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<p>P2020-009 - Consider a request by Juan J. Vasquez of Vasquez Engineering, LLC on behalf of John Hammerbeck and Tony Scalise of Rockway Partners, LLC for the approval of an Conveyance Plat for Lots 22 & 23, Block A, La Jolla Pointe Addition, Phase 2 being a 9.941-acre tract of land identified as Lots 6, 7 & 20, Block A, La Jolla Pointe Addition, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District and the IH-30 Overlay (IH-30 OV) District, situated south of the intersection of Carmel Circle and Laguna Drive, and take any action necessary.</p>	
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<p>A2019-001 - Hold a public hearing to discuss and consider an ordinance regarding a petition from more than 50% of the property owners for the annexation of a 41.39-acre tract of land situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ), and generally located on the north side of Cornelius Road west of the intersection of Cornelius Road and Stodghill Road [FM-3549], and take any action necessary (2nd Reading).</p>	
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<p>Hold a public hearing to discuss and consider extending a moratorium on accepting and reviewing subdivision plats for residential property situated within the City' s Extraterritorial Jurisdiction (ETJ), and take any action necessary.</p>	
Memorandum	66
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<p>Discuss and consider a request by Peg Pannell Smith of the Coldwell Banker Commercial NRT on behalf of the owner of the property David Lowrey of Lowalk, LLC for the approval of an exception and/or exemption to the temporary commercial moratorium in accordance with the requirements of Ordinance No. 19-44, and take any action necessary.</p>	
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ROCKWALL CITY COUNCIL REGULAR MEETING

Monday, March 02, 2020 - 5:00 PM

City Hall Council Chambers - 385 S. Goliad St., Rockwall, TX 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 City of Rockwall vs. Richard Brooks pursuant to Section §551.071 (Consultation with Attorney).
2. Discussion regarding the appeal to the Public Utility Commission filed by the cities of Garland, Mesquite, Plano and Richardson against the North Texas Municipal Water District (NTMWD) regarding water rates pursuant to Section §551.071 (Consultation with Attorney)

III. ADJOURN EXECUTIVE SESSION

IV. RECONVENE PUBLIC MEETING (6:00 P.M.)

V. INVOCATION AND PLEDGE OF ALLEGIANCE – PRO TEM MACALIK

pg. 7 VI. PROCLAMATIONS

1. Census Day Proclamation

VII. OPEN FORUM

VIII. TAKE ANY ACTION AS A RESULT OF EXECUTIVE SESSION

IX. CONSENT AGENDA

- pg. 9 1. Consider approval of the minutes from the February 18, 2020 regular City Council meeting, and take any action necessary.
- pg.17 2. Consider approval of an **ordinance** cancelling the May 2, 2020 General Election, and take any action necessary. **(1st Reading)**
- pg.21 3. Consider awarding a bid to Caldwell Country Chevrolet and Pursuit Safety and authorizing the City Manager to execute Purchase Orders for a new Police Pursuit Tahoe in the amount of \$54,625 to be funded out of the General Fund, Police Patrol Operations Budget, and take any action necessary.
- pg. 23 4. **P2020-007** - Consider a request by John Arnold of BH Phase XI, LTD on behalf of the owners Cory Knowlton and Chuck Sinks for the approval of a Final Plat for Lots 1-4, Block A, Breezy Hill Lane Addition being a 23.13-acre tract of land identified as Tract 33-1 & 33-02 of the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, zoned

Agricultural (AG) District, situated at the terminus of Breezy Hill Road, and take any action necessary.

pg. 31 5. P2020-008 - Consider a request by Tom Martin of the Skorburg Co. on behalf of Tom Lynch of Pacesetter Homes, LLC for the approval of an Amending Plat for the Gideon Grove Subdivision consisting of 71 single-family residential lots on a 29.182-acre tract of land identified as Gideon Grove – North Addition, Abstract No. 13, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 77 (PD-77), situated within the 205 By-Pass Corridor Overlay (205 BY-OV) District, located at the northeast corner of the intersection of E. Quail Run Road and John King Boulevard, and take any action necessary.

pg.38 6. P2020-009 - Consider a request by Juan J. Vasquez of Vasquez Engineering, LLC on behalf of John Hammerbeck and Tony Scalise of Rockway Partners, LLC for the approval of an Conveyance Plat for Lots 22 & 23, Block A, La Jolla Pointe Addition, Phase 2 being a 9.941-acre tract of land identified as Lots 6, 7 & 20, Block A, La Jolla Pointe Addition, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District and the IH-30 Overlay (IH-30 OV) District, situated south of the intersection of Carmel Circle and Laguna Drive, and take any action necessary.

X. PUBLIC HEARING ITEMS

pg.47 1. A2019-001 - Hold a public hearing to discuss and consider an **ordinance** regarding a petition from more than 50% of the property owners for the annexation of a 41.39-acre tract of land situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ), and generally located on the north side of Cornelius Road west of the intersection of Cornelius Road and Stodghill Road [FM-3549], and take any action necessary **(2nd Reading)**.

pg.66 2. Hold a public hearing to discuss and consider extending a moratorium on accepting and reviewing subdivision plats for residential property situated within the City's Extraterritorial Jurisdiction (ETJ), and take any action necessary.

XI. ACTION ITEMS

pg. 73 1. Discuss and consider a request by Peg Pannell Smith of the Coldwell Banker Commercial NRT on behalf of the owner of the property David Lowrey of Lowalk, LLC for the approval of an exception and/or exemption to the temporary commercial moratorium in accordance with the requirements of Ordinance No. 19-44, and take any action necessary.

pg.78 2. Discuss and consider an update regarding the Complete Count Committee for the U.S. 2020 Census and take any action necessary.

XII. CITY MANAGER'S REPORT, DEPARTMENTAL REPORTS AND RELATED DISCUSSIONS PERTAINING TO CURRENT CITY ACTIVITIES, UPCOMING MEETINGS, FUTURE LEGISLATIVE ACTIVITIES, AND OTHER RELATED MATTERS.

1. Departmental Reports

pg.80 Building Inspections Monthly Report - January 2020

- pg.96** Fire Department Monthly Report - January
pg.103 Parks & Recreation Department Monthly Report - January 2020
pg. 109 Sales Tax Historical Collections -January 2020
pg. 111 Water Consumption Statistics - January 2020

2. City Manager's Report

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 City of Rockwall vs. Richard Brooks pursuant to Section §551.071 (Consultation with Attorney).
2. Discussion regarding the appeal to the Public Utility Commission filed by the cities of Garland, Mesquite, Plano and Richardson against the North Texas Municipal Water District (NTMWD) regarding water rates pursuant to Section §551.071 (Consultation with Attorney)

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

XV. 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 § 551.087 (Economic Development)

I, Kristy Cole, 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 28th day of February, 2020 at 5:00 p.m. and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

Kristy Cole, City Secretary
or Margaret Delaney, Asst. to the City Sect.

Date Removed

Rockwall, Texas Proclamation

Whereas, the U.S. Census Bureau is required by the U.S. Constitution to conduct a count of the population every 10 years; and

Whereas, census data guides political representation to the United States House of Representatives, state legislature, and determines the allocation of more than \$675 billion in federal funds; and

Whereas, the City of Rockwall is partnering with the U.S. Census Bureau to promote the 2020 Census by participating in a Complete Count Committee of local elected officials, school administrators, community leaders, and faith-based organizations to educate the public about the census and how important it is to each community in Rockwall County; and

Whereas, every household in America will receive a notice to complete the census online, by phone, or by mail with all information collected being confidential and protected by law; and

Whereas, census data impacts funding for things like school meal programs, Head Start, transportation and road projects, and much more.

Now, Therefore, I, Jim Pruitt, Mayor of the City of Rockwall, Texas, do hereby proclaim **April 1, 2020** as

“Census Day”

in the City of Rockwall and encourage everyone to support, promote and participate in achieving a complete count of residents of Rockwall.

In Witness Whereof, I hereunto set my hand and official seal this 2nd day of March, 2020.



Jim Pruitt, Mayor

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MINUTES

ROCKWALL CITY COUNCIL REGULAR MEETING

Tuesday, February 18, 2020 - 5:00 PM

City Hall Council Chambers - 385 S. Goliad St., Rockwall, TX 75087

I. CALL PUBLIC MEETING TO ORDER

Mayor Pruitt called the public meeting to order at 5:01 p.m. with the following council members and staff present: Mayor Jim Pruitt, Mayor Pro Tem Dana Macalik, Councilmembers Patrick Trowbridge, John Hohenshelt, Kevin Fowler, Trace Johannesen and Bennie Daniels; City Manager Rick Crowley; Assistant City Managers Mary Smith and Joey Boyd; and city legal counsel, Patrick Lindner. Mayor Pruitt then read the below listed discussion items into the public record before recessing the meeting to go into Executive Session at 5:03 p.m.

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 possible acquisition of real property in the vicinity of the municipal airport pursuant to Section §551.072 (Real Property) and Section §551.071 (Consultation with Attorney).
2. Discussion regarding an existing 380 Agreement for property in the vicinity of downtown, pursuant to Section §551.072 (Real Property) and Section §551.071 (Consultation with Attorney).
3. Discussion regarding the appeal to the Public Utility Commission filed by the cities of Garland, Mesquite, Plano and Richardson against the North Texas Municipal Water District (NTMWD) regarding water rates pursuant to Section §551.071 (Consultation with Attorney)

III. ADJOURN EXECUTIVE SESSION

Council adjourned from Executive Session at 5:28 p.m.

IV. RECONVENE PUBLIC MEETING (6:00 P.M.)

Mayor Pruitt reconvened the public meeting at 6:00 p.m. with all seven council members being present.

V. INVOCATION AND PLEDGE OF ALLEGIANCE – COUNCILMEMBER TROWBRIDGE

Councilman Trowbridge delivered the invocation and led the Pledge of Allegiance.

VI. PROCLAMATIONS

1. Hometown Hero - Claudette Hatfield

38 Mayor Pruitt called forth Mrs. Claudette Hatfield and honored her with this proclamation and an
39 associated plaque for the many contributions she has made to the City of Rockwall over the years.

40 **2. Shriners - National Pancake Day Proclamation**

41 Mayor Pruitt called forth members of the Hellah Shriners group and read and presented them with
42 this proclamation. Indication was given that his fundraising event will be held at the local IHOP
43 restaurant in Rockwall on Tuesday, February 25, and everyone is invited to participate.

44
45 Mayor Pruitt then called for a brief break to take photos in the foyer with Mrs. Hatfield and the
46 Shriners (at 6:15 p.m.). He reconvened the meeting at 6:17 p.m.

47
48 **VII. OPEN FORUM**

49 Mayor Pruitt explained how Open Forum is conducted and asked if anyone would like to come forth
50 and speak at this time.

51
52 Jim Turner
53 1691 Old E. Quail Run
54 Rockwall, TX
55

56 Mr. Turner shared that he has previously come forth to express concerns about development along
57 John King Boulevard. He is concerned about a playground that was placed within a few feet of John
58 King Boulevard along a roadway curve. He does not believe this is of benefit to Rockwall. He urged
59 the Council to not necessarily approve everything that a developer proposes. He wants Council to be
60 sure it is doing the right thing for both now and in the future. He shared that just because something
61 is in the code, does not mean a developer cannot be told 'no.'

62
63 There being no one else wishing to come forth and speak, Mayor Pruitt then closed Open Forum.

64
65 He then reordered the agenda to address Action Item #2.

66
67 **VIII. TAKE ANY ACTION AS A RESULT OF EXECUTIVE SESSION**

68 Council took no action as a result of Executive Session.

69 **IX. CONSENT AGENDA**

70 **1.** Consider approval of the minutes from the February 3, 2020 regular city council meeting,
71 and take any action necessary

72 **2.** Consider awarding a project to Air Cleaning Technologies, authorizing a budget amendment
73 and the City Manager to execute a contract for purchase and installation of a Vehicle
74 Exhaust Ventilation System in all Fire Stations in the amount of \$208,100, with \$183,455 to
75 be funded by a FEMA Grant with a local Fire Equipment Fund match of \$18,345, and take
76 any action necessary.

- 77 **3.** Consider approval of the professional engineering services contract for Birkhoff, Hendricks
78 and Carter, L.L.P. to perform the construction bidding and contract administration service
79 for the Turtle Cove and Windmill Ridge Sanitary Sewer Rehabilitation Project in an amount
80 not to exceed \$38,170.00, to be paid for out of Water and Sewer Fund, and take any action
81 necessary.
- 82 **4.** Consider awarding a bid to SLM Landscape, authorizing the City Manager to execute a
83 Contract for Annual Grounds Maintenance Services in the amount of \$552,214.28 to be
84 funded out of the General Fund Parks Operations Budget, and amending the Parks budget
85 by \$48,750, and take any action necessary.
- 86 **5.** Consider authorizing the City Manager to execute a Facility Use Agreement pertaining to ball
87 fields between the City of Rockwall and Lake Pointe Church, and take any action necessary.
- 88 **6.** Consider approval of the Rockwall Police Department's 2019 Racial Profiling Report, and
89 take any action necessary.
- 90 **7. P2020-006** - Consider a request by Pat Atkins of KPA Consulting, Inc. on behalf of the owners
91 Jeff Kennemer and Robert Witte of Saddle Star South Holdings, LLC, William Thrailkill of CDT
92 Rockwall/2017 LLC, and Gwendolyn Reed for the approval of a Master Plat/Open Space Plan
93 for the Saddle Star South Subdivision containing 176 single-family residential lots on a
94 70.408-acre tract of land identified as Tracts 1, 1-03, 1-5 & 2-03 of the P. B. Harrison Survey,
95 Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development
96 District 79 (PD-79) for Single-Family 8.4 (SF-8.4) District land uses, situated within the SH-
97 205 By-Pass Overlay (SH-205 BY-OV) District, located on the north side of John King
98 Boulevard east of the intersection of Featherstone Drive John King Boulevard, and take any
99 action necessary.

100 **Councilmember Trowbridge moved to approve the entire Consent Agenda (#s 1, 2, 3, 4, 5, 6, and 7).**
101 **Councilmember Hohenshelt seconded the motion, which passed by a vote of 7 ayes to 0 nays.**
102

103 **X. APPOINTMENT ITEMS**

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

106 **This item was not addressed by Council, as the Chairman was not present.**

- 107 **2.** Appointment with Brad Helmer of Heritage Christian Academy (HCA) to provide an updated
108 on HCA's capital campaign, and take any action necessary.

Brian McKinney with HCA was present on behalf of Mr. Helmer, who he stated was out of town watching his son pitch at Baylor. Mr. McKinney provided an update to Council regarding fundraising efforts associated with raising money to build permanent structures (in place of the temporary, portable buildings). He shared that it is an ongoing effort. Council took no action following Mr. McKinney's comments.

XI. PUBLIC HEARING ITEMS

- 1. A2019-001** - Hold a public hearing to discuss and consider an **ordinance** regarding a petition from more than 50% of the property owners for the annexation of a 41.39-acre tract of land situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ), and generally located on the north side of Cornelius Road west of the intersection of Cornelius Road and Stodghill Road [FM-3549], and take any action necessary (**1st Reading**).

Planning Director, Ryan Miller provided background information pertaining to this agenda item. On December 2, 2019, the City Council adopted Resolution No. 19-27 directing staff to proceed with the annexation process for a 41.39-acre tract of land adjacent to Cornelius Road. This direction came in response to a petition submitted on November 19, 2019 by Barbara Lee (a resident in the 41.39-acre tract of land) indicating that a majority of the property owners in the annexation area supported annexation. Based on this direction and in accordance with Subchapter C- 4, Annexation of Areas with Population of Less than 200 by Petition, of Chapter 43, Municipal Annexation, of the Texas Local Government Code, the City Council held a public hearing on December 26, 2019. On January 27, 2020, Barbara Lee ted a subsequent petition indicating that more than 50% of all registered voters in the annexation area were in favor of annexation. A public hearing is scheduled for tonight's meeting, and a subsequent public hearing is slated for the March 2, 2020 council meeting.

Mayor Pruitt opened the public hearing, asking if anyone would like to come forth and speak at this time.

Barbara Lee
668 Cornelius Road
Rockwall, TX

Mrs. Lee shared that she is very much in favor of this annexation.

F. W. "Woody" Barton Jr.
1209 Marilyn Jayne
Rockwall, TX

Mr. Barton shared that they are all in favor of this annexation, and they are looking forward to it.

Steve Curtis
2130 FM 1141
Rockwall, TX

Mr. Curtis came forth and shared that he is not directly impacted by this annexation; however, he still has concerns about a fairly large area of land being forced into annexation. He went on to share that he believes this sort of annexation should be tested in court.

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

Following brief questions and answers between Councilman Trowbridge and staff, Mayor Pruitt moved to approve this request. Mayor Pro Tem Macalik seconded the motion. The ordinance was read as follows:

**ROCKWALL, TEXAS
ORDINANCE NO. 20-__**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
GRANTING A PETITION FOR ANNEXATION AND PROVIDING FOR THE
EXTENSION OF MUNICIPAL BOUNDARY LIMITS TO INCORPORATE SUCH
PROPERTY INTO THE CITY OF ROCKWALL, TEXAS WITH THE ANNEXATION OF A
41.39-ACRE TRACT OF LAND IDENTIFIED AS LOTS 1-19, MAYTONA RANCH
ESTATES ADDITION AND TRACTS 22-01, 22-02, 22-6 & 22-07 OF THE W. M.
DALTON SURVEY, ABSTRACT NO. 72, ROCKWALL COUNTY, TEXAS, WHICH SAID
TERRITORY LIES ADJACENT TO AND ADJOINS THE PRESENT BOUNDARY LIMITS
OF THE CITY OF ROCKWALL, TEXAS; PROVIDING A SEVERABILITY CLAUSE; AND
PROVIDING FOR AN EFFECTIVE DATE.

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

It was announced that an additional public hearing will be held on March 2, 2020 regarding this same request for voluntary annexation.

XII. ACTION ITEMS

- 1. MIS2020-001** - Discuss and consider a request by Russell Martin of HFRPI, LLC for the approval of an Alternative Tree Mitigation Settlement Agreement in conjunction with an approved site plan for a strip retail center on a 1.1755-acre parcel of land identified as Lot 26 of the Lake Ridge Estates Addition, City of Rockwall, Rockwall County, Texas, situated within the Ridge Road Retail Subdistrict of Planned Development District 32 (PD-32), located within the Scenic Overlay (SOV) District, addressed as 2930 Ridge Road [FM-740], and take any action necessary.

Planning Director Ryan Miller provided background information pertaining to this agenda item.

Mr. Russell Martin (applicant)
182 Smallwood Drive
Westwood Village, TX

193
194 **Mr. Martin came forth and stated that he believes this is a ‘win-win’ for both the City and The Harbor**
195 **District. He generally urged Council to approve the site plan and proposed Alternative Tree Mitigation**
196 **Settlement Agreement.**

197
198 **Indication was given that the proposed monument feature is not lit. Mayor Pruitt shared that it**
199 **would be nice if the City redid the existing “Harbor District” sign(s) to match this one, as they are old**
200 **and in disrepair. Brief discussion took place regarding the 18” base being removed from the proposed**
201 **sign. Councilmember Fowler thinks the base should be left to make it more elevated; however, he**
202 **does not care if the bench aspect is eliminated, and he does not care if the sign is or is not lit.**

203
204 **Councilmember Trowbridge moved to approve the alternative tree mitigation agreement as**
205 **presented; however, regarding the sign associated with the site plan (the “Harbor District” entry sign),**
206 **he would like for the 18” base to remain part of it. Councilmember Johannesen seconded the motion,**
207 **which passed by a vote of 7 ayes to 0 nays.**

- 208
209 **2. Discuss and consider an update to the Parks & Open Space Master Plan and private**
210 **amenities, and take any action necessary.**

211 **Mayor Pruitt pointed out that the subdivision that Mr. Turner was speaking of during tonight’s Open**
212 **Forum was approved a long time ago. Sometime thereafter, Council took action to drastically**
213 **increase setbacks for developments along John King. He went on to explain that the park in question**
214 **is a park owned by the Homeowner’s Association (HOA) of that particular subdivision, and the city has**
215 **no control over where that park is/was placed. The developer was vested and had rights to do with**
216 **his land what he wanted to do with it. Pruitt expressed extreme dissatisfaction with Mr. Turner for a**
217 **previously posted Facebook comment he made in which he suggested that the mayor and council**
218 **members are crooks. Following Mayor Pruitt’s comments, Council addressed the Consent Agenda**
219 **items.**

220 **Concerning this agenda item, Joey Boyd, Assistant City Manager, reminded Council of upcoming public**
221 **input meetings that are scheduled in the coming days to solicit input regarding updates to this plan.**
222 **Council took no action concerning this agenda item at this time.**

223 **XIII. EXECUTIVE SESSION**

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

- 226 **1. Discussion regarding possible acquisition of real property in the vicinity of the municipal**
227 **airport pursuant to Section §551.072 (Real Property) and Section §551.071 (Consultation**
228 **with Attorney).**
229 **2. Discussion regarding an existing 380 Agreement for property in the vicinity of downtown,**
230 **pursuant to Section §551.072 (Real Property) and Section §551.071 (Consultation with**
231 **Attorney).**

232 **3.** Discussion regarding the appeal to the Public Utility Commission filed by the cities of
233 Garland, Mesquite, Plano and Richardson against the North Texas Municipal Water District
234 (NTMWD) regarding water rates pursuant to Section §551.071 (Consultation with Attorney)

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

236 **Council did not reconvene in Executive Session following the close of the public meeting agenda.**

237 **XV. ADJOURNMENT**

238 **Mayor Pruitt adjourned the meeting at 6:55 p.m.**

239

240 **PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS 2nd DAY OF**
241 **MARCH, 2020.**

242

243

244

245 **ATTEST:**

JIM PRUITT, MAYOR

246

247

248 _____
KRISTY COLE, CITY SECRETARY

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CITY OF ROCKWALL, TEXAS
ORDINANCE NO. 20-_____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS DECLARING UNOPPOSED CANDIDATES FOR THE OFFICES OF CITY COUNCILMEMBER PLACE 2, CITY COUNCILMEMBER PLACE 4, AND CITY COUNCILMEMBER PLACE 6, AS ELECTED; PROVIDING THAT THE MAY 2, 2020 GENERAL MUNICIPAL ELECTION SHALL NOT BE HELD; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT THEREWITH; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE WAS PASSED WAS OPEN TO THE PUBLIC AS REQUIRED BY LAW; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Rockwall, Texas adopted Resolution No. 20-01 on February 3, 2020, ordering a general election to be held on May 2, 2020, for the purpose of electing three city officials - City Councilmember Place 2, City Councilmember Place 4, and City Councilmember Place 6; and

WHEREAS, pursuant to Sections 143.007 and 146.054, Texas Election Code, the deadline for filing applications for a place on the ballot and declaration of write-in candidacy for the City's general election have expired; and

WHEREAS, the City Secretary, in accordance with Section 2.052, Texas Election code, has certified in writing, attached hereto as Exhibit 'A', to the City Council that John Hohenshelt is unopposed for election to the office of Councilmember Place 2; Trace Johannesen is unopposed for election to the office of Councilmember Place 4, and Patrick Trowbridge is unopposed for election to the office of Councilmember Place 6; and

WHEREAS, the City Council hereby finds and determines that the candidates whose names were to appear on the ballot in said election are unopposed, that there are no declared write-in candidates, and that no propositions are to appear on the ballot for said election.

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

Section 1. The facts and matters set forth in the preamble of this Ordinance are hereby found to be true and correct;

Section 2. In accordance with Section 2.053(a), Texas Election Code, the following unopposed candidates are hereby declared duly elected to the respective offices for a term of two years and shall be issued a certificate of election following the date on which the general election for Councilmembers would have otherwise been held:

- John Hohenshelt - Councilmember, Place 2
- Trace Johannesen - Councilmember, Place 4
- Patrick Trowbridge - Councilmember, Place 6

Section 3. Pursuant to Section 2.053(b), Texas Election code, the general municipal election for City Councilmember Place 2, Councilmember Place 4, and Councilmember Place 6 called and ordered by Resolution No. 20-01, for May 2, 2020, shall not be held and is hereby cancelled.

Section 4. The City Secretary is hereby directed to cause a copy of this Ordinance to be posted on Election Day, same being May 2, 2020, at all posting places that would have been used in said election.

Section 5. Term of office for the unopposed Councilmembers shall commence on May 18, 2020 after the Oath of Office has been administered and executed.

Section 6. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict.

Section 7. The Code of the City of Rockwall, Texas, as amended, shall remain in full force and effect, save and except as amended by this ordinance.

Section 8. Should any section, paragraph, sentence, clause, phrase or word of this ordinance be declared unconstitutional or invalid for any purpose by a court of competent jurisdiction, the remainder of this ordinance shall not be affected thereby, and to this end the provisions of this ordinance are declared to be severable.

Section 9. It is hereby found and determined that the meeting at which this ordinance was passed was open to the public as required by Section 551.001 et seq., Texas Government Code, and that advance public notice of the time, place and purpose of said meeting was given.

Section 10. This ordinance shall take effect immediately upon its second reading as required by the City Charter, Section 3.11.

**PRESENTED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL,
TEXAS THIS 16th DAY OF MARCH, 2020.**

Jim Pruitt, Mayor

ATTEST:

Kristy Cole, City Secretary

APPROVED AS TO FORM:

Frank Garza, City Attorney

1ST Reading: 03/02/2020

2nd Reading: 03/16/2020

“EXHIBIT A”

**CERTIFICATION OF UNOPPOSED CANDIDATES
CERTIFICACIÓN DE CANDIDATOS ÚNICOS**

To: Presiding Officer of the City Council

Al: Alcalde del Consejo de la ciudad

As the authority responsible for having the official ballot prepared, I hereby certify that the following candidates are unopposed for election to office for the election scheduled to be held May 2, 2020:

Como autoridad a cargo de la preparación de la boleta de votación oficial, por la presente certifico que los siguientes candidatos son candidatos únicos para elección para un cargo en la elección que se llevará a cabo el 2 de mayo de 2020:

John Hohenshelt - Councilmember, Place 2

Trace Johannesen - Councilmember, Place 4

Patrick Trowbridge - Councilmember, Place 6

Bennie Daniels – Miembro del Consejo, Puesto 2

Kevin Fowler – Miembro del Consejo, Puesto 4

Dana K. Macalik – Miembro del Consejo, Puesto 6



Signature (*Firma*)

Kristy Cole

Printed name (*Nombre en letra de molde*)

City Secretary

Title (*Puesto*)

March 3, 2020

Date of signing (*Fecha de firma*)



(Seal) (*sello*)

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City of Rockwall
The New Horizon

MEMORANDUM

To: Rick Crowley, City Manager
From: Lea Ann Ewing, Purchasing Agent
Date: February 25, 2020
Subject: Replace Police Pursuit Tahoe

Recently one of our 2018 model Police Patrol Tahoe's was involved in an accident. TML has examined this wrecked vehicle and declared it totaled. TML has paid the City \$38,510.24 as settlement. Staff would like to replace this Tahoe including new equipment (safety lights, siren, graphics, push bumper, mounts and wiring for computer, audio/video system, radar and radio, prisoner seat, cage, window guards, storage vault, speakers, console and switch boxes).

A new 2020 model pursuit Tahoe meeting specifications has been located on the lot at Caldwell Country Chevrolet for \$35,170. This vehicle is available for purchase through the BuyBoard purchasing cooperative contract #601-19 with Caldwell Country Chevrolet. As a member and participant in this cooperative program, the City has met all formal bidding requirements pertaining to the purchase of this new vehicle. Including the TML settlement there are adequate funds in the Patrol vehicle budget to cover the cost of replacing the 2018 Tahoe and equipment. Cost of new equipment for the 2020 model is \$19,455 using the City of Allen cooperative contract with Pursuit Safety. The 2020 Tahoe and new equipment total cost is \$54,625.

For Council consideration are the purchase the new Tahoe and equipment, the bid award to Caldwell Country Chevrolet and Pursuit Safety respectively and authorizing the City Manager to execute purchase orders.

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CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Mayor and City Council
DATE: March 2, 2020
APPLICANT: John Arnold; *BH Phase XI, LTD*
CASE NUMBER: P2020-007; *Lots 1-4, Block A, Breezy Hill Lane Addition*

SUMMARY

Consider a request by John Arnold of BH Phase XI, LTD on behalf of the owners Cory Knowlton and Chuck Sinks for the approval of a Final Plat for Lots 1-4, Block A, Breezy Hill Lane Addition being a 23.13-acre tract of land identified as Tract 33-1 & 33-02 of the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated at the terminus of Breezy Hill Road, and take any action necessary.

PLAT INFORMATION

- ☒ The applicant is requesting approval of a final plat for the purpose of establishing Lots 1-4, Block A and dedicating the right-of-way necessary for the development of Breezy Hill Lane. This plat is also being submitted in accordance with the requirements of a *Reciprocal Development Agreement* that was entered into by the two (2) property owners and the City.
- ☒ The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for final plats as stipulated by the Chapter 38, Subdivisions, of 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 *Conditions of Approval* section below.
- ☒ With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the final plat for *Lots 1-4, Block A, Breezy Hill Lane Addition*, staff would propose the following conditions of approval:

- (1) All technical comments from the Engineering, Planning and Zoning, and Fire Departments shall be addressed prior to the filing of this plat;
- (2) The final plat shall be subject to the terms outlined within the *Reciprocal Development Agreement* for Breezy Hill Lane; and,
- (3) Any construction resulting from the approval of this plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), 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 25, 2020, the Planning and Zoning Commission's motion to recommend approval of the applicant's request with staff's conditions of approval passed by a vote of 4-0 with Commissioners Fishman, Logan, and Moeller absent.



DEVELOPMENT APPLICATION

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

STAFF USE ONLY

PLANNING & ZONING CASE NO.

P2020-007

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING:

CITY ENGINEER:

Please check the appropriate box below to indicate the type of development request [SELECT ONLY ONE BOX]:

Platting Application Fees:

- ☐ Master Plat (\$100.00 + \$15.00 Acre) ¹
☒ Preliminary Plat (\$200.00 + \$15.00 Acre) ¹
☐ Final Plat (\$300.00 + \$20.00 Acre) ¹
☐ Replat (\$300.00 + \$20.00 Acre) ¹
☐ Amending or Minor Plat (\$150.00)
☐ Plat Reinstatement Request (\$100.00)

Site Plan Application Fees:

- ☐ Site Plan (\$250.00 + \$20.00 Acre) ¹
☐ Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

Zoning Application Fees:

- ☐ Zoning Change (\$200.00 + \$15.00 Acre) ¹
☐ Specific Use Permit (\$200.00 + \$15.00 Acre) ¹
☐ PD Development Plans (\$200.00 + \$15.00 Acre) ¹

Other Application Fees:

- ☐ Tree Removal (\$75.00)
☐ Variance Request (\$100.00)

Notes:

¹: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, round up to one (1) acre.

PROPERTY INFORMATION [PLEASE PRINT]

Address Breezy Hill Lane

Subdivision

Lot

Block

General Location Current end of Breezy Hill Lane

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning Agricultural

Current Use Agricultural

Proposed Zoning No change

Proposed Use

Acreage 23.13

Lots [Current]

Lots [Proposed] 3

☒ **SITE PLANS AND PLATS:** By checking this box you acknowledge that due to the passage of HB3167 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

☐ Owner Corey Knowlton

☐ Applicant BH Phase II, Ltd

Contact Person Corey Knowlton

Contact Person John Arnold

Address 1460 Anna Cade Road, E

Address 8214 Westchester Drive #710

City, State & Zip Rockwall, TX 75087

City, State & Zip Dallas, TX 75225

Phone

Phone

E-Mail adw.wild@aol.com

E-Mail

jarnold@skorburgcompany.com

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared _____ [Owner] the undersigned, who stated the information on this application to be true and certified the following:

"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ _____, to cover the cost of this application, has been paid to the City of Rockwall on this the _____ day of _____, 20 _____. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application. Such reproduction is associated or in response to a request for public information."

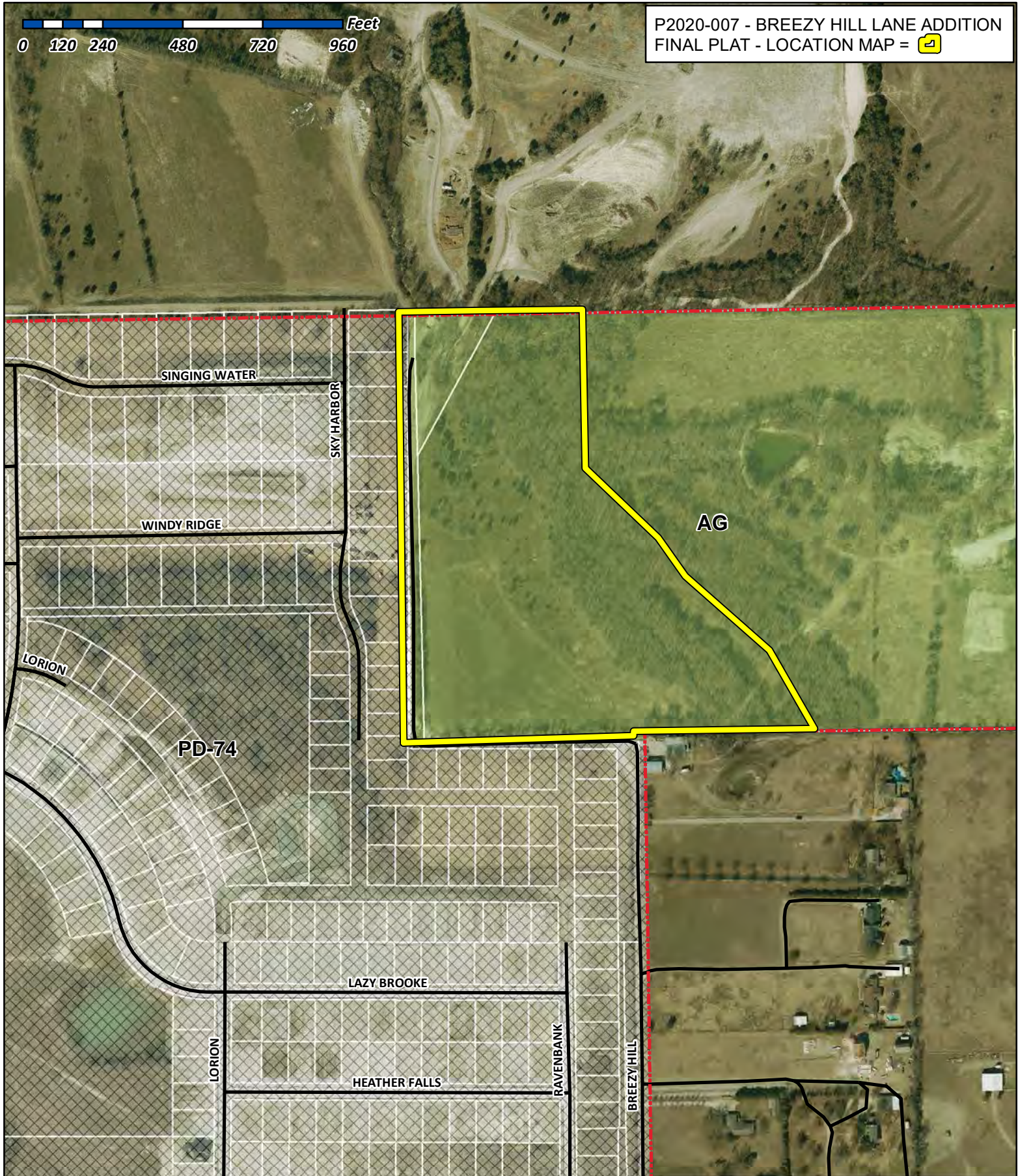
Given under my hand and seal of office on this the _____

Owner's Signature

Notary Public in and for the State of Texas

Due to owner being out of country, Ryan Miller said signature can come later.

My Commission Expires

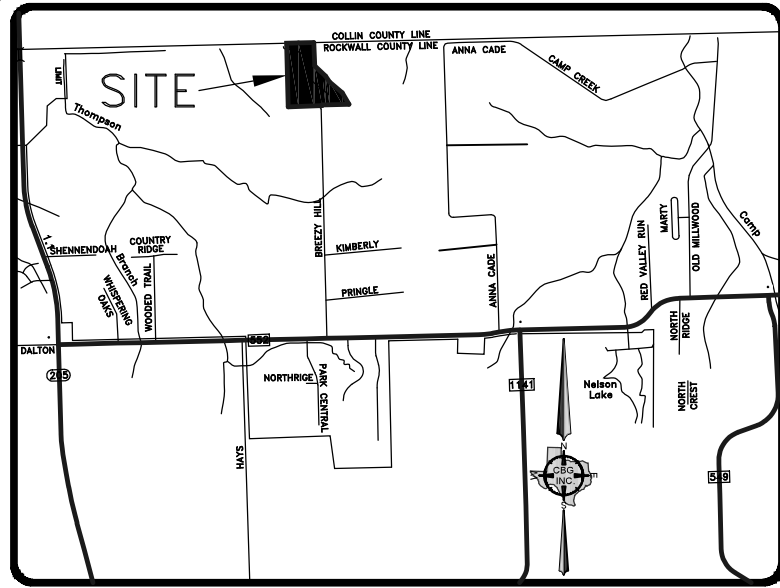


City of Rockwall

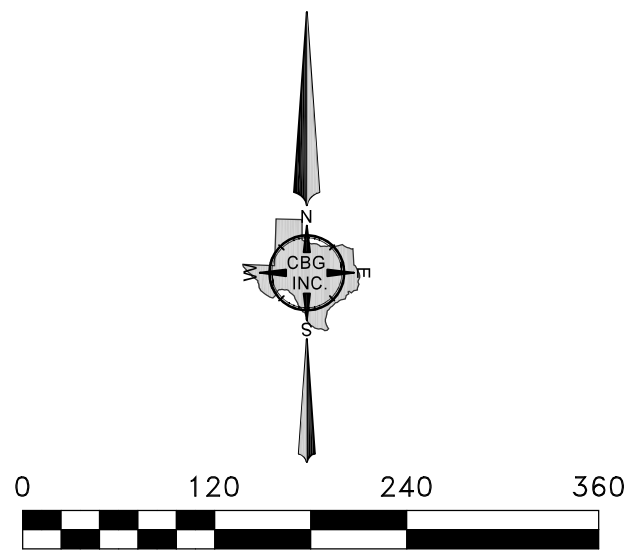
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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.





VICINITY MAP - NOT TO SCALE



LEGEND:

- = 1/2 INCH IRON ROD FOUND
- ⊗ = 5/8 INCH IRON ROD FOUND
- ⊠ = "X" FOUND IN CONCRETE
- ⊗ = 1/2 INCH IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "CBG SURVEYING"
- = 3/8 INCH IRON ROD FOUND
- ⊕ = POINT FOR CORNER
- CM CONTROLLING MONUMENT
- VOL VOLUME
- PG PAGE
- R.O.W. RIGHT-OF-WAY
- SQ.FT. SQUARE FEET
- INST. NO. INSTRUMENT NUMBER
- O.P.R.R.C.T. OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
- P.R.R.C.T. PLAT RECORDS, ROCKWALL COUNTY, TEXAS
- D.R.R.C.T. DEED RECORDS, ROCKWALL COUNTY, TEXAS

1/2" IRF FOR WITNESS
N 00°39'15" W 1.26'
STATE PLANE
COORDINATES
N=7,046,471.68
E=2,597,456.34

OPEN SPACE
LOT 108, BLOCK R

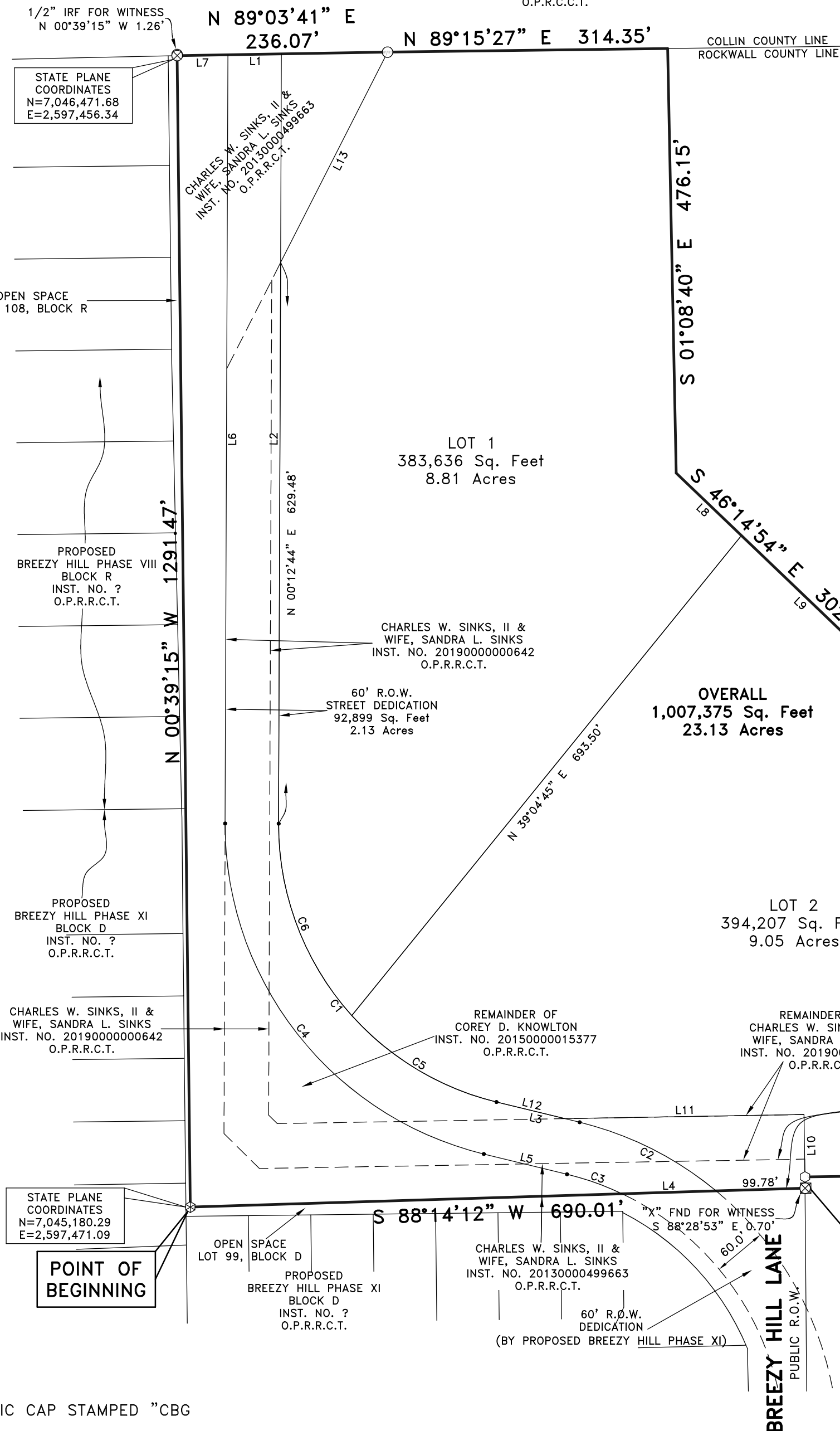
PROPOSED
BREEZY HILL PHASE VIII
BLOCK R
INST. NO. ?
O.P.R.R.C.T.

PROPOSED
BREEZY HILL PHASE XI
BLOCK D
INST. NO. ?
O.P.R.R.C.T.

CHARLES W. SINKS, II &
WIFE, SANDRA L. SINKS
INST. NO. 20190000000642
O.P.R.R.C.T.

STATE PLANE
COORDINATES
N=7,045,180.29
E=2,597,471.09

POINT OF
BEGINNING



OWNER: CHARLES W. SINKS, II & SANDRA L. SINKS
555 SINKS ROAD
ROCKWALL, TEXAS 75032
PHONE:

OWNER: COREY D. KNOWLTON
3453 PR 2558
ROYCE CITY, TEXAS 75189
PHONE:

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	427.54'	320.00'	76°33'03"	S 38°03'47" E	396.44'
C2	172.95'	380.00'	26°04'36"	S 63°18'01" E	171.46'
C3	65.80'	320.00'	11°46'53"	N 70°26'52" W	65.68'
C4	507.70'	380.00'	76°33'03"	N 38°03'47" W	470.78'
C5	192.05'	320.00'	34°23'13"	N 59°08'42" W	189.18'
C6	235.49'	320.00'	42°09'50"	N 20°52'11" W	230.21'

LINE	BEARING	DISTANCE
L1	N 89°03'41" E	60.01'
L2	S 00°12'44" W	863.30'
L3	S 76°20'19" E	96.00'
L4	S 88°14'12" W	105.50'
L5	N 76°20'19" W	96.00'
L6	N 00°12'44" E	862.10'
L7	N 89°03'41" E	57.02'
L8	S 46°14'54" E	101.26'
L9	S 46°14'54" E	201.36'
L10	N 00°52'13" W	69.94'
L11	S 89°00'48" W	268.29'
L12	N 76°20'19" W	79.01'
L13	N 26°57'07" E	264.50'

GENERAL NOTES:

- 1) THE BASIS OF BEARINGS FOR THIS SURVEY IS THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, (4202) GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS.
- 3) THE PURPOSE OF THIS PLAT IS TO CREATE TWO LOTS & 60 FOOT RIGHT OF WAY DEDICATION.
- 4) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- 5) ACCORDING TO THE F.I.R.M. IN MAP NO. 48397C0030L, THIS PROPERTY DOES LIE IN ZONE X AND DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE.

SHEET 1 OF 2

PRELIMINARY PLAT
BREEZY HILL LANE ADDITION
LOTS 1 & 2, BLOCK A
1,007,375 SQ.FT. / 23.13 ACRES
JOSEPH STRICKLAND SURVEY, ABSTRACT NO. 187
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



SCALE: 1"=120' / DATE: 2/12/2020 / JOB NO. 1513780-PLAT / DRAWN BY: TO

CASE NO. _____

OWNER’S DEDICATION

STATE OF TEXAS
COUNTY OF ROCKWALL

Whereas, Corey D. Knowlton, Charles W. Sinks, II and Sandra L. Sinks BEING THE OWNERS OF A TRACT OF LAND in the County of Rockwall, State of Texas, said tract being described as follows: Being a tract of land situated in the Joseph Strickland Survey, Abstract No. 187, Rockwall County, Texas and being a portion of a tract of land conveyed to Corey D. Knowlton by deed recorded in Instrument No. 20150000015377, Official Public Records, Rockwall County, Texas, and being a tract of land conveyed to Charles Sinks, II and Sandra Lynn Sinks by deed recorded in Instrument No. 20130000499663, Official Public Records, Rockwall County, Texas, and being a tract of land conveyed to Charles W. Sinks, II and wife, Sandra L. Sinks by deed recorded in Instrument No. 20190000000642, Official Public Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found for corner, said corner being the Southwest corner of said Sinks tract (20130000499663);

THENCE North 00 degrees 39 minutes 15 seconds West along the West line of said Sinks tract (20130000499663), a distance of 1291.47 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG SURVEYING" for corner, said corner being along the South line of a tract of land conveyed to David S. Stubblefield and Sacha L. Stubblefield by deed recorded in Instrument No. 20131111001524990, Official Public Records, Collin County, Texas, from which a 1/2 inch iron rod bears, North 00 degrees 39 minutes 15 seconds West, a distance of 1.26 feet for witness;

THENCE North 89 degrees 03 minutes 41 seconds East along the South line of said Stubblefield tract, a distance of 236.07 feet to a 1/2 inch iron rod found for corner;

THENCE North 89 degrees 15 minutes 27 seconds East along the South line of said Stubblefield tract, a distance of 314.35 feet to a point for corner;

THENCE South 01 degrees 08 minutes 40 seconds East, a distance of 476.15 feet to a point for corner;

THENCE South 46 degrees 14 minutes 54 seconds East, a distance of 302.62 feet to a point for corner;

THENCE South 35 degrees 13 minutes 22 seconds East, a distance of 140.64 feet to a point for corner;

THENCE South 48 degrees 35 minutes 02 seconds East, a distance of 336.41 feet to a point for corner;

THENCE South 29 degrees 47 minutes 48 seconds East, a distance of 271.03 feet to a point for corner, said corner being the Northwest corner of a tract of land conveyed to Douglas D. Morris and wife, Lynda J. Morris by deed recorded in Volume 94, Page 318, Deed Records, Rockwall County, Texas, said corner being the Northeast corner of a tract of land conveyed to Douglas D. Morris and wife, Lynda J. Morris by deed recorded in Volume 136, Page 110, Deed Records, Rockwall County, Texas;

THENCE South 89 degrees 12 minutes 42 seconds West along the North line of said Morris tract (136,110), a distance of 542.27 feet to a 3/8 inch iron rod found for corner, said corner being the Northwest corner of said Morris tract (136,110);

THENCE South 00 degrees 28 minutes 42 seconds East along the West line of said Morris tract (136,110), a distance of 12.67 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG SURVEYING" for corner, said corner being the Southeast corner of said Sinks tract (20130000499663), from which a "X" found bears, South 88 degrees 28 minutes 53 seconds East, a distance of 0.70 feet for witness;

THENCE South 88 degrees 14 minutes 12 seconds West along the South line of said Sinks tract (20130000499663), a distance of 690.01 feet to the POINT OF BEGINNING and containing 1,007,375 square feet or 23.13 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We the undersigned owner(s) of the land shown on this plat, and designated herein as the **BREEZY HILL LANE ADDITION, LOTS 1 & 2, 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. We further certify that all other parties who have a mortgage or lien interest in the **BREEZY HILL LANE ADDITION, LOTS 1 & 2, BLOCK A** 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 (we) also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. 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 their 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.
3. 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.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

5. 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.

6. 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, 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 and/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 progress 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.

We 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; We, our successors and assigns hereby waive any claim, damage, or cause of action that We may have as a result of the dedication of exactions made herein.

By:_____
Corey D. Knowlton, (Owner)

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Corey D. Knowlton, 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_____, _____.

By:_____

printed name: _____
Notary Public in and for the State of Texas

By:_____
Charles W. Sinks, II, (Owner) Sandra L. Sinks, (Owner)

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Charles W. Sinks, II, 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_____, _____.

By:_____

printed name: _____
Notary Public in and for the State of Texas

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Sandra L. Sinks, 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_____, _____.

By:_____

printed name: _____
Notary Public in and for the State of Texas

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.

OWNER: CHARLES W. SINKS, II & SANDRA L. SINKS
555 SINKS ROAD
ROCWALL, TEXAS 75032
PHONE:

OWNER: COREY D. KNOWLTON
3453 PR 2558
ROYCE CITY, TEXAS 75189
PHONE:

SURVEYOR’S CERTIFICATE:

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Bryan Connally, a Registered Professional Land Surveyor, licensed by the State of Texas, 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.

Dated this the_____ day of _____, _____.

RELEASED FOR REVIEW 2/13/2020 PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Bryan Connally
Texas Registered Professional Land Surveyor No. 5513

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission _____ Date

APPROVED

I hereby certify that the above and foregoing plat of 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.

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

Mayor, City of Rockwall

City Secretary

City Engineer

(SHEET 2 OF 2)

PRELIMINARY PLAT
BREEZY HILL LANE ADDITION
LOTS 1 & 2, BLOCK A
1,007,375 SQ.FT. / 23.13 ACRES
JOSEPH STRICKLAND SURVEY, ABSTRACT NO. 187
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



SCALE: 1"=120' / DATE: 2/12/2020 / JOB NO. 1513780-PLAT / DRAWN BY: TO

CASE NO. _____

Parcel Map Check Report

Client:

Client

Client Company

Address 1

Date: 2/14/2020 9:00:43 AM

Prepared by:

Preparer

Your Company Name

123 Main Street

Parcel Name: Site 1 - Standard : 1

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 7,033,822.5839'

East: 2,590,027.2387'

Segment# 1: Line

Course: S88° 14' 12.30"W

Length: 690.01'

North: 7,033,801.3526'

East: 2,589,337.5555'

Segment# 2: Line

Course: N0° 39' 15.36"W

Length: 1,291.47'

North: 7,035,092.7384'

East: 2,589,322.8083'

Segment# 3: Line

Course: N89° 03' 41.11"E

Length: 236.07'

North: 7,035,096.6053'

East: 2,589,558.8467'

Segment# 4: Line

Course: N89° 15' 27.08"E

Length: 314.35'

North: 7,035,100.6788'

East: 2,589,873.1703'

Segment# 5: Line

Course: S1° 08' 39.66"E

Length: 476.15'

North: 7,034,624.6238'

East: 2,589,882.6796'

Segment# 6: Line

Course: S46° 14' 53.73"E

Length: 302.62'

North: 7,034,415.3514'

East: 2,590,101.2751'

Segment# 7: Line

Course: S35° 13' 22.34"E

Length: 140.64'

North: 7,034,300.4605'

East: 2,590,182.3904'

Segment# 8: Line

Course: S48° 35' 01.78"E

Length: 336.41'

North: 7,034,077.9174'

East: 2,590,434.6724'

Segment# 9: Line

Course: S29° 47' 48.32"E

Length: 271.03'

North: 7,033,842.7193'

East: 2,590,569.3540'

Segment# 10: Line

Course: S89° 12' 42.34"W

Length: 542.27'

North: 7,033,835.2593'

East: 2,590,027.1353'

Segment# 11: Line

Course: S0° 28' 42.03"E

Length: 12.67'

North: 7,033,822.5898'

East: 2,590,027.2410'

Perimeter: 4,613.70'

Area: 1,007,374.75Sq.Ft.

Error Closure: 0.0063

Course: N21° 39' 14.38"E

Error North : 0.00582

East: 0.00231

Precision 1: 732,331.75

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CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Mayor and City Council
DATE: March 2, 2020
APPLICANT: Tom Martin; *Skorburg Co.*
CASE NUMBER: P2020-008; *Amending Plat for the Gideon Grove Addition*

SUMMARY

Consider a request by Tom Martin of the Skorburg Co. on behalf of Tom Lynch of Pacesetter Homes, LLC for the approval of an Amending Plat for the Gideon Grove Subdivision consisting of 71 single-family residential lots on a 29.182-acre tract of land identified as Gideon Grove – North Addition, Abstract No. 13, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 77 (PD-77), situated within the 205 By-Pass Corridor Overlay (205 BY-OV) District, located at the northeast corner of the intersection of E. Quail Run Road and John King Boulevard, and take any action necessary.

PLAT INFORMATION

- ☑ The applicant is requesting approval of an amending plat for the purpose of correcting a scrivener error, which labeled two (2) lots as *Lot 15, Block 1* on the final plat when it was filed on May 3, 2019. This amending plat will correct this mistake by renumbering the lots.
- ☑ The City Council rezoned [*Case No. Z2015-014*] the subject property from an Agricultural (AG) District to Planned Development District 77 (PD-77) [*Ordinance No. 15-20*] on July 6, 2015. On July 17, 2017 the City Council approved a preliminary plat [*Case No. P2017-032*] and a site plan [*Case No. SP2017-020*]. A final plat [*Case No. P2018-021*] was approved by City Council on July 16, 2018.
- ☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Chapter 38, Subdivisions, of 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 *Conditions of Approval* section below.
- ☑ With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the *Amending Plat* for the *Gideon Grove – North Addition*, staff would propose the following conditions of approval:

- (1) All technical comments from the Engineering, Planning and Zoning, and Fire Departments shall be addressed prior to the filing of this plat;
- (2) Any construction resulting from the approval of this plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), 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 25, 2020, the Planning and Zoning Commission made a motion to recommend approval of the amending plat with staff conditions. The motion was approved by a vote of 4-0, with Commissioner Womble, Logan and Moeller absent.



DEVELOPMENT APPLICATION

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

STAFF USE ONLY

PLANNING & ZONING CASE NO. P2020-008

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING: [Signature]

CITY ENGINEER: [Signature]

Please check the appropriate box below to indicate the type of development request [SELECT ONLY ONE BOX]:

Platting Application Fees:

- ☐ Master Plat (\$100.00 + \$15.00 Acre)¹
- ☐ Preliminary Plat (\$200.00 + \$15.00 Acre)¹
- ☒ Final Plat (\$300.00 + \$20.00 Acre)¹
- ☐ Replat (\$300.00 + \$20.00 Acre)¹
- ☐ Amending or Minor Plat (\$150.00)
- ☐ Plat Reinstatement Request (\$100.00)

Site Plan Application Fees:

- ☐ Site Plan (\$250.00 + \$20.00 Acre)¹
- ☐ Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

Zoning Application Fees:

- ☐ Zoning Change (\$200.00 + \$15.00 Acre)¹
- ☐ Specific Use Permit (\$200.00 + \$15.00 Acre)¹
- ☐ PD Development Plans (\$200.00 + \$15.00 Acre)¹

Other Application Fees:

- ☐ Tree Removal (\$75.00)
- ☐ Variance Request (\$100.00)

Notes:

¹: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, round up to one (1) acre.

PROPERTY INFORMATION [PLEASE PRINT]

Address

Subdivision Gideon Grove - North

Lot

Block

General Location John King Blvd. & East Quail Run Road

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning

Current Use

Proposed Zoning

Proposed Use

Acreage

Lots [Current]

Lots [Proposed]

- ☐ **SITE PLANS AND PLATS:** By checking this box you acknowledge that due to the passage of HB3167 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

☐ Owner Pacesetter Homes LLC

☐ Applicant Skorburg Lot Development, LLC

Contact Person Tom Lynch

Contact Person Tom Martin

Address 14400 The Lakes Blvd.
Ste. 200

Address 8214 Westchester Drive, S. 710

City, State & Zip Pflugerville, TX 78660

City, State & Zip Dallas, TX 75225

Phone (512) 703-9421

Phone (214) 888-8847

E-Mail Tlynch@pacesetterhomes.com

E-Mail tmartin@skorburgcompany.com

NOTARY VERIFICATION [REQUIRED]

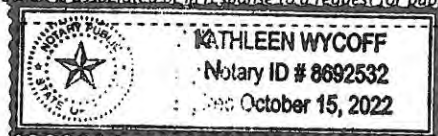
Before me, the undersigned authority, on this day personally appeared Tom Lynch [Owner] the undersigned, who stated the information on this application to be true and certified the following:

"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ _____, to cover the cost of this application, has been paid to the City of Rockwall on this the 14 day of January, 20 20. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

Given under my hand and seal of office on this the 14 day of January, 20 20

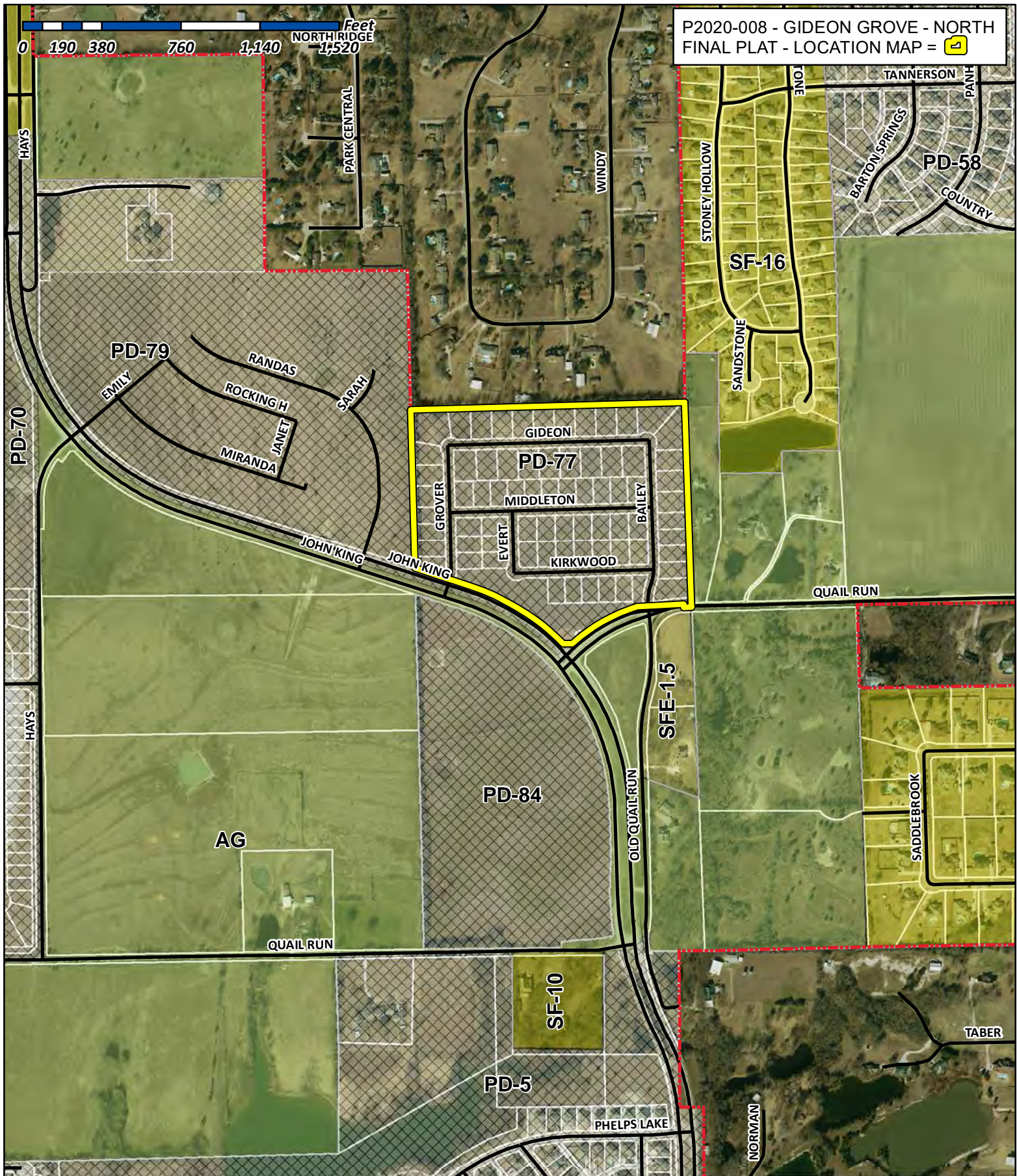
Owner's Signature [Signature]

Notary Public in and for the State of Texas



My Commission Expires

DEVELOPMENT APPLICATION • CITY OF ROCKWALL • 385 SOUTH GOLIAD STREET • ROCKWALL, TX 75087



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.



OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, Pacesetter Homes, LLC is the owner of a 29.182 acre tract of land located in the Sterling R. Barnes Survey, Abstract No. 13, City of Rockwall, Rockwall County, Texas, being a portion of that certain 80 acres tract of land conveyed to Pacesetter Homes, LLC, by deed as recorded in Instrument No. 2018000010407, Official Public Records, Rockwall County, Texas and being more fully described by metes and bounds as follows:

BEGINNING at a mag. nail found at the southeast corner of the herein described tract, for the southwest corner of a called 3.875 acre tract of land as described in a deed to Hilda and Peter Kouvelis as recorded in Volume 1881, Page 115 and Volume 1927, Page 97, Deed Records, Rockwall County, Texas, being the northwest corner of a called 30 acre tract of land as described in a deed to Lonnie L. Gideon as recorded in Volume 307, Page 259 of the said deed records, and the northeast corner of a called 2.172 acre tract of land as described in a deed to Herman Utley as recorded in Volume 4664, Page 273 of the said deed records;

THENCE South 86 deg. 32 min. 26 sec. West, along the common line of this tract and the said Utley tract, a distance of 37.02 feet to a mag. nail found in the north right-of-way line of East Quail (Variable Width R.O.W.);

THENCE along the said East Quail right-of-way the following courses and distances:

- North 02 deg. 03 min. 11 sec. West a distance of 16.83 feet to a mag. nail found for corner;
- South 86 deg. 45 min. 26 sec. West a distance of 224.75 feet to a capped 1/2 inch iron rod stamped "VANNOY" found in the beginning of a curve to the left having a radius of 842.50 feet and a chord bearing South 62 deg. 19 min. 59 sec. West and a chord length of 294.11 feet;
- Along said curve to the left a distance of 295.63 (Record 295.25 feet), to a capped 1/2 inch iron rod stamped "GLASS 6081";
- North 37 deg. 36 min. 01 sec. West a distance of 27.00 feet to a capped 1/2 inch iron rod stamped "GLASS 60810";
- South 51 deg. 34 min. 33 sec. West a distance of 25.00 feet to a capped 1/2 inch iron rod stamped "GLASS 6081";
- South 37 deg. 43 min. 04 sec. East a distance of 27.01 feet to a capped 1/2 inch iron rod stamped "GLASS 6081" found in the beginning of a curve to the left having a radius of 842.50 feet and a chord bearing South 50 deg. 17 min. 32 sec. West and a chord length of 33.69 feet;
- Along said curve to the left a distance of 33.69 feet to a capped 1/2 inch iron rod stamped "GLASS 6081";
- South 47 deg. 10 min. 13 sec. West a distance of 7.00 feet to a capped 1/2 inch iron rod stamped "VANNOY";

THENCE North 88 deg. 00 min. 45 sec. West a distance of 43.67 feet to a capped 1/2 inch iron rod found in the northeasterly right-of-way line of John King Boulevard (120 foot R.O.W.), being in the beginning of a curve to the left having a radius of 1160.00 feet and a chord bearing North 58 deg. 38 min. 20 sec. West and a chord length of 539.92 feet;

THENCE along said curve to the left and the John King Boulevard right-of-way, a distance of 544.92 feet to a 1/2 inch iron rod found;

THENCE North 72 deg. 05 min. 48 sec. West along the common line of this tract and the said John King right-of-way, a distance of 263.92 feet to a capped 1/2 inch iron rod stamped "GLASS 6081" found at the southeast corner of the remainder of a called 32.5 acre tract of land as described in a deed to R&R Hance Investments, LP (First Tract)as recorded in Volume 5433, Page 49 of the said deed records;

THENCE North 01 deg. 30 min. 29 sec. West, along the common line of this tract and the said R&R Hance tract, pass the common east line of a called 32.5 acre tract of land as described in a deed to R&R Hance Investments, LP (Second Tract)as recorded in Volume 5433, Page 49 of the said deed records, a distance of 761.50 feet to a 3/8 inch iron rod fond at the southwest corner of Lot 21, Block A, Windmill Valley Subdivision as recorded in Cabinet A, Slide 157, Plat Records, Rockwall County, Texas;

THENCE North 88 deg. 29 min. 07 sec. East along the south line of Lots 21-16, Block A of said subdivision, a distance of 1316.54 feet (Record 1316.78 feet), to a 3/8 inch iron rod found in the west line of the said Kouvelis tract;

THENCE South 01 deg. 54 min. 40 sec. East along the common line of this tract and the said Kouvelis tract, a distance of 983.73 feet to the POINT OF BEGINNING and containing 29.182 acres of computed land more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the **GIDEON GROVE-NORTH**, a subdivision 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 (we) further certify that all other parties who have a mortgage or lien interest in the **GIDEON GROVE-NORTH** a subdivision have been notified and signed this plat. I (we) 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 (we) 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 their 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, 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 any 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 and/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 progress 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.
- Property owner shall be responsible for maintaining, repairing, and replacing all systems in the detention and drainage easements.
- No fencing shall be placed within or across any drainage easement.

I (we) 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 (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein.

Tom Lynch, President
Pacesetter Homes, LLC

STATE OF TEXAS COUNTY OF _____

Before me, the undersigned authority, on this day personally appeared **Tom Lynch** 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 _____, 2020.

Notary Public in and for the State of Texas

My Commission Expires

SURVEYORS CERTIFICATE

I, HEREBY CERTIFY, THAT I PREPARED THIS SURVEY PLAT SHOWN HEREON FROM AN ACTUAL SURVEY ON THE GROUND BY ME AND THAT ALL CORNERS ARE MARKED, AND THAT ALL DIMENSIONS SHOWN THEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND FURTHERMORE THERE ARE NO ENCROACHMENTS, PROTRUSIONS, IMPROVEMENTS, EASEMENTS, RIGHT-OF- WAY, OR 100 YEAR FLOOD PLAIN AFFECTING THE PROPERTY EXCEPT AS SHOWN THEREON.

WITNESS UNDER MY HAND THIS THE _____ DAY OF _____, 2020.

WILLIAM P. PRICE
STATE OF TEXAS
R.P.L.S. NO. 3047

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	53.30	245.18	12.46	N5° 43' 19"E	53.19
C2	16.01	319.96	2.87	N1° 05' 22"E	16.01
C3	65.96	61.00	61.96	N5° 09' 11"W	62.80
C4	55.87	61.00	52.48	N52° 04' 02"E	53.94
C5	47.69	61.00	44.79	N79° 17' 47"W	46.48
C6	39.27	25.00	90.00	N43° 29' 00"E	35.36
C7	5.03	61.00	4.72	S56° 23' 40"W	5.03
C8	77.22	61.00	72.53	N84° 58' 39"W	72.17
C9	73.68	61.00	69.20	N14° 06' 34"W	69.28
C10	12.82	61.00	12.05	N26° 30' 57"E	12.80
C11	39.10	25.00	89.60	S46° 42' 52"E	35.23
C12	65.57	275.00	13.66	N4° 54' 59"E	65.41
C13	35.49	275.00	7.40	N15° 26' 40"E	35.47
C14	59.34	225.00	15.11	N11° 35' 14"E	59.17
C15	91.87	250.00	21.06	N8° 36' 51"E	91.36
C16	87.50	250.00	20.05	S9° 06' 56"W	87.05
C17	39.27	25.00	90.00	N46° 31' 00"W	35.35
C18	39.51	61.00	37.11	S14° 27' 11"W	38.82

PARCEL LINE TABLE

LINE #	LENGTH	DIRECTION
L1	27.00'	N37°36'01"W
L2	25.00'	S51°34'33"W
L3	27.01'	S37°43'04"E

RECOMMENDED FOR FINAL APPROVAL:

Planning & Zoning Commission, Chairman *Date*

APPROVED:

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 2020.

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.

WITNESS OUR HANDS, this _____ day of _____, 2020.

Mayor, City of Rockwall *City Secretary* *City Engineer*

FINAL PLAT
GIDEON GROVE — NORTH, AMENDED
29.182 ACRES OUT OF THE
STERLING R. BARNES SURVEY, ABSTRACT NUMBER 13
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
71 RESIDENTIAL LOTS
3 OPEN SPACE LOTS
ZONED PLANNED DEVELOPMENT NO. 77 (PD-77)
CASE NO. P2018-021

PREPARATION DATE: DECEMBER, 2019

SHEET: 2 OF 2

SURVEY GROUP
SURVEYING * CONSULTING * MANAGEMENT

TBPS No. 101733—00

1475 HERITAGE PKWY., STE 217
MANSFIELD, TEXAS 76063

(817) 354-1445
surveygroup@att.net

JOB NO.: 17—141

DATE: December 23, 2019

SCALE: 1" — 100'

DRAWN BY: RP



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CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Mayor and City Council

DATE: March 2, 2020

APPLICANT: Juan J. Vasquez; *Vasquez Engineering, LLC*

CASE NUMBER: P2020-009; *Conveyance Plat for Lots 22 & 23, Block A, La Jolla Pointe Addition, Phase 2*

SUMMARY

Consider a request by Juan J. Vasquez of Vasquez Engineering, LLC on behalf of John Hammerbeck and Tony Scalise of Rockway Partners, LLC for the approval of an Conveyance Plat for Lots 22 & 23, Block A, La Jolla Pointe Addition, Phase 2 being a 9.941-acre tract of land identified as Lots 6, 7 & 20, Block A, La Jolla Pointe Addition, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District and the IH-30 Overlay (IH-30 OV) District, situated south of the intersection of Carmel Circle and Laguna Drive, and take any action necessary.

PLAT INFORMATION

- ☑ The applicant is requesting the approval of a conveyance plat that will combine Lots 6, 7, & 20, Block A, La Jolla Pointe Addition, Phase 2 into two (2) lots (*i.e. Lots 22 & 23, Block A, La Jolla Pointe Addition, Phase 2*). The purpose of final plat is to convey ownership of one (1) of the parcels. Although multiple site plans and an SUP have been approved for the subject property, it should be noted that any changes to these plans resulting from changes to the lot lines approved by this conveyance plat will require these cases to be amended. Staff should note, that this is just a conveyance plat and in order to develop the property or apply for a building permit the applicant will first need to apply for a site plan, civil engineering plans, and a replat of the property in accordance with the development procedures outlined in the Municipal Code of Ordinances and the Unified Development Code (UDC).
- ☑ On April 2, 2018, the City Council approved a Specific Use Permit (SUP) [*i.e. Ordinance No. 18-20*] to allow for a *Hotel* with a maximum overall height of 36-feet on the subject property. August 20, 2018, the City Council approved a preliminary plat [*i.e. P2018-023*] for the subject property, which indicated the subject property would be subdivided into six (6) lots. Additionally, in 2018 the Planning and Zoning Commission approved three (3) site plans [*i.e. SP2018-023, SP2018-024, & SP2018-024*] for the construction of a hotel, medical office building and a general office building.
- ☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Chapter 38, Subdivisions, of 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 *Conditions of Approval* section below.
- ☑ With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the *Amending Plat* for the *Conveyance Plat for Lots 22 & 23, Block A, La Jolla Pointe Addition, Phase 2*, staff would propose the following conditions of approval:

- (1) All technical comments from the Engineering, Planning and Zoning, and Fire Departments shall be addressed prior to the filing of this plat;

- (2) Any construction resulting from the approval of this plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), 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 25, 2020, the Planning and Zoning Commission made a motion to recommend approval of the conveyance plat with staff conditions. The motion was approved by a vote of 4-0, with Commissioner Womble, Logan and Moeller absent.



DEVELOPMENT APPLICATION

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

Please check the appropriate box below to indicate the type of development request [SELECT ONLY ONE BOX]:

Platting Application Fees:

- ☐ Master Plat (\$100.00 + \$15.00 Acre) ¹
- ☐ Preliminary Plat (\$200.00 + \$15.00 Acre) ¹
- ☒ Final Plat (\$300.00 + \$20.00 Acre) ¹ 49882
- ☐ Replat (\$300.00 + \$20.00 Acre) ¹
- ☐ Amending or Minor Plat (\$150.00)
- ☐ Plat Reinstatement Request (\$100.00)

Site Plan Application Fees:

- ☐ Site Plan (\$250.00 + \$20.00 Acre) ¹
- ☐ Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

Zoning Application Fees:

- ☐ Zoning Change (\$200.00 + \$15.00 Acre) ¹
- ☐ Specific Use Permit (\$200.00 + \$15.00 Acre) ¹
- ☐ PD Development Plans (\$200.00 + \$15.00 Acre) ¹

Other Application Fees:

- ☐ Tree Removal (\$75.00)
- ☐ Variance Request (\$100.00)

Notes:

¹: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, round up to one (1) acre.

PROPERTY INFORMATION [PLEASE PRINT]

Address La Jolla Pointe Drive

Subdivision La Jolla Pointe Addition

Lot 6, 7 & 20 Block A

General Location La Jolla Point Drive and Carmel Circle

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning C

Current Use Vacant

Proposed Zoning NA

Proposed Use Commercial

Acreage 9.941

Lots [Current] 3

Lots [Proposed] 2

☒ **SITE PLANS AND PLATS:** By checking this box you acknowledge that due to the passage of HB3167 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

☐ Owner Rockway Partners, LLP

☒ Applicant Vasquez Engineering, L.L.C.

Contact Person John Hammerbeck & Tony Scalise

Contact Person Juan J. Vasquez

Address 9071 E. Vassar Drive

Address 1919 S. Shiloh Road
Suite 440

City, State & Zip Denver, CO 80231

City, State & Zip Garland, TX 75042

Phone 303.283.6961; 214.236.6362

Phone 972.278.2948

E-Mail john@elevel.com; tscalise8443@yahoo.com

E-Mail jvasquez@vasquezengineering.com

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared ANTHONY SCALISE [Owner] the undersigned, who stated the information on this application to be true and certified the following:

"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ _____, to cover the cost of this application, has been paid to the City of Rockwall on this the 19 day of FEBRUARY, 20 20. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

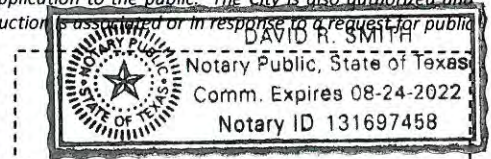
Given under my hand and seal of office on this the 19th day of FEBRUARY, 20 20.

Owner's Signature *

Anthony Scalise

Notary Public in and for the State of Texas

David R. Smith



My Commission Expires 08/24/2022



DEVELOPMENT APPLICATION

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

STAFF USE ONLY
PLANNING & ZONING CASE NO.:
NOTE: THE APPLICATION WILL BE CONSIDERED ACCEPTED BY THE CITY ONLY IF THE PLANNING COMMISSION AND CITY ENGINEER HAVE SIGNED BELOW:
DIRECTOR OF PLANNING:
CITY ENGINEER:

Please check the appropriate box below to indicate the type of development request. (SELECT ONLY ONE BOX)

Plotting Application Fees: <input type="checkbox"/> Master Plot (\$100.00 + \$15.00/Acre) <input type="checkbox"/> Preliminary Plot (\$500.00 + \$15.00/Acre) <input type="checkbox"/> Final Plot (\$800.00 + \$10.00/Acre) <input type="checkbox"/> Replat (\$300.00 + \$10.00/Acre) <input type="checkbox"/> Amending or Minor Plot (\$150.00) <input type="checkbox"/> Plat Reinstatement Request (\$100.00) Site Plan Application Fees: <input type="checkbox"/> Site Plan (\$250.00 + \$20.00/Acre) <input type="checkbox"/> Amended Site Plan/Revision/Landscaping Plan (\$100.00)	Zoning Application Fees: <input type="checkbox"/> Zoning Change (\$200.00 + \$15.00/Acre) <input type="checkbox"/> Specific Use Permit (\$300.00 + \$15.00/Acre) <input type="checkbox"/> PD Development Plans (\$200.00 + \$15.00/Acre) Other Application Fees: <input type="checkbox"/> Tree Removal (\$75.00) <input type="checkbox"/> Variance Request (\$150.00) Notes: * In determining the fee, please use the most acreage when not building by the lot acre amount. For applications less than one acre, round up to one (1) acre.
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PROPERTY INFORMATION (PLEASE PRINT)

Address: **La Jolla Pointe Drive**
 Subdivision: **La Jolla Pointe Addition** Lot **6.7 & 20** Block **A**
 General Location: **La Jolla Point Drive and Carmel Circle**

ZONING, SITE PLAN AND PLATTING INFORMATION (PLEASE PRINT)

Current Zoning: **C** Current Use: **Vacant**
 Proposed Zoning: **NA** Proposed Use: **Commercial**
 Acreage: **9.941** Lots [Current]: **3** Lots [Proposed]: **2**

☒ **NOT PLANS AND PLATS** By checking the box you acknowledge that due to the passage of HB 1302 the City no longer has flexibility with regard to its approval process, and future to obtain any of LDP's comments by the date provided on the Development Calendar will result in the denial of your case.

OWNER/APPLICANT/AGENT INFORMATION (PLEASE PRINT/ENTER THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED)

<input type="checkbox"/> Owner: AKSHAR 10, LLC Contact Person: DR VORA Address: 2400 Parkway 2508 Sam Schul RD City, State & Zip: El Dorado, AR 74730 Southlake, Texas 76092 Phone: 76092 E-Mail:	<input checked="" type="checkbox"/> Applicant: Vasquez Engineering, L.L.C. Contact Person: Juan J. Vasquez Address: 1910 S. Shiloh Road Suite 400 City, State & Zip: Garland, TX 75042 Phone: 972 278 2948 E-Mail: jvasquez@vasquezengineering.com
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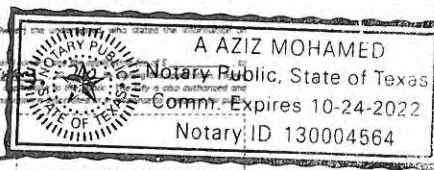
NOTARY VERIFICATION (required)

Before me, the undersigned authority, on this day personally appeared **Shailash Vora**, known to me to be the person whose name is subscribed to the foregoing application, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

I hereby certify that I am the owner for the purpose of this application, all information submitted hereon, that I am the owner of the application, has been paid to the City of Rockwall on this the **17** day of **February**, 20**20**, that the City of Rockwall (a "City") is authorized and permitted to provide information contained within this application, and that the City is also authorized and permitted to reproduce and reprinted information submitted in connection with this application, if such reproduction is necessary for the City's official records.

GIVEN under my hand and seal of office on this the **17** day of **Feb**, 20**20**

Notary Public in and for the State of Texas
 My Commission Expires **10-24-2022**





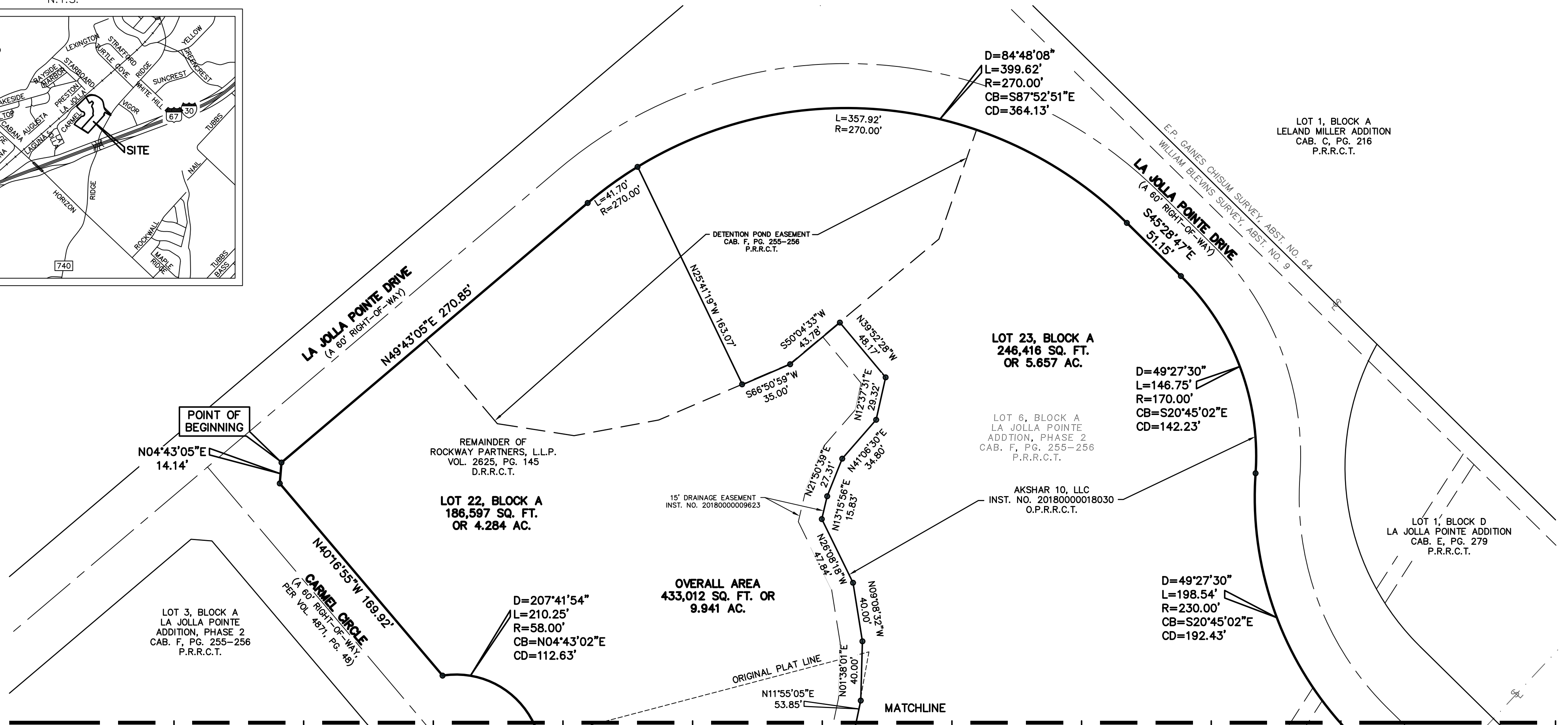
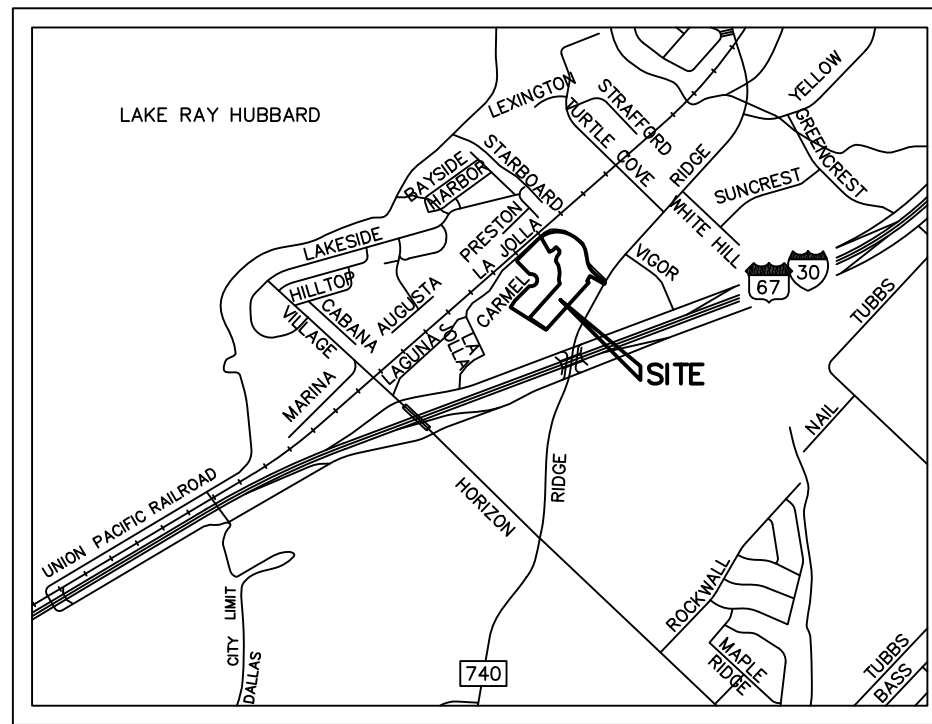
City of Rockwall

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.



VICINITY MAP
N.T.S.



GENERAL NOTE

1. This Final Plat is for conveyance purposes only and not for the development of the subject property.
2. A conveyance plat is a record of property approved by the City of Rockwall for the purpose of sale or conveyance in its entirety or interests thereon defined. No building permit shall be issued nor permanent public utility service provided until a final plat is approved, filed of record, and public improvements accepted in accordance with the provisions of the Subdivision Ordinance of the City of Rockwall. Selling a portion of this property by metes and bounds, except as shown on approved, filed, and accepted conveyance plat, final plat, or replat is a violation of the city ordinance and State law.

PRELIMINARY—FOR REVIEW ONLY 02/24/2020

FINAL PLAT
LA JOLLA POINTE ADDITION
LOTS 22–23, BLOCK A
BEING A CONVEYANCE PLAT

ESTABLISHING A PROPERTY BOUNDARY FOR TWO (2) LOTS
TOTALLING 9.941 ACRES KNOWN AS
LOT 22, BLOCK A,
LA JOLLA POINTE ADDITION, PHASE 2
AND BEING 4.284 ACRES
AND LOT 23, BLOCK A,
LA JOLLA POINTE ADDITION, PHASE 2
AND BEING 5.657 ACRES
BEING A REPLAT OF LOTS 6, 7, & 20, BLOCK A
LA JOLLA POINTE ADDITION, PHASE 2
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
FEBRUARY 2020

CASE NO. P2020–009

JOB NO.: 17–0919FP	PEISER & MANKIN SURVEYING, LLC		SHEET
DATE: 02/13/2020	www.peisersurveying.com		1
REV:			OF
SCALE: 1" = 50'			3
DRAWN: T.R.M.	FIRM No. 100999–00		Member Since 1977

OWNER (LOT 21R):
AKSHAR 10, LLC
2402 PATHWAY
EL DORADO, AR 71730
CONTACT: DR. VORA

OWNER (LOT 20R):
ROCKWAY PARTNERS, LLP
9071 E VASSAR DRIVE
DENVER, CO 80231
CONTACT: JOHN HAMMERBECK

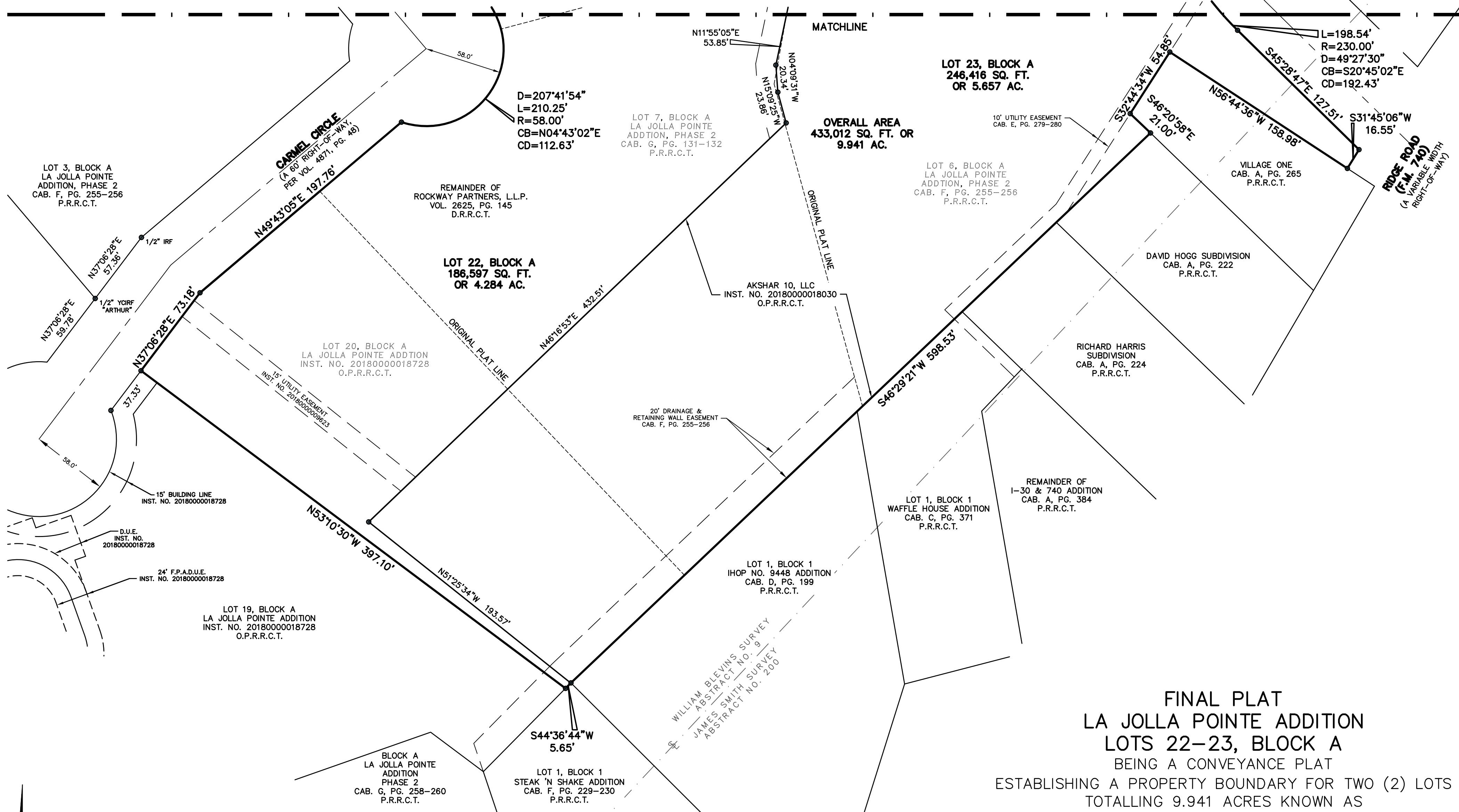
ENGINEER:

VASQUEZ ENGINEERING, L.L.C.
1919 S. SHILOH ROAD
SUITE 440, LB 44
GARLAND, TEXAS 75042
972–278–2948 TELE
972–271–1383 FAX
CONTACT: JUAN J. VASQUEZ, P.E.

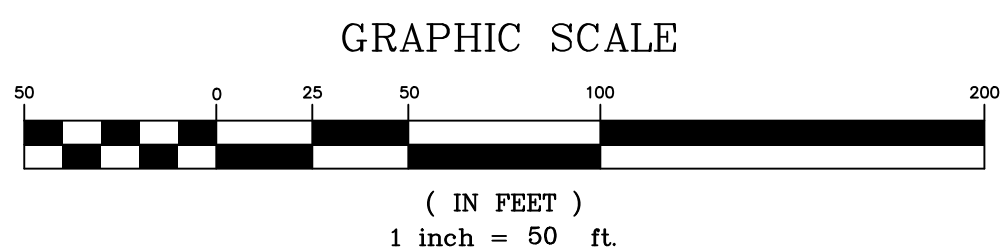
GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.



FINAL PLAT
LA JOLLA POINTE ADDITION
LOTS 22-23, BLOCK A
BEING A CONVEYANCE PLAT
ESTABLISHING A PROPERTY BOUNDARY FOR TWO (2) LOTS
TOTTALLING 9.941 ACRES KNOWN AS
LOT 22, BLOCK A,
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LA JOLLA POINTE ADDITION, PHASE 2
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
FEBRUARY 2020



PRELIMINARY-FOR REVIEW ONLY 02/24/2020

OWNER (LOT 21R):
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2402 PATHWAY
EL DORADO, AR 71730
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DENVER, CO 80231
CONTACT: JOHN HAMMERBECK

ENGINEER:

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GARLAND, TEXAS 75042
972-278-2948 TELE
972-271-1383 FAX
CONTACT: JUAN J. VASQUEZ, P.E.

CASE NO. P2020-009

JOB NO.: 17-0919CP		PEISER & MANKIN SURVEYING, LLC		SHEET		
DATE: 02/13/2020		www.peisersurveying.com				
REV:			1604 HART STREET SOUTHLAKE, TEXAS 76092 817-481-1806 (O)	COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE	 Texas Society of Professional Surveyors	2
SCALE: 1" = 50'						OF
DRAWN: T.R.M.						3
tmankin@peisersurveying.com		FIRM No. 100999-00		Member Since 1977		

OWNER'S CERTIFICATION

WHEREAS AKSHAR 10, LLC. AND ROCKWAY PARTNERS, LLP, are the sole owners of a tract of land in the City of Rockwall, Rockwall County, State of Texas, said tract being described as follows:

BEING that certain tract of land situated in the William Blevins Survey, Abstract No. 9, and the James Smith Survey, Abstract No. 200 in the City of Rockwall, Rockwall County, Texas, and being all of that certain tract of land to Akshar 10, LLC, by deed recorded in Instrument Number 20180000018030, Official Public Records, Rockwall County, Texas, and being the remainder of that certain tract of land conveyed to Rockway Partners, LLP, by deed recorded in Volume 2625, Page 145, Deed Records, Rockwall County, Texas, and being all of Lot 20, Block A, La Jolla Pointe Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Instrument Number 20180000018728, Official Public Records, Rockwall County, Texas, and being all of Lot 6, Block A, La Jolla Pointe Addition, Phase 2, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet F, Page 255–256, Plat Records, Rockwall County, Texas, and being all of Lot 7, Block A, La Jolla Pointe Addition, Phase 2, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet G, Page 131–132, Plat Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a point for the most northerly northeast corner of said Lot 6, same being the north end of a corner clip in the intersection of La Jolla Pointe Drive (60 foot right-of-way) and Carmel Circle (60 foot right-of-way);

THENCE along the common line of said Lot 6 and said La Jolla Pointe Drive as follows:
North 49 deg. 43 min. 05 sec. East, a distance of 270.85 feet to a point for the beginning of a curve to the right, having a radius of 270.00 feet and a delta angle of 84 deg. 48 min. 08 sec.;;
Along said curve to the right, an arc distance of 399.62 feet and a chord bearing and distance of South 87 deg. 52 min. 51 sec. East, 364.13 feet to a point for angle point;
South 45 deg. 28 min. 47 sec. East, a distance of 51.15 feet to a point for the beginning of a curve to the right, having a radius of 170.00 feet and a delta angle of 49 deg. 27 min. 30 sec.;;
Along said curve to the right, an arc distance of 146.75 feet and a chord bearing and distance of South 20 deg. 45 min. 02 sec. East, 142.23 feet to a point for the beginning of a reverse curve to the left, having a radius of 230.00 feet and a delta angle of 49 deg. 27 min. 30 sec.;;
Along said reverse curve to the left, an arc distance of 198.54 feet and a chord bearing and distance of South 20 deg. 45 min. 02 sec. East, 192.43 feet to a point for angle point;
South 45 deg. 28 min. 47 sec. East, a distance of 127.51 feet to a point for the most easterly corner of said Lot 6, same being in the intersection of said La Jolla Pointe Drive and Ridge Road (FM 740) (variable width right-of-way);

THENCE South 31 deg. 45 min. 06 sec. West, along the common line of said Lot 6 and said Ridge Road, a distance of 16.55 feet to a point for corner, same being in the northeasterly line of Village One, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet A, Page 265, Plat Records, Rockwall County, Texas;

THENCE along the common line of said Lot 6 and said Village One as follows:
North 56 deg. 44 min. 36 sec. West, a distance of 158.98 feet to a point for internal corner, same being the north corner of said Village One;
South 32 deg. 44 min. 34 sec. West, a distance of 54.85 feet to a point for internal corner, same being the west corner of said Village One;
South 46 deg. 20 min. 58 sec. East, a distance of 21.00 feet to a point for corner, same being the norther corner of David Hogg Subdivision, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet A, Page 222, Plat Records, Rockwall County, Texas;

THENCE South 46 deg. 29 min. 21 sec. West, along the common line of said Lot 6 and said David Hogg Subdivision, passing the west corner of said David Hogg Subdivision, same being the north corner of Richard Harris Subdivision, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet A, Page 224, Plat Records, Rockwall County, Texas, and continuing along the common line of said Lot 6 and said Richard Harris Subdivision, passing the west corner of said Richard Harris Subdivision, same being the north corner of Lot 1, Block 1, Waffle House Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet C, Page 371, Plat Records, Rockwall County, Texas, and continuing along the common line of said Lot 6 and said Lot 1, Block 1, Waffle House Addition, passing the south corner of said Lot 6, same being the southeast corner of aforesaid Lot 7, and continuing along the common line of said Lot 7 and said Lot 1, Block 1, Waffle House Addition, passing the northwest corner of said Lot 1, Block 1, Waffle House Addition, same being the north corner of Lot 1, Block 1, IHOP No. 9448 Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet D, Page 199, Plat Records, Rockwall County, Texas, and continuing along the common line of said Lot 7 and said Lot 1, Block 1, IHOP No. 9448 Addition, passing the south corner of said Lot 7, same being the east corner of aforesaid Lot 20, and continuing along the common line of said Lot 20 and said Lot 1, Block 1, IHOP No. 9448 Addition, a total distance of 598.53 feet to a point for corner, same being the west corner of said Lot 1, Block 1, IHOP No. 9448 Addition, same being the north corner of Lot 1, Block 1, Steak 'N Shake Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet F, Page 229–230, Plat Records, Rockwall County, Texas;

THENCE South 44 deg. 36 min. 44 sec. West, along the common line of said Lot 20 and said Lot 1, Block 1, Steak 'N Shake Addition, a distance of 5.65 feet to a point for the south corner of said Lot 20, same being the most easterly corner of Lot 19, said Block A, La Jolla Pointe Addition (Instrument Number 20180000018728);

THENCE North 53 deg. 10 min. 30 sec. West, along the common line of said Lot 20 and said Lot 19, a distance of 397.10 feet to a point for the most westerly corner of said Lot 20, same being the most northerly corner of said Lot 19, same being in the southerly right-of-way line of aforesaid Carmel Circle (60 foot right-of-way);

THENCE along the common line of said Lot 20 and said Carmel Circle as follows:
North 37 deg. 06 min. 28 sec. East, a distance of 73.18 feet to a point for angle point;
North 49 deg. 43 min. 05 sec. East, passing the most northerly corner of said Lot 20, same being the most westerly corner of aforesaid Lot 7, and continuing along the common line of said Lot 7 and said Carmel Drive, a total distance of 197.76 feet to a point for the beginning of a non-tangent curve to the left, having a radius of 58.00 feet and a delta angle of 207 deg. 41 min. 54 sec.;;

THENCE along said non-tangent curve to the left, and along the common line of said Lot 7 and said Carmel Drive, passing a northerly corner of said Lot 7, same being a southwest corner of aforesaid Lot 6, and continuing along the common line of said Lot 6 and said Carmel Circle, a total arc distance of 210.25 feet and a chord bearing and distance of North 04 deg. 43 min. 02 sec. East, 112.63 feet to a point for corner;

THENCE North 40 deg. 16 min. 55 sec. West, continuing along the common line of said Lot 6 and said Carmel Circle, a distance of 169.92 feet to a point for the most westerly6 northwest corner of said Lot 6, same being the south end of aforesaid corner clip in the intersection of La Jolla Pointe Drive and Carmel Circle;

THENCE North 04 deg. 43 min. 05 sec. East, along the common line of said Lot 6 and said corner clip, a distance of 14.14 feet to the POINT OF BEGINNING and containing 433,012 square feet or 9.941 acres of computed land, more or less.

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 the **LA JOLLA POINTE 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 **LA JOLLA POINTE ADDITION** 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:~~~
1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.~~~
2. 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 their 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.~~~
3. 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.~~~
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.~~~
5. 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.~~
6. All detention and drainage systems to be maintained, repaired, and replaced by property owner.
7. 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, 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 and/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 progress 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 exactions made herein.
8. Non standard street signs, poles and fixtures to be maintained by Home Owner's Association.

WITNESS MY HAND, this _____ day of _____, 2020.

AKSHAR 10, LLC

BY:

STATE OF TEXAS:
COUNTY OF _____:
BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____, 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 thereof expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2020.

NOTARY PUBLIC in and for the STATE OF TEXAS

OWNER (LOT 21R):
AKSHAR 10, LLC
2402 PATHWAY
EL DORADO, AR 71730
CONTACT: DR. VORA

OWNER (LOT 20R):
ROCKWAY PARTNERS, LLP
9071 E VASSAR DRIVE
DENVER, CO 80231
CONTACT: JOHN HAMMERBECK

ENGINEER:

VASQUEZ ENGINEERING, L.L.C.
1919 S. SHILOH ROAD
SUITE 440, LB 44
GARLAND, TEXAS 75042
972-278-2948 TELE
972-271-1383 FAX
CONTACT: JUAN J. VASQUEZ, P.E.

WITNESS MY HAND, this _____ day of _____, 2020.

ROCKWAY PARTNERS, LLP

By: JOHN HAMMERBECK

STATE OF COLORADO:
COUNTY OF _____:
BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared John Hammerbeck, 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 thereof expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF COLORADO

SURVEYOR'S CERTIFICATE

I, Timothy R. Mankin, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an actual on the ground survey of the land and that the monuments shown thereon were properly placed under my personal supervision in accordance with the subdivision regulations of the City of Rockwall, Texas.

PRELIMINARY-FOR REVIEW ONLY 02/24/2020

Timothy R. Mankin _____ Date _____
Registered Professional Land Surveyor, No. 6122

RECOMMENDED FOR FINAL APPROVAL

Planning & Zoning Commission, Chairman _____ Date _____

APPROVED:
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 2020.

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.

WITNESS OUR HANDS, this _____ day of _____, 2020.

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

FINAL PLAT
LA JOLLA POINTE ADDITION
LOTS 22-23, BLOCK A
BEING A CONVEYANCE PLAT
ESTABLISHING A PROPERTY BOUNDARY
FOR TWO (2) LOTS TOTALLING 9.941 ACRES
KNOWN AS LOT 22, BLOCK A,
LA JOLLA POINTE ADDITION, PHASE 2
AND BEING 4.284 ACRES
AND LOT 23, BLOCK A,
LA JOLLA POINTE ADDITION, PHASE 2
AND BEING 5.657 ACRES
BEING A REPLAT OF LOTS 6, 7, & 20, BLOCK A
LA JOLLA POINTE ADDITION, PHASE 2
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
FEBRUARY 2020

CASE NO. P2020-009

JOB NO.: 17-0919FP	PEISER & MANKIN SURVEYING, LLC		SHEET
DATE: 02/13/2020	www.peisersurveying.com		
REV:		1604 HART STREET SOUTHLAKE, TEXAS 76092 817-481-1806 (O)	3
SCALE: 1" = 50'		COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE	OF
DRAWN: T.R.M.	tmankin@peisersurveying.com	FIRM No. 100999-00	3
Member Since 1977			

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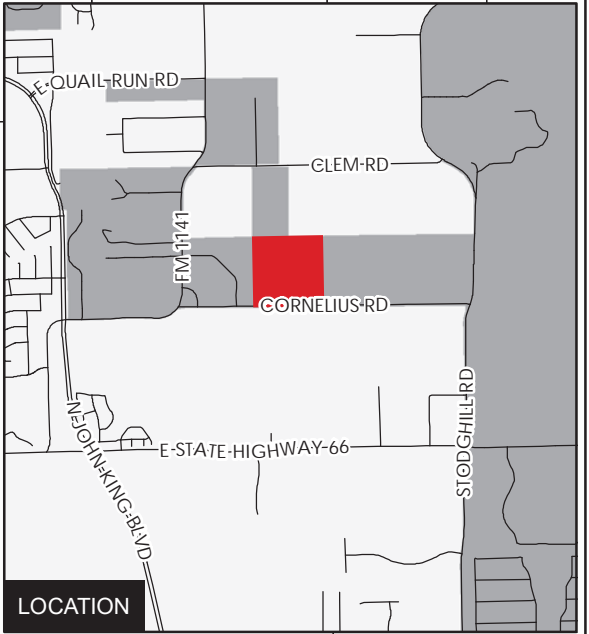


CITY OF ROCKWALL
CITY COUNCIL MEMORANDUM

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Planning and Zoning Commission
CC: Rick Crowley, *City Manager*
Mary Smith, *Assistant City Manager*
Joey Boyd, *Assistant City Manager*
FROM: Ryan Miller, *Director of Planning and Zoning*
DATE: March 2, 2020
SUBJECT: A2019-001; *Annexation of Property on Cornelius Road*

On February 18, 2020, the City Council approved a motion to annex the 41.39-acre *subject property* -- *which is located on the north side of Cornelius Road (see attached Map)* -- by a vote of 7-0. This was the first reading of the annexation ordinance. According to Subchapter C-4, *Annexation of Areas with Population of Less than 200 by Petition*, of Chapter 43, *Municipal Annexation*, of the Texas Local Government Code, the City Council will be required to hold a final public hearing at the March 2, 2020 meeting, prior to the second reading and potential adoption of the ordinance. Staff should note that all other requirements for a voluntary annexation request as stipulated by the Texas Local Government Code have been completed. Should the City Council have any questions concerning the annexation process, staff and the City Attorney will be available.



CITY OF ROCKWALL

ORDINANCE NO. 20-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, GRANTING A PETITION FOR ANNEXATION AND PROVIDING FOR THE EXTENSION OF MUNICIPAL BOUNDARY LIMITS TO INCORPORATE SUCH PROPERTY INTO THE CITY OF ROCKWALL, TEXAS WITH THE ANNEXATION OF A 41.39-ACRE TRACT OF LAND IDENTIFIED AS LOTS 1-19, MAYTONA RANCH ESTATES ADDITION AND TRACTS 22-01, 22-02, 22-6 & 22-07 OF THE W. M. DALTON SURVEY, ABSTRACT NO. 72, ROCKWALL COUNTY, TEXAS, WHICH SAID TERRITORY LIES ADJACENT TO AND ADJOINS THE PRESENT BOUNDARY LIMITS OF THE CITY OF ROCKWALL, TEXAS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Rockwall has received a petition for annexation signed by more than 50% of the property owners within the proposed *Annexation Area*, being a 41.39-acre tract of land identified as Lots 1-19, Maytona Ranch Estates Addition and Tracts 22-01, 22-02, 22-6 & 22-07 of the W. M. Dalton Survey, Abstract No. 72, Rockwall County, Texas, generally located on the north side of Cornelius Road west of the intersection of Cornelius Road and Stodghill Road [FM-3549], and depicted and described in *Exhibit 'A'* of this ordinance; and

WHEREAS, in accordance with the requirements of Subchapter C-4, *Annexation of Areas with Population of less than 200 by Petition*, of Chapter 43, *Municipal Annexation*, of the Texas Local Government Code, the City Council of the City of Rockwall adopted *Resolution No. 19-27*, which [1] stated an intent to annex the *Annexation Area*, [2] provided a detail description and map of the *Annexation Area*, and [3] a service plan describing each municipal service to be provided to property owners and residents within the *Annexation*; and

WHEREAS, the City of Rockwall sent *Resolution 19-27* along with written notice to all property owners within the *Annexation Area* notifying them of the required public hearing, the 180-day petition period, and the City's intent to annex the *Annexation Area* prior to seven (7) days after the adoption of *Resolution No. 19-27*; and

WHEREAS, the City of Rockwall has received a subsequent petition from more than 50% of the registered voters within the *Annexation Area* during the 180-day petition period described in Section 43.0685(b) of the Texas Local Government Code, which began 31-days after the adoption of *Resolution No. 19-27*; and

WHEREAS, the City of Rockwall sent all property owners within the *Annexation Area* the results of the petition in accordance with Section 43.0686 of the Texas Local Government Code; and

WHEREAS, the City Council of the City of Rockwall held public hearings where all interested persons were provided with an opportunity to be heard on December 26, 2019 at 6:00 PM, February 18, 2020 at 6:00 PM, and on March 2, 2020 at 6:00 PM in the City Council Chambers at City Hall, which is located at 385 S. Goliad Street, Rockwall, Texas 75087 in accordance with Sections 43.0684 and Section 43.0686(c)(1) of the Texas Local Government Code; and

WHEREAS, the City heard arguments with respect to the petitioned annexation and has decided to annex the area and intends to provide services to the subject properties to be annexed according to the Service Plan;

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

SECTION 1. That the above recitals are hereby found to be true and correct and incorporated herein for all purposes.

SECTION 2. The land and territory more specifically described in *Exhibit 'A'* and incorporated by reference as the *Annexation Area*, containing 41.39-acres which is adjacent to and adjoining the present corporate boundaries of the City of Rockwall, Rockwall County, Texas, is hereby added and annexed to the City of Rockwall, Rockwall County, Texas and said territory as described herein shall hereafter be included within the corporate boundary limits of the City of Rockwall, Rockwall County, Texas and the present boundary limits of the City at the various points contiguous to the areas as described above, are altered and amended so as to include said area within the corporate limits of the City.

SECTION 3. That the official map of the City is hereby amended to reflect the addition of the property described herein.

SECTION 4. The above described territory and the acres so annexed shall be a part of the City of Rockwall, Texas, and the inhabitants thereof, if any, shall be entitled to all of the rights and privileges of all citizens and shall be bound by the acts, ordinances, resolutions and regulations of the City of Rockwall, Texas.

SECTION 5. That the *Service Plan* for the annexation area, which was made available for public inspection at the *Public Hearings* referenced above, is hereby approved with a copy of said plan being attached hereto and incorporated by reference for all purposes and labeled *Exhibit 'B'*.

SECTION 6. That if any provision of this Ordinance or the application of any provision to any person or circumstance is held invalid, the invalidity shall not affect other provisions or applications of the Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared to be severable

SECTION 7. That this ordinance shall take effect immediately from and after its passage and approval, in accordance with applicable law and the charter of the City of Rockwall, Texas.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 2ND DAY OF MARCH, 2020.

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: February 18, 2020

2nd Reading: March 2, 2020

DRAFT
ORDINANCE
03.02.2020

BEING 41.39 acres of land situated in the Abstract 72, W. M. Dalton Survey in the County of Rockwall, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a point in the Northwestern most corner of Maytona Ranch Estates (RCAD# 19609), Lot 9. (NAD83 Texas State Plane GPS Coordinate: 2603213.48751 E, 7033868.08319 N feet);

THENCE North 88°-50'-14" East, following the North Boundary line of Maytona Ranch Estates, a distance of 1,337.22 feet for a corner;

THENCE South 0°-41'-16" East, a distance of 1,351.6 feet for a corner on the South Right of Way line of Cornelius Rd;

THENCE South 89°-7'-54" West, continuing along said Cornelius Rd Right of Way, a distance of 1337.614 feet for a point;

THENCE North 0°-40'-10" West, a distance of 1,344.725 feet, to the *POINT OF BEGINNING AND CONTAINING* 41.39 acres of land (1,803,020.80 square feet) more or less. The above description also intended to follow all adjacent existing city limits, Extraterritorial Jurisdiction (ETJ), and parcel boundaries.

SERVICE PLAN FOR ANNEXED AREA

Annexation Case No. A2019-001

City and County of Rockwall, Texas

Acreage Annexed: 41.39-acres

Survey Abstract and County: Lots 1-19, Maytona Ranch Estates Addition and Tracts 22-01, 22-02, 22-6 & 22-07 of the W. M. Dalton Survey, Abstract No. 72, Rockwall County, Texas

Date of Adoption of Annexation Ordinance: March 2, 2020

Municipal Services. Municipal services to the acreage described above shall be furnished by or on behalf of the City of Rockwall, Texas, at the following levels and in accordance with the following schedule:

(A) Police Services.

- (1) Patrolling, responses to calls, and other routine police services, within the limits of existing personnel and equipment, will be provided within 60-days of the effective date of annexation.
- (2) As development and construction commence within this area, sufficient police personnel and equipment will be provided to continue to furnish this area the level of police services consistent with police services available in other parts of the City with land uses and population densities similar to those projected in the annexed area.

(B) Fire Services.

- (1) Fire protection by the present personnel and the present equipment of the Fire Department, within the limitations of available water and distances from existing fire stations, will be provided to this area within 60-days of the effective date of annexation.
- (2) As development and construction commences within this area, sufficient fire personnel and equipment will be provided to continue to furnish this area the level of fire services consistent with fire service available in other parts of the City with land uses and population densities similar to those projected in the annexed area.

(C) Health and Code Compliance Services.

- (1) Enforcement of the City's health ordinances and regulations including, but not limited to, weed and brush ordinances, junked and abandoned vehicle ordinances, food handlers ordinances and animal control ordinances, shall be provided within this area on the effective date of the annexation ordinance. These ordinances and regulations will be enforced through the use of existing personnel. Complaints of ordinance or regulation violations within this area will be responded and investigated by existing personnel beginning with the effective date of the annexation ordinance.
- (2) The City's building, plumbing, electrical, gas heating, air conditioning and all other construction codes will be enforced within this area beginning with the effective date of the annexation ordinance. Existing personnel will be used to provide these services.
- (3) The City's zoning, subdivision, and other ordinances shall be enforced in this area beginning on the effective date of the annexation ordinance.
- (4) All inspection services furnished by the City of Rockwall, but not mentioned above, will

be provided to this area beginning on the effective date of the annexation ordinance. Any property owner or his/her assigns who in good faith has a new building or structure, as defined in the Comprehensive Zoning Ordinance, under construction on the effective date of annexation shall be exempted from these inspections for that building or structure under construction for a period of one year from the effective date of annexation. For the purpose of this ordinance “under construction” shall mean any work that requires a building permit from the City of Rockwall.

- (5) As development and construction commence within this area, sufficient personnel will be provided to continue to furnish this area the same level of Health and Code compliance services as are furnished throughout the City.

(D) Planning and Zoning Services

- (1) The planning and zoning jurisdiction of the City will extend to this area on the effective date of the annexation ordinance. City planning will thereafter encompass this property, and it shall be entitled to consideration for zoning in accordance with the City’s Comprehensive Plan, Unified Development Code (UDC) [*i.e. Zoning Ordinance*], and Municipal Code of Ordinances.

(E) Recreation and Leisure Services

- (1) Residents of this property may utilize all existing recreational and leisure services facilities and sites throughout the City beginning with the effective date of the annexation ordinance.
- (2) Existing parks, playgrounds, swimming pools and other recreation and leisure facilities within this property shall, upon dedication to and acceptance by the City, be maintained and operated by the City of Rockwall.

(F) Solid Waste Collection

- (1) Solid waste collection shall be provided to the property owner in accordance with existing City policies as to frequency and charges, beginning on the effective date of annexation except for properties that are served by a privately-owned solid waste management service provider. Such properties will be allowed to continue private service for a period of two (2) years from the effective date of annexation at which time the property will be required to begin service with a franchised solid waste contractor within the City of Rockwall.

(G) Streets

- (1) The City of Rockwall’s existing policies with regard to streets, roads and street/roadway lighting maintenance, applicable throughout the entire City, shall apply to this property beginning immediately as of the effective date of the annexation ordinance.
- (2) As development, improvements or construction of streets to the City standards commence within this property, the policies of the City of Rockwall with regard to impact fees and participation in the cost thereof, acceptance upon completion, and maintenance after completion, shall apply.
- (3) The same level of maintenance shall be provided to public streets and roadways within this property that have been accepted by the City of Rockwall as is provided to like

City streets and roadways throughout the City.

(H) Water Services

- (1) Connection to existing City water mains for water services for domestic, commercial and industrial use within this property will be provided in accordance with existing City policies. Upon connection to existing mains, water will be provided at rates established by City ordinance for such services throughout the City.
- (2) Water mains of the City will be extended in accordance with provisions of the Municipal Code of Ordinances and other applicable ordinances and regulations. City participation in the costs of these extensions shall be in accordance with applicable City ordinances and regulations and will be provided as otherwise available in other parts of the City with topography, land uses, population densities similar to those reasonably contemplated or projected in the annexed area.
- (3) Water mains which are within the annexed area and are owned and operated by the City shall be maintained beginning with the effective date of the annexation ordinance or upon acquisition by the City.
- (4) Private water lines within this property shall be maintained by their owners, in accordance with existing policies applicable throughout the City.

(I) Sanitary Sewer Services

- (1) Connections to existing City sanitary sewer mains for sanitary sewage service in this area will be provided in accordance with the existing City policies. Upon connection, sanitary sewage service will be provided at rates established by City ordinances for such services throughout the City.
- (2) Sanitary sewer mains and/or lift stations which are within the annexed area and are connected to City mains shall be maintained by the City of Rockwall beginning with the effective date of the annexation ordinance or upon acquisition by the City.
- (3) Sanitary sewer mains of the City will be extended in accordance with the provisions of the Municipal Code of Ordinances and engineering standards and other applicable ordinances and regulations. City participation in the costs of these extensions shall be in accordance with applicable City ordinances and regulations and will be provided as otherwise available in other parts of the City with topography, land uses, and population densities similar to those reasonably contemplated or projected in the area.
- (4) Previously granted exceptions to the requirements of connections to the City's sanitary sewer treatment system or Off-Site Sanitary Sewer Facilities (OSSF) constructed prior to annexation shall be continued until such alternate systems are determined to no longer function to meet the sanitary sewer needs of the subdivision granted the exception or for systems installed prior to annexation.

(J) Public Utilities.

- (1) Other public utilities will be provided by the City's franchisee or a provider holding a Certificate of Convenience and Necessity (CCN) issued by the state to serve that area.

(K) Miscellaneous.

- (1) General municipal administration services of the City shall be available to the annexed area beginning with the effective date of the annexation ordinance.

**CITY OF ROCKWALL
ORDINANCE NO. 20-03**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, GRANTING A PETITION FOR ANNEXATION AND PROVIDING FOR THE EXTENSION OF MUNICIPAL BOUNDARY LIMITS TO INCORPORATE SUCH PROPERTY INTO THE CITY OF ROCKWALL, TEXAS WITH THE ANNEXATION OF A 41.39-ACRE TRACT OF LAND IDENTIFIED AS LOTS 1-19, MAYTONA RANCH ESTATES ADDITION AND TRACTS 22-01, 22-02, 22-6 & 22-07 OF THE W. M. DALTON SURVEY, ABSTRACT NO. 72, ROCKWALL COUNTY, TEXAS, WHICH SAID TERRITORY LIES ADJACENT TO AND ADJOINS THE PRESENT BOUNDARY LIMITS OF THE CITY OF ROCKWALL, TEXAS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Rockwall has received a petition for annexation signed by more than 50% of the property owners within the proposed *Annexation Area*, being a 41.39-acre tract of land identified as Lots 1-19, Maytona Ranch Estates Addition and Tracts 22-01, 22-02, 22-6 & 22-07 of the W. M. Dalton Survey, Abstract No. 72, Rockwall County, Texas, generally located on the north side of Cornelius Road west of the intersection of Cornelius Road and Stodghill Road [FM-3549], and depicted and described in *Exhibit 'A'* of this ordinance; and

WHEREAS, in accordance with the requirements of Subchapter C-4, *Annexation of Areas with Population of less than 200 by Petition*, of Chapter 43, *Municipal Annexation*, of the Texas Local Government Code, the City Council of the City of Rockwall adopted *Resolution No. 19-27*, which [1] stated an intent to annex the *Annexation Area*, [2] provided a detail description and map of the *Annexation Area*, and [3] a service plan describing each municipal service to be provided to property owners and residents within the *Annexation*; and

WHEREAS, the City of Rockwall sent *Resolution 19-27* along with written notice to all property owners within the *Annexation Area* notifying them of the required public hearing, the 180-day petition period, and the City's intent to annex the *Annexation Area* prior to seven (7) days after the adoption of *Resolution No. 19-27*; and

WHEREAS, the City of Rockwall has received a subsequent petition from more than 50% of the registered voters within the *Annexation Area* during the 180-day petition period described in Section 43.0685(b) of the Texas Local Government Code, which began 31-days after the adoption of *Resolution No. 19-27*; and

WHEREAS, the City of Rockwall sent all property owners within the *Annexation Area* the results of the petition in accordance with Section 43.0686 of the Texas Local Government Code; and

WHEREAS, the City Council of the City of Rockwall held public hearings where all interested persons were provided with an opportunity to be heard on December 26, 2019 at 6:00 PM, February 18, 2020 at 6:00 PM, and on March 2, 2020 at 6:00 PM in the City Council Chambers at City Hall, which is located at 385 S. Goliad Street, Rockwall, Texas 75087 in accordance with Sections 43.0684 and Section 43.0686(c)(1) of the Texas Local Government Code; and

WHEREAS, the City heard arguments with respect to the petitioned annexation and has decided to annex the area and intends to provide services to the subject properties to be annexed

according to the Service Plan;

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

SECTION 1. That the above recitals are hereby found to be true and correct and incorporated herein for all purposes.

SECTION 2. The land and territory more specifically described in *Exhibit 'A'* and incorporated by reference as the *Annexation Area*, containing 41.39-acres which is adjacent to and adjoining the present corporate boundaries of the City of Rockwall, Rockwall County, Texas, is hereby added and annexed to the City of Rockwall, Rockwall County, Texas and said territory as described herein shall hereafter be included within the corporate boundary limits of the City of Rockwall, Rockwall County, Texas and the present boundary limits of the City at the various points contiguous to the areas as described above, are altered and amended so as to include said area within the corporate limits of the City.

SECTION 3. That the official map of the City is hereby amended to reflect the addition of the property described herein.

SECTION 4. The above described territory and the acres so annexed shall be a part of the City of Rockwall, Texas, and the inhabitants thereof, if any, shall be entitled to all of the rights and privileges of all citizens and shall be bound by the acts, ordinances, resolutions and regulations of the City of Rockwall, Texas.

SECTION 5. That the *Service Plan* for the annexation area, which was made available for public inspection at the *Public Hearings* referenced above, is hereby approved with a copy of said plan being attached hereto and incorporated by reference for all purposes and labeled *Exhibit 'B'*.

SECTION 6. That if any provision of this Ordinance or the application of any provision to any person or circumstance is held invalid, the invalidity shall not affect other provisions or applications of the Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared to be severable

SECTION 7. That this ordinance shall take effect immediately from and after its passage and approval, in accordance with applicable law and the charter of the City of Rockwall, Texas.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 2ND DAY OF MARCH, 2020.

Jim Pruitt, Mayor

ATTEST:

Kristy Cole, City Secretary

1st Reading: February 18, 2020

2nd Reading: March 2, 2020

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

Exhibit 'A'
Legal Description/Location Map

BEING 41.39 acres of land situated in the Abstract 72, W. M. Dalton Survey in the County of Rockwall, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a point in the Northwestern most corner of Maytona Ranch Estates (RCAD# 19609), Lot 9. (NAD83 Texas State Plane GPS Coordinate: 2603213.48751 E, 7033868.08319 N feet);

THENCE North 88°-50'-14" East, following the North Boundary line of Maytona Ranch Estates, a distance of 1,337.22 feet for a corner;

THENCE South 0°-41'-16" East, a distance of 1,351.6 feet for a corner on the South Right of Way line of Cornelius Rd;

THENCE South 89°-7'-54" West, continuing along said Cornelius Rd Right of Way, a distance of 1337.614 feet for a point;

THENCE North 0°-40'-10" West, a distance of 1,344.725 feet, to the *POINT OF BEGINNING AND CONTAINING* 41.39 acres of land (1,803,020.80 square feet) more or less. The above description also intended to follow all adjacent existing city limits, Extraterritorial Jurisdiction (ETJ), and parcel boundaries.

Exhibit 'A'
Legal Description/Location Map

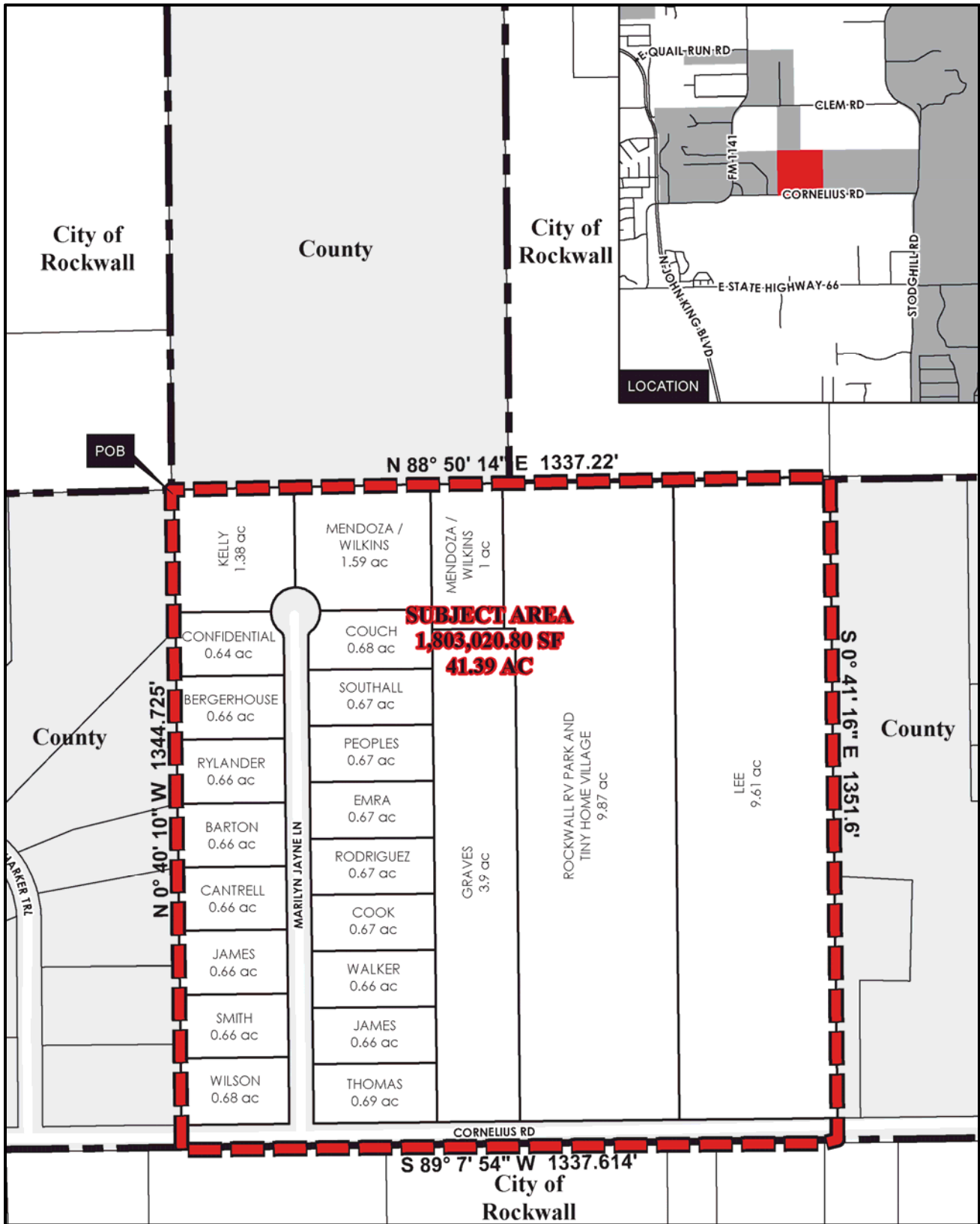


Exhibit 'B'
Service Plan

SERVICE PLAN FOR ANNEXED AREA

Annexation Case No. A2019-001

City and County of Rockwall, Texas

Acreage Annexed: 41.39-acres

Survey Abstract and County: Lots 1-19, Maytona Ranch Estates Addition and Tracts 22-01, 22-02, 22-6 & 22-07 of the W. M. Dalton Survey, Abstract No. 72, Rockwall County, Texas

Date of Adoption of Annexation Ordinance: March 2, 2020

Municipal Services: Municipal services to the acreage described above shall be furnished by or on behalf of the City of Rockwall, Texas, at the following levels and in accordance with the following schedule:

(A) *Police Services.*

- (1) Patrolling, responses to calls, and other routine police services, within the limits of existing personnel and equipment, will be provided within 60-days of the effective date of annexation.
- (2) As development and construction commence within this area, sufficient police personnel and equipment will be provided to continue to furnish this area the level of police services consistent with police services available in other parts of the City with land uses and population densities similar to those projected in the annexed area.

(B) *Fire Services.*

- (1) Fire protection by the present personnel and the present equipment of the Fire Department, within the limitations of available water and distances from existing fire stations, will be provided to this area within 60-days of the effective date of annexation.
- (2) As development and construction commences within this area, sufficient fire personnel and equipment will be provided to continue to furnish this area the level of fire services consistent with fire service available in other parts of the City with land uses and population densities similar to those projected in the annexed area.

(C) *Health and Code Compliance Services.*

- (1) Enforcement of the City's health ordinances and regulations including, but not limited to, weed and brush ordinances, junked and abandoned vehicle ordinances, food handlers ordinances and animal control ordinances, shall be provided within this area on the effective date of the annexation ordinance. These ordinances and regulations will be enforced through the use of existing personnel. Complaints of ordinance or regulation violations within this area will be responded and investigated by existing personnel beginning with the effective date of the annexation ordinance.
- (2) The City's building, plumbing, electrical, gas heating, air conditioning and all other construction codes will be enforced within this area beginning with the effective date of the annexation ordinance. Existing personnel will be used to provide these services.
- (3) The City's zoning, subdivision, and other ordinances shall be enforced in this area beginning on the effective date of the annexation ordinance.
- (4) All inspection services furnished by the City of Rockwall, but not mentioned above, will

Exhibit 'B'
Service Plan

be provided to this area beginning on the effective date of the annexation ordinance. Any property owner or his/her assigns who in good faith has a new building or structure, as defined in the Comprehensive Zoning Ordinance, under construction on the effective date of annexation shall be exempted from these inspections for that building or structure under construction for a period of one year from the effective date of annexation. For the purpose of this ordinance "under construction" shall mean any work that requires a building permit from the City of Rockwall.

- (5) As development and construction commence within this area, sufficient personnel will be provided to continue to furnish this area the same level of Health and Code compliance services as are furnished throughout the City.

(D) *Planning and Zoning Services*

- (1) The planning and zoning jurisdiction of the City will extend to this area on the effective date of the annexation ordinance. City planning will thereafter encompass this property, and it shall be entitled to consideration for zoning in accordance with the City's Comprehensive Plan, Unified Development Code (UDC) [*i.e. Zoning Ordinance*], and Municipal Code of Ordinances.

(E) *Recreation and Leisure Services*

- (1) Residents of this property may utilize all existing recreational and leisure services facilities and sites throughout the City beginning with the effective date of the annexation ordinance.
- (2) Existing parks, playgrounds, swimming pools and other recreation and leisure facilities within this property shall, upon dedication to and acceptance by the City, be maintained and operated by the City of Rockwall.

(F) *Solid Waste Collection*

- (1) Solid waste collection shall be provided to the property owner in accordance with existing City policies as to frequency and charges, beginning on the effective date of annexation except for properties that are served by a privately-owned solid waste management service provider. Such properties will be allowed to continue private service for a period of two (2) years from the effective date of annexation at which time the property will be required to begin service with a franchised solid waste contractor within the City of Rockwall.

(G) *Streets*

- (1) The City of Rockwall's existing policies with regard to streets, roads and street/roadway lighting maintenance, applicable throughout the entire City, shall apply to this property beginning immediately as of the effective date of the annexation ordinance.
- (2) As development, improvements or construction of streets to the City standards commence within this property, the policies of the City of Rockwall with regard to impact fees and participation in the cost thereof, acceptance upon completion, and maintenance after completion, shall apply.
- (3) The same level of maintenance shall be provided to public streets and roadways within this property that have been accepted by the City of Rockwall as is provided to like

Exhibit 'B'
Service Plan

City streets and roadways throughout the City.

(H) Water Services

- (1) Connection to existing City water mains for water services for domestic, commercial and industrial use within this property will be provided in accordance with existing City policies. Upon connection to existing mains, water will be provided at rates established by City ordinance for such services throughout the City.
- (2) Water mains of the City will be extended in accordance with provisions of the Municipal Code of Ordinances and other applicable ordinances and regulations. City participation in the costs of these extensions shall be in accordance with applicable City ordinances and regulations and will be provided as otherwise available in other parts of the City with topography, land uses, population densities similar to those reasonably contemplated or projected in the annexed area.
- (3) Water mains which are within the annexed area and are owned and operated by the City shall be maintained beginning with the effective date of the annexation ordinance or upon acquisition by the City.
- (4) Private water lines within this property shall be maintained by their owners, in accordance with existing policies applicable throughout the City.

(I) Sanitary Sewer Services

- (1) Connections to existing City sanitary sewer mains for sanitary sewage service in this area will be provided in accordance with the existing City policies. Upon connection, sanitary sewage service will be provided at rates established by City ordinances for such services throughout the City.
- (2) Sanitary sewer mains and/or lift stations which are within the annexed area and are connected to City mains shall be maintained by the City of Rockwall beginning with the effective date of the annexation ordinance or upon acquisition by the City.
- (3) Sanitary sewer mains of the City will be extended in accordance with the provisions of the Municipal Code of Ordinances and engineering standards and other applicable ordinances and regulations. City participation in the costs of these extensions shall be in accordance with applicable City ordinances and regulations and will be provided as otherwise available in other parts of the City with topography, land uses, and population densities similar to those reasonably contemplated or projected in the area.
- (4) Previously granted exceptions to the requirements of connections to the City's sanitary sewer treatment system or Off-Site Sanitary Sewer Facilities (OSSF) constructed prior to annexation shall be continued until such alternate systems are determined to no longer function to meet the sanitary sewer needs of the subdivision granted the exception or for systems installed prior to annexation.

(J) Public Utilities.

- (1) Other public utilities will be provided by the City's franchisee or a provider holding a Certificate of Convenience and Necessity (CCN) issued by the state to serve that area.

(K) Miscellaneous.

- (1) General municipal administration services of the City shall be available to the annexed area beginning with the effective date of the annexation ordinance.

Exhibit 'B'
Service Plan

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CITY OF ROCKWALL
CITY COUNCIL MEMORANDUM

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Mayor and City Council

CC: Rick Crowley, *City Manager*
Mary Smith, *Assistant City Manager*
Joey Boyd, *Assistant City Manager*

FROM: Ryan Miller, *Director of Planning and Zoning*

DATE: March 2, 2020

SUBJECT: Request for an Extension of the Temporary Moratorium on the Acceptance and Processing of Subdivision Plats for Residential Projects in the City of Rockwall's Extraterritorial Jurisdiction (ETJ)

On November 8, 2019, the City Council adopted **Ordinance No. 19-44** establishing a 120-day moratorium on the acceptance and processing of subdivision plats for residential projects in the City of Rockwall's Extraterritorial Jurisdiction (ETJ). The purpose of the moratorium was to allow time for Rockwall County and the City of Rockwall to amend their Interlocal Agreement to account for changes in the **Subdivision Regulations** of Rockwall County. At the time of adoption, Rockwall County was in the process of working with their consultant -- **Freese & Nichols, Inc.** -- to revise their **Subdivision Regulations** due to a lawsuit challenging certain requirements contained within these regulations. Without the review criteria for subdivision plats (*i.e. the Unified Regulations*) contained in the Interlocal Agreement, City staff was and is still unable to ensure that adequate public services were being provided. Based on this, the moratorium was adopted on the finding that, "(u)ntil the new **Unified Regulations** [**Subdivision Regulations**] are adopted, it is clear that applying the existing development ordinances and/or regulations, that have been stricken down by the court, is inadequate to prevent any new development from possibly causing the overcapacity of infrastructure or being detrimental to the public's health, safety, and general welfare in the City's Extraterritorial Jurisdiction (ETJ)."

With the current 120-day residential moratorium set to expire on March 7, 2020, City staff is requesting that the City Council extend the moratorium based on the fact that a new Interlocal Agreement has not yet been negotiated. As of this memorandum, the County and the City have had several conversations via email concerning the Interlocal Agreement; however, the County has not yet adopted new **Subdivision Regulations**, and as a result cannot finalize the **Unified Regulations** for the Interlocal Agreement. According to Section 212.136, **Expiration of Moratorium; Extension**, of the Texas Local Government Code (TLGC), "A moratorium adopted under Section 212.135 or 212.1351 expires on the 120th day after the date the moratorium is adopted unless the municipality extends the moratorium by"

- (1) Holding a public hearing on the proposed extension of the moratorium; and
- (2) Adopting written findings that:
 - (A) Identify the problem requiring the need for extending the moratorium;
 - (B) Describe the reasonable progress made to alleviate the problem; and
 - (C) Specify a definite duration for the renewal period of the moratorium."

As stated above, a new Interlocal Agreement has not been adopted by the City and County [2A]. Rockwall County is still in the process of working to adopt new **Subdivision Regulations** and has been in close contact with the City concerning their progress. City staff has also started to work on a bridge agreement that can be put into place by the City and County, should new **Subdivision Regulations** not be adopted by the County at the expiration of the moratorium [2B]. Based on this staff is requesting that the City Council consider extending the moratorium for an additional and final 120-days [2C]. This moratorium extension is not being requested in order to delay any specific project or projects, but in order to allow for planned growth and prevent any new residential project or projects from possibly causing the overcapacity of infrastructure or being detrimental to the public's health, safety, and general welfare in the City's ETJ.

A commercial moratorium was also adopted by *Ordinance No. 19-44* on November 8, 2019 (*i.e. along with the existing residential moratorium*). The commercial moratorium established a 90-day moratorium on the acceptance and processing of subdivision plats for commercial projects in the City's ETJ. This moratorium was extended by the City Council on February 3, 2020 for a final 90-day period effective on February 7, 2020 and expiring on May 7, 2020. This extension request does not affect the existing commercial moratorium.

Staff should note that a notice of public hearing was published in the Rockwall Herald Banner on Friday, February 14, 2020. If the City Council chooses to extend the residential moratorium an additional 120-days the extension would go into effect on March 8, 2020 (*i.e. after the expiration of the original moratorium*). This means that the moratorium for residential properties would expire on July 5, 2020. If the City Council makes a motion -- *after holding a public hearing* -- to extend the moratorium the motion will need to include an indication that the moratorium is being extended based on the written findings contained within this memorandum. Should the City Council have any questions concerning this request both City staff and the City Attorney will be available at the meeting on March 2, 2020.

CITY OF ROCKWALL, TEXAS

ORDINANCE NO. 19-44

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, ENACTING A TEMPORARY MORATORIUM STAYING THE ACCEPTANCE AND PROCESSING OF SUBDIVISION PLAT APPLICATIONS IN THE CITY OF ROCKWALL'S EXTRATERRITORIAL JURISDICTION; PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR DEFINITIONS; PROVIDING FOR APPLICABILITY, PURPOSE, ENACTMENT, DURATION, EXTENSION, EXCEPTIONS AND EXEMPTIONS, DETERMINATION, AND APPEALS; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REMEDIES; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, in conformance with Chapter 242, *Authority of Municipality and County to Regulate Subdivisions In and Outside Municipality's Extraterritorial Jurisdiction*, of the Texas Local Government Code the City of Rockwall has entered into an agreement (the *Interlocal Agreement*) with Rockwall County for the processing and review of subdivision plats in the City of Rockwall's Extraterritorial Jurisdiction (ETJ); and

WHEREAS, *Exhibit 'A', Unified Regulations for Review of Plats in ETJ of City of Rockwall*, of the *Interlocal Agreement* provides the review criteria for subdivision plats in the Extraterritorial Jurisdiction (ETJ); and

WHEREAS, in accordance with the *Terms of Agreement* of the *Interlocal Agreement*, Rockwall County notified the City of Rockwall in writing on October 23, 2019 requesting to make changes to *Exhibit 'A'* of the *Interlocal Agreement* for the purpose of addressing changes in the *Subdivision Regulations* of Rockwall County; and

WHEREAS, the City of Rockwall finds that subdivision plats are a necessary mechanism to ensure that proper public facilities, infrastructure, drainage, and fire protection can be provided to support future development within the City's Extraterritorial Jurisdiction (ETJ), and to protect the health, safety, natural environment, quality of life, and general welfare of Rockwall County residents; and

WHEREAS, the City of Rockwall finds that the issues identified by Rockwall County contained in the *Interlocal Agreement* leave the City without sufficient review criteria to effectively review subdivision plats for property in the City's Extraterritorial Jurisdiction (ETJ), and that the agreement no longer adequately addresses the subdivision of land and the provision of adequate public facilities needed by citizens of Rockwall County; and

WHEREAS, in order for the City of Rockwall and Rockwall County to have adequate and reasonable time to review, evaluate, and revise and approve the *Interlocal Agreement*, and to consider the impact of the review criteria for subdivision plats -- *contained in Exhibit 'A' of the agreement* -- on the provision of adequate public facilities, infrastructure, drainage, and fire protection for future developments within the City's Extraterritorial Jurisdiction (ETJ), the City intends on imposing a temporary moratorium lasting for a period of 90-days for commercial property and 120-days for residential property, during which no applications for subdivision plats in the City of Rockwall's Extraterritorial Jurisdiction (ETJ) will be accepted; and

WHEREAS, the purpose of prohibiting subdivision plat applications for commercial and residential property in the City's Extraterritorial Jurisdiction (ETJ) during this temporary moratorium is to preserve the *status quo*, facilitate thoughtful and consistent planning, avoid exploitation of the delays inherent in the municipal legislative process, and prevent applications from undermining the effectiveness

of the revised review criteria by submitting a subdivision plat to avoid the application of new -- and possibly more restrictive -- *Interlocal Agreement*.

WHEREAS, in recognition of the importance of subdivision plats in the City of Rockwall's Extraterritorial Jurisdiction (ETJ) to property owners in this area, the City desires to implement this moratorium for a stated and fixed time period, and to include an exception and exemption clause -- *in accordance with Subchapter E of Chapter 212 of the Texas Local Government Code* -- to facilitate subdivision plat approval in cases of necessity and undue hardship; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the City Council of the City of Rockwall, in compliance with the laws of the State of Texas have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all persons interested in and situated in the affected area and in the vicinity thereof, the City Council in the exercise of its legislative discretion has concluded that a moratorium on residential and commercial development for property in the City's Extraterritorial Jurisdiction (ETJ) is necessary and in the interest of good governance, and ultimately in the best interest of the City of Rockwall;

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

SECTION 1. Findings of Fact. The foregoing recitals are incorporated into this ordinance by reference as legislative findings of fact as if expressly set forth herein.

SECTION 2. Definitions. As used in this ordinance, the following terms are defined. Any term appearing in this ordinance that is not specifically defined below shall have the meanings provided in the Municipal Code of Ordinances for the City of Rockwall, or if not defined in this document then the common meaning of the word shall apply.

- (1) Commercial Property. Commercial property is defined as any property that is being platted for the purpose of authorizing any land use other than single-family or agricultural land uses (e.g. *multi-family, industrial, commercial, etc.*).
- (2) Proper Public Facilities. Unless otherwise indicated in this ordinance, proper public facilities shall be defined as meaning water, wastewater or sewer, drainage facilities, street improvements, and fire and police protection.
- (3) Residential Property. Residential property is defined as any property that is being platted for the purpose of authorizing single-family and agricultural land uses.

SECTION 3. Applicability. The City of Rockwall hereby enacts this ordinance in order to impose a temporary moratorium on the acceptance and processing of subdivision plats in the City of Rockwall's Extraterritorial Jurisdiction (ETJ).

SECTION 4. Purpose. This temporary moratorium is being enacted to allow the City of Rockwall and Rockwall County to evaluate the *Interlocal Agreement* and to update the review criteria for subdivision plats contained in *Exhibit 'A'* of the agreement.

SECTION 5. Enactment. The City of Rockwall hereby enacts this ordinance implementing a temporary moratorium on the City of Rockwall acceptance, review, and approval of subdivision plats in the City of Rockwall's Extraterritorial Jurisdiction (ETJ).

SECTION 6. Duration. The initial duration of this temporary moratorium shall be for a period not to exceed 90-days for commercial properties and not to exceed 120-days for residential properties after the approval and adoption of this ordinance, or the repeal of this ordinance by the City Council of the City of Rockwall, whichever occurs first.

SECTION 7. *Exceptions and Exemptions.* The following projects shall be considered for exceptions and exemptions from the moratorium:

(1) *Exceptions.*

(A) *Ongoing Projects.* The temporary moratorium implemented by this ordinance does not apply to any commercial or residential property that has an active subdivision plat application with the City of Rockwall or Rockwall County that has not expired in accordance with the rules and requirements of Rockwall County, the City of Rockwall, or the Texas Local Government Code.

(B) *Vested Projects.* The temporary moratorium implemented by this ordinance does not apply to any commercial or residential property that are vested under Chapter 245, *Issuance of Local Permits*, of the Texas Local Government Code. Property owners asserting vested rights shall submit an application claiming an exception to this temporary moratorium to the Planning and Zoning Department of the City of Rockwall for review in accordance with the requirements of the current *Interlocal Agreement*.

(2) *Exemptions.* Any property owner who does not assert rights under Chapter 245, *Issuance of Local Permits*, of the Texas Local Government Code, but who seeks authorization to proceed with a subdivision plat outside of the exceptions listed in this ordinance and during the temporary moratorium can request the following alternative forms of approval:

(A) *212 Development Agreement.* Property owners with a negotiated approval granted by the City Council that provides for construction standards, platting and development rules pursuant to Subchapter G, *Agreement Governing Certain Land in a Municipality's Extraterritorial Jurisdiction*, Chapter 212, *Regulations of Subdivisions*, of the Texas Local Government Code may apply for an exemption from the temporary moratorium.

SECTION 8. *Determination and Appeals.*

(1) *Determinations.* The Director of Planning and Zoning or his/her designee shall make all initial determinations regarding the status of all projects seeking to submit a subdivision plat application during this temporary moratorium concerning the status of a project as provided for above in the *Exceptions and Exemptions* section of this ordinance.

(2) *Appeals.* Property owners seeking to challenge a determination made by the Director of Planning and Zoning may appeal that initial determination to the City Manager. Secondary determinations of the City Manager may be appealed to the City Council. The City Council's decision shall be final.

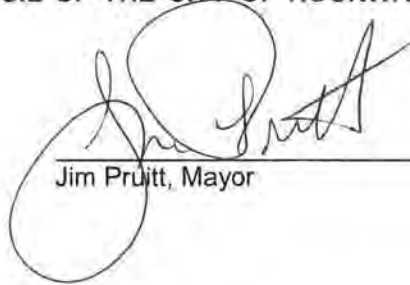
(3) *Exemptions.* The decision to approve an *Exemption* as provided for above in the *Exceptions and Exemptions* section of this ordinance shall rest solely with the City Council.

SECTION 9. *Ordinances Cumulative.* All ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby superseded to the extent of that conflict.

SECTION 10. *Severability.* 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 Subdivision Regulations 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 11. *Effective Date.* This ordinance shall take effect immediately.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS
THE 8TH DAY OF NOVEMBER, 2019.**



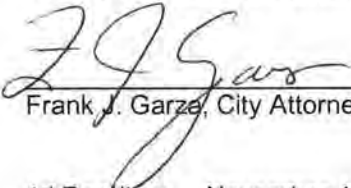
Jim Pruitt, Mayor

ATTEST:



Kristy Cole, City Secretary

APPROVED AS TO FORM:



Frank J. Garza, City Attorney



1st Reading: November 4, 2019

2nd Reading: November 8, 2019

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CITY OF ROCKWALL
CITY COUNCIL MEMORANDUM

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Mayor and City Council

CC: Rick Crowley, *City Manager*
Mary Smith, *Assistant City Manager*
Joey Boyd, *Assistant City Manager*

FROM: Ryan Miller, *Director of Planning and Zoning*

DATE: March 2, 2020

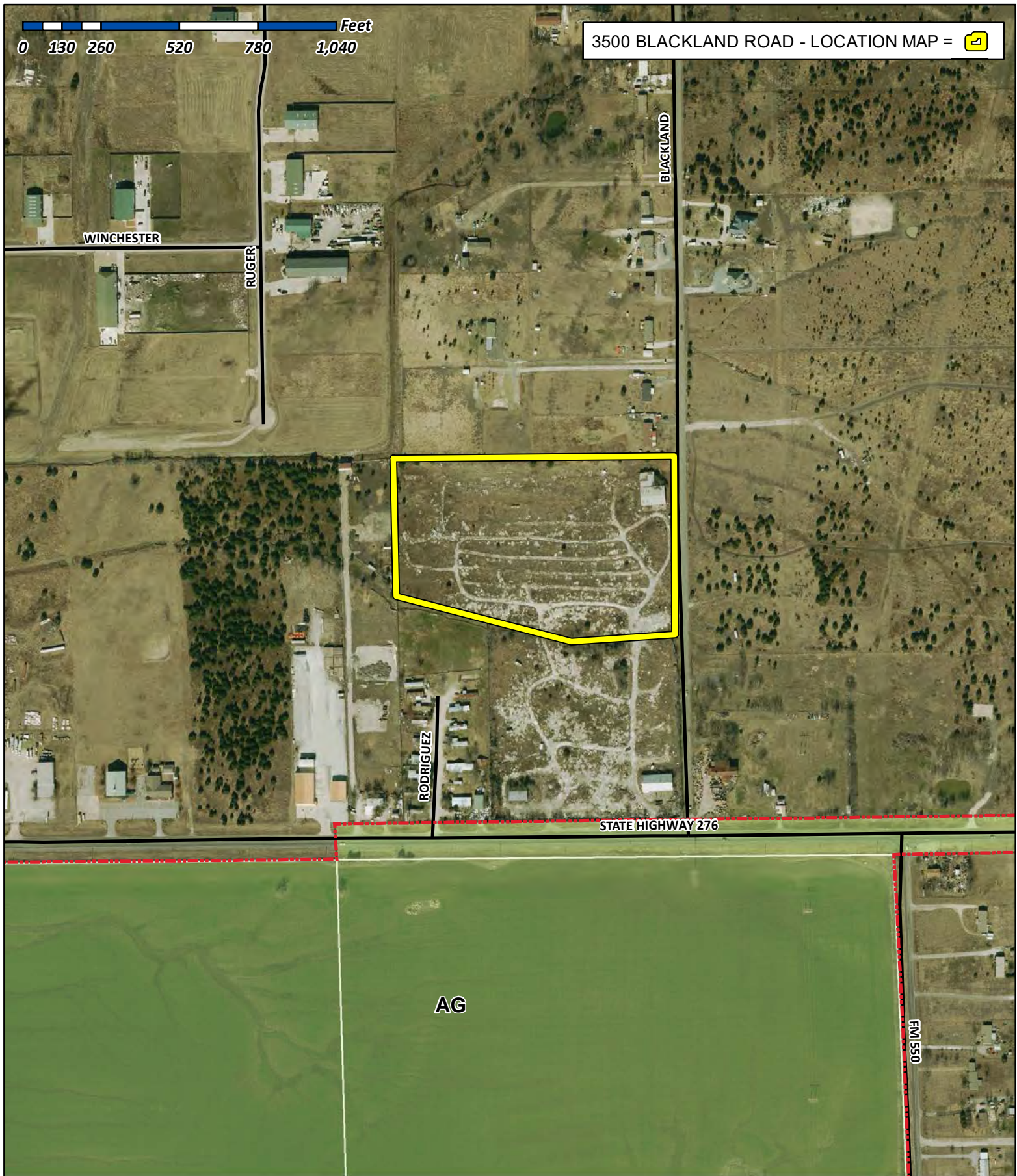
SUBJECT: Request for an Exemption from the Commercial Moratorium

On November 8, 2019, the City Council adopted **Ordinance No. 19-44**, which established a temporary moratorium on the acceptance and processing of subdivision plats for both residential and commercial projects in the City of Rockwall's Extraterritorial Jurisdiction (ETJ). According to the adopted ordinance, the moratorium was set to be effective for 120-days for residential subdivision plats (*i.e. until March 7, 2020*) and 90-days for commercial subdivision plats (*i.e. until February 6, 2020*). More recently, the City Council extended the temporary moratorium on commercial subdivision plats for an additional 90-days (*i.e. until May 7, 2020*), and will be considering an extension of the residential moratorium for an additional 120-days (*i.e. until July 5, 2020*) at the March 2, 2020 City Council meeting.

On February 12, 2020, the applicant -- **Peg Pannell Smith of Coldwell Banker Commercial NRT** -- submitted a request for an exception and/or exemption to the moratorium for the purpose of subdividing a 12.17-acre tract of land (*i.e. Tract 3-04 of the A. M. Wilson Survey, Abstract No. 223*) that is located on the west side of Blackland Road north of the intersection of Blackland Road and SH-276. The property is addressed as 3500 Blackland Road. According to the applicant's letter the purpose of the replat is to subdivide the property into two (2) parcels of land for the purpose of conveying a 10.17-acre parcel of land to the buyer and leaving the seller with a two (2) acre parcel of land. According to **Ordinance No. 19-44**, the Director of Planning and Zoning may grant exceptions for *on-going projects* or *vested projects*, with appeals being reviewed and determined by the City Manager and/or City Council; however, the City Council may also grant an exemption. Currently, the only exemption listed under the ordinance is a **212 Development Agreement**, which the applicant, buyer, and owner are not interested in pursuing. With all this being said, Section 212.137, **Waiver Procedures Required**, of the Texas Local Government Code states that "(a) moratorium adopted under this subchapter must allow a permit [*or application in this case*] applicant to apply for a waiver from the moratorium relating to the property subject to the permit by:

- (1) Claiming a right obtained under a development agreement; or
- (2) Providing the public facilities that are the subject of the moratorium at the landowner's cost."

In this case, the applicant is only proposing to subdivide the property into two (2) lots for the purpose of conveying one (1) of the lots, and is not using this subdivision of land to facilitate development. Staff should note that based on the language adopted by the Commissioner Court on October 15, 2019 (*i.e. a plat is required anytime dedication of right-of-way or easements are required, or when public infrastructure is proposed as part of a development [Section 4.02.01]*) this property will be required to plat prior to development to account for right-of-way dedication along Blackland Road. This roadway is designated as a **Minor Collector** on the City's Master Thoroughfare Plan (*i.e. requiring a minimum of 60-feet or right-of-way*) and a **Collector** on the **Rockwall County Thoroughfare Plan** (*i.e. requiring up to 80-feet of right-of-way*). If approved to proceed, staff will add this requirement into the general note section of the conveyance plat. In addition, the proposed subdivision of land will result in two (2) lots that will both be larger than 1½-acres, which is the minimum lot size for property requiring an on-site sanitary sewer system (*i.e. a septic tank*) in Rockwall County. Taking all of this into consideration, the City Council retains the sole authority to permit an exemption or waiver from the moratorium requirements. Should the City Council have any questions staff and the City Attorney will be available at the meeting on March 2, 2020.



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.



February 12, 2020

Mr. Ryan Miller
Director of Planning & Zoning
City of Rockwall
385 S Goliad Street
Rockwall, TX 75087

Ref: Moratorium on Subdivision Plats – Commercial

Subject Property: 3500 Blackland Road, Royse City, TX 75189, Rockwall County, City of Rockwall ETJ

Dear Ryan:

I am requesting to be placed on the March 2 City Council meeting agenda please.

I am in intermediary status between buyer and seller in closing of 3500 Blackland Road currently scheduled for February 27, 2020 which will have to be extended. Surveyor is working on re-plat to subdivide the 12.17-acre property. Buyers are purchasing 10.17 acres with 2 acres remaining. I would like to request an exception to the existing moratorium to enable the conveyance to move forward and not be jeopardized.

I will have professional subdivision drawings in hand.

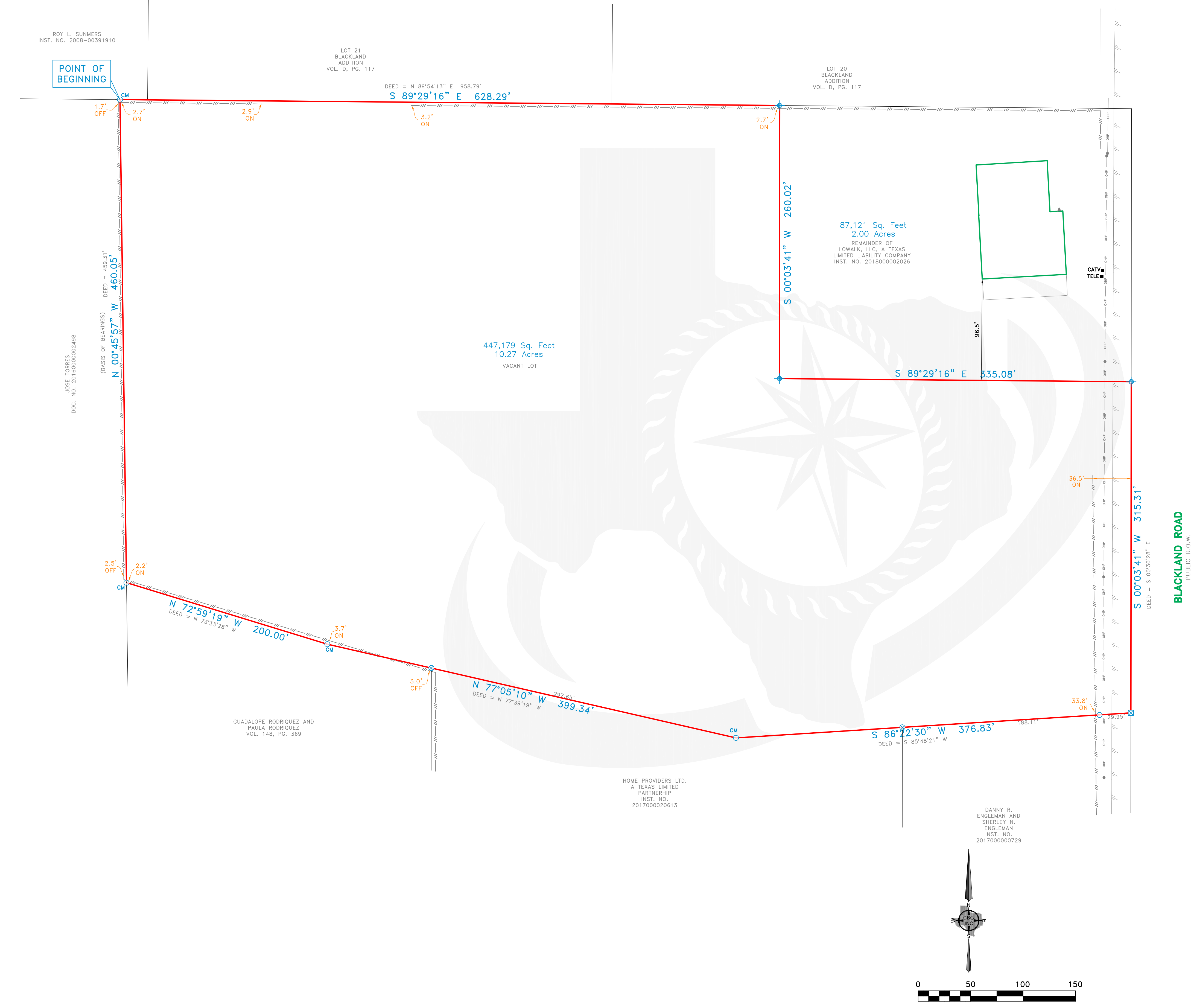
Thank you.

Regards,



Peg Pannell Smith, CCIM
Coldwell Banker Commercial NRT
3018 Ridge Road, Suite 130
Rockwall, TX 75032
Telephone: 972-489-0788
Email: peg@pegpannellsmith.com

cc: Seller: Lowalk LLC - David Lowrey
Buyer: REP INVESTMENTS, LLC – Danielle Porten; Timothy Jacobs



3500 Blackland Road

Being a tract of land situated in the A.M. Wilson Survey, Abstract Number 223 in Rockwall County, Texas, same being a portion of that tract of land conveyed to Lowalk, LLC, a Texas Limited Liability Company, by deed recorded in Instrument Number 2018000002026, Official Public Records, Rockwall County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner, said corner being the Northeast corner of that tract of land conveyed to Jose Torres, by deed recorded in Instrument Number 2016000002498, Official Public Records, Rockwall County, Texas and being in the South line of that tract of land conveyed to Roy L. Sunners, by deed recorded in Instrument Number 2008-00391910, Official Public Records, Rockwall County, Texas;

THENCE South 89 degrees 29 minutes 16 seconds East, along the South line of said Sunners tract, passing along Blackland Addition, an Addition in Rockwall County, Texas, according to the Plat thereof recorded in Volume D, Page 117, Map Records, Rockwall County, Texas, a distance of 628.29 feet to a point for corner, said corner being the Northwest corner the remainder of said Lowalk, LLC tract;

THENCE South 00 degrees 03 minutes 41 seconds West, along the West line of the remainder of said Lowalk, LLC tract, a distance of 260.02 feet to a point for corner;

THENCE South 89 degrees 29 minutes 16 seconds East, along the South line of the remainder of said Lowalk, LLC tract, a distance of 335.08 feet to a point for corner;

THENCE South 00 degrees 03 minutes 41 seconds West, along the West line of said Blackland Road, a distance of 315.31 feet to a mag nail set for corner, said corner being the Northeast corner of that tract of land conveyed to Danny R. Engleman and Sherley N. Engleman, by deed recorded in Instrument Number 201700000729, Official Public Records, Rockwall County, Texas;

THENCE South 86 degrees 22 minutes 30 seconds West, along the North line of said Engleman tract, passing a distance of 29.95 feet to a 1/2 inch iron rod found on line for reference, passing at a distance of 188.11 feet to a 1/2 inch iron rod set with a yellow plastic cap stamped "CBG Surveying" on line for reference, passing along that tract of land conveyed to Home Providers LTD., a Texas Limited Partnership, by deed recorded in Instrument Number 2017000020613, Official Public Records, Rockwall County, Texas, continuing at a total distance of 376.83 feet to a 1/2 inch iron rod round for corner;

THENCE North 77 degrees 05 minutes 10 seconds West, along the North line of said Home Providers tract, passing a distance of 297.65 feet to a 1/2 inch iron rod set with a yellow plastic cap stamped "CBG Surveying" on line for reference, passing along that tract of land conveyed to Guadalupe Rodriguez and Paula Rodriguez, by deed recorded in Volume 148, Page 369, Deed Records, Rockwall County, Texas, continuing at a total distance of 399.34 feet to a 1/2 inch iron rod found for corner;

THENCE North 72 degrees 59 minutes 19 seconds West, along the North line of said Rodriguez tract, a distance of 200.00 feet to a 1/2 inch iron rod found for corner, said corner being the Northwest corner of said Rodriguez tract and being in the East line of aforesaid Torres tract;

THENCE North 00 degrees 45 minutes 57 seconds West, along the East line of said Torres tract, a distance of 460.05 feet to the POINT OF BEGINNING and containing 447,179 square feet or 10.27 acres of land.

SURVEYOR'S CERTIFICATE

This survey is made relying on information provided by National Title Latham POU and Associates in connection with the transaction described in CF# LT-1978-1900782000102-MF. The undersigned Registered Professional Land Surveyor (Bryan Connally) hereby certifies to REP Investments, LLC, a Texas Limited Liability Company, and Fidelity National Title Insurance Company that, (a) this plat of survey and the property description set forth hereon were prepared from an actual on-the-ground survey of the real property 3500 Blackland Road described in Inst. No. 2018000002026, and shown hereon; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually existed on the date of the survey, and the location, size and type of material thereof are correctly shown; (d) except as shown hereon there are no observable protrusions on to the Property or observable protrusions there from, there are no observable discrepancies, conflicts, shortages in area or boundary line conflicts; (e) the size, location and type of improvements, are shown hereon, and all are located within the boundaries of the Property and setback from the Property lines the distances indicated; (f) the distance from the nearest intersection street or road is as shown; (g) the Property has apparent access to and from a public roadway; (h) recorded easements listed hereon have been labeled and platted hereon; (i) the boundaries, dimensions and other details shown hereon are shown to the appropriate accuracy standards of the State of Texas; (j) the Property is located in Zone X (N.F.H.A.) and is not located in a 100 Year Flood Plain or in an identified "Flood Prone Area" as defined by the U. S. Department of Housing and Urban Development (Flood Insurance Rate Map No. 48397C0065L, with a date of 09/26/2008) pursuant to the Flood Disaster Protection Act of 1973.

The surveyor expressly understands and agrees that REP Investments, LLC, a Texas Limited Liability Company, and Fidelity National Title Insurance Company are entitled to rely on this survey as having been performed to the appropriate standards of the current Texas Society of Professional Surveyors Standards and Specifications for a Texas Land Title Survey as set forth by the Texas Board of Professional Land Surveying.

Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned.

Executed this 12th day of February, 2020.

FOR REVIEW ONLY

Bryan Connally
Registered Professional Land Surveyor No. 5513

ACCEPTED BY: _____ SIGNATURE _____ DATE _____ SIGNATURE _____ DATE _____



NOTES:
BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN VOL. 75, PG. 584, VOL. 152, PG. 546, VOL. 160, PG. 676, VOL. 161, PG. 521

REVISIONS		
DATE	BY	NOTES
2/14/2020	BG	BOUNDARY
2/17/2020	BG	BOUNDARY

LEGEND	
CM CONTROLLING MONUMENT	PE POOL EQUIPMENT
1/2" IRON ROD FOUND	COLUMN
1/2" IRON ROD SET	AIR CONDITIONING
1" IRON PIPE FOUND	FIRE HYDRANT
5/8" ROD FOUND	DES DES
FENCE POST CORNER	CHP CHP
MAG NAIL FOUND/SET	COVERED PORCH/DECK OR CARPORT
UNDERGROUND ELECTRIC	OVERHEAD ELECTRIC SERVICE
OVERHEAD ELECTRIC	OVERHEAD POWER LINE
POWER POLE	CONCRETE PAVING
POINT FOR CORNER	DOUBLE SIDED WOOD FENCE
GRAVEL/ROCK ROAD OR DRIVE	

12025 Shiloh Road, Suite 540 Dallas, TX 75228 P 214-343-5228 F 214-343-5228 www.cbgtl.com	
SCALE	DATE
1" = 50'	2/10/2020
JOB NO.	2002137
G.F. NO.	SEE CERT.
DRAWN	BG

TEXAS LAND TITLE SURVEY

A.M. WILSON SURVEY, ABST. NO. 223

ROCKWALL COUNTY, TEXAS

3500 BLACKLAND ROAD

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MEMORANDUM

TO: City Council

FROM: Joey Boyd, Assistant City Manager

DATE: February 26, 2020

SUBJECT: Census 2020 – Complete Count Committee Update

The Complete Count Committee continues its local effort for the 2020 Census. There have been promotions on various social media, through brochures and posters, letters from elected officials, and proclamations. On Wednesday, March 4th, the Committee will hold a community liaison meeting for organizations with relationships in the Lake Rockwall Estates neighborhood. There will be a census day help in LRE on Saturday, March 21st from 11:00 am to 1:00 pm to educate the residents about the census and to also assist them in completing the census. The LRE community was previously identified as a Hard-To-Count area in the 2010 census.

Census staff will also be making presentations to groups in the City and throughout Rockwall County. Committee members will also continue communicating with civic organizations, churches, HOAs and other groups in Rockwall. Important dates in March / April 2020:

- **March 12 - 20:** Households will begin receiving official Census Bureau mail with detailed information on how to respond to the 2020 Census online, by phone, or by mail.
- **April 1:** Census Day is observed nationwide. By this date, every home will receive an invitation to participate in the 2020 Census. Once the invitation arrives, you should respond for your home in one of three ways: online, by phone, or by mail. When you respond to the census, you'll tell the Census Bureau where you live as of April 1, 2020. Census takers will also begin visiting college students who live on campus, people living in senior centers, and others who live among large groups of people. Census takers also begin conducting quality check interviews to help ensure an accurate count.

The Committee will provide regular updates. Councilmember Daniels and city staff will be available to answer any questions during the meeting.

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City of Rockwall
The New Horizons

Building Inspections Department Monthly Report

January 2020

Permits

Total Permits Issued: 272

Building Permits: 76

Contractor Permits: 196

Total Commercial Permit Values: \$ 6,455,435.57

Building Permits: \$5,381,637.00

Contractor Permits: \$1,073,798.57

Total Fees Collected: \$427,697.11

Building Permits: \$404,869.32

Contractor Permits: \$22,827.79

Board of Adjustment

Board of Adjustment Cases 0

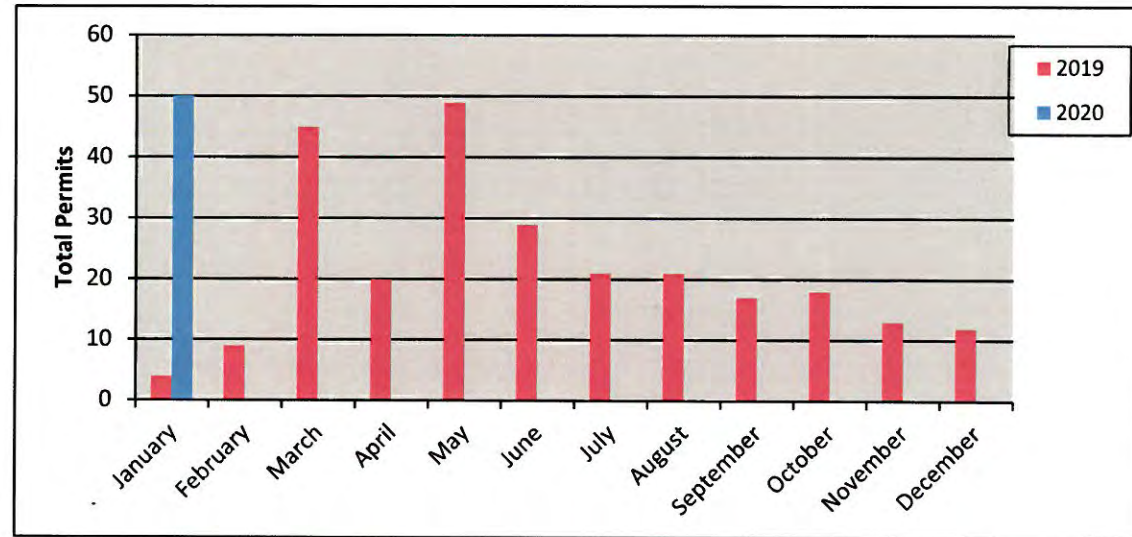
PERMITS ISSUED - Summary by Type and Subtype
For the Period 1/1/2020 thru 1/31/2020

Type / SubType	# of Permits Issued	Valuation of Work	Fees Charged
BANNER	4	\$0.00	\$201.50
30 DAY BANNER	4	\$0.00	\$201.50
CLEAN SHOW	1	\$0.00	\$76.50
CO	1	\$0.00	\$76.50
BUSINESS	24	\$0.00	\$1,821.00
NEW CONSTRUCTION	19	\$0.00	\$1,443.00
SHELL	4	\$0.00	\$303.00
COMM	1	\$0.00	\$75.00
ADDITION	34	\$6,374,845.57	\$142,962.09
CONST TRAILER	3	\$390,000.00	\$3,838.20
DEMO	3	\$1,500.00	\$304.00
ELECTRICAL	2	\$2,000.00	\$102.50
INTERIOR COMP	4	\$62,000.00	\$1,013.31
IRRIGATION	1	\$80,000.00	\$882.56
MECHANICAL	3	\$89,500.00	\$4,476.39
MISCELLANEOUS	1	\$38,000.00	\$544.73
NEW	2	\$18,473.00	\$354.75
PLUMBING	3	\$2,375,000.00	\$117,406.72
REMODEL	5	\$15,179.00	\$493.55
ROOF	3	\$2,518,164.00	\$13,242.38
SIGNAGE	4	\$785,029.57	\$303.00
DIRECTORY	16	\$80,590.00	\$1,675.50
MONUMENT	1	\$875.00	\$382.50
POLE	3	\$58,000.00	\$229.50
WALL	1	\$0.00	\$76.50
SINGLE FAMILY	11	\$21,715.00	\$987.00
ACC BLDG	191	\$0.00	\$280,354.52
BALCONY	4	\$0.00	\$359.72
CONCRETE	1	\$0.00	\$51.50
DEMO	5	\$0.00	\$521.56
ELECTRICAL	1	\$0.00	\$51.50
FENCE	7	\$0.00	\$1,881.75
IRRIGATION	37	\$0.00	\$1,934.50
MECHANICAL	18	\$0.00	\$1,375.50
MISCELLANEOUS	12	\$0.00	\$1,479.00
NEW	1	\$0.00	\$50.00
PATIO COVER	50	\$0.00	\$267,510.82
PERGOLA	4	\$0.00	\$379.50
PLUMBING	1	\$0.00	\$349.45
REMODEL	24	\$0.00	\$2,091.00
REPAIR	2	\$0.00	\$367.22
RETAINING WALL	1	\$0.00	\$76.50
ROOF	5	\$0.00	\$255.00
SWIM POOL	4	\$0.00	\$303.00
WINDOWS	6	\$0.00	\$909.00
TCO	8	\$0.00	\$408.00
	2	\$0.00	\$606.00
	2	\$0.00	\$606.00
Totals:	272	\$6,455,435.57	\$427,697.11

New Residential Permits

Calendar Year

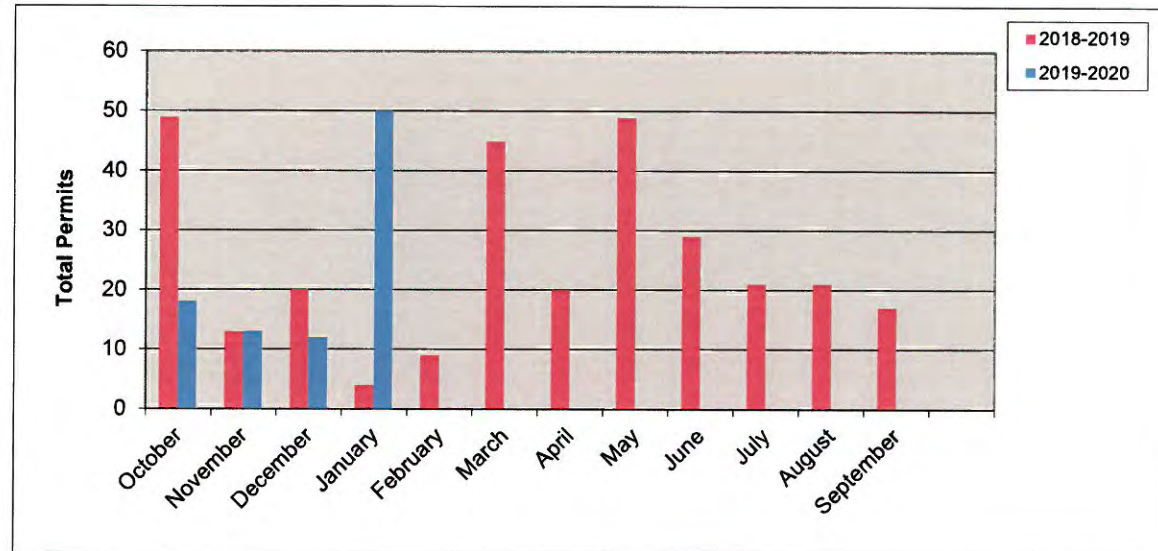
Year		
	2019	2020
January	4	50
February	9	
March	45	
April	20	
May	49	
June	29	
July	21	
August	21	
September	17	
October	18	
November	13	
December	12	
Totals	258	50



New Residential Permits

Fiscal Year

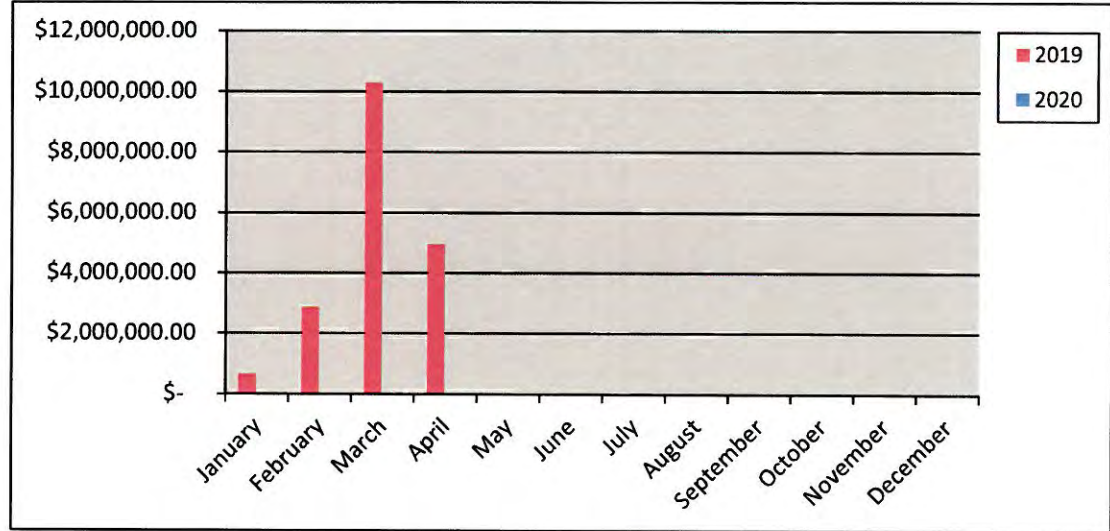
Year		
	2018-2019	2019-2020
October	49	18
November	13	13
December	20	12
January	4	50
February	9	
March	45	
April	20	
May	49	
June	29	
July	21	
August	21	
September	17	
Totals	297	93



New Residential Value

Calendar Year

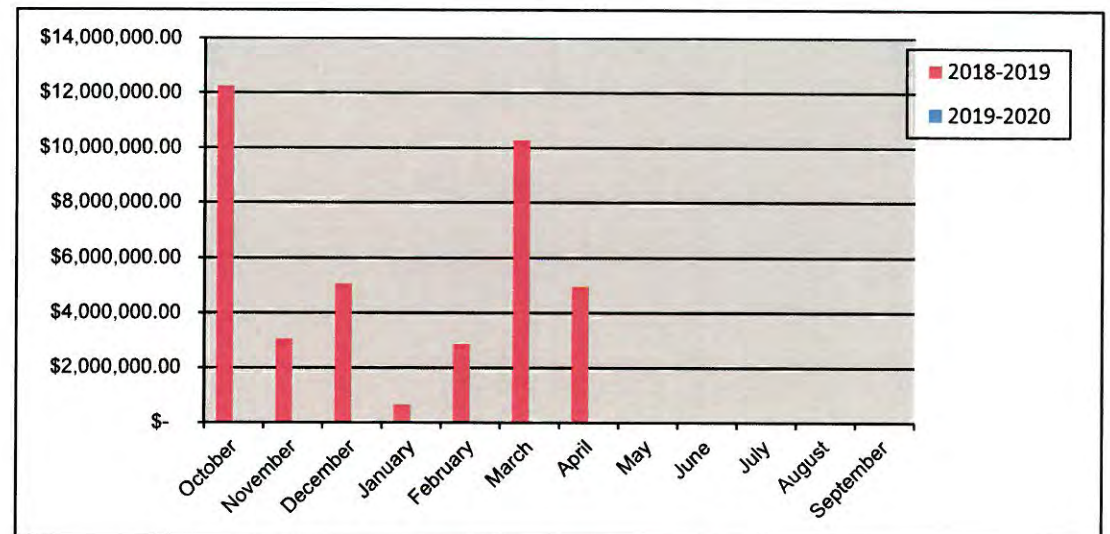
Year		
	2019	2020
January	\$ 681,618.00	\$ -
February	\$ 2,897,344.85	\$ -
March	\$ 10,294,717.00	\$ -
April	\$ 4,977,668.00	\$ -
May		\$ -
June		\$ -
July		\$ -
August		\$ -
September		\$ -
October		\$ -
November		\$ -
December		\$ -
Totals	\$ 18,851,347.85	\$ -



New Residential Value

Fiscal Year

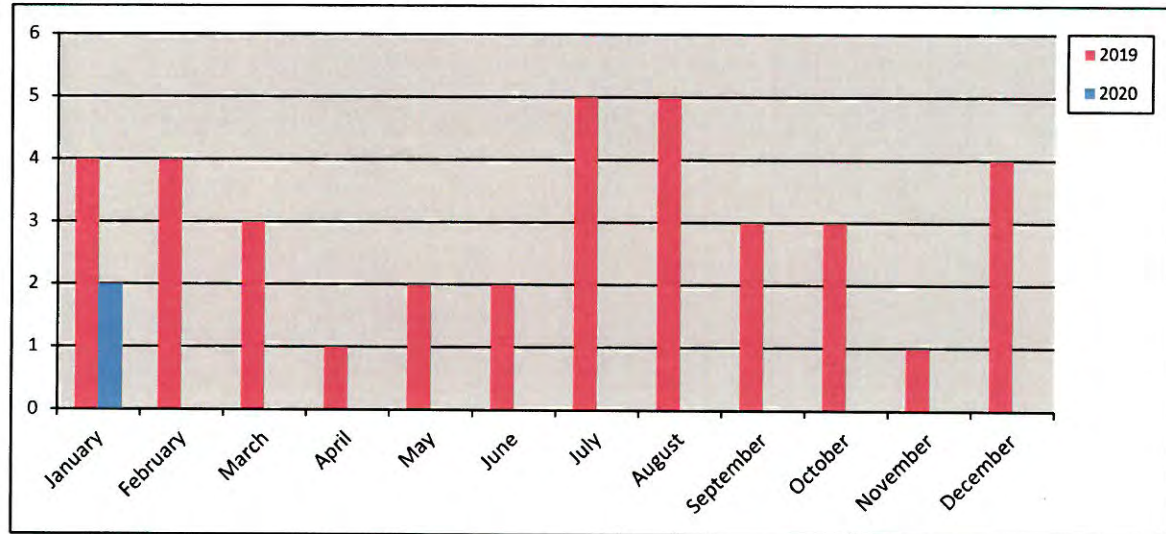
Year		
	2018-2019	2019-2020
October	\$ 12,263,973.00	\$ -
November	\$ 3,064,499.00	\$ -
December	\$ 5,072,758.00	\$ -
January	\$ 681,618.00	\$ -
February	\$ 2,897,344.85	\$ -
March	\$ 10,294,717.00	\$ -
April	\$ 4,977,668.00	\$ -
May	\$ -	\$ -
June	\$ -	\$ -
July	\$ -	\$ -
August	\$ -	\$ -
September	\$ -	\$ -
Totals	\$39,252,577.85	\$ -



Residential Remodel Permits

Calendar Year

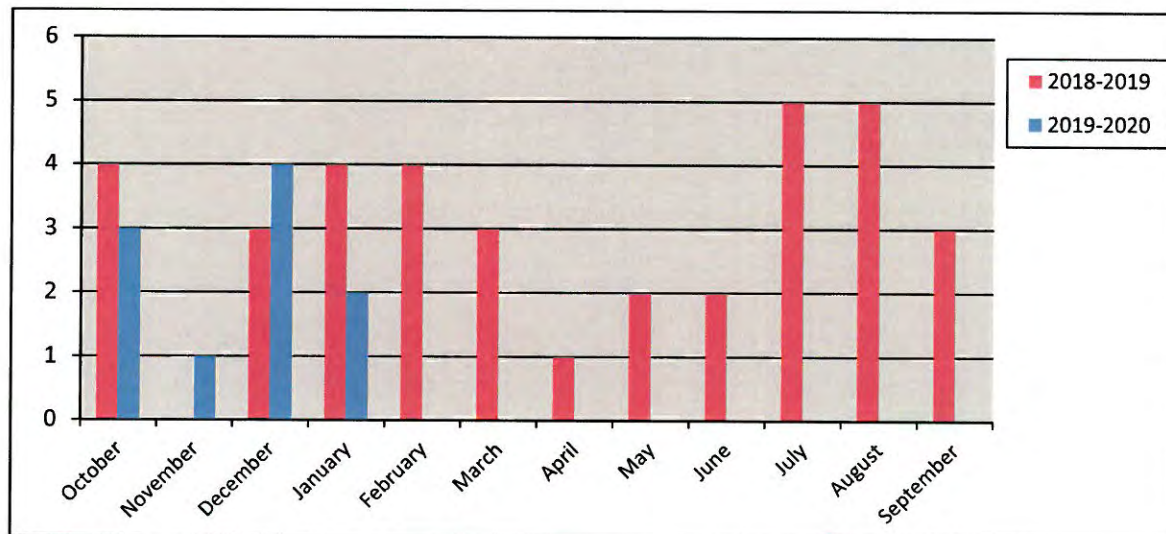
Year		
	2019	2020
January	4	2
February	4	
March	3	
April	1	
May	2	
June	2	
July	5	
August	5	
September	3	
October	3	
November	1	
December	4	
Totals	37	2



Residential Remodel Permits

Fiscal Year

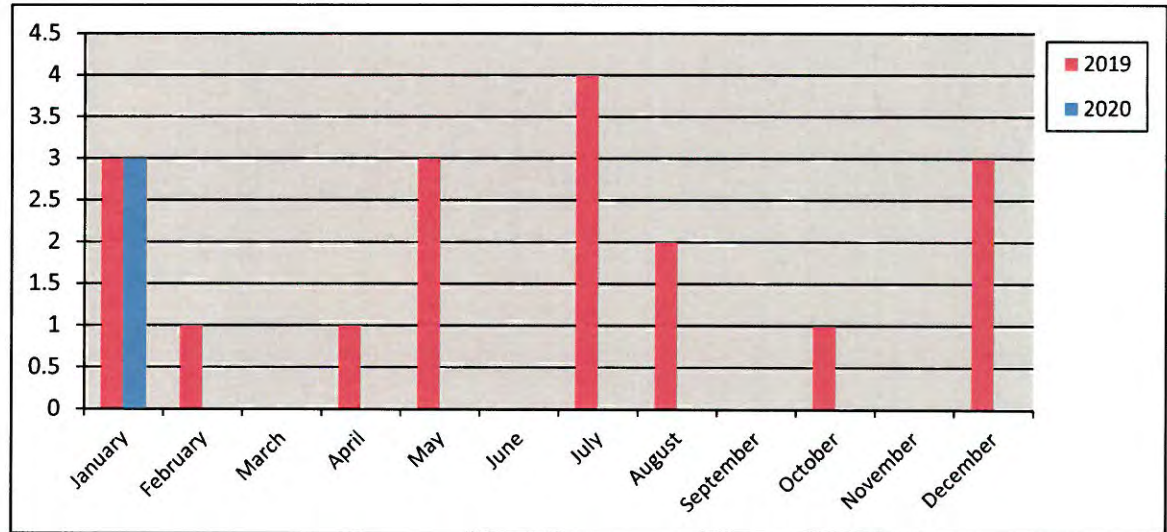
Year		
	2018-2019	2019-2020
October	4	3
November	0	1
December	3	4
January	4	2
February	4	
March	3	
April	1	
May	2	
June	2	
July	5	
August	5	
September	3	
Totals	36	10



New Commercial Permits

Calendar Year

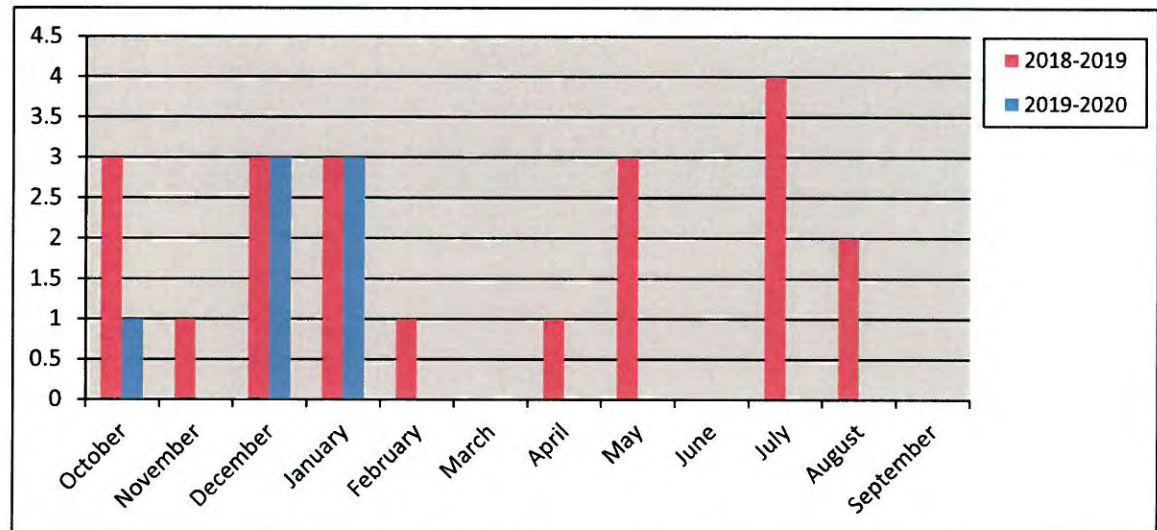
Year		
	2019	2020
January	3	3
February	1	
March	0	
April	1	
May	3	
June	0	
July	4	
August	2	
September	0	
October	1	
November	0	
December	3	
Totals	18	3



New Commercial Permits

Fiscal Year

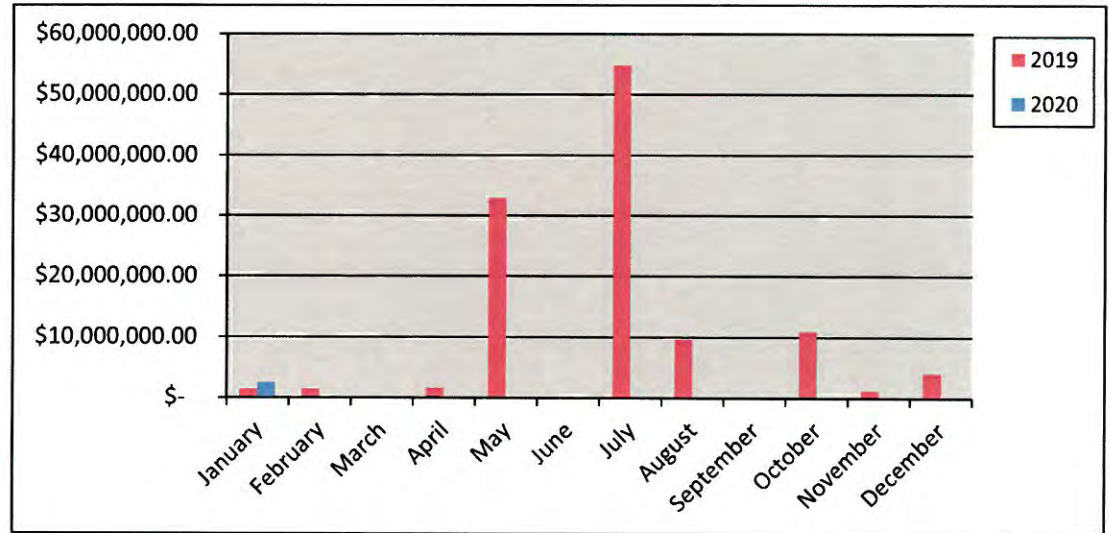
Year		
	2018-2019	2019-2020
October	3	1
November	1	0
December	3	3
January	3	3
February	1	
March	0	
April	1	
May	3	
June	0	
July	4	
August	2	
September	0	
Totals	21	7



New Commercial Value

Calendar Year

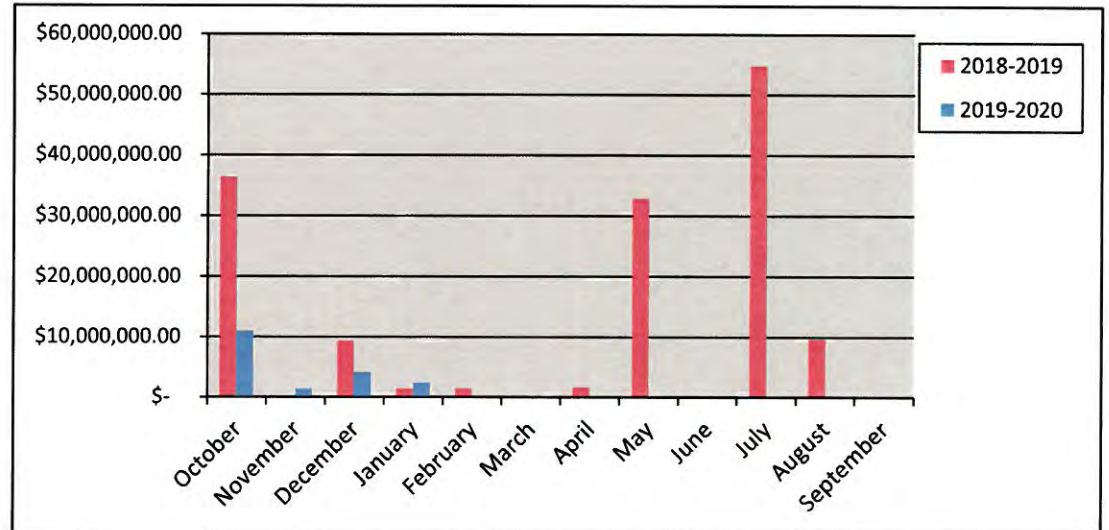
Year		
	2019	2020
January	\$ 1,530,000.00	\$ 2,375,000.00
February	\$ 1,500,000.00	
March	-	
April	\$ 1,700,000.00	
May	\$ 32,969,700.00	
June	\$ -	
July	\$ 54,900,000.00	
August	\$ 9,736,987.00	
September	\$ -	
October	\$ 11,000,000.00	
November	\$ 1,287,930.72	
December	\$ 4,100,000.00	
Totals	\$ 118,724,617.72	\$ 2,375,000.00



New Commercial Value

Fiscal Year

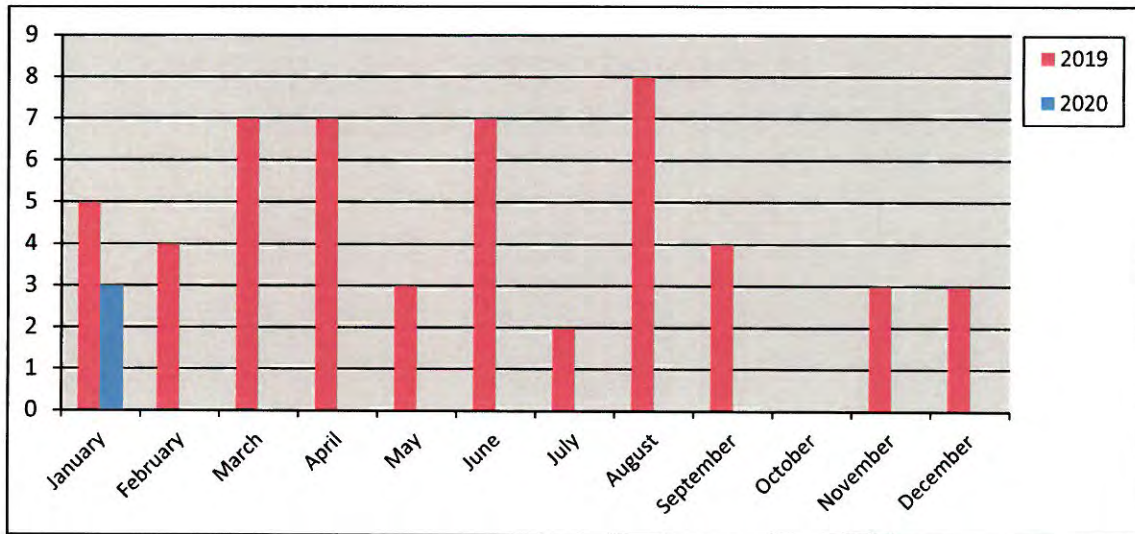
Year		
	2018-2019	2019-2020
October	\$ 36,425,000.00	\$ 11,000,000.00
November	\$ 180,000.00	\$ 1,287,930.72
December	\$ 9,427,800.00	\$ 4,100,000.00
January	\$ 1,530,000.00	\$ 2,375,000.00
February	\$ 1,500,000.00	
March	-	
April	\$ 1,700,000.00	
May	\$ 32,969,700.00	
June	\$ -	
July	\$ 54,900,000.00	
August	\$ 9,736,987.00	
September	\$ -	
Totals	\$ 148,369,487.00	\$ 18,762,930.72



Commercial Remodel Permits

Calendar Year

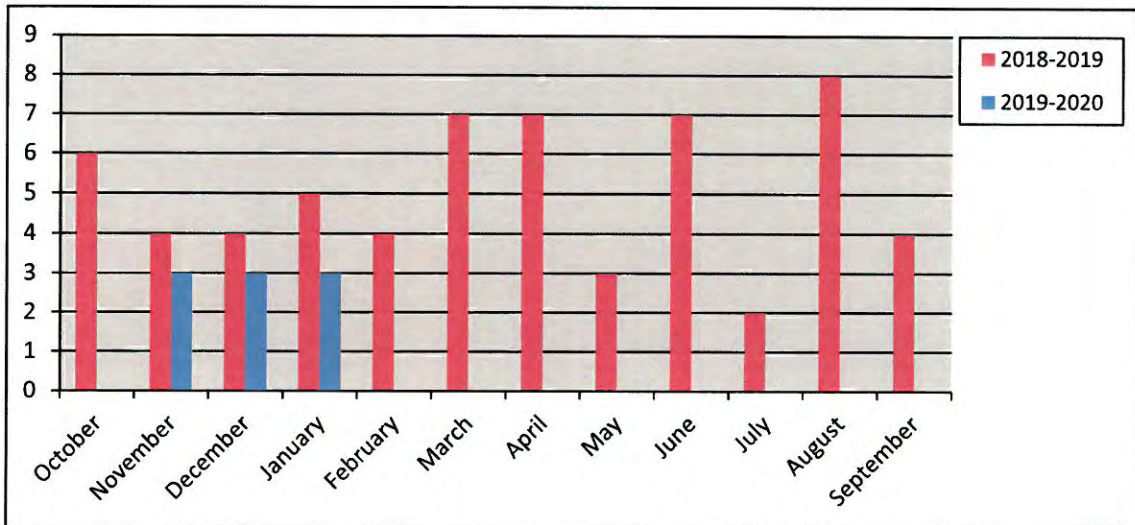
Year		
	2019	2020
January	5	3
February	4	
March	7	
April	7	
May	3	
June	7	
July	2	
August	8	
September	4	
October	0	
November	3	
December	3	
Totals	53	3



Commercial Remodel Permits

Fiscal Year

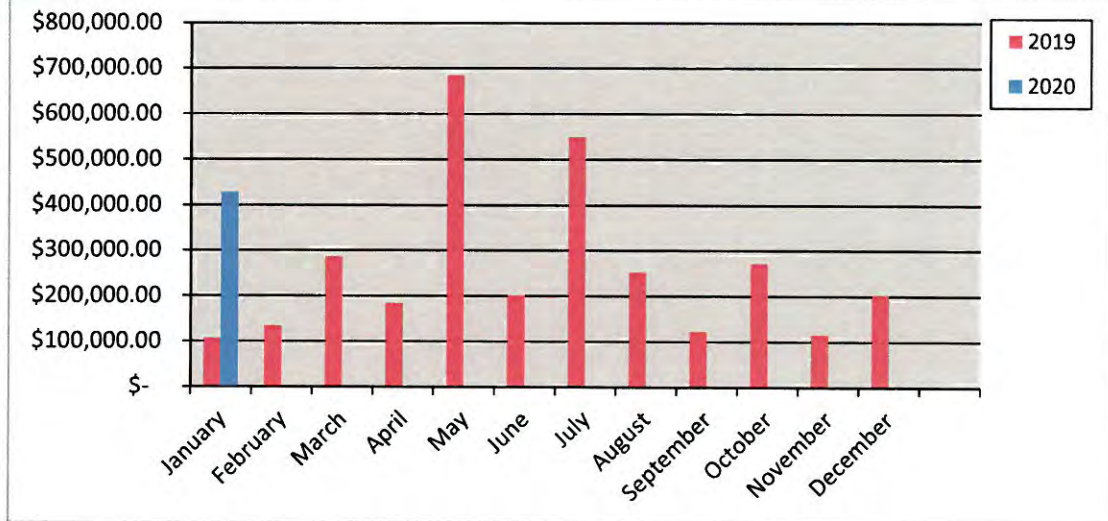
Year		
	2018-2019	2019-2020
October	6	0
November	4	3
December	4	3
January	5	3
February	4	
March	7	
April	7	
May	3	
June	7	
July	2	
August	8	
September	4	
Totals	61	9



Total Fees Collected

Calendar Year

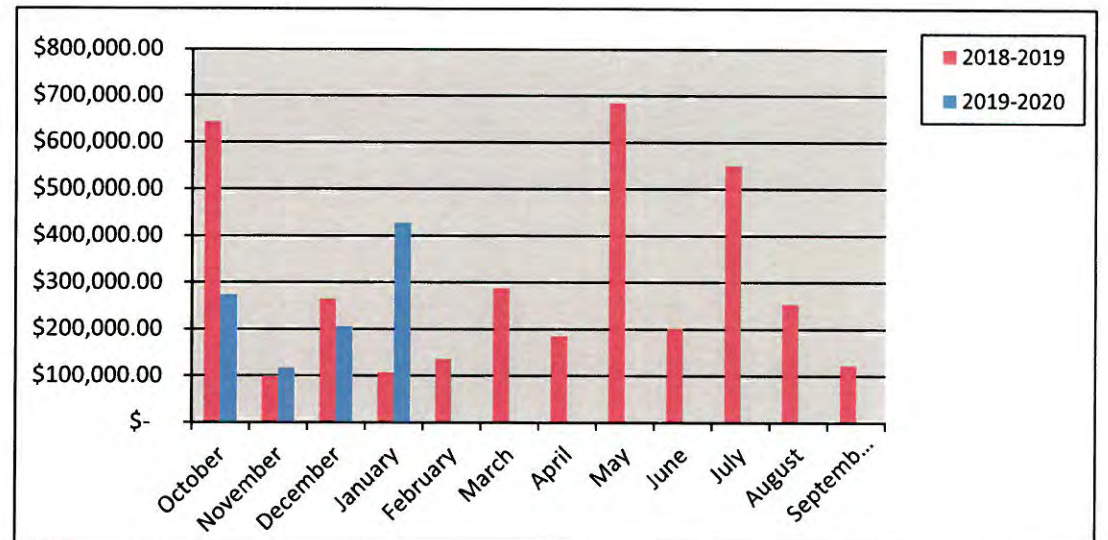
Year		
	2019	2020
January	\$ 108,325.23	\$ 427,697.11
February	\$ 137,260.79	
March	\$ 288,576.03	
April	\$ 186,555.47	
May	\$ 685,938.85	
June	\$ 203,335.14	
July	\$ 551,248.76	
August	\$ 254,601.49	
September	\$ 123,811.68	
October	\$ 274,121.49	
November	\$ 116,656.13	
December	\$ 205,859.61	
Totals	\$ 3,136,290.67	\$ 427,697.11



Total Fees Collected

Fiscal Year

Year		
	2018-2019	2019-2020
October	\$ 645,511.95	\$ 274,121.49
November	\$ 99,983.92	\$ 116,656.13
December	\$ 266,328.43	\$ 205,859.61
January	\$ 108,325.23	\$ 427,697.11
February	\$ 137,260.79	
March	\$ 288,576.03	
April	\$ 186,555.47	
May	\$ 685,938.85	
June	\$ 203,335.14	
July	\$ 551,248.76	
August	\$ 254,601.49	
September	\$ 123,811.68	
Totals	\$ 3,551,477.74	\$ 1,024,334.34



City of Rockwall
PERMITS ISSUED
For the Period 1/1/2020 thru 1/31/2020

Permit Number	Permit Type	Site Address			
Application Date	Subtype	Parcel Number			
Issue Date	Status of Permit	Permit Name	Valuation	Total Fees	Fees Paid
CO2019-0017	CO	633 National Dr	0.00	76.50	76.50
01/25/2019	BUSINESS	0128-0000-0002-17-OR			
01/30/2020	Active	Sunrise Plumbing			
Contact Type	Contact Name	Contact Address	Phone Number		
BUS OWNER	Mitchell Salas	PO Box 954, Royse City, Tx 75189	(469) 999-3720		
BUSINESS	Sunrise Plumbing	633 National Dr, Rockwall, TX 75032	(214) 773-2506		
OWNER	Dwaine Powers	PO Box 850, Rockwall, TX 75087	(972) 670-5455		
CO2019-0026	CO	102 S Goliad St	0.00	75.00	75.00
02/19/2019	SHELL	4820-000N-0001-A0-OR			
01/30/2020	Active	Rockwall Mercantile-Shell			
Contact Type	Contact Name	Contact Address	Phone Number		
BUS OWNER	Rockwall Mercantile, LTD	102 S. Goliad, Suite 200, ROCKWALL, TX 75087	(972) 961-8532		
BUSINESS	Rockwall Mercantile, LTD	102 S. Goliad, Suite 200, ROCKWALL, TX 75087	(972) 961-8532		
OWNER	Rockwall Mercantile, LTD	102 S. Goliad, Suite 200, ROCKWALL, TX 75087	(972) 961-8532		
CO2019-0041	CO	722 IH 30 E	0.00	76.50	76.50
04/01/2019	BUSINESS	4858-000A-013R-B1-OR			
01/30/2020	Active	Exquisite Decor			
Contact Type	Contact Name	Contact Address	Phone Number		
APPLICANT	Cynthia Waters	722 IH 30 E, ROCKWALL, TX 75087	(903) 420-2999		
BUS OWNER	Cynthia Waters	722 IH 30 E, ROCKWALL, TX 75087	(903) 420-2999		
BUSINESS	Exquisite Decor	722 IH 30 E, ROCKWALL, TX 75087	(903) 420-2999		
OWNER	HP, ROCKWALL III 30 LTC	7557 RAMBLER ROAD, SUITE 980, DALLAS, TX 75231	(972) 960-6988		
CO2019-0057	CO	876 W Rusk St	0.00	76.50	76.50
05/16/2019	BUSINESS	5228-000A-0003-00-OR			
01/30/2020	Active	City Nails			
Contact Type	Contact Name	Contact Address	Phone Number		
APPLICANT	Dung Nguyen	876 W Rusk St, Rockwall, TX 75087	(469) 855-0898		
BUS OWNER	Dung Nguyen	876 W Rusk St, Rockwall, TX 75087	(469) 835-0898		
BUSINESS	City Nails	876 W Rusk St, Rockwall, TX 75087	(972) 772-6916		
OWNER	Smyrna Land Company LP	3309 Fairmont Dr, Nashville, TN 37203	(615) 297-2276		
CO2019-0070	CO	123 Kenway Dr.	0.00	76.50	76.50
06/04/2019	BUSINESS	3140-0129-0000-00-OR			
01/30/2020	Active	Body By Phillip			
Contact Type	Contact Name	Contact Address	Phone Number		
BUS OWNER	Phillip Bazemore	123 Kenway, ROCKWALL, TX 75087	(469) 235-3699		
BUSINESS	Body By Phillip	123 Kenway, ROCKWALL, TX 75087	(469) 235-3699		
OWNER	Maureen Green	123 Kenway Dr., ROCKWALL, TX 75087	(214) 803-3108		

City of Rockwall
PERMITS ISSUED
For the Period 1/1/2020 thru 1/31/2020

Permit Number	Permit Type	Site Address			
Application Date	Subtype	Parcel Number			
Issue Date	Status of Permit	Permit Name	Valuation	Total Fees	Fees Paid
CO2019-0080	CO	3013 Ridge Road 101	0.00	76.50	76.50
07/18/2019	BUSINESS	4009-000A-0013-00-0R			
01/30/2020	Active	Texas Pain Physicians			
Contact Type	Contact Name	Contact Address	Phone Number		
BUS OWNER	Haroon Rasheed	5520 LBJ Freeway #200, Dallas, TX 75240	(972) 636-5727		
BUSINESS	Texas Pain Physicians	3013 Ridge Road #101, Rockwall, TX 75032	(972) 636-5727		
OWNER	PS5 Properties LLC	PO BOX 595261, Dallas, TX 75359	(214) 226-7171		
CO2019-0103	CO	738 Justin Rd	0.00	76.50	76.50
09/24/2019	BUSINESS	4075-000A-0003-R0-0R			
01/30/2020	Active	The Compound Royse City			
Contact Type	Contact Name	Contact Address	Phone Number		
APPLICANT	Clarence L Jorif	738 Justin Rd, ROCKWALL, TX 75087	(469) 608-0431		
BUS OWNER	Clarence L Jorif	738 Justin Rd, ROCKWALL, TX 75087	(469) 608-0431		
BUSINESS	The Compound Royse City	738 Justin Rd, ROCKWALL, TX 75087	(469) 608-0431		
OWNER	Daiker Management	PO Box 1059, ROCKWALL, TX 75087			
CO2019-0111	CO	2845 Ridge Rd 209	0.00	76.50	76.50
10/29/2019	BUSINESS	5067-000B-0001-00-0R			
01/30/2020	Active	Ciao Bella Luxury Hair Extensions			
Contact Type	Contact Name	Contact Address	Phone Number		
APPLICANT	Steven Crawford	2845 Ridge Rd Suite 209, Rockwall, TX 75032	(972) 567-3030		
BUS OWNER	Steven Crawford	2845 Ridge Rd Suite 209, Rockwall, TX 75032	(972) 567-3030		
BUSINESS	Ciao Bella Luxury Hair Exter	2845 Ridge Rd Suite 209, Rockwall, TX 75032	(972) 567-3030		
OWNER	Trinity Interests Inc.	12740 Hillcrest Rd Suite 101, Dallas, TX 75230	(214) 244-3532		
CO2019-0113	CO	2265 N Lakeshore Dr. 101	0.00	76.50	76.50
11/14/2019	BUSINESS	4515-000B-0003-00-0R			
01/30/2020	Active	Texas Health Family Care			
Contact Type	Contact Name	Contact Address	Phone Number		
BUS OWNER	Matthew Porter	2265 N. Lakeshore Dr. #101, ROCKWALL, TX 75087	(214) 860-6591		
BUSINESS	Texas Health Family Care	2265 N Lakeshore Dr. #101, ROCKWALL, TX 75087	(214) 860-6591		
OWNER	Rockwall Regional Hospital	3150 Horizon Rd., Rockwall, TX 75032			
CO2019-0116	CO	2500 State Highway 66 East	0.00	75.00	75.00
11/19/2019	BUSINESS	0072-0000-0001-00-0R			
01/30/2020	Active	Rest Haven Funeral Home			
Contact Type	Contact Name	Contact Address	Phone Number		
BUS OWNER	Carriage Management, Inc.	3040 Post Oak Blvd. #300, HOUSTON, TX 77056	(713) 332-8523		
BUSINESS	Rest Haven Funeral Home	2500 State Highway 66 East, ROCKWALL, TX 75087	(972) 771-8641		
OWNER	Carriage Management, Inc.	3040 Poast Oak Blvd. #300, HOUSTON, TX 77056	(713) 332-8523		

City of Rockwall
PERMITS ISSUED
For the Period 1/1/2020 thru 1/31/2020

Permit Number	Permit Type	Site Address			
Application Date	Subtype	Parcel Number			
Issue Date	Status of Permit	Permit Name	Valuation	Total Fees	Fees Paid
CO2019-0118	CO	1940 N LAKESHORE DR	0.00	76.50	76.50
12/02/2019	NEW CONSTRUCTION	4516-000A-0001-00-0R			
01/30/2020	Active	Kiddie Academy			
Contact Type	Contact Name	Contact Address		Phone Number	
APPLICANT	John Perry Kirk	1940 N. Lakeshore Dr, Rockwall, TX 75087		(972) 270-8539	
BUS OWNER	John Perry Kirk	1940 N. Lakeshore Dr, Rockwall, TX 75087		(972) 270-8539	
BUSINESS	Kiddie Academy	1940 N. Lakeshore Dr, Rockwall,			
OWNER	John Perry Kirk	1940 N. Lakeshore Dr, Rockwall, TX 75087		(972) 270-8539	
PROP OWNER	Gotrocks Properties LLC	2560 Technology Dr, S.100, Plano, TX 75074		(972) 245-7960	
CO2019-0120	CO	1040 E Interstate 30	0.00	75.00	75.00
12/12/2019	BUSINESS	4506-000A-0005-00-0R			
01/23/2020	Active	Woodspring Suites Rockwall			
Contact Type	Contact Name	Contact Address		Phone Number	
APPLICANT	Karen Kovach, Authorized Si	Rockwall WS LLC, ,			
BUS OWNER	Rockwall WSS LLC	5851 Legacy Cir, S. 400, Plano, TX 75024		972592200	
BUSINESS	Woodspring Suites Rockwall	1040 E Interstate 30, Rockwall, TX 75087			
OWNER	Rockwall WSS LLC	5851 Legacy Cir, S. 400, Plano, TX 75024		972592200	
PERMIT TECH	Samantha Kolic, General Mar	Woodsprings Suites, ,		(469) 363-8638	
PERMIT TECH 2	Karen Kovach, Authorized Si	Rockwall WS LLC, ,			
CO2019-0121	CO	2251 Ridge Rd	0.00	76.50	76.50
12/13/2019	BUSINESS	4300-000A-0007-00-0R			
01/09/2020	Active	National Title Group - Lathram Pou and Associates			
Contact Type	Contact Name	Contact Address		Phone Number	
APPLICANT	Lathram Pou	4131 N Central Expwy, S. 450, Dallas, TX 75204		(214) 520-9999	
BUS OWNER	National Title Group	4131 N Central Expwy, S. 450, Dallas, TX 75204		(214) 520-9999	
BUSINESS	National Title Group	4131 N Central Expwy, S. 450, Dallas, TX 75204		(214) 520-9999	
OWNER	Lathram Pou	4131 N Central Expwy, S. 450, Dallas, TX 75204		(214) 520-9999	
PERMIT TECH	Colleen Signoreto, Exec Assl , ,				
PERMIT TECH 2	Steve Hoogland, VP of Dev	CONTACT for INSPCTNS, ,		(972) 839-5785	
CO2019-0123	CO	1005 W. Ralph Hall Parkway 107	0.00	76.50	76.50
12/17/2019	BUSINESS	4009-000B-0011-00-0R			
01/10/2020	Active	Grace Gynecology & Wellness			
Contact Type	Contact Name	Contact Address		Phone Number	
APPLICANT	Stephanie Shisler	1005 W. Ralph Hall Parkway #107, Rockwall, TX 75032		(972) 533-4465	
BUS OWNER	Stephanie Shisler	1005 W. Ralph Hall Parkway #107, Rockwall, TX 75032		(972) 533-4465	
BUSINESS	Grace Gynecology & Wellnes	1005 W. Ralh Hall Parkway #107, Rockwall, TX 75032		(469) 769-1961	
OWNER	Spt Ivey Rockwall Mob LLC	591 W. Putnam Ave., Greenwich, CT 06830		(469) 769-1961	

City of Rockwall
PERMITS ISSUED
For the Period 1/1/2020 thru 1/31/2020

Permit Number	Permit Type	Site Address	Valuation	Total Fees	Fees Paid
Application Date	Subtype	Parcel Number			
Issue Date	Status of Permit	Permit Name			
CO2019-0124	CO	1121 W. Yellowjacket Ln.	0.00	75.00	75.00
12/19/2019	BUSINESS	4467-0000-001R-00-0R			
01/06/2020	Active	Rockwall County Farm Bureau			
Contact Type	Contact Name	Contact Address	Phone Number		
BUS OWNER	Justin Delong	1121 E. Yellowjacket Ln., Rockwall, TX	(972) 771-6936		
BUSINESS	Rockwall County Farm Bureau	1121 E. Yellowjacket Ln., ROCKWALL, TX 75087	(972) 771-6936		
OWNER	B5H8 Rockwall LLC	1300 E. Hwy. 199, Springtown, TX 76082	(469) 583-5976		
CO2019-0125	CO	1306 Summer Lee Dr	0.00	75.00	75.00
12/26/2019	NEW CONSTRUCTION	5151-000A-0006-00-0R			
01/22/2020	Active	Fisher & Zitterich Dentistry			
Contact Type	Contact Name	Contact Address	Phone Number		
APPLICANT	Michael Fisher	1020 W Ralph Hall Pkwy, Rockwall, TX 75032	(469) 766-2028		
BUS OWNER	Michael Fisher & Marisa Zitterich	1306 Summer Lee Dr, Rockwall, TX 75032	(469) 766-2028		
BUSINESS	Fisher & Zitterich Dentistry	1306 Summer Lee Dr, Rockwall, TX			
OWNER	1306 Summer Lee LLC	, ROCKWALL, TX 75032			
PROP OWNER	1306 Summer Lee LLC	244 Harvest Ridge Dr, Rockwall, TX 75032	(469) 273-3305		
CO2019-0126	CO	202 N West St	0.00	75.00	75.00
12/27/2019	BUSINESS	4820-000H-0004-00-0R			
01/06/2020	Active	Flying Ryno			
Contact Type	Contact Name	Contact Address	Phone Number		
APPLICANT	Nicola Ripp	202 N. West St, Rockwall, TX 75087	(214) 676-0493		
BUS OWNER	Nicola Ripp	202 N. West St, Rockwall, TX 75087	(214) 676-0493		
BUSINESS	Flying Ryno	202 N. West St, Rockwall, TX 75087	(469) 338-9118		
OWNER	Nicola Ripp	202 N. West St, Rockwall, TX 75087	(214) 676-0493		
PROP OWNER	Seymore Investments	242-C National Dr, Rockwall, TX 75032			
CO2019-0128	CO	1785 IH 30 E 101	0.00	76.50	76.50
12/30/2019	BUSINESS	0134-0000-0005-01-0R			
01/30/2020	Active	Firehouse Heating and Air			
Contact Type	Contact Name	Contact Address	Phone Number		
BUS OWNER	Wesley Gheen	1785 IH 30 E Suite 101, Rockwall, TX 75032	(469) 247-3234		
BUSINESS	Firehouse Heating and Air	1785 IH 30 E Suite 101, Rockwall, TX 75032	(469) 247-3234		
OWNER	Gregory Ollom	941 Cornelius Rd., ROCKWALL, TX 75087	(214) 616-2292		
CO2019-0129	CO	845 IH 30 E	0.00	75.00	75.00
12/30/2019	NEW CONSTRUCTION	4817-000A-0001-00-0R			
01/10/2020	Active	Cracker Barrel Old Country Store, Inc.			
Contact Type	Contact Name	Contact Address	Phone Number		
BUS OWNER	CBOCS Texas, LLC	PO Box 787, Lebanon, TN 37088	(615) 444-5533		
BUSINESS	Cracker Barrel Old Country Store	845 IH 30 E., ROCKWALL, TX 75087	(972) 722-2027		
OWNER	Kohl's Inc a Nevada Corp F/k	756 W 1700 Ridgewood Dr., Menomonee, WI 53051	(262) 703-2255		

City of Rockwall
PERMITS ISSUED
For the Period 1/1/2020 thru 1/31/2020

Permit Number	Permit Type	Site Address			
Application Date	Subtype	Parcel Number			
Issue Date	Status of Permit	Permit Name	Valuation	Total Fees	Fees Paid
CO2019-0130	CO	337 County Line Rd	0.00	75.00	75.00
12/30/2019	BUSINESS	0080-0000-0020-01-0R			
01/14/2020	Active	CareFlite			
Contact Type	Contact Name	Contact Address	Phone Number		
BUS OWNER	CareFlite	3110 S. Great Southwest Parkway, Grand Prairie, TX 75052	(972) 339-4200		
BUSINESS	CareFlite	337 County Line Rd, Rockwall, TX 75032	(972) 339-4200		
OWNER	Buffalo Creek Enterprises, LI	2324 E I30, Royse City, TX 75189	(214) 437-0329		
CO2020-0001	CO	1005 Ralph Hall Parkway 225	0.00	75.00	75.00
01/02/2020	BUSINESS	4009-000B-0011-00-0R			
01/07/2020	Active	Texas Heart Hospital of the Southwest LLP			
Contact Type	Contact Name	Contact Address	Phone Number		
BUS OWNER	Texas Heart Hospital of the S	1100 Allied Dr., Plano, TX 75093	(469) 814-3278		
BUSINESS	Texas Heart Hospital of the S	1005 Ralph Hall Parkway, Suite 225, Rockwall, TX 75032	(469) 814-3278		
OWNER	SPT Ivey Rockwall MOB LL	591 W. Putnam Avenue, Greenwich, CT 06830	(214) 930-1215		
CO2020-0002	CO	114 E Rusk Street	0.00	75.00	75.00
01/06/2020	BUSINESS	4820-000M-0002-B0-0R			
01/30/2020	Active	Texas Traditions Home & Gifts			
Contact Type	Contact Name	Contact Address	Phone Number		
APPLICANT	Shannon Robson	114 E. Rusk St, Rockwall, TX 75087	(816) 719-5871		
BUS OWNER	Shannon Robson	114 E. Rusk St, Rockwall, TX 75087	(816) 719-5871		
BUSINESS	Texas Traditions Home & Gift	114 E. Rusk St, ROCKWALL, TX 75087	(972) 771-8972		
OWNER	Shannon Robson	114 E. Rusk St, Rockwall, TX 75087	(816) 719-5871		
PROP OWNER	Skyinterests	106 E Rusk Suite 200, ROCKWALL, TX 75087	(972) 771-7577		
CO2020-0004	CO	1902 S Goliad	0.00	76.50	76.50
01/13/2020	NEW CONSTRUCTION	4650-000A-0002-00-0R			
01/21/2020	Active	Brakes Plus			
Contact Type	Contact Name	Contact Address	Phone Number		
BUS OWNER	Brakes Plus LLC	69515 Blackhawk, Centennial, CO 80112	(303) 221-8600		
BUSINESS	Brakes Plus	1902 S Goliad, Rockwall, TX 75087	(469) 769-5800		
OWNER	Dynamic Real Estate	11777 San Vicente, Los Angeles, CA 90049	(424) 300-4304		
CO2020-0005	CO	811 Yellowjacket Ln, #101,103, 105	0.00	76.50	76.50
01/15/2020	BUSINESS	4830-0000-0001-C0-0R			
01/23/2020	Active	Studio 3:23			
Contact Type	Contact Name	Contact Address	Phone Number		

City of Rockwall
PERMITS ISSUED
For the Period 1/1/2020 thru 1/31/2020

Permit Number	Permit Type	Site Address	Valuation	Total Fees	Fees Paid
Application Date	Subtype	Parcel Number			
Issue Date	Status of Permit	Permit Name			
	APPLICANT	Alex Albrecht	811 E. Yellowjacket Ln 101, ROCKWALL, TX 75087	(830) 343-3305	
	BUS OWNER	Alex Albrecht	811 E. Yellowjacket Ln 101, ROCKWALL, TX 75087	(830) 343-3305	
	BUSINESS	Studio 3:23	811 E. Yellowjacket Ln 101, ROCKWALL, TX 75087	(830) 343-3305	
	OWNER	Alex Albrecht	811 E. Yellowjacket Ln 101, ROCKWALL, TX 75087	(830) 343-3305	
	PROP OWNER	LANDLOW, LLC	2070 PONTCHARTRAIN, ROCKWALL, TX 75087	(972) 333-4200	

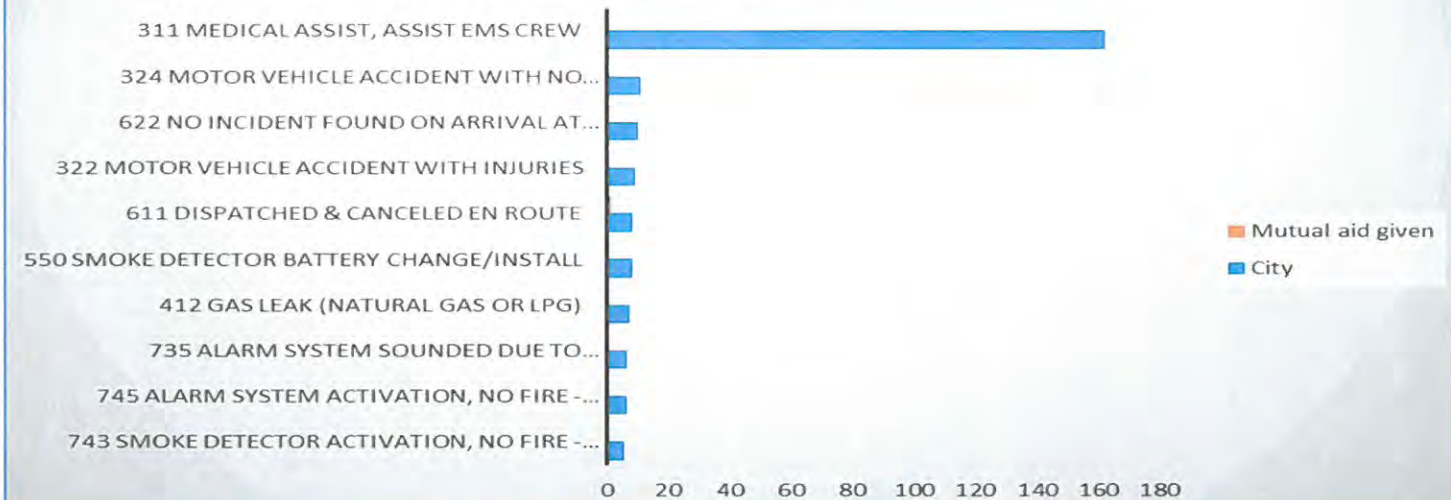
Total Valuation: 0.00
Total Fees: 1,821.00
Total Fees Paid: 1,821.00

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January Monthly Report 2020

January Top Ten Calls

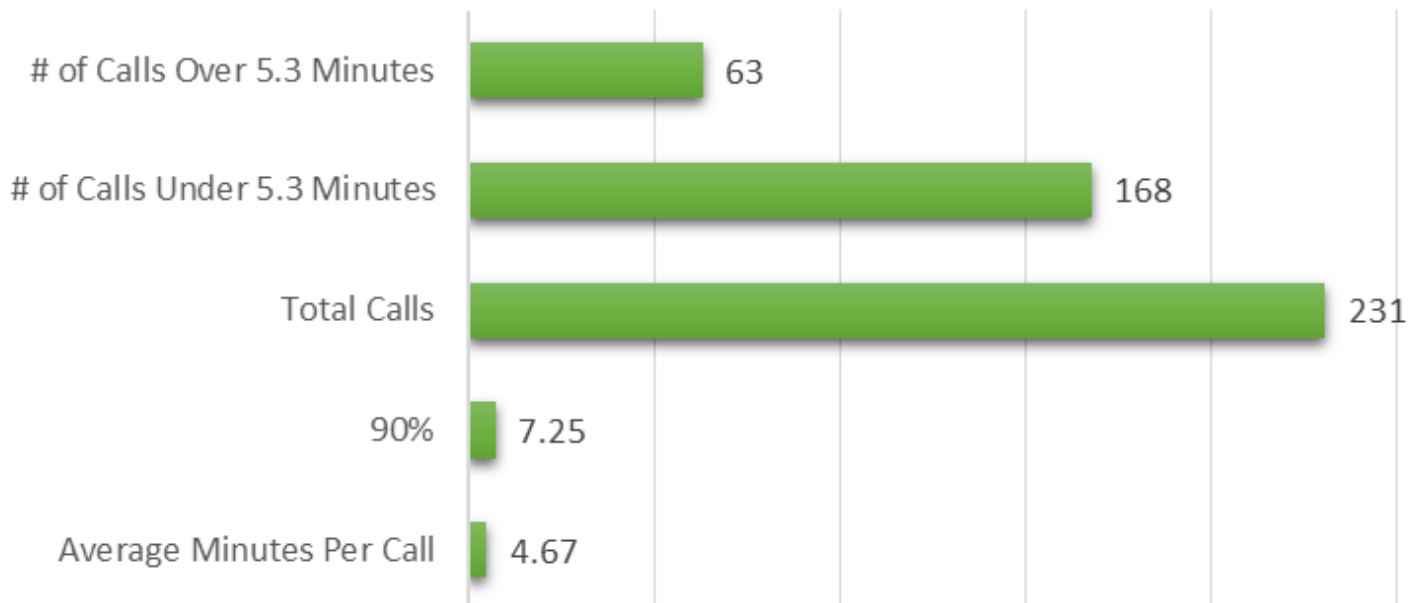


January 2020- All Calls			
Situation Type	Automatic aid given	Mutual aid given	City
111 Building fire	2		2
746 Carbon monoxide detector activation, no CO			2
700 False alarm or false call, other			1
611 Dispatched & canceled en route		1	8
131 Passenger vehicle fire (cars, pickups, SUV's)			2
740 Unintentional transmission of alarm, other			1
134 Water vehicle fire			1
553 Public service			1
142 Brush or brush-and-grass mixture fire			1
651 Smoke scare, odor of smoke			4
143 Grass fire			3
735 Alarm system sounded due to malfunction			6
160 Special outside fire, other			1
744 Detector activation, no fire - unintentional			1
311 Medical assist, assist EMS crew			162
551 Assist police or other governmental agency			2
322 Motor vehicle accident with injuries			9
561 Unauthorized burning			1
324 Motor vehicle accident with no injuries.			11
622 No incident found on arrival at dispatch address			10
342 Search for person in water			2
671 HazMat release investigation w/no HazMat			1
353 Removal of victim(s) from stalled elevator			3
733 Smoke detector activation due to malfunction			1
412 Gas leak (natural gas or LPG)			7
736 CO detector activation due to malfunction			3
441 Heat from short circuit (wiring), defective/worn			1
743 Smoke detector activation, no fire - unintentional			5
444 Power line down			1
745 Alarm system activation, no fire - unintentional			6
512 Ring or jewelry removal			1
123 Fire in portable building, fixed location			1
900 Special type of incident, other			1
550 Smoke Detector Battery Change/Install			8
Totals	2	1	97270

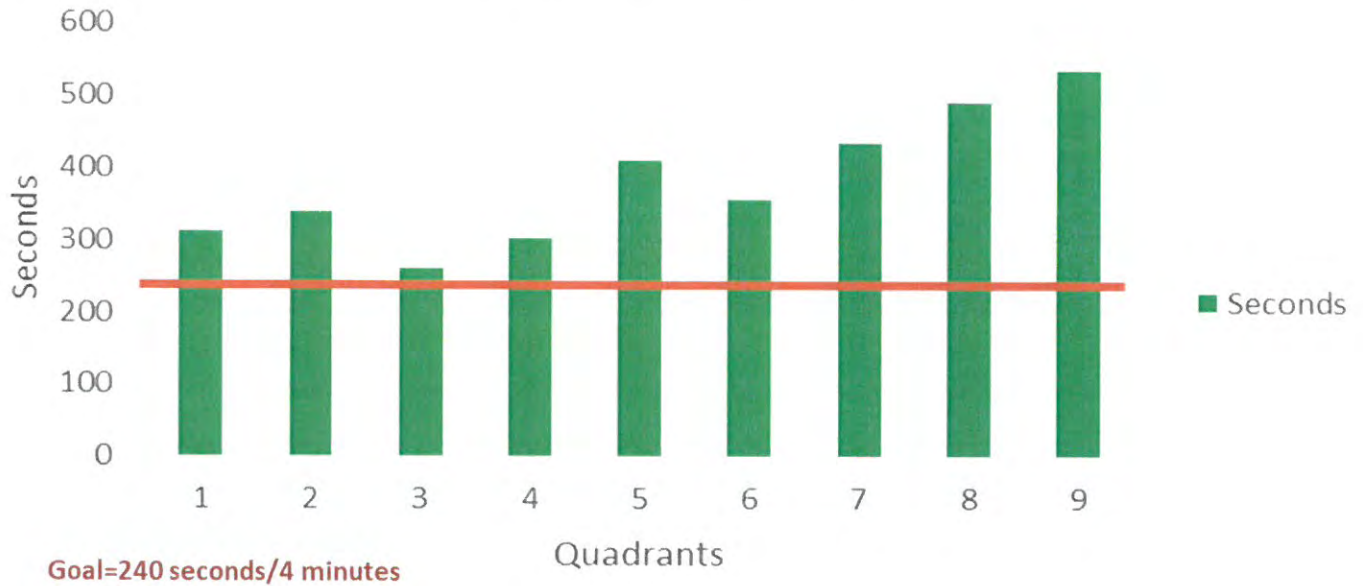
January 2020 Dispatch to Arrival Analysis

<u>Dispatch to Arrival Analysis-(No Mutual Aid)</u>				Total Calls
71.12%	On Scene in	5.3	minutes or less	168
79.74%	On Scene in	6.0	minutes or less	185
88.79%	On Scene in	7.0	minutes or less	206
92.67%	On Scene in	8.0	minutes or less	215
96.55%	On Scene in	9.0	minutes or less	224
99.57%	On Scene in	14.0	minutes or less	231
	Total Calls		231	

Dispatch to Arrival Analysis All Calls (No Mutual Aid)



Travel Time January 2020 90% of the Time



Travel Time Analysis- <i>By District</i> - (No Mutual Aid)				Total Number of Calls	Average Travel Time Minutes	Percent of Runs per District
% in 4 min or less	All Code 3 Calls-No Cancelled enroute calls					
83%	<u>100s</u> On Scene in	4.0	minutes or less	76	3.02	32.90%
75%	<u>200s</u> On Scene in	4.0	minutes or less	53	3.17	22.94%
84%	<u>300s</u> On Scene in	4.0	minutes or less	32	3.01	13.85%
65%	<u>400s</u> On Scene in	4.0	minutes or less	39	3.46	16.88%
0%	500s On Scene in	4.0	minutes or less	8	5.87	3.46%
17%	600s On Scene in	4.0	minutes or less	6	4.38	2.60%
0%	700s On Scene in	4.0	minutes or less	9	5.56	3.90%
33%	800s On Scene in	4.0	minutes or less	6	5.53	2.60%
0%	900s On Scene in	4.0	minutes or less	2	7.78	0.87%
Total Calls				231		



Total Dollar Losses

January 2020



Print Date/Time: 02/06/2020 11:36

Login ID: rckxsdean

Layer: All

Areas: All

ORI Number: TX504

Incident Type: All

Station: All

Rockwall Fire Department

	Current Month	Last Month	Same Month Last Year	Year To Date	Last Year To Date
Total Property Loss:	\$10,000.00	\$0.00	\$4,000.00	\$10,000.00	\$4,000.00
Total Content Loss:	\$20,000.00	\$0.00	\$0.00	\$20,000.00	\$0.00
Total Property Pre-Incident Value:	\$9,000,000.00	\$0.00	\$2,601,000.00	\$9,000,000.00	\$2,601,000.00
Total Contents Pre-Incident Value	\$1,000,000.00	\$0.00	\$0.00	\$1,000,000.00	\$0.00
Total Losses:	\$30,000.00	\$0.00	\$4,000.00	\$30,000.00	\$30,000.00
Total Value:	\$10,000,000.00	\$0.00	\$2,601,000.00	\$10,000,000.00	\$2,601,000.00



Fire Marshal Division

Monthly Report - January 2020

Inspection Status Report

Total for the Month	94
----------------------------	-----------

Public Education Events

Total for the Month	2
----------------------------	----------

Fire Investigations Status Report

Active Investigations	0
-----------------------	---

Closed Investigations	1
-----------------------	---

Total for the Month	1
----------------------------	----------

Plan Review Report

Miscellaneous	1
---------------	---

CO	9
----	---

COMM	47
------	----

Engineering	5
-------------	---

Plat	7
------	---

Site Plan	8
-----------	---

Single Family	2
---------------	---

Total for the Month	79
----------------------------	-----------

Fire Permit Report

Fire Alarm	2
------------	---

Fire Sprinkler	1
----------------	---

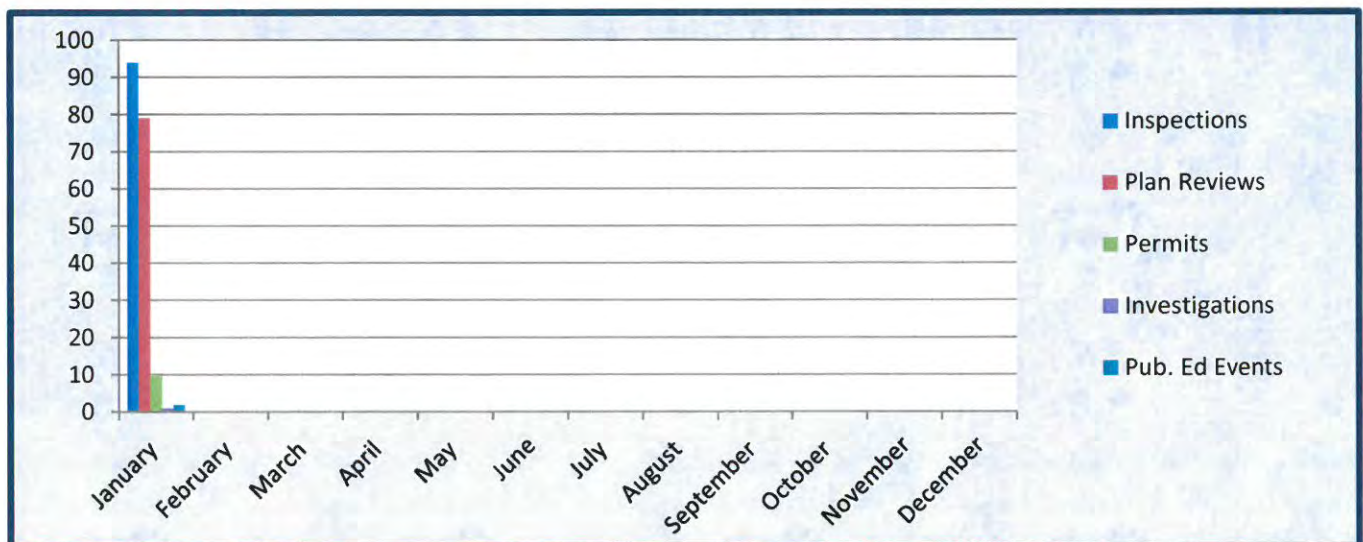
Bonfire	2
---------	---

CO2 System	1
------------	---

Kitchen Suppression	1
---------------------	---

Underground Sprinkler	3
-----------------------	---

Total for the Month	10
----------------------------	-----------



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JANUARY 2020 MONTHLY REPORT



**ROCKWALL PARKS
& RECREATION**

PARTICIPATION



DADDY DAUGHTER DANCE: 750 PARTICIPANTS



TROUT STOCKING AT MYERS: 100 PARTICIPANTS



FOUNDERS DAY FESTIVAL HEADLINE RELEASE:
15K REACH

MONTHLY OVERVIEW

JAN '20

Part Time Labor Hours	35
Program Offerings	6
Program Participants	817
Resident Participants	532
Non-Resident Participants	285
Programs that Made	6
Cancelled Programs	0
% of Programs Cancelled	0%

FEE BASED RESIDENT VS NON-RESIDENT

6 programs

65%

35%

SHOT CLINIC



JANUARY

TOTAL # OF
ANIMALS SEEN

SEEN-41
RABIES-37
CITY REG -19
MICRO CHIP- 1

41



HMCC

JAN '20

Time Blocks Rented

52

Monthly Revenue

\$2080

HMCC RENTAL ACTIVITY BY TIME BLOCK

52 Rentals

6 - 11 AM

11 AM - 5 PM

5 - 11 PM

19%

31%

50%



PAVILIONS

JAN '20

Time Blocks Rented

2

Monthly Revenue

\$80

PAVILION RENTAL ACTIVITY BY TIME BLOCK

2 Rentals

6 AM - 3 PM

3 - 11 PM

50%

50%

PARKS



FACILITY MAINTENANCE

The Park at Stone Creek dam clearing for hazardous trees



FACILITY REPAIR:

Tuttle scoreboards replacements fields 1-3



FACILITY RENOVATIONS AND UPGRADES:

Pettinger preserver new road and parking new facility installation, Pettinger Nature Preserve sign new facility installation



MARKETING

FACEBOOK PAGE LIKES



DEC

GAIN OR LOSS

+75

JAN

+134

TOTAL LIKES THRU 1/31/2020



14,117

ONLINE REGISTRATION ACCOUNTS THROUGH ACTIVE

DEC

ACCOUNTS

9227

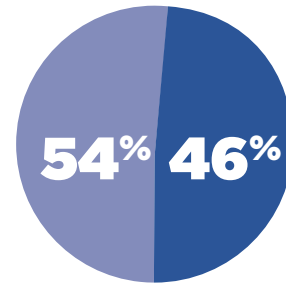
GAIN OR LOSS

+46

JAN

9303

+76



**RESIDENT VS NON-RESIDENT
ACCOUNTS**

PLAYROCKWALL.COM PERFORMANCE METRICS

PLAYROCKWALL.COM

PAGEVIEWS

Pageviews represent the total individual pages viewed by visitors to playrockwall.com within the month of January 2020.

59,843

SESSIONS

Sessions represent an individual collection of a user's visit while viewing pages on playrockwall.com

10,838

USERS

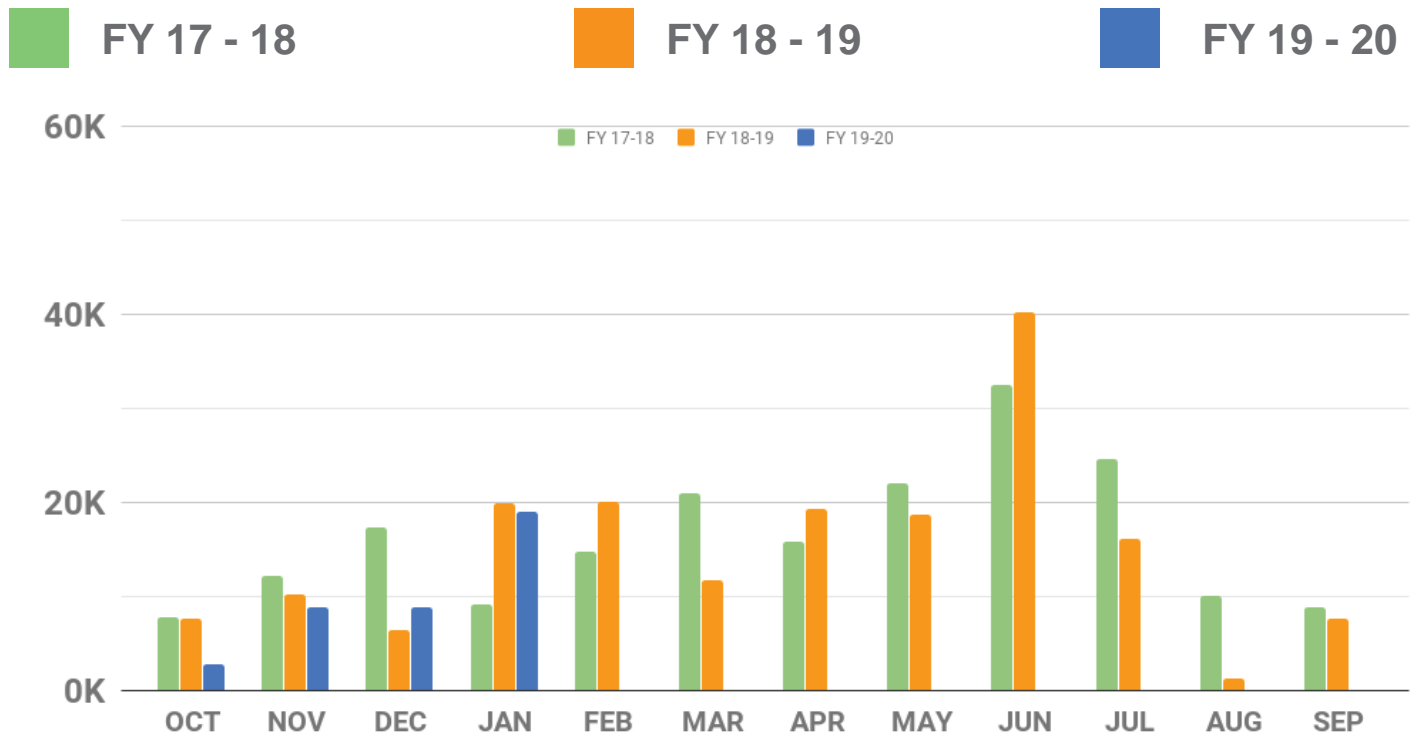
Visitors to playrockwall.com

7,965

REVENUE

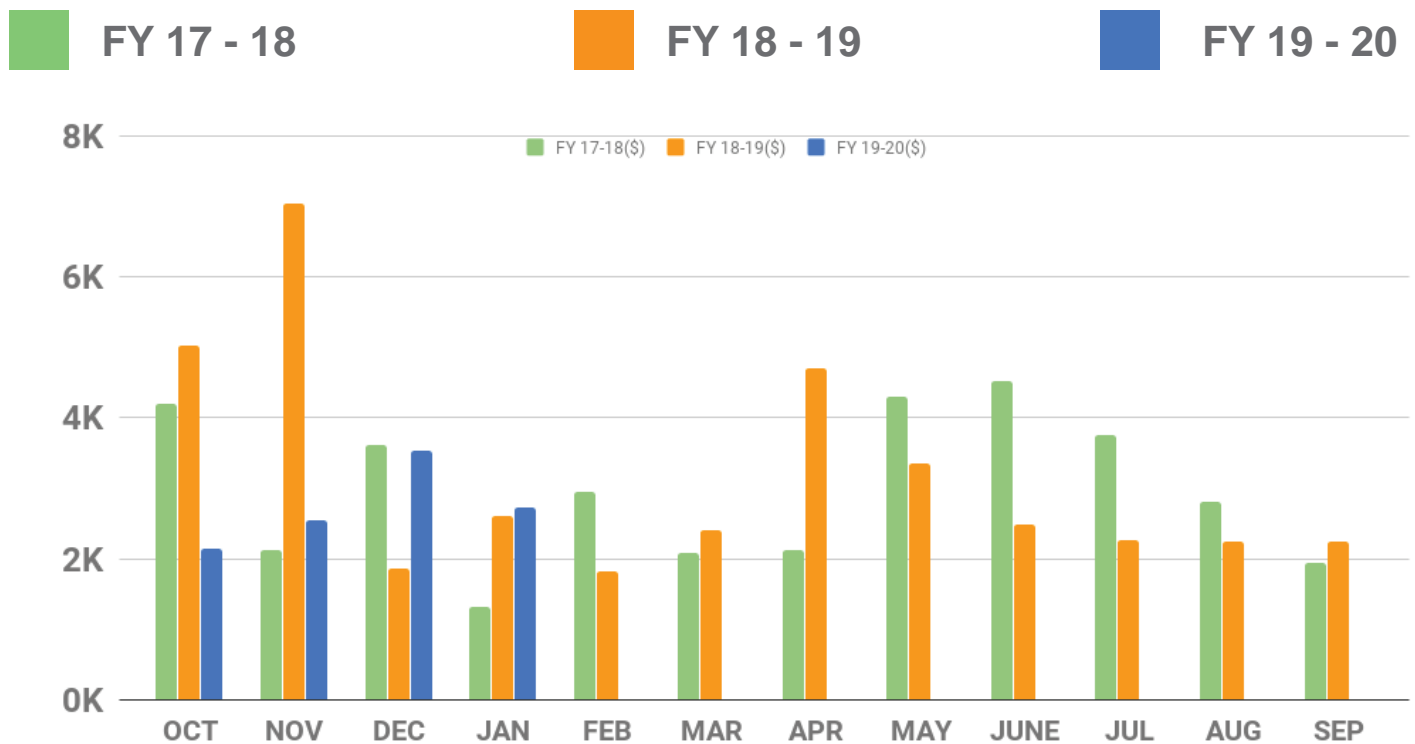
FEE BASED PROGRAM REVENUE BY MONTH

3 fiscal years



FACILITY REVENUE BY MONTH

3 fiscal years



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Sales Tax Collections - Rolling 27 Months

	General Fund Sales Tax	TIF Sales Tax
Nov-17	1,556,732	19,397
Dec-17	1,252,959	19,732
Jan-18	1,391,833	19,914
Feb-18	2,017,684	20,041
Mar-18	1,039,380	17,922
Apr-18	1,146,873	20,655
May-18	1,697,970	23,752
Jun-18	1,308,372	19,941
Jul-18	1,463,243	28,867
Aug-18	1,679,728	27,594
Sep-18	1,174,074	23,370
Oct-18	1,301,342	15,641
Nov-18	1,349,253	16,403
Dec-18	1,423,386	15,708
Jan-19	1,457,584	39,247
Feb-19	2,080,043	22,109
Mar-19	1,459,018	21,606
Apr-19	1,293,524	20,077
May-19	1,679,076	24,582
Jun-19	1,420,483	31,523
Jul-19	1,467,376	28,951
Aug-19	1,810,970	29,022
Sep-19	1,478,622	31,577
Oct-19	1,565,868	24,818
Nov-19	1,730,541	21,787
Dec-19	1,547,746	23,781
Jan-20	1,362,626	26,330

Notes:

75% of total sales tax collected is deposited to the General Fund each month

Comptroller tracks sales tax generated in the TIF and reports it monthly to the City

75% of TIF sales tax (city share) is pledged to the TIF

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Monthly Water Consumption - Rolling 27 Months

	<u>Total Gallons</u>	<u>Daily Average</u>	<u>Maximum Day</u>
Nov-17	229,053,395	7,635,113	9,092,258
Dec-17	191,270,697	6,170,022	7,688,298
Jan-18	173,617,650	5,600,569	7,268,181
Feb-18	157,094,108	5,610,504	6,416,212
Mar-18	203,851,397	6,575,852	7,638,961
Apr-18	218,104,951	7,270,166	9,480,558
May-18	317,417,845	10,239,290	12,779,480
Jun-18	422,841,722	14,094,730	18,886,210
Jul-18	512,582,590	16,534,920	20,871,860
Aug-18	474,885,847	15,318,900	19,781,800
Sep-18	304,052,374	10,135,080	19,307,450
Oct-18	240,262,264	7,750,396	10,191,580
Nov-18	194,498,356	6,483,279	7,438,044
Dec-18	186,450,313	6,014,526	7,818,894
Jan-19	222,027,420	7,162,175	13,160,330
Feb-19	166,796,311	5,957,011	7,181,853
Mar-19	216,172,991	6,973,323	8,899,546
Apr-19	230,304,224	7,676,809	9,546,692
May-19	246,447,588	7,949,923	10,806,480
Jun-19	273,477,588	9,115,919	12,818,660
Jul-19	479,403,830	15,464,640	19,686,560
Aug-19	557,577,730	17,986,380	20,877,020
Sep-19	480,076,300	16,002,544	19,898,562
Oct-19	377,192,895	12,167,513	17,708,812
Nov-19	237,328,307	7,910,944	9,218,867
Dec-19	229,083,044	7,389,776	8,396,266
Jan-20	215,978,847	6,967,060	8,691,306

Source: SCADA Monthly Reports generated at the Water Pump Stations
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