complete and competitive application.

Although I will be responsible for preparing and coordinating the application, I will need your assistance on several items such as providing me with a plat of the proposed park, including the area to be acquired, letters of commitment from property owners of the land to be acquired and other entities which may be involved, holding a public hearing, and passing a resolution to file the application.

Once the application has been approved by the City and submitted to Texas Parks and Wildlife, I will assist you with any revisions and/or additional information requested by Texas Parks and Wildlife. The grant program is currently highly competitive with about 20% of all submitted projects receiving funding. With this in mind, we will need to prepare an application that addresses every conceivable aspect of the state scoring system in order to be successful.

I will complete the Texas Recreation and Parks Account grant application for a lump sum fee of nine thousand dollars (\$9,000.00) plus actual travel and reproduction expense incurred in developing the application.

This agreement may be terminated by the City of Rockwall by giving seven days written notice. If this agreement is terminated, the City of Rockwall will pay MHS Planning and Design, LLC, for any and all work completed prior to the time of termination, based on the hourly rate sheet attached. All work prepared and completed prior to termination shall be the property of the City of Rockwall and shall be provided to the City for project completion as the City deems appropriate.

I look forward to working with you on this project and should you have any questions or need additional information, please let me know. If the agreement meets with your approval, please have signed and return a copy to my office as soon as possible. The completed application must be submitted prior to March 31, 2015.

Sincerely,



Mark H. Spencer

MHS/pg

enclosure

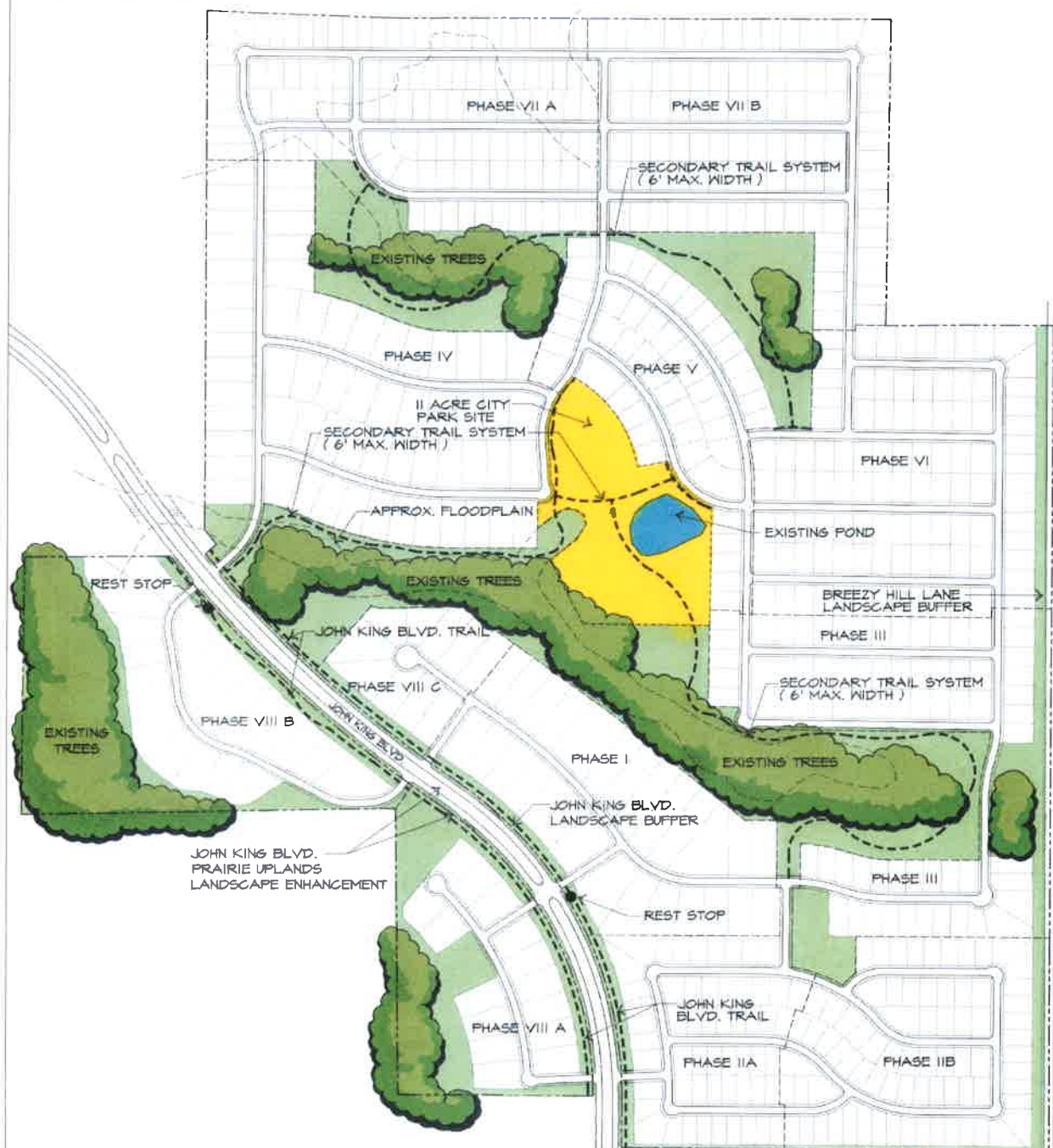
APPROVED AND ACCEPTED THIS
___ DAY OF _____ 2015

Rick Crowley, City Manager
City of Rockwall



**MHS Planning & Design
Hourly Rates
Effective June 1, 2014**

Mark H. Spencer Principal	\$ 150.00 per hour
Professional Engineer	\$ 130.00 per hour
Planner	\$ 90.00 per hour
CADD Drafter	\$ 80.00 per hour
Word Processing/Clerical	\$ 45.00 per hour
Mileage	\$.56 per mile
Surveying, engineering, architectural, reproduction, aerial photography & all other expenses & contracted services	Cost plus 15%

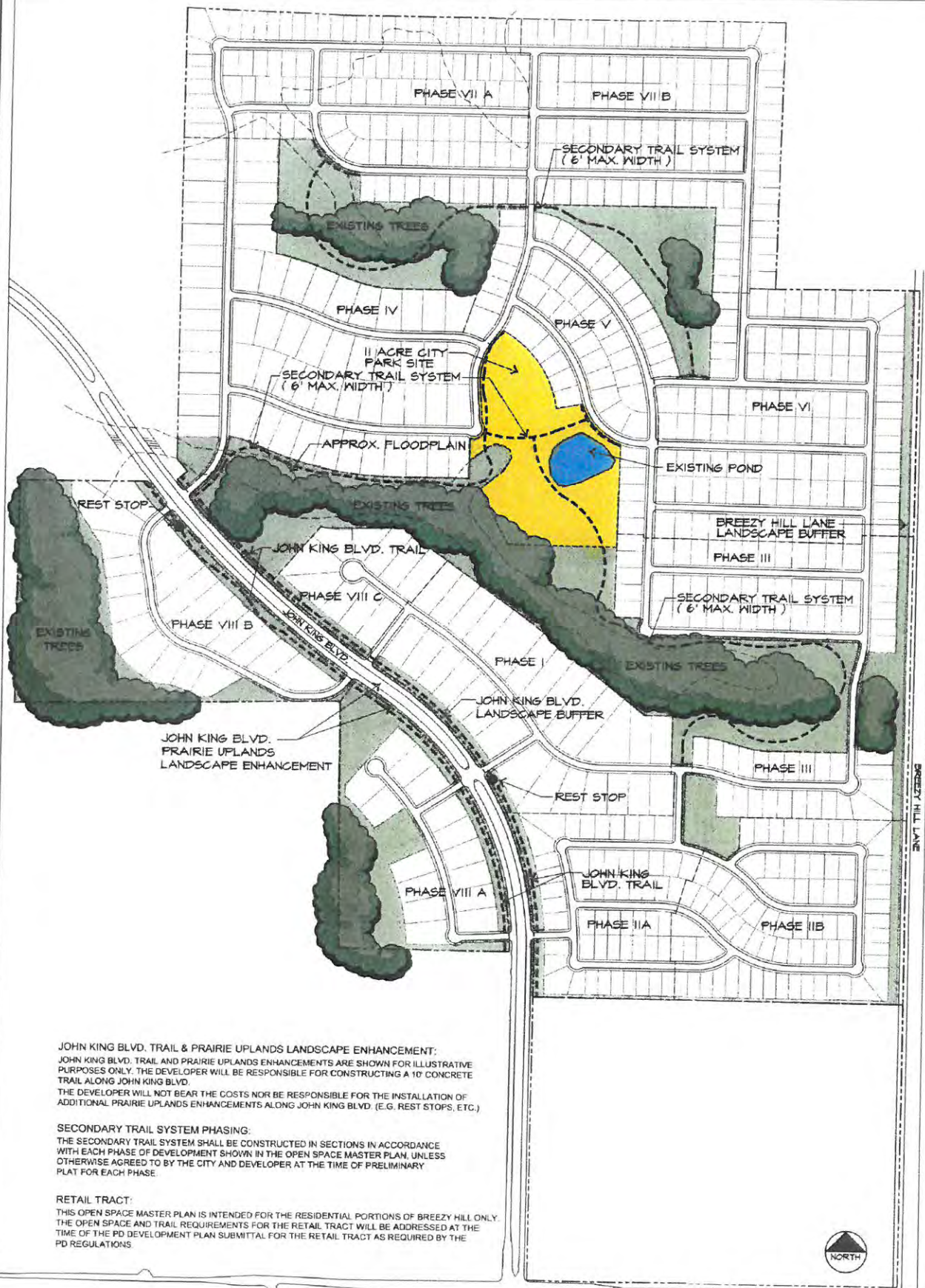


JOHN KING BLVD. TRAIL & PRAIRIE UPLANDS LANDSCAPE ENHANCEMENT:
JOHN KING BLVD. TRAIL AND PRAIRIE UPLANDS ENHANCEMENTS ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE DEVELOPER WILL BE RESPONSIBLE FOR CONSTRUCTING A 10' CONCRETE TRAIL ALONG JOHN KING BLVD. THE DEVELOPER WILL NOT BEAR THE COSTS NOR BE RESPONSIBLE FOR THE INSTALLATION OF ADDITIONAL PRAIRIE UPLANDS ENHANCEMENTS ALONG JOHN KING BLVD. (E.G. REST STOPS, ETC.)

SECONDARY TRAIL SYSTEM PHASING:
THE SECONDARY TRAIL SYSTEM SHALL BE CONSTRUCTED IN SECTIONS IN ACCORDANCE WITH EACH PHASE OF DEVELOPMENT SHOWN IN THE OPEN SPACE MASTER PLAN, UNLESS OTHERWISE AGREED TO BY THE CITY AND DEVELOPER AT THE TIME OF PRELIMINARY PLAT FOR EACH PHASE

RETAIL TRACT:
THIS OPEN SPACE MASTER PLAN IS INTENDED FOR THE RESIDENTIAL PORTIONS OF BREEZY HILL ONLY. THE OPEN SPACE AND TRAIL REQUIREMENTS FOR THE RETAIL TRACT WILL BE ADDRESSED AT THE TIME OF THE PD DEVELOPMENT PLAN SUBMITTAL FOR THE RETAIL TRACT AS REQUIRED BY THE PD REGULATIONS.

BREEZY HILL **OPEN SPACE MASTER PLAN** Rockwall, Texas 10-2-12



BREEZY HILL OPEN SPACE MASTER PLAN

Rockwall, Texas 10-2-12

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City of Rockwall
The New Horizon

Building Inspections Department Monthly Report

January 2015

Permits

Total Permits Issued: 242

Building Permits: 47

Contractor Permits: 195

Total Permit Values: \$ 11,340,333.23

Building Permits: \$ 10,569,102 Contractor Permits: \$ 771,231.23

Total Fees Collected: \$ 159,026.65

Building Permits: \$ 147,477.99 Contractor Permits: \$ 11,548.66

Board of Adjustment

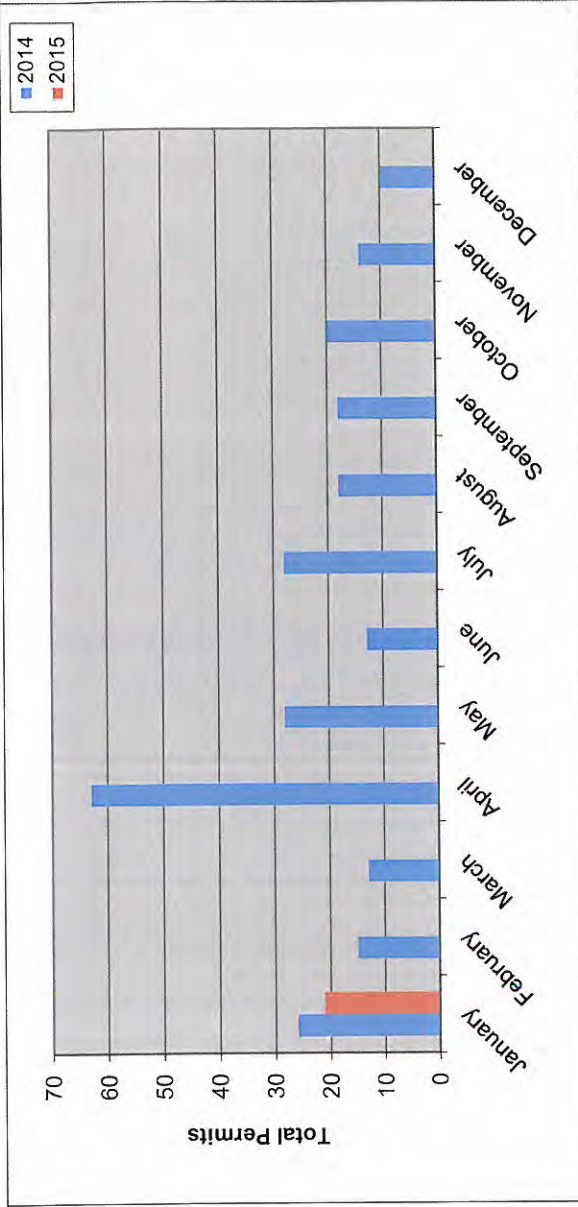
Board of Adjustment Cases 0

PERMITS ISSUED - Summary by Type and Subtype
For the Period 1/1/2015 thru 1/31/2015

Type / SubType	# of Permits Issued	Valuation of Work	Fees Charged
BANNER	11	\$0.00	\$553.00
30 DAY BANNER	10	\$0.00	\$503.00
COMING SOON	1	\$0.00	\$50.00
CHURCH	1	\$20,000.00	\$339.41
ALTERATION	1	\$20,000.00	\$339.41
CLEAN SHOW	1	\$0.00	\$76.50
	1	\$0.00	\$76.50
CO	12	\$0.00	\$903.00
BUSINESS	12	\$0.00	\$903.00
COMM	23	\$5,035,290.00	\$40,042.04
ACC BLDG	2	\$130,000.00	\$0.00
ADDITION	1	\$180,000.00	\$1,634.00
ALTERATION	3	\$1,991,194.00	\$11,433.39
CONCRETE	1	\$35,000.00	\$617.83
CONST TRAILER	2	\$10,000.00	\$200.00
ELECTRICAL	1	\$6,000.00	\$139.48
INTERIOR COMP	1	\$100,000.00	\$1,155.25
NEW	2	\$2,200,000.00	\$21,269.93
PLUMBING	3	\$1,550.00	\$108.05
REMODEL	5	\$318,500.00	\$3,411.91
RETAINING WALL	1	\$56,046.00	\$35.70
ROOF	1	\$7,000.00	\$36.50
SIGNAGE	17	\$0.00	\$1,578.00
CANOPY	1	\$0.00	\$225.00
MONUMENT	5	\$0.00	\$150.00
POLE	2	\$0.00	\$150.00
SIGN	1	\$0.00	\$75.00
WALL	8	\$0.00	\$978.00
SINGLE FAMILY	172	\$6,285,043.23	\$115,234.70
ACC BLDG	3	\$6,234.00	\$269.50
ADDITION	2	\$25,860.00	\$471.40
ALTERATION	1	\$28,000.00	\$433.05
CONCRETE	2	\$4,100.00	\$167.78
DEMO	1	\$0.00	\$51.50
ELECTRICAL	3	\$6,943.00	\$224.25
FENCE	36	\$104,445.00	\$1,297.90
IRRIGATION	20	\$34,548.00	\$703.60
MECHANICAL	8	\$42,872.00	\$1,061.67
MISCELLANEOUS	1	\$6,372.00	\$35.00
NEW	21	\$5,509,932.00	\$106,062.26
PATIO COVER	3	\$49,382.00	\$844.14
PLUMBING	36	\$55,140.00	\$2,148.05
RETAINING WALL	1	\$0.00	\$35.00
ROOF	28	\$315,610.98	\$986.60
SWIM POOL	2	\$82,000.00	\$303.00
WINDOWS	4	\$13,604.25	\$140.00
SPECIAL EVENT	5	\$0.00	\$300.00
	5	\$0.00	\$300.00
Totals:	242	\$11,340,333.23	\$159,026.65

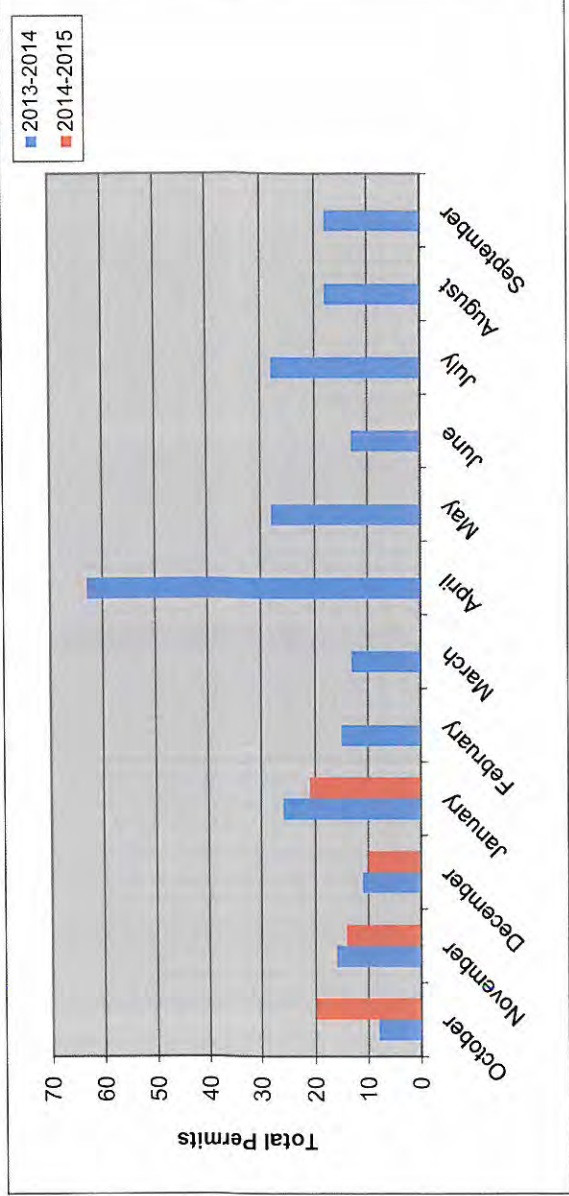
New Residential Permits Calendar Year

Year		
	2014	2015
January	26	21
February	15	
March	13	
April	63	
May	28	
June	13	
July	28	
August	18	
September	18	
October	20	
November	14	
December	10	
Totals	266	21



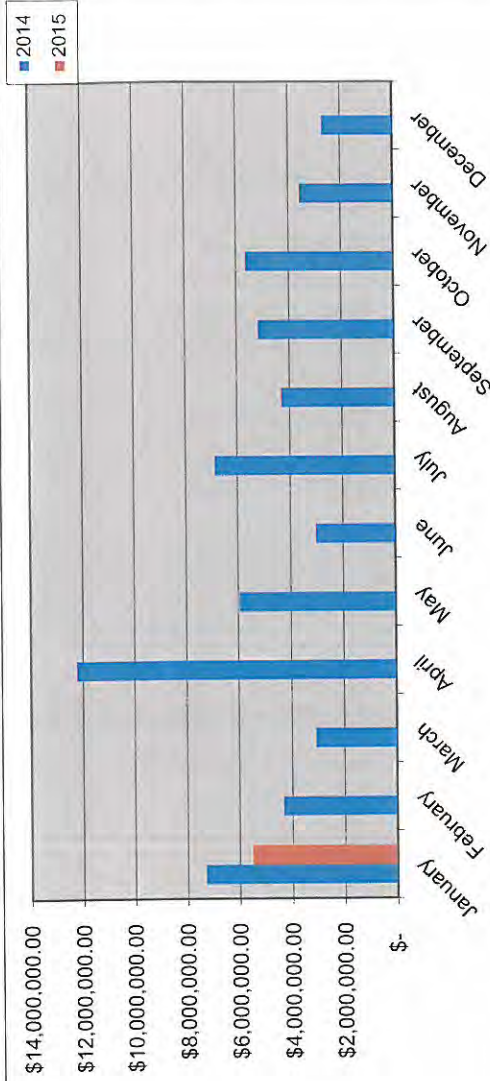
New Residential Permits Fiscal Year

Year		
	2013-2014	2014-2015
October	8	20
November	16	14
December	11	10
January	26	21
February	15	
March	13	
April	63	
May	28	
June	13	
July	28	
August	18	
September	18	
Totals	257	65



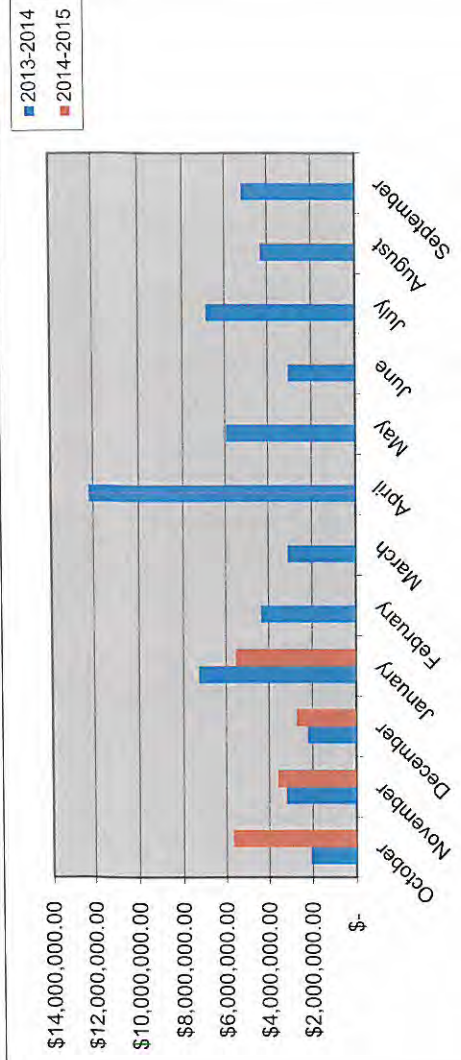
New Residential Value Calendar Year

	Year	
	2014	2015
January	\$ 7,288,000.00	\$ 5,509,932.00
February	\$ 4,353,427.00	
March	\$ 3,094,927.74	
April	\$ 12,228,936.33	
May	\$ 5,960,240.00	
June	\$ 3,048,536.00	
July	\$ 6,883,062.87	
August	\$ 4,330,100.19	
September	\$ 5,184,201.79	
October	\$ 5,661,792.00	
November	\$ 3,581,756.00	
December	\$ 2,712,503.00	
Totals	\$64,327,482.92	\$ 5,509,932.00



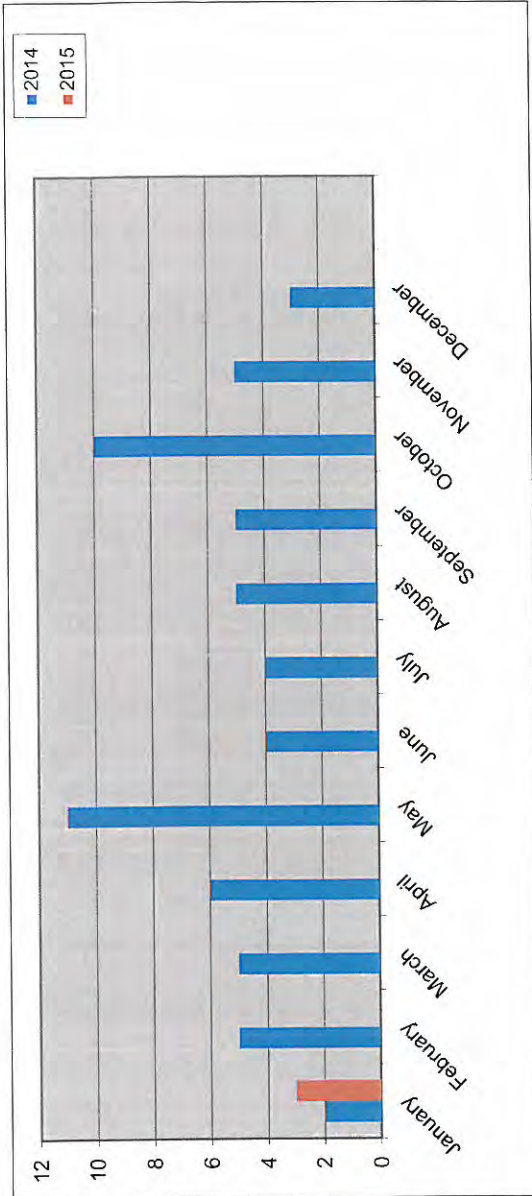
New Residential Value Fiscal Year

	Year	
	2013-2014	2014-2015
October	\$ 2,078,584.00	\$ 5,661,792.00
November	\$ 3,202,067.00	\$ 3,581,756.00
December	\$ 2,215,924.00	\$ 2,712,503.00
January	\$ 7,288,000.00	\$ 5,509,932.00
February	\$ 4,353,427.00	
March	\$ 3,094,927.74	
April	\$ 12,228,936.33	
May	\$ 5,960,240.00	
June	\$ 3,048,536.00	
July	\$ 6,883,062.87	
August	\$ 4,330,100.19	
September	\$ 5,184,201.79	
Totals	\$59,868,006.92	\$ 17,465,983.00



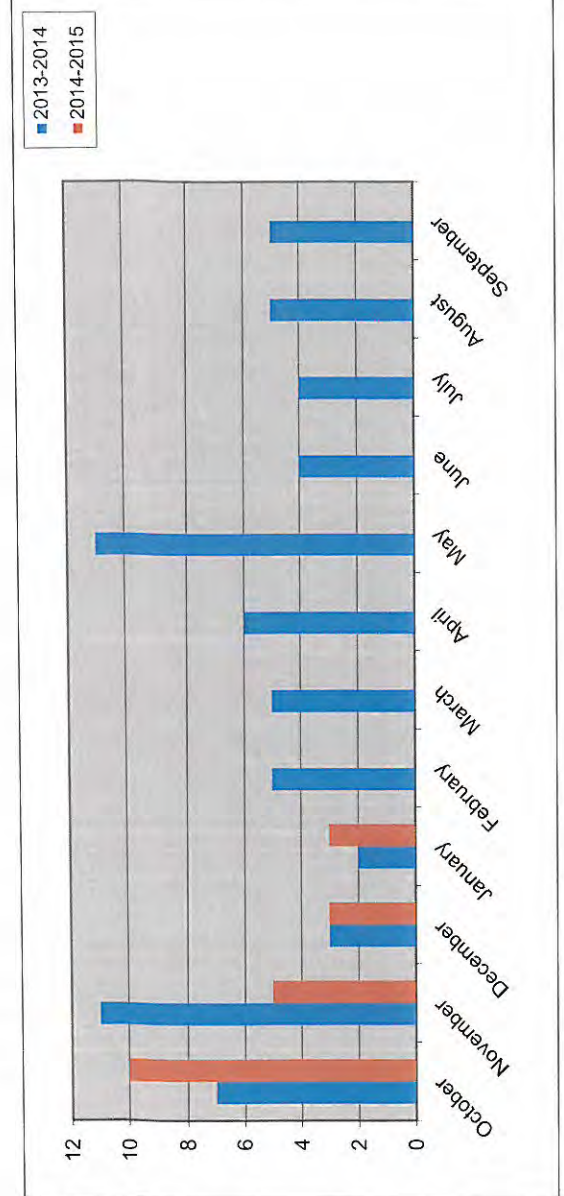
Residential Remodel Permits Calendar Year

	Year	
	2014	2015
January	2	3
February	5	
March	5	
April	6	
May	11	
June	4	
July	4	
August	5	
September	5	
October	10	
November	5	
December	3	
Totals	65	3



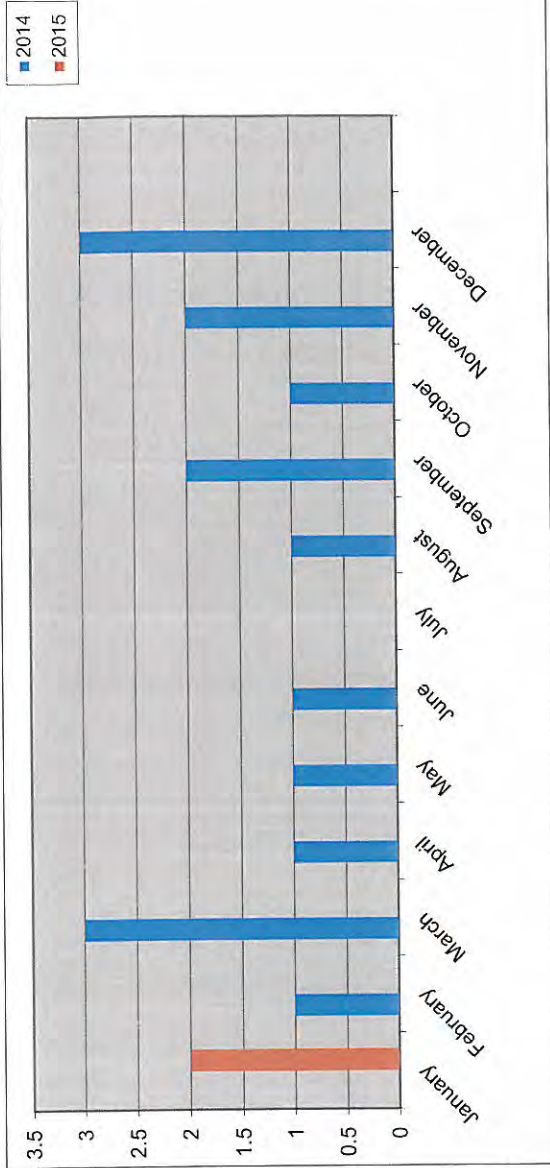
Residential Remodel Permits Fiscal Year

	Year	
	2013-2014	2014-2015
October	7	10
November	11	5
December	3	3
January	2	3
February	5	
March	5	
April	6	
May	11	
June	4	
July	4	
August	5	
September	5	
Totals	68	21



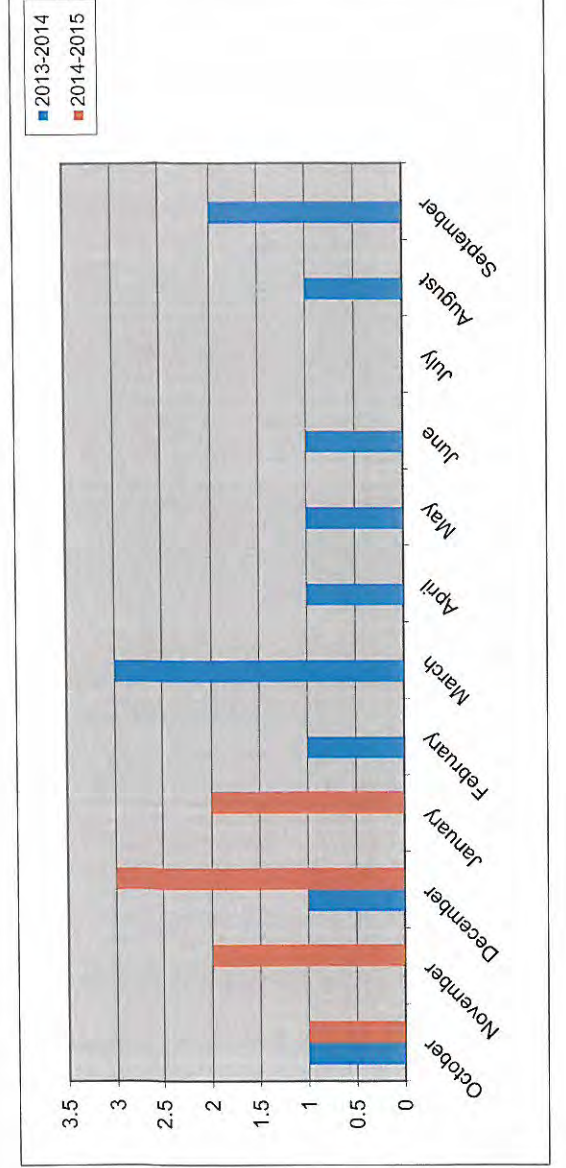
New Commercial Permits Calendar Year

	Year	
	2014	2015
January	0	2
February	1	
March	3	
April	1	
May	1	
June	1	
July	0	
August	1	
September	2	
October	1	
November	2	
December	3	
Totals	16	2



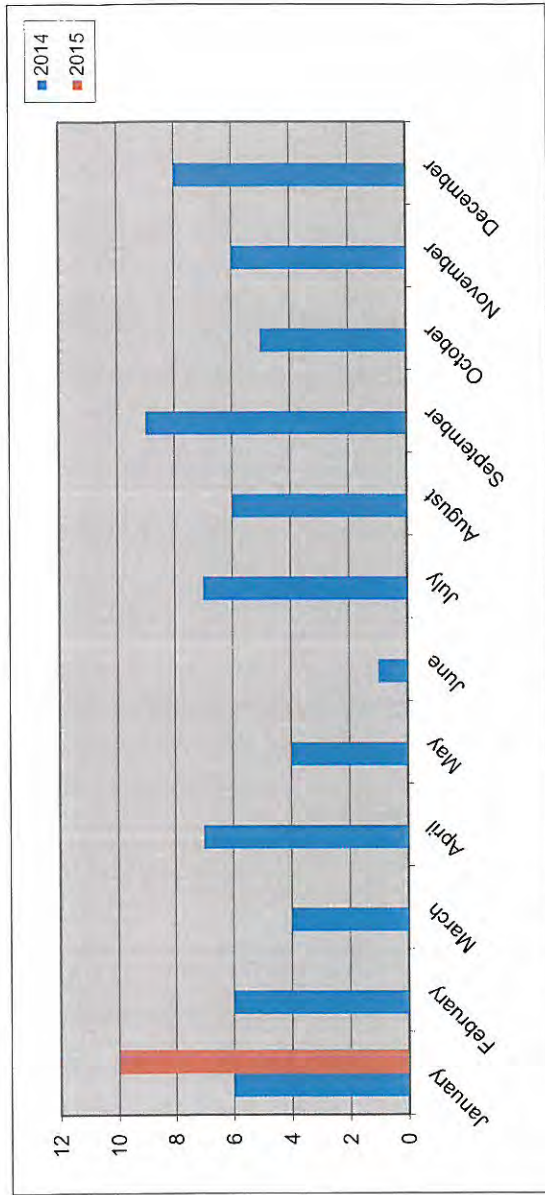
New Commercial Permits Fiscal Year

	Year	
	2013-2014	2014-2015
October	1	1
November	0	2
December	1	3
January	0	2
February	1	
March	3	
April	1	
May	1	
June	1	
July	0	
August	1	
September	2	
Totals	12	8



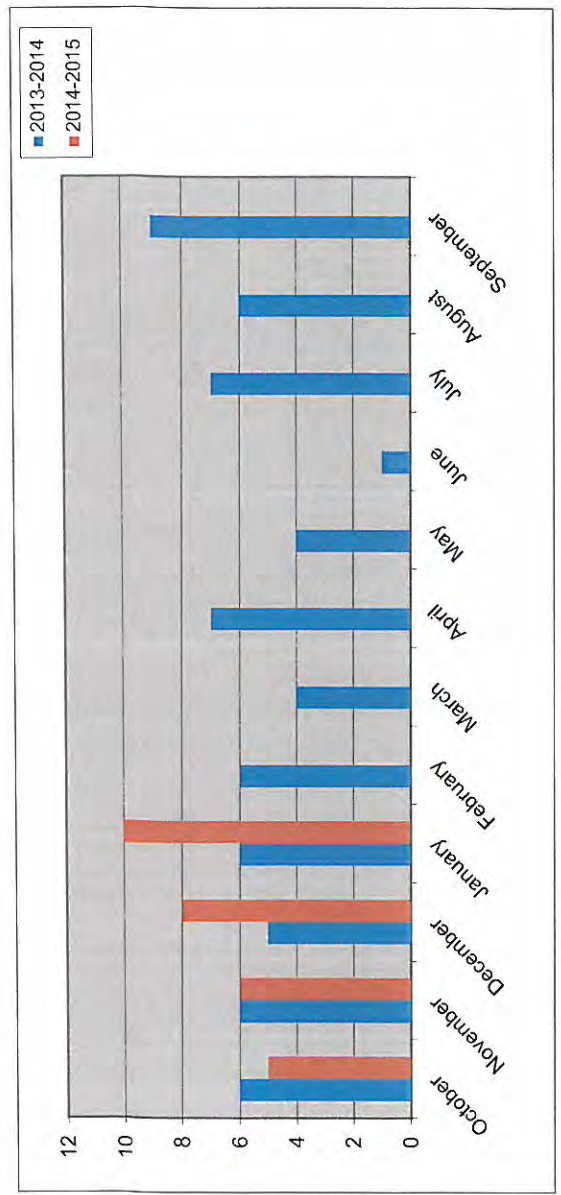
Commercial Remodel Permits Calendar Year

	Year	
	2014	2015
January	6	10
February	6	
March	4	
April	7	
May	4	
June	1	
July	7	
August	6	
September	9	
October	5	
November	6	
December	8	
Totals	69	10



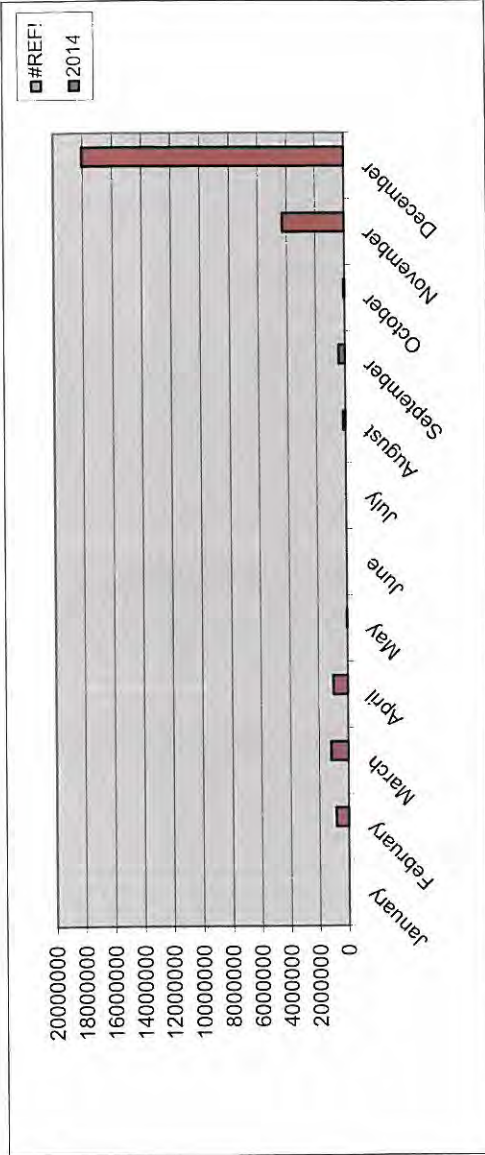
Commercial Remodel Permits Fiscal Year

	Year	
	2013-2014	2014-2015
October	6	5
November	6	6
December	5	8
January	6	10
February	6	
March	4	
April	7	
May	4	
June	1	
July	7	
August	6	
September	9	
Totals	67	29



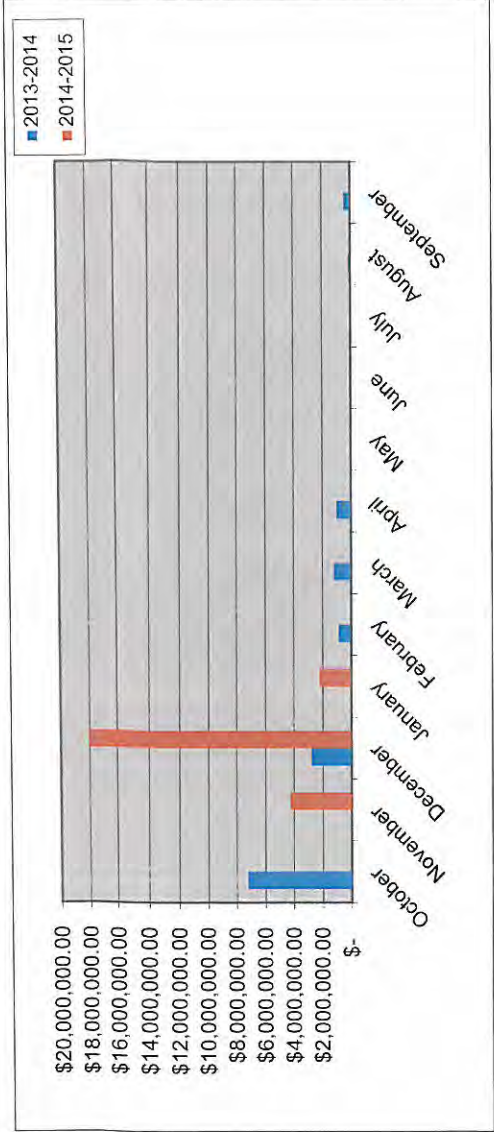
New Commercial Value Calendar Year

Year		
	2014	2015
January	\$ -	\$ 2,200,000.00
February	\$ 850,000.00	
March	\$ 1,185,000.00	
April	\$ 1,000,000.00	
May	\$ 5,000.00	
June	\$ -	
July		
August	\$ 150,000.00	
September	\$ 430,795.00	
October	\$ 49,000.00	
November	\$ 4,300,000.00	
December	\$ 18,050,000.00	
Totals	\$ 26,019,795.00	\$ 2,200,000.00



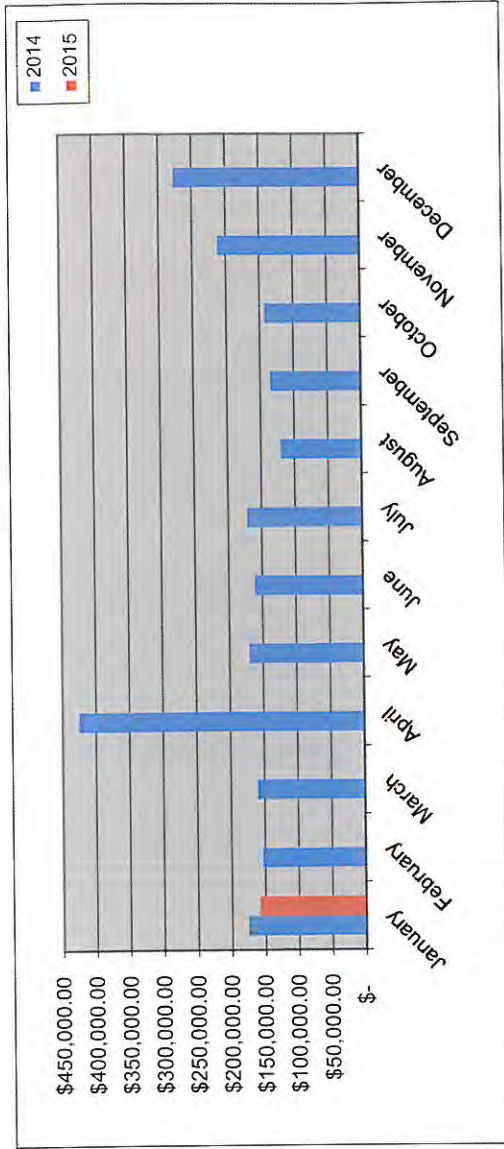
New Commercial Value Fiscal Year

Year		
	2013-2014	2014-2015
October	\$ 7,225,000.00	\$ 49,000.00
November	\$ -	\$ 4,300,000.00
December	\$ 2,800,000.00	\$ 18,050,000.00
January	\$ -	\$ 2,200,000.00
February	\$ 850,000.00	
March	\$ 1,185,000.00	
April	\$ 1,000,000.00	
May	\$ 5,000.00	
June	\$ -	
July		
August	\$ 150,000.00	
September	\$ 430,795.00	
Totals	\$ 13,645,795.00	\$ 24,599,000.00



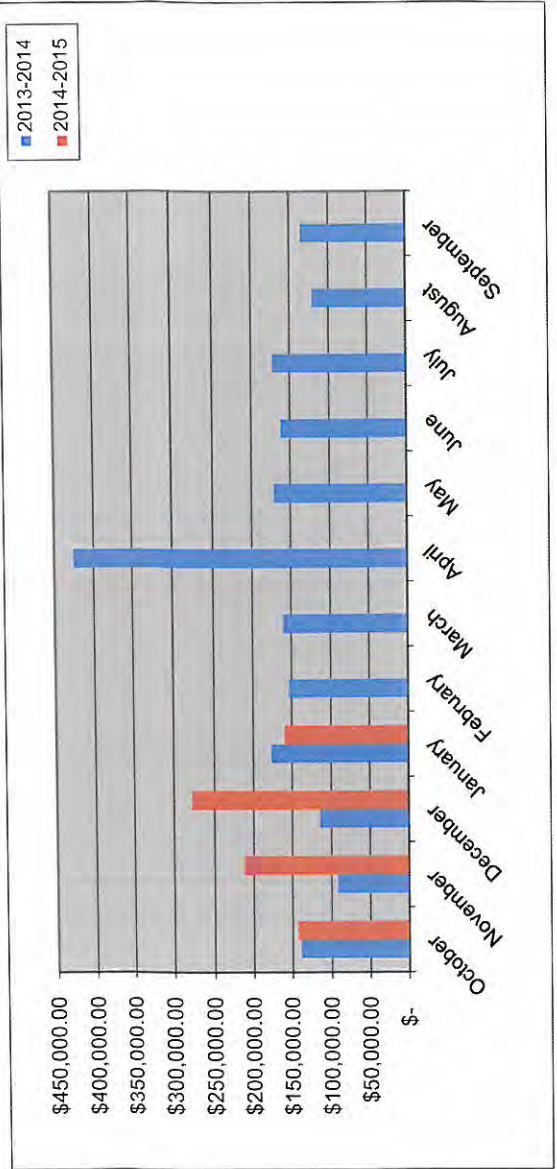
Total Fees Collected Calendar Year

Year		
	2014	2015
January	\$ 176,162.63	\$ 159,026.65
February	\$ 153,458.98	
March	\$ 160,530.91	
April	\$ 425,003.86	
May	\$ 170,849.07	
June	\$ 161,690.82	
July	\$ 172,232.70	
August	\$ 120,790.39	
September	\$ 135,478.13	
October	\$ 143,153.00	
November	\$ 212,222.54	
December	\$ 277,864.58	
Totals	\$ 2,309,437.61	\$ 159,026.65



Total Fees Collected Fiscal Year

Year		
	2013-2014	2014-2015
October	\$ 138,771.53	\$ 143,153.00
November	\$ 91,778.83	\$ 212,222.54
December	\$ 114,645.28	\$ 277,864.58
January	\$ 176,162.63	\$ 159,026.65
February	\$ 153,458.98	
March	\$ 160,530.91	
April	\$ 425,003.86	
May	\$ 170,849.07	
June	\$ 161,829.08	
July	\$ 172,232.70	
August	\$ 120,790.39	
September	\$ 135,478.13	
Totals	\$ 2,021,531.39	\$ 792,266.77



City of Rockwall
PERMITS ISSUED

For the Period 1/1/2015 thru 1/31/2015

Permit Number	Permit Type	Site Address	Parcel Number	Valuation	Total Fees	Fees Paid
Application Date	Subtype	Subdivision Name			Total SQFT	
Issue Date	Status of Permit	Plan Number				
CO2014-0059	CO	2901 Village Dr.		0.00	\$ 75.00	\$ 75.00
5/15/2014	BUSINESS	4724-0000-0000-00-0R				
1/16/2015	ACTIVE	RANCH HOUSE ADDITION			0	
		Snuffers Restaurant & Bar				
Contact Type	Contact Name	Contact Address				Phone Number
OWNER	EAGLE, SEIKI SALES LTD	C/O ELIZABETH BURKS	ROCKWALL	TX	75087	
APPLICANT	Firebird Copenhagen, LLC	2414 N. Akard, #500	Dallas	TX	75201	(972) 241-2171
BUS OWNER	Firebird Copenhagen, LLC	2414 N. Akard, #500	Dallas	TX	75201	(972) 241-2171
BUSINESS	Snuffers Restaurant & Bar					
CO2014-0145	CO	2010 Industrial Blvd 611		0.00	\$ 75.00	\$ 75.00
10/28/2014	BUSINESS	4824-0000-0002-00-0R				
1/6/2015	ACTIVE	INDUSTRIAL ADDITION			0	
		Sterling Tea				
Contact Type	Contact Name	Contact Address				Phone Number
APPLICANT	Brenda Meyers	1614 S. Lakeshore	ROCKWALL	TX	75087	
BUS OWNER	Brenda Meyers	1614 S. Lakeshore	Rockwall	TX	75087	
BUSINESS	Sterling Tea					
OWNER	ROCKWALL, STEEL CO		TERRELL	TX	75160	
CO2014-0149	CO	1105 SH 276		0.00	\$ 76.50	\$ 76.50
11/10/2014	BUSINESS	3795-0000-0001-00-0R				
1/16/2015	ACTIVE	ROCKWALL CENTRE CORNERS			0	
		Soulman's BBQ - Office				
Contact Type	Contact Name	Contact Address				Phone Number
BUS OWNER	Don Hallret	P.O. Box 1147	Royse City	Tx	75189	(214) 926-0721
BUSINESS	Soulman's BBQ, Inc.	1105 SH 276	Rockwall	TX	75032	
OWNER	Don Hallret	P.O. Box 1147	Royse City	Tx	75189	(214) 926-0721
APPLICANT	Brett Randle					(214) 926-0721
CO2014-0150	CO	906 N GOLIAD ST		0.00	\$ 75.00	\$ 75.00
11/12/2014	BUSINESS	5058-000A-0016-00-0R				
1/2/2015	ACTIVE	STEELE			0	
		TCB CONSTRUCTION GROUP LLC				
Contact Type	Contact Name	Contact Address				Phone Number
OWNER	MANUEL LOZANO	906 N GOLIAD ST.	ROCKWALL	TX	75087	(214) 584-9397
APPLICANT	Manuel Lozano		Heath	TX	75032	
BUS OWNER	Manuel Lozano	Wyndemore Blvd.	Heath	TX	75032	

City of Rockwall
PERMITS ISSUED

For the Period 1/1/2015 thru 1/31/2015

Permit Number	Permit Type	Site Address	Parcel Number	Valuation	Total Fees	
Application Date	Subtype	Subdivision Name			Total SQFT	Fees Paid
Issue Date	Status of Permit	Plan Number				
CO2014-0156	CO	1975 Alpha 204		0.00	\$ 75.00	\$ 75.00
11/26/2014	BUSINESS	3585-000B-0001-00-0R				
1/9/2015	ACTIVE	ELLIS CENTRE			0	
		HTPN Family Medical Center At Rockwall				
Contact Type	Contact Name	Contact Address				Phone Number
BUS OWNER	ELLIS, RICHARD M	16361 LAUDER LN.	DALLAS	TX	75248	
BUSINESS	HTPN FAMILY MEDICAL CEN	1975 ALPHA RD. # 204	ROCKWALL	TX	75087	
MECH CONTR	STAR SHEET METAL, INC.	200 E PIONEER	IRVING	TX	75061	(972) 438-5056
PLB CONTR	Medco Construction	4005 CRUTCHER # 200	DALLAS	TX	75246	(214) 820-2492
ELEC CONTR	Medco Electric	2625 ELM ST., ST# 216	Dallas	TX	75226	(214) 820-4284
OWNER	ELLIS, RICHARD M	16361 LAUDER LN.	DALLAS	TX	75248	
CONTRACTOR	Medco Construction	4005 Crutcher, #200	Dallas	TX	75226	(214) 820-2492
APPLICANT	Medco Construction	4005 CRUTCHER # 200	DALLAS	TX	75246	(214) 820-2492
CO2014-0166	CO	512 Clark St S		0.00	\$ 75.00	\$ 75.00
12/18/2014	BUSINESS	4420-0002-0022-00-0R				
1/22/2015	ACTIVE	MILL CO			0	
		LCS Lawn Care Supply Inc				
Contact Type	Contact Name	Contact Address				Phone Number
OWNER	DEL, BOSQUE RODOLFO		ROCKWALL	TX	75087	
BUS OWNER	Alex Kerbow	512 S Clark St	Rockwall	TX	75087	(214) 341-8581
CO2014-0168	CO	965 Ralph Hall Pkwy 103		0.00	\$ 75.00	\$ 75.00
12/22/2014	BUSINESS	4009-000B-0006-16-0R				
1/9/2015	ACTIVE	HORIZON RIDGE ADDITION			0	
		Lewis Law Firm				
Contact Type	Contact Name	Contact Address				Phone Number
OWNER	965, RHP 103 LLC	ATTN: GARON R HORTON	HEATH	TX	75032	
APPLICANT	David A Lewis	405 Johnson	Terrell	TX	75160	(972) 563-5183
BUS OWNER	David Lewis	965 Ralph Hall Pkwy #103	Rockwall	TX	75032	(972) 563-5183
BUSINESS	Lewis Law Firm					
CO2014-0169	CO	2006 Goliad St. S 228		0.00	\$ 76.50	\$ 76.50
12/23/2014	BUSINESS	4834-000A-0002-00-0R				
1/21/2015	ACTIVE	ALBRITTON ADDN			0	
		Eagle Eye Insurance & Tax				
Contact Type	Contact Name	Contact Address				Phone Number
OWNER	ROCKWALL, CENTRAL SHOP/		ADDISON	TX	75001	
BUS OWNER	Marlon Madrigal	516 S. Preston St.	Wolfe City	TX	75496	

City of Rockwall
PERMITS ISSUED

For the Period 1/1/2015 thru 1/31/2015

Permit Number	Permit Type	Site Address	Parcel Number	Valuation	Total Fees	
Application Date	Subtype	Subdivision Name			Total SQFT	Fees Paid
Issue Date	Status of Permit	Plan Number				
CO2014-0174	CO	3007 Ridge Rd B		0.00	\$ 75.00	\$ 75.00
12/31/2014	BUSINESS	4009-000A-0011-00-0R				
1/28/2015	ACTIVE	HORIZON RIDGE ADDITION				
		North American Title Co.			0	
Contact Type	Contact Name	Contact Address				Phone Number
OWNER	AREZZO, HOME FAMILY HOL	SAN JOSE	CA	95138		
APPLICANT	Jeffé Duffee	3007 Ridge Rd.	Rockwall	TX	75032	(972) 771-0667
BUS OWNER	Jan Schweder	3007 Ridge Rd B	Rockwall	TX	75032	(972) 771-0067
CO2015-0001	CO	811 YELLOW JACKET 106		0.00	\$ 75.00	\$ 75.00
1/2/2015	BUSINESS	4830-0000-0001-C0-0R				
1/16/2015	ACTIVE	GARLAND FEDERAL SAVINGS & LOAN ADDN				
		SPEEDY MULTISERVICES OFFICE			0	
Contact Type	Contact Name	Contact Address				Phone Number
OWNER	MARIA GONZALEZ	811 YELLOW JACKET # 106	ROCKWALL	TX	75087	(469) 853-4961
APPLICANT	MARIA GONZALEZ	811 YELLOW JACKET # 106	ROCKWALL	TX	75087	(469) 853-4961
INSP RPT EMAIL	MARIA GONZALEZ	811 YELLOW JACKET # 106	ROCKWALL	TX	75087	(469) 853-4961
BUS OWNER	MARIA GONZALEZ	327 TUBBS RD.	Rockwall	TX	75032	(469) 853-4961
BUSINESS	SPEEDY MULTISERVICES OFF	811 YELLOW JACKET # 106	ROCKWALL	TX	75087	
CO2015-0003	CO	6537 Horizon Rd A		0.00	\$ 75.00	\$ 75.00
1/8/2015	BUSINESS	3039-0002-0005-00-0R				
1/21/2015	ACTIVE	ALLIANCE ADDITION PH 2				
		State Farm, Brian Llewellyn Agency			0	
Contact Type	Contact Name	Contact Address				Phone Number
OWNER	ROCKWALL RENTAL PROPER	P. O. BOX. 818	TERRELL	TX	75160	(972) 816-5404
APPLICANT	Brian Llewellyn	1391 Scarsboro Hills Ln	ROCKWALL	TX	75087	(309) 310-7379
INSP RPT EMAIL	Brian Llewellyn	1391 Scarsboro Hills Ln	ROCKWALL	TX	75087	(309) 310-7379
BUS OWNER	Brian Llewellyn	1391 Scarsboro Hills Ln	Rockwall	TX	75087	(972) 816-5404
CO2015-0004	CO	2670 OBSERVATION TRL		0.00	\$ 75.00	\$ 75.00
1/13/2015	BUSINESS	4502-000C-0001-00-0R				
1/29/2015	ACTIVE	ROCKWALL TECHNOLOGY PARK				
		SPECIAL PRODUCTS & MFG. INC.			0	
Contact Type	Contact Name	Contact Address				Phone Number
OWNER	KRT ENTERPRISES	2670 OBSERVATION TRL.	Rockwall	TX	75032	
APPLICANT	ED GRAND - LIENARD	2625 DISCOVERY BLVD.	Rockwall	TX	75032	(972) 771-8851
INSP RPT EMAIL	ED GRAND - LIENARD	2625 DISCOVERY BLVD.	Rockwall	TX	75032	(972) 771-8851
BUS OWNER	ED GRAND - LIENARD	2625 DISCOVERY BLVD.	Rockwall	TX	75032	(972) 771-8851
BUSINESS	SPECIAL PRODUCTS & MFG.					

City of Rockwall
PERMITS ISSUED

For the Period 1/1/2015 thru 1/31/2015

Permit Number	Permit Type	Site Address	Parcel Number	Subdivision Name	Valuation	Total Fees	Total SQFT	Fees Paid
Application Date	Subtype							
Issue Date	Status of Permit	Plan Number						
12	Permits Issued from: 1/1/2015	Thru: 1/31/2015			Total Valuation: \$ 0.00			
					Total Fees: \$ 903.00			
					Total Fees Paid: \$ 903.00			

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CALLS BY TYPE - JANUARY 2015



CITY CALLS	January	COUNTY CALLS	January
Situation Type	#	Situation Type	#
111 Building fire	1	111 Building fire	1
131 Passenger vehicle fire (cars, pickups, SUV's)	2	113 Cooking fire, confined to container	1
143 Grass fire	1	150 OTHER Outside rubbish fire	1
151 Outside rubbish, trash or waste fire	1	Tota/County	3
154 Dumpster or other outside trash receptacle fire	1	FATE	
311 Medical assist, assist EMS crew	4	136 Self-propelled motor home or recreational vehicle	1
353 Removal of victim(s) from stalled elevator	1	Heath	
412 Gas leak (natural gas or LPG)	3	551 Assist police or other governmental agency	1
440 Electrical wiring/equipment problem, other	1	Royse City	
442 Overheated motor	2	143 Grass Fire	1
445 Arcing, shorted electrical equipment	2	Total other mutual Aid	3
550 Public service assistance, other	2		
551 Assist police or other governmental agency	3		
553 Public service	2		
556 Public service - Non paged	11		
611 Dispatched & canceled en route	1		
622 No incident found on arrival at dispatch address	5		
651 Smoke scare, odor of smoke	4		
700 False alarm or false call, other	1		
730 System malfunction, other	1		
731 Sprinkler activation due to malfunction	2		
733 Smoke detector activation due to malfunction	4		
735 Alarm system sounded due to malfunction	3		
740 Unintentional transmission of alarm, other	5		
741 Sprinkler activation, no fire - unintentional	2		
743 Smoke detector activation, no fire - unintentional	6		
745 Alarm system activation, no fire - unintentional	8		
Totals:	79		

To: Chief Poindexter
From: BC Merritt
Re: January 2015 Structure Fire Report
Date: February 16, 2015

2010 Industrial Blvd

We responded to a report of a Structure fire on January 21, 2015. The first unit on scene reported heavy black smoke coming from a large overhead door of the business. Firefighters made entry into business and found an electric blower used for inflating a bounce house and a bounce house on fire. The fire was quickly extinguished. The structure did not suffer any damage however due to the large amount of black smoke a significant number of bounce houses that were stored near the fire sustained damage. There were no civilian injuries and one firefighter suffered an injury on this incident.

Dispatch time: 11:28.17
Enroute time: 11:29.08
On scene time: 11:31.20
Clear time: 12:12.09

4 men on scene 11:32
8 men on scene 11:35
12 men on scene 11:38

We had a total of 5 on duty Firefighters, 5 off duty firefighters, 10 Volunteers, 3 Investigators, 2 Chiefs and 4 apparatus on this incident.

CITY RESPONSES
JANUARY 2015

ENROUTE TIMES			
CITY CALLS	STATIONS 1,2,3 and 4 TO BOXES WITH STATIONS		STATIONS 1,2,3, AND 4 TO BOXES WITHOUT STATIONS
0-1 1/2 Minutes		0- 1 1/2 MINUTES	
CRITERIA MET %		CRITERIA MET %	
CRITERIA -ACHIEVE RESPONSE TIME	21 of 24	CRITERIA -ACHIEVE RESPONSE TIME	3 of 4
90% OF TIME IN BOXES WITH	0.88%	60% OF TIME IN BOXES WITH	75%
STATIONS	Criteria not met	STATIONS	Criteria met
ARRIVAL TIMES			
	STATIONS 1,2,3 and 4 TO BOXES WITH STATIONS		STATIONS 1,2,3, AND 4 TO BOXES WITHOUT STATIONS
0 - 6 MINUTES		0-6 MINUTES	
CRITERIA MET %	21 of 24	CRITERIA MET %	3 of 4
CRITERIA -ACHIEVE RESPONSE TIME	0.88%	CRITERIA -ACHIEVE RESPONSE TIME	75%
90% OF TIME IN BOXES WITH	Criteria not met	60% OF TIME IN BOXES WITH	Criteria Met
STATIONS		STATIONS	
RESPONSE TIMES			
CITY CALLS	STATIONS 1,2,3 and 4 TO BOXES WITH STATIONS		STATIONS 1,2,3, AND 4 TO BOXES WITHOUT STATIONS
0-7 1/2 MINUTES		0-7 1/2 MINUTES	
CRITERIA MET%	21 of 24	CRITERIA MET%	3 of 4
CRITERIA -ACHIEVE RESPONSE TIME	0.88%	CRITERIA -ACHIEVE RESPONSE TIME	75%
90% OF TIME IN BOXES WITH	Criteria not met	60% OF TIME IN BOXES WITH	Criteria met
STATIONS		STATIONS	

COUNTY AND MUTUAL AID
RESPONSE
JANUARY 2015

COUNTY/MUTUAL	
ENROUTE	STATIONS 1,2,3, AND 4 TO BOXES WITHOUT STATIONS
0- 1 1/2 MINUTES	
CRITERIA MET %	1 of 3
CRITERIA -ACHIEVE RESPONSE TIME	33%
60% OF TIME IN BOXES WITH	Criteria not met
STATIONS	
ARRIVAL	STATIONS 1,2,3 and 4 TO BOXES WITHOUT STATIONS
0 - 10 MINUTES	
CRITERIA MET %	1 of 3
CRITERIA -ACHIEVE RESPONSE TIME	33%
60% OF TIME IN BOXES WITH	Criteria not met
STATIONS	
RESPONSE	STATIONS 1,2,3 and 4 TO BOXES WITHOUT STATIONS
0-11 1/2 MINUTES	
CRITERIA MET%	1 of 3
CRITERIA -ACHIEVE RESPONSE TIME	33%
60% OF TIME IN BOXES WITH	Criteria not met
STATIONS	

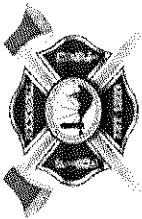
Enroute Overages
City Calls
Jan. 2015

<u>VENUE</u>	<u>ALARM DATE</u>	<u>ALARM TIME</u>	<u>ENROUTE TIME</u>	<u>ALARM TO ENROUTE</u>	<u>INC. NUMBER</u>	<u>APPARATUS</u>	<u>STATION</u>	<u>Lights and Sirens</u>	<u>REASON FOR OVERAGES</u>
Rockwall	01/14/2015	00:10:49	00:12:59	0:02:10	2015-00000044	E4	Rockwall 4	Code 3	CAD times don't match radio times

Arrival Overages
City Calls
Jan 2015

VENUE	ALARM DATE	ENROUTE TIME	ARRIVAL TIME	EROUTE TO ARRIVAL	INC. NUMBER	APPARATUS	STATION	Lights and Sirens	REASON FOR OVERAGES
Rockwall	01/09/2015	19:41:38	19:49:57	0:08:19	2015-000000030	E4	Rockwall 4	Code 3	E 4 was at Station #2
Rockwall	01/08/2015	12:35:54	12:43:54	0:08:00	2015-000000017	E2	Rockwall 2	Code 3	Response to area without station
Rockwall	01/05/2015	10:26:02	10:33:39	0:07:37	2015-000000012	TNK1	Rockwall 1	Code 3	Engine responded from Station 1
Rockwall	01/08/2015	13:05:23	13:12:17	0:06:54	2015-000000019	E2	Rockwall 2	Code 3	Engine slow response due to checking out at restaurant

VENUE	ALARM DATE	ALARM TIME	ARRIVAL TIME	RESPONSE TIME	INC. NUMBER	APPARATUS	STATION	Lights and Sirens	REASON FOR OVERAGES
Rockwall	01/08/2015	12:34:51	12:43:54	0:09:03	2015-000000017	E2	Rockwall 2	Code 3	Response to area without station
Rockwall	01/09/2015	19:41:00	19:49:57	0:08:57	2015-000000030	E4	Rockwall 4	Code 3	E4 was at Station #2
Rockwall	01/05/2015	10:25:08	10:33:39	0:08:31	2015-000000012	TNK1	Rockwall 1	Code 3	Engine responded from Station 1
Rockwall	01/08/2015	13:04:31	13:12:17	0:07:46	2015-000000019	E2	Rockwall 2	Code 3	Engine slow response due to checking out at restaurant



Total Dollar Losses

January 2015



City of Rockwall
Safe • Sound • Prosper

	Current Month	Last Month	Same Month Last Year	Year To Date	Last Year To Date
Total Property Loss:	\$20,000.00	\$0.00	\$500.00	\$20,000.00	\$500.00
Total Content Loss:	\$60,000.00	\$0.00	\$0.00	\$60,000.00	\$0.00
Total Property Pre-Incident Value:	\$300,000.00	\$0.00	\$0.00	\$300,000.00	\$0.00
Total Contents Pre-Incident Value	\$314,728.00	\$0.00	\$0.00	\$314,728.00	\$0.00
Total Losses:	\$80,000.00	\$0.00	\$500.00	\$80,000.00	\$80,000.00
Total Value:	\$614,728.00	\$0.00	\$0.00	\$614,728.00	\$0.00

City of Rockwall
Permit Routing Report By Date Sent (then by permit)
For the Period 1/1/2015 thru 1/31/2015

Permit #	Appl. Date	Aging	Address	Description	Owner Name	Contact	Plan Review Detail				
							Review Type	Status	Date Sent	Date Due	Completed
CO2015-0001	01/02/15	CO	32	811 YELLOW JACKET 106	MARIA GONZALEZ	Ariana Hargrove	FIRE CO	APPROVED	01/02/15	01/05/15	01/05/15
BLD2014-190	12/09/14	COMM	56	2582 SH 276	SHARP, RICK	Ariana Hargrove	FIRE 972-772-6431	APPROVED	01/05/15	01/15/15	01/05/15
BLD2015-001	01/06/15	COMM	28	253 VICTORY LN	LASANCE, RICHARD & SHURLEY	Ariana Hargrove	FIRE 972-772-6431	APPROVED	01/06/15	01/16/15	
BLD2014-193	12/12/14	COMM	53	2455 RIDGE RD 149	ROCKWALL, OCEANHILL LLC	Ariana Hargrove	FIRE 972-772-6431	APPROVED	01/07/15	01/17/15	01/07/15
BLD2015-002	01/07/15	COMM	27	331 County Line Rd.	BUFFALO, CREEK BUSINESS PARK LTD	Ariana Hargrove	FIRE 972-772-6431	APPROVED	01/07/15	01/17/15	01/08/15
BLD2014-163	11/05/14	COMM	90	3140 Horizon Rd. 100	ROCKWALL, REGIONAL HOSPITAL LLP	Ariana Hargrove	FIRE 972-772-6431	APPROVED	01/08/15	01/18/15	01/08/15
CO2015-0002	01/08/15	CO	26	407 Goliad St S D	SLAUGHTER, RICHARD E JR	Ariana Hargrove	FIRE CO	APPROVED	01/08/15	01/11/15	01/13/15
CO2015-0003	01/08/15	CO	26	6537 Horizon Rd A	ROCKWALL RENTAL PROPERTIES LP	Ariana Hargrove	FIRE CO	APPROVED	01/08/15	01/11/15	01/09/15
BLD2015-003	01/12/15	COMM	22	302 N SAN JACINTO	PRYOR, BOBBY G	Ariana Hargrove	FIRE 972-772-6431	APPROVED	01/12/15	01/22/15	
BLD2015-002	01/07/15	COMM	27	1400 IH 30	CSIHAR, JAMES J	Ariana Hargrove	FIRE 972-772-6431	COMMENTS NEEDED	01/13/15	01/17/15	01/16/15
CO2015-0004	01/13/15	CO	21	2670 OBSERVATION TRL	KRT ENTERPRISES	Ariana Hargrove	FIRE CO	APPROVED	01/13/15	01/16/15	01/13/15
BLD2014-193	12/12/14	COMM	53	1655 SCIENCE PLACE	BELLE, HAV/TEX LP	Ariana Hargrove	FIRE 972-772-6431	APPROVED	01/14/15	01/24/15	01/14/15
PLB2015-001	01/14/15	COMM	20	108 ALTHEA RD	INGRAM, CHRISTY RENEE	Ariana Hargrove	FIRE 972-772-6431	APPROVED	01/14/15	01/24/15	
CO2015-0005	01/15/15	CO	19	301 N SAN JACINTO	JOY, LUTHERAN CHURCH	Ariana Hargrove	FIRE CO	APPROVED	01/15/15	01/18/15	01/16/15
BLD2015-008	01/16/15	COMM	18	105 Olive St	R, & S OPERATING CO LP	Ariana Hargrove	FIRE 972-772-6431	APPROVED	01/16/15	01/26/15	
CO2015-0006	01/20/15	CO	14	406 N GOLIAD	ROCKWALL RUSTICS RANCH	Ariana Hargrove	FIRE CO	APPROVED	01/20/15	01/23/15	01/20/15
CO2015-0007	01/20/15	CO	14	209 RUSK ST. E	HALL, J BLAKELEY	Ariana Hargrove	FIRE CO	APPROVED	01/20/15	01/23/15	01/21/15
BLD2015-009	01/21/15	COMM	13	1550 AIRPORT RD	CITY, OF ROCKWALL	Ariana Hargrove	FIRE 972-772-6431	APPROVED	01/21/15	01/31/15	

City of Rockwall
Permit Routing Report By Date Sent (then by permit)
For the Period 1/1/2015 thru 1/31/2015

Permit #	Appl. Date	Aging	Address	Description	Owner Name	Contact	Plan Review Detail			
							Review Type	Status	Date Sent	Completed
BLD2015-009	01/21/15	13	2975 Discovery Blvd	Col-Met - Construction Trailer	ROCKWALL, ECONOMIC DEVELOPMENT	Ariana Hargrove	FIRE 972-772-6431		01/21/15	01/31/15
CO2015-0008	01/21/15	13	302 S FANNIN ST	DAYS PRING DISCIPLESHIP	DAVID BOHRNSTEDT	Ariana Hargrove	FIRE CO	APPROVED	01/21/15	01/24/15
PLB2015-001	01/21/15	13	811 YELLOW JACKET 102	INSTALL OWNER FURNISHED GREASE TRAP	LANDLOW, LLC	Ariana Hargrove	FIRE 972-772-6431		01/21/15	01/31/15
BLD2015-010	01/22/15	12	1700 Justin Rd	Charnell - Const. Trailer & Restroom		Ariana Hargrove	FIRE 972-772-6431		01/22/15	02/01/15
BLD2014-184	11/26/14	69	1950 ALPHA DR 100	Cornerstone Church - interior remodel	THE, FIVE NINE SEVEN LIMITED PARTNE	Ariana Hargrove	FIRE 972-772-6431	COMMENTS NEEDED	01/23/15	02/02/15
BLD2015-002	01/07/15	27	1400 IH 30	Longhorn Brewing - Interior Walls, Finishing, & decor	CSIHAR, JAMES J	Ariana Hargrove	FIRE 972-772-6431	APPROVED	01/23/15	02/02/15
BLD2014-184	11/26/14	69	1950 ALPHA DR 100	Cornerstone Church - interior remodel	THE, FIVE NINE SEVEN LIMITED PARTNE	Ariana Hargrove	FIRE 972-772-6431	APPROVED	01/26/15	02/05/15
BLD2015-012	01/26/15	8	1102 Ridge Rd A & C	Special Effect Embroidry -Create Cased opening in wall	BENBROOKE, RIDGE PARTNERS LP	Ariana Hargrove	FIRE 972-772-6431		01/26/15	02/05/15
BLD2015-012	01/26/15	8	1966 RANDOM OAKS DR	Re-Roof	WALKER, PHILIP & KATIE C	Ariana Hargrove	FIRE 972-772-6431		01/26/15	02/05/15
SPEC2015-00	01/26/15	8	2935 RIDGE RD	VALENTINE'S DAY TENT	KROGER, TEXAS LP	Ariana Hargrove	FIRE 972-772-6431	APPROVED	01/26/15	02/02/15
BLD2015-012	01/27/15	7	2823 Market Center Dr.	MATHNASIUM	CRP/ARROW, ROCKWALL LLC	Ariana Hargrove	FIRE 972-772-6431	DENIED	01/27/15	02/06/15
CO2015-0009	01/30/15	4	2305 SH 276	Royalty Dance Academy	Connally Squared LLC	Ariana Hargrove	FIRE CO	APPROVED	01/30/15	02/02/15

City of Rockwall
Project Routing Report By Date Sent (then by project)
For the Period 1/1/2015 thru 1/31/2015

Project #	Appl. Date Project Type	Aging	Address Description	Status Owner Name	Plan Review Detail		
					Contact	Review Type	Completed
						Date Sent	Date Due
							Status
SP2014-033	12/19/2014 SITE PLAN	46	1245 SH 276		Ariana Hargrove	01/08/2015	01/08/2015
					FIRE	01/15/2015	APPROVED
CIP2014-007	09/12/2014 CAPITAL IMPROVEMEN	144			Mark Poindexter	01/16/2015	
					Engineering: Fire	01/30/2015	
Z2015-005	01/28/2015 ZONING	6	101 E. Rusk St.		Ariana Hargrove	01/28/2015	
					FIRE	02/04/2015	
E2015-001	01/07/2015 ENGINEERING	27	HWY276		Ariana Hargrove	01/07/2015	01/08/2015
					ENG - FIRE	01/21/2015	COMMENTS
E2015-002	01/15/2015 ENGINEERING	19	HWY276		Ariana Hargrove	01/15/2015	01/16/2015
					ENG - FIRE	01/29/2015	APPROVED
E2015-003	01/23/2015 ENGINEERING	11	1280 E RAPLPH HALL PKWY		Ariana Hargrove	01/26/2015	01/30/2015
					ENG - FIRE	02/09/2015	COMMENTS
P2015-004	01/20/2015 PLAT	14			Ariana Hargrove	01/20/2015	01/21/2015
					FIRE	01/27/2015	APPROVED
Z2015-001	01/20/2015 ZONING	14	608 WHITE HILLS DR		Ariana Hargrove	01/20/2015	
					FIRE	01/27/2015	
Z2015-002	01/20/2015 ZONING	14	STEGER TOWNE DR		Ariana Hargrove	01/20/2015	01/21/2015
					FIRE	01/27/2015	APPROVED
Z2015-003	01/20/2015 ZONING	14			Ariana Hargrove	01/20/2015	
					FIRE	01/27/2015	APPROVED W/ CON

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PLAN21

**City of Rockwall
Project Routing Report By Date Sent (then by project)
For the Period 1/1/2015 thru 1/31/2015**

Project #	Appl. Date Project Type	Aging	Address Description	Status Owner Name	Plan Review Detail			
					Contact	Review Type	Date Sent Date Due	Completed Status
SP2015-001	01/20/2015 SITE PLAN	14	1701 SCIENCE PLACE		Ariana Hargrove	FIRE	01/20/2015 01/27/2015	01/21/2015 APPROVED
P2015-001	01/20/2015 PLAT	14	5133 S FM549		Ariana Hargrove	FIRE	01/20/2015 01/27/2015	01/21/2015 APPROVED
P2015-002	01/20/2015 PLAT	14	1701 SCIENCE PLACE		Ariana Hargrove	FIRE	01/20/2015 01/27/2015	01/21/2015 APPROVED
P2015-003	01/20/2015 PLAT	14			Ariana Hargrove	FIRE	01/20/2015 01/27/2015	01/21/2015 COMMENTS
Z2015-004	01/26/2015 ZONING	8	1530 S I30		Ariana Hargrove	FIRE	01/26/2015 02/02/2015	
Z2015-006	01/30/2015 ZONING	4	1530 S I30		Ariana Hargrove	FIRE	01/30/2015 02/06/2015	

Fire Alarms

Date	Address	Common Name	Disposition Code	CFS Number	Incident Number	Incident ORI	Call Type
01/02/2015 08:02:27	747 E I30	On the Border	FA	170	2015-00000005	TX504	FD - Fire Alarm Commercial
01/05/2015 07:43:55	2936 WILD OAK LN		FA	657	2015-00000010	TX504	FD - Fire Alarm Residential
01/07/2015 20:11:42	2195 CRESTLAKE DR		FA	1130	2015-00000014	TX504	FD - Fire Alarm Residential
01/08/2015 12:33:46	3055 DISCOVERY BLVD	Bimbo Bakeries	FA	1239	2015-00000017	TX504	FD - Fire Alarm Commercial
01/08/2015 13:03:39	2701 SUNSET RIDGE DR	Trend Tower	FA	1243	2015-00000019	TX504	FD - Fire Alarm Commercial
01/08/2015 13:37:37	1309 RIDGE RD		FA	1252	2015-00000020	TX504	FD - Fire Alarm Commercial
01/08/2015 17:21:08	1484 MEMORIAL DR		FA	1301	2015-00000022	TX504	FD - Fire Alarm Residential
01/10/2015 07:03:15	1975 ALPHA DR	Baylor Emergency, Baylor ER	FA	1611	2015-00000032	TX504	FD - Fire Alarm Commercial
01/10/2015 13:30:53	1210 N GOLIAD ST	YMCA	FA	1666	2015-00000034	TX504	FD - Fire Alarm Commercial
01/11/2015 07:46:54	2055 SUMMER LEE DR	Hilton, Hilton Hotel	FA	1770	2015-00000035	TX504	FD - Fire Alarm Commercial
01/11/2015 08:15:55	2055 SUMMER LEE DR	Hilton, Hilton Hotel	FA	1772	2015-00000036	TX504	FD - Fire Alarm Commercial
01/12/2015 18:11:45	851 STEGER TOWNE DR	Lowes	FA	2040	2015-00000039	TX504	FD - Fire Alarm Commercial
01/12/2015 18:49:59	1050 WILLIAMS ST	ISD Admin, Rockwall, Quest Academy, RISD Education Center, Rockwall ISD Administration	FA	2047	2015-00000040	TX504	FD - Fire Alarm Commercial
01/14/2015 00:10:02	720 E RALPH HALL PKWY	Rock Ridge, Rock Ridge Assisted Living, Rock Ridge Assisted Living and Memory Care	FA	2290	2015-00000044	TX504	FD - Fire Alarm Commercial
01/14/2015 13:24:11	500 TURTLE COVE BLVD	Church Ministries, Rockwall Executive Suites, Wallace Homes	FA	2358	2015-00000045	TX504	FD - Fire Alarm Commercial
01/15/2015 15:52:27	1130 E I30	Super 8 Motel	FA	2552	2015-00000046	TX504	FD - Fire Alarm Commercial
01/24/2015 07:51:38	1615 SCIENCE PL	L3	FA	4258	2015-00000063	TX504	FD - Fire Alarm Commercial
01/24/2015 09:21:24	1860 E I30	Floor N More	FA	4266	2015-00000064	TX504	FD - Fire Alarm Commercial
01/24/2015 17:59:14	1470 S JOHN KING BLVD	Mansion Active Adult (Senior)	FA	4342	2015-00000066	TX504	FD - Fire Alarm Residential
01/24/2015 18:00:15	1650 S JOHN KING BLVD	Mansions Family (now Orion on the Lake), Orion at Lake Ray Hubbard	FA	4343	2015-00000067	TX504	FD - Fire Alarm Residential
01/25/2015 12:46:21	800 SAM HOUSTON		FA	4526	2015-00000068	TX504	FD - Fire Alarm Residential
01/28/2015 07:25:58	2935 RIDGE RD	First Convenience Bank (Kroger), Kroger Signature	FA	5030	2015-00000076	TX504	FD - Fire Alarm Commercial
01/29/2015 09:47:47	800 SAM HOUSTON		FA	5246	2015-00000082	TX504	FD - Fire Alarm Residential
01/30/2015 17:21:45	2055 SUMMER LEE DR	Hilton, Hilton Hotel	FA	5514	2015-00000085	TX504	FD - Fire Alarm Commercial
01/31/2015 16:10:37	1477 HICKORY CREEK LN		FA	5706	2015-00000090	TX504	FD - Fire Alarm Residential

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2/3/2015 10:54:55 AM

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Rockwall Police Department

Harbor District Calls For Service

January 2015

<u>Incident Number</u>	<u>Date</u>	<u>Time</u>	<u>Common Name</u>	<u>Incident Type</u>	<u>Incident CFS Disposition</u>
2015-00003520	01/31/2015	22:44:47	The Harbor	Accident - Minor	Report
2015-00003520	01/31/2015	22:44:47	The Harbor	Accident - Minor	Arrest
2015-00003520	01/31/2015	22:44:47	The Harbor	Accident - Minor	Citation
2015-00001659	01/16/2015	12:43:00	Hilton	Criminal Trespass	No Report
2015-00000244	01/03/2015	20:52:49	Hilton	General Complaint	No Report
2015-00002653	01/24/2015	19:32:02	The Harbor	Investigation	Unable to Locate
2015-00002577	01/24/2015	00:12:41	The Harbor	Investigation	No Report
2015-00002651	01/24/2015	19:28:16	The Harbor	Meet Complainant	No Report
2015-00002809	01/25/2015	22:11:32	Cinemark	Meet Complainant	No Report
2015-00001161	01/11/2015	22:29:14	The Harbor	Missing Person	No Report
2015-00000935	01/09/2015	18:54:24	The Harbor	Suspicious Activity	No Report
2015-00003306	01/30/2015	06:23:00	The Harbor	Suspicious Activity	No Report
2015-00000081	01/02/2015	04:33:13	Hilton	Suspicious Activity	No Report
2015-00002865	01/26/2015	13:20:21	Rocky Mountain Chocolate Factory	Theft	Report
			<u>Common Name</u>		
			The Harbor	9	
			Hilton	3	
			Rocky Mountain Chocolate Factory	1	
			Cinemark	1	
			Total	14	

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CITY OF ROCKWALL
INTERNAL OPERATIONS DEPARTMENT
FACILITY MAINTENANCE REQUESTS FOR SERVICE
JANUARY 2015

DEPARTMENT	# FMR REQUESTS	# FMR REQUESTS RESPONDED TO W / IN 24 HOURS	# FMR REQUESTS NOT RESPONDED TO W / IN 24 HOURS	% ON TIME
ADMINISTRATION	7	7	0	100%
ADMINISTRATIVE SERVICES	8	8	0	100%
AIRPORT	0	0	0	0%
ANIMAL SERVICES	1	1	0	100%
BUILDING INSPECTIONS / NEIGHBORHOOD IMPROVEMENT	0	0	0	0%
ENGINEERING	2	2	0	100%
FINANCE	0	0	0	0%
FIRE DEPARTMENT	29	27	2	93%
INTERNAL OPERATIONS	121	121	0	100%
MUNICIPAL COURT	3	3	0	100%
PARKS & RECREATION	17	17	0	100%
PLANNING & ZONING	1	1	0	100%
POLICE DEPARTMENT	16	15	1	94%
PUBLIC WORKS	9	9	0	100%
UTILITY BILLING	0	0	0	0%
TOTAL	214	211	3	98%

CITY OF ROCKWALL
INTERNAL OPERATIONS DEPARTMENT
RADIO SYSTEM
REQUESTS FOR SERVICE
JANUARY 2015

DEPARTMENT	# OF REQUESTS	# OF REQUESTS RESPONDED TO W / IN 24 HOURS	# OF REQUESTS NOT RESPONDED TO W / IN 24 HOURS	% ON TIME
ANIMAL SERVICES	0	0	0	100%
CODE ENFORCEMENT	0	0	0	100%
FIRE DEPARTMENT	4	4	0	100%
INTERNAL OPERATIONS	1	1	0	100%
PARKS & RECREATION	0	0	0	100%
POLICE DEPARTMENT	8	8	0	100%
PUBLIC WORKS	1	1	0	100%
UTILITY BILLING	0	0	0	100%
HEATH DEPT. PUBLIC SAFETY	3	3	0	100%
SYSTEM / SITE	0	0	0	100%
TOTAL	17	17	0	100%

Airport Operations Report

For Month of January 2015

FUEL SALES

	GALLONS SOLD	GROSS SALES
Jet - A Sales	408.00	\$1,660.20
Av-Gas Sales	1,945.80	\$9,048.12
TOTAL FUEL SALES	2,353.80	\$10,708.32

HANGAR RENTAL REVENUE

Open T Hangar Rental Revenue	\$3,076.41
Terminal Office Rental Revenue	\$250.00
Enclosed Hangar Rental Revenue	\$120.00
North Maintenance Hangar Rental Revenue	\$500.00
TOTAL HANGAR RENTALS	\$3,946.41

HANGAR OCCUPANCY RATES

	TOTAL HANGARS	QTY RENTABLE	QUANTITY LEASED	OCCUPANCY RATE
Open T Hangars	45	40	32	80.00%
Terminal Office Rentals	1	1	1	100%
Closed Hangar Rentals	1	1	1	100%
Open Hangar Cap Rentals	2	1	1	100%
TOTAL HANGAR OCCUPANCY	49	43	35	81%

Of the forty five hangars only forty can actually be rented. Most of these forty should be considered substandard and not easily marketed due to pad slope and width, electrical, and drainage issues.

CITY FEES DUE	FEE RATE	FRANCHISE FEE DUE	FUEL FLOWAGE FEES DUE	TOTAL FEES DUE
Fuel Sales (Gallons Sold)	\$0.10	\$0.00	\$235.38	\$235.38
City Owned Hangar Rentals	5.00%	\$197.32		\$0.00
TOTAL FEES DUE		\$197.32	\$235.38	\$432.70

I certify the information and amounts submitted on this form are true and correct.



Todd Parks
Managing Director - Texas Air Center, LLC

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Rockwall Police Department

Monthly Activity Report

January-2015

ACTIVITY	CURRENT MONTH JANUARY	PREVIOUS MONTH DECEMBER	YTD 2015	YTD 2014	YTD % CHANGE
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PART 1 OFFENSES

Homicide / Manslaughter	0	0	0	0	0.00%
Sexual Assault	0	1	0	0	0.00%
Robbery	4	0	4	0	400.00%
Aggravated Assault	2	1	2	3	-33.33%
Burglary	4	3	4	6	-33.33%
Larceny	49	59	49	70	-30.00%
Motor Vehicle Theft	1	11	1	4	-75.00%
TOTAL PART I	60	75	60	83	-27.71%
TOTAL PART II	132	169	132	134	-1.49%
TOTAL OFFENSES	192	244	192	217	-11.52%

ADDITIONAL STATISTICS

FAMILY VIOLENCE	9	23	9	15	-40.00%
D.W.I.	12	18	12	21	-42.86%
TEEN CURFEW	1	0	1	1	0.00%

ARRESTS

FELONY	21	19	21	20	5.00%
MISDEMEANOR	48	86	48	65	-26.15%
WARRANT ARREST	32	27	32	33	-3.03%
JUVENILE	1	2	1	9	-88.89%
TOTAL ARRESTS	102	134	102	127	-19.69%

DISPATCH

CALLS FOR SERVICE	1444	1459	1444	1354	6.65%
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ACCIDENTS

INJURY	9	13	9	11	-18.18%
(INJURIES)	11	15	11	19	-42.11%
NON-INJURY	56	46	56	49	14.29%
FATALITY	0	0	0	0	0.00%
(FATALITIES)	0	0	0	0	0.00%
TOTAL	65	59	65	60	8.33%

FALSE ALARMS

RESIDENT ALARMS	58	62	58	55	5.45%
BUSINESS ALARMS	116	124	116	128	-9.38%
TOTAL FALSE ALARMS	174	186	174	183	-4.92%
Estimated Lost Hours	114.84	122.76	114.84	120.78	-4.92%
Estimated Cost	\$2,731.80	\$2,920.20	\$2,731.80	\$2,873.10	-4.92%

ROCKWALL NARCOTICS UNIT

Number of Cases	6
Arrests	3
Arrest Warrants	
Search Warrants	
Seized	
Stolen Vehicle	1
Methamphetamine	181.4 grams

Rockwall Police Department
Dispatch and Response Times
January 2015

Police Department

Priority 1	Average Response Time	Number of Calls 113
Call to Dispatch	0:00:32	
Call to Arrival	0:04:35	
% over 7 minutes	17%	

Priority 2	Average Response Time	Number of Calls 252
Call to Dispatch	0:01:01	
Call to Arrival	0:06:36	
% over 7 minutes	36%	

Priority 3	Average Response Time	Number of Calls 10
Call to Dispatch	0:01:02	
Call to Arrival	0:05:33	
% over 7 minutes	30%	

*Priority 4		Number of Calls 1062
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**Priority 5		Number of Calls 7
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*Priority 4 call averages are not given because they are calls that do not require an immediate response by police.

**Priority 5 calls are incidents that officers initiate themselves therefore response times are not calculated.

Average dispatch response time goals are as follows:

Priority 1: 30 Seconds

Priority 2: 45 Seconds

Priority 3: 1 Minute

Fire Department

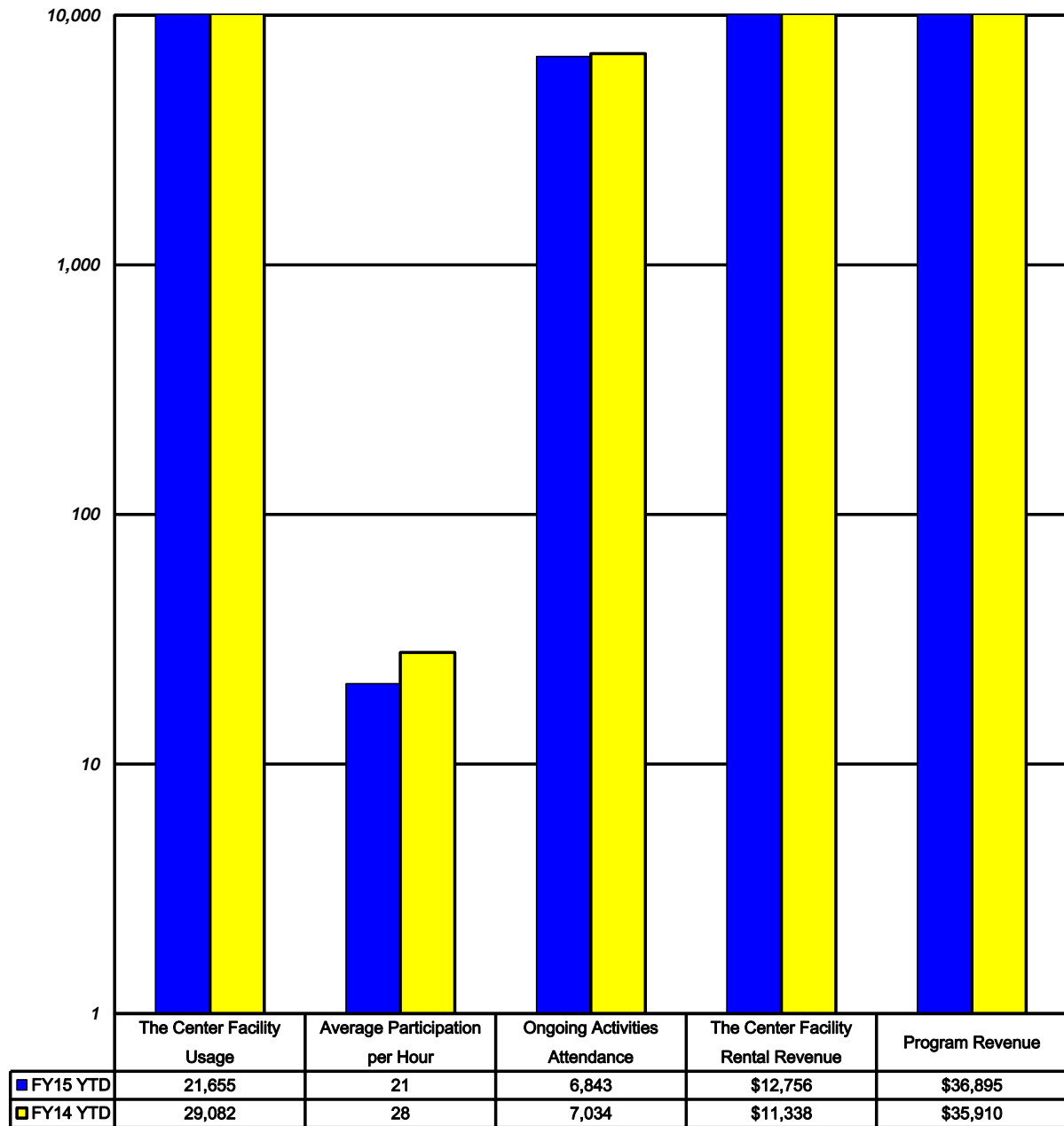
	Average Response Time	
Call to Dispatch	0:00:14	Number of Calls 88
Call to Arrival	0:06:50	

Overages

Incident No.	Date	Time Rec'd	Call Type	Time Disp	Resp Time	Reason
2015-61	1/23/2015	17:14:50	Medical Emergency	17:15:52	0:01:02	Non-emergency lift assist
2015-67	1/24/2015	18:01:56	Fire Alarm Residential	18:04:38	0:02:42	Trainee learning fire dispatch

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City of Rockwall Parks and Recreation Department FY15 January Report



The Center Facility Usage - Total number of visitors and participants that come thru The Center - includes Ongoing Activities.

Average Participation per Hour - The Center Facility Usage divided by the number of hours the facility is open.

Ongoing Activities Attendance - Non fee based activities conducted on a routine basis (Bingo, Exercise with Anita, etc).

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Rockwall Animal Adoption Center Monthly Report
CCHS at Rockwall
January 2015

DISPOSITION REPORT

	January
Intakes	138
1045	2
Adopted	73
Returned to Owner	31
Rescued	20
Euthanized	7
Live Outcome %	93%
Number of Animals in Foster	3

FINANCIAL REPORT

Income	January
City of Rockwall	\$0
Adoption Fee Income	\$5,650
Impound Fee Income	\$1,100
Owner Surrender	\$795
General Donations	\$3,177
Merchandise Sales	\$0
Medical	\$190
Quarantine Fee	\$180
Total Income	\$11,092

Expenses	January
Administrative Expenses (Payroll, etc)	\$36,457
Shelter Expenses (Microchips, Drugs, etc)	\$7,251
Veterinary Expenses	\$1,512
Professional Services	\$1,389
Training	\$0
Total Expenses	\$46,518
Balance	-\$35,426

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