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Discuss and consider an ordinance amending the Code of Ordinances in Ch. 26 "Motor Vehicles & Traffic," Article VII. "Stopping, Standing or Parking," Section 26-505 "Prohibited in Specific Places" to include the prohibition of parking on Corporate Crossing and streets in the vicinity of Discovery Boulevard, and take any action necessary. (1st reading)	
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AGENDA

ROCKWALL CITY COUNCIL REGULAR MEETING

Monday, May 04, 2020 - 5:00 PM

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

THE ROCKWALL CITY COUNCIL MEETING WILL BE HELD "IN PERSON" AT ROCKWALL CITY HALL. HOWEVER, IN LIEU OF ATTENDING IN PERSON, CITIZENS MAY JOIN REMOTELY USING ZOOM VIRTUAL MEETING (BY AUDIO ONLY). ALSO, CITIZENS MAY SUBMIT COMMENTS BY EMAIL. SPECIFIC DETAILS ARE AS FOLLOWS:

SUBMIT COMMENTS VIA E-MAIL

Citizens are encouraged to submit public comments at least 30 minutes in advance of the meeting by emailing them to: PublicComments@rockwall.com. Please include your name and address when submitting comments. Also, please be concise, and limit your comments to those that may be read within 3 mins. or less.

PARTICIPATE IN THE MEETING REMOTELY VIA "ZOOM"

Citizens may wish to participate in the meeting virtually by joining with ZOOM, either via their computer, mobile device or telephone.

Special Notes: Only the two-way 'audio' feature of ZOOM will be utilized during the meeting - no ZOOM video will be used. If you are WATCHING remotely via our city website's "Live Stream," please note there is a notable delay, whereas, ZOOM is more "real time." Therefore, you should decide to do one or the other – choose either ZOOM OR "Live Video Streaming." Please do NOT try to do both at once, as the timing of the two services conflicts.

ZOOM REMOTE CONFERENCING INSTRUCTIONS

Register in advance to participate in the City Council meeting.

When: May 4, 2020 - 6:00 PM Central Time

Topic: Rockwall City Council Meeting - May 4th, 2020

Register in advance for this (audio only) webinar:

https://us02web.zoom.us/webinar/register/WN_syehSvUySz6K9LOeLeERlg

After registering, you will receive a confirmation email containing information about joining the meeting.

NOTE: If calling in, press * 9 to request to speak or to cancel your request. You will be acknowledged to provide comments during the meeting. Please limit comments to 3 mins. or less.

WATCH THE MEETING "LIVE STREAM" ONLINE

The public may watch the meeting 'live' online by visiting:

<http://www.rockwall.com/meetings/video.asp>

Again, please do not try and do BOTH the “Live Stream” AND ZOOM at the same time, as the timing of the two services conflicts. If you feel you must watch the “Live Stream” while also on listening in on ZOOM, please MUTE the live stream’s audio (as it is delayed, as compared to ZOOM).

I. CALL PUBLIC MEETING TO ORDER (5:00 PM)

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 filling vacancy for City Council Member Place 6, pursuant to Section 551.074 (personnel matters)
2. Discussion regarding City's nomination associated with filling current vacancy on the Rockwall Central Appraisal District Board of Directors, pursuant to Section 551.074 (personnel matters)
3. Discussion regarding legal issues on enforcement of Governor's Emergency Order and options on local Declaration, pursuant to Section §551.071 (Consultation with Attorney).
4. 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 PM)

V. INVOCATION AND PLEDGE OF ALLEGIANCE – COUNCILMEMBER DANIELS

VI. PROCLAMATIONS

- p.9 1.** Apraxia Awareness Day
- p.11 2.** Chief Benny Gracy Memorial Day
- p.13 3.** National Day of Prayer

VII. OPEN FORUM

VIII. TAKE ANY ACTION AS A RESULT OF EXECUTIVE SESSION

IX. CONSENT AGENDA

- p.15 1.** Consider approval of the minutes from the April 20, 2020 regular City Council meeting, and take any action necessary.
- p.25 2.** Consider a resolution denying approval of an amendment to the Distribution Cost Recovery Factor increase in distribution rates filed by Oncor Electric Delivery, approving cooperation with the Steering Committee of Cities served by Oncor to evaluate the filing, to negotiate with Oncor on the City's behalf, and take any action necessary.

- p.30 3. P2020-018** - Consider a request by Matthew Gardner of Halff Associates on behalf of Reid Caldwell for the approval of a Replat for Lots 2 & 3, Block D, Ellis Centre, Phase Two Addition being a 0.7.02-acre parcel of land identified as Lot 1, Block D, Ellis Centre, Phase Two Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, located at the terminus of Alpha Drive, and take any action necessary.

X. APPOINTMENT ITEMS

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

XI. PUBLIC HEARING ITEMS

- p.38 1. Z2020-009** - Hold a public hearing to discuss and consider a request by Brian Parsons on behalf of J. R. Fleming Investments for the approval of an **ordinance** for a Specific Use Permit (SUP) for a New and/or Used Indoor Motor Vehicle Dealership/Showroom on an 11.153-acre parcel of land identified as Lot 9, Block D, Rockwall Technology Park Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 2635 Observation Trail, Suite 110, and take any action necessary **[1st Reading]**.
- p.67 2. Z2020-010** - Hold a public hearing to discuss and consider a request by Edwin Echols for the approval of an **ordinance** for a Specific Use Permit (SUP) for an accessory building that exceeds the maximum square footage and height on an 0.28-acre parcel of land identified as Lot 17, Block B, Lakeridge Park Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 204 Lakehill Drive, and take any action necessary **(1st Reading)**.
- p.107 3. Z2020-012** - Hold a public hearing to discuss and consider a request by Ryszard M. Waszczuk of Richard Expo on behalf of Vartan Jizmejjan for the approval of an **ordinance** for a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on a 0.1030-acre parcel of land identified as Lot 4, Block 111, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 706 Sherman Street, and take any action necessary **(1st Reading)**.
- p.138 4. Z2020-014** - Hold a public hearing to discuss and consider a request by Alejandro Portocarrero for the approval of an **ordinance** for a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on a 0.23-acre parcel of land identified as Lot 24, Block C, Harbor Landing, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for single-family land uses, addressed as 328 Harborview Drive, and take any action necessary **(1st Reading)**.

XII. ACTION ITEMS

- p.170 1.** Hold a Show Cause Hearing to discuss and consider repair, removal or demolition of a dangerous building located at 304 Shamrock Circle, legally described as Lot 12, in Block A, replat of the revised final plat of Chandlers Landing and take any action necessary.

- p.377** 2. Discuss and consider a request by Tom Kirkland of Tekmak Development Company for the approval of an amendment to an existing facilities agreement allowing further delay of the construction of Harbor Heights Drive in between Shoreline Drive and Lakefront Trail until January 2021, and take any action necessary.
- p.401** 3. Discuss and consider an **ordinance** amending the Code of Ordinances in Ch. 26 "Motor Vehicles & Traffic," Article VII. "Stopping, Standing or Parking," Section 26-505 "Prohibited in Specific Places" to include the prohibition of parking on Corporate Crossing and streets in the vicinity of Discovery Boulevard, and take any action necessary. **(1st reading)**
- p.408** 4. Discuss and consider approving an **ordinance** repealing Ordinance No. 19-44 and lifting the temporary moratorium on the acceptance and approval of residential and commercial subdivision plats in the City's Extraterritorial Jurisdiction (ETJ), and take any action necessary. **(1st, only reading)**
- p.429** 5. Discuss and consider approval of a resolution to nominate a candidate to fill a vacancy on the Rockwall Central Appraisal District Board of Directors, and take any action necessary.
- p.432** 6. Discuss and consider parking concerns at SH-66 boat ramp, and take any action necessary.

XIII. 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

- p.434** Building Inspections Monthly Report - March 2020
- p.447** Finance Department Quarterly Report - Period Ended March 31, 2020
- p.458** Fire Department Monthly Report - March 2020
- p.465** Parks & Recreation Department Monthly Report - March 2020
- p.471** Police Department Monthly Report - March 2020
- p.474** Sales Tax Historical Collections - March 2020
- p.476** Water Consumption Statistics - March 2020

2. City Manager's Report

XIV. EXECUTIVE SESSION

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

- 1. Discussion regarding filling vacancy for City Council Member Place 6, pursuant to Section 551.074 (personnel matters)
- 2. Discussion regarding City's nomination associated with filling current vacancy on the Rockwall Central Appraisal District Board of Directors, pursuant to Section 551.074 (personnel matters)
- 3. Discussion regarding legal issues on enforcement of Governor's Emergency Order and options on local Declaration, pursuant to Section §551.071 (Consultation with Attorney).

4. 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)

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

XVI. ADJOURNMENT

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

The City of Rockwall City Council reserves the right to adjourn into executive session at any time to discuss any of the matters listed on the agenda above, as authorized by Texas Government Code § 551.071 (Consultation with Attorney) § 551.072 (Deliberations about Real Property) § 551.074 (Personnel Matters) and § 551.087 (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 1st day of May, 2020 at 4:00 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, Apraxia is a motor speech disorder that makes it hard to speak, and with childhood apraxia of speech (CAS), the brain struggles to develop plans for speech movement; and

Whereas, for children with this disorder, the speech muscles aren't weak, but they don't perform normally because the brain has difficulty directing or coordinating the movements; and

Whereas, many children with CAS have difficulty getting their jaws, lips and tongues to the correct positions to make a sound, and they may have difficulty moving smoothly to the next sound; and

Whereas, children with CAS often have language problems, such as reduced vocabulary or difficulty with word order; and

Whereas, CAS is usually treated with speech therapy, in which children practice the correct way to say words, syllables and phrases with the help of a speech-language pathologist; and

Now, Therefore, I, Jim Pruitt, Mayor of the City of Rockwall, Texas, do hereby proclaim **May 14, 2020** as

Apraxia Awareness Day

in the City of Rockwall and encourage everyone to learn more about this disorder and offer support to those individuals and families who work to overcome its challenges.

In Witness Whereof, I hereunto set my hand and official seal this 4th day of May, 2020.



Jim Pruitt, Mayor

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Rockwall, Texas Proclamation

Whereas, on April 28, 1985 Rockwall Fire Chief Benny Gracy, Assistant Fire Chief Mark Poindexter, and Rockwall County Sheriff's Deputy Blain Smith responded to the westbound service road in the 1400 block of Interstate 30 for a report of people trapped in their vehicle in high water as a result of a torrential rainstorm; and

Whereas, upon his arrival, Chief Gracy entered the water with Deputy Smith in an attempt to rescue those who were trapped; and

Whereas, during the rescue attempt, Chief Gracy, Deputy Smith and a civilian were swept away by the floodwater; and

Whereas, Deputy Smith and the civilian were able to escape; however, Chief Gracy and two remaining civilians trapped inside the vehicle all perished; and

Whereas, because of his courage and disregard for his own personal safety, Chief Gracy gave the ultimate sacrifice in service to the community of Rockwall.

Now, Therefore, I, Jim Pruitt, Mayor of the City of Rockwall, Texas, do hereby proclaim **April 28, 2020** as

Chief Benny Gracy Memorial Day

in the City of Rockwall and encourage all citizens to take a moment to reflect on the tragic passing of Chief Gracy and the selflessness he showed that fateful evening 35 years ago in our City.

In Witness Whereof, I hereunto set my hand and official seal this 28th day of April, 2020.

Jim Pruitt, Mayor

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Rockwall, Texas Proclamation

Whereas, the first Continental Congress called for a national day of prayer in 1775, as did Abraham Lincoln in 1863; and

Whereas, Congress established the National Day of Prayer as an annual event in 1952 by a joint resolution signed by President Truman; and

Whereas, the law was amended and signed by President Reagan in 1988, officially designating the first Thursday in May for its observance; and


Whereas, this year's theme - "Pray God's Glory Across the Earth" - is based upon the Habakkuk 2:14 which says, "For the earth will be filled with the knowledge of the glory of the Lord as the waters cover the seas."

Now, Therefore, I, Jim Pruitt, Mayor of the City of Rockwall, do hereby proclaim **May 7, 2020**, as:

NATIONAL DAY OF PRAYER

in the City of Rockwall, and invite all citizens to join me on this day and every day to pray for our country, our state and our city.

In Witness Whereof, I hereunto set my hand and official seal this 4th day of May, 2020.



Jim Pruitt, Mayor

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MINUTES

ROCKWALL CITY COUNCIL REGULAR MEETING

Monday, April 20, 2020 - 5:00 PM

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

I. CALL PUBLIC MEETING TO ORDER

Note: this meeting was held virtually, in its entirety by "Zoom."

Mayor Pruitt called the meeting to order at 5:00 p.m. Present were Mayor Jim Pruitt, Mayor Pro Tem Dana Macalik and Council Members Patrick Trowbridge, John Hohenshelt, Kevin Fowler, Bennie Daniels and Trace Johannesen. Also present were City Manager Rick Crowley, Assistant City Managers Mary Smith and Joey Boyd and City attorney Frank Garza.

Mayor Pruitt read the below listed discussion items into the record before recessing the public meeting to go into Executive Session.

II. EXECUTIVE SESSION. (5:00 P.M.)

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 legal issues pertaining to development in the Harbor District pursuant to Section §551.071 (Attorney/Client Consultation).
2. Discussion regarding City's nomination associated with filling current vacancy on the Rockwall Central Appraisal District Board of Directors and a (re)appointment to the North TX Municipal Water District Board of Directors, pursuant to Section 551.074 (personnel matters)
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 (virtually) at 6:00 p.m., and all seven council members were present.

V. INVOCATION AND PLEDGE OF ALLEGIANCE – COUNCILMEMBER FOWLER

Councilmember Fowler delivered the invocation and led the Pledge of Allegiance.

VI. PROCLAMATIONS

1. "Happy 100th, Harvey!" Day

Mayor Pruitt read the above listed proclamation. Councilmember Fowler provided commentary related to Mr. Harvey Ladd and celebration of his 100th birthday.

VII. OPEN FORUM

Mayor Pruitt read the following comments into the record. They were submitted electronically in advance of the meeting to the publiccomments@rockwall.com email address.

Valerie Fry
Rockwall Resident
1446 Memorial Dr
Rockwall, TX 75087

Hello,
My question as I am sure will be the case of every taxpayer this year?? - Will the city council be helping citizens by at least keeping the tax rate the same as it was last year in light of the COVID-19 stay at home situations??

I know, speaking for myself, I am on the verge of a bankruptcy if this does not end soon! With the new increase with taxes this year (again) and the issues we had with all the raises, I am asking respectfully for the city council to take care of the citizens of Rockwall during our very trying time. And we will take care of you when we are back to our normal success. But this increase this year on top of everything is a huge slap in the face.

Thank you for your consideration.

Justin Cover
9 Norman Trail
Rockwall (County, not "city"), TX

Why no after all this virus mess are you going after more revenue? It's ridiculous that you mail this garbage out at this time. People are out of work paying extra for food to feed the family. The schools are closed they should return some of the savings to the taxpayers. WHY are you asking for more \$\$\$\$?

Mayor Pruitt then read the reply he had emailed Mr. Cover over the weekend, which stated as follows: I agree with you completely. We asked the Governor to stop the reappraisals for just the reasons you have expressed. Please see the letter sent by Rockwall County Mayors to the Governor. The City of Rockwall has absolutely nothing to do with the appraisals or the sending of these notices.

Thank you,
Donna Fletcher
821 Jackson St.
Rockwall 75087

Mayor Pruitt, city council

I have noted many city and county servants that are getting substantial raises from last year's budget to the proposed 2020 budget. Approximately \$1.8 million dollars more for salaries. With these large raises, it appears their retirement funds increase as well, yet additional benefits.
Can you explain the raises so many in the budget are getting during this critical time for residents?
I would ask that the maximum 3% be applied and review again next year.

Mayor Pruitt then read the following reply he had written over the weekend to Mrs. Fletcher:

Sorry we have not begun the process of a budget for the next year. That will happen in August. We will be looking at all compensation of City employees. Please note neither the City Council nor the Mayor have seen an increase in pay in at least the last 6 years I have been here. Council members make \$250 per month, and the Mayor makes \$375 per month. You are thinking of the County that voted themselves a 20% pay raise. Please contact them at Rockwallcountytexas.com

Don Dyer
1018 Ridge Rd
Rockwall, TX 75087

During the 4/20/2020 agenda item; Discuss and consider COVID-19 and its effect on business and personal health, and take any action necessary; will the City Council of Rockwall consider a Rockwall business stimulus grant to provide financial aid to small businesses that have sustained economic losses due to the COVID-19 pandemic?

The Rowlett City Council has already established their ROBUST grant program that provides a maximum award total of \$10,000 per business for economic losses sustained as a result of the COVID-19 pandemic. Applicants may qualify for grant funds in two categories: Lease/Mortgage Assistance and Payroll Assistance.

See <https://rowlettready.com/robust/> for more information.

Mayor Pruitt asked if staff knows how other cities, such as Rowlett, are funding these types of programs. City Manager Rick Crowley indicated that he is not totally sure but he suspects it may be happening through an 'economic development corporation.'

No further comments were read, and no one was present (virtually) to speak. So, Mayor Pruitt closed Open Forum.

VIII. TAKE ANY ACTION AS A RESULT OF EXECUTIVE SESSION

Mayor Pro Tem Macalik moved to reappoint Larry Parks to serve an additional two-year term on the North Texas Municipal Water District (NTMWD) Board of Directors. Councilmember Fowler seconded the motion, which passed by a vote of 7 ayes to 0 nays.

IX. CONSENT AGENDA

1. Consider approval of the minutes from the April 06, 2020 regular City Council meeting, and take any action necessary.

- 131 **2.** Consider approval of an **ordinance** for the temporary reduction of the current 55 miles per
132 hour speed limit along SH-66 to 45 miles per hour from MP 609.829 to MP 610.796 during
133 construction of FM 3549, and take action as necessary. **(2nd reading)**
- 134 **3.** Consider approval of an **ordinance** for the increase of the current 65 miles per hour speed
135 limit along IH-30 to 70 miles per hour from MP 03.358 to MP 06.145, and take action as
136 necessary. **(2nd reading)**
- 137 **4.** Consider authorizing a mowing contract extension to Grass Kisser in the amount of \$129,000
138 to be funded from the General Fund, Parks Operations Budget, and take any action necessary.
- 139 **5. P2020-012** - Consider a request by Steve Arze of Zaph & Ath Properties for the approval of a
140 Replat for Lots 4 & 5, Block A, Landing Point Addition being a 4.88-acre tract of land identified
141 as Lot 1, Block A, Landing Point Addition, City of Rockwall, Rockwall County, Texas, zoned
142 Commercial (C) District, generally located north of the intersection of Airport Road and
143 Industrial Boulevard, and take any action necessary.
- 144 **6. P2020-013** - Consider a request by Cameron Slown of Teague, Nall and Perkins, Inc. on behalf
145 of Tom Kirkland of Lakefront Trail Rockwall Hotel, LP for the approval of a Final Plat for Lots 1
146 & 2, Block A, Shoreline Marriott Addition being a 3.025-acre tract of land identified as Lot 1,
147 Block A, Marriott Addition and Lot 5, Block A, Shoreline Plaza Addition, City of Rockwall,
148 Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the
149 IH-30 Overlay (IH-30 OV) District, addressed as 2601 Lakefront Trail and 2850 Shoreline Trail,
150 and take any action necessary.
- 151 **7. P2020-014** - Consider a request by Cameron Slown of Teague, Nall and Perkins, Inc. on behalf
152 of Dan Bobst of 101 Hubbard Dr., LLC for the approval of a Reparat for Lot 2, Block B, Harbor
153 District Addition being a 2.893-acre tract of land identified as Lot 1, Block B, Harbor District,
154 City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32),
155 situated within the IH-30 Overlay (IH-30 OV) District, generally located at the southwest
156 corner of the intersection of Sunset Ridge Drive and the IH-30 Frontage Road, and take any
157 action necessary.
- 158 **8. P2020-015** - Consider a request by Brian Wade of Raymond L. Goodson Jr., Inc. on behalf of
159 Jason Linscott of Rockwall Regional Hospital, LLC for the approval of a Reparat for Lot 24, Block
160 A, Presbyterian Hospital of Rockwall Addition being a 23.0927-acre tract of land identified as
161 Lots 6, 8, 9, 12 & 23, Block A, Presbyterian Hospital of Rockwall Addition, City of Rockwall,
162 Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR)

- District land uses, addressed as 3142-3150 Horizon Road [FM-3097], and take any action necessary.
- 9. P2020-016** - Consider a request by Ruben Segovia on behalf of Jose Valerio for the approval of a Replat for Lot 1, Block L, Lake Rockwall Estates East Addition being a 0.33-acre tract of land identified as Lots 1286 & 1287, Block A, Rockwall Lake Properties Development No. 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 257 & 269 Russell Drive, and take any action necessary.
- 10. P2020-017** - Consider a request by Priya Acharya, PE of Weir & Associates, Inc. on behalf of Worth Williams of Moore Worth Investments, LLC for the approval of a Replat for Lot 9, Block A, Lakeshore Commons Addition, being a 1.401-acre parcel of land currently identified as Lot 8, Block A, Lakeshore Commons Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 65 (PD-65) for General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 1979 N. Goliad Street [SH-205], and take any action necessary.
- Councilmember Trowbridge moved to approve the entire Consent Agenda (#s 1, 2, 3, 4, 5, 6, 7, 8, 9, and 10). Councilmember Johannesen seconded the motion. The ordinance captions were read as follows:**

**CITY OF ROCKWALL
ORDINANCE NO. 20-12**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL TEXAS, ALTERING THE PRIMA FACIE SPEED LIMITS ESTABLISHED FOR VEHICLES UNDER THE PROVISIONS OF TRANSPORTATION CODE, SECTION 545.356 UPON STATE HIGHWAY NO. 66 OR PARTS THEREOF, WITHIN THE INCORPORATE LIMITS OF THE CITY OF ROCKWALL, TEXAS, AS SET OUT IN THIS ORDINANCE; PROVIDING A PENALTY OF A FINE NOT TO EXCEED \$200.00 FOR THE VOILATION OF THIS ORDINANCE; AND PROVIDING FOR AN EFFECTIVE DATE.

**CITY OF ROCKWALL
ORDINANCE NO. 20-13**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, ALTERING THE PRIMA FACIE SPEED LIMITS ESTABLISHED FOR VEHICLES UNDER THE PROVISIONS OF TRANSPORTATION CODE, SECTION 545.356 UPON INTERSTATE NO. 30 OR PARTS THEREOF, WITHIN THE INCORPORATE LIMITS OF THE CITY OF ROCKWALL, TEXAS, AS SET OUT IN THIS ORDINANCE; AND PROVIDING A PENALTY OF A FINE NOT TO EXCEED THE SUM OF \$200.00 FOR EACH OFFENSE; AND PROVIDING FOR AN EFFECTIVE DATE.

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

X. ACTION ITEMS

1. **MIS2020-006** - Discuss and consider a request by Ryan Joyce of Michael Joyce Properties on behalf Northgate Rockwall LD LP for the approval of an Exception to the utility placement requirements for overhead utilities in conjunction with a single-family residential subdivision on a 61.45-acre tract of land identified as Tract 4 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 88 (PD-88) for Single-Family 1 (SF-1) District land uses, located at the southwest corner of the intersection of Stodghill Road [FM-3549] and Clem Road, and take any action necessary.

Planning Director Ryan Miller provided background information regarding this agenda item. He generally explained that there are power lines that need to be moved associated with this case because the applicant will be widening Clem Road to a “minor thoroughfare” width. He explained that City Code requires that anytime power line are moved, they are then required to be put underground. The applicant received an estimate from Farmers Electric Coop on placing the lines underground, and the cost was about \$500,000. So, the applicant is requesting an exception that would allow the power lines to remain above ground. Mr. Miller pointed out that all of the new lines would be placed underground, while all of the existing lines in need of relocation would remain above ground along Clem Road. As a compensatory measure, the applicant has agreed to build half of Clem Road along the entire length. The Planning & Zoning Commission has recommended approval of this request.

The applicant, Ryan Joyce, then spoke, thanking Council for its continued support of this project and the City of Rockwall. He provided brief clarification and reasoning regarding his request to relocate the power lines along Clem Road above ground. Furthermore, he mentioned that the adjacent property is willing to dedicate needed right-of-way to the city for the expansion of Clem Road.

Councilman Johannesen asked what the intent is regarding the requirement to bury power lines underground. Mr. Miller shared that it is because it is aesthetically more pleasing and because there is less of a chance of ‘loss of power’ during severe weather if the lines are underground. Following comments by Councilman Johannesen, he then moved to approve the exception regarding burying of power lines. Councilmember Fowler seconded the motion, which passed unanimously of those present (7 ayes to 0 nays).

2. Discuss and consider directing the City Manager to enter into an Interim Interlocal Cooperation Agreement for Subdivision Regulation in the Extraterritorial Jurisdiction (ETJ), and take any action necessary.

Planning Director Ryan Miller provided background information concerning this agenda item. He explained that the City of Rockwall is currently under a moratorium for acceptance of subdivision plats for residential / commercial projects in the city’s ETJ. This has been because Rockwall County is currently in the process of revising its subdivision requirements, and the city has been working with the county on updating this interlocal agreement (ILA) for some time now. The ILA that is in the meeting packet

this evening is one that the County just adopted this past Friday. With this ILA, the variance process would revert from the County Commissioner's Court to the City of Rockwall City Council, which would help the city meet the "shot clock" requirements established by HB-3167. The city would continue to be the reviewing body for engineering plans, but all inspections would be done through a third party inspector at their own cost. In addition, we have established new subdivision regulations based on the county's previous regulations and Chapter 232 of the Texas Local Government Code. The only other thing this would change is the city would start accepting preliminary plats in the ETJ, which will necessitate a small change in our subdivision requirements, which will be brought back to Council if it moves forward with adoption of this ILA today.

Following brief discussion, Councilman Trowbridge moved to approve this item as presented. Councilmember Daniels seconded the motion, which passed by a vote of 7 ayes to 0 nays.

3. Discuss and consider approval of a resolution nominating a candidate to fill a current vacancy on the Rockwall Central Appraisal District's Board of Directors, and take any action necessary.

Mayor Pruitt indicated that this item will be 'skipped' this evening and will appear on the next city council meeting agenda, pointing out that the Council has 45 days to take action on this.

4. Discuss and consider COVID-19 and its effect on business and personal health, and take any action necessary.

Mayor Pruitt began discussion of this item, in part indicating that he has abandoned (revoked) the Declaration that has been in place since the first part of April here locally. He expressed that he has done so because he believes Governor Abbott will be issuing additional Executive Orders regarding how he plans to reopen businesses, and we don't need to be in the way. Pruitt went on to explain that he does not understand why we are continuing with things staying closed and people staying at home if the initial intent of doing so was to avoid overwhelming the hospitals. The hospitals did not get overwhelmed and are not currently overwhelmed, so the mayor expressed that he is not sure why we are now trying to prevent people from getting COVID-19 when likely, inevitably they are going to contract it at some point anyway. Councilman Johannesen went on to express his concerns that 'negative cases' and 'recovery numbers' are not really being tracked at all by the County, State or Nation.

Mayor Pruitt went on to explain that the county's 'health authority,' Dr. Bonaquisti, and the city's 'health authority,' Dr. Lynsch, are both unpaid, volunteers who have full-time, paid positions elsewhere (i.e. Bonaquisti works for Presbyterian Hospital). So, since neither the city nor Rockwall County has a designated, official health authority in place, it has been difficult to obtain numbers from the State regarding COVID cases. He suggested that the City begin researching the possibility of perhaps pairing up with a neighboring city who already has an official 'health authority' in place. For example, the City of Rowlett has paired up with the City of Garland, which does have a formal 'health authority' in place, so Rowlett has been able to get information on 'the numbers.' Brief discussion took place regarding what sorts of tasks a 'health authority' would perform outside of helping to manage a pandemic. The possibility of tackling this topic as a countywide effort was briefly discussed, with Mayor Pruitt generally indicating that the last two meetings of the County Emergency Services Corporation Board have been cancelled by Judge Sweet, and the City needs answers on this topic soon. Council generally agreed to

ask City Manager Rick Crowley to begin making some phone calls and exploring if the City of Rockwall can possibly team up with a neighboring city that already has a health authority in place.

Councilman Fowler asked Mr. Crowley how cities like Rowlett are funding small business grants pertaining to COVID-19. Mr. Crowley shared that he is not sure how they are funding those efforts, but it is feasible that they may be funding them out of their economic development corporation.

No action took place pertaining to this agenda item.

5. Discuss and consider bulk / brush waste pick-up services, and take any action necessary.

Mrs. Smith, Assistant City Manager, updated council on this agenda item, indicating that Republic Waste has been trying to reshuffle routes and drivers to try and address additional bulk pick ups. A couple of drivers in boom trucks began picking up bulk in one corner of the city on Friday, and they are generally beginning to work through addressing all of it. Councilman Johannesen pointed out that residential trash has increased by 30% ever since everyone is staying home lately, so this surely caught Republic by surprise (it is unprecedented). He went on to generally ask the public to please respect that the city had some 'bigger fish to fry' and to please essentially have some grace for the City's recent communications related to bulk / brush pick ups this month in April.

No action was taken pertaining to this agenda item.

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

Councilmember Bennie Daniels and Assistant City Manager Joey Boyd provided verbal updates concerning this agenda item. Daniels explained that U.S. Census 'field workers' were pulled out of the field due to COVID-19, so essentially everything related to the Census is now going to be delayed. Rockwall County continues to lead the state as far as its response rate is concerned (the rate is 57.9% for the County), and the City's self-response rate is at 56.7%. Mr. Boyd shared that contact was recently made with the local apartment complex managers, and all have agreed to send reminders out to their tenants, encouraging them to complete their Census responses. Also, last week all Rockwall residents should have received paper copies of their Census tally, so the hope is that the numbers will improve as those paper responses are received back. Council took no action pertaining to this agenda item.

XI. 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 legal issues pertaining to development in the Harbor District pursuant to Section §551.071 (Attorney/Client Consultation).
2. Discussion regarding City's nomination associated with filling current vacancy on the Rockwall Central Appraisal District Board of Directors and a (re)appointment to the North TX Municipal Water District Board of Directors, pursuant to Section 551.074 (personnel matters)

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

331 **XII. RECONVENE PUBLIC MEETING & TAKE ANY ACTION AS RESULT OF EXECUTIVE SESSION**

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

333 **XIII. ADJOURNMENT**

334 **The meeting was adjourned at 6:57 p.m.**

335

336 **PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS 4th DAY OF MAY,**
337 **2020.**

338

339

JIM PRUITT, MAYOR

340 **ATTEST:**

341

342 **KRISTY COLE, CITY SECRETARY**

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City of Rockwall
The New Horizon
MEMORANDUM

TO: City Council

FROM: Joey Boyd, Assistant City Manager

DATE: April 23, 2020

SUBJECT: Oncor Electric Delivery Cost Recovery Factor Denial Resolution

The City is an electric utility customer of Oncor Electric Delivery Company LLC (“Oncor” or “Company”). The Oncor Cities Steering Committee (“OCSC”) is a coalition of similarly situated cities served by Oncor that have joined together to efficiently and cost effectively review and respond to electric issues affecting rates charged in Oncor’s service area in matters before the Public Utility Commission (“PUC” or “Commission”) and the courts.

On April 3, 2020, Oncor filed an Application to Amend its Distribution Cost Recovery Factor (“DCRF”) with each of the cities retaining original jurisdiction and with the Commission in Docket No. 50734. In the filing, the Company sought to increase distribution rates by \$75.9 million annually (an approximately \$0.88 increase to the average residential customer’s bill).

The resolution authorizes the City to join with OCSC to evaluate the filing, determine whether the filing complies with law, and if lawful, to determine what further strategy, including settlement, to pursue.

Purpose of the Resolution:

The purpose of the Resolution is to deny the DCRF amendment proposed by Oncor.

Explanation of “Be It Ordained” Sections:

1. This section authorizes the city to participate with OCSC as a party in the Company’s DCRF filing in PUC Docket No. 50734.
2. This section authorizes the hiring of Lloyd Gosselink and consultants to review the filing, negotiate with the Company, and make recommendations to the City regarding reasonable rates. It also authorizes OCSC to direct any necessary administrative

proceedings or court litigation associated with an appeal of this application filed with the Commission.

3. This paragraph finds that the Company's application is unreasonable and should be denied.

4. This section states that the Company's current rates shall not be changed.

5. The Company will reimburse OCSC for its reasonable rate case expenses. Legal counsel and consultants approved by OCSC will submit monthly invoices that will be forwarded to Oncor for reimbursement.

6. This section merely recites that the resolution was passed at a meeting that was open to the public and that the consideration of the Resolution was properly noticed.

7. This section provides Oncor and counsel for OCSC will be notified of the City's action by sending a copy of the approved and signed resolution to counsel.

CITY OF ROCKWALL, TEXAS

RESOLUTION NO. 20-06

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS FINDING THAT ONCOR ELECTRIC DELIVERY COMPANY LLC'S APPLICATION FOR APPROVAL TO AMEND ITS DISTRIBUTION COST RECOVERY FACTOR TO INCREASE DISTRIBUTION RATES WITHIN THE CITY SHOULD BE DENIED; AUTHORIZING PARTICIPATION WITH ONCOR CITIES STEERING COMMITTEE; AUTHORIZING THE HIRING OF LEGAL COUNSEL AND CONSULTING SERVICES; FINDING THAT THE CITY'S REASONABLE RATE CASE EXPENSES SHALL BE REIMBURSED BY THE COMPANY; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; REQUIRING NOTICE OF THIS RESOLUTION TO THE COMPANY AND LEGAL COUNSEL.

WHEREAS, the City of Rockwall, Texas ("City") is an electric utility customer of Oncor Electric Delivery Company LLC ("Oncor" or "Company"), and a regulatory authority with an interest in the rates and charges of Oncor; and

WHEREAS, the Oncor Cities Steering Committee ("OCSC") is a coalition of similarly situated cities served by Oncor that have joined together to efficiently and cost effectively review and respond to electric issues affecting rates charged in Oncor's service area in matters before the Public Utility Commission ("Commission") and the courts; and

WHEREAS, on or about April 3, 2020, Oncor filed with the Commission an Application to Amend its Distribution Cost Recovery Factor ("DCRF"), Commission Docket No. 50734, seeking to increase distribution rates by \$75.9 million annually (an approximately \$0.88 increase to the average residential customer's bill); and

WHEREAS, the City of Rockwall will cooperate with OCSC in coordinating their review of Oncor's DCRF filing with designated attorneys and consultants, prepare a common response, negotiate with the Company, and direct any necessary litigation, to resolve issues in the Company's filing; and

WHEREAS, all electric utility customers residing in the City will be impacted by this ratemaking proceeding if it is granted; and

WHEREAS, working with the OCSC to review the rates charged by Oncor allows members to accomplish more collectively than each city could do acting alone; and

WHEREAS, OCSC's members and attorneys recommend that members deny Oncor's DCRF.

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

SECTION 1. That the City is authorized to participate with OCSC in Commission Docket No. 50734.

SECTION 2. That, subject to the right to terminate employment at any time, the City of Rockwall hereby authorizes the hiring of the law firm of Lloyd Gosselink Rochelle & Townsend, P.C. and consultants to negotiate with the Company, make recommendations to the City regarding reasonable rates, and to direct any necessary administrative proceedings or court litigation associated with an appeal Oncor's DCRF application.

SECTION 3. That the rates proposed by Oncor to be recovered through its DCRF charged to customers located within the City limits, are hereby found to be unreasonable and shall be denied.

SECTION 4. That the Company shall continue to charge its existing rates to customers within the City.

SECTION 5. That the City's reasonable rate case expenses shall be reimbursed in full by Oncor within 30 days of the adoption of this Resolution.

SECTION 6. That it is hereby officially found and determined that the meeting at which this Resolution is passed is open to the public as required by law and the public notice of the time, place, and purpose of said meeting was given as required.

SECTION 7. That a copy of this Resolution shall be sent to Tab Urbantke, Attorney for Oncor, at Hunton Andrews Kurth LLP, 1445 Ross Avenue, Suite 3700, Dallas, Texas 75202, and to Thomas Brocato, General Counsel to OCSC, at Lloyd Gosselink Rochelle & Townsend, P.C., P.O. Box 1725, Austin, TX 78767-1725, or tbrocato@lglawfirm.com.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS 4th DAY OF MAY, 2020.

ATTEST:

Jim Pruitt, Mayor

Kristy Cole, City Secretary

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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: May 4, 2020
APPLICANT: Matthew Gardner; *Halff Associates*
CASE NUMBER: P2020-018; *Lots 2 & 3, Block, Ellis Centre, Phase Two Addition*

SUMMARY

Consider a request by Matthew Gardner of Halff Associates on behalf of Reid Caldwell for the approval of a Replat for Lots 2 & 3, Block D, Ellis Centre, Phase Two Addition being a 7.02-acre parcel of land identified as Lot 1, Block D, Ellis Centre, Phase Two Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, located at the terminus of Alpha Drive, and take any action necessary.

PLAT INFORMATION

- ☑ The applicant is requesting the approval of a replat for a 7.02-acre tract of land for purpose of subdividing the property into two (2) lots (*i.e. Lots 2 & 3, Block D, Ellis Centre, Phase Two Addition*), and to establish the necessary easements [*i.e. 24-foot firelane, detention, drainage, and utility easements*] for the construction of a multi-tenant industrial facility consisting of three (3) separate buildings that will be ~87,600 SF in total area (*i.e. 50,400 SF, 25,200 SF, & 12,000 SF*).
- ☑ The subject property was annexed on November 30, 1959 by *Ordinance No. 60-01*. The subject property was zoned -- *along with the remainder of the 23.888-acre tract of land that made up Phases 1 & 2 of the Ellis Center Addition* -- from an Agricultural (AG) District and Commercial (C) District to a Light Industrial (LI) District on December 5, 1983 by *Ordinance No. 83-61 (PZ1983-035-01)*. The subject property was then platted as part of Lot 2 and all of Lots 4 & 5 of the Ellis Center, Phase 2 Addition on February 15, 1985 as part of *Case No. PZ1984-014-01*. The subject property was later assembled into its current configuration (*i.e. Lot 1, Block D, Ellis Center, Phase 2 Addition*) by *Case No. P2018-015*. On November 12, 2019, the Planning and Zoning Commission approved a site plan [*i.e. Case No. SP2019-040*] for the purpose of constructing a ~87,600 SF multi-tenant industrial facility for the subject property.
- ☑ 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 Replat for *Lots 2 & 3, Block D, Ellis Centre, Phase Two Addition*, staff would propose the following conditions of approval:

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

- (2) Any construction resulting from the approval of this plat shall conform to the requirements set forth by the Unified Development Code (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 April 28, 2020, the Planning and Zoning Commission made a motion to recommend approval of the replat with staff conditions. The motion was approved by a vote of 7-0.



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
☒ 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 End of Alpha

Subdivision Ellis Centre Phase Two

Lot 1 Block D

General Location

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning LI

Current Use Vacant

Proposed Zoning LI

Proposed Use Industrial

Acreage 7.02

Lots [Current] 1

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 Rockwall Urban Industrial, LP

☒ Applicant Halff Associates

Contact Person Reid Caldwell

Contact Person Matthew Gardner

Address 13150 Coit Rd

Address 1201 Bowser Road

City, State & Zip Dallas, TX 75240

City, State & Zip Richardson, TX 75081

Phone 214-457-8198

Phone 214-346-6308

E-Mail reid@longbowinterests.com

E-Mail mgardner@halff.com

NOTARY VERIFICATION [REQUIRED]

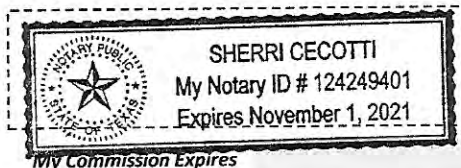
Before me, the undersigned authority, on this day personally appeared Reid Caldwell [Owner] the undersigned, who stated the information on this application to be true and certified the following:

"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 \$ 440.40, to cover the cost of this application, has been paid to the City of Rockwall on this the 16 day of April, 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 16 day of April, 20 20.

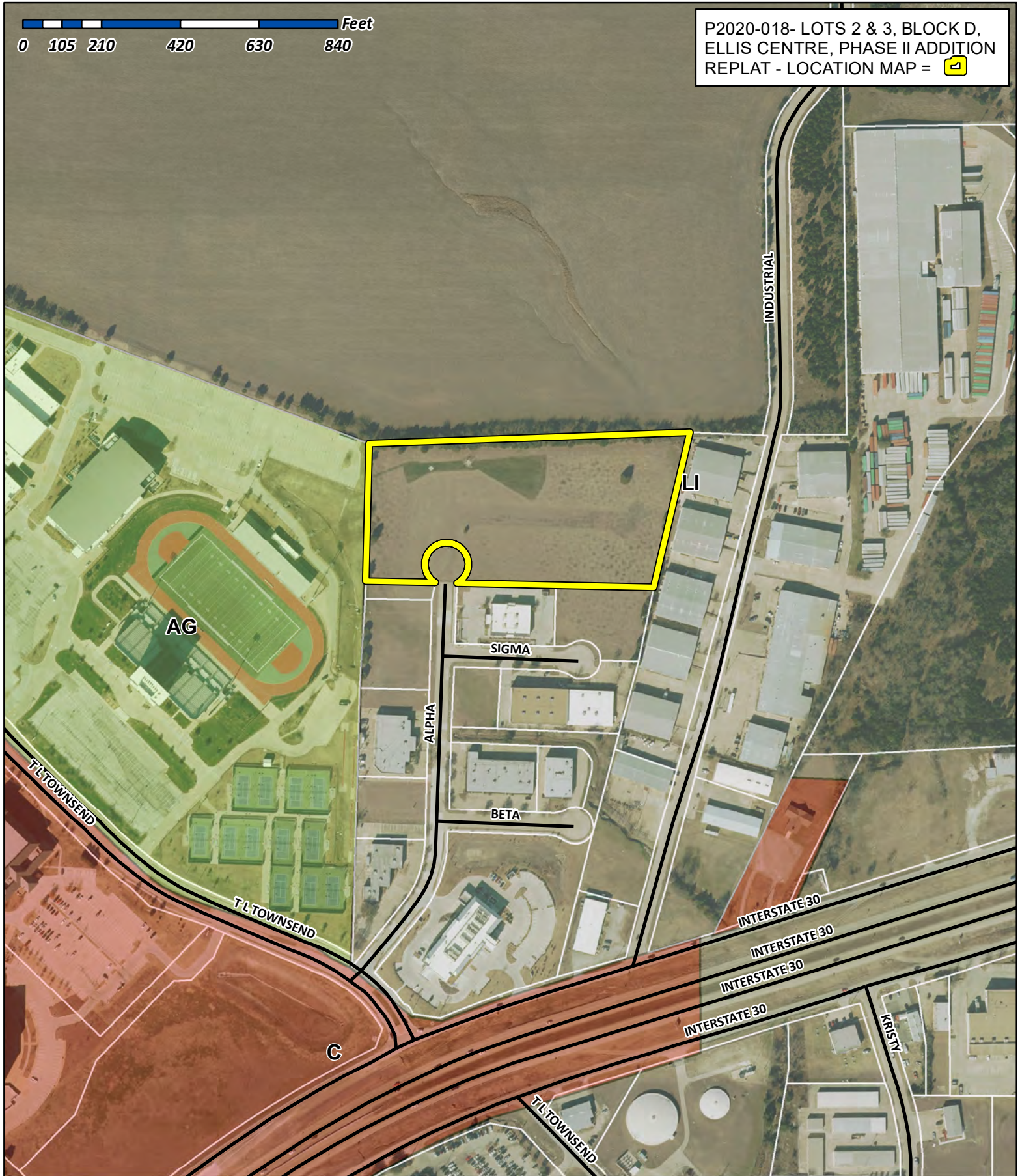
Owner's Signature

Notary Public in and for the State of Texas



0 105 210 420 630 840 Feet

P2020-018- LOTS 2 & 3, BLOCK D,
ELLIS CENTRE, PHASE II ADDITION
REPLAT - LOCATION MAP = 



City of Rockwall

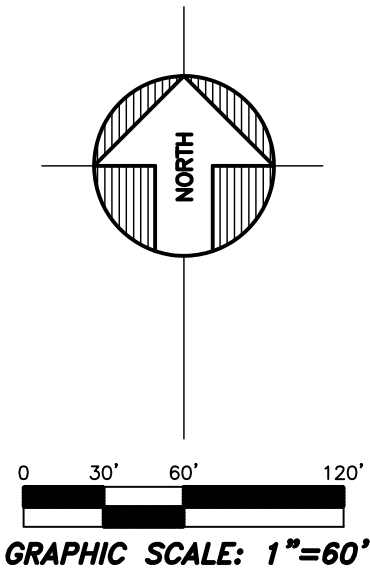
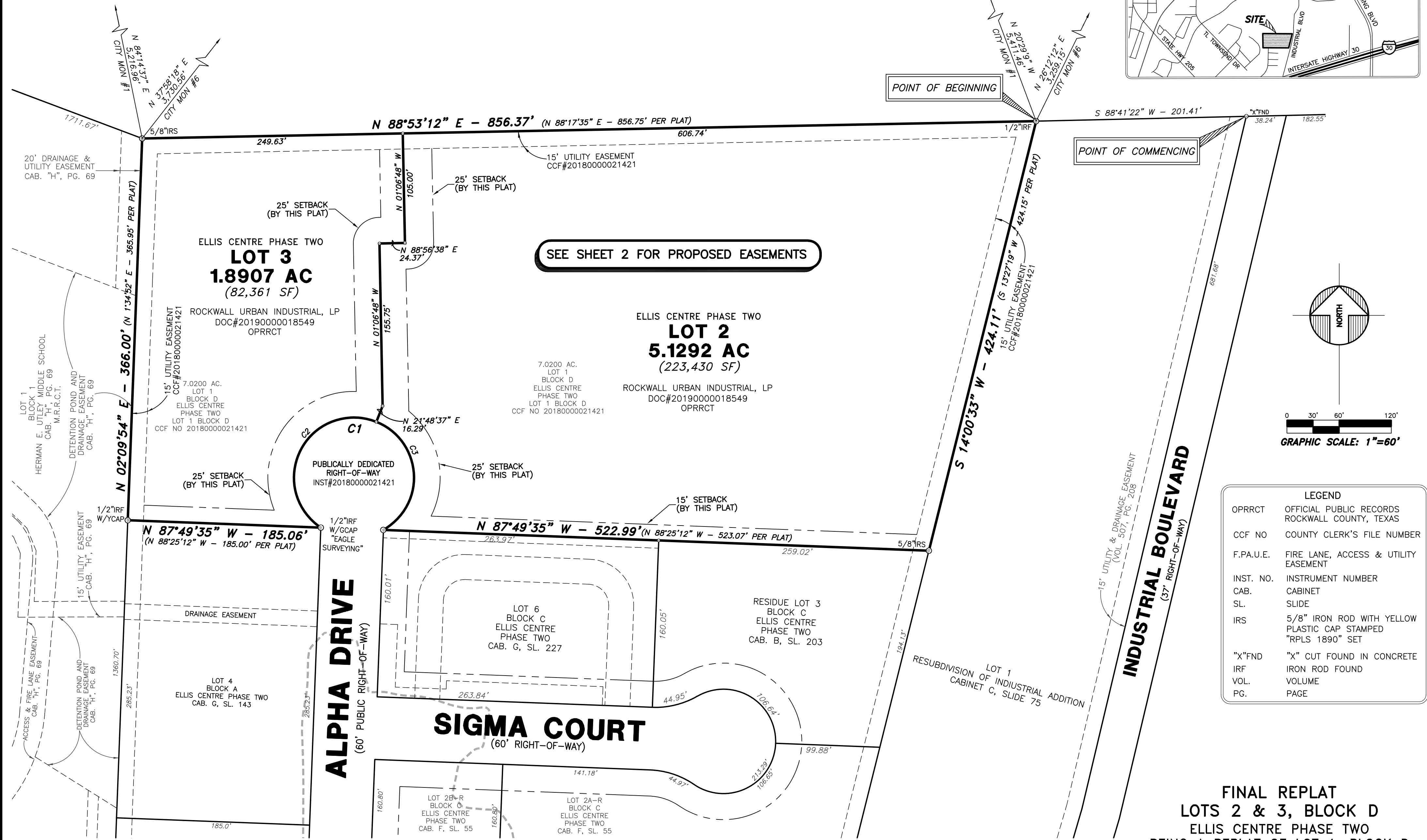
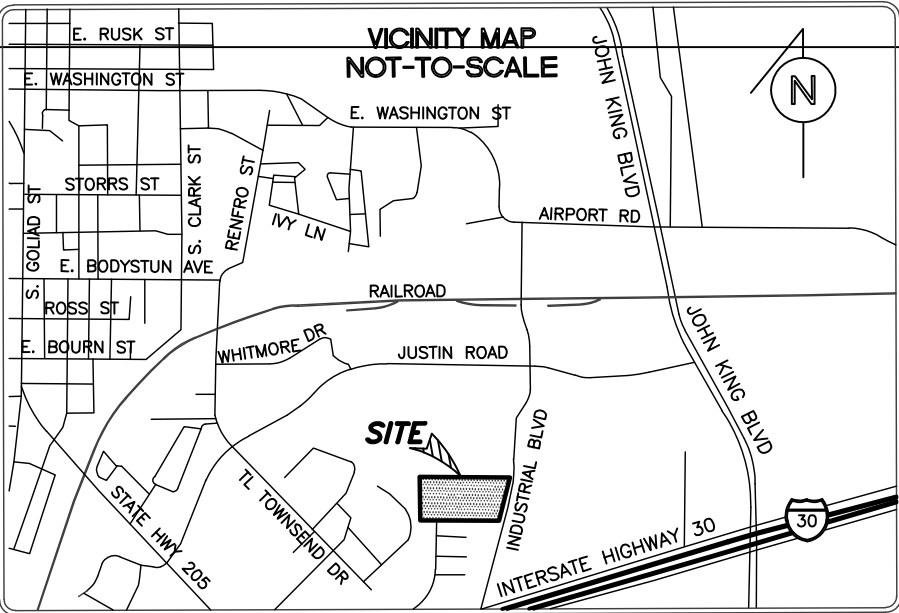
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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.



Table with 6 columns: NO, RAD, DELTA, ARC, CHBRG, CH. It contains curve data for three points (C1, C1, C1).

NOTE: THE PURPOSE OF THIS PLAT IS TO CREATE 2 LOTS FROM 1, AND DEDICATE NEW EASEMENTS.



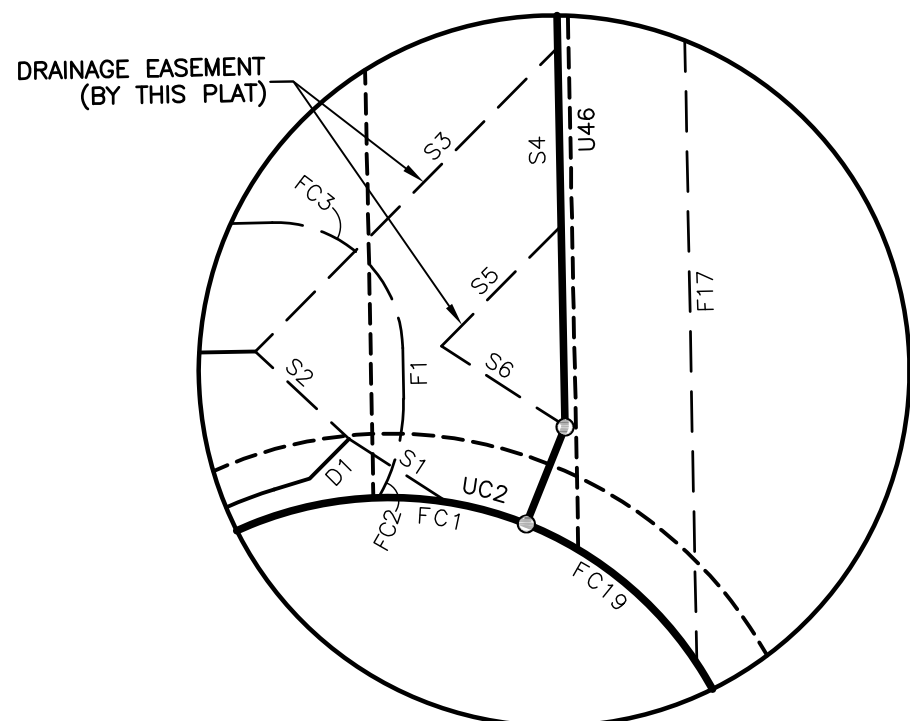
LEGEND table defining symbols for OPRRCT, CCF NO, F.P.A.U.E., INST. NO., CAB., SL., IRS, "X" FND, IRF, VOL., and PG.

FINAL REPLAT LOTS 2 & 3, BLOCK D ELLIS CENTRE PHASE TWO BEING A REPLAT OF LOT 1, BLOCK D

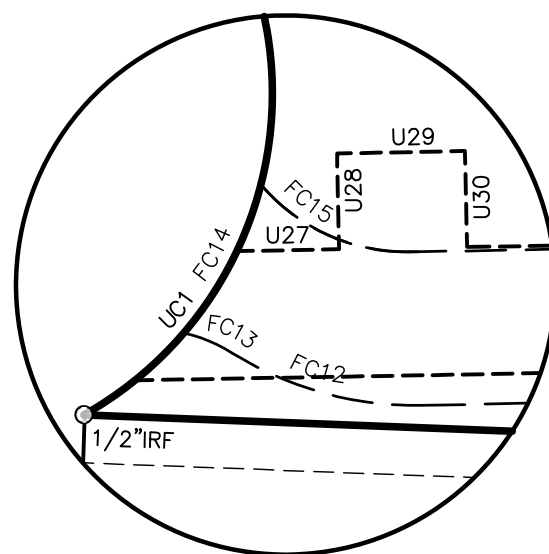


BLUE SKY SURVEYING & MAPPING, CORPORATION 11015 MIDWAY ROAD DALLAS, TEXAS 75229

OWNER ROCKWALL URBAN INDUSTRIAL, LP 13150 COIT ROAD, SUITE 205 DALLAS, TEXAS 75240



DETAIL A
SCALE: 1"=30'



DETAIL B
SCALE: 1"=30'

~ F.A.U.E. LINE TABLE ~

NO.	BEARING	DISTANCE
F1	N01°05'17"W	7.95'
F2	S88°53'12"W	96.00'
F3	N01°06'48"W	129.33'
F4	N88°53'12"E	96.00'
F5	S01°06'48"E	33.43'
F6	N88°53'12"E	478.59'
F7	N13°58'06"E	24.66'
F8	N01°06'48"W	43.61'
F9	N88°53'12"E	24.00'
F10	S01°06'48"E	45.00'
F11	S14°00'33"W	139.93'
F12	S01°06'48"E	102.84'
F13	S88°53'12"W	434.66'
F14	N88°53'12"E	436.00'
F15	N01°06'48"W	143.00'
F16	S88°53'12"W	435.94'
F17	S01°05'17"E	115.98'
F18	N88°53'12"E	96.00'
F19	S01°06'48"E	129.33'
F20	S88°53'12"W	96.00'
F21	N01°06'48"W	129.33'

~ F.A.U.E. CURVE TABLE ~

NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
FC1	57.50'	23°33'06"	23.64'	N79°57'56"W	23.47'
FC2	30.00'	30°47'45"	16.12'	N14°18'35"E	15.93'
FC3	20.00'	90°01'30"	31.42'	N46°06'02"W	28.29'
FC4	44.00'	90°00'00"	69.12'	S46°06'48"E	62.23'
FC5	44.00'	90°00'00"	69.12'	S43°53'12"W	62.23'
FC6	44.00'	90°00'00"	69.12'	N46°06'48"W	62.23'
FC7	40.00'	90°00'00"	62.83'	S46°06'48"E	56.57'
FC8	30.00'	74°52'39"	39.21'	N51°26'53"E	36.47'
FC9	30.00'	15°04'53"	7.90'	N06°25'39"E	7.87'
FC10	44.00'	15°07'21"	11.61'	N06°26'53"E	11.58'
FC11	54.00'	90°00'00"	84.82'	N43°53'12"E	76.37'
FC12	54.00'	33°05'22"	31.19'	S74°34'07"E	30.76'
FC13	25.00'	18°50'24"	8.22'	N67°26'38"W	8.18'
FC14	57.50'	26°12'23"	26.30'	N27°28'33"E	26.07'
FC15	30.14'	52°51'25"	27.81'	S67°03'38"E	26.83'
FC16	30.00'	90°00'00"	47.12'	N43°53'12"E	42.43'
FC17	30.00'	90°00'00"	47.12'	N46°06'48"W	42.43'
FC18	30.00'	89°58'30"	47.11'	S43°53'58"W	42.42'
FC19	57.50'	34°44'58"	34.87'	N50°48'54"W	34.34'
FC20	20.00'	90°00'00"	31.42'	N46°06'48"W	28.28'
FC21	20.00'	90°00'00"	31.42'	N43°53'12"E	28.28'
FC22	20.00'	90°00'00"	31.42'	S46°06'48"E	28.28'
FC23	20.00'	90°00'00"	31.42'	S43°53'12"W	28.28'

~ UTILITY ESMT CURVE TABLE ~

NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
UC1	57.50'	25°50'31"	25.93'	N38°18'17"E	25.71'
UC2	57.50'	33°21'17"	33.47'	N75°49'32"W	33.00'

~ DETENTION ESMT CURVE TABLE ~

NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
DC1	61.90'	103°35'16"	111.91'	S26°08'06"W	97.28'
DC2	11.03'	117°36'30"	22.63'	N33°08'43"E	18.86'
DC3	48.50'	74°05'26"	62.72'	S41°42'18"E	58.44'

~ DETENTION ESMT LINE TABLE ~

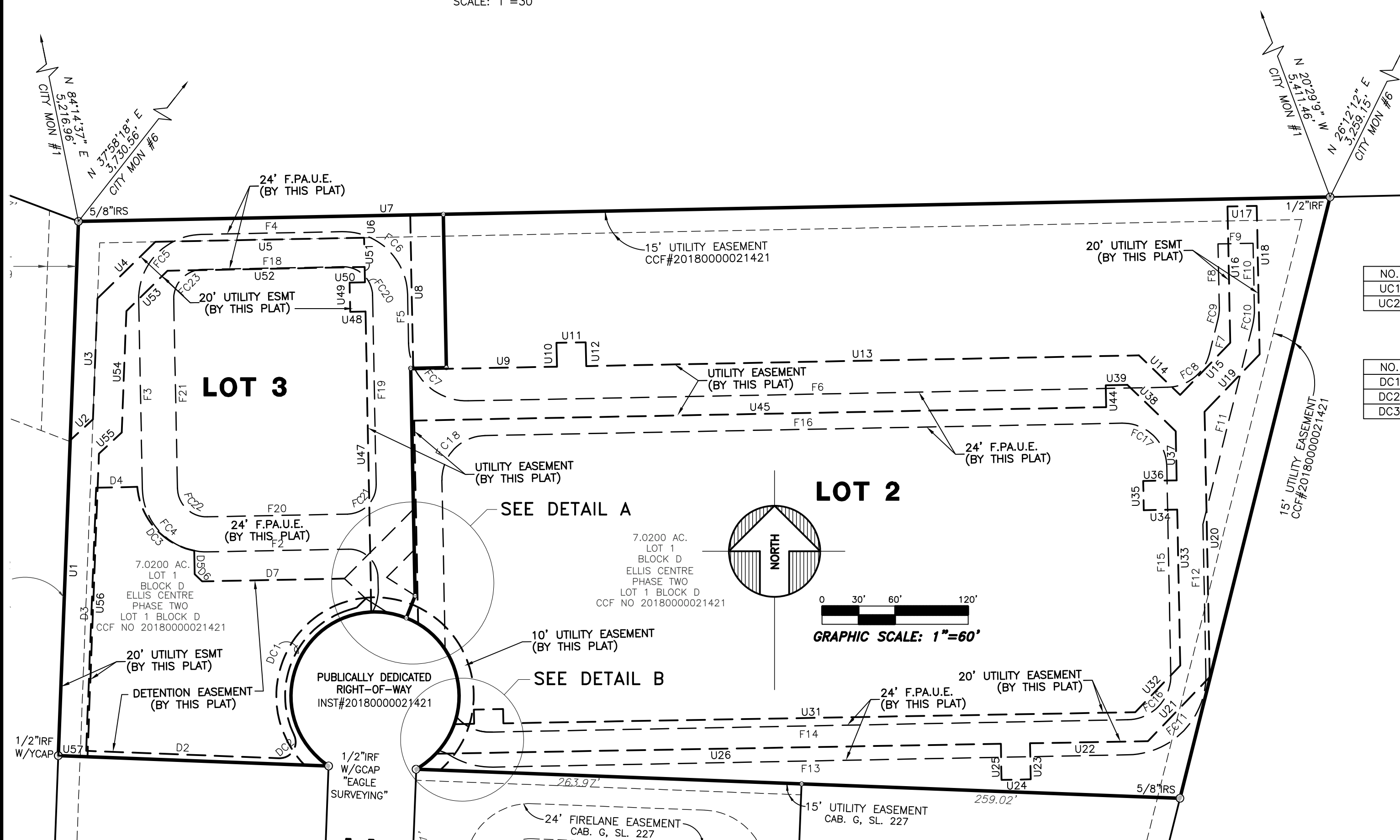
NO.	BEARING	DISTANCE
D1	S44°50'24"W	8.72'
D2	N87°48'13"W	132.08'
D3	N02°11'18"E	180.24'
D4	N88°53'12"E	28.14'
D5	S01°06'48"E	16.12'
D6	S46°06'48"E	7.07'
D7	N88°53'12"E	96.87'

~ DRAINAGE ESMT LINE TABLE ~

NO.	BEARING	DISTANCE
S1	N57°11'00"W	18.23'
S2	N47°03'10"W	20.01'
S3	N44°50'24"E	67.00'
S4	S01°06'48"E	27.83'
S5	S44°50'24"W	26.55'
S6	S57°11'00"E	23.00'

~ UTILITY ESMT LINE TABLE ~

NO.	BEARING	DISTANCE
U1	N02°09'54"E	215.96'
U2	N47°10'13"E	21.24'
U3	N02°10'13"E	82.81'
U4	N45°35'36"E	55.40'
U5	N88°53'12"E	142.79'
U6	N01°06'48"W	15.00'
U7	N88°53'12"E	31.84'
U8	S01°06'48"E	105.80'
U9	N88°53'12"E	98.36'
U10	N01°06'05"W	16.31'
U11	N88°53'55"E	20.00'
U12	S01°06'05"E	16.30'
U13	N88°53'12"E	378.21'
U14	S46°06'48"E	39.12'
U15	N43°46'26"E	49.50'
U16	N01°06'42"W	93.30'
U17	N88°53'18"E	20.00'
U18	S01°06'42"E	101.56'
U19	S43°46'26"W	54.49'
U20	S01°06'48"E	181.57'
U21	S43°53'12"W	60.99'
U22	S88°59'27"W	80.65'
U23	S01°06'48"E	19.73'
U24	S88°53'12"W	20.00'
U25	N01°06'48"W	19.75'
U26	S88°57'44"W	392.23'
U27	N88°56'53"E	15.95'
U28	N01°09'31"W	14.98'
U29	N88°50'29"E	20.00'
U30	S01°09'31"E	15.02'
U31	N88°56'53"E	427.44'
U32	N43°53'12"E	44.40'
U33	N01°06'48"W	106.72'
U34	S88°53'12"W	22.88'
U35	N01°06'48"W	20.00'
U36	N88°53'12"E	22.88'
U37	N01°06'48"W	33.60'
U38	N46°06'48"W	45.86'
U39	S88°53'12"W	14.84'
U40	NOT USED	
U41	NOT USED	
U42	NOT USED	
U43	NOT USED	
U44	S01°06'48"E	15.00'
U45	S88°53'12"W	473.45'
U46	S01°06'48"E	139.13'
U47	N01°06'48"W	205.73'
U48	S88°53'12"W	10.46'
U49	N01°06'48"W	20.00'
U50	N88°53'12"E	10.46'
U51	N01°06'48"W	10.50'
U52	S88°53'12"W	134.85'
U53	S45°35'36"W	39.49'
U54	S02°10'13"W	83.13'
U55	S47°10'13"W	21.24'
U56	S02°09'54"W	207.67'
U57	N87°50'06"W	20.00'



FINAL REPLAT
LOTS 2 & 3, BLOCK D
ELLIS CENTRE PHASE TWO
BEING A REPLAT OF LOT 1, BLOCK D
ELLIS CENTRE PHASE TWO ADDITION
BEING A 7.0200-ACRE PARCEL
A. HANNA SURVEY, ABSTRACT 99
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



BLUE SKY SURVEYING
& MAPPING, CORPORATION
11015 MIDWAY ROAD
DALLAS, TEXAS 75229
PHONE: (214) 358-4500
FAX: (214) 358-4600
DRPETREE@BLUESKYSURVEYING.COM
TBPLS REGISTRATION No. 10105700

OWNER
ROCKWALL URBAN INDUSTRIAL, LP
13150 COIT ROAD, SUITE 205
DALLAS, TEXAS 75240

MARCH 9, 2020

CASE NO. _____

SHEET 2 OF 3

OWNER’S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, ROCKWALL URBAN INDUSTRIAL, LP IS THE OWNER OF ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND BEING KNOWN AS ALL OF LOT 1, IN BLOCK D, OF ELLIS CENTRE, PHASE TWO, LOT 1, BLOCK D, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT NUMBER 20180000021421 OF THE OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS, AND BEING THE SAME PROPERTY DESCRIBED IN DEED TO ROCKWALL URBAN INDUSTRIAL, LP UNDER DOCUMENT NUMBER 20190000018549, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT AN "X" FOUND IN CONCRETE FOR CORNER IN THE NORTHWEST RIGHT-OF-WAY LINE OF INDUSTRIAL BOULEVARD (37' RIGHT-OF-WAY), SAID POINT BEING THE NORTHEAST CORNER OF LOT 1 OF RESUBDIVISION OF INDUSTRIAL ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET C, SLIDE 75 OF THE PLAT RECORDS OF ROCKWALL COUNTY, TEXAS;

THENCE SOUTH 88° 41' 22" WEST LEAVING THE NORTHWEST RIGHT-OF-WAY LINE OF INDUSTRIAL BOULEVARD AND ALONG THE NORTH LINE OF SAID LOT 1 OF RESUBDIVISION OF INDUSTRIAL ADDITION FOR A DISTANCE OF 201.41 FEET TO A 1/2" IRON ROD FOUND FOR THE POINT OF BEGINNING, SAID POINT BEING THE NORTHEAST CORNER OF SAID LOT 1 IN BLOCK D OF ELLIS CENTRE, PHASE TWO, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID LOT 1 OF RESUBDIVISION OF INDUSTRIAL ADDITION;

THENCE SOUTH 14° 00' 33" WEST (SOUTH 13° 27' 19" WEST PER PLAT) ALONG THE EAST LINE OF SAID LOT 1 IN BLOCK D OF ELLIS CENTRE, PHASE TWO AND THE WEST LINE OF SAID LOT 1 OF RESUBDIVISION OF INDUSTRIAL ADDITION FOR A DISTANCE OF 424.11 FEET (424.15 FEET PER PLAT) TO A 5/8" IRON ROD SET FOR THE SOUTHEAST CORNER OF SAID LOT 1 IN BLOCK D OF ELLIS CENTRE, PHASE TWO;

THENCE NORTH 87° 49' 35" WEST (NORTH 88° 25' 12" WEST PER PLAT) LEAVING THE WEST LINE OF SAID LOT 1 OF RESUBDIVISION OF INDUSTRIAL ADDITION AND ALONG THE SOUTH LINE OF SAID LOT 1 IN BLOCK D OF ELLIS CENTRE, PHASE TWO, AND PASSING AT A DISTANCE OF 259.02 FEET THE NORTHEAST CORNER OF LOT 6 IN BLOCK C OF ELLIS CENTRE, PHASE TWO, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET "G", SLIDE 227 OF THE PLAT RECORDS OF ROCKWALL COUNTY, TEXAS; AND CONTINUING ALONG THE SOUTH LINE OF SAID LOT 1 IN BLOCK D OF ELLIS CENTRE, PHASE TWO AND THE NORTH LINE OF SAID LOT 6 IN BLOCK C OF ELLIS CENTRE, PHASE TWO, FOR A DISTANCE OF 522.99 FEET (523.07 FEET PER PLAT) TO A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID LOT 6 IN BLOCK C OF ELLIS CENTRE, PHASE TWO, SAID POINT BEING IN THE EAST RIGHT-OF-WAY LINE OF ALPHA DRIVE (60' RIGHT-OF-WAY), SAID POINT BEING THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 57.50 FEET WITH A CENTRAL ANGLE OF 297° 15' 27" AND A CHORD BEARING SOUTH 87° 49' 35" EAST AT A DISTANCE OF 59.87 FEET;

THENCE NORTHWESTERLY AND FOLLOWING ALONG SAID CURVE TO THE LEFT AND THE RIGHT-OF-WAY LINE OF SAID ALPHA DRIVE FOR AN ARC DISTANCE OF 298.32 FEET TO A 1/2" IRON ROD WITH GCAP MARKED "EAGLE SURVEYING" FOUND FOR CORNER, SAID POINT BEING IN THE WEST RIGHT-OF-WAY LINE OF SAID ALPHA DRIVE AND ALSO BEING THE NORTHEAST CORNER OF LOT 4 IN BLOCK A OF ELLIS CENTRE, PHASE TWO, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET "G", SLIDE 143 OF THE MAP RECORDS OF ROCKWALL COUNTY, TEXAS;

THENCE NORTH 87° 49' 35" WEST (NORTH 88° 25' 12" WEST PER PLAT) AND LEAVING THE WEST LINE OF SAID ALPHA DRIVE AND FOLLOWING ALONG THE SOUTH LINE OF SAID LOT 1 IN BLOCK D OF ELLIS CENTRE, PHASE TWO AND THE NORTH LINE OF SAID LOT 4 IN BLOCK A OF ELLIS CENTRE, PHASE TWO, FOR A DISTANCE OF 185.06 FEET (185.00 FEET) TO A 1/2" IRON ROD WITH YELLOW CAP FOUND FOR CORNER IN THE EAST LINE OF LOT 1 IN BLOCK 1 OF HERMAN E. UTLEY MIDDLE SCHOOL, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET "H", PAGE 69 OF THE MAP RECORDS OF ROCKWALL COUNTY, TEXAS, SAID POINT BEING THE SOUTHWEST CORNER OF SAID LOT 1 IN BLOCK D OF ELLIS CENTRE, PHASE TWO AND THE NORTHWEST CORNER OF SAID LOT 4 IN BLOCK A OF ELLIS CENTRE, PHASE TWO;

THENCE NORTH 02° 09' 54" EAST (NORTH 1° 34' 52" EAST PER PLAT) AND DEPARTING THE NORTH LINE OF SAID LOT 4 IN BLOCK A OF ELLIS CENTRE, PHASE TWO, AND FOLLOWING ALONG THE WEST LINE OF SAID LOT 1 IN BLOCK D OF ELLIS CENTRE, PHASE TWO AND THE EAST LINE OF SAID LOT 1 IN BLOCK 1 OF HERMAN E. UTLEY MIDDLE SCHOOL FOR A DISTANCE OF 366.00 FEET (365.95 FEET PER PLAT) TO A 5/8" IRON ROD SET FOR CORNER, SAID POINT BEING THE NORTHWEST CORNER OF SAID LOT 1 IN BLOCK D OF ELLIS CENTRE, PHASE TWO AND THE NORTHEAST CORNER OF LOT 1 IN BLOCK 1 OF HERMAN E. UTLEY MIDDLE SCHOOL ADDITION;

THENCE NORTH 88° 53' 12" EAST (NORTH 88° 17' 35" EAST PER PLAT) ALONG THE NORTH LINE OF SAID LOT 1 IN BLOCK D OF ELLIS CENTRE, PHASE TWO FOR A DISTANCE OF 856.37 FEET (856.75 FEET PER PLAT) TO THE POINT OF BEGINNING AND CONTAINING 7.0200 ACRES OF LAND, MORE OR LESS.

BASIS OF BEARINGS = STATE PLANE COORDINATE (4202 TEXAS NORTH CENTRAL ZONE) REFERENCE FRAME NORTH AMERICAN DATUM (NAD) 83(2011)

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

WE, THE UNDERSIGNED OWNERS OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS LOTS 2 & 3, BLOCK D, ELLIS CENTRE PHASE TWO ADDITION, 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. WE FURTHER CERTIFY THAT ALL OTHER PARTIES WHO HAVE A MORTGAGE OR LIEN INTEREST IN ELLIS CENTRE PHASE TWO ADDITION HAVE BEEN NOTIFIED AND SIGNED THIS PLAT.

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. 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

(7) THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ALL MAINTENANCE, REPAIRS, AND RECONSTRUCTION OF DRAINAGE AND DETENTION EASEMENTS ON SITE.

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.

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.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF ROCKWALL.

WITNESS, MY HAND AT DALLAS, TEXAS, THIS THE ____ DAY OF _____, 2020.

ELLIS CENTRE PHASE TWO ADDITION

BY: _____
(NAME / TITLE)

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, THE UNDERSIGNED AUTHORITY, 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 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:

SURVEYOR’S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS: THAT I, DAVID PETREE, 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.

DAVID PETREE
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 1890

RECOMMENDED FOR FINAL APPROVAL

PLANNING AND ZONING COMMISSION

PLANNING & ZONING

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



BLUE SKY SURVEYING
& MAPPING, CORPORATION
11015 MIDWAY ROAD
DALLAS, TEXAS 75229
PHONE: (214) 358-4500
FAX: (214) 358-4600
DRPETREE@BLUESKYSURVEYING.COM
TBPLS REGISTRATION No. 10105700

OWNER
ROCKWALL URBAN INDUSTRIAL, LP
13150 COIT ROAD, SUITE 205
DALLAS, TEXAS 75240

NOTE:

THE PURPOSE OF THIS PLAT IS TO ABANDON EXISTING AND DEDICATE NEW EASEMENTS.

FINAL REPLAT
LOTS 2 & 3, BLOCK D
ELLIS CENTRE PHASE TWO
BEING A REPLAT OF LOT 1, BLOCK D
ELLIS CENTRE PHASE TWO ADDITION
BEING A 7.0200-ACRE PARCEL
A. HANNA SURVEY, ABSTRACT 99
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

MARCH 9, 2020

CASE NO. _____

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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: May 4, 2020
APPLICANT: Brian Parsons; *Interstate Wire*
CASE NUMBER: Z2020-009; *SUP for an Indoor Motor Vehicle Dealership/Showroom at 2635 Observation Trail*

SUMMARY

Hold a public hearing to discuss and consider a request by Brian Parsons on behalf of J. R. Fleming Investments for the approval of a Specific Use Permit (SUP) for a *New and/or Used Indoor Motor Vehicle Dealership/Showroom* on an 11.153-acre parcel of land identified as Lot 9, Block D, Rockwall Technology Park Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 2635 Observation Trail, Suite 110, and take any action necessary.

BACKGROUND

The subject property was annexed on December 3, 1985 [*Ordinance No. 85-69*] and is zoned Light Industrial (LI) District. On July 2, 2018, the City Council approved a replat [*Case No. P2018-020*] for the subject property establishing two (2) lots (*i.e. Lots 8 & 9, Block D, Rockwall Technology Park Addition*). On February 13, 2018, the Planning and Zoning Commission approved a site plan [*Case No. SP2018-002*] for the construction of a ~228,421 SF warehouse/manufacturing/office facility [*i.e. Interstate Wire Co., Inc.*] on the subject property, and forwarded a recommendation of approval for the associated variances to the City Council. On February 19, 2018, the City Council approved the variances as requested for the subject property. More recently, the building on the subject property was completed [*BLD2018-3207*], and the applicant requested three (3) Certificates of Occupancy (CO's) (*i.e. Interstate Wire Co. [CO2020-0016], Interstate Classic Cars [CO2020-0017], and Agave Wire, LTD [CO2020-018]*). The CO's for Interstate Wire and Agave Wire were issued; however, staff determined that a Specific Use Permit (SUP) would be required prior to the issuance of the CO for Interstate Classic Cars.

PURPOSE

The applicant, Brian Parsons on behalf of J. R. Fleming Investments, is requesting the approval of a Specific Use Permit (SUP) to allow a *New and/or Used Indoor Motor Vehicle Dealership/Showroom* on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is located at 2635 Observation Trail, Suite 110, within the Rockwall Technology Park. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is Observation Trail along with several industrial buildings that are within the Rockwall Technology Park and zoned Light Industrial (LI) District. Adjacent to the Rockwall Technology Park is a 44.127-acre vacant tract of land zoned Agricultural (AG) District, followed by several businesses zoned Light Industrial (LI) District and Agricultural (AG) District. Beyond this is IH-30, which is identified as a TXDOT6D (*i.e. Texas Department of Transportation roadway, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

South: Directly south of the subject property is a continuation of Rockwall Technology Park with several industrial buildings zoned for Light Industrial (LI) District land uses and Discovery Boulevard, which is identified as an M4U (*i.e. major arterial, four [4] lane, undivided roadway*) on the City's Master Thoroughfare Plan. Beyond this is SH-276, which is identified as a TXDOT6D (*i.e. Texas Department of Transportation roadway, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan.

East: Directly east of the subject property is a continuation of Rockwall Technology Park with two (2) industrial buildings zoned Light Industrial (LI) District and Science Place. Beyond this is FM-3549 (*i.e. Corporate Crossing*), which is identified as a TXDOT4D (*i.e. Texas Department of Transportation roadway, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan. Beyond this is a continuation of Rockwall Technology Park with several industrial buildings zoned Light Industrial (LI) District.

West: Directly west of the subject property is Innovation Drive followed by Pegasus Foods, which is located on an 8.482-acre parcel of land zoned Light Industrial (LI) District. Beyond this is Planned Development District 83 (PD-83) for multi-family land uses.

CHARACTERISTICS OF THE REQUEST

On November 11, 2014, the City Council approved an ordinance that added the *New and/or Used Indoor Motor Vehicle Dealership/Showroom* land use to the *Permissible Use Charts* contained in the UDC. This new change requires a SUP within the Commercial (C), Heavy Commercial (HC), Light Industrial (LI), or Heavy Industrial (HI) District. This ordinance defined this land use as, "(t)he indoor storage of operable automobiles in a fully enclosed building for the purpose of holding such vehicles for sale, lease, distribution, or storage." The applicant's letter requesting the SUP indicates the indoor motor vehicle showroom includes a private collection of antique and/or special interest vehicles. The business model is generally internet based -- *not traditional auto sales* -- with on hand inventory that is limited to the interior of the buildings showroom floor. In addition, the applicant has indicated that only five (5) to ten (10) vehicles will be sold per year. Additionally, the applicant's letter submitted with the SUP request indicates the area to be ~10,000 S.F. within a ~250,000 S.F. building.

If approved, the SUP would be limited to the enclosed ~10,000 SF building area designated in the ordinance and addressed as 2610 Observation Trail, Suite 110. Per the Specific Use Permit (SUP) ordinance the proposed land use could not expand beyond Suite 110, within the ~228,000 SF building.

CONFORMANCE WITH THE CITY'S CODES

According to Section 01, *Land Use Schedule*, of Article 04, *Uses of Land and Buildings*, of the Unified Development Code (UDC) the *New and/or Used Indoor Motor Vehicle Dealership/Showroom* is permitted with a Specific Use Permit (SUP) in a Light Industrial (LI) District. Subsection 02.03.H.5, *Auto and Marine-Related Land Use Conditions*, of Article 04, *Permissible Uses*, of the Unified Development Code outlines the special conditions for this use. The following is a summary of the applicant's request and its compliance to these special conditions:

<i>Code Requirement</i>	<i>Proposed Plan</i>	<i>Compliance</i>
The sale/storage facility must be a completely enclosed building.	10,000 SF Indoor Facility	Yes
Outside display or storage of vehicles shall be prohibited. This includes storing vehicles under canopies/awnings or similar covered structures.	10,000 SF Indoor Facility. There will be no outside display of vehicles.	Yes
All activities shall remain inside the building (<i>i.e. no detailing, sales activities or other operation activities shall be performed outside the building</i>).	10,000 SF Indoor Facility	Yes
Accessory uses may be allowed in compliance with Land Use Schedule).	N/A	N/A
The indoor motor vehicle dealership shall be restricted to the sale of motor vehicles only (<i>i.e. cars and light trucks</i>).	Limited to Trucks, Cars and SUV's Primarily Used Vehicles	Yes

All operations of an *indoor motor vehicle dealership/showroom* require all activities to be located within the interior of the building (*i.e. no outside display or storage of vehicles, no outdoor detailing or sales activities, etc.*). Additionally, the SUP restricts the indoor sales to motor vehicles only (*i.e. cars and light trucks*). It should be noted the applicant's letter indicates compliance with these requirements, with the addition that the sales operation is limited by appointment only and the showroom will not be open to the general public.

STAFF ANALYSIS

When looking at the applicant's request, to allow the *New and/or Used Indoor Motor Vehicle Dealership/Showroom* in a Light Industrial (LI) District, the applicant appears to be conforming to the *Conditional Land Use Standards* and definitions contained in Subsection 02.03.H.5, *Auto and Marine-Related Land Use Conditions*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC). The Planning and Zoning Commission is charged with determining if the proposed request will negatively impact the subject property and the surrounding properties. Additionally, staff should note that the subject property is located within the Rockwall Technology Park; however, the operation and storage of the private collection/antique vehicles will be located indoors, is by appointment only, and will not be open to the general public. Staff should also note that the Rockwall Economic Development Corporation (REDC) has contacted staff to state that they were not opposed to the applicant's request. Based on this, the applicant's request does not appear to negatively impact the subject property or surrounding properties; however, approval of this request is a discretionary decision for the City Council, pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On April 8, 2020, staff mailed 23 notices to property owners and residents within 500-feet of the *subject property*. As a note, there are no Homeowner's Associations (HOA's) or Neighborhood Organizations located within 1,500-feet of the *subject property* participating in the notification program. At the time this case memo was drafted staff had not received any notices regarding the applicant's request.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request to allow for a *New and/or Used Indoor Motor Vehicle Dealership/Showroom*, then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:
 - (a) The area designated for a *New and/or Used Indoor Motor Vehicle Dealership/Showroom* shall be restricted to Suite 110 (*i.e.* ~10,000 SF) of 2635 Observation Trail as depicted in *Exhibit 'B'* of the draft ordinance; and,
 - (b) The sales/storage facility must be in a completely enclosed building; and,
 - (c) Outside display and/or storage of vehicles shall be prohibited. This includes storing vehicles under canopies/awnings or similar covered structures; and,
 - (d) All activities shall remain inside the building (*i.e.* no detailing, washing, sales activities, etcetera shall be performed outside the building); and,
 - (e) Accessory uses may be allowed in compliance with the *Land Use Schedule* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC); and,
 - (f) The *New and/or Used Indoor Motor Vehicle Dealership/Showroom* shall be restricted to the sale of motor vehicles only (*i.e.* cars and/or light trucks); and,
 - (g) The subject property shall comply with all standard of the City of Rockwall Fire Department for such use.
- (2) Any construction resulting from the approval of this zoning change 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 April 28, 2020, the Planning and Zoning Commission approved a motion to recommend approval of the Specific Use Permit (SUP) by a vote of 7-0.

City of Rockwall

Project Plan Review History



Project Number	Z2020-009	Owner	J R FLEMING INVESTMENTS LLC	Applied	3/13/2020	AG
Project Name	2635 Observation Trail, Suite 110	Applicant	BRIAN PARSONS	Approved		
Type	ZONING			Closed		
Subtype	SUP			Expired		
Status	Staff Review			Status		

Site Address	City, State Zip	Zoning
2935 OBSERVATION	ROCKWALL, TX 75032	
Subdivision	Tract	Block
ROCKWALL TECHNOLOGY PARK	9	D
		Lot No
		9
		Parcel No
		4816-000D-0009-00-OR
		General Plan

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	3/13/2020	3/20/2020				
ENGINEERING	Sarah Johnston	3/13/2020	3/20/2020	3/26/2020	13	APPROVED	
FIRE	Ariana Hargrove	3/13/2020	3/20/2020	3/25/2020	12	APPROVED	
PLANNING	David Gonzales	3/13/2020	3/20/2020	3/30/2020	17	COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
<p>(3/30/2020 4:28 PM DG)</p> <p>Z2020-009; SUP for Indoor Motor Vehicle Dealership– 2635 Observation Trail</p> <p>Please address the following comments (M= Mandatory Comments; I = Informational Comments)</p> <p>I.1 This is a request for the approval of a Specific Use Permit (SUP) for a New and/or Used Indoor Motor Vehicle Dealership/Showroom on an 11.153-acre parcel of land identified as Lot 9, Block D, Rockwall Technology Park Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 2635 Observation Trail, Suite 110.</p> <p>I.2 For questions or comments concerning this case please contact David Gonzales in the Planning Department at (972) 772-6488 or email dgonzales@rockwall.com.</p> <p>M.3 For reference, include the case number (Z2020-009) in the lower right-hand corner of all pages of all revised plan submittals (if any).</p> <p>I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC), and the Development Standards of Article 04 & Article 05 that are applicable to the subject property.</p> <p>M.5 Please review the draft ordinance when received by staff and provide comments to staff by April 21, 2020. Staff will review any comments returned and prepare a final draft ordinance for the Planning and Zoning Commission to consider prior to the Planning and Zoning Meeting (i.e. Public Hearing) to be held on April 28, 2020.</p> <p>M.6 Proposed Operational Conditions of the SUP. The following conditions pertain to the operation of a New and/or Used Indoor Motor Vehicle Dealership/Showroom on the Subject Property, and conformance to these operational conditions is required for continued operations</p> <p>(a) The sales/storage facility must be a completely enclosed building</p> <p>(b) Outside display or storage of vehicles shall be prohibited This includes storing vehicles under canopies/awnings or similar covered structures.</p> <p>(c) All activities shall remain inside the building (i.e. no detailing, sales activities, et cetera shall be performed outside the building).</p> <p>(d) Accessory uses may be allowed in compliance with Land Use Schedule.</p> <p>I.7 Staff has identified the aforementioned items necessary to continue the submittal process Please make these revisions and corrections, and provide any additional information that is requested Revisions for this case will be due on April 21, 2020; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the April 28, 2020 Planning & Zoning Meeting (Public Hearing).</p> <p>I.8 Please note the scheduled meetings for this case:</p> <p>1) Planning & Zoning Work Session meeting will be held on April 14, 2020.</p> <p>2) Planning & Zoning Public Hearing meeting will be held on April 28, 2020.</p> <p>3) City Council Public Hearing will be held on May 4, 2020. (1st Reading of Ordinance)</p> <p>4) City Council meeting will be held on May 18, 2020. (2nd Reading of Ordinance)</p> <p>I.9 Due to the current COVID-19 situation and the City's disaster declaration, the Planning and Zoning Commission Work Session Meeting will require a representative to answer the Planning and Zoning Commission's questions over the phone (i.e. the meeting will be held as regularly scheduled, but will be closed to applicants and the public). Staff is currently unsure of how the April 28, 2020 Planning and Zoning Commission Public Hearing will be held (i.e. virtually through zoom, closed to the public, or as regularly scheduled) and will inform applicants and the public of the City's plans closer to that date.</p>						



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
- ☐ 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 2635 Observation Trail, Suite 110, Rockwall, Texas

Subdivision Rockwall Technology Park

Lot

9

Block

D

General Location Rockwall Technology Park

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning Light Industrial

Current Use Manufacturing/Distribution

Proposed Zoning SUP

Proposed Use Manufacturing/Dist'n/Indoor Auto Showroom

Acreage 11.153

Lots [Current]

N/A

Lots [Proposed]

N/A

☐ **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 J R Fleming Investments

☒ Applicant Brian Parsons

Contact Person Jeff Fleming

Contact Person

Address PO Box 489

Address 2635 Observation Trail

City, State & Zip Rockwall, Texas 75087

City, State & Zip Rockwall, Texas 75032

Phone 214.503.2581

Phone 940.452.0143

E-Mail FlemingJ@InterstateWire.com

E-Mail Parsons@InterstateWire.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, 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 _____ day of _____, 20 ____.

Owner's Signature _____

Notary Public In and for the State of Texas _____

My Commission Expires _____

2635 Observation Trail
Rockwall, Texas 75032
214.503.2581 phone
800.527.0010 sales
www.interstatewire.com

March 12, 2020

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

Re: Specific Use Permit for Interstate Classic Cars, Suite 110

Mr. Miller,

Please accept this summary as an addendum to the Development Application, as prepared and submitted concurrently, in support of the proposed zoning revision for our applicable property located at 2635 Observation Trail, Rockwall. The existing facility is composed of three suites, with Suites 120 and 130 being appropriately categorized as Light Industrial, with only the third suite being included within the scope of this request for a Specific Use Permit. This suite, Suite 110, consumes approximately 10,000 sq. ft. of the estimated 250,000 sq. ft. structure.

Mr. Jeff Fleming (J R Fleming Investments) recently relocated his manufacturing and distribution businesses (Interstate Wire Company, Inc and Agave Wire LLC) to Rockwall, Texas, as a result of the promotional efforts conducted by the Rockwall Economic Development Corporation. Part of the relocation initiative included the relocation of Interstate Classic Cars (ICC), an Indoor Motor Vehicle Showroom, which includes a private collection of antique and/or special interest vehicles. ICC may acquire or dispose of five to ten vehicles per a year, with an inventory not exceeding twenty vehicles at any time within the past five years.

Please note that all planned activities at this location will comply with restrictions as defined within Subsection 2.03, Auto and Marine-Related Land Uses, New and/or Used Indoor Motor Vehicle Dealership/Showroom. All vehicles and related activities will be contained and enclosed within the building envelope, with no outside storage or display. Hours of operations will be limited to appointments only, with the showroom not being open to the general public.

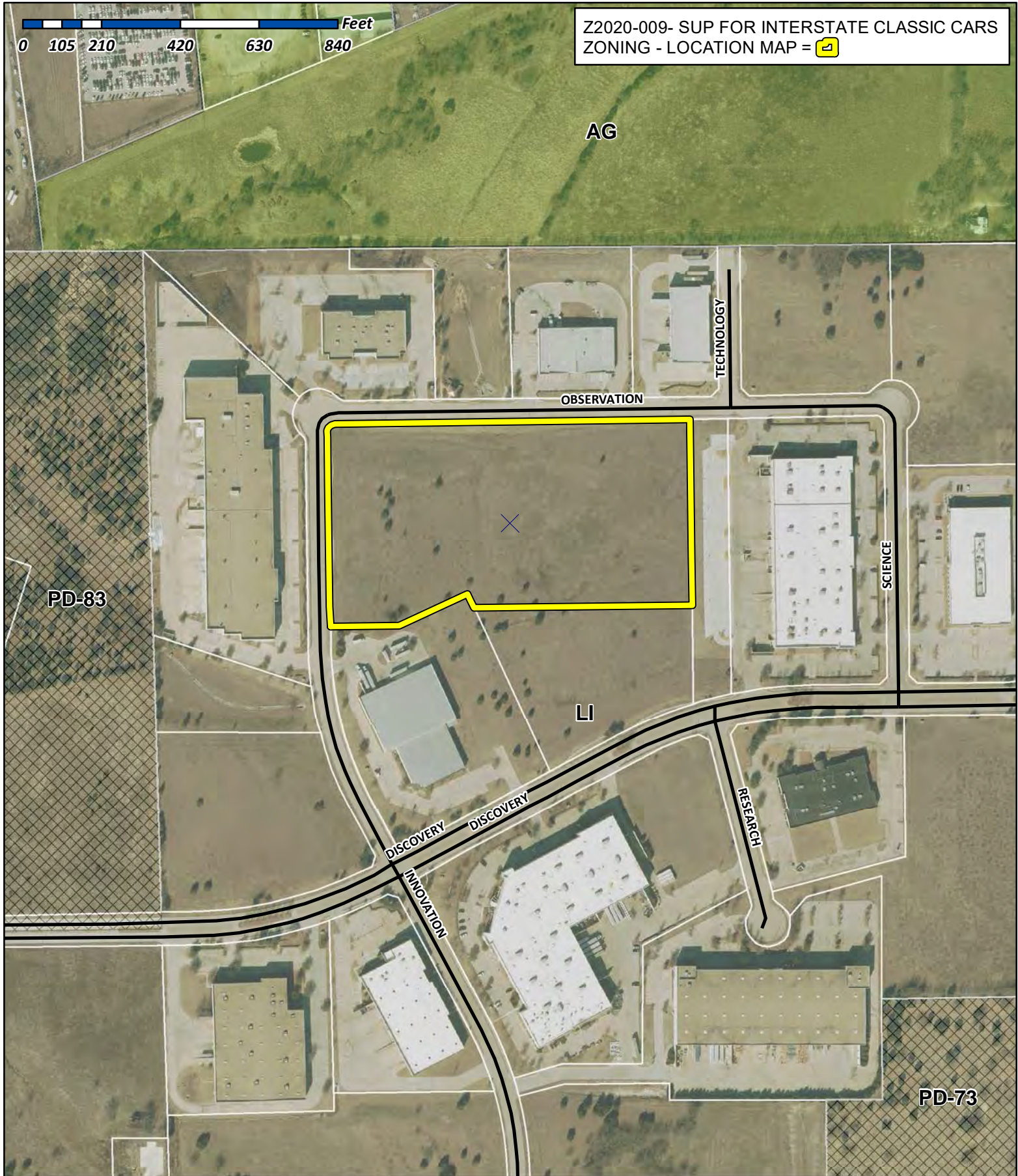
If you have any questions or concerns regarding the application or this addendum, please contact me at your convenience at the number above, or email at parsonsb@interstatewire.com.

Best Regards,



W. Brian Parsons
President & CEO
Interstate Wire Company, Inc.

Cc Jeff Fleming



Z2020-009- SUP FOR INTERSTATE CLASSIC CARS
ZONING - LOCATION MAP =



City of Rockwall

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

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

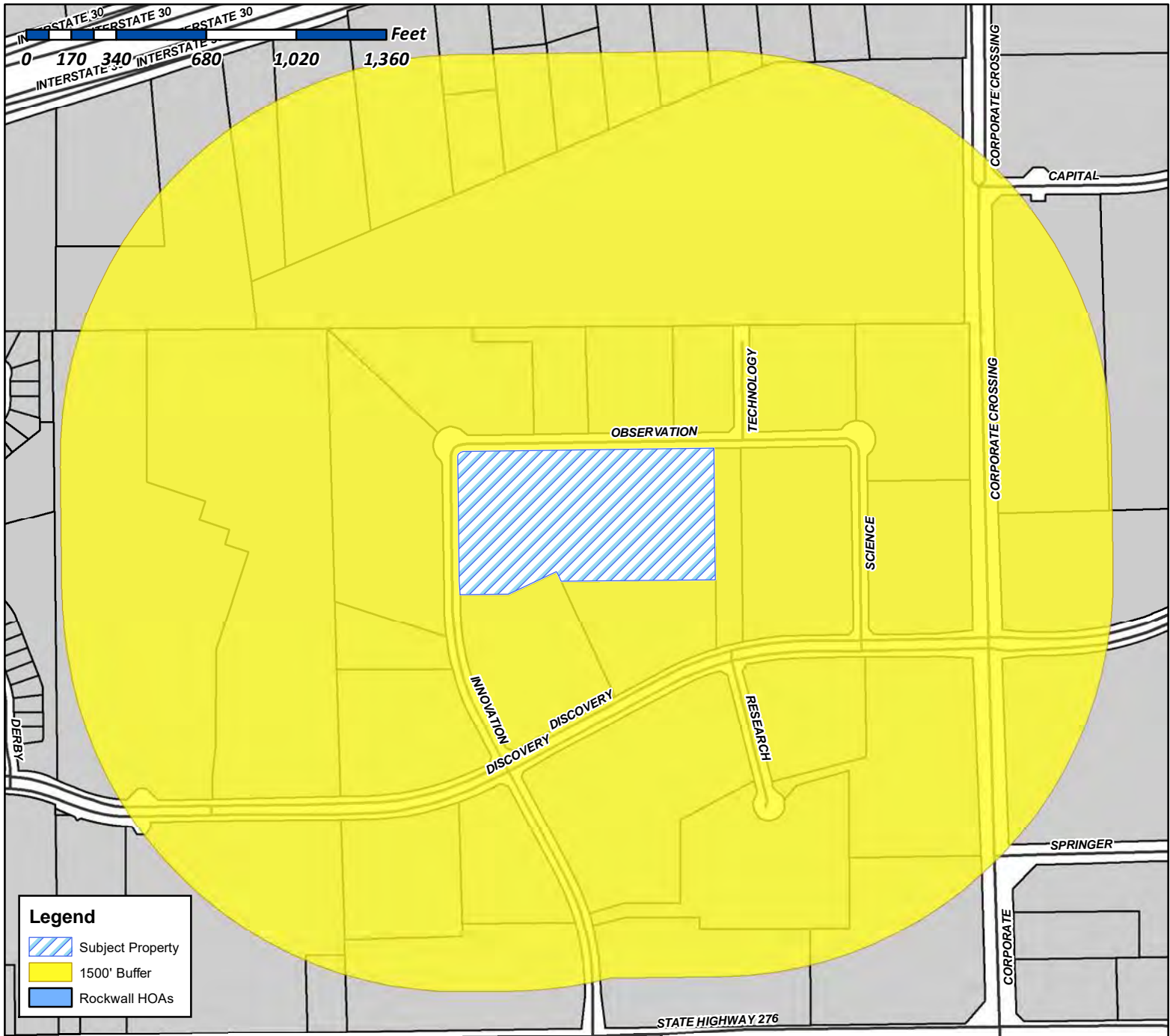




City of Rockwall

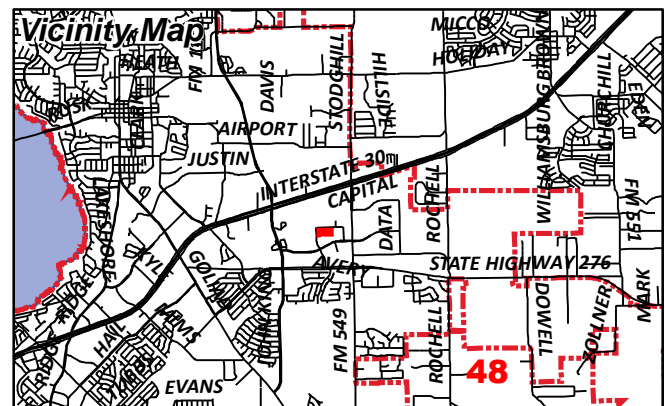
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Case Number: Z2020-009
Case Name: SUP for Interstate Classic Cars
Case Type: Specific Use Permit
Zoning: Light Industrial (LI) District
Case Address: 2635 Observation Trail, Suite 110

Date Created: 3/24/2020
For Questions on this Case Call (972) 771-7745

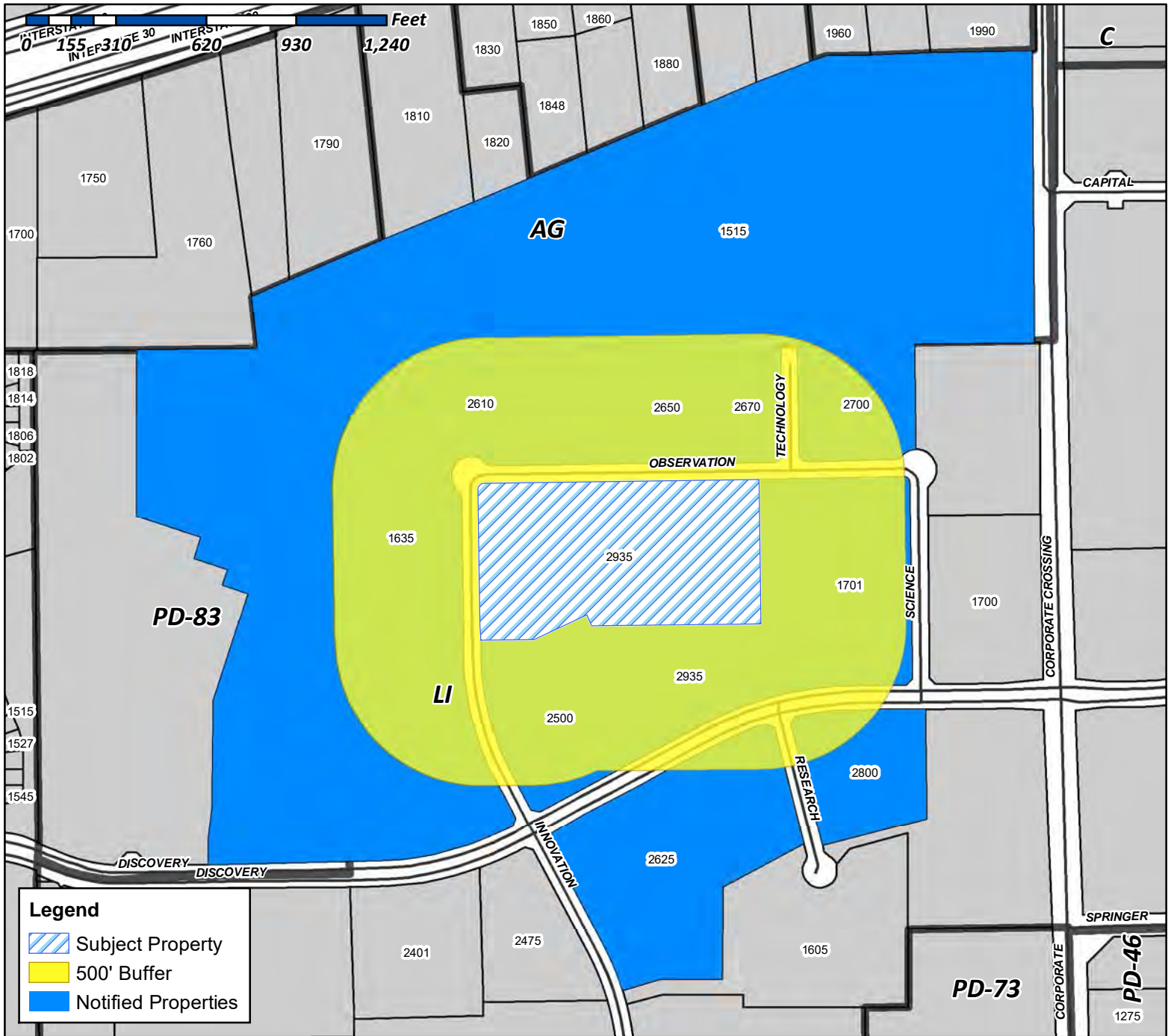
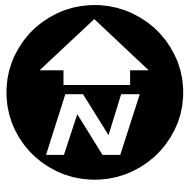




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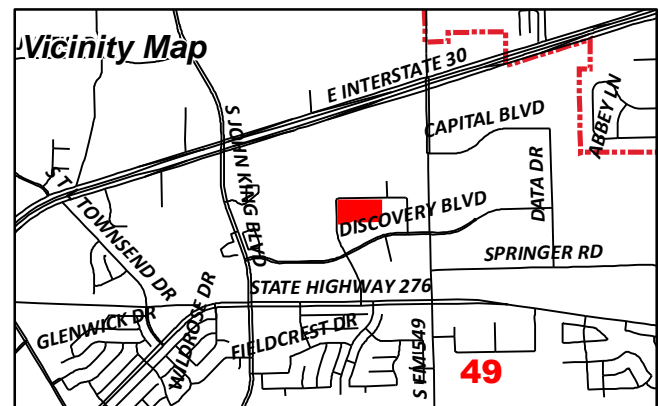
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Date Created: 3/24/2020
For Questions on this Case Call (972) 771-7745



CURRENT RESIDENT
DISCOVERY BLVD
ROCKWALL, TX 75032

CURRENT RESIDENT
INNOVATION DR
ROCKWALL, TX 75032

CURRENT RESIDENT
OBSERVATION TRAIL
ROCKWALL, TX 75032

J R FLEMING INVESTMENTS LLC
10355 SANDEN DRIVE
DALLAS, TX 75238

CURRENT RESIDENT
1515 CORPORATE CROSSING
ROCKWALL, TX 75032

CURRENT RESIDENT
1635 INNOVATION DR
ROCKWALL, TX 75032

BELLE HAV/TEX LP
1690 WOODSIDE RD STE 120
REDWOOD CITY, CA 94061

CURRENT RESIDENT
1701 SCIENCE PLACE
ROCKWALL, TX 75032

Z06 PROPERTIES INC
2500 DISCOVERY BLVD
ROCKWALL, TX 75032

CURRENT RESIDENT
2610 OBSERVATION TRAIL
ROCKWALL, TX 75032

SPECIAL PRODUCTS REALTY LTD
2625 DISCOVERY BLVD
ROCKWALL, TX 75032

PRECISION SHEET METAL SHOP INC
2650 OBSERVATION TRL
ROCKWALL, TX 75032

CURRENT RESIDENT
2670 OBSERVATION TRAIL
ROCKWALL, TX 75032

CURRENT RESIDENT
2700 OBSERVATION TRAIL
ROCKWALL, TX 75032

CURRENT RESIDENT
2800 DISCOVERY BLVD
ROCKWALL, TX 75032

JBC LAND & CATTLE COMPANY LLC
2905 DUBLIN RD
PARKER, TX 75002

CURRENT RESIDENT
2935 OBSERVATION TRAIL
ROCKWALL, TX 75032

TREADWELL FAMILY TRUST AND
JANIEKS FAMILY TRUST
5161 VISTA MIGUEL DR
LA CANADA, CA 91011

PNEUMA VENTURES LTD
714 SANCTUARY WAY
HEATH, TX 75032

HITT FAMILY LIMITED PARTNERSHIP
7836 YAMINI DR
DALLAS, TX 75230

AMBATIELOS EVANGELOS & VASILIKI
JAMES E ZAFERIS & JOANNA ZAFERIS
P. O. BOX 86404
LOS ANGELES, CA 90086

KRT ENTERPRISES INC
PO BOX 1103
ROCKWALL, TX 75087

ROCKWALL ECONOMIC DEVELOPMENT
PO BOX 968
ROCKWALL, TX 75087



NOTICE OF PUBLIC HEARING

CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

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

To Whom It May Concern:

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

Case No. Z2020-009: SUP for a New and/or Used Motor Vehicle Dealership/Showroom at 2635 Observation Trail

Hold a public hearing to discuss and consider a request by Brian Parsons on behalf of J. R. Fleming Investments for the approval of a Specific Use Permit (SUP) for a New and/or Used Indoor Motor Vehicle Dealership/Showroom on an 11.153-acre parcel of land identified as Lot 9, Block D, Rockwall Technology Park Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 2635 Observation Trail, Suite 110, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, April 28, 2020 at 6:00 PM**, and the City Council will hold a public hearing on **Monday, May 4, 2020 at 6:00 PM**. Both hearings will take place virtually and be available for viewing online via "Zoom".

In compliance with CDC recommendations regarding social distancing and in accordance with state and local proclamations limiting the size of public gatherings, these meetings will be held virtually and not in person. As an interested property owner, you are encouraged to submit public comments via email to Planning@rockwall.com at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. Alternatively, you may fill out and return this form and return it to:

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

All comments received by staff will be read into the record during each of the public hearings. Alternatively, interested parties may participate in the meeting virtually through "Zoom". For instructions on how to participate please email Planning@rockwall.com. For all questions concerning these cases or the City's new virtual meeting format, please contact the City of Rockwall Planning and Zoning Department staff at (972) 771-7745.

Your comments must be received by **Monday, May 4, 2020 by 4:00 PM** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning and Zoning
City of Rockwall, Texas

USE THIS QR CODE
TO GO DIRECTLY
TO THE WEBSITE



MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE:
[HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT/DEVELOPMENT-CASES](https://sites.google.com/site/rockwallplanning/development/development-cases)

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

Case No. Z2020-009: SUP for a New and/or Used Motor Vehicle Dealership/Showroom at 2635 Observation Trail

Please place a check mark on the appropriate line below:

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

Name:

Address:

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

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

2635 Observation Trail
Rockwall, Texas 75032
214.503.2581 phone
800.527.0010 sales
www.interstatewire.com

March 12, 2020

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

Re: Specific Use Permit for Interstate Classic Cars, Suite 110

Mr. Miller,

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Please note that all planned activities at this location will comply with restrictions as defined within Subsection 2.03, Auto and Marine-Related Land Uses, New and/or Used Indoor Motor Vehicle Dealership/Showroom. All vehicles and related activities will be contained and enclosed within the building envelope, with no outside storage or display. Hours of operations will be limited to appointments only, with the showroom not being open to the general public.

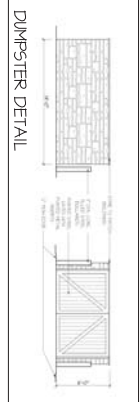
If you have any questions or concerns regarding the application or this addendum, please contact me at your convenience at the number above, or email at parsonsb@interstatewire.com.

Best Regards,



W. Brian Parsons
President & CEO
Interstate Wire Company, Inc.

Cc Jeff Fleming



ARCHITECTURAL SITE PLAN

OWNER:
JEFF FLEHING
J. F. FLEHING INVESTMENTS, LLC
10355 SANDEN DRIVE
DALLAS, TX 75239
214-593-1311

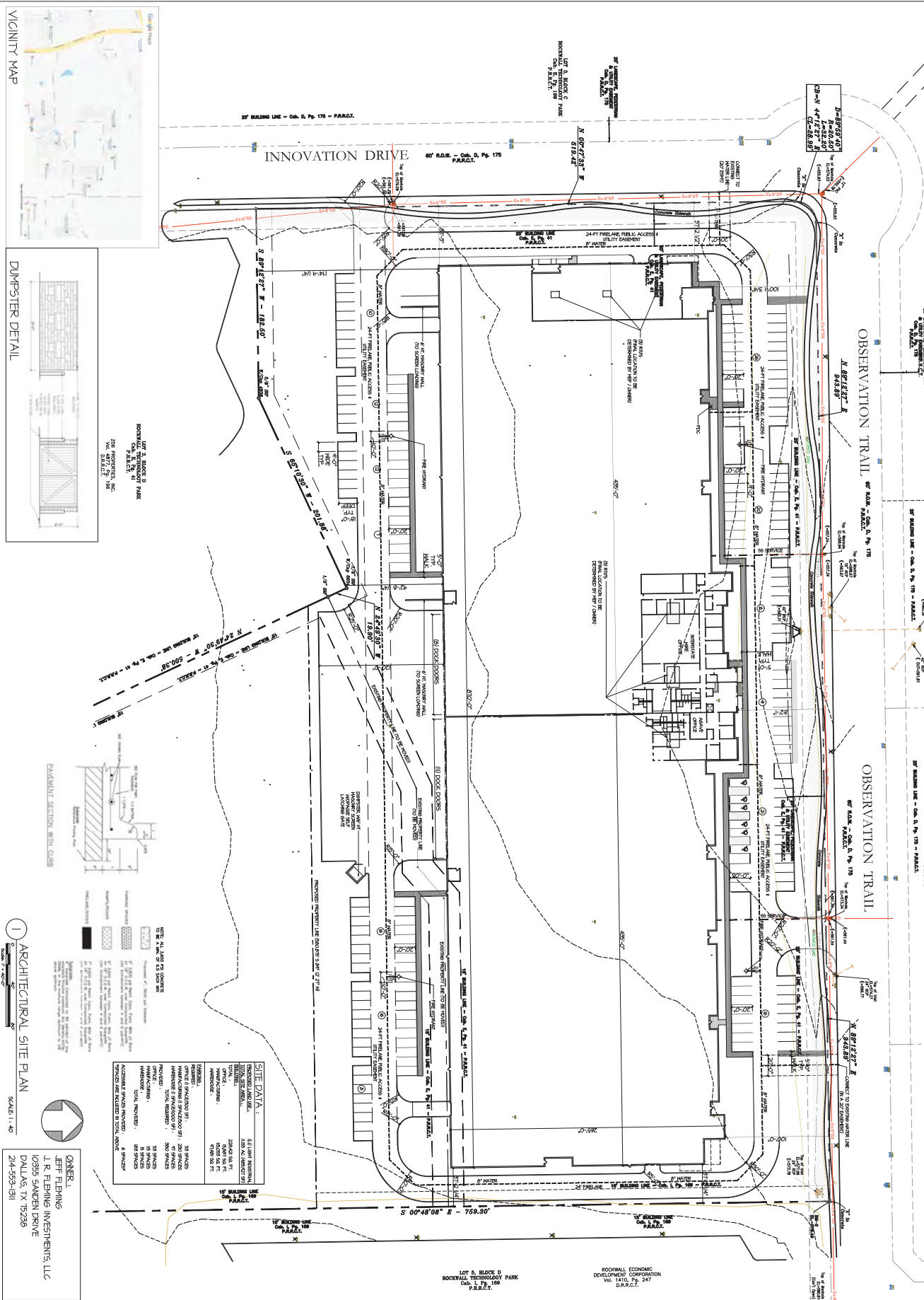
PROJECT NUMBER: SP2018-002
Drawing Number
A-1.0

SITE DATA	
LOT 5, BLOCK D	4.11 ACRES
TRACT 1, BLOCK D	22.5 ACRES
TRACT 2, BLOCK D	22.5 ACRES
TRACT 3, BLOCK D	22.5 ACRES
TRACT 4, BLOCK D	22.5 ACRES
TRACT 5, BLOCK D	22.5 ACRES
TRACT 6, BLOCK D	22.5 ACRES
TRACT 7, BLOCK D	22.5 ACRES
TRACT 8, BLOCK D	22.5 ACRES
TRACT 9, BLOCK D	22.5 ACRES
TRACT 10, BLOCK D	22.5 ACRES
TRACT 11, BLOCK D	22.5 ACRES
TRACT 12, BLOCK D	22.5 ACRES
TRACT 13, BLOCK D	22.5 ACRES
TRACT 14, BLOCK D	22.5 ACRES
TRACT 15, BLOCK D	22.5 ACRES
TRACT 16, BLOCK D	22.5 ACRES
TRACT 17, BLOCK D	22.5 ACRES
TRACT 18, BLOCK D	22.5 ACRES
TRACT 19, BLOCK D	22.5 ACRES
TRACT 20, BLOCK D	22.5 ACRES

LOT 7, BLOCK D & PARTIAL LOT 6, BLOCK D
ROCKWALL, TX

d/b constructor inc.
GENERAL CONTRACTOR
2400 GREAT COMMERCE PARKWAY
FORT WORTH, TEXAS 76106
817-636-4005 FAX

INTERSTATE WIRE CO., INC.
AGAVE WIRE, LTD
LOT 7, BLOCK D & PARTIAL LOT 6, BLOCK D
ROCKWALL, TX







FIRE LANE NO PARKING









'67
Corvette

Hendrick

1967 Chevrolet Corvette Convertible
Beautiful 427 Corvette Roadster in Pristine Condition

CITY OF ROCKWALL

ORDINANCE NO. 20-XX

SPECIFIC USE PERMIT NO. S-2XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO FURTHER AMEND THE ZONING MAP TO ADOPT A SPECIFIC USE PERMIT (SUP) WITHIN A LIGHT INDUSTRIAL (LI) DISTRICT ALLOWING FOR A NEW AND/OR USED INDOOR MOTOR VEHICLE DEALERSHIP/SHOWROOM ON A 11.153-ACRE PARCEL OF LAND IDENTIFIED AS LOT 9, BLOCK D, ROCKWALL TECHNOLOGY PARK ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Brian Parsons on behalf of Jeff Fleming of J. R. Fleming Investments for the approval of a Specific Use Permit (SUP) to allow for a *New and/or Used Indoor Motor Vehicle Dealership/Showroom* to be located on an 11.153 acre parcel of land identified as Lot 9, Block D, Rockwall Technology Park Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 2635 Observation Trail, Suite 110, and more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas;

SECTION 1. That the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing for an *Indoor Motor Vehicle Dealership/Showroom* within a Light Industrial (LI) District, as stipulated by Subsection 02.03.H.5, *Auto and Marine-Related Land Uses*, of Article 04, *Permissible Uses*, of the Unified Development Code [Ordinance No. 20-02] for the *Subject Property*, and,

SECTION 2. That the Specific Use Permit shall be subject to the conditions set forth in Subsection 02.03.H.5, *Auto and Marine-Related Land Uses*, of Article 04, *Permissible Uses*, and Subsection 05.01, *General Industrial District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code [Ordinance No. 20-02] as heretofore amended, as

amended herein by granting of this zoning change, and as may be amended in the future, and shall be subject to the following additional conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *New and/or Used Indoor Motor Vehicle Dealership/Showroom* on the *Subject Property*, and conformance to these operational conditions is required for continued operations:

- (1) The area designated for a *New and/or Used Indoor Motor Vehicle Dealership/Showroom* shall be restricted to Suite 110 (i.e. ~10,000 SF) of 2635 Observation Trail as depicted in Exhibit 'B' of this ordinance; and,
- (2) The sales/storage facility must be in a completely enclosed building; and,
- (3) Outside display and/or storage of vehicles shall be prohibited. This includes storing vehicles under canopies/awnings or similar covered structures; and,
- (4) All activities shall remain inside the building (i.e. *no detailing, washing, sales activities, etcetera shall be performed outside the building*); and,
- (5) Accessory uses may be allowed in compliance with the *Land Use Schedule* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC); and,
- (6) The *New and/or Used Indoor Motor Vehicle Dealership/Showroom* shall be restricted to the sale of motor vehicles only (i.e. *cars and/or light trucks*); and,
- (7) The subject property shall comply with all standard of the City of Rockwall Fire Department for such use.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) [Ordinance No. 20-02] will require compliance to the following:

- 1) Upon obtaining or maintaining a Certificate of Occupancy (CO), should any business or establishment operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC).

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

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

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

each and every day such offense shall continue shall be deemed to constitute a separate offense.

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

SECTION 7. That this ordinance shall take effect immediately from and after its passage;

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 18TH DAY OF MAY, 2020.**

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: May 4, 2020

2nd Reading: May 18, 2020

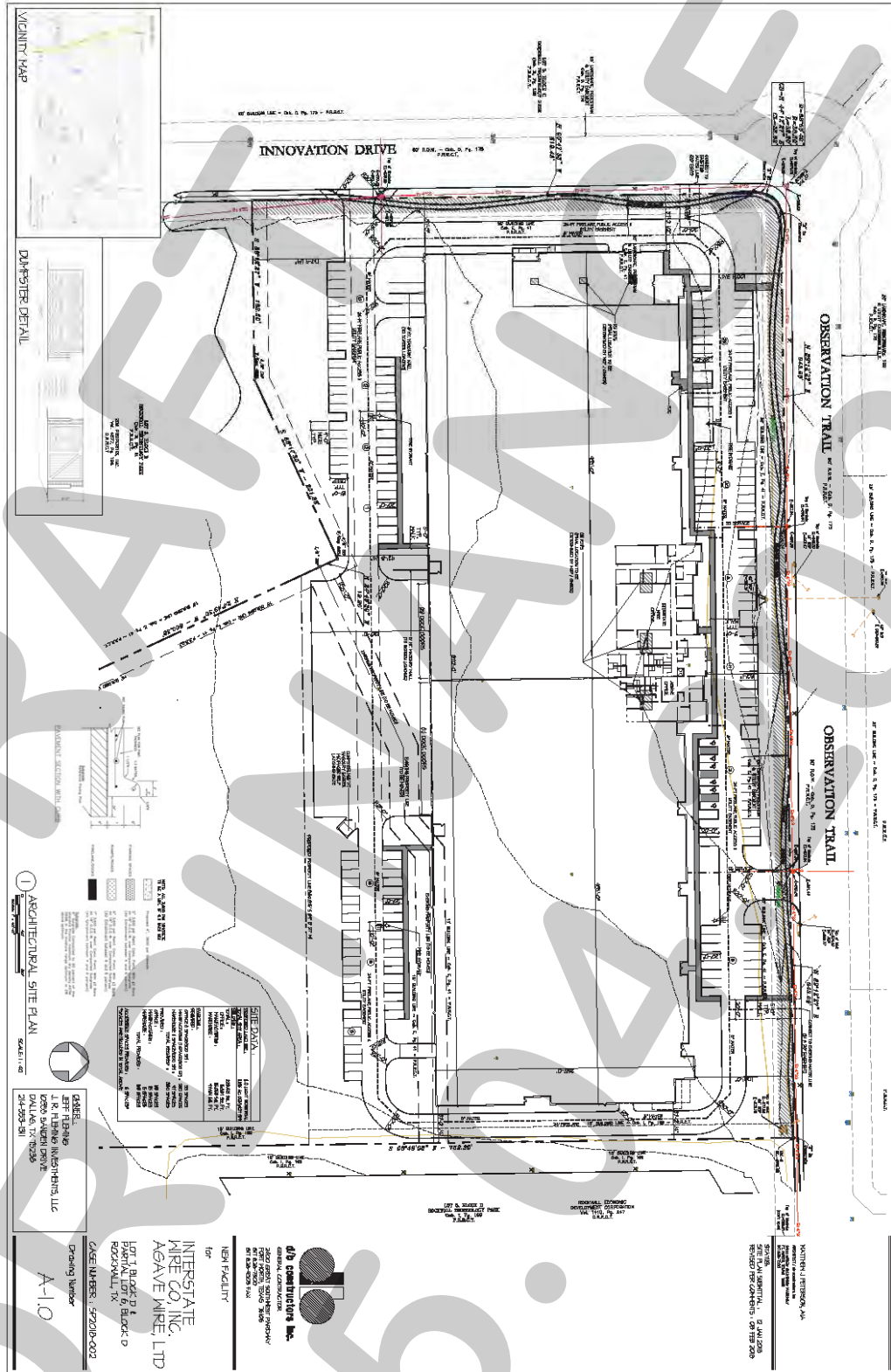
Exhibit 'A':
Zoning Exhibit

Location: 2635 Observation Trail

Legal Description: Lot 9, Block D, Technology Park Addition



Exhibit 'B':
Site Plan



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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: May 4, 2020
APPLICANT: Edwin Echols
CASE NUMBER: Z2020-010; *Specific Use Permit for an Accessory Building at 204 Lakehill Drive*

SUMMARY

Hold a public hearing to discuss and consider a request by Edwin Echols for the approval of a Specific Use Permit (SUP) for an accessory building that exceeds the maximum square footage on an 0.28-acre parcel of land identified as Lot 17, Block B, Lakeridge Park Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 204 Lakehill Drive, and take any action necessary.

BACKGROUND

The subject property was originally annexed into the City of Rockwall on September 5, 1960 by *Ordinance No. 60-02*. The property was later platted as Lot 17, Block B of the Lakeridge Park Subdivision, which was filed with Rockwall County on September 29, 1972. At the time of filing, the subject property -- *along with the remainder of the Lakeridge Park Subdivision* -- was zoned Single-Family 2 (SF-2) District. According to the City's historic zoning maps, this designation was changed to a Single-Family 10 (SF-10) District between 1972 and 1983. The property has not changed zoning since being re-designated to a Single-Family 10 (SF-10) District. According to the Rockwall Central Appraisal District (RCAD) a 2,636 SF single-family home -- *with 1,994 SF of conditioned space* -- was constructed in 1990.

PURPOSE

The property owner and applicant -- *Edwin Echols* -- is requesting the approval of a Specific Use Permit (SUP) to construct an accessory building that exceeds the maximum square footage permitted for accessory buildings as stipulated by Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC).

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 204 Lakehill Drive. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is the remainder of the Lakeridge Park Subdivision, which is zoned Single-Family 10 (SF-10) District. Beyond this is Phase 2 of the Estates of Coastal Royale Subdivision, which consists of 13 single-family lots that are zoned Single-Family 10 (SF-10) District. Beyond this is the takeline followed by the City's corporate limits and Lake Ray Hubbard.

South: Directly south of the subject property is the remainder of the Lakeridge Park Subdivision, which is zoned Single-Family 10 (SF-10) District. Beyond this is a 100-foot right-of-way for the *M. K. & T. Railroad*, which has railroad tracts within it. South of this is the Sky Ridge Addition, which consist of one (1) non-residential lot that is 8.583-acres in size and is zoned Commercial (C) District.

East: Directly east of the subject property is the remainder of the Lakeridge Park Subdivision, which is zoned Single-Family 10 (SF-10) District. Beyond this are two (2) tracts of land [*i.e. Tract 4 & 12 of the D. Atkins Survey, Abstract No. 1*], which have single-family homes constructed on them. These properties are zoned Single-Family 10 (SF-10) District. East of this is Ridge Road [*FM-740*], which is identified as a M4D (*i.e. major collector, four [4]*

lane, divided roadway) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

West: Directly west of the subject property is the remainder of the Lakeridge Park Subdivision, which is zoned Single-Family 10 (SF-10) District. Beyond this is the takeline followed by the City's corporate limits and Lake Ray Hubbard.

CHARACTERISTICS OF THE REQUEST

The applicant has submitted an application, letter, and drawings requesting to build a 14-foot by 24-foot (*i.e.* 336 SF) accessory building with a six (6) foot by 14-foot (*i.e.* 84 SF) porch. The total building footprint of the accessory building will be 14-feet by 30-feet or 420 SF, and an additional parking space will be incorporated adjacent to the rear of the accessory building measuring six (6) feet by 14-feet. Per the drawings provided by the applicant the accessory building will have a pitched roof with a total height of 17-feet, 7-inches. The exterior of the accessory building will be clad in wood siding and the roof will utilize an asphalt shingle that is complimentary to the asphalt shingle used on the primary structure. The building will be situated at the rear of the subject property, 14-feet from the adjacent alleyway along the eastern property line, and six (6) feet from the northern property line. The accessory building will not be visible from any public right-of-way with the exception of the adjacent alleyway.

CONFORMANCE WITH THE CITY'S CODES

According to Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), the Single-Family (SF-10) District allows a total of two (2) accessory buildings each being 144 SF in size or one (1) accessory building at 144 SF in size and one (1) detached garage at 625 SF in size. In addition, accessory buildings are limited to a maximum height of 15-feet and a minimum setback of three (3) feet from all property lines. This section of the code goes on to state, "(a)ccessory buildings and structures shall be architecturally compatible with the primary structure, and be situated behind the front façade of the primary structure ... [and] (a)ccessory buildings and structures not meeting the size requirements stipulated by this section shall require a Specific Use Permit (SUP)."

STAFF ANALYSIS

In this case, the applicant's request conforms with the setback requirements for accessory buildings; however, the proposed size of the accessory building exceeds the maximum permissible size by 276 SF. The roof on the accessory building is proposed to be pitched, and per the Unified Development Code (UDC) the measurement for height is taken at the mid-point of the roof for pitched roofs. Based on this, the proposed accessory building is in compliance with height requirements. Staff should note that, while it is debatable whether the accessory building is architecturally compatible with the primary structure, it will be situated behind the primary structure and only visible from the adjacent alleyway. Additionally, the applicant has stated that it will be painted the same color as the trim on the primary structure. Staff should also mention that since this subdivision was originally platted in 1972 and has housing stock that ranges in year built from the 1970's to the 1990's, there are several accessory buildings that utilize the same materials and are generally the same size as the proposed accessory building. With this being said, approval of a Specific Use Permit (SUP) request is discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On April 8, 2020, staff mailed 41 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Lakeside Village and Turtle Cove Homeowner's Associations (HOA), which are the only HOA/Neighborhood Organizations that are within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff received three (3) notices and two (2) online input forms (*from the same address*) in favor of the applicant's request and one (1) notice opposed to the applicant's request.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request to for a Specific Use Permit (SUP) for an accessory building that exceeds the maximum permissible size, then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the SUP ordinance and which are detailed as follows:
 - (a) The *Accessory Building* shall generally conform to the concept plan and the conceptual building elevations depicted in *Exhibits 'B' & 'C'* of the Specific Use Permit (SUP) ordinance; and
 - (b) The *Accessory Building* shall not exceed a maximum size of 340 SF; and
 - (c) The *Accessory Building* shall not exceed an overall height of 18-feet; and
 - (d) The subject property shall not have more than one (1) accessory building.
- (2) Any construction resulting from the approval of this zoning change 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 April 28, 2020, the Planning and Zoning Commission approved a motion to recommend approval of the Specific Use Permit (SUP) by a vote of 6-1, with Commissioner Logan dissenting.

4/8/2020

City of Rockwall Project Plan Review History



Project Number	Z2020-010	Owner	ECHOLS, EDWIN & BRITTEN			Applied	3/20/2020	AG
Project Name	SUP for 204 Lakehill Drive	Applicant				Approved		
Type	ZONING				Closed			
Subtype	SUP				Expired			
Status	Staff Review				Status			
Site Address	204 LAKEHILL	City, State Zip	ROCKWALL, TX 75087			Zoning		
Subdivision	LAKERIDGE PARK	Tract	Block	Lot No	Parcel No	General Plan		
		17	B	17	4220-000B-0017-00-OR			

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	3/20/2020	3/27/2020				
ENGINEERING	Sarah Johnston	3/20/2020	3/27/2020	3/26/2020	6	APPROVED	
FIRE	Ariana Hargrove	3/20/2020	3/27/2020	3/25/2020	5	APPROVED	
PLANNING	Korey Brooks	3/20/2020	3/27/2020	4/8/2020	19	COMMENTS	Comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
Z2020-010; SUP for Accessory Building						
Please address the following comments (M= Mandatory Comments; I = Informational Comments)						
I.1 This is a request by Edwin Echols for the approval of a Specific Use Permit(SUP) for an accessory building that exceeds the maximum square footage on an 0.28-acre parcel of land identified as Lot 17, Block B, Lakeridge Park Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 204 Lakehill Drive.						
I.2 For questions or comments concerning this case please contact Korey Brooks in the Planning Department at(972) 772-6434 or email kbrooks@rockwall.com.						
M.3 For reference, include the case number (Z2020-010) in the lower right-hand corner of all pages on future submittals						
I.4 This project is subject to all requirements stipulated by the Unified Development Code(UDC).						
M.5 In order to constitute a complete submittal all applications are required to provide the following elements [1] concept plan, [2] survey and legal description, [3] elevations for the proposed accessory building. This application is considered to be complete.						
M.6 Specific Use Permit (SUP).						
1) Please review the draft ordinance and provide comments to staff prior to the Planning and Zoning Meeting on April 28, 2020.						
I.7 Please note that failure to address all comments provided by staff by 5:00 PM on March 3, 2020 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal and a new application and fee will be required to resubmit the case.						
I.8 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on April 21, 2020; The Planning and Zoning Worksession is April 14, 2020 and the Planning & Zoning Meeting is April 28, 2020. The City Council Meetings are May 4, 2020 and May 18, 2020.						



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. 22020-010

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 204 Lake hill Dr Rockwall 75087

Subdivision Lakeridge Park Lot 17 Block B

General Location

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning	SF2	Current Use	Single Family
Proposed Zoning	SF2	Proposed Use	Single Family w/Accessory Bldg
Acreage	0.28	Lots [Current]	1
		Lots [Proposed]	N/C

☐ **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 Edwin Echols ☐ Applicant

Contact Person self Contact Person

Address 204 Lakehill Dr. Address

City, State & Zip Rockwall Tx 75087 City, State & Zip

Phone 469 261 2483 Phone

E-Mail ed.echols@hotmail.com E-Mail

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Edwin Echols [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, 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 _____ day of _____, 20 ____.

Owner's Signature

Edwin Echols

Notary Public in and for the State of Texas

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.

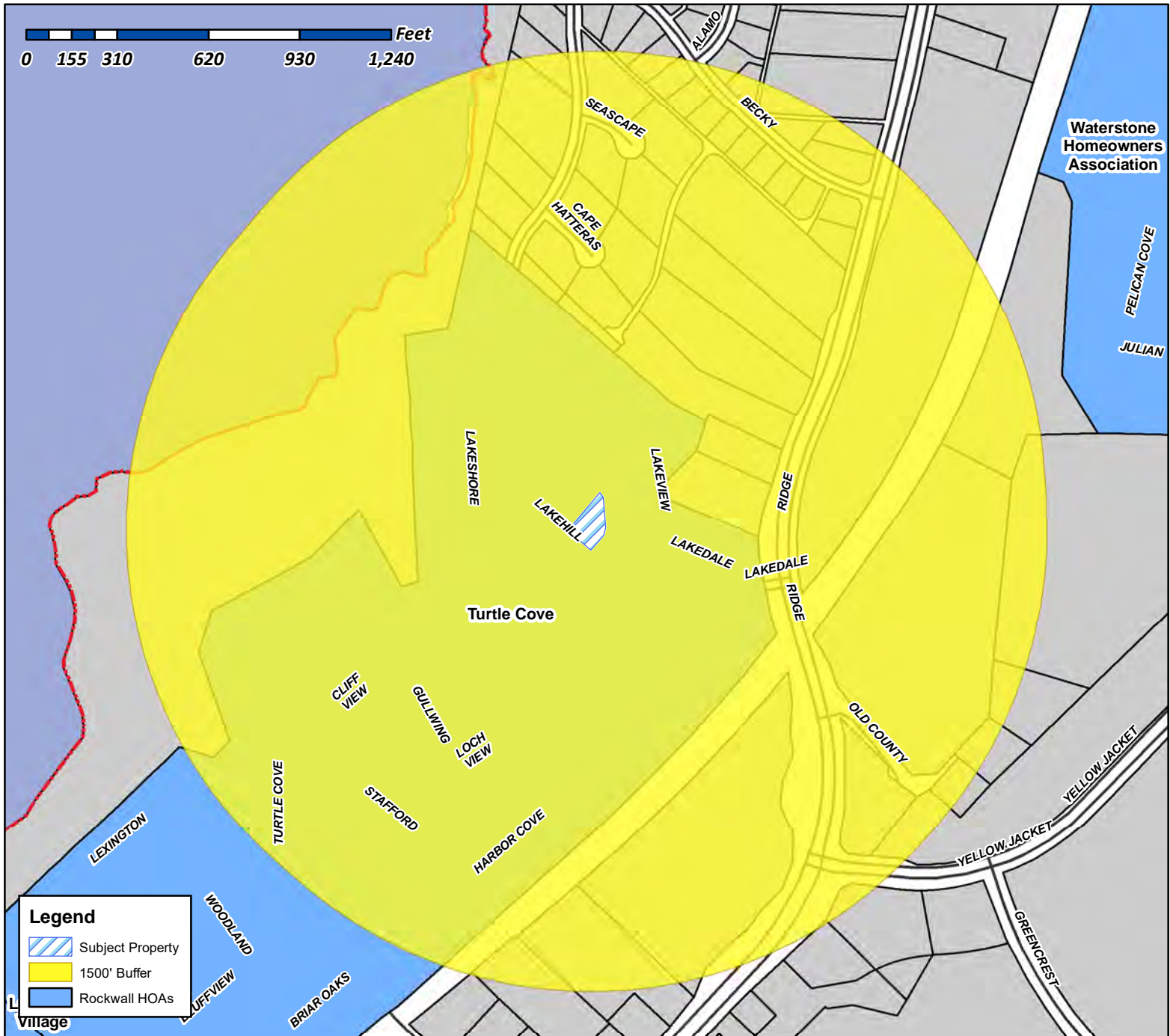
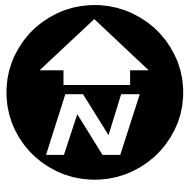




City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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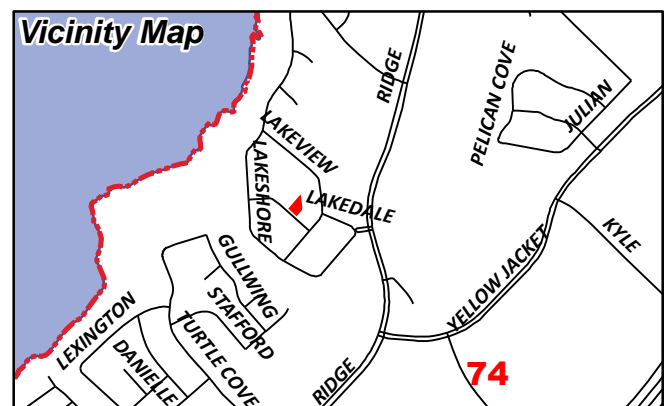
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



Case Number: Z2020-010
Case Name: SUP for 204 Lakehill Dr.
Case Type: Specific Use Permit
Zoning: Single Family 10 (SF-10) District
Case Address: 204 Lakehill Dr.

Date Created: 3/24/2020

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



From: [Gamez, Angelica](#)
Cc: [Miller, Ryan](#); [Brooks, Korey](#); [Gonzales, David](#)
Subject: Neighborhood Notification Program
Date: Tuesday, April 7, 2020 11:39:07 AM
Attachments: [HOA Map \(03.24.2020\).pdf](#)
[PUBLIC NOTICE 04.07.2020\).pdf](#)

HOA/Neighborhood Association Representative:

Per your participation in the Neighborhood Notification Program, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning cases that was published in the Rockwall Herald Banner on April 10, 2020. The Planning and Zoning Commission will hold a virtual public meeting on Tuesday, April 28, 2020 at 6:00 PM, and the City Council will hold a virtual public meeting on Monday, May 4, 2020 at 6:00 PM. Both hearings will take place virtually at 6:00 PM and be available for viewing online via "Zoom".

In compliance with CDC recommendations regarding social distancing and in accordance with state and local proclamations limiting the size of public gatherings, these meetings will be held virtually and not in person. All interested parties are encouraged to submit public comments via email to Planning@rockwall.com at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be read into the record during each of the public hearings. Alternatively, interested parties may participate in the meeting virtually through "Zoom". For instructions on how to participate please email Planning@rockwall.com. For all questions concerning these cases or the City's new virtual meeting format, please contact the City of Rockwall Planning and Zoning Department staff at (972) 771-7745. Additional information on all current development cases can be found on the City's website: <https://sites.google.com/site/rockwallplanning/development/development-cases>.

Z2020-010- SUP for an Accessory Building at 204 Lakehill Drive

Hold a public hearing to discuss and consider a request by Edwin Echols for the approval of a Specific Use Permit (SUP) for an accessory building that exceeds the maximum square footage on an 0.28-acre parcel of land identified as Lot 17, Block B, Lakeridge Park Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 204 Lakehill Drive, and take any action necessary.

Thank you,

Angelica Gamez

Planning & Zoning Coordinator

City of Rockwall

972.771.7745 Office

972.772.6438 Direct

<http://www.rockwall.com/planning/>

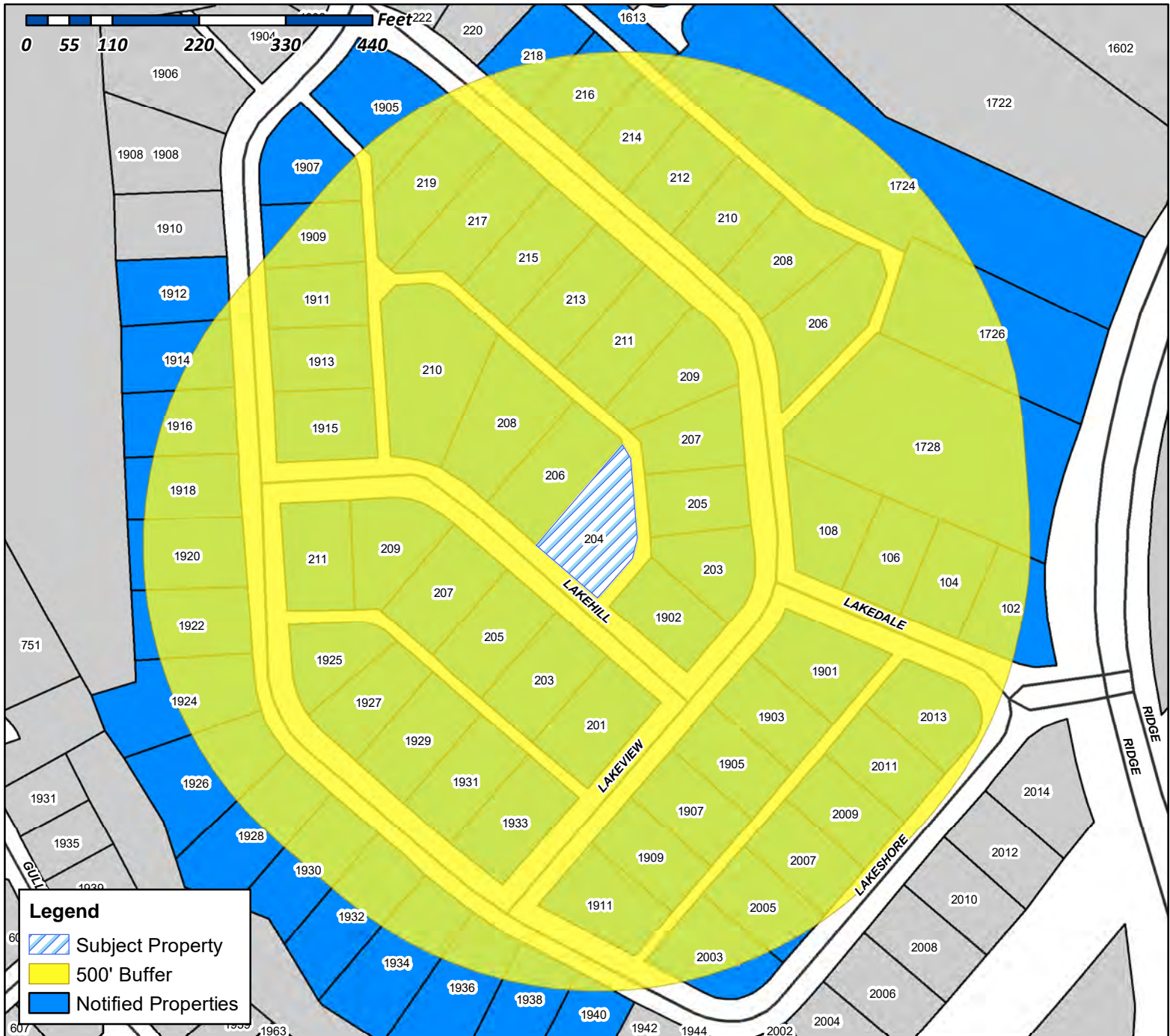
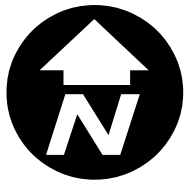
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City of Rockwall

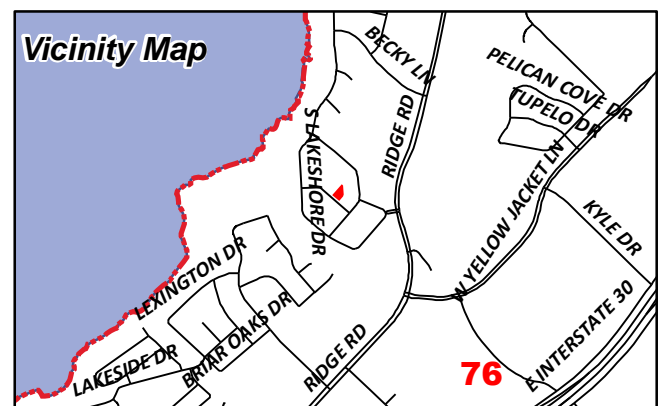
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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



Case Number: Z2020-010
Case Name: SUP for 204 Lakehill Dr.
Case Type: Specific Use Permit
Zoning: Single Family 10 (SF-10) District
Case Address: 204 Lakehill Dr.

Date Created: 3/24/2020
For Questions on this Case Call (972) 771-7745



CURRENT RESIDENT
LAKESHORE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
102 LAKEDALE
ROCKWALL, TX 75087

BCL REAL ESTATE LLC
103 GROSS RD
MESQUITE, TX 75149

MCCULLAR EMILY JEAN
104 LAKEDALE DRIVE
ROCKWALL, TX 75087

MILLER KATIE BROOKE AND PETER JR
106 LAKEDALE DR
ROCKWALL, TX 75087

PECK RUTH H
108 LAKEDALE DR
ROCKWALL, TX 75087

SCHULTZ STEVEN LUKE
1333 OLD SPANISH TRAIL APT 4154
HOUSTON, TX 77054

NOBLE DAVID D & LESLIE A
1613 CAPE HATTERAS PL
ROCKWALL, TX 75087

CASSELMAN STEVEN AND JEANNETTE
1724 RIDGE ROAD
ROCKWALL, TX 75087

PALOS MICKEY SUE &
CODY S & MARIA T LOWERY
1726 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
1728 RIDGE
ROCKWALL, TX 75087

HPA TEXAS SUB 2017-1 LLC
180 N STETSON AVE SUITE 3650
CHICAGO, IL 60601

PETTIGREW TERESA VIOLA
1901 LAKEVIEW DR
ROCKWALL, TX 75087

FULKERSON CHARLES D & LANA C
1902 LAKEVIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1903 LAKEVIEW
ROCKWALL, TX 75087

CURRENT RESIDENT
1905 LAKESHORE
ROCKWALL, TX 75087

KERN ROBERT JR & LORNA
1905 LAKEVIEW DR
ROCKWALL, TX 75087

BALLARD KEVIN L ETUX
1907 LAKEVIEW DR
ROCKWALL, TX 75087

COWAN JOHNNY L ET UX
1907 S LAKESHORE DR
ROCKWALL, TX 75087

LALUMIA JOE AND LAURA GAMBILL
1909 LAKEVIEW DR
ROCKWALL, TX 75087

MCADEN CURTIS D AND MELISSA L
1909 S LAKESHORE DR
ROCKWALL, TX 75087

CHURCH ADRIA AND COLT
1911 LAKEVIEW DR
ROCKWALL, TX 75087

CRANE GEORGE R
1911 S LAKESHORE DR
ROCKWALL, TX 75087

HOFFMAN MICHAEL AND ANGELA
1912 S LAKESHORE ROAD
ROCKWALL, TX 75087

FULBRIGHT CHRISTOPHER AND ANGELINE
1913 S LAKESHORE DR
ROCKWALL, TX 75087

PATTON JAMES DOUGLAS
1914 S LAKESHORE DRIVE
ROCKWALL, TX 75087

MILLER DAVID M
1915 S LAKESHORE DR
ROCKWALL, TX 75087

MASSAR STACY L & BERNARD A
1916 S LAKESHORE DRIVE
ROCKWALL, TX 75087

SPENCER GARY S
1918 S LAKESHORE DR
ROCKWALL, TX 75087

HARBIN ERIC S & STACEY R
1920 S LAKESHORE DR
ROCKWALL, TX 75087

TAYLOR LARRY S AND APRIL
1922 SOUTH LAKESHORE DRIVE
ROCKWALL, TX 75087

LUIZ ALBERT H
1924 S LAKESHORE DR
ROCKWALL, TX 75087

MCCLARD HARRY A
1925 S LAKESHORE DRIVE
ROCKWALL, TX 75087

SPRING TRUMAN E JR AND JANE C
1926 S LAKESHORE DR
ROCKWALL, TX 75087

POST JEREMY AND JENNIFER
1927 S LAKESHORE DR
ROCKWALL, TX 75087

BAHN ERIC AND
JANET JONES
1928 S LAKESHORE DR
ROCKWALL, TX 75087

WHITE JOHN N & FRANCES
1929 LAKESHORE DR
ROCKWALL, TX 75087

RAY CYNTHIA
1930 S LAKESHORE DR
ROCKWALL, TX 75087

STRACK KENNETH E & SHARON C TRUSTEES
STRACK FAMILY LIVING TRUST
1931 S LAKESHORE DR
ROCKWALL, TX 75087

GOSH GUY P & REBECCA
1932 S LAKESHORE DR
ROCKWALL, TX 75087

MCCAFFITY LLOYD R JR
1933 S LAKESHORE DR
ROCKWALL, TX 75087

TERRELL DEBRA
1934 S LAKESHORE DR
ROCKWALL, TX 75087

MOORE SAMUEL & MARION
1936 S LAKESHORE DR
ROCKWALL, TX 75087

MOORE RHONDA
1938 SOUTH LAKESHORE DRIVE
ROCKWALL, TX 75087

MORIARTY TIMOTHY I & PAMELA E
1940 S LAKESHORE DR
ROCKWALL, TX 75087

BOSWELL MICHAEL AND ANN
2003 S LAKESHORE DRIVE
ROCKWALL, TX 75087

PADILLA KRIS AND JOE
2005 LAKESHORE DRIVE
ROCKWALL, TX 75087

FRITSCH TERYL W AND JANICE L
2007 S LAKESHORE
ROCKWALL, TX 75087

HIGGINS BYRON STEPHEN AND
KIMBERLY LEE PETRIELLO
2009 S LAKESHORE DRIVE
ROCKWALL, TX 75087

COOK PAUL W ETUX
201 LAKEHILL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
2011 LAKESHORE
ROCKWALL, TX 75087

FREEMAN C L
2013 S LAKESHORE DR
ROCKWALL, TX 75087

INGRAM KENNY DON
203 LAKEHILL DR
ROCKWALL, TX 75087

RIIS RICK LEE
203 LAKEVIEW DRIVE
ROCKWALL, TX 75087

ECHOLS EDWIN & BRITTEN
204 LAKEHILL DR
ROCKWALL, TX 75087

KOLAR MARC AND MONICA A
205 LAKEHILL DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
205 LAKEVIEW
ROCKWALL, TX 75087

RICKERSON CHARLES & VIRGINIA RICKERSON
206 LAKEHILL DRIVE
ROCKWALL, TX 75087

SIMS CHRISTOPHER P AND KRISTEN
206 LAKEVIEW DR
ROCKWALL, TX 75087

STEGMAN SARAH A
207 LAKEHILL DR
ROCKWALL, TX 75087

BROYLES LYNN
207 LAKEVIEW DR
ROCKWALL, TX 75087

JOHNSON DAVID L & MELODY D
208 LAKEHILL DR
ROCKWALL, TX 75087

ESTES AMY RACHELLE & JOSHUA ELDEN
208 LAKEVIEW DR
ROCKWALL, TX 75087

STEVENS JOSHUA D
209 LAKEHILL DR
ROCKWALL, TX 75087

KELLY HUGH LAWRENCE
209 LAKEVIEW DR
ROCKWALL, TX 75087

LARUE PATRICIA D & TIMOTHY L
210 LAKEHILL DRIVE
ROCKWALL, TX 75087

SHELLITO SUSAN G
210 LAKEVIEW DR
ROCKWALL, TX 75087

MOORE MIKE T & DIANA
211 LAKEHILL DR
ROCKWALL, TX 75087

TURNER KENNETH K
211 LAKEVIEW DR
ROCKWALL, TX 75087

LYON ROBERT L SR & PATRICIA R
212 LAKEVIEW DR
ROCKWALL, TX 75087

TAYLOR RONALD R & ELIZABETH R
213 LAKEVIEW DR
ROCKWALL, TX 75087

FENTON DONYELLE
214 LAKEVIEW DRIVE
ROCKWALL, TX 75087

STOOKSBERRY CECIL R AND KIM
215 LAKEVIEW DR
ROCKWALL, TX 75087

ODEN ELRA C
216 LAKEVIEW DR
ROCKWALL, TX 75087

MCCRACKEN SUSAN M
217 LAKEVIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
218 LAKEVIEW
ROCKWALL, TX 75087

BURKS JANETTA BETH
219 LAKEVIEW DR
ROCKWALL, TX 75087

JUNKER SHAWN W & LEANNE
519 E. INTERSTATE 30 # 631
ROCKWALL, TX 75087

KJT FLYING PROPERTIES LLC
PO BOX 1476
ROCKWALL, TX 75087

ALLEN DENNIS L & GLENNA L
PO BOX 801161
BALCH SPRINGS, TX 75180

RUTH DOWER LIVING TRUST DATED JUNE 3
2014
RUTH DOWER TRUSTEE
PO BOX 871239
MESQUITE, TX 75187



NOTICE OF PUBLIC HEARING

CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

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

To Whom It May Concern:

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

Case No. Z2020-010: SUP for an Accessory Building at 204 Lakehill Drive

Hold a public hearing to discuss and consider a request by Edwin Echols for the approval of a Specific Use Permit (SUP) for an accessory building that exceeds the maximum square footage on an 0.28-acre parcel of land identified as Lot 17, Block B, Lakeridge Park Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 204 Lakehill Drive, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, April 28, 2020 at 6:00 PM**, and the City Council will hold a public hearing on **Monday, May 4, 2020 at 6:00 PM**. Both hearings will take place virtually and be available for viewing online via "Zoom".

In compliance with CDC recommendations regarding social distancing and in accordance with state and local proclamations limiting the size of public gatherings, these meetings will be held virtually and not in person. As an interested property owner, you are encouraged to submit public comments via email to Planning@rockwall.com at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. Alternatively, you may fill out and return this form and return it to:

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

All comments received by staff will be read into the record during each of the public hearings. Alternatively, interested parties may participate in the meeting virtually through "Zoom". For instructions on how to participate please email Planning@rockwall.com. For all questions concerning these cases or the City's new virtual meeting format, please contact the City of Rockwall Planning and Zoning Department staff at (972) 771-7745.

Your comments must be received by **Monday, May 4, 2020 by 4:00 PM** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning and Zoning
City of Rockwall, Texas



MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE:
[HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT/DEVELOPMENT-CASES](https://sites.google.com/site/rockwallplanning/development/development-cases)

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

Case No. Z2020-010: SUP for an Accessory Building at 204 Lakehill Drive

Please place a check mark on the appropriate line below:

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

Name:

Address:

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

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

PLEASE RETURN THE BELOW FORM

Case No. Z2020-010: SUP for an Accessory Building at 204 Lakehill Drive

Please place a check mark on the appropriate line below:

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

☒ I am opposed to the request for the reasons listed below.

AESTHETICS OF THE NEIGHBORHOOD.

PROPERTY VALUE OF NEIGHBORHOOD.

Name: BALLARD

Address: 1907 LAKEVIEW

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

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Please place a check mark on the appropriate line below:

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☐ I am opposed to the request for the reasons listed below.

*I am directly behind this area and know what he is asking to build and I can't wait to see it completed.
Case # 22020-010*

Name: *Hugh L. Kelly Jr.*

Address: *209 Lakeview Dr. Rockwall Tx 75087*

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

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

Notice of Public Hearing • City of Rockwall • 385 South Goliad Street • Rockwall, TX 75087 • [P] (972) 771-7745 • [F] (972) 771-7748

Case No. Z2020-010: SUP for an Accessory Building at 204 Lakehill Drive

Please place a check mark on the appropriate line below:

☒ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Name:

JOHN N. WHITE

Address:

1929 S. LAKESHORE DRIVE, ROCKWALL 75087

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

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NOTICE OF PUBLIC HEARING

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EMAIL: PLANNING@ROCKWALL.COM

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Sincerely,

Ryan Miller, AICP
Director of Planning and Zoning
City of Rockwall, Texas



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[HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT/DEVELOPMENT-CASES](https://sites.google.com/site/rockwallplanning/development/development-cases)

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

Case No. Z2020-010: SUP for an Accessory Building at 204 Lakehill Drive

Please place a check mark on the appropriate line below:

☒ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

The structure that Mr. Echols intends to have built is to be located where it can't be seen from any street. It will also be a custom build to resemble the character of his residence. A good improvement!

Name: *MIKE MOORE*

Address: *211 Lakehill Dr. Rockwall, TX 75087*

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

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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2020-010

Please place a check mark on the appropriate line below: *



I am in favor of the request.



I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

I live across the alley at 207 Lakeview Dr. I am in favor of the project

Respondent Information

Please provide your information.

First Name *

Donna

Last Name *

Broyles

Address *

207 Lakeview Dr

City *

rockwall

State *

Texas

Zip Code *

75087

Email Address *

broyles.lynn@yahoo.com

Phone Number

972-768-5104

Please check all that apply: *

- ☒ I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☐ I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☒ I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☐ I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☐ Other: _____

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ☐ I received a property owner notification in the mail.
- ☐ I read about the request on the City's website.
- ☐ I saw a zoning sign on the property.
- ☐ I read about the request in the Rockwall Herald Banner.
- ☒ My neighbors told me about the request.
- ☐ Other: _____

This content is neither created nor endorsed by Google.

Google Forms

Zoning & Specific Use Permit Input Form

Case Number *

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Z2020-010

Please place a check mark on the appropriate line below: *



I am in favor of the request.



I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

I live at 207 Lakeview Dr.across the alley from the applicant and support his request

Respondent Information

Please provide your information.

First Name *

Elbert Lynn

Last Name *

Broyles

Address *

207 Lakeview Dr

City *

Rockwall

State *

Texas

Zip Code *

75098

Email Address *

broyles.lynn@yahoo.com

Phone Number

214-478-4341

Please check all that apply: *

- ☒ I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☐ I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☒ I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☐ I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☐ Other: _____

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- ☒ My neighbors told me about the request.
- ☐ Other: _____

This content is neither created nor endorsed by Google.

Google Forms

3/19/20

To City of Rockwall

From Edwin Echols

204 Lakehill Dr 75087

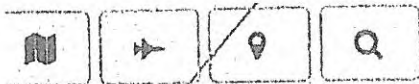
SUBJECT Variance Request

I am in need of a workshop to enable wood working projects and moving power tools out of our garage. The design in mind is 14 x 28 to be on the west side of our driveway. Placement here may need a variance on the bft. property offset and the structure height limit of 15 ft.

I plan to keep the offset from the Alleyway approximately 14 ft even though Accessory structure allowance is 3 ft.

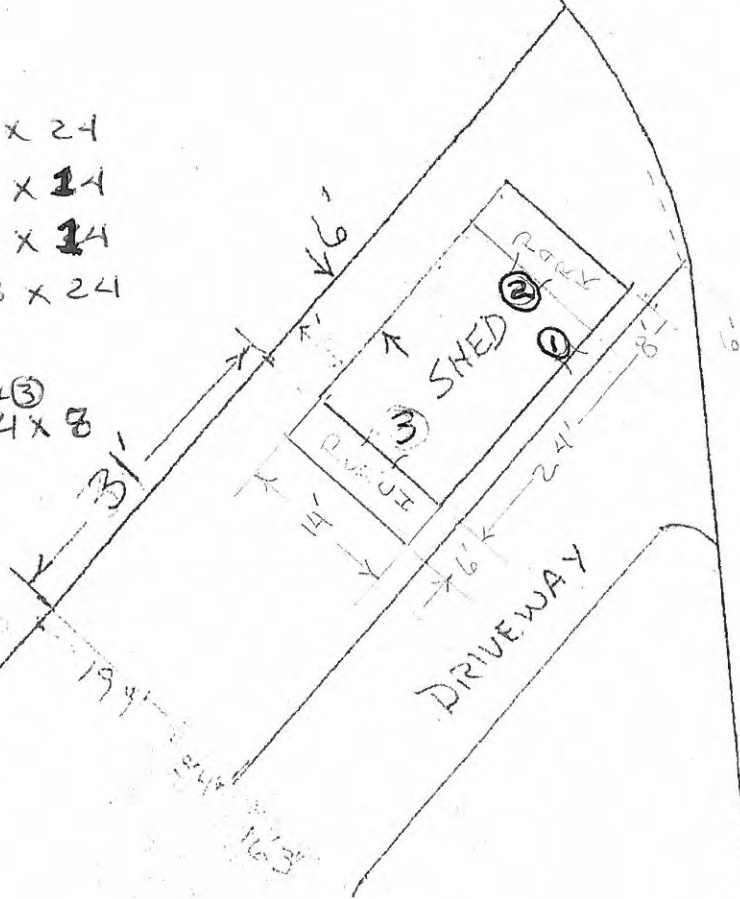
Thanks for your consideration

EM Echols



SHED 14 x 24
PARK 8 x 14
Porch 6 x 14
SLAB 28 x 24
Main door ①
Roll UP DOORS ②+③ 4 x 8

18950

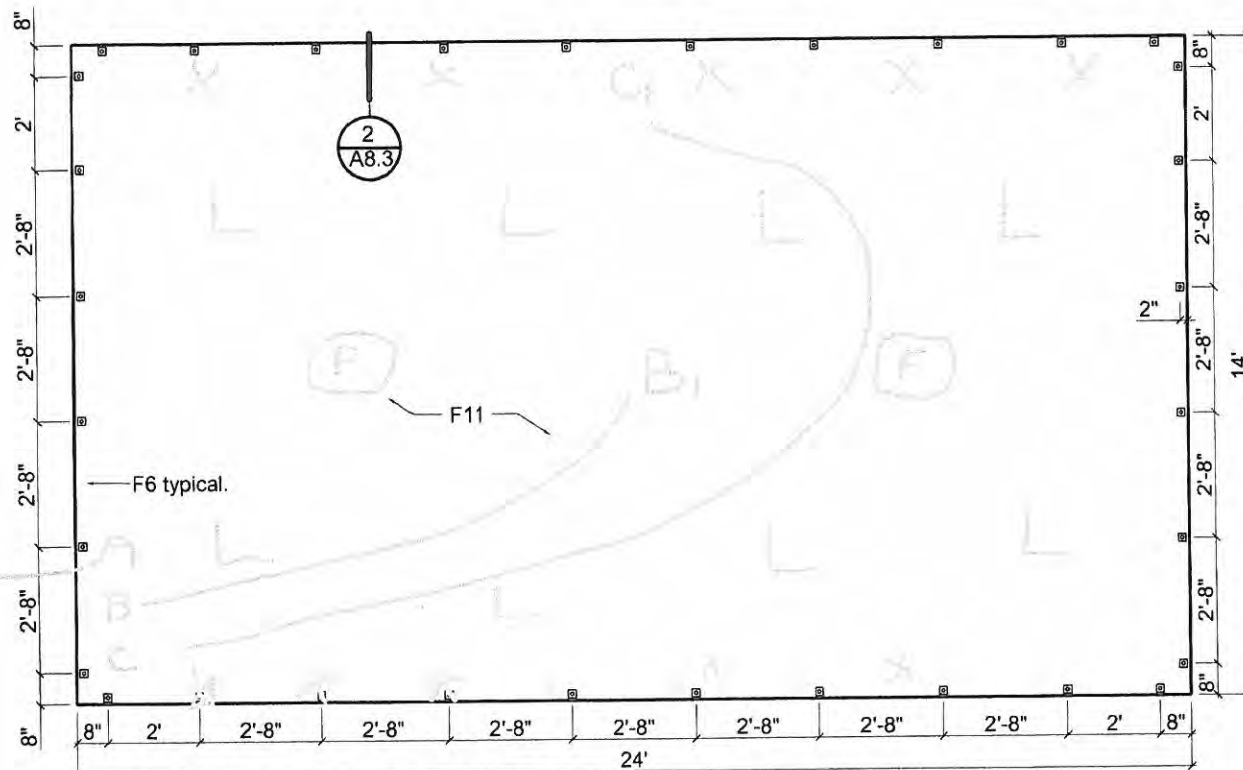


18949

204

LAKEHILL 92

3- 2" Conduit
 1 - to end of slab for "A" house to Suburban
 1 - to mid slab B-8, (120V 50Hz)
 1 - to mid West Wall (240V) (A/C)
 Drill to set anchors
 w/ framing



CONCRETE SLAB FLOOR PLAN

Bolt layout pattern will vary depending on door location. Verify door location and install a bolt within 6" of the door opening and not in the door opening.

NOTES:

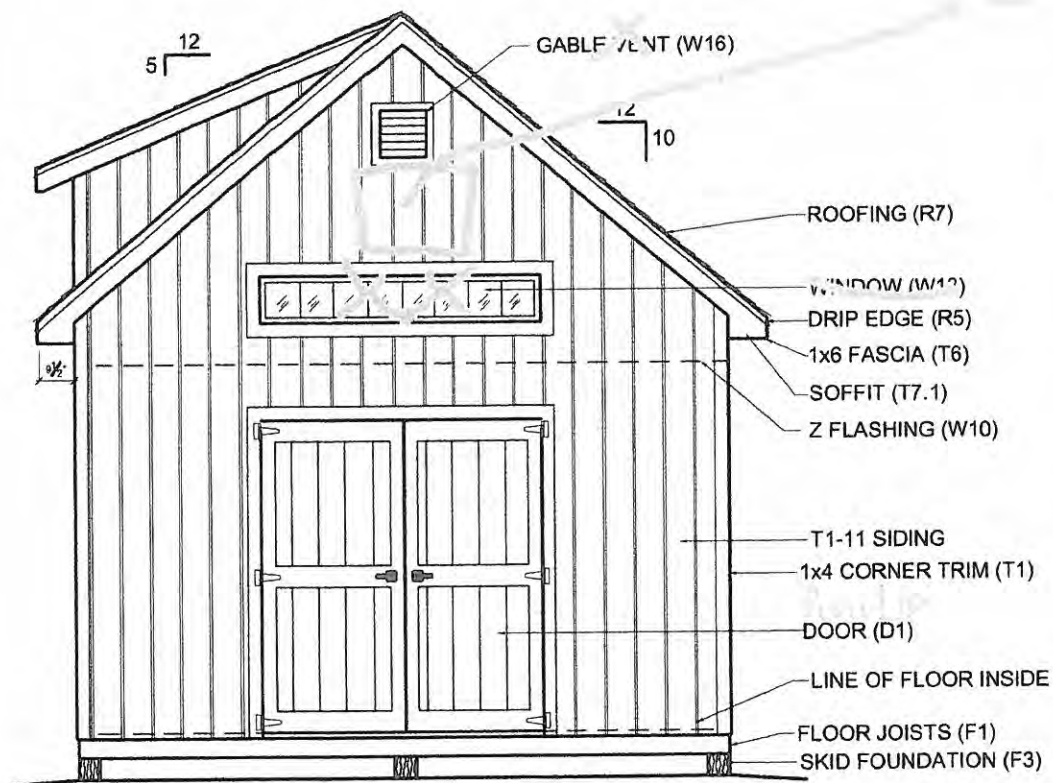
- 1/2" x 10" ANCHOR BOLTS ARE TO BE PLACED AT 32" O.C. AND WITHIN 12" FROM ENDS MINIMUM.
- USING A CONCRETE SLAB INSTEAD OF A FRAMED FLOOR WILL LOWER THE FLOOR HEIGHT BECAUSE YOU ARE NOT INSTALLING 6" FLOOR JOISTS.
- CHECK LOCAL BUILDING REQUIREMENTS FOR FROST PENETRATION DEPTHS AND REQUIRED DEPTH OF FOOTINGS.

FOUNDATION MATERIALS

CODE	DESCRIPTION	LENGTH	QTY.
F5	1/2" Gravel		
F6	Anchor Bolt Washer	1/2" x 10"	30
F11	Concrete		

Concrete Foundation 4.1

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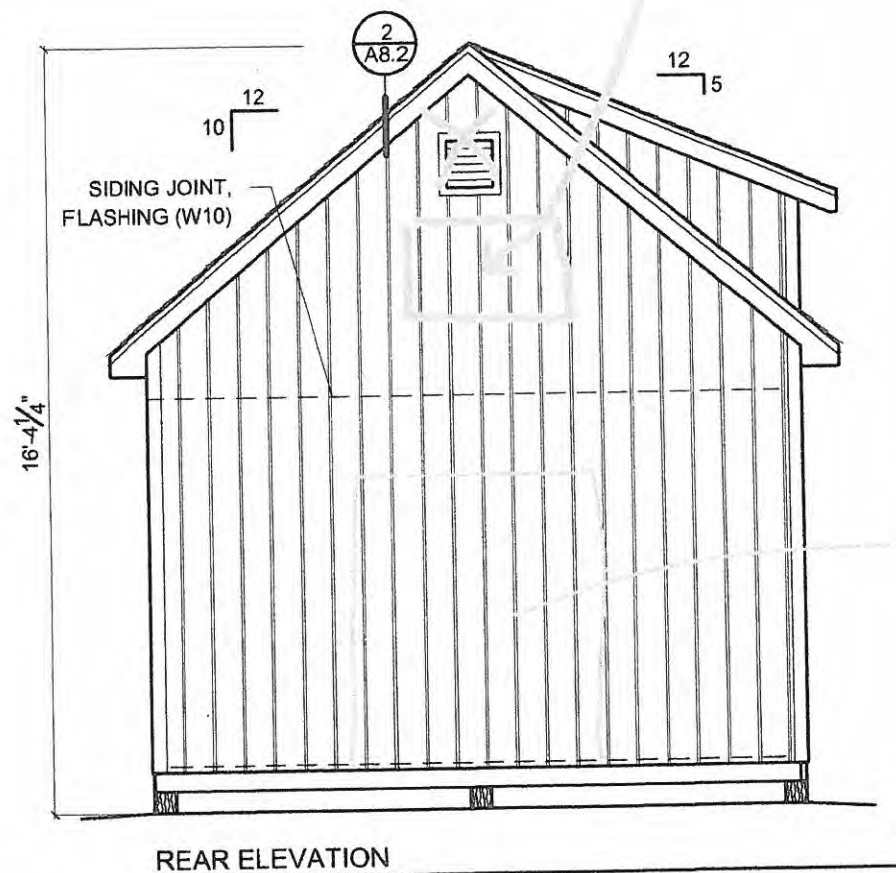
FRONT ELEVATION

SIDING AND ROOFING MATERIALS

CODE	DESCRIPTION	LENGTH	QTY.
W7	4ft. x 8ft. T1-11	per plan	27
W7.1	4ft. x 8ft. Textured ply. Soffit		3
T4	1x4 Wood Trim	16'-0"	16
T6	1x6 Trim Fascia	16'-0"	9
R5	Roof Drip Edge	1½"x1½"x10'	15
R6	15lb. Roofing Felt	540+ sf.	
R7	Shingles	540+ sf.	6 sq.
W10	"Z" Metal Flashing	10'-0"	8
W12	2036 SH Window	2'-0" x 3'-6"	4
W13	2010 Fixed Window	6'-0" x 1'-0"	1
W14	3016 Fixed window	3'-0" x 1'-6"	3
W15	Pre-made gable vent	12" x 12"	2
D1	2668 Door	2'-6" x 6'-8"	1
D2	6069 Double door	6'-0" x 5'-0"	1

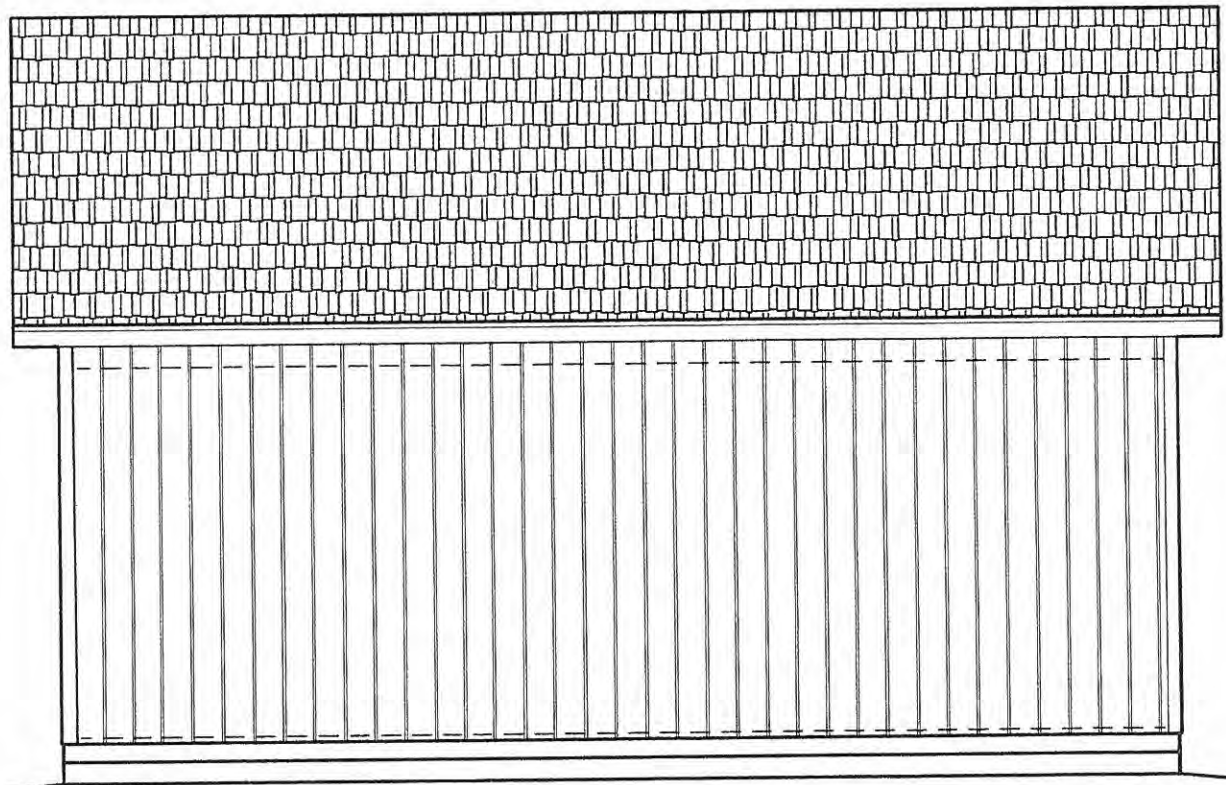
Ramp or stair materials are not shown





Exterior Elevations 3.2

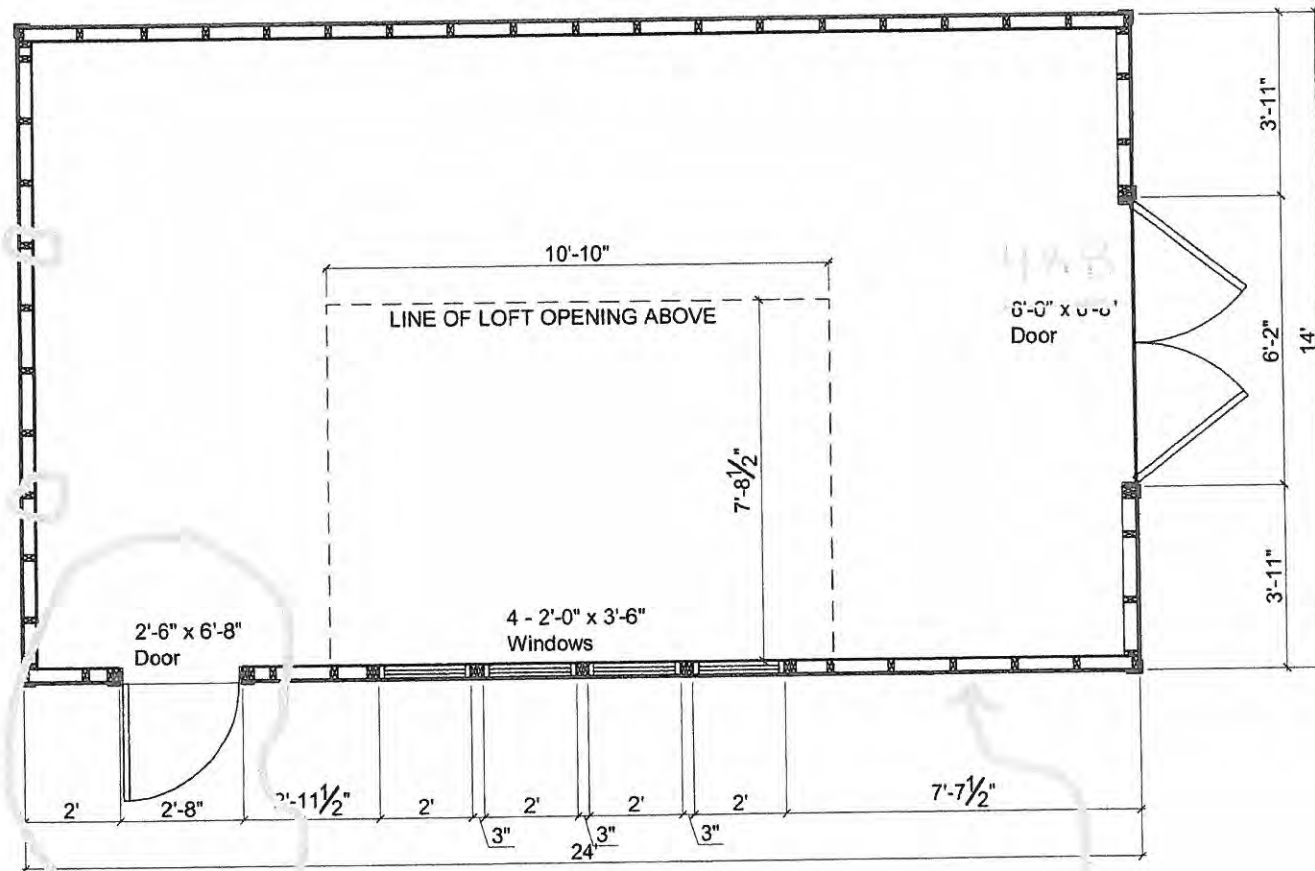
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RIGHT ELEVATION

4x8
Run Up

Roll up



FLOOR PLAN

1/4" = 1'-0" See wall framing plans for stud layout and material take off.

REVERSE
WALL
Door on Right

Floor Plan 2

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CITY OF ROCKWALL

ORDINANCE NO. 20-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW AN ACCESSORY BUILDING THAT EXCEEDS THE MAXIMUM ALLOWABLE SIZE ON A 0.28-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 17, BLOCK B, LAKERIDGE PARK ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DEPICTED AND DESCRIBED IN EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Edwin Echols for the approval of a Specific Use Permit (SUP) to allow an *Accessory Building* that exceeds the maximum allowable size on a 0.28-acre parcel of land being described as Lot 17, Block B, Lakeridge Park Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 204 Lakehill Drive, and being more specifically depicted and described in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas;

SECTION 1. That the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing an *Accessory Building* as stipulated by Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-20] -- as heretofore amended and as may be amended in the future --, and the following conditions:

2.1. OPERATIONAL CONDITIONS

The following conditions pertain to the operation of an *Accessory Building* on the *Subject Property* and conformance to these conditions are required for continued operations:

- (1) The *Accessory Building* shall generally conform to the concept plan and the conceptual building elevations depicted in *Exhibits 'B' & 'C'* of this ordinance.
- (2) The *Accessory Building* shall not exceed a maximum size of 340 SF.
- (3) The *Accessory Building* shall not exceed an overall height of 18-feet.
- (4) The subject property shall not have more than one (1) accessory building.

2.2. COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) will require compliance to the following:

- (1) Upon obtaining a building permit, should the homeowner fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 2.02(F), *Revocation*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC).

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

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

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

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

SECTION 7. That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 18TH DAY OF MAY, 2020.

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: May 4, 2020

2nd Reading: May 18, 2020

Exhibit 'A'
Zoning Exhibit

Address: 204 Lakehill Drive

Legal Description: Lot 17, Block B, Lakeridge Park Addition



Exhibit 'B':
Concept Plan

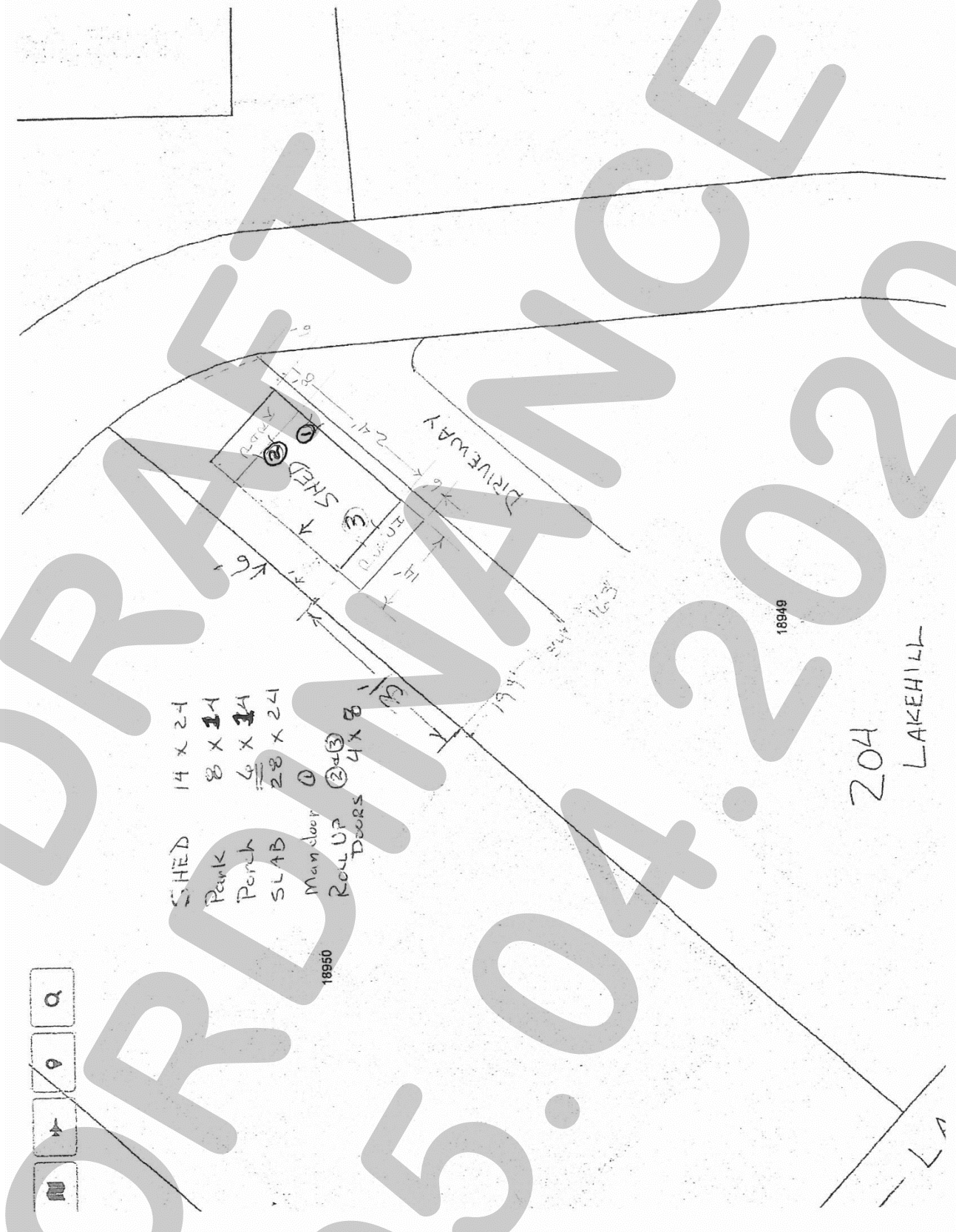
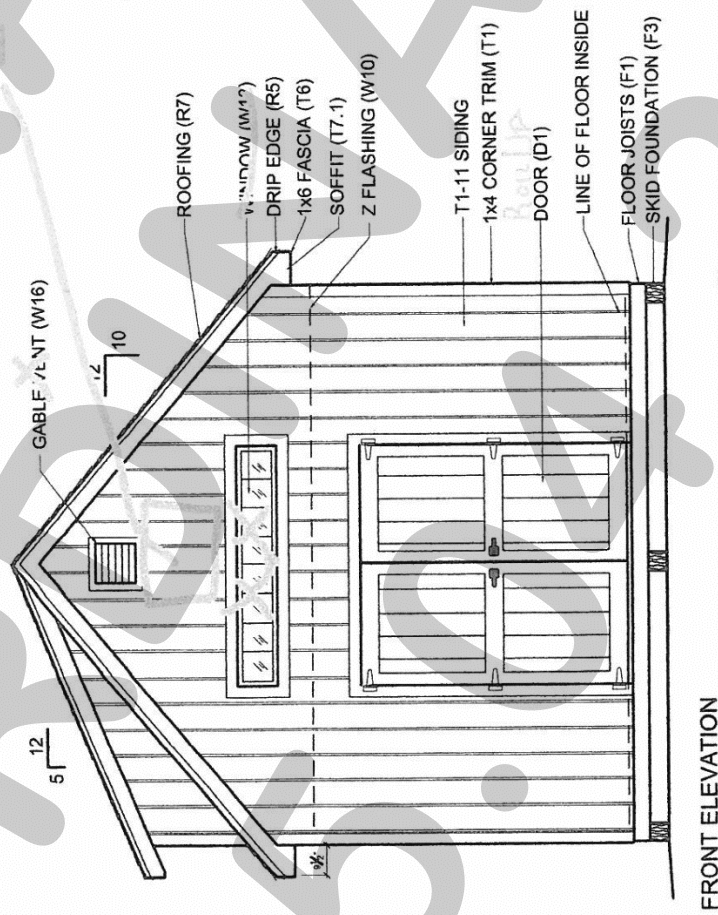


Exhibit 'C':
Conceptual Building Elevations



SIDING AND ROOFING MATERIALS			
CODE	DESCRIPTION	LENGTH	QTY.
W7	4ft. x 8ft. T1-11	per plan	27
W7.1	4ft. x 8ft. Textured ply. Soffit	16'-0"	3
T4	1x4 Wood Trim	16'-0"	16
T6	1x6 Trim Fascia	16'-0"	9
R5	Roof Drip Edge	1 1/2"x1 1/2"x10'	15
R6	15lb. Roofing Felt	540+ sf.	6 sq.
R7	Shingles	540+ sf.	8
W10	"Z" Metal Flashing	10'-0"	4
W12	2036 SH Window	2'-0" x 3'-6"	3
W13	3016 Fixed Window	3'-0" x 1'-6"	1
W14	3016 Fixed Window	12" x 12"	1
D1	2668 Door	2'-6" x 6'-8"	1
D2	6'-0" x 6'-0" door	6'-0" x 6'-0"	1

Ramp or stair materials are not shown

Exhibit 'C':
Conceptual Building Elevations



Exterior Elevations 3.1

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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: May 4, 2020

APPLICANT: Ryszard M. Waszczuk; *Richard Expo*

CASE NUMBER: Z2020-012; *Specific Use Permit (SUP) for a Residential Infill for 706 Sherman Street*

SUMMARY

Hold a public hearing to discuss and consider a request by Ryszard M. Waszczuk of Richard Expo on behalf of Vartan Jizmejian for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on a 0.1030-acre parcel of land identified as Lot 4, Block 111, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 706 Sherman Street, and take any action necessary.

BACKGROUND

The subject property is considered to be a part of the Old Town, and was platted with the B. F. Boydston Addition prior to 1959 and after 1934 (*per the 1934 Sanborn maps and the City's annexation ordinances*). According to the City's historic zoning maps the subject property has been zoned Single Family 7 (SF-7) District since at least December 7, 1993, and has been situated within the Southside Residential Neighborhood Overlay (SRO) District since its inception on June 3, 1996 by *Ordinance No. 96-12*. According to the City's permitting records a demolition permit was issued May 10, 2018 [*Permit No. BLD2018-1559*] for purpose of removing an existing single-family home that was destroyed by fire damage. The property is currently vacant.

PURPOSE

The applicant, is requesting the approval of a Specific Use Permit (SUP) for the purpose of constructing a single-family home on the subject property in accordance with Subsection 02.03(B)(11), *Residential Infill in or Adjacent to an Established Subdivision*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC).

ADJACENT LAND USES AND ACCESS

The subject property is located at 706 Sherman Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a 704 Sherman Street and 608 & 610 E. Boydston Street (*i.e. Lots 1 - 3, Block 111, B. F. Boydston Addition*). Situated on these three (3) lots are three single-family homes that are all zoned Single-Family 7 (SF-7) District. Beyond this is E. Boydston Street, which is designated as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

South: Directly south of the subject property are three (3) single-family homes and three (3) vacant lots that front on to Sherman Street (*i.e. 708 – 716 Sherman Street*), and that are zoned Single-Family 7 (SF-7) District. Beyond this is a 1.1209-acre vacant parcel of land that is bounded by S. Clark Street and Lamar Street. This property is also zoned Single-Family 7 (SF-7) District.

East: Directly east of the subject property is Sherman Street, which is identified as a *R2 (residential, two [2] lane, undivided roadway)* on the Master Thoroughfare Plan. This street is followed by several single-family homes fronting on Sherman Street that are zoned Single-Family 7 (SF-7) District. Beyond this is a 1.127-acre tract of

land (i.e. Lot A & C, Block 110, B. F. Boydston Addition) that has a 7,456 SF industrial building situated on it. This property is zoned Planned Development District 52 (PD-52) for Heavy Commercial (HC) District land uses.

West: Directly west of the subject property is Lamar Street, which is identified as a *R2 (residential, two [2] lane, undivided roadway)* on the Master Thoroughfare Plan. This street is followed by two (2) vacant lots, which are zoned Single Family 7 (SF-7) District. These properties were recently approved Specific Use Permits (SUP) for *Residential Infill in or Adjacent to an Established Subdivision* [Case No. Z2020-004 & Z2020-005] and will be developed with new single-family homes that are similar to what the applicant is proposing.

CHARACTERISTICS OF THE REQUEST AND CONFORMANCE TO THE CITY'S CODES

Article 13, *Definitions*, of the Unified Development Code (UDC) defines *Residential Infill in or Adjacent to an Established Subdivision* as "(t)he new development of a single-family home or duplex on an existing vacant or undeveloped parcel of land or the redevelopment of a developed parcel of land for a new single-family home or duplex within an established subdivision that is mostly or entirely built-out." An *established subdivision* is further defined in Subsection 02.03(B)(11) of Article 04, *Permissible Uses*, of the UDC as "...a subdivision that consists of five (5) or more lots, that is 90% developed, and that has been in existence for more than ten (10) years." The subject property is part of the B. F. Boydston Addition, which has been in existence since before 1959 and is considered to be more than 90% developed. The *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the UDC, requires a Specific Use Permit (SUP) for *Residential Infill in or Adjacent to an Established Subdivision* in all single-family zoning districts, the Two-Family (2F) District, the Downtown (DT) District, and the Residential-Office (RO) District. This property, being in a Single-Family 7 (SF-7) District, requires a Specific Use Permit (SUP).

In addition, according to Subsection 02.03(B)(11) of Article 04, *Permissible Uses*, of the UDC states that, "...the Planning and Zoning Commission and City Council shall consider the proposed size, location, and architecture of the home compared to the existing housing ... [and] (a)ll housing proposed under this section [i.e. *Residential Infill in or Adjacent to an Established Subdivision*] shall be constructed to be architecturally and visually similar or complimentary to the existing housing ..." The following is a summary of observations concerning the housing on Sherman Street compared to the house proposed by the applicant:

Housing Design and Characteristics	Existing Housing on Sherman Street Between Boydston Street and E. Ross Street	Proposed Housing
Building Height	One (1) Story	One (1) Story
Building Orientation	All of the homes located in the mid-block face towards Sherman Street and have either no garage or a front-facing garages.	The front elevation of the home will face on to Sherman Street and have a front facing garage.
Year Built	1980-2007	N/A
Building SF on Property	980-1,896 SF	2,424 SF
Building Architecture	Various	Comparable Architecture to Existing Homes
Building Setbacks:		
Front	20-Feet	20-Feet
Side	The side yard setbacks appear to be between five (5) and six (6) feet.	6-Feet
Rear	The rear yard setbacks appear to be greater than ten (10) feet.	31-Feet, 6½-Inches
Building Materials	Wood Siding, Cementitious Lap Siding, and Brick	100% Hardi-Board Siding
Paint and Color	Yellow, Tan, Brown, White, and Grey	White
Roofs	Composite Shingles	Composite Shingle
Driveways	All but two (2) of the homes do not have garages, only front driveways. One (1) home has a single car garage that is forward facing and one (1) home has a detached garage setback behind the front façade of the primary structure.	Front entry garage with front façade of the home being recessed 20-feet behind the garage door.

According to Section 04, *Residential Parking*, of Article 06, *Parking and Loading*, of the Unified Development Code (UDC), "(i)n single-family or duplex districts, parking garages must be located at least 20-feet behind the front façade for front entry garages ..." In this case, the applicant is proposing to put the garage 20-feet in front of the front façade of the single-family

home, and if approved the Planning and Zoning Commission and City Council will be waiving this requirement. Staff should note that this waiver has been approved in the Southside Residential Neighborhood Overlay (SRO) District in the past, and that the two (2) properties directly west of the subject property were recently approved for Specific Use Permits (SUPs) for *Residential Infill in or Adjacent to an Established Subdivision* utilizing the same garage configuration. With the exception of the garage orientation, the proposed single-family home meets all of the density and dimensional requirements for the Single Family 7 (SF-7) District as stipulated by the Unified Development Code (UDC). For the purpose of comparing the proposed home to the existing single-family housing located adjacent to or in the vicinity of the *subject property*, staff has provided photos of the properties along Sherman Street and the proposed building elevations in the attached packet. The approval of this request is discretion to the Planning and Zoning Commission and City Council pending a finding that the proposed house will not have a negative impact on the existing subdivision.

NOTIFICATIONS

On April 8, 2020, staff mailed 87 notices to property owners and occupants within 500-feet of the subject property. There were no Homeowner's Associations (HOAs) or Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program to notify. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had received one (1) response in favor of the request and one (1) response in opposition to the request.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request to construct a single-family home as a *Residential Infill within an Established Subdivision*, then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:
 - (a) Development of the *Subject Property* shall generally conform to the Residential Plot Plan as depicted in *Exhibit 'B'* of the draft ordinance.
 - (b) Construction of a single-family home on the *Subject Property* shall generally conform to the Building Elevations depicted in *Exhibit 'C'* of the draft ordinance; and,
 - (c) Once construction of the single-family home has been completed, inspected, and accepted by the City, the Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.
- (2) Any construction resulting from the approval of this zoning change 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 April 28, 2020, the Planning and Zoning Commission approved a motion to recommend approval of the Specific Use Permit (SUP) by a vote of 7-0.

4/8/2020

City of Rockwall

Project Plan Review History



Project Number	Z2020-012	Owner	VARTAN JIZMEJIAN			Applied	3/20/2020	AG
Project Name	SUP for 706 Sherman Street	Applicant	RICHARD EXPO RYSZARD			Approved		
Type	ZONING					Closed		
Subtype	SUP					Expired		
Status	Staff Review					Status		
Site Address		City, State Zip						
706 SHERMAN		ROCKWALL, TX 75087				Zoning		
Subdivision		Tract	Block	Lot No	Parcel No	General Plan		
B F BOYDSTON		4	111	4	3140-0111-0004-00-0R			

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	3/20/2020	3/27/2020	3/23/2020	3	APPROVED	
ENGINEERING (3/26/2020 2:17 PM SJ) I - The culvert under the driveway will need to be engineered with the building permit. Your engineer must analyze the drainage area, drainage calculations, and the culvert sizing calculations. I - This property may also need a sewer tap that can be done with the building permit.	Sarah Johnston	3/20/2020	3/27/2020	3/26/2020	6	APPROVED	See Notes
FIRE	Ariana Hargrove	3/20/2020	3/27/2020	3/25/2020	5	APPROVED	
PLANNING	Korey Brooks	3/20/2020	3/27/2020	4/8/2020	19	COMMENTS	Comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
Z2020-012; SUP for Detached Garage						
Please address the following comments (M= Mandatory Comments; I = Informational Comments)						
I.1 This is a request by Ryszard M Waszczuk of Richard Expo on behalf of Vartan Jizmejian for the approval of a Specific Use Permit(SUP) for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on a 0.1030-acre parcel of land identified as Lot 4, Block 111, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 706 Sherman Street.						
I.2 For questions or comments concerning this case please contact Korey Brooks in the Planning Department at(972) 772-6434 or email kbrooks@rockwall.com.						
M.3 For reference, include the case number (Z2020-012) in the lower right-hand corner of all pages on future submittals.						
I.4 This project is subject to all requirements stipulated by the Unified Development Code(UDC).						
M.5 In order to constitute a complete submittal all applications are required to provide the following elements [1] concept plan, [2] survey and legal description, [3] elevations for the proposed accessory building. This application is considered to be complete.						
M.6 Specific Use Permit (SUP).						
1) Please review the draft ordinance and provide comments to staff prior to the Planning and Zoning Meeting on April28, 2020.						
I.7 Please note that failure to address all comments provided by staff by5:00 PM on April 21, 2020 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal and a new application and fee will be required to resubmit the case.						
I.8 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on April 21, 2020; The Planning and Zoning Worksession is April 14, 2020 and the Planning & Zoning Meeting is April 28, 2020. The City Council Meetings are May 4, 2020 and May 18th, 2020.						



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. 22020-012

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 706 Sherman St. Rockwall, TX. 75087

Subdivision

Lot 4 Block 111

General Location

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 VARTAN JIZMEJIAN

☐ Applicant RICHARD EXPO

Contact Person

Contact Person

Address 33171 ELISA DR

Address 1536 Timber Ridge Dr.

City, State & Zip DANA POINT, CA. 92629

City, State & Zip Rockwall, TX. 75032

Phone 949-412-4452

Phone 972-400-8047

E-Mail

E-Mail RICHARDEXPO@HOTMAIL.COM

NOTARY VERIFICATION [REQUIRED]

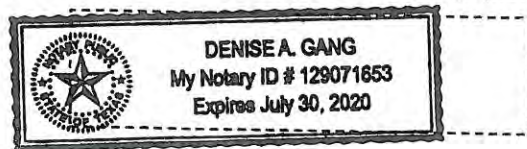
Before me, the undersigned authority, on this day personally appeared Vartan Jizmejian [owner] the undersigned, who stated the information on this application to be true and certified the following:

"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 \$ 215.00, to cover the cost of this application, has been paid to the City of Rockwall on this the 20th day of March, 2020. 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 20th day of March, 2020.

Owner's Signature

Notary Public in and for the State of Texas



My Commission Expires

DECLARATION OF REPRESENTATIVE

<u>Property Owner(s) Name(s) as it appears on the Change of Value Notice</u> Vartan Jizmejian
<u>Property Owner's Mailing Address (Street, PO Box, City, State, Zip Code)</u> 33171 Elisa Dr. Dana Point CA 92629
<u>Property Owner's Telephone Number</u> (949) 412-4452

hereby appoints the following individual, corporation, limited liability company, organization, firm or partnership

<u>Individual Representatives Name and Title</u> Construction Builder Ryszard M. Waszczuk
<u>If applicable, provide Corporation, Limited Liability Company, Organization, Firm or Partnership Name</u> Richard Expo
<u>Representative's Mailing Address (Street, PO Box, City, State, Zip Code)</u> 1536 Timber Ridge Dr. Rockwall. Tx 75087
<u>Representative's Telephone Number</u> (972) 400-8047

To represent the above named property owner before the State Board of Tax Appeals pursuant to the Board's rules and regulations for property located in 3005 preston ct. Rockwall County for the TX. 2015----- tax year(s).

Signature of Property Owner <u>Vjizmejian</u>	March 30/2015 Date
<u>If signing on behalf of a corporation, limited liability company, organization, firm or partnership, provide below the printed name and title of person signing.</u>	
<u>Ryszard M. Waszczuk</u> Printed Name	Builder Title



City of Rockwall

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

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

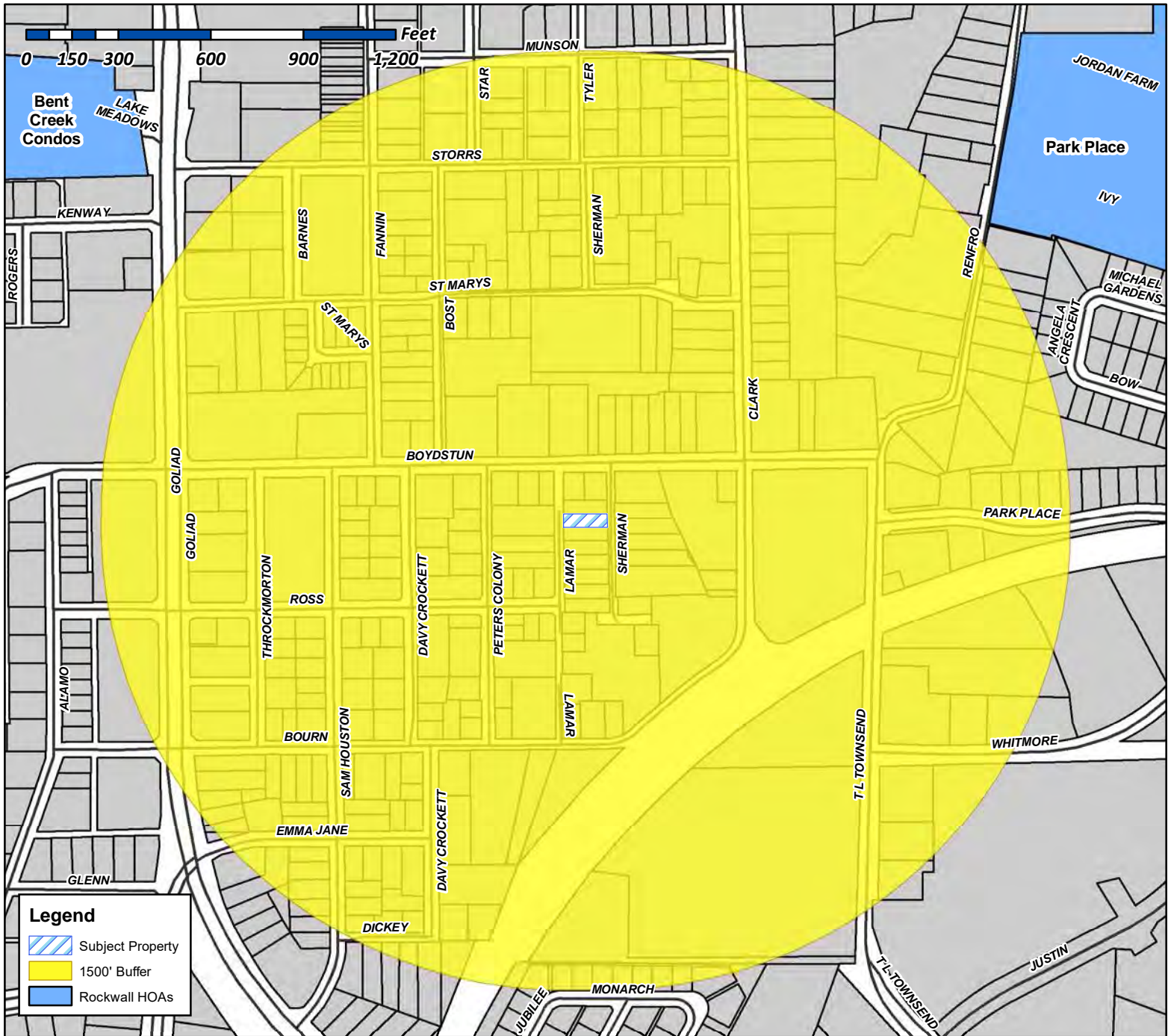
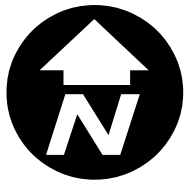




City of Rockwall

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

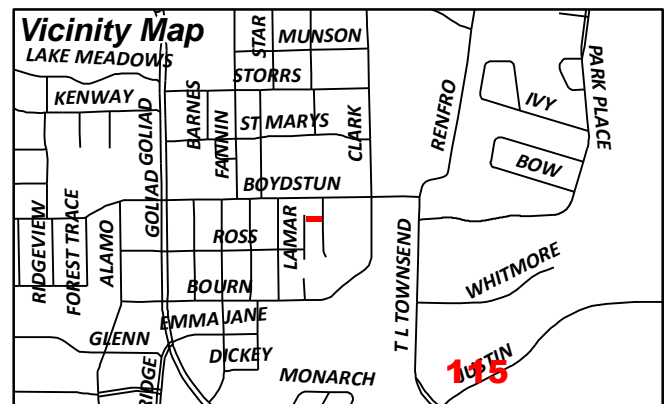
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Case Number: Z2020-012
Case Name: SUP for 706 Sherman St.
Case Type: Specific Use Permit
Zoning: Single Family 7 (SF-7) District
Case Address: 706 Sherman St.

Date Created: 3/24/2020

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

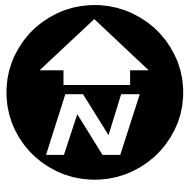




City of Rockwall

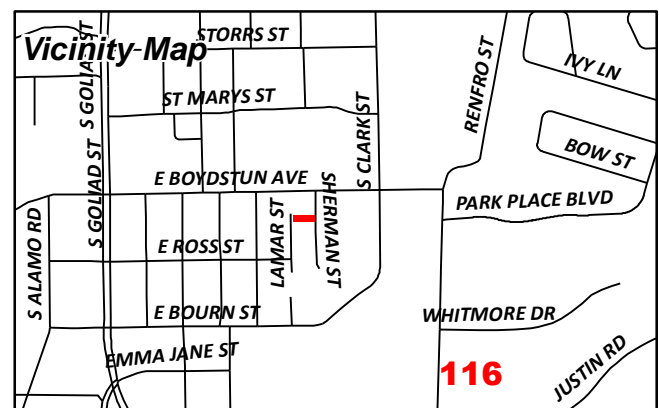
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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



Case Number: Z2020-012
Case Name: SUP for 706 Sherman
Case Type: Specific Use Permit
Zoning: Single Family 7 (SF-7) District
Case Address: 706 Sherman St.

Date Created: 3/24/2020
For Questions on this Case Call (972) 771-7745



CURRENT RESIDENT
709 N SHERMAN
ROCKWALL, TX 75087

PEREZ MARIA D
1002 E WOODIN BLVD
DALLAS, TX 75126

JOHNSON PAMELA
1310 COLONY DR
GARLAND, TX 75040

SMITH CHARLES ELLIOT
1421 COASTAL DR
ROCKWALL, TX 75087

HOGUE MIKE & VICKY
1498 HUBBARD DR
FORNEY, TX 75126

STRANGE EMERSON JR
1521 NOVEL CT
GARLAND, TX 75040

PIERATT ALAN & MELODY
1540 MEADOWS CIR
ROCKWALL, TX 75087

NASUFI ZIKRI
1885 HILLCROFT DR
ROCKWALL, TX 75087

DALLAS-GARLAND & NORTHEASTERN RAILROAD
C/O GENESEE & WYOMING RAILROAD
1940 ENCHANTED WAY 201
GRAPEVINE, TX 76051

BALL JUSTIN
2155 CLUBVIEW DR
ROCKWALL, TX 75087

LEW AND LIN INVESTING LLC
2289 CR 643
NEVADA, TX 75173

OSORNIO JEANNIFFER AND
NOHEMA ESTRADA MACHARIGUE
2307 WHITE ROAD
HEATH, TX 75032

HANEY W
2824 MISTY RIDGE
ROCKWALL, TX 75032

KATELY CHARLES LEE & THELMA S
309 ANDERSON ST
OAKDALE, LA 71463

HAMANN BRENT
315 ROLLING MEADOWS CIR
ROCKWALL, TX 75087

RANDOLPH JAMES R JR
3314 ANNA CADE RD
ROCKWALL, TX 75087

TAYLOR THOMAS M & KAY D
402 E BOYDSTUN AVE
ROCKWALL, TX 75087

CURRENT RESIDENT
403EBOYDSTUN
ROCKWALL, TX 75087

BOSS MORRIS E AND
DEBRA K BOSS
408 RIDGEVIEW
ROCKWALL, TX 75087

JONES MARGARINE ESTATE
410 E BOYDSTUN AVE
ROCKWALL, TX 75087

UPPER ROOM TEMPLE HOLYNESS
CHURCH
423 WILLOW RIDGE CIRCLE
ROCKWALL, TX 75032

GRUBBS JOHN W
501 E BOYDSTUN AVE
ROCKWALL, TX 75087

CURRENT RESIDENT
504 ROSS
ROCKWALL, TX 75087

CURRENT RESIDENT
507EBOYDSTUN
ROCKWALL, TX 75087

ALLEN DONNA ANETTE AND
JACQUELINE YVETTE JACOBS AND JEFFREY
DWAYNE JACOBS
5961 CONNIE LANE
ROCKWALL, TX 75032

NIX NICHOLAS & ROSALIA
602 E BOYDSTUN AVE
ROCKWALL, TX 75087

ESPINOZA SYLVIA AND
JOSEPH FABIAN PEREZ
604 ROSS STREET
ROCKWALL, TX 75087

MOORE JAMES L
604 S CLARK
ROCKWALL, TX 75087

GENTRY GENEVA
605 BOST ST
ROCKWALL, TX 75087

BOUAS MARAYA D & JEFFREY D
605 E ROSS STREET
ROCKWALL, TX 75087

GAMEZ DAVID & PETRA
606 E BOYDSTUN AVE
ROCKWALL, TX 75087

CURRENT RESIDENT
606 ROSS
ROCKWALL, TX 75087

WILKERSON CLAUDE JR
606 SAINT MARY ST
ROCKWALL, TX 75087

CURRENT RESIDENT
608 ST MARYS
ROCKWALL, TX 75087

CURRENT RESIDENT
608EBOYDSTUN
ROCKWALL, TX 75087

HUBBARD ALPHINEEZES
609 E ROSS ST
ROCKWALL, TX 75087

SCHUMANN LAURIE A
610 E BOYDSTUN AVE
ROCKWALL, TX 75087

FARRELL KIMBERLY A
610 SAINT MARY ST
ROCKWALL, TX 75087

CURRENT RESIDENT
610SCLARK
ROCKWALL, TX 75087

SMITH CHARLES
611 E BOYDSTUN
ROCKWALL, TX 75087

CURRENT RESIDENT
611EBOYDSTUN
ROCKWALL, TX 75087

CARPENTER KATHRYN ANN
613 E BOYDSTUN AVE
ROCKWALL, TX 75087

GAMEZ DAVID
614 E BOYDSTUN AVE
ROCKWALL, TX 75087

WOOD JORDAN AND ERIN
615 E BOYDSTUN AVENUE
ROCKWALL, TX 75032

CURRENT RESIDENT
617EBOYDSTUN
ROCKWALL, TX 75087

WOODARD JENNIFER
619 E BOYDSTUN AVE
ROCKWALL, TX 75087

CURRENT RESIDENT
621 BOYDSTUNAVE
ROCKWALL, TX 75087

KAUFMANN DOUGLAS A
627 SORITA CIRCLE
HEATH, TX 75032

CURRENT RESIDENT
627EBOYDSTUN
ROCKWALL, TX 75087

CURRENT RESIDENT
702SCLARK
ROCKWALL, TX 75087

ROSS LESLIE
703 SHERMAN ST
ROCKWALL, TX 75087

SCROGGINS MURRAY
704 SHERMAN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
705 DAVY CROCKETT
ROCKWALL, TX 75087

STRANGE ANTHONY I SR & LISA D
705 N SHERMAN
ROCKWALL, TX 75087

CURRENT RESIDENT
705 PETERS COLONY
ROCKWALL, TX 75087

DABNEY AUDRY
706 PETERS COLONY
ROCKWALL, TX 75087

CURRENT RESIDENT
706 SHERMAN
ROCKWALL, TX 75087

CURRENT RESIDENT
706SCLARK
ROCKWALL, TX 75087

CRENSHAW LORENZA
707 DAVY CROCKETT ST
ROCKWALL, TX 75087

ABARCA JOANNE
707 SHERMAN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
707SCLARK
ROCKWALL, TX 75087

CURRENT RESIDENT
708 PETERS COLONY
ROCKWALL, TX 75087

CURRENT RESIDENT
708 SHERMAN
ROCKWALL, TX 75087

HEJI PAUL M
709 PETERS COLONY
ROCKWALL, TX 75087

HOLLAND ROBIN
709 SHERMAN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
710 PETERS COLONY
ROCKWALL, TX 75087

SANCHEZ FATIMA L
710 SHERMAN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
711 LAMAR
ROCKWALL, TX 75087

ALLEN ETHEL JEAN
711 SHERMAN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
712 CLARK
ROCKWALL, TX 75087

LINVEL MELBA RUTH ESTATE
712 PETERS COLONY
ROCKWALL, TX 75087

CURRENT RESIDENT
712 SHERMAN
ROCKWALL, TX 75087

DENSON PATRICIA STRANGE
713 SHERMAN ST
ROCKWALL, TX 75087

CABERA JUAN R & NOEMI E
715 PETERS COLONY
ROCKWALL, TX 75087

CURRENT RESIDENT
715 SHERMAN
ROCKWALL, TX 75087

CURRENT RESIDENT
716 SHERMAN
ROCKWALL, TX 75087

CURRENT RESIDENT
725 PETERS COLONY
ROCKWALL, TX 75087

ROCKWALL HOUSING DEV CORP
A TEXAS NON-PROFIT CORP OF RW
787 HAIL DR
ROCKWALL, TX 75032

ROCKWALL INDEPENDENT SCHOOL
DISTRICT PUBLIC FACILITY CORP
801 E WASHINGTON ST
ROCKWALL, TX 75087

MATHIS MALCOLM AND CHRISTIE
801 LAMAR ST
ROCKWALL, TX 75087

HASS DANIEL & AMBER
801 PETERS COLONY
ROCKWALL, TX 75087

SHAW JERRY GAIL
803 LAMAR ST
ROCKWALL, TX 75087

FISHER JESSICA
803 PETERS COLONY
ROCKWALL, TX 75087

ST PAUL AFRICAN METHODIST
EPISCOPAL CHURCH
805 PETERS COLONY
ROCKWALL, TX 75087

C SCOTT LEWIS HOMES INC
900 HEATHLAND CROSSING
HEATH, TX 75032

CANALES ZAMORA FAMILY TRUST
ROMAN FRANCISCO CANALES & ROSA MARIA
ZAMORA MIRANDA-TRUSTEE
P O BOX 291
FATE, TX 75132

ROCKWALL HABITAT FOR HUMANITY
PO BOX 4
ROCKWALL, TX 75087



NOTICE OF PUBLIC HEARING

CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

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

To Whom It May Concern:

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

Case No. Z2020-012: SUP for Residential Infill for 706 Sherman Street

Hold a public hearing to discuss and consider a request by Ryszard M. Waszczuk of Richard Expo on behalf of Vartan Jizmejian for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on a 0.1030-acre parcel of land identified as Lot 4, Block 111, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 706 Sherman Street, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, April 28, 2020 at 6:00 PM**, and the City Council will hold a public hearing on **Monday, May 4, 2020 at 6:00 PM**. Both hearings will take place virtually and be available for viewing online via "Zoom".

In compliance with CDC recommendations regarding social distancing and in accordance with state and local proclamations limiting the size of public gatherings, these meetings will be held virtually and not in person. As an interested property owner, you are encouraged to submit public comments via email to Planning@rockwall.com at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. Alternatively, you may fill out and return this form and return it to:

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

All comments received by staff will be read into the record during each of the public hearings. Alternatively, interested parties may participate in the meeting virtually through "Zoom". For instructions on how to participate please email Planning@rockwall.com. For all questions concerning these cases or the City's new virtual meeting format, please contact the City of Rockwall Planning and Zoning Department staff at (972) 771-7745.

Your comments must be received by **Monday, May 4, 2020 by 4:00 PM** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning and Zoning
City of Rockwall, Texas

USE THIS QR CODE
TO GO DIRECTLY
TO THE WEBSITE



MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE:
[HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT/DEVELOPMENT-CASES](https://sites.google.com/site/rockwallplanning/development/development-cases)

PLEASE RETURN THE BELOW FORM

Case No. Z2020-012: SUP for Residential Infill for 706 Sherman Street

Please place a check mark on the appropriate line below:

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

Name:

Address:

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

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

Case No. Z2020-012: SUP for Residential Infill for 706 Sherman Street

Please place a check mark on the appropriate line below:

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

☒ I am opposed to the request for the reasons listed below.

Do Not want my property value to go down.

Name:

Rosalie Nix

Address:

402 E. Boydston

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

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

Notice of Public Hearing • City of Rockwall • 385 South Goliad Street • Rockwall, TX 75087 • [P] (972) 771-7745 • [F] (972) 771-7748

Miller, Ryan

From: Planning
Sent: Monday, April 27, 2020 10:25 AM
To: Miller, Ryan
Subject: FW: CASE NO. Z2020-012: SUP FOR RESIDENTIAL INFILL FOR 706 SHERMAN ST.

Please see below.

Thank you,
Angelica

From: Ethel (Jean) Allen [mailto:ejeanallen2@aol.com]
Sent: Monday, April 27, 2020 9:56 AM
To: Planning
Subject: CASE NO. Z2020-012: SUP FOR RESIDENTIAL INFILL FOR 706 SHERMAN ST.

I AM IN FAVOR OF THE REQUEST BECAUSE A NEW RESIDENCE WILL ENHANCE THE NEIGHBORHOOD.

ETHEL JEAN ALLEN
711 SHERMAN ST.
ROCKWALL, TX75087
PH: 469-865-5760

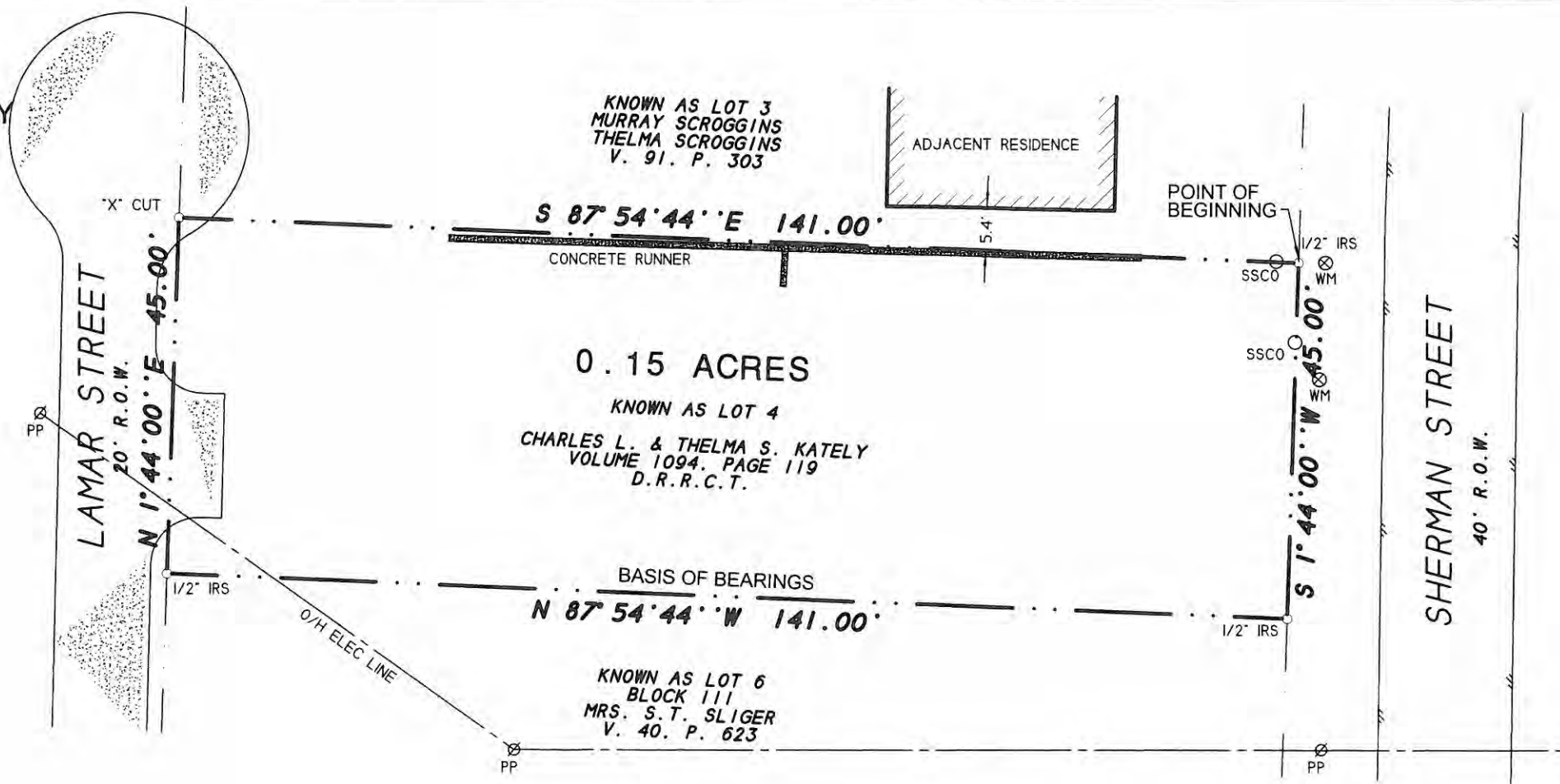
Sent from [Mail](#) for Windows 10

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This email was scanned by Bitdefender

PLAT OF SURVEY



DESCRIPTION

All that certain lot, tract or parcel of land situated in the N.M. BALLARD SURVEY, ABSTRACT NO. 48, City of Rockwall, Rockwall County, Texas, and being all of a tract of land known as Lot 4, Block 111, as described in a Warranty deed from Tom Bieger to Charles Lee Kately and Thelma S. Kately, dated February 29, 1996 and being recorded in Volume 1094, Page 119 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner in the West right-of-way line of Sherman Street (40' R.O.W.) at the Northeast corner of said Kately tract and being at the Southeast corner of Lot 3, Block 111 as described in a Warranty deed from James Brown and Lavesta Lee Brown to Murray Scroggins and Thelma Scroggins, dated April 1, 1970 and being recorded in Volume 91, Page 303 of the Real Estate Records of Rockwall County, Texas;

THENCE S. 01 deg. 44 min. 00 sec. W. along said right-of-way line, a distance of 45.00 feet to a 1/2" iron rod found for corner at the Southeast corner of said Kately tract;

THENCE N. 87 deg. 54 min. 44 sec. W. a distance of 141.00 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner in the east line of Lamar Street (20' R.O.W.);

THENCE N. 01 deg. 44 min. 00 sec. E. along said right-of-way line, a distance of 45.00 feet to an "X" cut for corner at the Southwest corner of said Lot 3 and the Northwest corner of said Kately tract;

THENCE S. 87 deg. 54 min. 44 sec. E. along the common line between said Lot 3 and Kately tract, a distance of 141.00 feet to the POINT OF BEGINNING and containing 0.15 acres of land.

SURVEY ACCEPTED BY:

DATE

DATE

NOTES

- 1) According to F.E.M.A. Flood Insurance Rate Map. Community Panel No. 48397C0040 L dated Sept. 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
- 2) BEARING SOURCE: RECORDED PLAT VOL. 40, PG. 148, D.R.R.C.T..
- 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "R.S.C.I. RPLS 5034."

SURVEYOR'S CERTIFICATE

I, Harold D. Fetty, III, Registered Professional Land Surveyor No. 5034, do hereby certify that the above plat of the property surveyed for Charles L. and Thelma S. Kately at 706 Sherman Street, Rockwall, Rockwall County, Texas, is the result of a careful collection of the best evidence available to me and my opinion is based on the facts as found at the time of survey. This survey meets the requirements of the Minimum Standards of Practice as approved and published by the Texas Board of Professional Land Surveying, effective September 1, 1992 and subsequent revisions, and the same was surveyed under my supervision on the ground this the 18th day of November, 2019.

Harold D. Fetty III, R.P.L.S. No. 5034



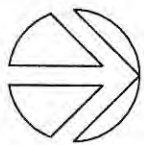
SYMBOL LEGEND									
TV	GAS	TEL	FH	PP	ELEC	ELEC	WM	LP	1/2" IRS
TELEVISION	GAS	PHONE	FIRE	POWER	ELECTRIC	ELECTRIC	WATER	LIGHT	IRON ROD FOUND
CABLE RISER	METER	RISER	HYDRANT	POLE	METER	BOX	METER	POLE	(CORNER)

SURVEY DATE NOVEMBER 18, 2019
 SCALE 1" = 20'
 CLIENT KATELY FILE # 20190380
 GF # NONE

H.D. Fetty Land Surveyor, LLC

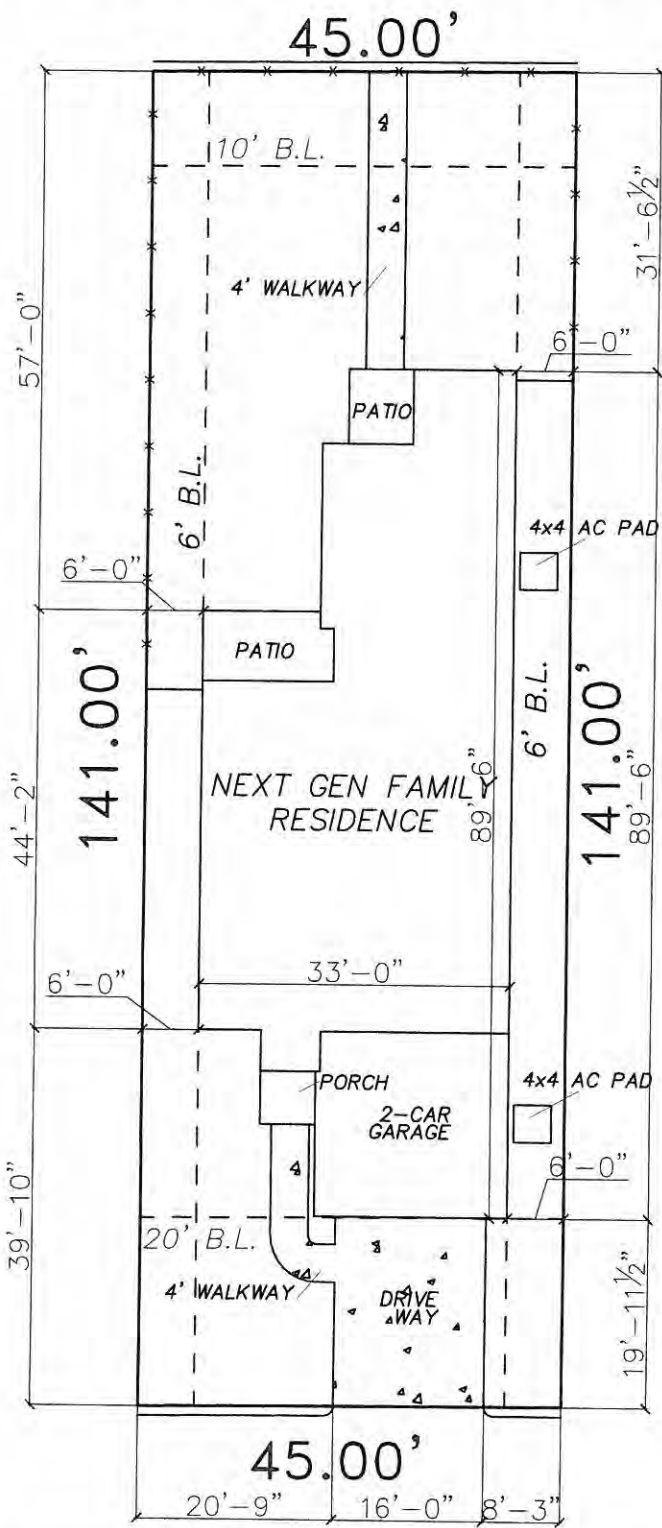
Firm Registration no. 10150900

6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com



NORTH
SCALE: 1' = 20'-0"

LAMAR STREET



SHERMAN STREET

22020-012

SITE PLAN TABLE

ADDRESS: 706 SHERMAN ST.
CITY: ROCKWALL, TX
LOT: 4 BLOCK: N/A
LOT SF: 6,345 SF
PROPOSED NEXT GEN FAMILY DUELING SF: 2,424 SF
TOTAL PROPOSED BUILDING COVERAGE %: 38.2%
TOTAL PROPOSED IMPERVIOUS COVERAGE: 2,975 SF
TOTAL PROPOSED IMPERVIOUS COVERAGE %: 46.8%

CUSTOMER SIGNATURE: _____
DATE: _____
NOTES: _____

LEGEND	- DRAINAGE FLOW	B.L. - BUILDING LINE D.E. - DRAINAGE EASEMENT P.A.E. - PEDESTRIAN ACCESS EASEMENT S.S.E. - SANITARY SEWER EASEMENT T.E. - TRANSFORMER EASEMENT U.E. - UTILITY EASEMENT W.M.E. - WALL MAINT. EASEMENT M.E. - MAINTENANCE EASEMENT V.E. - VISIBILITY EASEMENT - EXPOSED AGGREGATE CONCRETE
	- PROPOSED FENCE	
- EXISTING FENCE	- CURLEX	- REQUIRED TREE PLANTING
- RETAINING WALL	- DRIVEWAY	
- REQUIRED TREE PLANTING	- DRIVEWAY	
- REQUIRED BUSH	- DRIVEWAY	

BUILDER: RICHARD EXPO.	DATE: 02/07/20
ADDITION: ROCKWALL	DRAWN BY: DDSG-A.A
ADDRESS: 706 SHERMAN ST.	CITY: ROCKWALL
LOT: 4 BLOCK: N/A	PLAN: N/A ELEVATION: A
PHASE: N/A	SWING: RIGHT
OPTION: N/A	

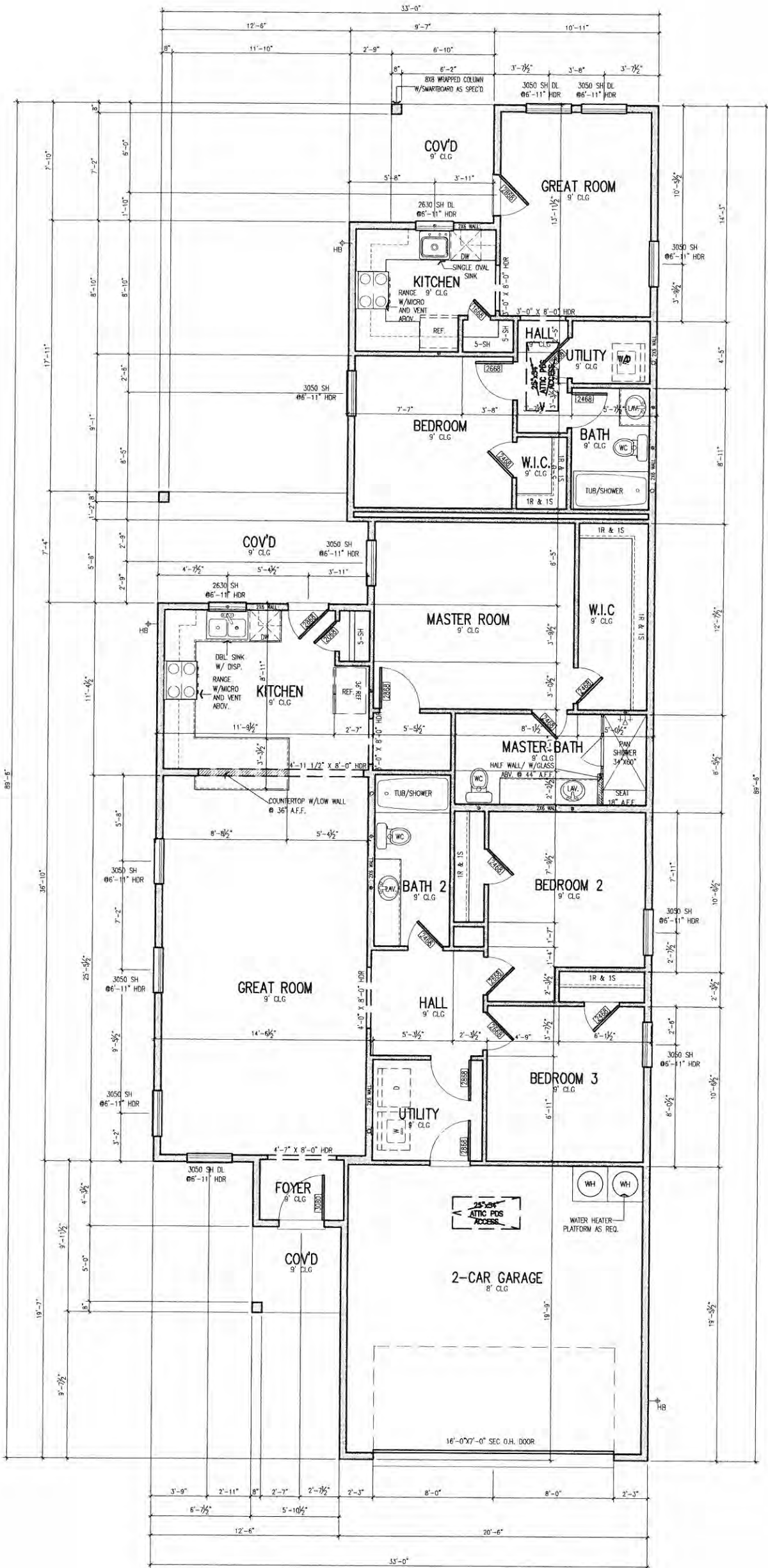
DDS GROUP

PLOT PLAN

NOTE: ARCHITECTURAL PLANS TAKES PRECEDENCE OVER ALL DRAWINGS, ALL FINAL DECISIONS REFER TO PLANS PROVIDE BY MEGATEL. ARCHITECTURAL DEPARTMENT. PLOT PLAN IS APPROPRIATE PLACEMENT ONLY. BUILDER CAN VARY DUE TO ACTUAL BUILDING CONDITIONS. BUILDER IS FULLY RESPONSIBLE FOR ADHERING TO ANY AND ALL BUILDING LINES OR EASEMENTS OF RECORD OR THAT MAY NOT BE NOTED ON THE RECORDED PLAT. BUILDER TO CONFIRM THAT THIS LAYOUT HAS NO CONFLICTS WITH THE INLETS OF UTILITY SERVICES. FINAL SURVEY WILL SHOW PLACEMENT OF HOUSE AND ALL FLATWORK, SUCH AS SIDEWALKS AS PRESCRIBED BY THE BUILDER, FLATWORK IS ONLY A REPRESENTATION.

AREA CALCULATIONS_1803A					
	INTERIOR	EXTERIOR	W/MASONRY		
	FRAME	FRAME			
First Floor	1839	1745	SQ. FT.	1,745	SQ. FT.
Second Floor	0	0	SQ. FT.	0	SQ. FT.
Total Living Area	1839	1745	SQ. FT.	1,745	SQ. FT.
1-Car Garage	0	0	SQ. FT.	0	SQ. FT.
2-Car Garage	398	373	SQ. FT.	373	SQ. FT.
3-Car Garage	0	0	SQ. FT.	0	SQ. FT.
Total Garage Area	398	373	SQ. FT.	373	SQ. FT.
Covered Porch	0	33	SQ. FT.	33	SQ. FT.
Covered Patio	0	153	SQ. FT.	153	SQ. FT.
Covered Balcony	0	0	SQ. FT.	0	SQ. FT.
Total Covered	0	186	SQ. FT.	186	SQ. FT.
Porch/Patio Area	0	186	SQ. FT.	186	SQ. FT.
Total Slab Area				2,304	SQ. FT.
Total Under Roof				2,304	SQ. FT.
Total Interior Frame	2,237		SQ. FT.		
Total Exterior Frame		2,304	SQ. FT.		
Overall Width = 39'-11"			Overall Depth = 61'-6"		

1 ELEVATION A
A1 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



Z 2020-012

SHEET NO.
A1
OF
15

LELUM CLUSTER HOMES 207
DRAWN BY:
DDSG-AA
ISSUED FOR REVIEW
02/06/2020

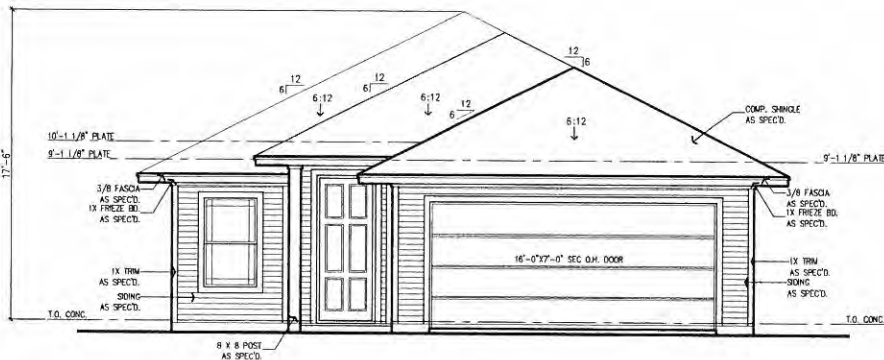
REVISIONS:

DESIGN PLAN NUMBER:
N/S
ELEVATION: A
GARAGE: FRONT ENTRY

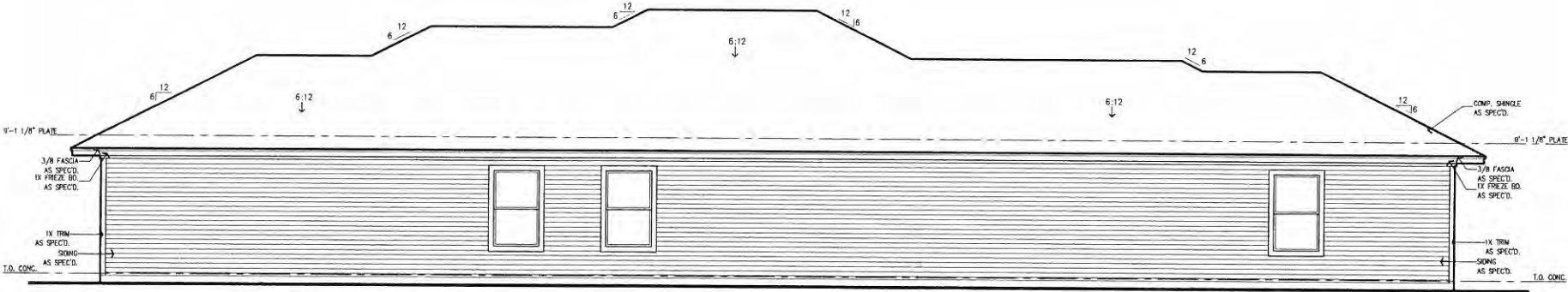
NEW RESIDENCE FOR:
DESIGN & DRAFTING GROUP SERVICES
ADDRESS: 132 E. MAIN STREET
SUITE 202
GRAND PRAIRIE, TX 75050

DDS GROUP

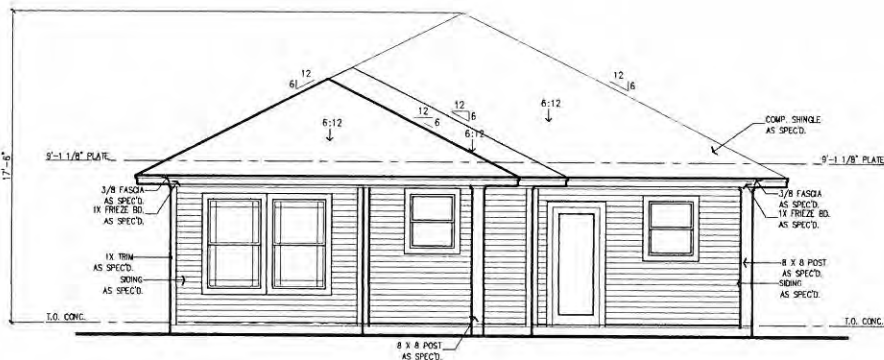
MATERIAL AREA TABULATIONS										
	BRICK VENEER			STONE VENEER			SIDING/STUCCO			TOTAL
Front Elevation	0	S.F.	0.00%	0	S.F.	0.00%	64	S.F.	100.00%	64 S.F.
Right Side Elevation	0	S.F.	0.00%	0	S.F.	0.00%	622	S.F.	100.00%	622 S.F.
Rear Elevation	0	S.F.	0.00%	0	S.F.	0.00%	133	S.F.	100.00%	133 S.F.
Left Side Elevation	0	S.F.	0.00%	0	S.F.	0.00%	532	S.F.	100.00%	532 S.F.
Total Area	0	S.F.		0	S.F.		1,351	S.F.		1,351 S.F.
Total Brick Area							0	S.F.		0.00%
Total Stone Area							0	S.F.		0.00%
Total Siding Area							1,351	S.F.		100.00%
Overall Width = 39'-11"					Overall Depth = 61'-6"					



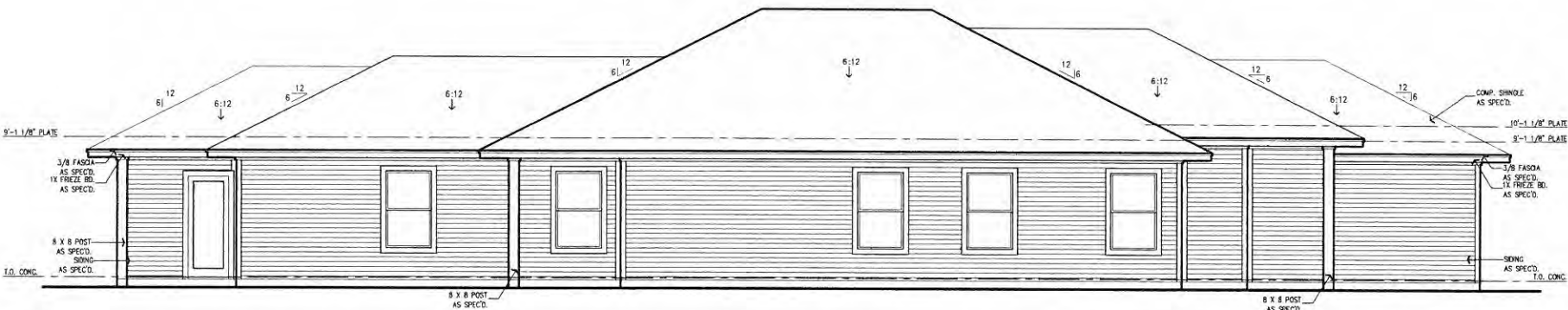
1
A3
ELEVATION A
FRONT ELEVATION
SCALE: 3/32" = 1'-0"



2
A3
ELEVATION A
RIGHT ELEVATION
SCALE: 3/32" = 1'-0"



3
A3
ELEVATION A
REAR ELEVATION - A
SCALE: 3/32" = 1'-0"



4
A3
ELEVATION A
LEFT ELEVATION
SCALE: 3/32" = 1'-0"

Z 2020-012

SHEET NO.

A3
OF
15

ULLMAN CUSTOM HOMES 2017
DRAWN BY:
DDSG-AA

ISSUED FOR REVIEW
02/06/2020

REVISIONS:

DESIGN PLAN NUMBER:

N/S

ELEVATION:A
GARAGE: FRONT ENTRY

NEW RESIDENCE FOR:

DESIGN & DRAFTING GROUP SERVICES
ADDRESS: 132 E. MAIN STREET
SUITE 202
GRAND PRAIRIE, TX 75050

DDS GROUP

Adjacent Housing Attributes

Address	Year Built	House SF	Accessory Building SF	Exterior Materials
703 Sherman Street	1980	980	-	Brick
704 Sherman Street	1980	980	-	Wood Siding
705 Sherman Street	1994	1,350	117	Brick and Hardi-Board Siding
707 Sherman Street	2007	1,494	-	Brick and Hardi-Board Siding
708 Sherman Street	1974	1,400	480	Wood Siding
709 Sherman Street	2007	1,494	40	Brick and Hardi-Board Siding
710 Sherman Street	1994	1,200	-	Hardi-Board Siding
713 Sherman Street	1990	1,896	-	Brick
Averages:	1991	1,349	610	



703 Sherman Street



704 Sherman Street



705 Sherman Street



707 Sherman Street



708 Sherman Street



709 Sherman Street



710 Sherman Street



713 Sherman Street

CITY OF ROCKWALL

ORDINANCE NO. 20-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.1030-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 4, BLOCK 111, B. F. BOYDSTUN ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request Ryszard M. Waszczuk for the approval of a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* to allow the construction of a single-family home on a 0.1030-acre parcel of land being described as Lot 4, Block 111, B. F. Boydstud Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 706 Sherman Street, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas;

SECTION 1. That the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* to allow the construction of a single-family home in an established subdivision in accordance with Article 04, *Permissible Uses*, the Unified Development Code (UDC) [Ordinance No. 20-02] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential District Standards* and Subsection 03.09, *Single-Family 7 (SF-7) District*, of Article 05, *District Development Standards*, of the Unified Development Code

(UDC) [Ordinance No. 20-02] -- as heretofore amended and may be amended in the future -- and the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the construction of a single-family home on the *Subject Property* and conformance to these operational conditions are required:

- 1) The development of the *Subject Property* shall generally conform to the Residential Plot Plan as depicted in *Exhibit 'B'* of this ordinance.
- 2) The construction of a single-family home on the *Subject Property* shall generally conform to the Building Elevations depicted in *Exhibit 'C'* of this ordinance; and,
- 3) Once construction of the single-family home has been completed, inspected, and accepted by the City, this Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)* of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) will require the Subject Property to comply with the following:

- 1) Upon obtaining a Building Permit, should the contractor operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlines in the Unified Development Code (UDC), the City may (after proper notice) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Revision Procedures*, of the Unified Development Code (UDC) [Ordinance No. 20-02].

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

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

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

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

SECTION 7. That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 18TH DAY OF MAY, 2020.

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: May 4, 2020

2nd Reading: May 18, 2020

Exhibit 'A'
Zoning Exhibit

Address: 706 Sherman Street

Legal Description: Lot 4, Block 111, B. F. Boydston Addition

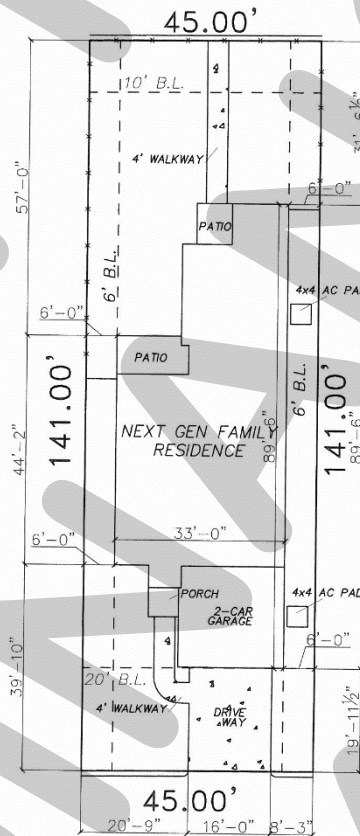


Exhibit 'B':
Residential Plot Plan



NORTH
SCALE: 1" = 20'-0"

LAMAR STREET



SHERMAN STREET

Z2020-012

SITE PLAN TABLE

ADDRESS: 706 SHERMAN ST.
CITY: ROCKWALL, TX
LOT: 4 BLOCK: N/A
LOT SF: 6,345 SF
PROPOSED NEXT GEN FAMILY DWELING SF: 2,424 SF
TOTAL PROPOSED BUILDING COVERAGE %: 38.2%
TOTAL PROPOSED IMPERVIOUS COVERAGE: 2,975 SF
TOTAL PROPOSED IMPERVIOUS COVERAGE %: 46.8%

CUSTOMER SIGNATURE: _____

DATE: _____

NOTES:

LEGEND		DRAINAGE FLOW
		PROPOSED FENCE
		EXISTING FENCE
		CURLEX
		RETAINING WALL
		REQUIRED TREE PLANTING
		REQUIRED BUSH

B.L. - BUILDING LINE
D.E. - DRAINAGE EASEMENT
P.A.E. - PEDESTRIAN ACCESS EASEMENT
S.S.E. - SANITARY SEWER EASEMENT
T.E. - TRANSFORMER EASEMENT
U.E. - UTILITY EASEMENT
W.M.E. - WALL MAINT. EASEMENT
M.E. - MAINTENANCE EASEMENT
V.E. - VISIBILITY EASEMENT
* - EXPOSED AGGREGATE CONCRETE

BUILDER: RICHARD EXPO.	DATE: 02/07/20
ADDITION: ROCKWALL	DRAWN BY: DDSG-A.A
ADDRESS: 706 SHERMAN ST.	CITY: ROCKWALL
LOT: 4 BLOCK: N/A	PLAN: N/A ELEVATION: A
PHASE: N/A	SWING: RIGHT
OPTION: N/A	

DDS GROUP

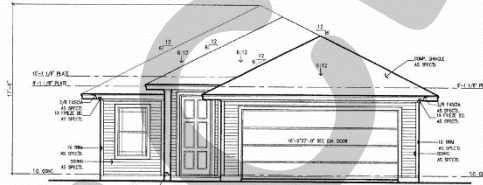
PLOT PLAN

NOTE: ARCHITECTURAL PLANS TAKE PRECEDENCE OVER ALL DRAWINGS. ALL FINAL DECISIONS REFER TO PLANS PROVIDED BY MEGATEL. ARCHITECTURAL DEPARTMENT PLOT PLAN IS APPROPRIATE PLACEMENT ONLY. BUILDER CAN VARY DUE TO ACTUAL BUILDING CONDITIONS. BUILDER IS FULLY RESPONSIBLE FOR ADHERING TO ANY AND ALL BUILDING LINES OR EASEMENTS OF RECORD OR THAT MAY NOT BE NOTED ON THE RECORDED PLAT. BUILDER TO CONFIRM THAT THIS LAYOUT HAS NO CONFLICTS WITH THE INLITS OF UTILITY SERVICES. FINAL SURVEY WILL SHOW PLACEMENT OF TIE-INS AND ALL PLATWORK, SUCH AS SIDEWALKS AS PRESCRIBED BY THE CITY OF ROCKWALL. IT IS A WORK PRODUCT OF A SUBSEQUENT REVIEW.

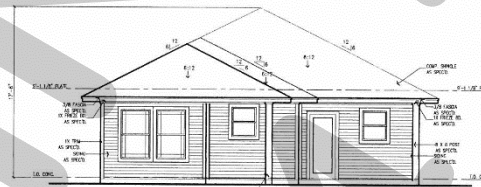
Exhibit 'C': Building Elevations

MATERIAL AREA TABULATIONS				
	BRICK, S.F.	STONE, S.F.	SHINGLES, S.F.	TOTAL
Front Elevation	0	0	64	64
Right Side Elevation	0	0	622	622
Rear Elevation	0	0	133	133
Left Side Elevation	0	0	532	532
Total Area	0	0	1,351	1,351
Total Brick Area	0	0	0	0
Total Stone Area	0	0	0	0
Total Shing Area	0	0	1,351	1,351
Overall Ratio = 32'-11"	Overall Depth = 61'-8"			

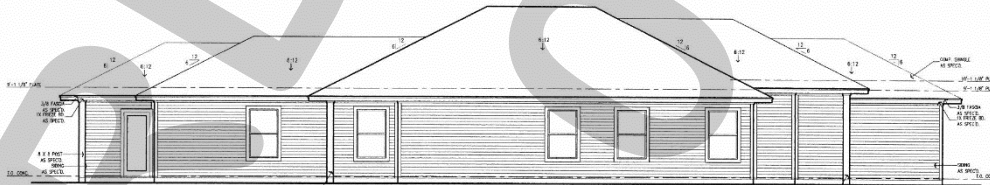
1
A3
ELEVATION A
FRONT ELEVATION
SCALE: 3/32" = 1'-0"



2
A3
ELEVATION A
RIGHT ELEVATION
SCALE: 3/32" = 1'-0"



3
A3
ELEVATION A
REAR ELEVATION - A
SCALE: 3/32" = 1'-0"



4
A3
ELEVATION A
LEFT ELEVATION
SCALE: 3/32" = 1'-0"

Z 2020-012

SHEET NO. A3 OF 15	DESIGNED BY DODG-BA	REVISIONS	DESIGN PLAN NUMBER: N/S	NEW RESIDENCE FOR: DESIGN & DRAFTING GROUP SERVICES ADDRESS: 102 E. MAIN STREET SUITE 202 GRAND PRAIRIE, TX 75050	 <small>DESIGN & DRAFTING GROUP SERVICES, INC. 102 E. MAIN STREET, SUITE 202, GRAND PRAIRIE, TX 75050 (940) 261-0000</small>	
	ISSUED FOR REVIEW (07/06/2020)					ELEVATION A GARAGE FRONT ENTRY

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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: May 4, 2020

APPLICANT: Alejandro Portocarrero

CASE NUMBER: Z2020-014; *Specific Use Permit (SUP) for a Residential Infill for 328 Harborview Drive*

SUMMARY

Hold a public hearing to discuss and consider a request by Alejandro Portocarrero for the approval of a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a 0.23-acre parcel of land identified as Lot 24, Block C, Harbor Landing, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for single-family land uses, addressed as 328 Harborview Drive, and take any action necessary.

BACKGROUND

The *subject property* is located within the Harbor Landing, Phase 2 Subdivision, which was filed with Rockwall County in 1987. Prior to the filing of the plat, on October 29, 1973, the City Council approved the annexation of the Chandlers Landing Addition [*i.e. Ordinance No. 73-43*], and Planned Development District 8 (PD-8) [*i.e. Ordinance No. 73-48*], which established single-family, multi-family, and other land uses for the Chandlers Landing Subdivision. On April 2, 1984, the City Council approved an amendment to PD-8 [*i.e. Ordinance No. 84-16*], establishing special conditions and provisions for Tract 1A containing 17.7348-acres, which included height restrictions of no more than 30-feet above existing grade or 12-feet above the building line elevation of the uphill lots. On June 15, 1987, the City Council approved *Resolution No. 87-20* authorizing a settlement agreement with Rockwall Harbor Landing, Inc. regarding the interpretation and application for the building pad elevations and maximum elevations established in *Ordinance No. 84-16*. The resolution also defined the house height restrictions for certain lots within the Harbor Landing Addition, and established height limitations of 30-feet or less for these lots (*see Exhibit 'C' of this case memo*). The proposed single-family home does not exceed the maximum rooftop elevation, maximum pad elevation, or maximum house height as established per the court order [*i.e. Resolution No. 87-20*] for the subject property.

PURPOSE

The applicant, *Alejandro Portocarrero*, is requesting the approval of a Specific Use Permit (SUP) for the purpose of construction a single-family home on Lot 24, Block C, Harbor Landing, Phase 2 Addition (*i.e. 328 Harborview Drive*) in accordance with Subsection 02.03(B)(11), *Residential Infill in or Adjacent to an Established Subdivision*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC).

ADJACENT LAND USES AND ACCESS

The subject property is located at 328 Harborview Drive. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a continuation of the Chandlers Landing Subdivision. The subdivision is primarily a multi-phase residential development containing single-family and multi-family land uses zoned Planned Development 8 District (PD-8).

South: Directly south of the subject property is the Chandlers Landing Marina, which is zoned Agricultural (AG) District. Beyond this is Lake Ray Hubbard, a recreational lake that is within the city limits of the City of Dallas.

East: Directly east of the subject property is a continuation of the Chandlers Landing Subdivision. The subdivision is primarily a multi-phase residential development containing single-family and multi-family land uses zoned Planned Development 8 District (PD-8).

West: Directly west of the subject property is a continuation of the Chandlers Landing Subdivision, which is primarily a multi-phase residential development containing single-family and multi-family land uses. Beyond the single-family homes is an area that contains the bulk of the multi-family residential housing known as the Spyglass Hill Addition. Additionally, there are two (2) vacant tracts of land totaling 6.88-acres (*i.e. Lot 4, Block A, Spyglass Hill #4 Addition & Tract 134-12, of the E. Teal Survey, Abstract No. 207*) that are zoned Planned Development 8 District (PD-8) for single-family zero-lot-line land uses.

CHARACTERISTICS OF THE REQUEST AND CONFORMANCE TO THE CITY'S CODES

Article 13, *Definitions*, of the Unified Development Code (UDC) defines *Residential Infill in or Adjacent to an Established Subdivision* as "(t)he new development of a single-family home or duplex on an existing vacant or undeveloped parcel of land or the redevelopment of a developed parcel of land for a new single-family home or duplex within an established subdivision that is mostly or entirely built-out." An *established subdivision* is further defined in Subsection 02.03(B)(11) of Article 04, *Permissible Uses*, of the UDC as "...a subdivision that consists of five (5) or more lots, that is 90% developed, and that has been in existence for more than ten (10) years." As stated above the Harbor Landing, Phase 2 Subdivision has been in existence since October 5, 1987, and is considered to be more than 90% developed. The *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the UDC, requires a Specific Use Permit (SUP) for *Residential Infill in or Adjacent to an Established Subdivision* in all single-family zoning districts, the Two-Family (2F) District, the Downtown (DT) District, and the Residential-Office (RO) District. This subject property being in a Planned Development District for Single-Family 7 (SF-7) District land uses requires a Specific Use Permit (SUP).

In addition, according to Subsection 02.03(B)(11) of Article 04, *Permissible Uses*, of the UDC states that, "...the Planning and Zoning Commission and City Council shall consider the proposed size, location, and architecture of the home compared to the existing housing ... [and] (a)ll housing proposed under this section [*i.e. Residential Infill in or Adjacent to an Established Subdivision*] shall be constructed to be architecturally and visually similar or complimentary to the existing housing ..." The following is a summary of observations concerning the housing on Harborview Drive compared to the house proposed by the applicant:

Housing Design and Characteristics	Existing Housing on Harborview Drive, Between Harbor Landing Drive and Chandlers Marina	Proposed Housing
Building Height	Two (2) Story (<i>Maximum Heights per Court Order per Individual Lot</i>)	Two (2) Stories 20'-8" (<i>Not to Exceed 22-feet Maximum Height per Court Order</i>)
Building Orientation	All homes face towards Harborview Drive, Harbor Landing Drive, & Portview Place	The front elevations of the home will face on to Harborview Drive.
Year Built	1994-2018	N/A
Building SF on Property	2,325 SF – 4,780 SF	2,570 SF
Building Architecture	Various [<i>Custom Built</i>]	<i>Custom Build</i>
Building Setbacks:		
Front	The front setbacks range from 20-feet to 56-feet (<i>cul-da-sac/curvilinear lots</i>)	20-feet
Side	The side yard setbacks are between 5-feet and 6-feet minimums.	5-feet
Rear	The rear yard setbacks are a minimum of 10-feet.	10-feet
Building Materials	Stone, Brick, Stucco, Wood or Masonry Siding.	Stucco, Brick, and Wood Siding
Paint and Color	Various	White and Gray Stone, Black Stucco, Wood Siding, with Black and White Trim
Roofs	Composite Shingles and Standing Seam Metal	Metal Seamed Panels (Flat Roof Design)
Driveways	Front Entry Garages	Front Entry Garage Accessible from Harborview Drive

Staff should note that the proposed single-family meets all of the density and dimensional requirements for the Single Family 7 (SF-7) District as stipulated by the Unified Development Code (UDC) and Planned Development District 8 (PD-8). For the purpose of comparing the proposed home to the existing single-family housing located adjacent to or in the vicinity of the

subject property, staff has provided photos of the properties along Harborview Drive and the proposed building elevations in the attached packet. Staff should point out that while there is only one (1) example of a home utilizing modern architecture along Harborview Drive, there are other examples of modern homes throughout the Chandler's Landing Subdivision. In addition, the subdivision has an eclectic mix of homes utilizing various architectural styles; however, the approval of this request is discretion to the Planning and Zoning Commission and City Council pending a finding that the proposed house will not have a negative impact on the existing subdivision.

NOTIFICATIONS

On April 8, 2020, staff notified 115 property owners and occupants within 500-feet of the subject property. Staff also notified the Chandler's Landing, the Cabana's at Chandler's Landing, Match Point Townhomes, and the Spyglass Homeowners Association (HOA's), which are the only HOA/Neighborhood Associations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. At the time this report was written, staff had received one (1) email in opposition of the applicant's request.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request to construct a single-family home as a *Residential Infill within an Established Subdivision*, then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:
 - (a) Development of the *Subject Property* shall generally conform to the *Residential Plot Plan* as depicted in *Exhibit 'B'* of the draft ordinance.
 - (b) Construction of a single-family home on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of the draft ordinance; and,
 - (c) Once construction of the single-family home has been completed, inspected, and accepted by the City, the Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.
- (2) Any construction resulting from the approval of this zoning change 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 April 28, 2020, the Planning and Zoning Commission approved a motion to recommend approval of the Specific Use Permit (SUP) by a vote of 7-0.

City of Rockwall

Project Plan Review History



Project Number	Z2020-014	Owner	ALEJANDRO PORTOCARRERO	Applied	3/20/2020	AG
Project Name	SUP for 328 Harborview Drive	Applicant		Approved		
Type	ZONING			Closed		
Subtype	SUP			Expired		
Status	Staff Review			Status		

Site Address	City, State Zip	Zoning
328 HARBORVIEW	ROCKWALL, TX 75032	

Subdivision	Tract	Block	Lot No	Parcel No	General Plan
HARBOR LANDING PH 2	24	C	24	3808-000C-0024-00-OR	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	3/20/2020	3/27/2020	3/23/2020	3	APPROVED	
ENGINEERING	Sarah Johnston	3/20/2020	3/27/2020	3/26/2020	6	APPROVED	
FIRE	Ariana Hargrove	3/20/2020	3/27/2020	3/25/2020	5	APPROVED	
PLANNING	David Gonzales	3/20/2020	3/27/2020	3/30/2020	10	COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
(3/30/2020 4:37 PM DG)						
Z2020-0014; SUP for Residential Infill in Established Subdivision– 328 Harborview Drive						
Please address the following comments (M= Mandatory Comments; I = Informational Comments)						
I.1 This is a request for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on a 0.23-acre parcel of land identified as Lot 24, Block C, Harbor Landing, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for single-family land uses, addressed as 328 Harborview Drive.						
I.2 For questions or comments concerning this case please contact David Gonzales in the Planning Department at (972) 772-6488 or email dgonzales@rockwall.com.						
M.3 For reference, include the case number (Z2020-014) in the lower right-hand corner of all pages of all revised plan submittals (i.e. site plan and landscape plan).						
I.4 This project is subject to all requirements stipulated by the Development Standards of Planned Development District 8 (PD-8), and Article 04 & Article 05 the Unified Development Code (UDC) that are applicable to the subject property.						
M.5 Please review the draft ordinance when received by staff and provide comments to staff by April 21, 2020. Staff will review any comments returned and prepare a final draft ordinance for the Planning and Zoning Commission to consider prior to the Planning and Zoning Meeting (i.e. Public Hearing) to be held on April 28, 2020.						
M.6 Proposed Operational Conditions of the SUP. The following conditions pertain to the operation of a boat sales, storage and repair facility on the Subject Property, and conformance to these operational conditions is required for continued operations						
1) The subject property shall generally conform to the Plot Plan as depicted in Exhibit 'B' of the draft ordinance; and, 2) The subject property shall generally conform to the Building Elevations as depicted in Exhibit 'C' of the draft ordinance. 3) Upon obtaining a building permit for the subject property and upon approval of the final inspection by the Building Inspections Department of the City of Rockwall, this Specific Use Permit shall expire on the effective date of said final inspection						
I.7 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on April 21, 2020; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the April 28, 2020 Planning & Zoning Meeting.						
I.8 Please note the scheduled meetings for this case:						
1) Planning & Zoning Work Session meeting will be held on April 14, 2020. 2) Planning & Zoning Public Hearing meeting will be held on April 28, 2020. 3) City Council Public Hearing will be held on May 4, 2020. (1st Reading of Ordinance) 4) City Council meeting will be held on May 18, 2020. (2nd Reading of Ordinance)						
I.9 Due to the current COVID-19 situation and the City's disaster declaration, the Planning and Zoning Commission Work Session Meeting will require a representative to answer the Planning and Zoning Commission's questions over the phone (i.e. the meeting will be held as regularly scheduled, but will be closed to applicants and the public). Staff is currently unsure of how the April 28, 2020 Planning and Zoning Commission Public Hearing will be held (i.e. virtually through zoom, closed to the public, or as regularly scheduled) and will inform applicants and the public of the City's plans closer to that date.						



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. 22020-014

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 **328 HARBORVIEW DR**
Subdivision **HARBOR LANDING PHASE 2** Lot **24** Block **C**
General Location **HARBORVIEW DR CURVE**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning **PD-8** Current Use **N/A (Empty lot)**
Proposed Zoning **RESIDENTIAL** Proposed Use **RESIDENTIAL**
Acreage **0.23** Lots [Current] **1** Lots [Proposed] **1**

☐ **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]

<input checked="" type="checkbox"/> Owner ALEJANDRO PORTOCARRERO	<input type="checkbox"/> Applicant
Contact Person ALEJANDRO PORTOCARRERO	Contact Person
Address 7205 STONE MEADOW CIR	Address
City, State & Zip Rowlett, TX 75088	City, State & Zip
Phone 214774 7323	Phone
E-Mail alejandro_portocarrero@hotmail.com	E-Mail

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:

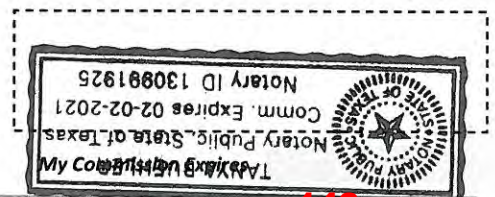
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ _____, to cover the cost of this application, has been paid to the City of Rockwall on this the 20th day of March, 20 20. By signing this application, 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 20th day of March, 20 20

Owner's Signature

Notary Public in and for the State of Texas

[Signature]
[Signature]





City of Rockwall

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

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

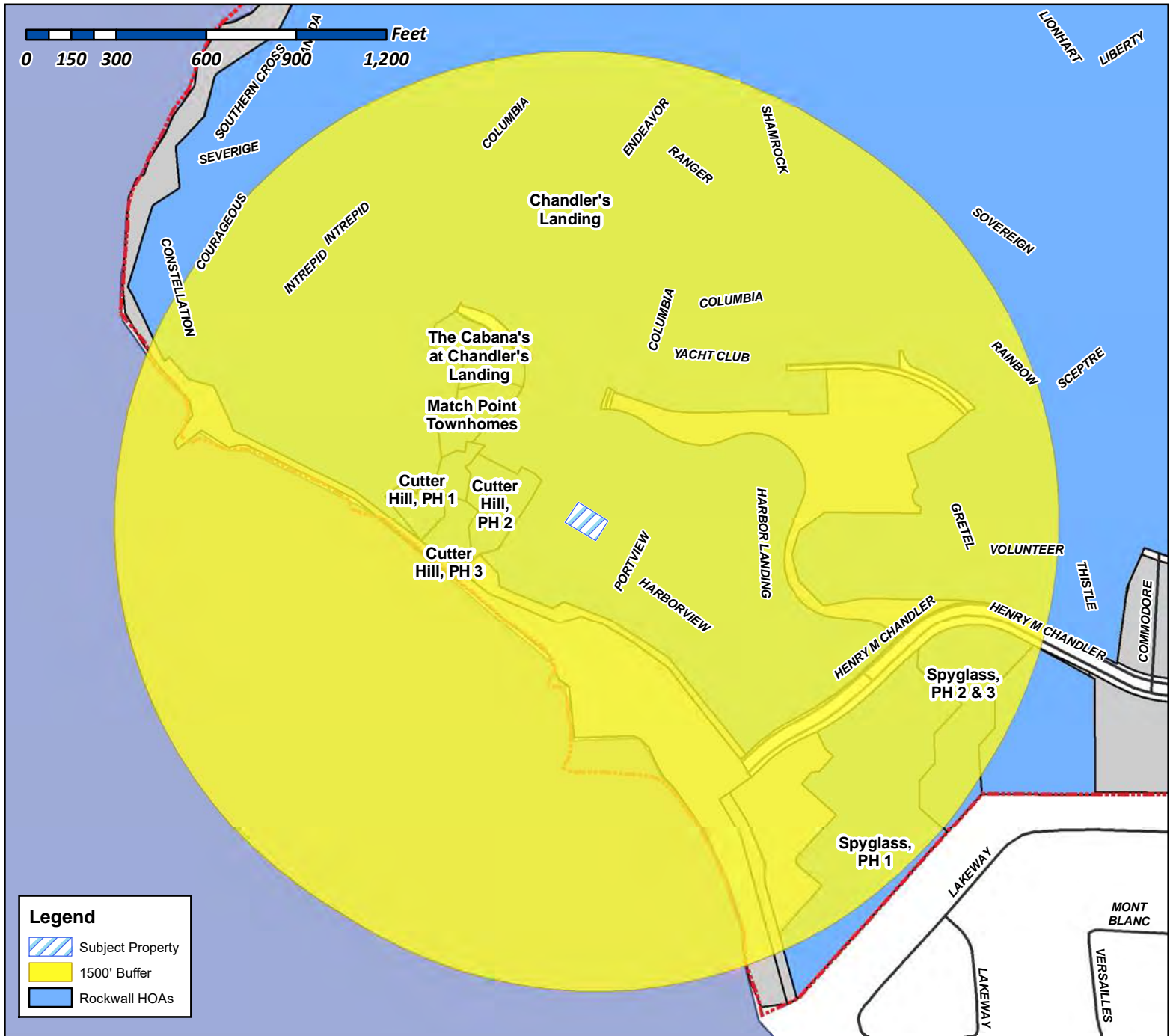
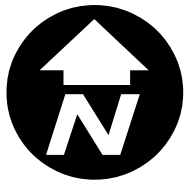




City of Rockwall

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

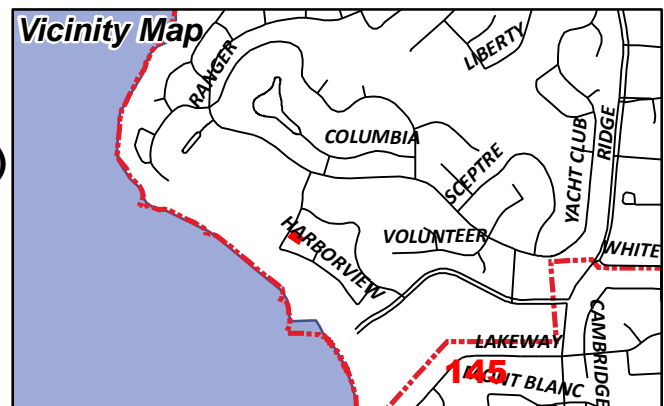
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Case Number: Z2020-014
Case Name: SUP for 328 Harborview Dr.
Case Type: Specific Use Permit
Zoning: Planned Development District 8 (PD-8)
Case Address: 328 Harborview Dr.

Date Created: 3/24/2020

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



Gonzales, David

From: Gamez, Angelica
Sent: Tuesday, April 7, 2020 11:38 AM
Cc: Miller, Ryan; Brooks, Korey; Gonzales, David
Subject: Neighborhood Notification Program
Attachments: HOA Map Z2020-014.pdf; PUBLIC NOTICE (04.07.2020).pdf

HOA/Neighborhood Association Representative:

Per your participation in the *Neighborhood Notification Program*, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning cases that was published in the Rockwall Herald Banner on *April 10, 2020*. The Planning and Zoning Commission will hold a virtual public meeting on *Tuesday, April 28, 2020 at 6:00 PM*, and the City Council will hold a virtual public meeting on *Monday, May 4, 2020 at 6:00 PM*. Both hearings will take place virtually at 6:00 PM and be available for viewing online via "Zoom".

In compliance with CDC recommendations regarding social distancing and in accordance with state and local proclamations limiting the size of public gatherings, these meetings will be held virtually and not in person. All interested parties are encouraged to submit public comments via email to Planning@rockwall.com at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be read into the record during each of the public hearings. Alternatively, interested parties may participate in the meeting virtually through "Zoom". For instructions on how to participate please email Planning@rockwall.com. For all questions concerning these cases or the City's new virtual meeting format, please contact the City of Rockwall Planning and Zoning Department staff at (972) 771-7745. Additional information on all current development cases can be found on the City's website: <https://sites.google.com/site/rockwallplanning/development/development-cases>.

Z2020-014- SUP for Residential Infill for 328 Harborview Drive

Hold a public hearing to discuss and consider a request by Alejandro Portocarrero for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on a 0.23-acre parcel of land identified as Lot 24, Block C, Harbor Landing, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for single-family land uses, addressed as 328 Harborview Drive, and take any action necessary.

Thank you,

Angelica Gamez

Planning & Zoning Coordinator

City of Rockwall

972.771.7745 Office

972.772.6438 Direct

<http://www.rockwall.com/planning/>

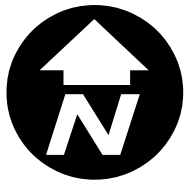
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City of Rockwall

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

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Case Number: Z2020-014
Case Name: SUP for 328 Harborview Dr.
Case Type: Specific Use Permit
Zoning: Planned Development District 8 (PD-8)
Case Address: 328 Harborview Dr.

Date Created: 3/24/2020
For Questions on this Case Call (972) 771-7745



GARDNER DAVID L REV LIV TR
1105 51ST ST W
BRADENTON, FL 34209

CROUCH FAMILY LIVING TRUST
JERROLD F AND KATHLEEN A CROUCH TRUSTEES
134 HENRY M. CHANDLER DR.
ROCKWALL, TX 75032

BOHORQUEZ DAVID
1397 GLENWICK DRIVE
ROCKWALL, TX 75032

SOON HERALD
14300 CERVANTES AVE
GERMANTOWN, MD 20874

THE POTTS-REAGIN HOUSE LLC
1460 E MAIN ST
BARTOW, FL 33830

D'ALISO CHRISTOPHER J
1701 HICKORY CHASE CIR
KELLER, TX 76248

RAY HUBBARD SMI JV LLC
17330 PRESTON ROAD SUITE 220A
DALLAS, TX 75252

SLATE CRAIG AND TANYA
185 S AVENIDA DEL SEMBRADOR
TUSCAN, AZ 85745

PONDER KENNETH & ELMA
1850 ASHBOURNE DR
ROCKWALL, TX 75087

DINKLANG ARTURO A
1923 NORTH FLOYD RD
RICHARDSON, TX 75080

VINES AMY
200 VZCR 3710
EDGEWOOD, TX 75117

LAZYDALE PARTNERS LLP
202 N SAN JACINTO
ROCKWALL, TX 75087

SELZER DEANNA
202 RAINBOW CIRCLE
ROCKWALL, TX 75032

COLLICHIO KIMBERLY ANN
210 RAINBOW CIR
ROCKWALL, TX 75032

SARA M FRANKEL TRUST
SARA M FRANKEL - TRUSTEE
2366 FAYETTEVILLE AVE
HENDERSON, NV 89052

CROMEENS SHAN
2720 EGANRIDGE LN
ROCKWALL, TX 75087

TRAYAH LLC
2897 S NELSON ST
LAKEWOOD, CO 80227

JOHNSON DAVID LEO AND
LINDA J JOHNSON
3021 RIDGE RD #285
ROCKWALL, TX 75032

VINES KENT C AND LINA ZHU
305 HARBOR LANDING DR
ROCKWALL, TX 75032

CARRINGTON BRADLEY T AND KARI
307 HARBOR LANDING DR
ROCKWALL, TX 75032

CURRENT RESIDENT
307 HARBORVIEW
ROCKWALL, TX 75032

DE LA GARZA DOLLY ANNE
308 HARBOR LANDING DR
ROCKWALL, TX 75032

CURRENT RESIDENT
308 HARBORVIEW
ROCKWALL, TX 75032

GRIFFIN DAVID L ET UX
309 HARBOR LANDING DR
ROCKWALL, TX 75032

RENTFROW CHRISTOPHER
309 HARBORVIEW DRIVE
ROCKWALL, TX 75032

LEWIS DENNIS & CLARISSA
310 HARBOR LANDING DR
ROCKWALL, TX 75032

CURRENT RESIDENT
310 HARBORVIEW
ROCKWALL, TX 75032

JONES SHERIDAN S
311 COLUMBIA DR
ROCKWALL, TX 75032

WIZMANN ERIC & DALE
311 HARBOR LANDING
ROCKWALL, TX 75032

RECINOS ARNOLDO AND RUTH LIMA
311 HARBORVIEW DR
ROCKWALL, TX 75032

CURRENT RESIDENT
312 HARBOR LANDING
ROCKWALL, TX 75032

BARHAM ARTHUR LLOYD JR AND ANITA L
312 PORTVIEW PL
ROCKWALL, TX 75032

TCHAKAROV SVETLIN G AND
ROSSITZA I POPOVA
313 HARBOR LANDING DRIVE
ROCKWALL, TX 75032

MASSEY MICHAEL J AND CHERYL R
313 HARBORVIEW DR
HEATH, TX 75032

PENCE DENNIS AND DIANNA
314 PORTVIEW PL
ROCKWALL, TX 75032

THOMPSON JIM B AND LEIGH A
315 HARBOR LANDING DRIVE
ROCKWALL, TX 75032

ROSS THOMAS AND VICKIE
315 HARBORVIEW DR
ROCKWALL, TX 75032

COFFEY JAMES & DEBORAH
316 PORTVIEW PL
ROCKWALL, TX 75032

HENDRICKSON PATSY A
317 HARBOR LANDING DR
ROCKWALL, TX 75032

CURRENT RESIDENT
317 HARBORVIEW
ROCKWALL, TX 75032

REYNOLDS MARVIN C JR & CLARE D
319 HARBOR LANDING DR
ROCKWALL, TX 75032

SELF SCOTT & JANET
319 HARBORVIEW DR
ROCKWALL, TX 75032

LOHR JAMES A & MARGARET P
320 HARBOR LANDING DR
ROCKWALL, TX 75032

POTTS JASON AND ANNA
320 PORTVIEW PLACE
ROCKWALL, TX 75032

LINNSTAEDTER RANDALL AND KIMBERLY
321 HARBOR LANDING DR
ROCKWALL, TX 75032

CURRENT RESIDENT
321 HARBORVIEW
ROCKWALL, TX 75032

WOOD GEORGE & EVELYN
322 HARBOR LANDING DR
ROCKWALL, TX 75032

IMRIE DONALD M & CHERYL K
323 HARBOR LANDING DR
ROCKWALL, TX 75032

BRADSHAW MARCKUS LEWIS AND
VANESSA RIZZARI
324 HARBOR LANDING DRIVE
ROCKWALL, TX 75032

GRAY RUSSELL LEE
325 HARBOR LANDING DR
ROCKWALL, TX 75032

CULLEN GREGORY L & JEAN C
325 HARBORVIEW DR
ROCKWALL, TX 75032

SIVILS LINDA LUDDEN
325 YACHT CLUB DR
ROCKWALL, TX 75032

HOWELL ELMIN K & BETTY K
326 HARBOR LANDING DR
ROCKWALL, TX 75032

CURRENT RESIDENT
326 HARBORVIEW
ROCKWALL, TX 75032

WAGONER SHANNON AND JAMES
327 HARBORVIEW DR
ROCKWALL, TX 75032

ABOU-HAIDAR ISSA S & LAMORA
327 YACHT CLUB DR
ROCKWALL, TX 75032

WHETSELL BETTY R
328 HARBOR LANDING DR
ROCKWALL, TX 75032

CURRENT RESIDENT
328 HARBORVIEW
ROCKWALL, TX 75032

CURRENT RESIDENT
329 HARBORVIEW
ROCKWALL, TX 75032

BOOKHOUT JAMES M & KATHRYN C
329 YACHT CLUB DR
ROCKWALL, TX 75032

MATTES JOHN AND TONG
330 HARBOR LANDING DR
ROCKWALL, TX 75032

MARTIN SERGIO ROBLEDI AND ANDRESSA
HENDLER
330 HARBORVIEW DR
ROCKWALL, TX 75032

MERCKLING BRYAN S AND STACY D
331 HARBORVIEW DR
ROCKWALL, TX 75032

CLARK MELISSA JOYCE & MICHAEL JOHN
331 YACHT CLUB DRIVE
ROCKWALL, TX 75032

VOSPER ALAN AND SHIRLEY
333 HARBORVIEW
ROCKWALL, TX 75032

KUIPERS ROY & KATHY SALFEN
333 YACHT CLUB DR
ROCKWALL, TX 75032

MANASCO MARTIN E AND LISA M
335 HARBORVIEW DR
ROCKWALL, TX 75032

CURRENT RESIDENT
337 HARBORVIEW
ROCKWALL, TX 75032

MOHAN KENNETH
3415 WATERVIEW TRL
ROCKWALL, TX 75087

KORTEMIER WILLIAM F
401 YACHT CLUB DR
ROCKWALL, TX 75032

KENTOPP RICHARD J & MELODY
403 YACHT CLUB DR
ROCKWALL, TX 75032

CENSULLO TERESA ANN
405 COLUMBIA DR
ROCKWALL, TX 75032

CURRENT RESIDENT
405 YACHT CLUB
ROCKWALL, TX 75032

MALLARD DAVID S & SHERRY A
407 COLUMBIA DR
ROCKWALL, TX 75032

MCKAY WILLIAM R & LINDA S
4109 DESERT GARDEN DR
PLANO, TX 75093

O'BOYLE MICHAEL
426 YACHT CLUB DR
ROCKWALL, TX 75032

STENBERG BARBARA JANE
426 YACHT CLUB DR APT C
ROCKWALL, TX 75032

CONINE CHRISTOPHER T
426 YACHT CLUB DR UNIT B
ROCKWALL, TX 75032

WEEKLEY PATRICIA H
426 YACHT CLUB DRIVE #G UNIT C-3
ROCKWALL, TX 75032

FORSYTHE LESLEY K AND
PETER J HOLLY
426 YACHT CLUB DRIVE #H
ROCKWALL, TX 75032

WRIGHT RHONDA
428C YACHT CLUB DR
ROCKWALL, TX 75032

BECK JOAN K
436 YACHT CLUB DR APT A
ROCKWALL, TX 75032

DAVIS KERRI
436 YACHT CLUB DR #G
ROCKWALL, TX 75032

HALL DEREK
436C YACHT CLUB DRIVE
ROCKWALL, TX 75032

JOHNSTON CAROL RUTH
438 YACHT CLUB #E
ROCKWALL, TX 75032

PATRICK ASHLEY NICOLE
438 YACHT CLUB DR #G
ROCKWALL, TX 75032

BRUNS BEVERLY LYNN
440B YACHT CLUB DR
ROCKWALL, TX 75032

VREELAND DENISE AND
DAN CALNON
442 YACHT CLUB DRIVE #B
ROCKWALL, TX 75032

CARRIGAN DOROTHY
450 YACHT CLUB DR APT B
ROCKWALL, TX 75032

RUNYON FLOYD D AND DANA
450 YACHT CLUB DRIVE UNIT # A
ROCKWALL, TX 75032

HARRIS CHAD M
452 YACHT CLUB DRIVE A
ROCKWALL, TX 75032

POWELL COQUEACE
454 S YACHT CLUB DRIVE A
ROCKWALL, TX 75032

POWELL COQUEACE
454 S YACHT CLUB DRIVE A
ROCKWALL, TX 75032

MCCALISTER SHAWN D & RUSS W WILLIAMSON
&
ELIZABETH R WILLIAMSON
456A YACHT CLUB DR
ROCKWALL, TX 75032

KNEEDLER BRADLEY HARRISON
456C YACHT CLUB DRIVE UNIT 302
ROCKWALL, TX 75032

GREEN JOHN W JR
458 YACHT CLUB DR APT A
ROCKWALL, TX 75032

TUCKER JOHN
4748 SECRET CV
ROCKWALL, TX 75032

CURRENT RESIDENT
501 YACHT CLUB
ROCKWALL, TX 75032

OIWA TAKAAKI
C/O OPEN HOUSE CO LTD
5050 QUORUM DRIVE SUITE 610
DALLAS, TX 75254

BARBEE NATHAN DAVID
517 SKELTON ST
ROYSE CITY, TX 75189

HAMMOND HUDDLE LIVING TRUST
EUGENE WESLEY HUDDLE AND JANE
HAMMOND TRUSTEES
519 E I-30 #704
ROCKWALL, TX 75087

HAMMOND JANE AND
EUGENE WESLEY HUDDLE
519 E INTERSTATE 30 #704
ROCKWALL, TX 75087

HARMON HOSEA VICTOR & ELIZABETH C
519 E INTERSTATE 30 PMB 212
ROCKWALL, TX 75087

COWAN AMY
DAVID SPOENEMAN
5203 SCARBOROUGH LN
DALLAS, TX 75287

GUNTER MARGIE ANN
524 YACHT CLUB DR
ROCKWALL, TX 75032

HUNT DIANE DOLORES
534 YACHT CLUB DRIVE
ROCKWALL, TX 75032

PEARMAN JANICE
536 YACHT CLUB DR
ROCKWALL, TX 75032

FULLER JULIE
5425 BYERS AVE
FORT WORTH, TX 76107

CURRENT RESIDENT
544 YACHT CLUB
ROCKWALL, TX 75032

GILL ATLANTA PROPERTIES LLC
545 KIRNWOOD DRIVE
DALLAS, TX 75232

CURRENT RESIDENT
546 YACHT CLUB
ROCKWALL, TX 75032

MARTIN LAKESHORE PROPERTIES LLC
5601 RANGER DR
ROCKWALL, TX 75032

STROUD SUZETTE AND
LINA NIKOLE SWIZE
581 LOUDER WAY
FATE, TX 75087

2016 BLUM REVOCABLE TRUST
JENNIFER REBECCA BLUM- TRUSTEE
5814 CONSTELLATION CIRCLE
ROCKWALL, TX 75032

ULMEN PEGGY SUE
5909 VOLUNTEER PLACE
ROCKWALL, TX 75032

CONSOLIDATED SYSTEMS INC
6220 GASTON AVE STE 700
DALLAS, TX 75214

CURRENT RESIDENT
7 GREENBELT
ROCKWALL, TX 75032

STIEGELMAR RICHARD L AND DORA L
7 MAGNOLIA DR
MEXICO BEACH, FL 32456

VELASCO ALEJANDRO PORTOCARRERO AND
STEPHANIE G ARAMAYO
7205 STONE MEADOW CIR
ROWLETT, TX 75088

OYHARCABAL HENRY A
783 17TH AVE
SAN FRANCISCO, CA 94121

PROSEK SHERI
803 VILLAGE GREEN DR
ROCKWALL, TX 75087

ARMSTRONG JOHN D
804 EAGLE PASS
HEATH, TX 75032

KAPRANTZAS ENTERPRISES LLC
904 E DAVIS ST. 400
MESQUITE, TX 75149

ROCKWALL HOMES LLC
C/O SAUNDRA HOLLAND
909 CULLINS RD
ROCKWALL, TX 75032

SELF BILLY & KATIE
C/O PRO SOAP 1830 E I30
ROCKWALL, TX 75087

LUCIA LODEMA S TRUSTEE
LUCIA REVOCABLE INTER-VIVOS TRUST
PO BOX 1600
ROCKWALL, TX 75087

MASULA II LIVING TRUST
DURELL D AGHA TRUSTEE
PO BOX 221337
CARMEL, CA 93922

CHANDLERS LANDING COMMUNITY ASSOC
PO BOX 638
ROCKWALL, TX 75087

CHANDLERS LANDING COMMUNITY ASSOC
PO BOX 638
ROCKWALL, TX 75087

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ROCKWALL, TX 75087

CHANDLERS LANDING COMMUNITY ASSOC
PO BOX 638
ROCKWALL, TX 75087



NOTICE OF PUBLIC HEARING

CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

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

To Whom It May Concern:

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

Case No. Z2020-014: SUP for Residential Infill for 328 Harborview Drive

Hold a public hearing to discuss and consider a request by Alejandro Portocarrero for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on a 0.23-acre parcel of land identified as Lot 24, Block C, Harbor Landing, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for single-family land uses, addressed as 328 Harborview Drive, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, April 28, 2020 at 6:00 PM**, and the City Council will hold a public hearing on **Monday, May 4, 2020 at 6:00 PM**. Both hearings will take place virtually and be available for viewing online via "Zoom".

In compliance with CDC recommendations regarding social distancing and in accordance with state and local proclamations limiting the size of public gatherings, these meetings will be held virtually and not in person. As an interested property owner, you are encouraged to submit public comments via email to Planning@rockwall.com at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. Alternatively, you may fill out and return this form and return it to:

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

All comments received by staff will be read into the record during each of the public hearings. Alternatively, interested parties may participate in the meeting virtually through "Zoom". For instructions on how to participate please email Planning@rockwall.com. For all questions concerning these cases or the City's new virtual meeting format, please contact the City of Rockwall Planning and Zoning Department staff at (972) 771-7745.

Your comments must be received by **Monday, May 4, 2020 by 4:00 PM** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning and Zoning
City of Rockwall, Texas

USE THIS QR CODE
TO GO DIRECTLY
TO THE WEBSITE



MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE:
[HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT/DEVELOPMENT-CASES](https://sites.google.com/site/rockwallplanning/development/development-cases)

PLEASE RETURN THE BELOW FORM

Case No. Z2020-014: SUP for Residential Infill for 328 Harborview Drive

Please place a check mark on the appropriate line below:

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

Name:

Address:

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

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

PLEASE RETURN THE BELOW FORM

Case No. Z2020-014: SUP for Residential Infill for 328 Harborview Drive

Please place a check mark on the appropriate line below:

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

☒ I am opposed to the request for the reasons listed below.

Density

Name:

Jim & Kathy Bookhout

Address:

329 Yacht Club Dr, Rockwall, Tx 75032

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

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

Notice of Public Hearing • City of Rockwall • 385 South Goliad Street • Rockwall, TX 75087 • [P] (972) 771-7745 • [F] (972) 771-7748









MATERIALS LEYEND

• STUCCO 1283 SQF
SMOOTH FINISH

• BRICK VENEER 953 SQF
VALENTINO WHITE SPLITFACE

• WOOD SIDING 363 SQF
CUMARU SHIPLAP 6" SIDING

PROJECT EL= 20'-8"
MAX ROOF EL= 479'-0"

PROJECT EL= 19'-0"
ROOF EL= 477'-4"



ELEVATION 1/A.04

SCALE $\frac{1}{8}$ "=1'-0"

PROJECT EL= 19'-10"
ROOF EL= 478'-2"

PROJECT EL= 9'-10"
EL= 468'-2"



PROJECT EL= 18'-4"
ROOF EL= 476'-8"

PROJECT EL= 16'-4"
ROOF EL= 474'-8"

PROJECT EL= 9'-10"
EL= 468'-2"

PROJECT EL= 0'-0"
GRADE EL= 458'-4"

PAD ELEVATION
GRADE EL= 457'-0"

ELEVATION 2/A.04

SCALE $\frac{1}{8}$ "=1'-0"

ISSUED FOR CONSTRUCTION

BUILDER:
Owner Built Custom Homes Inc.

5327 FM 1488 Rd, Suite F2
Magnolia Texas 77354



PROJECT:

328 HARBOR VIEW DR
HARBOR LANDING PHASE 2
ROCKWALL TX

NO.	DATE	DESCRIPTION	BY	RO	DRAWING TITLE:
1	06/10/2019	REVISIONS			

PROJECT NO.

ISSUE DATE

12/14/2019

DRAWN BY /CHECKED BY

APROVED BY

DRAWING NO.
OF

A0.4

ISSUED FOR CONSTRUCTION

BUILDER:
Owner Built Custom Homes Inc.
5327 FM 1488 Rd. Suite F2
Magnolia Texas 77354



PROJECT:
328 HARBOR VIEW DR
HARBOR LANDING PHASE 2
ROCKWALL TX

NO.	DATE	DESCRIPTION	BY	RO
1	06/10/2019	REVISIONS		
DRAWING TITLE:				

PROJECT NO.

ISSUE DATE

DRAWN BY /CHECKED BY

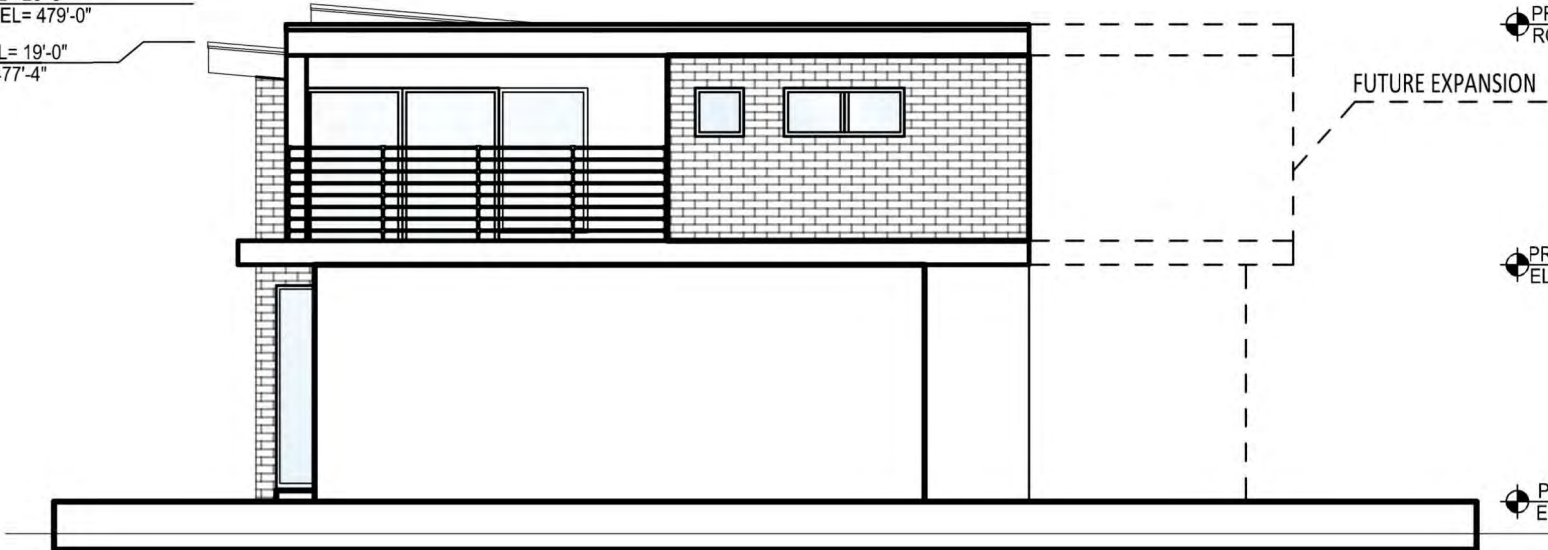
APPROVED BY

DRAWING NO.
OF

A0.5

159

PROJECT EL= 20'-8"
MAX ROOF EL= 479'-0"
PROJECT EL= 19'-0"
ROOF EL= 477'-4"



PROJECT EL= 19'-10"
ROOF EL= 478'-2"

PROJECT EL= 9'-10"
EL= 468'-2"

PROJECT EL= 0'-0"
EL= 458'-4"

PAD ELEVATION
GRADE EL= 457'-0"

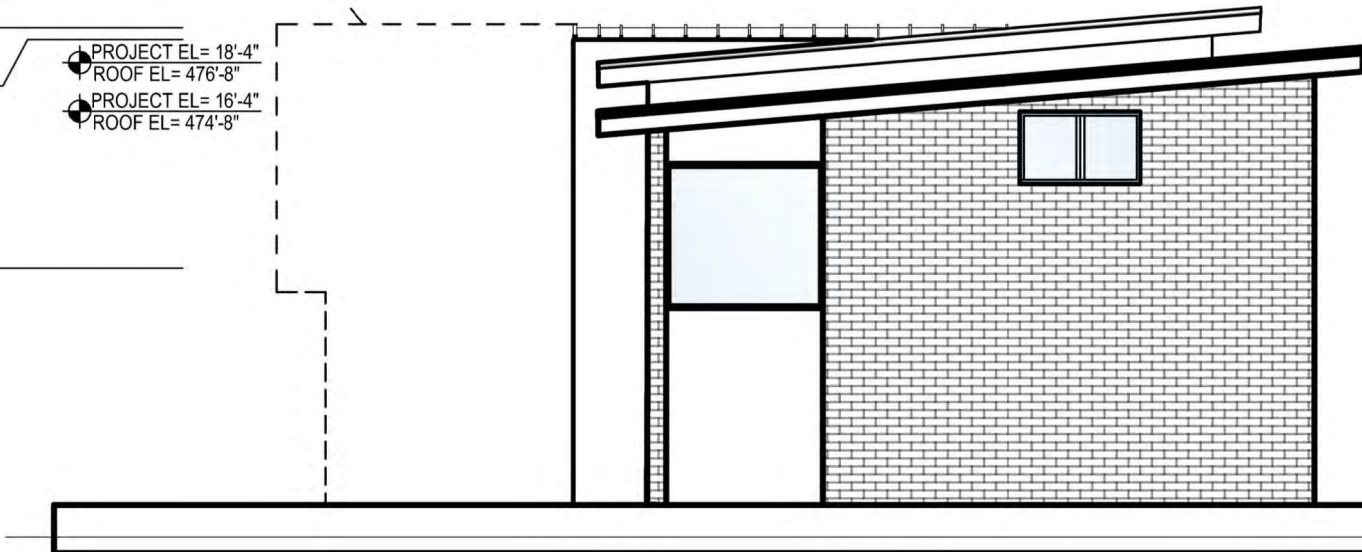
ELEVATION 1/A.05

SCALE $\frac{1}{8}$ "=1'-0"

FUTURE EXPANSION

PROJECT EL= 19'-10"
ROOF EL= 478'-2"
PROJECT EL= 19'-4"
ROOF EL= 477'-8"
PROJECT EL= 18'-4"
ROOF EL= 476'-8"
PROJECT EL= 16'-4"
ROOF EL= 474'-8"

PROJECT EL= 9'-10"
EL= 468'-2"



PROJECT EL= 20'-8"
MAX ROOF EL= 479'-0"

PROJECT EL= 19'-0"
ROOF EL= 477'-4"

PROJECT EL= 0'-0"
EL= 458'-4"

PAD ELEVATION
GRADE EL= 457'-0"

ELEVATION 2/A.05

SCALE $\frac{1}{8}$ "=1'-0"

March 20th, 2020

City Of Rockwall
385 S Goliad
Rockwall TX, 75087

Reference: Drainage Hold Harmless Letter 328 Harborview Dr Rockwall, TX 75032

In response to the requirements of the City of Rockwall's Engineering department, I am submitting this letter as requested and as a requirement to obtain the City residential permit for my house located in the above address.

As a brief description of my property, the maximum pad elevation was set as 457 feet and the maximum roof elevation as 479 feet. The North-East and the South-East neighbor properties are approximately 6ft higher than Elevation 457'. The Harborview Dr Street located at the front of the property (North-West) is approximately 4ft higher than Elevation 457'. The South-West neighbor property (lot 23) is sharing the same pad elevation of 457'. Per the above brief explanation of my property topography I bring to your attention the following:

It is of my understanding that the pad elevation used to be higher and it was lowered for Chandlers Landing Phase 2.

It is of my understanding that my neighbor's property has a French drain around her house which drains rainfall water to the street's storm inlet located on Harborview Dr and said storm inlet is connected to "Line A" drainage storm pipe.

It is of my understanding that the neighbor in lot 23 has a wood fence supported by tubes and the tubes apparently fixed to a concrete curb.

It is of my understanding that the curve in between my lot and lot 23 currently is not allowing the water to flow from my property to lot 23 and therefore to the street's storm inlet located on Harborview Dr.

It is my understanding that per the Texas Water Code Sec. 11.086 (a) "No person may divert or impound the natural flow of surface water.

It is my understanding that per the City of Rockwall Standards of Design and Construction 1.10 Easements and Row, " No structure (buildings, walls, fences decks, swimming pools, signage/monuments, etc.) are allowed in or over any easement or right-of ways".

Due to all the exposed above and the topography of my lot, the drainage design intent for my house consist of a french drain around the house draining the water into a sum pit and a pump to pump the rainfall water out and into the Harborview dr street located in the front of my property.

Having explained my understanding of the situation, I as the owner, agree to hold harmless the City of Rockwall and I assume the flood risk in my property due to rainfall only due to pump malfunction, and/or under-design drainage component, pipe settlements and any other distress in the drainage system and, release the City of Rockwall from liability or responsibility for flooding and the damage caused inside the boundaries of my lot.

Sincerely,


Alejandro Portocarrero Velasco, P.E.
3/20/2020

 3/20/2020


Adjacent Housing Attributes

Address	Year Built	House SF	Exterior Materials
315 Harborview Drive	2015	3,433	Stone/Stucco/Wood
319 Harborview Drive	2010	3,415	Stone
320 Portview Place	2012	5,679	Brick
321 Harbor Landing Drive	1998	3,541	Brick/Stone
321 Harborview Drive	2012	4,780	Brick/Stone
323 Harbor Landing Drive	1994	4,184	Brick
325 Harbor Landing Drive	1994	3,367	Stucco
325 Harborview Drive	2018	4,747	Brick/Stone
326 Harborview Drive	2007	3,548	Siding/Brick
327 Harborview Drive	2018	3,860	Stone
330 Harborview Drive	2016	3,131	Brick/Stone
331 Harborview Drive	2015	4,095	Brick/Stone
333 Harborview Drive	2002	2,325	Siding/Brick
335 Harborview Drive	1995	3,334	Siding/Brick
337 Harborview Drive	2018	3,860	Stone
Average:	2008	3,819.93	

CITY OF ROCKWALL

ORDINANCE NO. 20-XX

SPECIFIC USE PERMIT NO. S-2XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.23-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 24, BLOCK C, HARBOR LANDING, PHASE 2 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Alejandro Portocarrero for the approval of a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* to allow the construction of a single-family home on a 0.23-acre parcel of land being described as Lot 24, Block C, Harbor Landing, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for single-family uses, addressed as 328 Harborview Drive, and being more specifically depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas;

SECTION 1. That the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* to allow the construction of a single-family home in an established subdivision in accordance with *Subsection 02.03(B)(11), Residential Infill in or Adjacent to an Established Subdivision*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [Ordinance No. 20-02]; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Planned Development District 8 (PD-8) and Subsection 03.01, *General Residential District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] -- as heretofore amended and as may be amended in the future --, and the following conditions:

2.1. OPERATIONAL CONDITIONS

The following conditions pertain to the construction of a single-family home on the *Subject Property*, and conformance to these operational conditions is required:

- 1) Development of the *Subject Property* shall generally conform to the *Residential Plot Plan* as depicted in *Exhibit 'B'* of this ordinance.
- 2) Construction of a single-family home on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of this ordinance; and,
- 3) Once construction of the single-family home has been completed, inspected, and accepted by the City, this Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.

2.2. COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) [Ordinance No. 20-02] will require the *Subject Property* to comply with the following:

- 1) Upon obtaining or maintaining a Building Permit and should any contractor operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) [Ordinance No. 20-02].

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

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

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

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

SECTION 7. That this ordinance shall take effect immediately from and after its passage;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 18TH DAY OF MAY, 2020.

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: May 4, 2020

2nd Reading: May 18, 2020

Exhibit 'A':
Legal Description

Location: 328 Harborview Drive

Legal Description: Lot 24, Block C, Harbor Landing, Phase 2 Addition



SITE PLAN

SCALE $\frac{1}{4}" = 1'-0"$

HARBORVIEW DRIVE

75'-5"

20' PL. & UTILITY EASEMENT

25'

FRONT SETBACK

28'-7"

CONCRETE DRIVEWAY

29'-10"

6' PA ROOF

MAX ROOF EL. 479.0'

10'0"

HOUSE

LINE OF WALL

EAVES LINE

GUTTER

DRAIN AND DOWNSPOUT

WALKWAY

1'-6"

STONE WALL

4'-0"

5'

LATERAL SETBACK

12'-9"

5'

LATERAL SETBACK

EXISTING FENCING

53'-1"

5'

5' UTILITY EASEMENT

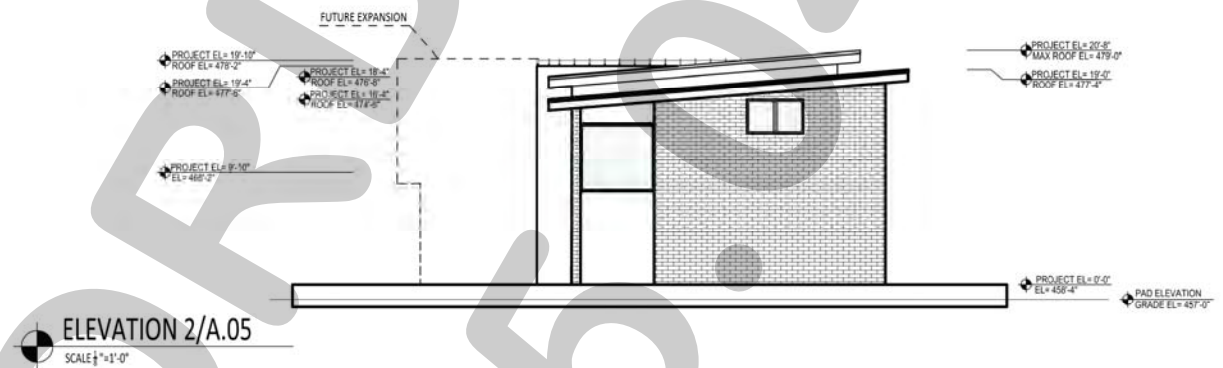
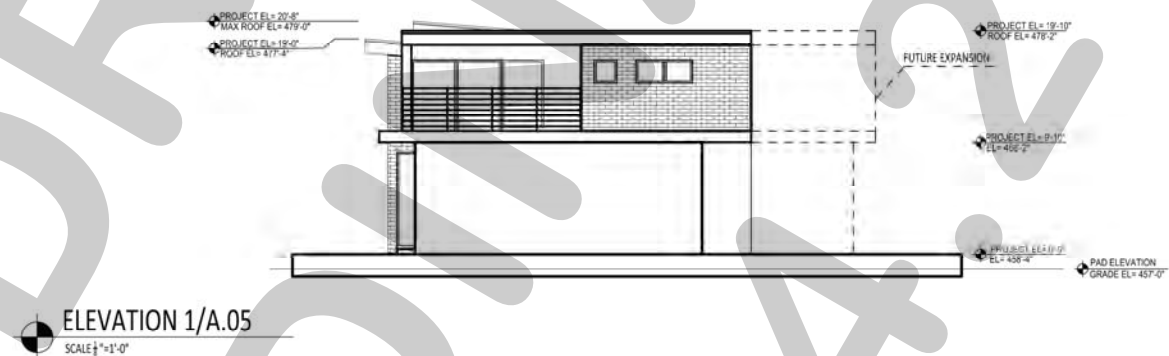
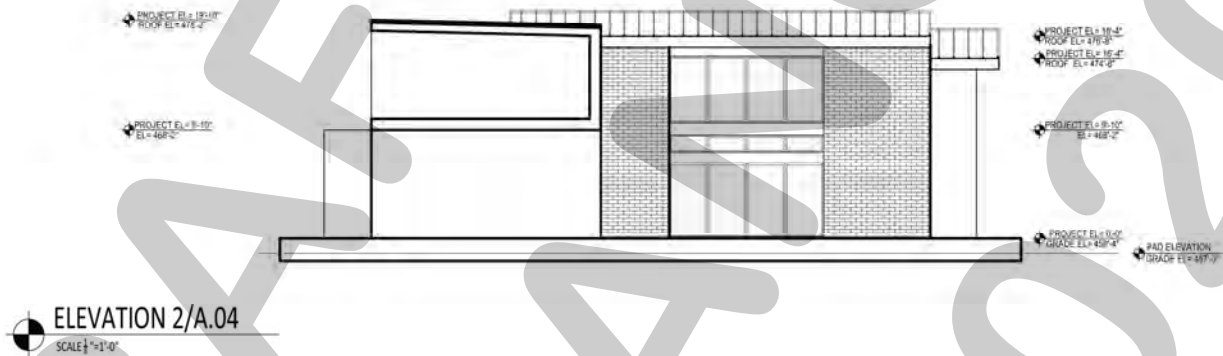
BACK SETBACK

10'

EXISTING STONE REMAINING WALL

N

**Exhibit 'C':
Building Elevations**



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City of Rockwall
The New Horizon

MEMORANDUM

TO: Rockwall Mayor and City Council

FROM: Jeffrey Widmer, Building Official

DATE: 05/04/20

SUBJECT: Show Cause Hearing for 304 Shamrock Circle

The owner of the property located at 304 Shamrock Circle Loan Ranger Capital (LRC) has been ordered to appear before the Rockwall City Council to show cause, if any, why the structures at this address should not be repaired, removed, or demolished.

Historic timeline:

May 4, 2017 Original permit was issued for the home and detached garage

November 2, 2017 Last inspection completed by the Building Inspections Department

August 22, 2018 Deed was transferred back to Loan Ranger Capital

During this time, LRC was marketing the property and Building Inspections received many calls from builders seeking information on what the City would require in order to complete the work.

March 20, 2019 LRC sold the property to Mr. Sudhear/T. Reality Group

August 7, 2019 T. Reality Group obtained a building permit to complete the structures

November 1, 2019 Deed was transferred back to LRC

Since this time, LRC has communicated regularly with Building Inspections on what we would require from them, in order to complete this construction project. Their Builder has also met and consulted with us several times, as he's developed his plans.

The framing work is substantially complete, and the electrical, plumbing and mechanical systems have been roughed in. The Builder has provided us with a structural engineer's report, which identifies structural deficiencies that need to be corrected. If the builder is allowed to complete the structures, we will require him to obtain an inspection by the structural engineer and deliver a final report of approval from the structural engineer to us, prior to sheet rocking the structures.

LRC has financed this property two times, with both builders defaulting on their loan and LRC re-acquiring the property. LRC has chosen to utilize a builder they conduct other development business with, to obtain the necessary approvals and complete construction of the buildings.

Due to the considerable amount of time in which no construction progress has been made, surrounding property owners and others have expressed concerns and complaints about the condition of the buildings and property. This show cause hearing was scheduled in an attempt to motivate the property owner. At this point, I believe individuals that have expressed their concerns about this situation just want some assurance that this project will move forward soon and can be completed in a satisfactory manner.

It's my understanding that LRC is seeking to be scheduled on the HOA's June Environmental Committee meeting. Once they obtain the HOA's approval to move forward, Building Inspections will work diligently with the builder to ensure the necessary modifications are made to the structures and that they are completed in a safe, code compliant manner.

"The use of flexible duct is limited to Class 0 or Class 1 air ducts with a reinforced metalized polyester jacket as a vapor barrier."
(Ord. No. 95-20, § 3, 6-19-95)

Secs. 6-33--6-50. Reserved.

ARTICLE IV.

DANGEROUS BUILDINGS

Sec. 6-51. Notice to owner to repair, demolish or remove.

Whenever the fire marshal, fire chief or building official shall find any building or other structure, or any portion thereof, which, for want of repair or by reason of age or dilapidated condition or by abandonment, or by destruction or partial destruction by fire or other cause, is liable to endanger persons or property or which renders such building or structure liable to fire or fire hazard, or which building or structure is so situated or occupied or is in such condition, either from the exterior or interior, as to endanger other buildings or property or human life from a fire in such building or from the collapse thereof, the fire marshal, fire chief or building official shall cause to be served upon the owner or other person responsible therefor, a written notice by certified mail, return receipt requested, ordering such person to repair, demolish or remove the dangerous building or other structure or such portion thereof to remedy such condition.
(Ord. No. 81-1, § 1, 1-12-81)

Sec. 6-52. Proceedings against owners failing to comply with notice to repair, demolish or remove.

If the owner or responsible person fails or refuses to repair, demolish or remove a building or structure within ten (10) days after receipt of the notice provided for in section 6-51, the fire marshal, fire chief or building official may cause an appropriate citation to be issued notifying such person to appear before the municipal court to answer a complaint against him for violation of this article, or the fire marshal, fire chief or building official may give further notice in writing by certified mail, return receipt requested, or in the event the owner is a non-resident, and his address is unknown, by publishing notice one time in the official newspaper of the city and by posting a copy thereof on the building or structure, ordering such person to appear before the city council at a time and date specified in the notice, to show cause, if any he has, why the building or structure, or any part thereof, should not be repaired, demolished or removed. At the time of the hearing before the city council, the appropriate official of the city shall present such evidence as he may have concerning the condition of the building or structure and make such recommendations as he may feel proper to the city council. The owner or other person ordered to appear may offer such evidence concerning the condition of the building or structure as he may desire. At the conclusion of the hearing, the city council may order the building or structure repaired, demolished or removed as the council may deem necessary. In no event, however, shall the time fixed for such repair, demolition or removal be less than ninety (90) days from the date of the council order.

(Ord. No. 81-1, § 2, 1-12-81)

Sec. 6-53. Performance of work by city; assessment of costs.

Should the owner or other person responsible for a dangerous building or structure fail or refuse to







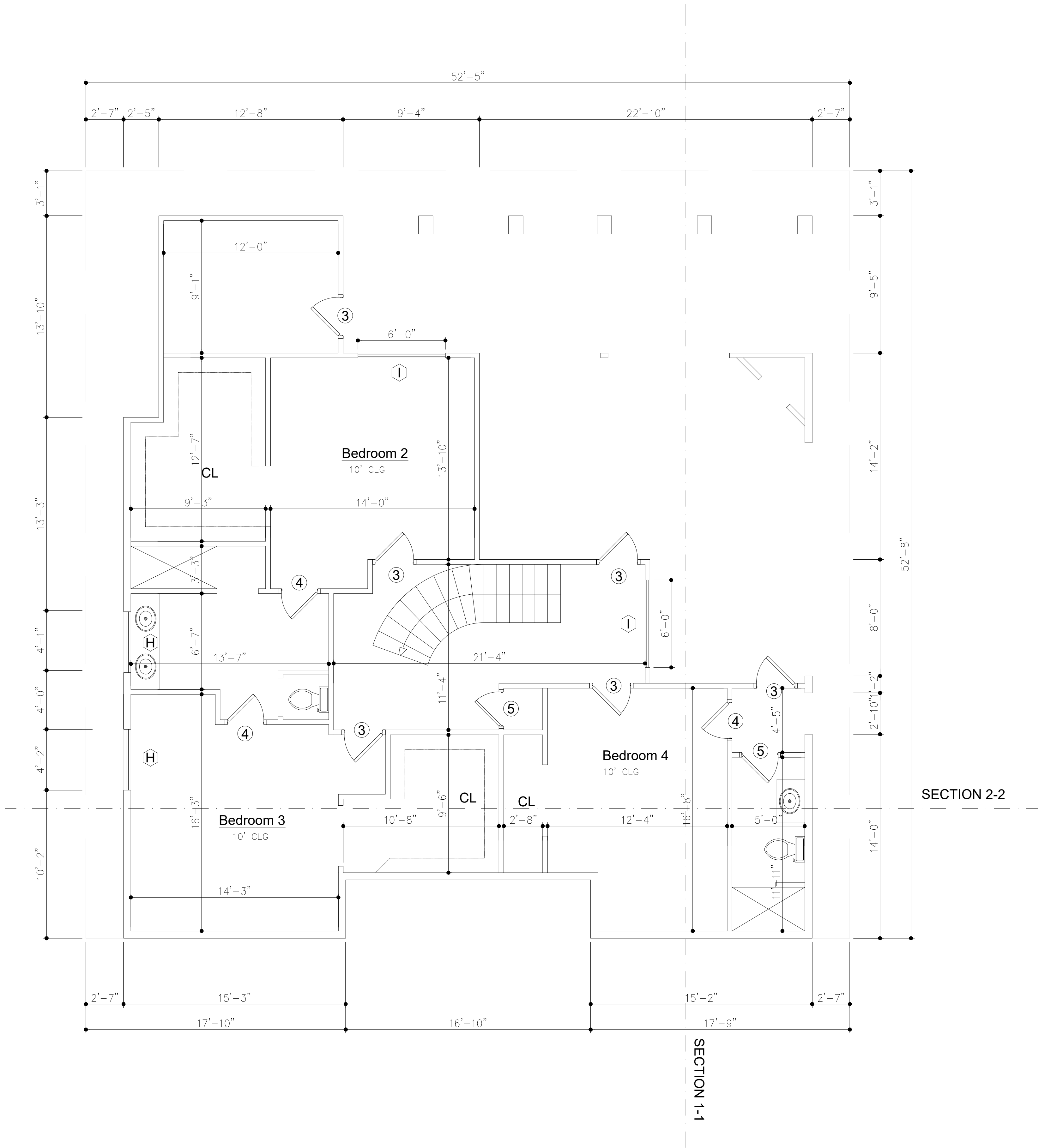


Sam Nasser is the owner and operator of AAA Home Builder, LLC, a Dallas based construction company. He has extensive knowledge regarding single family home construction, being a licensed contractor as well as an architect licensed in the state of Texas. AAA Home Builder, LLC constructs on average over 150 homes a year, and currently is working on three separate subdivision development projects with Loan Ranger Capital alone (although he does not use Loan Ranger exclusively on his projects). In addition to subdivisions, Sam also engages in spec home construction and flips in the Dallas area, which Loan Ranger Capital has funded for him. We are extremely confident in Sam's craftsmanship and ability to complete the project located at 304 Shamrock Cir. Our assessment of Sam is based on the projects we have worked with him on exclusively, and Loan Ranger Capital is far from his only lender. We make up only a small portion of the amount of homes he has worked on during his career.

1. HOA Approval Secured
 - a. Moving target date, would like to be added to May agenda if possible, if not will be in June
2. HOA Approval Secured + 6 Weeks
 - a. All HOA/City mandated changes completed and inspected.
 - b. Exterior adjustments complete, siding and masonry work complete and inspected
 - c. Framing adjustments complete, MEPs complete, insulation complete, drywall taped, floated, interior/exterior doors complete. All inspected.
3. HOA Approval Secured + 12 Weeks
 - a. Trim completed; interior paint completed; flooring installed
 - b. Tile installed; cabinets installed.
 - c. Countertops installed; light, plumbing, HVAC fixtures installed.
4. HOA Approval Secured + 16 weeks
 - a. Appliances installed
 - b. Driveway and sidewalk poured
 - c. Landscaping complete, ready to list

1. March 10th, 2017
 - a. LRCI completes transaction w/Marion Miller Custom Homes to finance new construction on 304 Shamrock
2. August 5th, 2018
 - a. LRCI forecloses on Marion Miller Custom Homes and takes ownership of property
3. May 3rd, 2019
 - a. LRCI completes transaction w/T Realty Group to finance construction on 304 Shamrock
4. October 10th, 2019
 - a. LRCI discovers that T Realty Group has not secured HOA approval to begin building
5. November 5th, 2019
 - a. LRCI forecloses on T Realty Group and takes ownership of property
6. November 12th, 2019
 - a. Engaged Heritage Design Studio to look over existing plans.
7. December 5th, 2019
 - a. Structural engineer visits property to begin his assessment and write report
8. December 19th, 2019
 - a. Received structural report from Nortex Foundation Designs, Inc.
9. January 2nd, 2020
 - a. Engage Sam Hasan w/AAA Home Builder LLC to work as GC to complete 304 Shamrock
10. January 9th, 2020
 - a. Sam finishes internal review and speaks with both Engage Heritage and Nortex regarding their findings
11. January 23rd, 2020
 - a. Sam meets w/HOA and City rep, all parties agree that plans need to be redone and a lot of renovation needs to take place. Redrawing of plans begins.
12. January 27th, 2020
 - a. Budget submitted to LRCI is approved
13. February 19th, 2020
 - a. New survey needed/ordered and add'l retaining wall needing to be added to plan drafts per Sam
14. March 22nd, 2020
 - a. Draft plans submitted to HOA for approval
15. March 24th, 2020
 - a. LRCI/Sam learn that more documentation is needed from HOA, however a list of missing documents is not provided
16. March 31st, 2020
 - a. LRCI has not heard back from HOA, so begins preliminary discussions w/City for feedback on plans submitted. This is in hopes that once HOA approval is secured, LRCI can fly through City approval and be ready to build asap
17. April 2nd, 2020
 - a. LRCI hears back on draft plans
18. April 10th, 2020
 - a. LRCI submits revised plans addressing HOA comments

19. April 14th, 2020
 - a. LRCI hears back on revised plans, learns that samples of materials are required for review (previously not requested, set back project while samples could be obtained)
20. April 20th, 2020
 - a. 3rd turn of plans is submitted to HOA for approval
21. April 22nd, 2020
 - a. LRCI hears back on where to submit samples for HOA meeting, meeting scheduled for 3pm that day
22. April 24th, 2020
 - a. LRCI learns that a 4th submission of plans is needed (material sample change and roof setback change and add'l retaining walls)
23. April 26th, 2020
 - a. Sam reaches out to City for comments on roofing setback item and retaining walls
24. April 28th, 2020
 - a. Comments received on roofing setback and retaining walls
 - b. Sam confirms contract w/City approved engineer for inspections (this will ensure we can fly through permitting process with City once HOA approval obtained)
25. April 29th, 2020
 - a. Sam submits 5th revision of plans (addressing roof overhang adjustments and retaining walls)



DOOR & WINDOW SCHEDULE						
NO	QTY	DOOR TYPE	WIDTH	HEIGHT	FRAME/LEAF	TYPE
1	1	GLASS-PANEL	6'-0"	9'-8"	HC WOOD	DOUBLE SWING
2	2	PANEL	4'-0"	6'-7"	HC WOOD	DOUBLE SWING
3	14	PANEL	3'-0"	6'-7"	HC WOOD	SWING
4	4	PANEL	2'-10"	6'-7"	HC WOOD	SWING
5	5	PANEL	2'-8"	6'-7"	HC WOOD	SWING
6	1	PANEL	5'-0"	6'-7"	HC WOOD	SWING
A	2	DOUBLE-HUNG	6'-0"	8'-0"	MTL/GLASS	VINYL
B	2	SINGLE-HUNG	3'-0"	8'-7"	MTL/GLASS	VINYL
C	2	SINGLE-HUNG	3'-0"	4'-0"	MTL/GLASS	VINYL
D	8	SINGLE-HUNG	3'-8"	7'-8"	MTL/GLASS	VINYL
E	1	DOUBLE-HUNG	6'-0"	8'-0"	MTL/GLASS	VINYL
F	3	SINGLE-HUNG	2'-4"	7'-8"	MTL/GLASS	VINYL
G	5	SINGLE-HUNG	3'-0"	5'-4"	MTL/GLASS	VINYL
H	2	SINGLE-HUNG	4'-2"	4'-0"	MTL/GLASS	VINYL
I	2	DOUBLE-HUNG	6'-0"	7'-8"	MTL/GLASS	VINYL
J	1	SINGLE-HUNG	3'-10"	6'-0"	MTL/GLASS	VINYL
K	4	SINGLE-HUNG	3'-0"	6'-0"	MTL/GLASS	VINYL

1

A-01

BASEMENT PLAN

1/4" = 1'-0"

SAM HASEN NASSER

GENERAL CONTRACTOR

4 6 0 - 4 2 2 - 5 9 4 4

TEXAS HOME BUILDER

304 SHAMROCK CIR

ROCKWALL TX, 75032

Project Number:

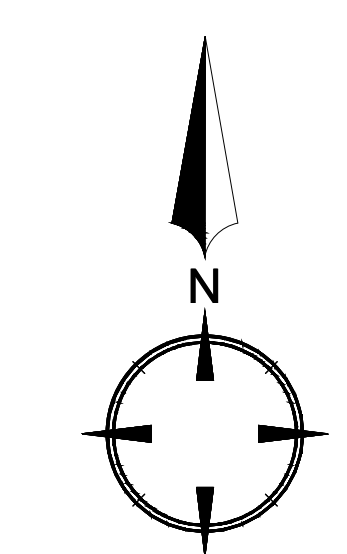
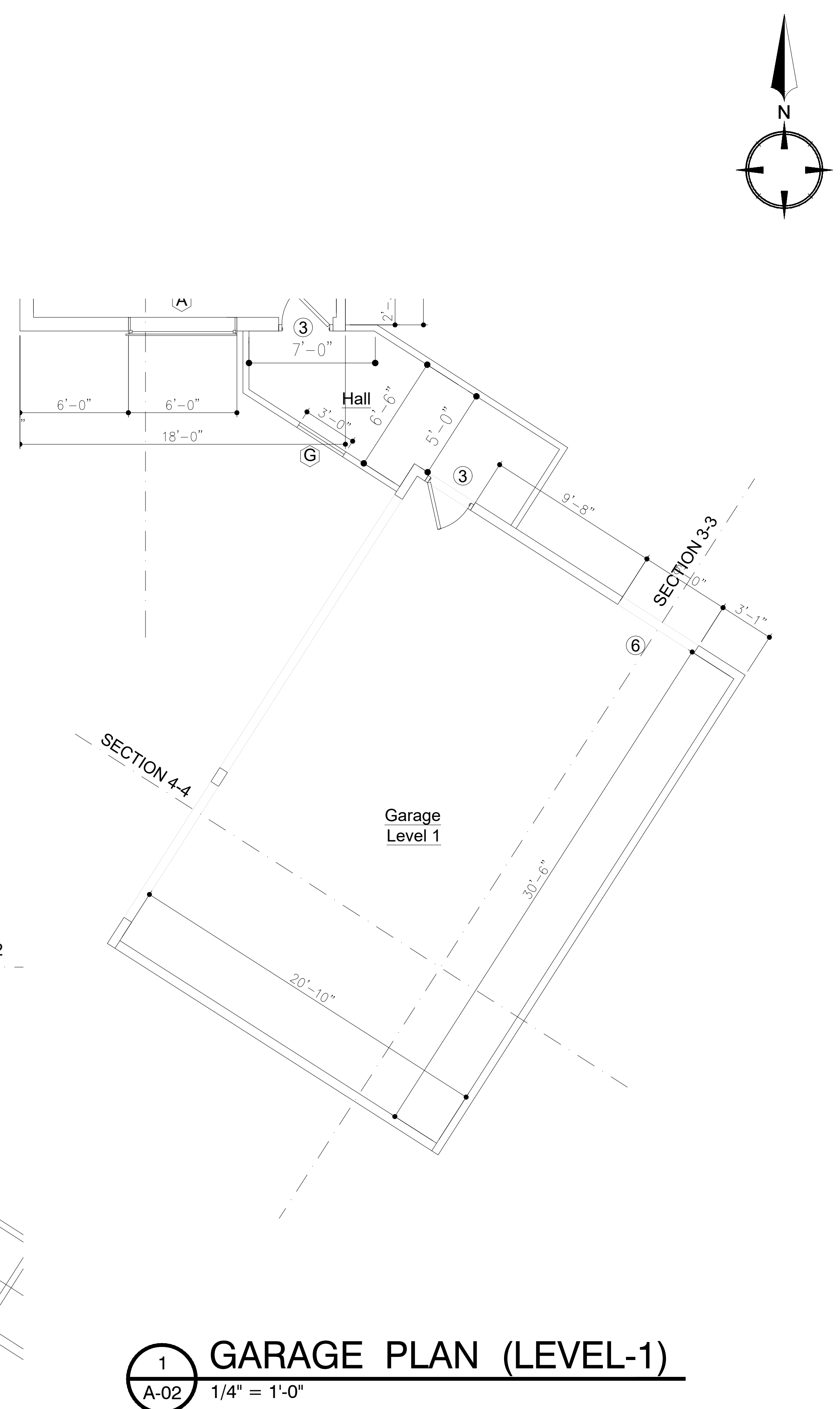
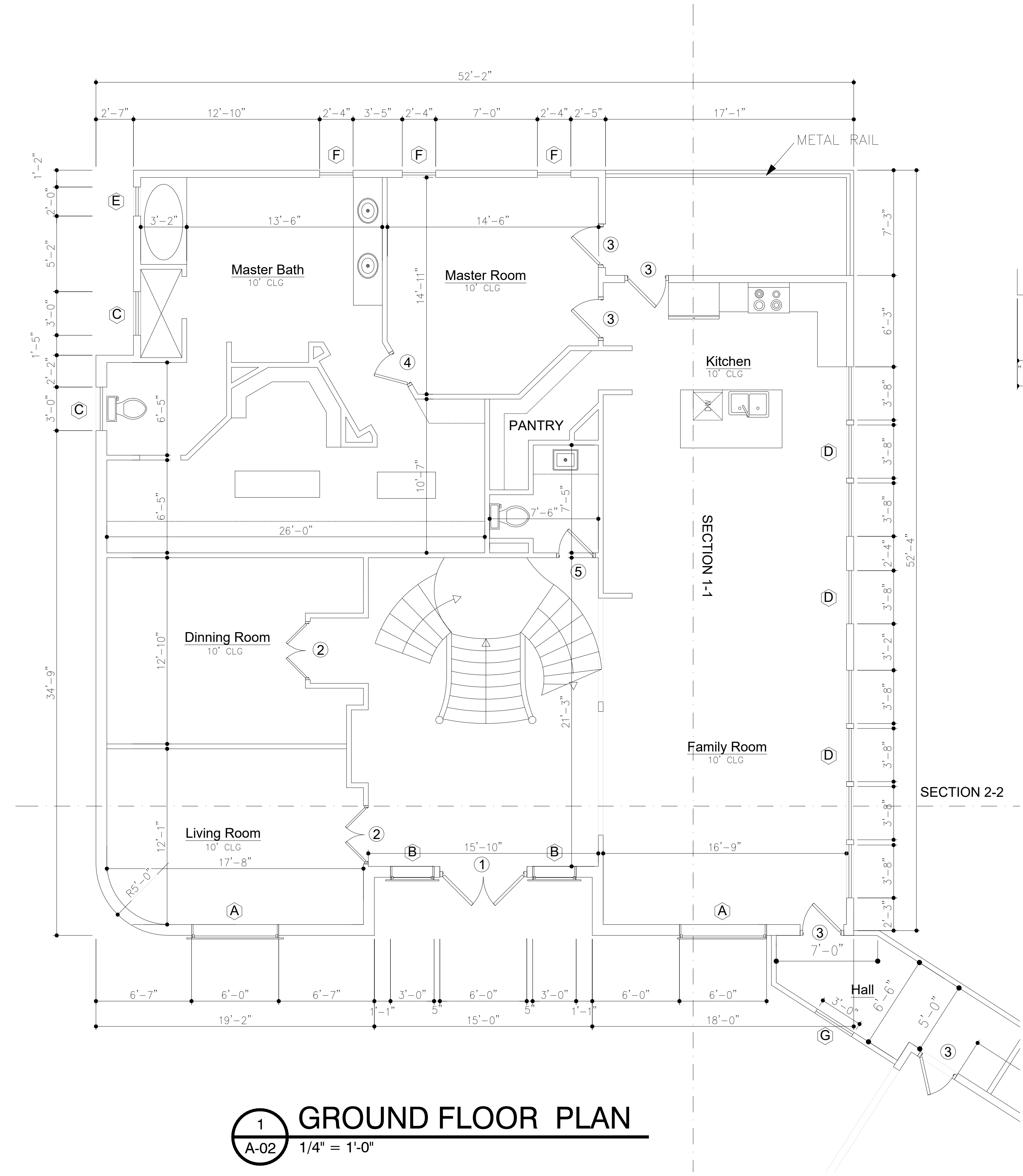
Drawn By:RK

Checked By:RK

Date Issued:04/17/20

SHEET NUMBER

A-01

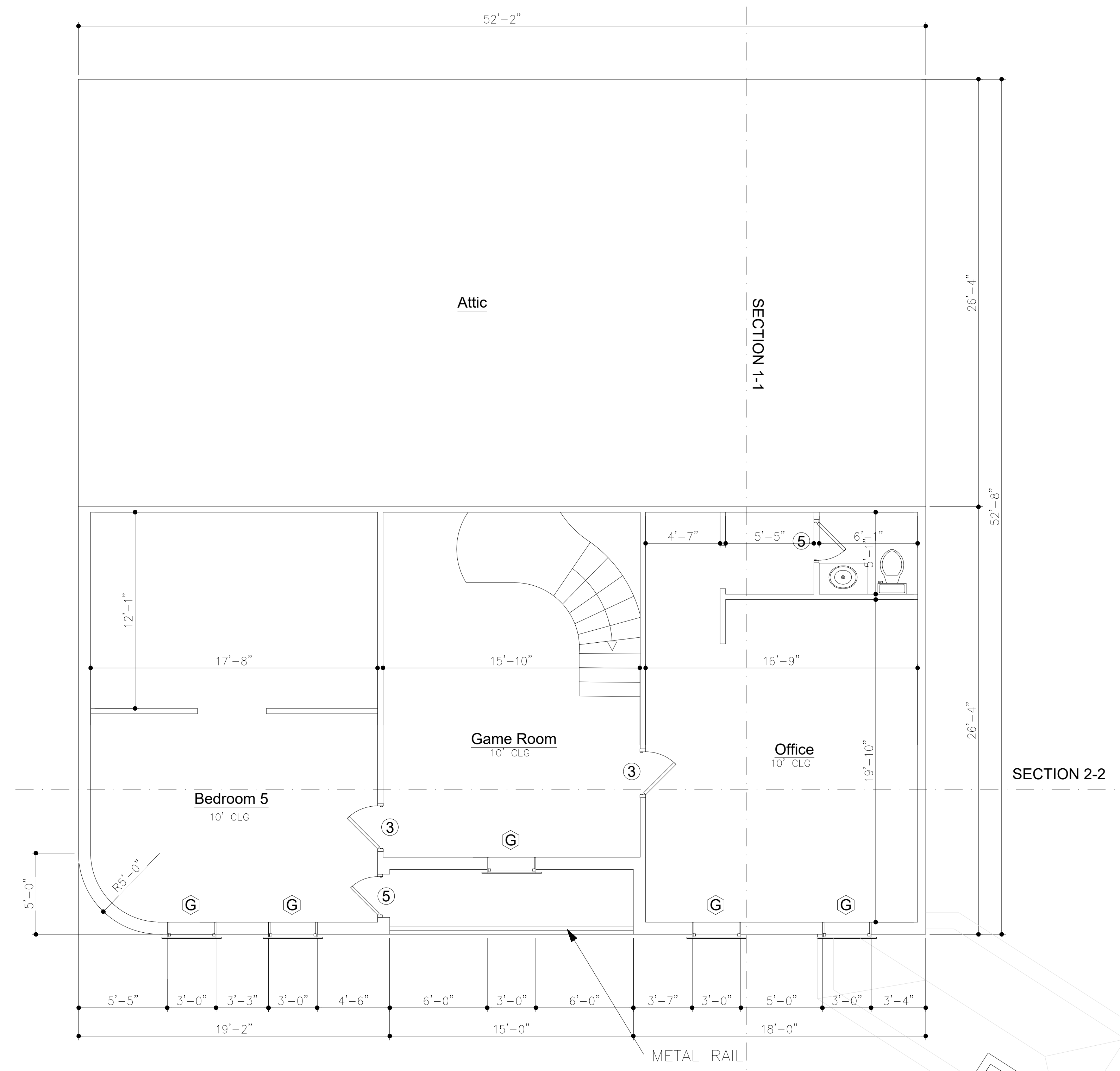


SAM HASEN NASSER
GENERAL CONTRACTOR
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TEXAS HOME BUILDER

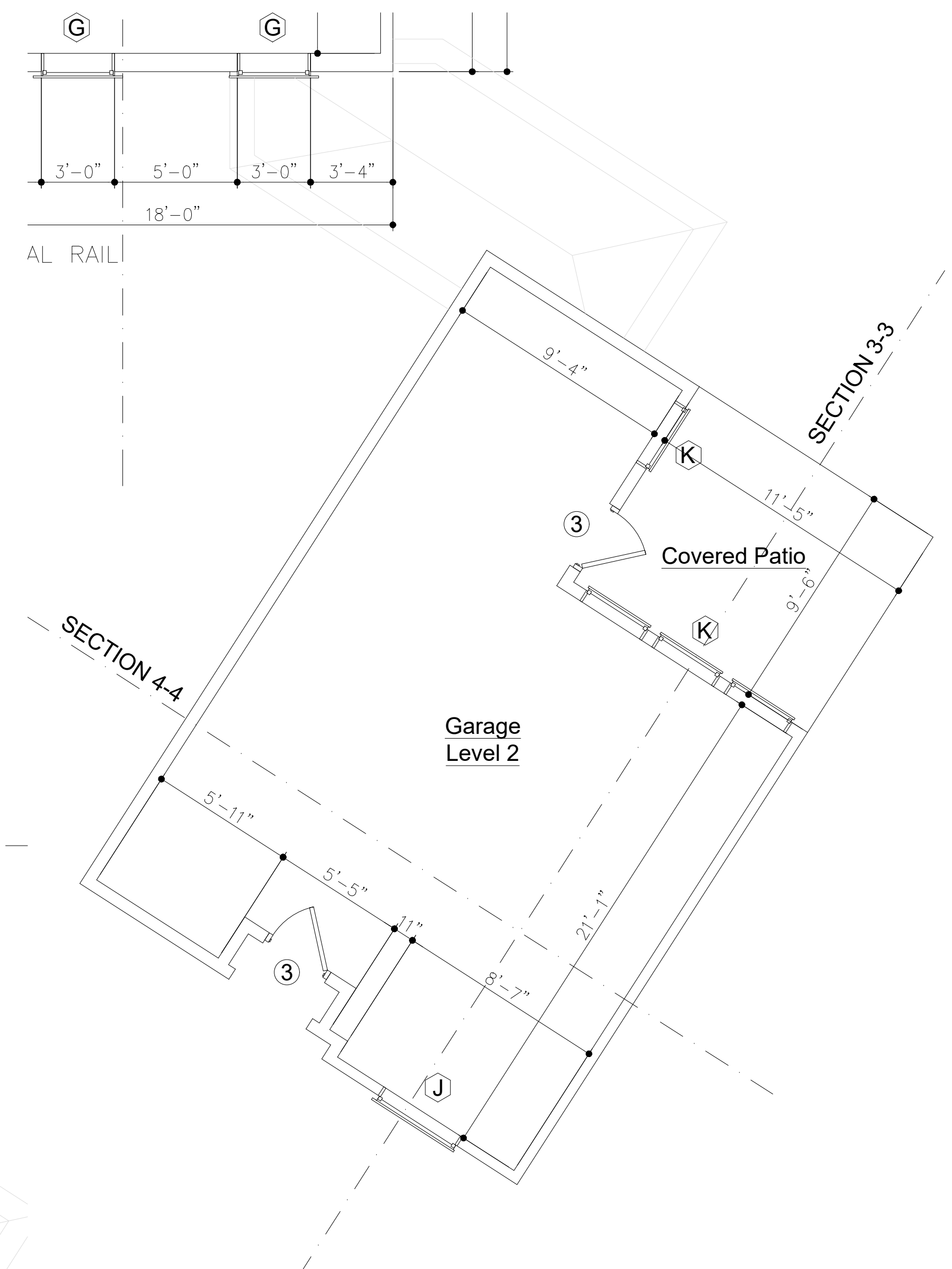
304 SHAMROCK CIR
ROCKWALL TX, 75032

Project Number:
Drawn By: RK
Checked By: RK
Date Issued: 04/17/20

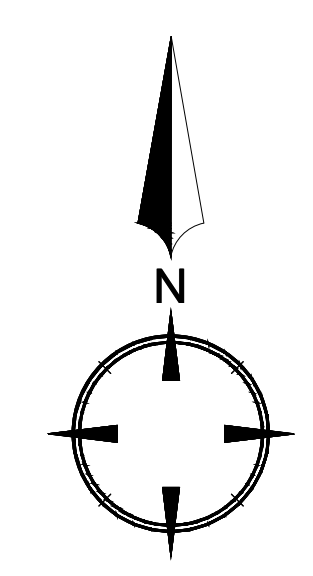
SHEET NUMBER
A-02



1 SECOND FLOOR PLAN
A-03 1/4" = 1'-0"



1 GARAGE PLAN (LEVEL-1)
A-03 1/4" = 1'-0"



SAM HASEN NASSER

GENERAL CONTRACTOR

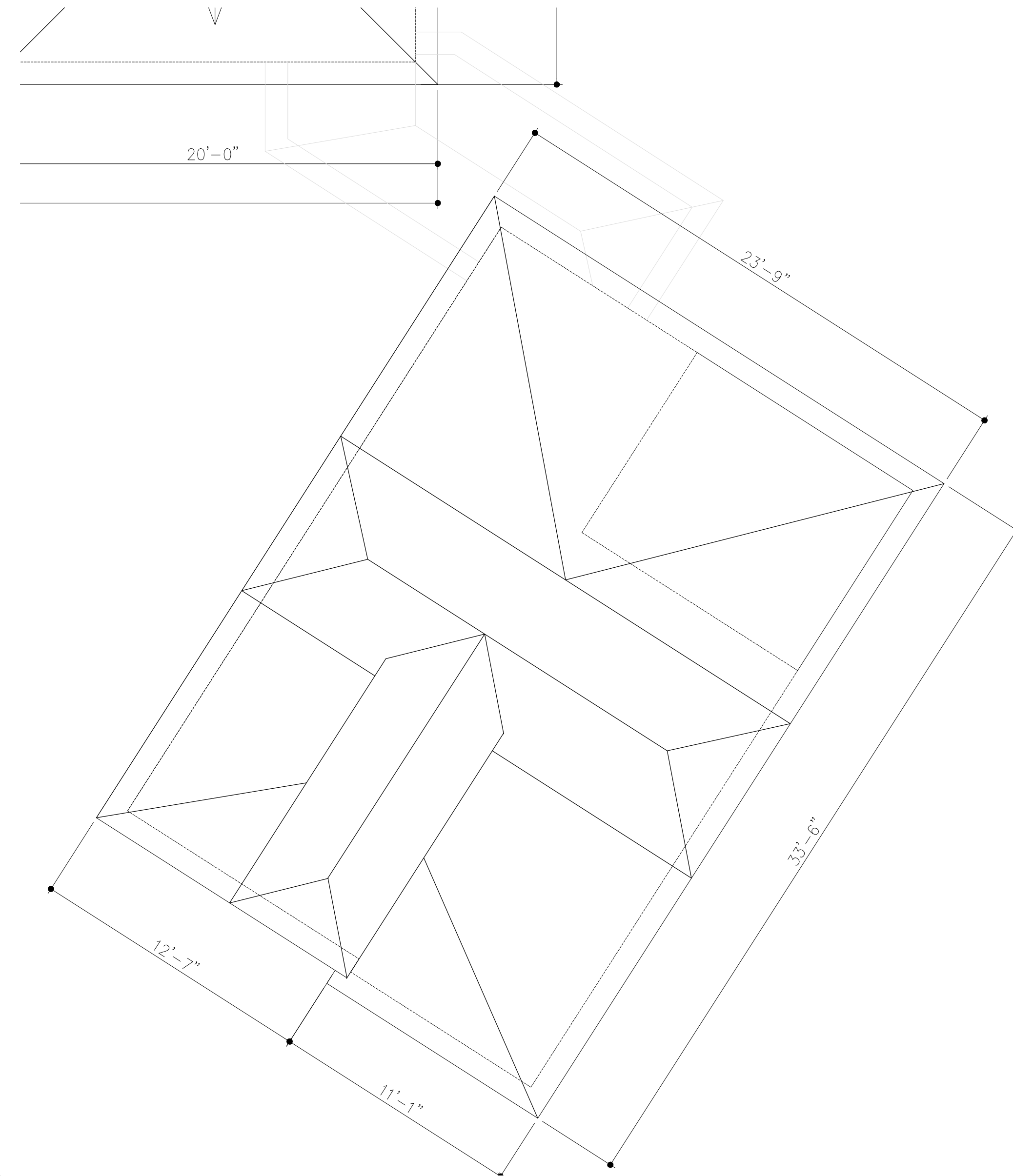
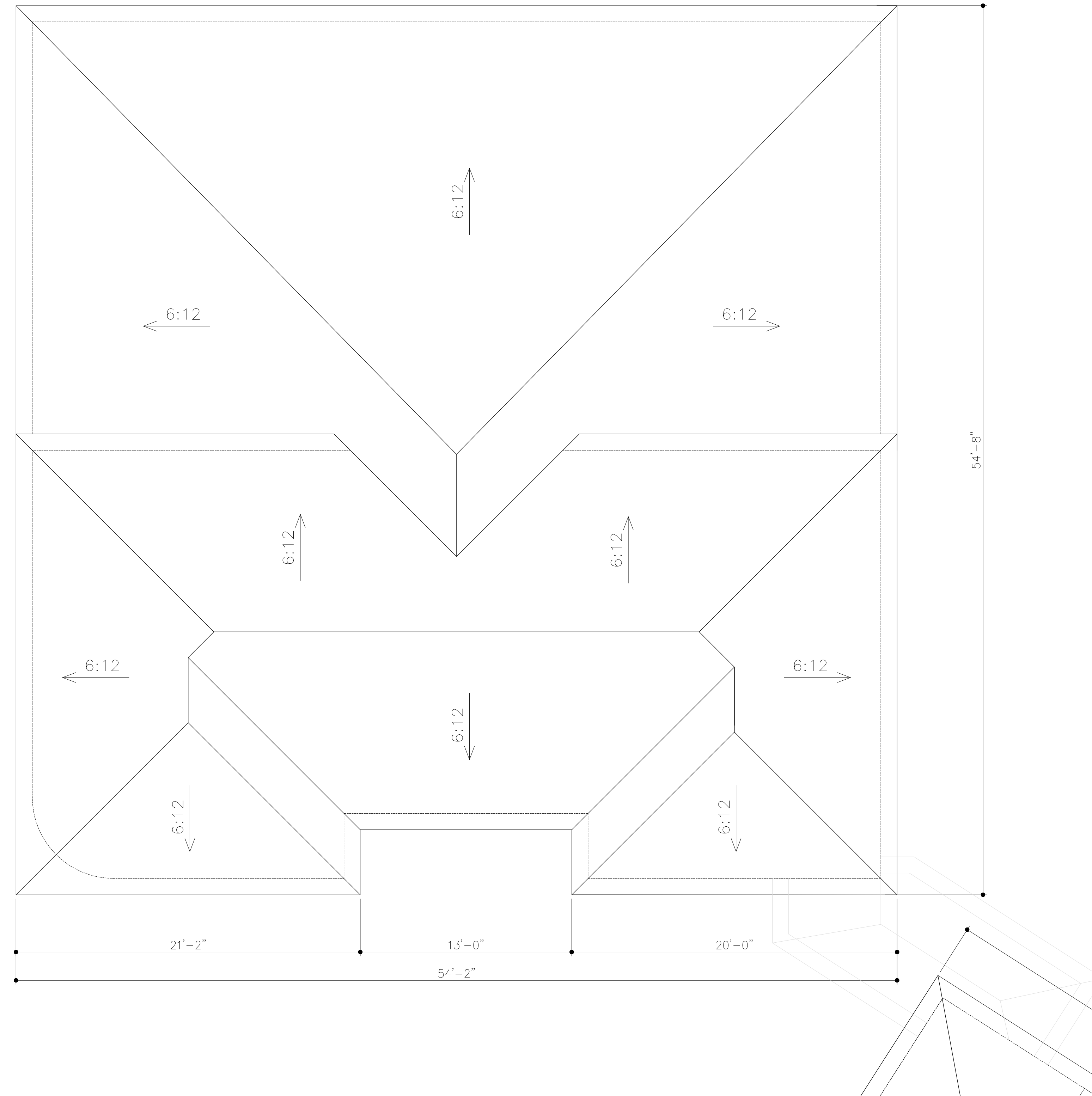
4 6 0 - 4 2 2 - 5 9 4 4
TEXAS HOME BUILDER

304 SHAMROCK CIR
ROCKWALL TX, 75032

Project Number:
Drawn By: RK
Checked By: RK
Date Issued: 04/17/20

SHEET NUMBER

A-03



1 ROOF PLAN
A-04 1/4" = 1'-0"

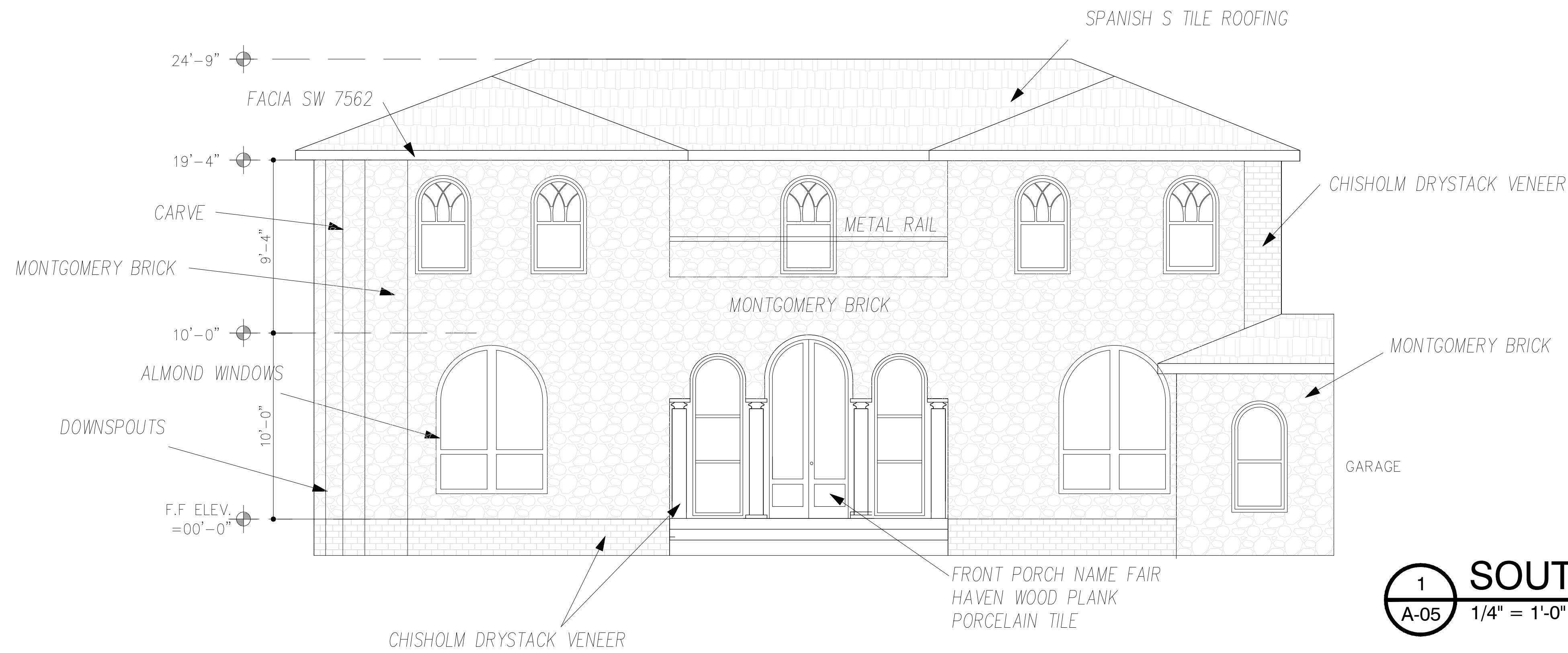
SAM HASEN NASSER
GENERAL CONTRACTOR
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TEXAS HOME BUILDER

304 SHAMROCK CIR
ROCKWALL TX, 75032

Project Number:
Drawn By: RK
Checked By: RK
Date Issued: 04/17/20

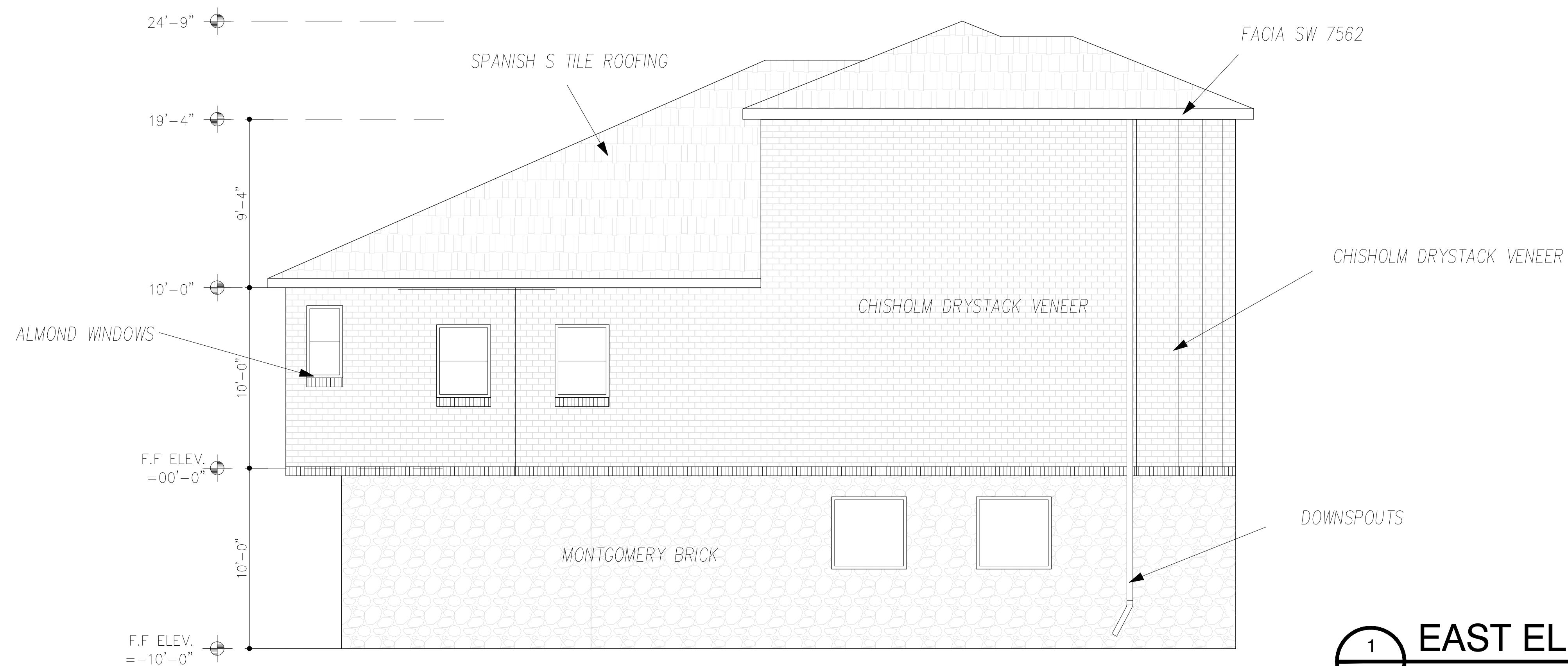
SHEET NUMBER

A-04



SOUTH ELEVATION

1/4" = 1'-0"



EAST ELEVATION

1/4" = 1'-0"

SAM HASEN NASSER

GENERAL CONTRACTOR

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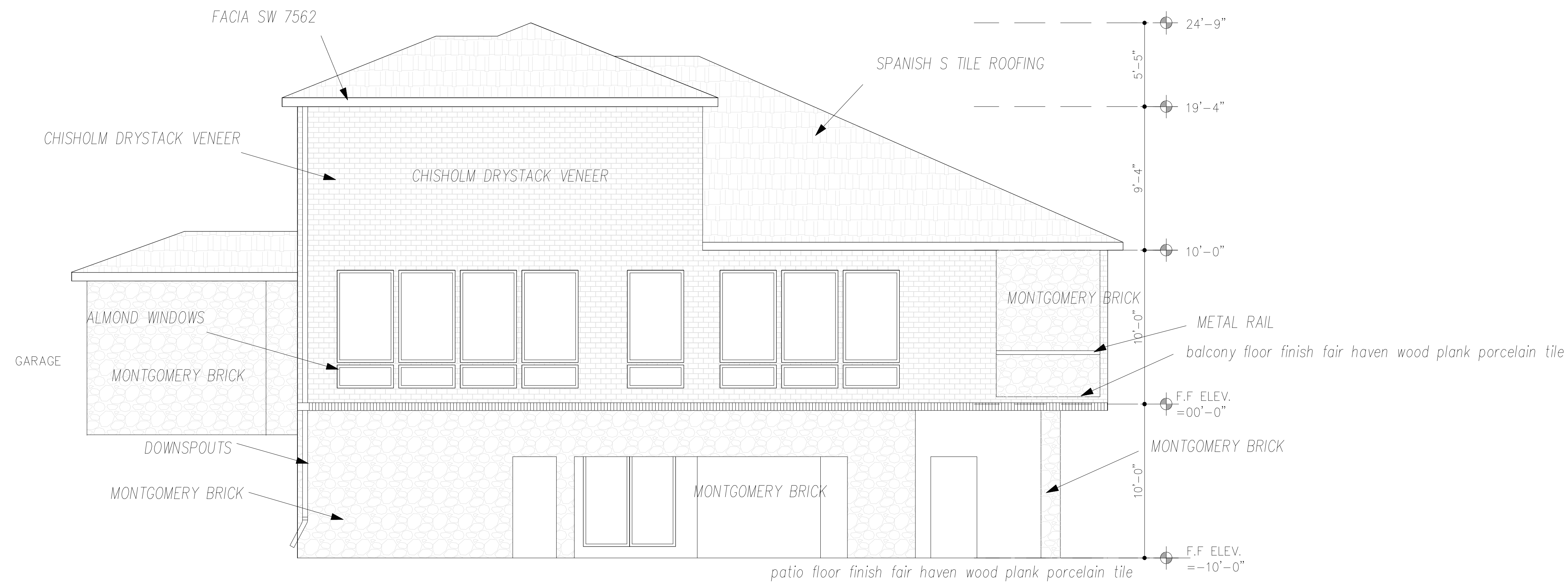
TEXAS HOME BUILDER

304 SHAMROCK CIR
ROCKWALL TX, 75032

Project Number:
Drawn By: RK
Checked By: RK
Date Issued: 04/17/20

SHEET NUMBER

A-05



SAM HASEN NASSER

GENERAL CONTRACTOR

4460-422-5944

TEXAS HOME BUILDER

304 SHAMROCK CIR
ROCKWALL TX, 75032

Project Number:
Drawn By:RK
Checked By:RK
Date Issued:04/17/20

SHEET NUMBER

A-06



1
A-07

SECTION 1-1

1/4" = 1'-0"



1
A-07

SECTION 2-2

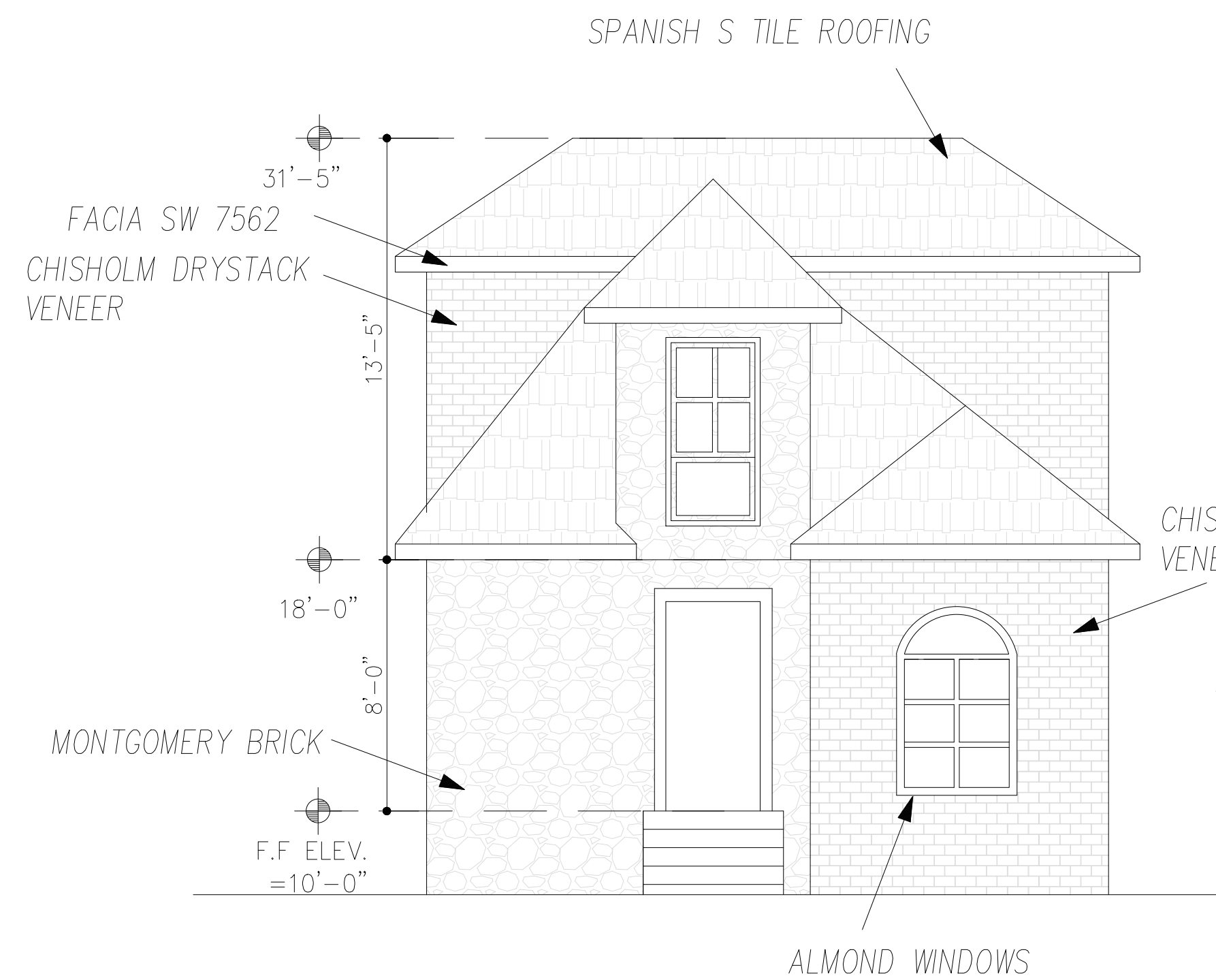
1/4" = 1'-0"

SAM HASEN NASSER
GENERAL CONTRACTOR
4 6 0 - 4 2 2 - 5 9 4 4
TEXAS HOME BUILDER

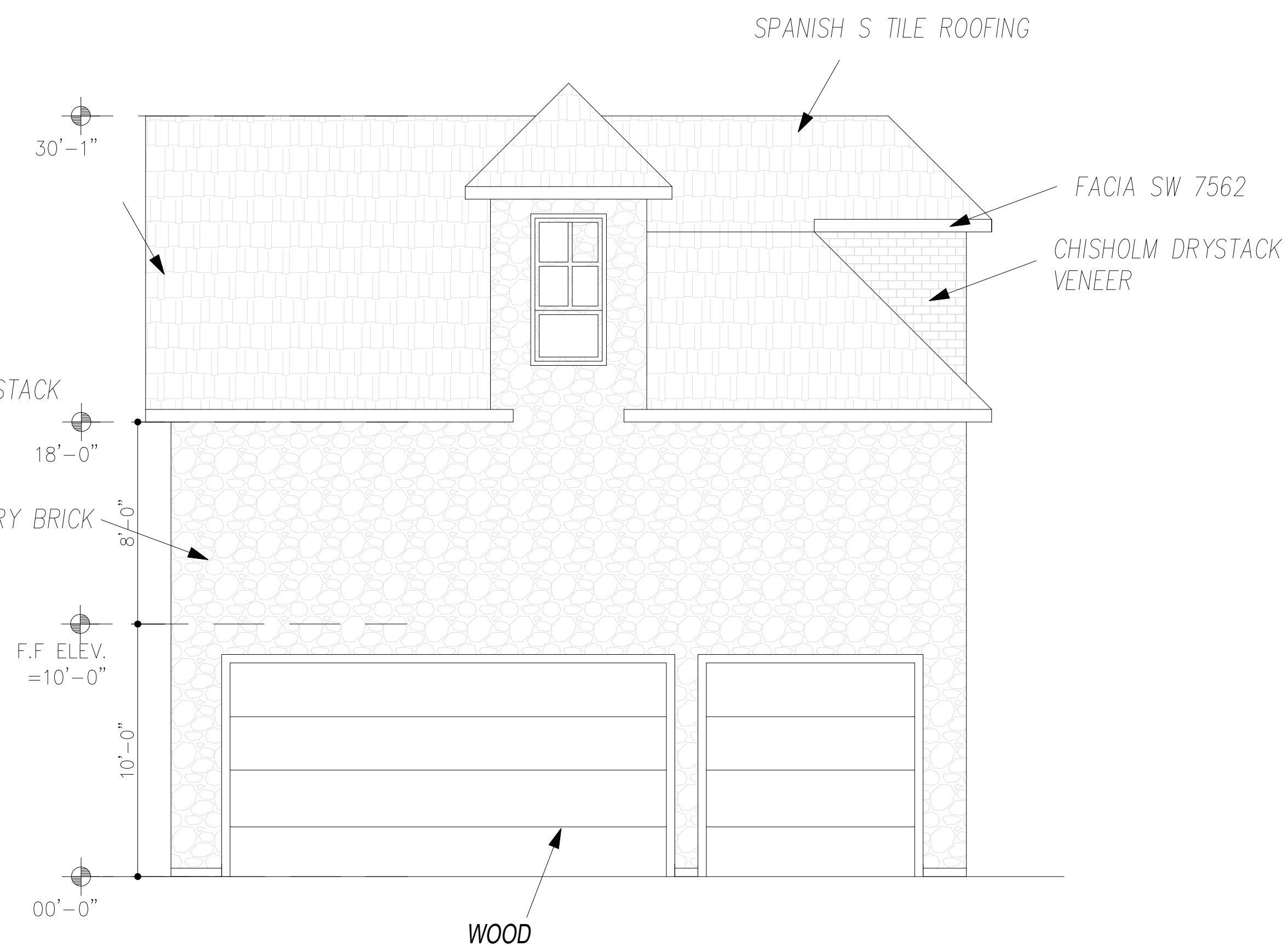
304 SHAMROCK CIR
ROCKWALL TX, 75032

Project Number:
Drawn By: RK
Checked By: RK
Date Issued: 04/17/20

SHEET NUMBER
A-07



1 FRONT ELEVATION GARAGE
A-08 1/4" = 1'-0"



1 LEFT ELEVATION GARAGE
A-08 1/4" = 1'-0"

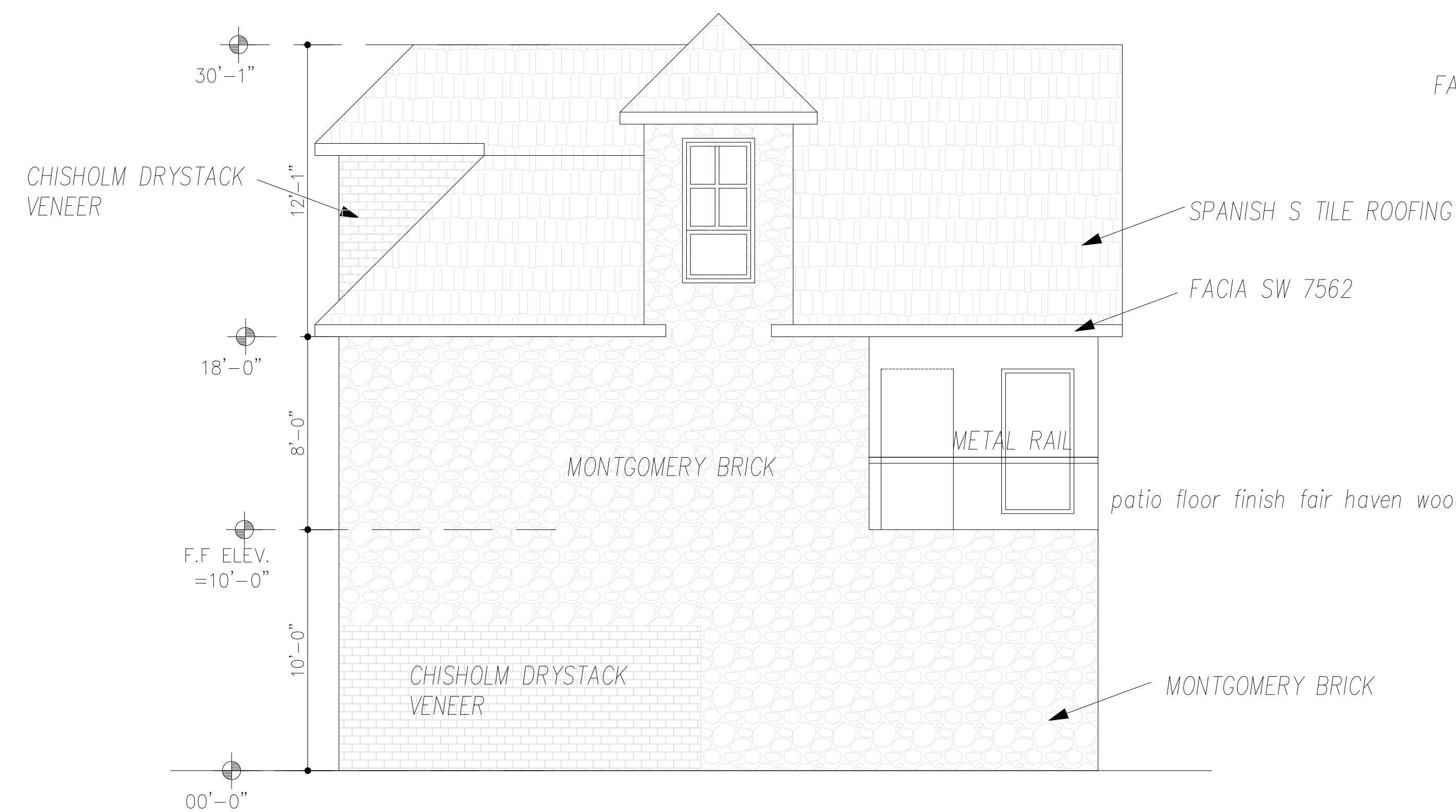
SAM HASEN NASSER
GENERAL CONTRACTOR
4 6 0 - 4 2 2 - 5 9 4 4
TEXAS HOME BUILDER

304 SHAMROCK CIR
ROCKWALL TX, 75032

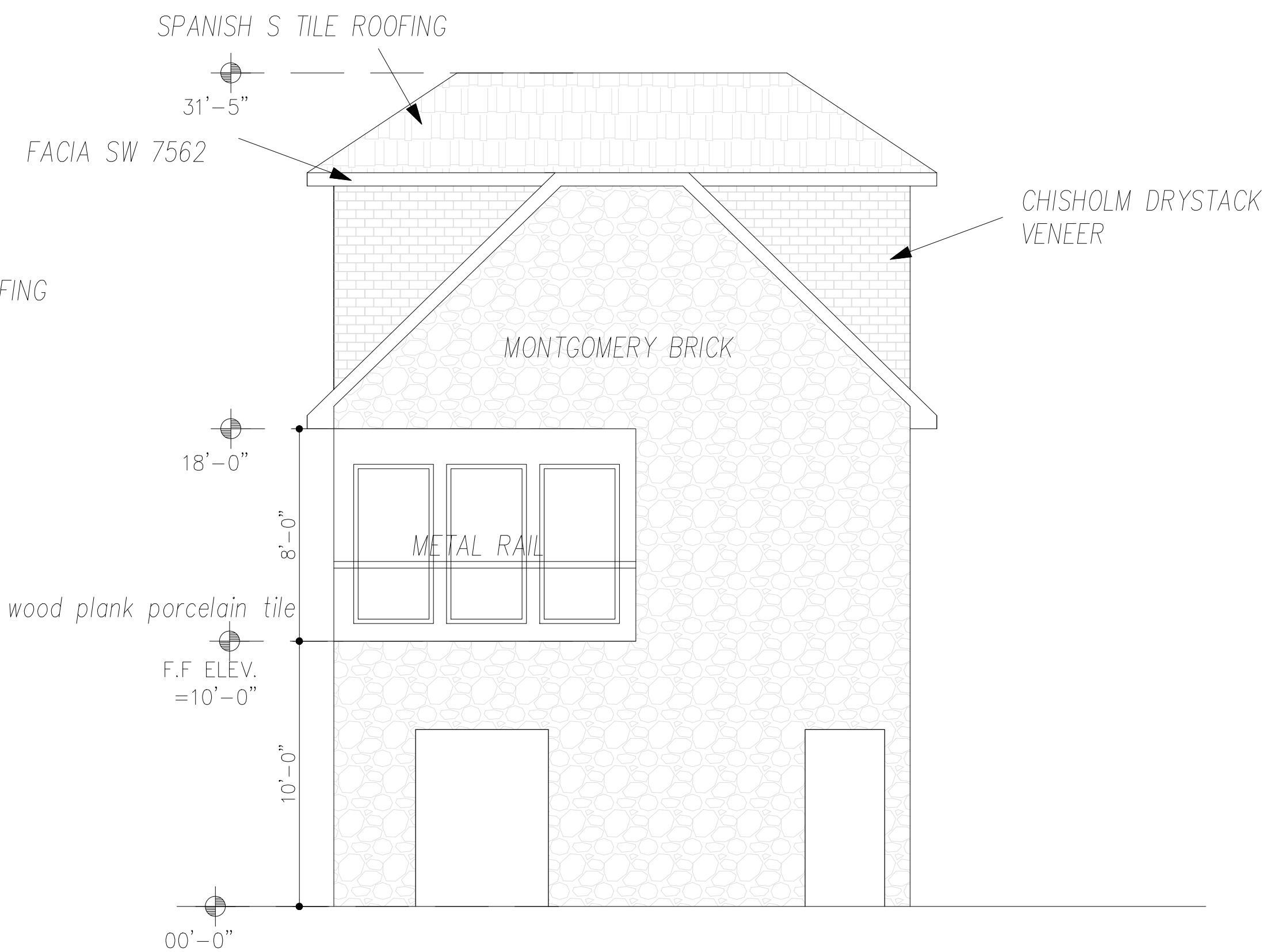
Project Number:
Drawn By: RK
Checked By: RK
Date Issued: 04/17/20

SHEET NUMBER

A-08



1
A-09
RIGHT ELEVATION GARAGE
1/4" = 1'-0"



1
A-09
BACK ELEVATION GARAGE
1/4" = 1'-0"

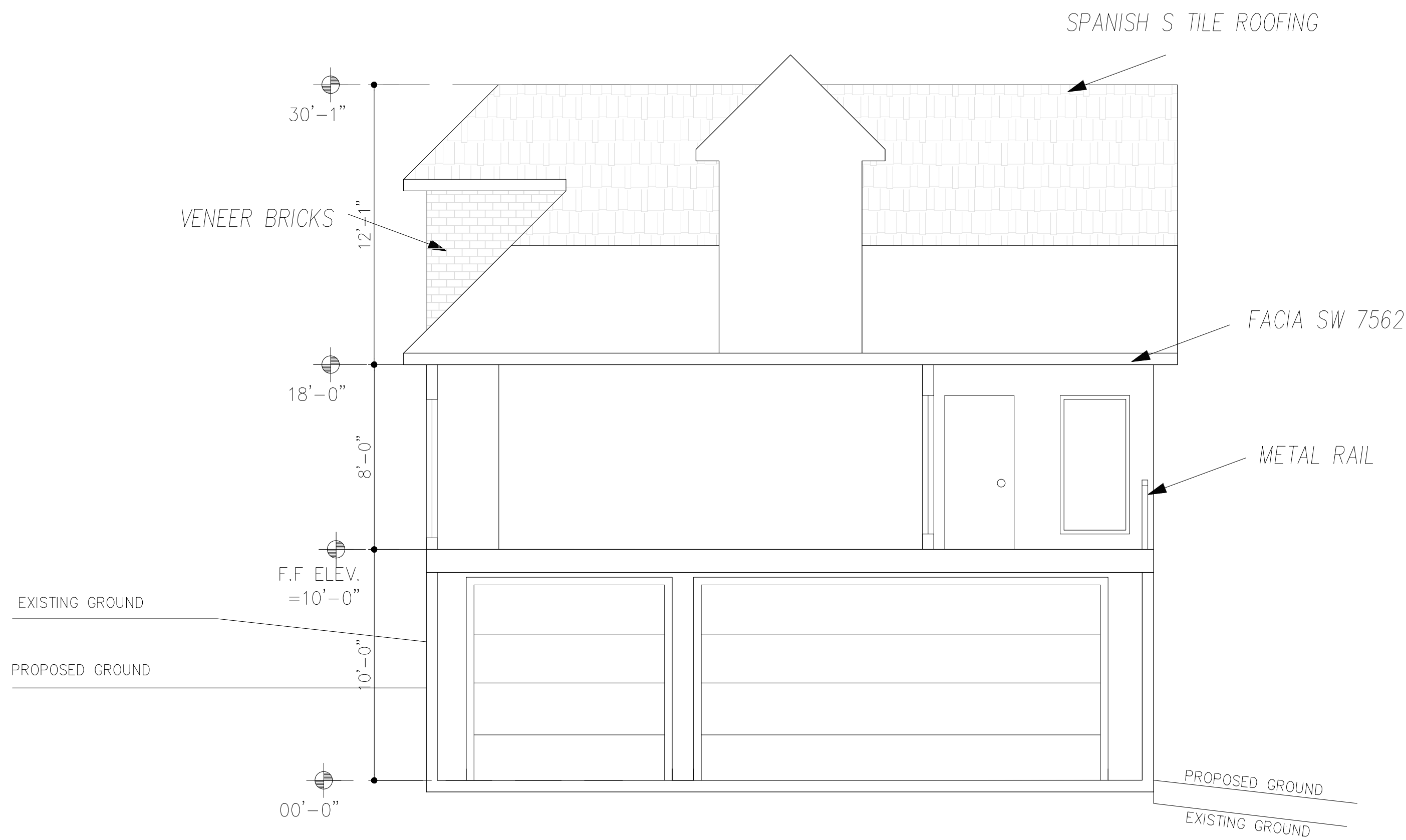
SAM HASEN NASSER
GENERAL CONTRACTOR
4 6 0 - 4 2 2 - 5 9 4 4
TEXAS HOME BUILDER

304 SHAMROCK CIR
ROCKWALL TX, 75032

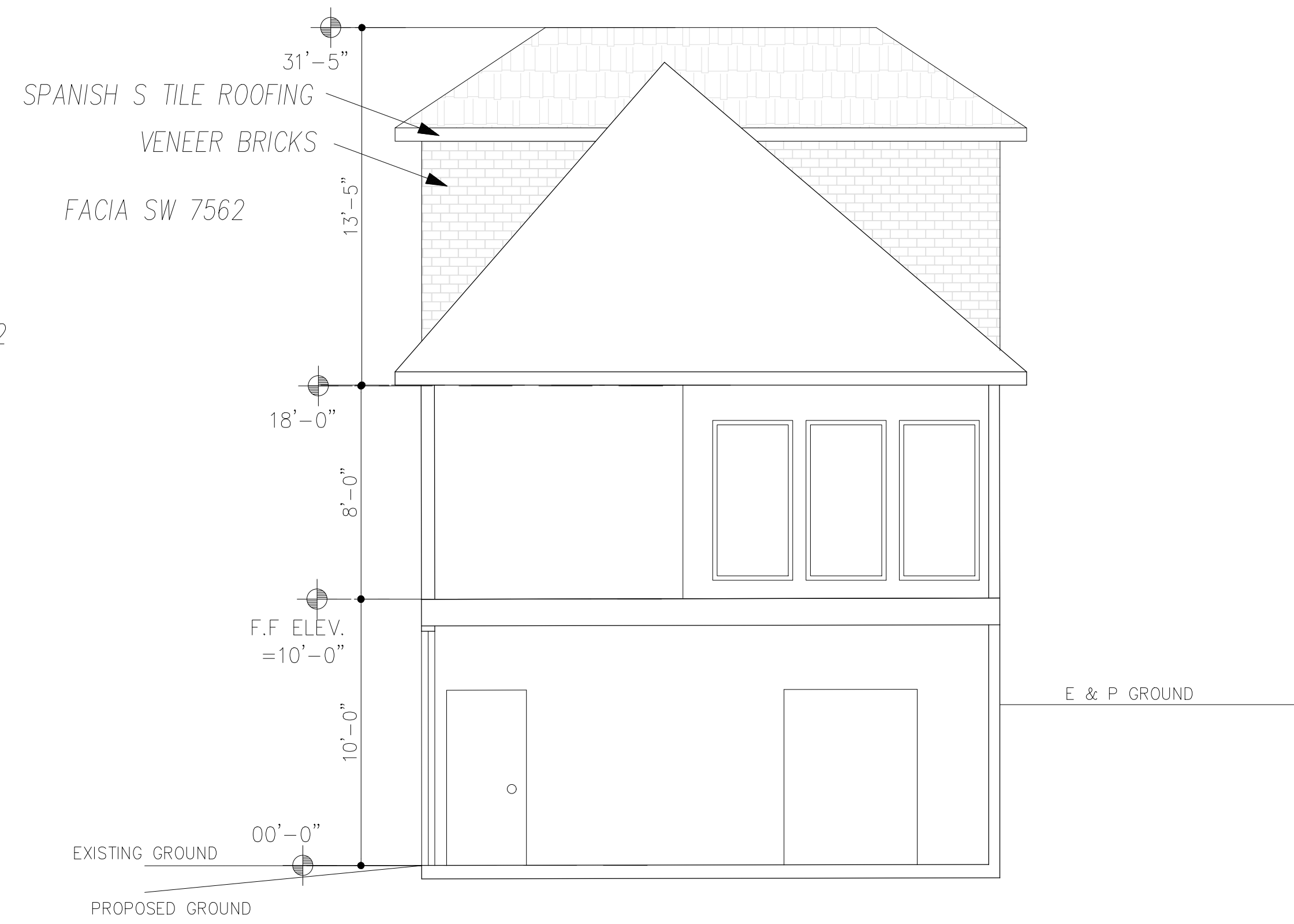
Project Number:
Drawn By: RK
Checked By: RK
Date Issued: 04/17/20

SHEET NUMBER

A-09



1
A-10 SECTION 3-3
1/4" = 1'-0"



1
A-10 SECTION 4-4
1/4" = 1'-0"

SAM HASEN NASSER
GENERAL CONTRACTOR
4 6 0 - 4 2 2 - 5 9 4 4
TEXAS HOME BUILDER

304 SHAMROCK CIR
ROCKWALL TX, 75032

Project Number:
Drawn By: RK
Checked By: RK
Date Issued: 04/17/20

SHEET NUMBER

A-10



Dark Rustic

Lowe's Store

Item # 772276 Model # 140.0003473.007

Cabot Gold Moonlit Mahogany Transparent Exterior Stain



Item Details:
By Lowe's Store:
Category:


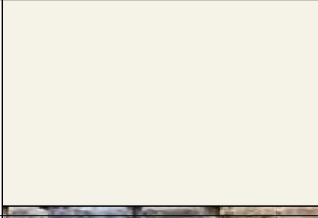




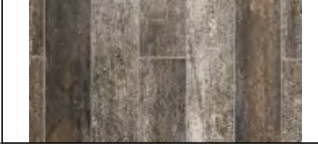
Fence Panels

Color: # 690643 Model # K01607777
Krylon High Heat Max Specialty High Heat Satin Black Spray Paint

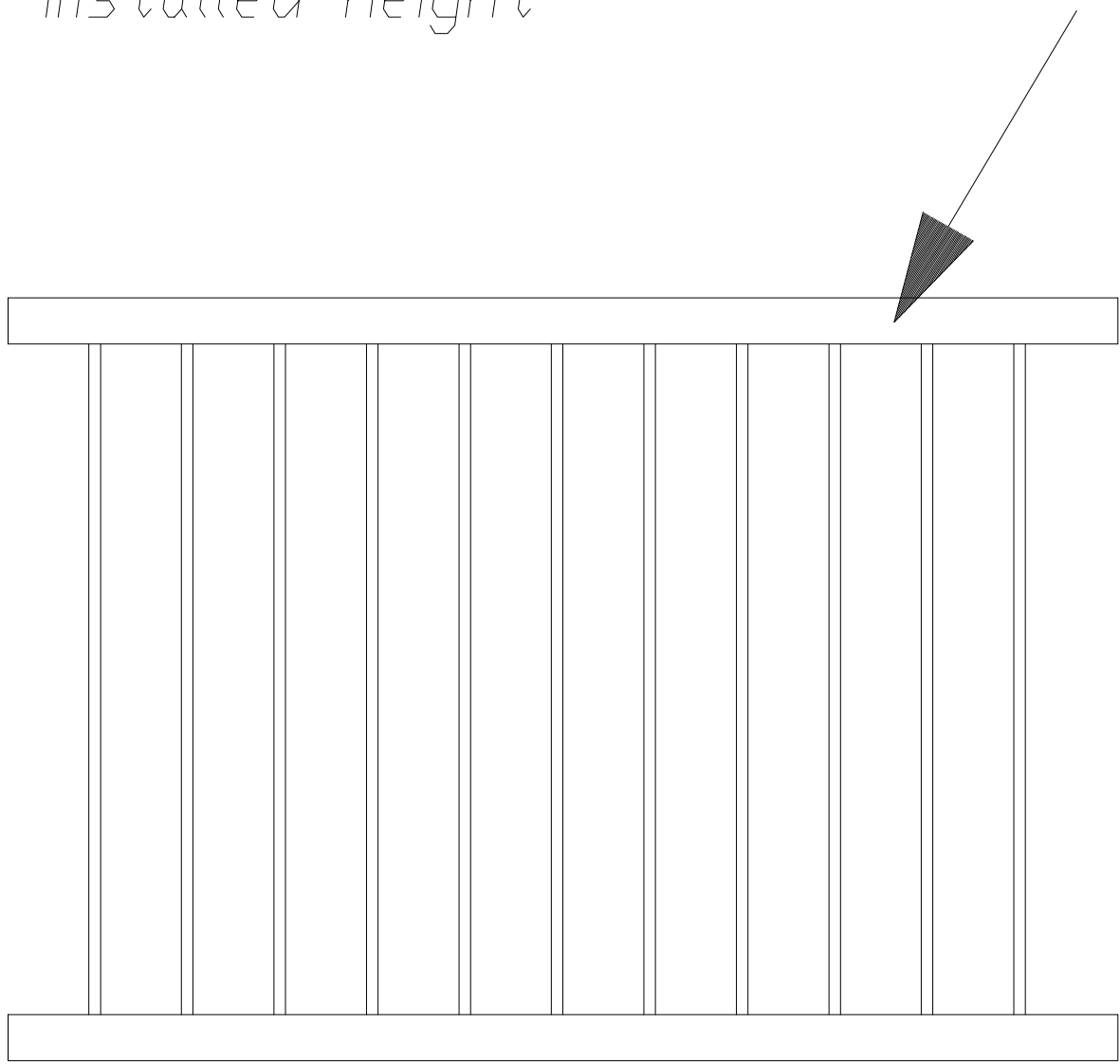
Country/Region of Manufacture: United States

Height: 4ft
Length: 6ft

Type: Aluminum Rail
Material:Aluminum

MATERIAL SCHEDULE			
NO		MATERIAL	
1			SPANISH S TILE ROOFING
2			FACIA SW 7562
3			CHISHOLM DRYSTACK VENEER
4			ALMOND WINDOWS
5			MONTGOMERY BRICK
6			WOOD CEDAR
7			FAIR HAVEN WOOD PLANK PORCELAIN TILE

Gilpin inc. Deck, Porch, For Stairs, Metal 33-in H x 4-ft L x 4-in spindle spacing Summit railing black, Aluminum Summit railing for a 36-in installed height



SAM HASEN NASSER

GENERAL CONTRACTOR

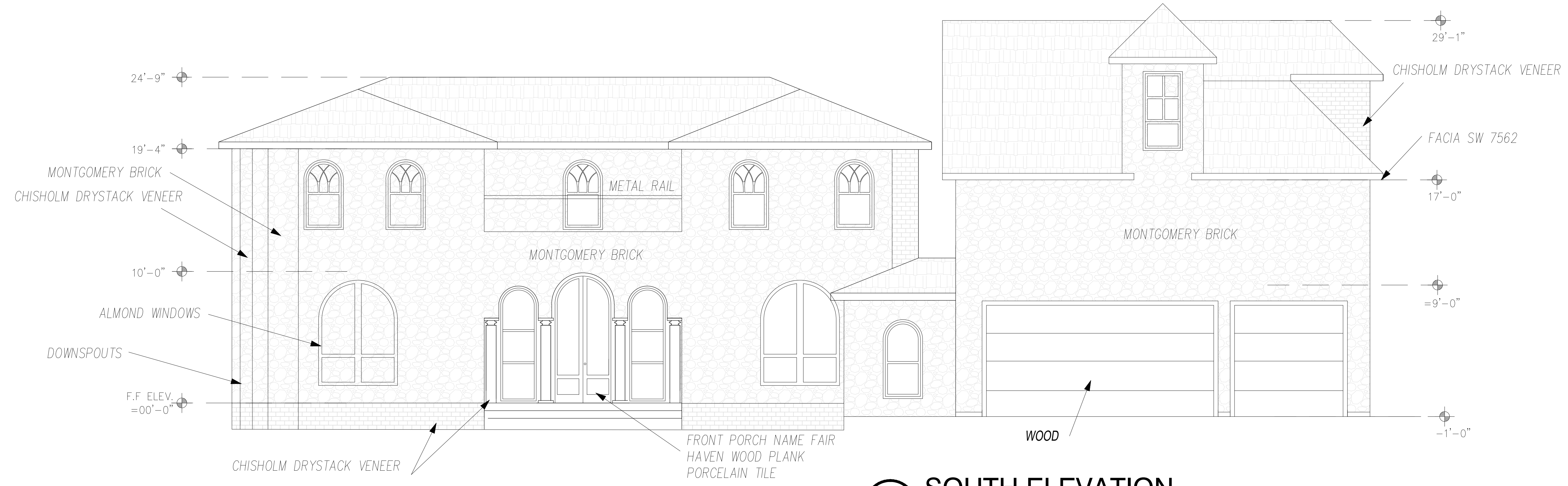
4 6 0 - 4 2 2 - 5 9 4 4
TEXAS HOME BUILDER

304 SHAMROCK CIR
ROCKWALL TX, 75032

Project Number:
Drawn By:RK
Checked By:RK
Date Issued:04/17/20

SHEET NUMBER

A-11



1 SOUTH ELEVATION
A-12 1/4" = 1'-0"



1 NORTH ELEVATION
A-12 1/4" = 1'-0"

SAM HASEN NASSER

GENERAL CONTRACTOR

4 6 0 - 4 2 2 - 5 9 4 4

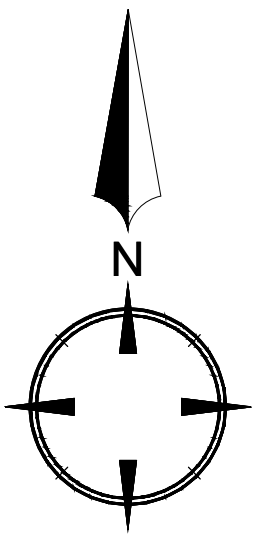
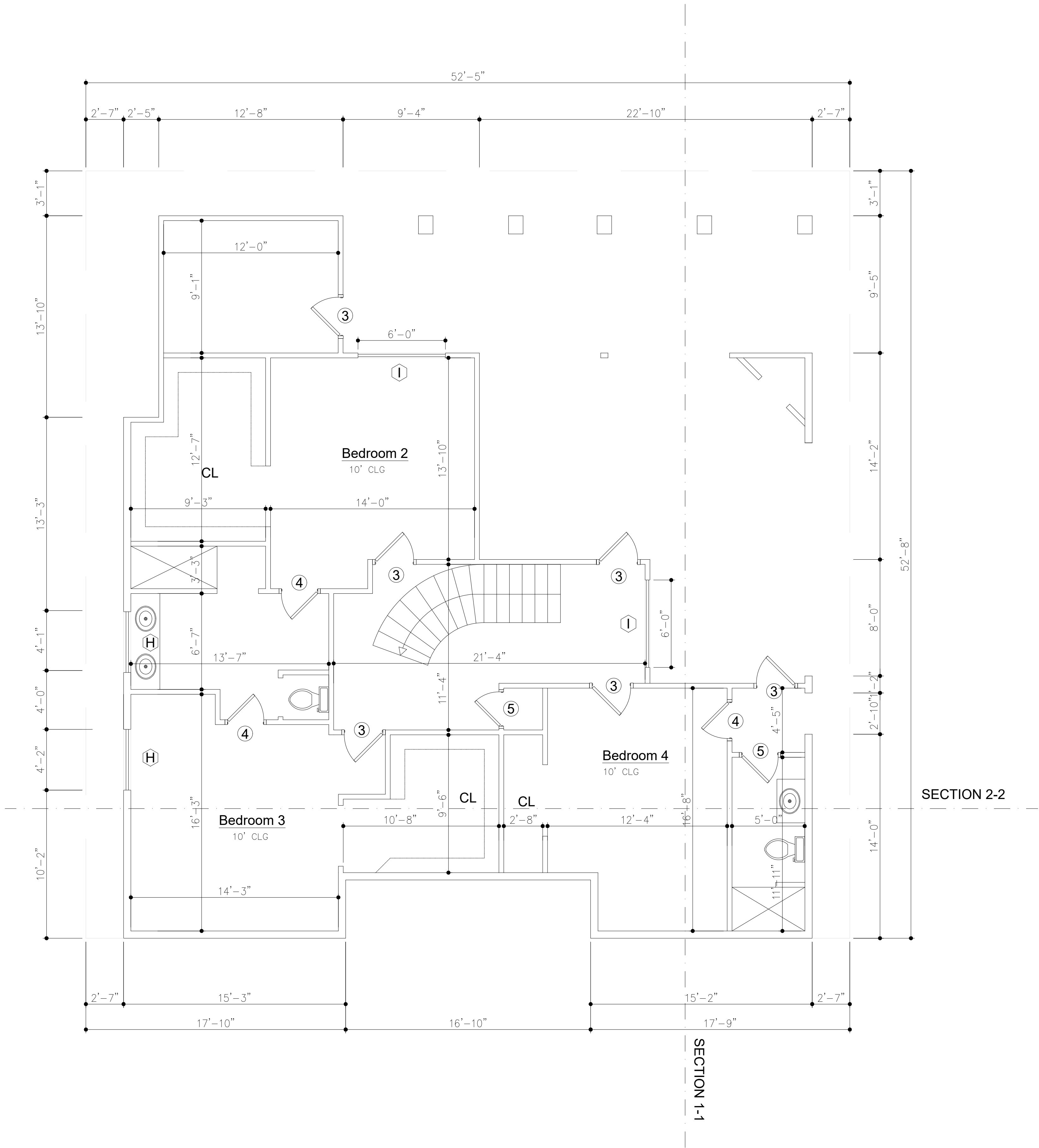
TEXAS HOME BUILDER

304 SHAMROCK CIR
ROCKWALL TX, 75032

Project Number:
Drawn By: RK
Checked By: RK
Date Issued: 04/17/20

SHEET NUMBER

A-12



DOOR & WINDOW SCHEDULE						
NO	QTY	DOOR TYPE	WIDTH	HEIGHT	FRAME/LEAF	TYPE
1	1	GLASS-PANEL	6'-0"	9'-8"	HC WOOD	DOUBLE SWING
2	2	PANEL	4'-0"	6'-7"	HC WOOD	DOUBLE SWING
3	14	PANEL	3'-0"	6'-7"	HC WOOD	SWING
4	4	PANEL	2'-10"	6'-7"	HC WOOD	SWING
5	5	PANEL	2'-8"	6'-7"	HC WOOD	SWING
6	1	PANEL	5'-0"	6'-7"	HC WOOD	SWING
A	2	DOUBLE-HUNG	6'-0"	8'-0"	MTL/GLASS	VINYL
B	2	SINGLE-HUNG	3'-0"	8'-7"	MTL/GLASS	VINYL
C	2	SINGLE-HUNG	3'-0"	4'-0"	MTL/GLASS	VINYL
D	8	SINGLE-HUNG	3'-8"	7'-8"	MTL/GLASS	VINYL
E	1	DOUBLE-HUNG	6'-0"	8'-0"	MTL/GLASS	VINYL
F	3	SINGLE-HUNG	2'-4"	7'-8"	MTL/GLASS	VINYL
G	5	SINGLE-HUNG	3'-0"	5'-4"	MTL/GLASS	VINYL
H	2	SINGLE-HUNG	4'-2"	4'-0"	MTL/GLASS	VINYL
I	2	DOUBLE-HUNG	6'-0"	7'-8"	MTL/GLASS	VINYL
J	1	SINGLE-HUNG	3'-10"	6'-0"	MTL/GLASS	VINYL
K	4	SINGLE-HUNG	3'-0"	6'-0"	MTL/GLASS	VINYL
L	1	SINGLE-HUNG	3'-0"	6'-0"	MTL/GLASS	VINYL
M	1	DOUBLE-HUNG	8'-0"	7'-0"	MTL/GLASS	VINYL

1 BASEMENT PLAN
A-01 1/4" = 1'-0"

SAM HASEN NASSER

GENERAL CONTRACTOR

4 6 0 - 4 2 2 - 5 9 4 4

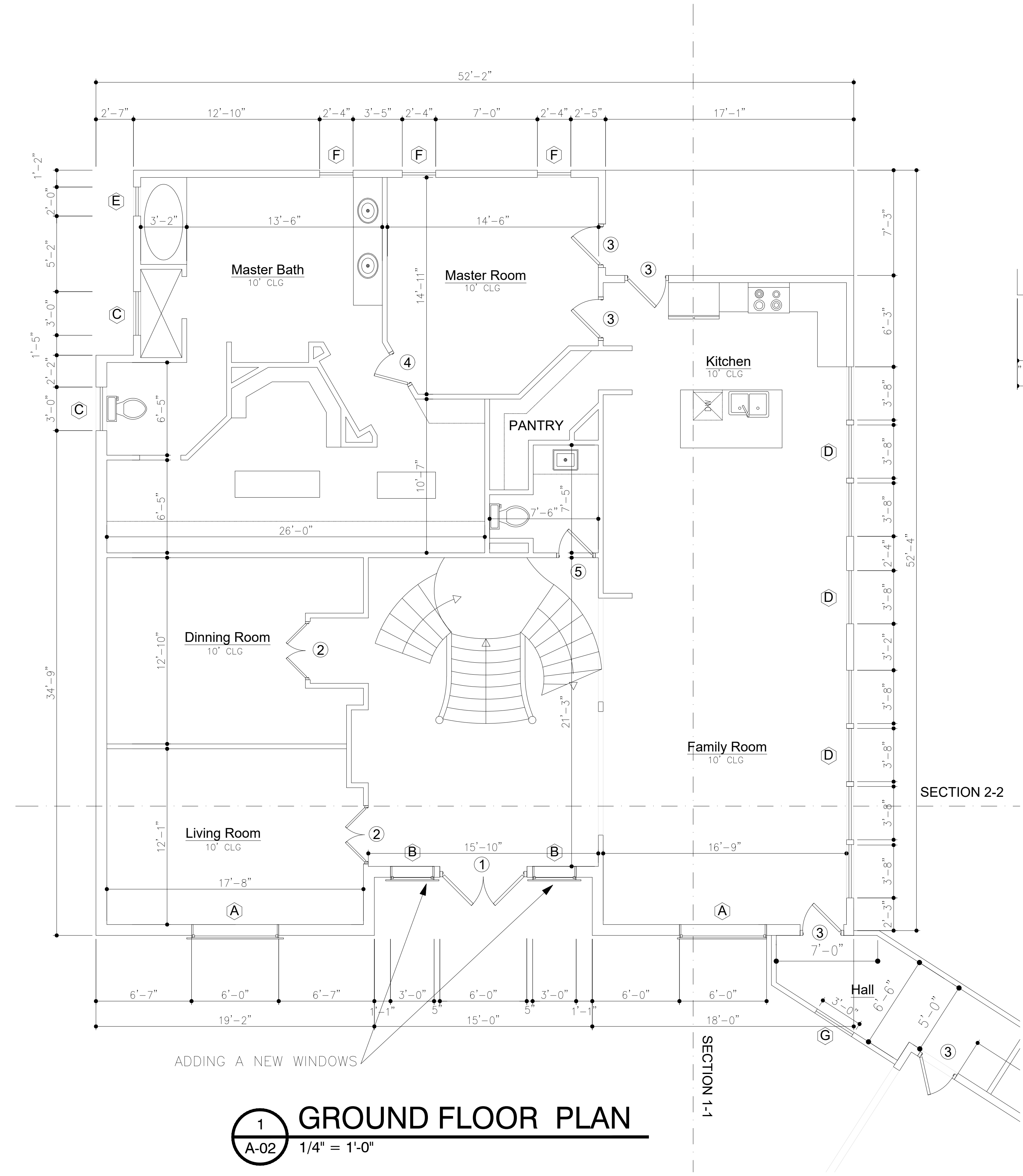
TEXAS HOME BUILDER

304 SHAMROCK CIR
ROCKWALL TX, 75032

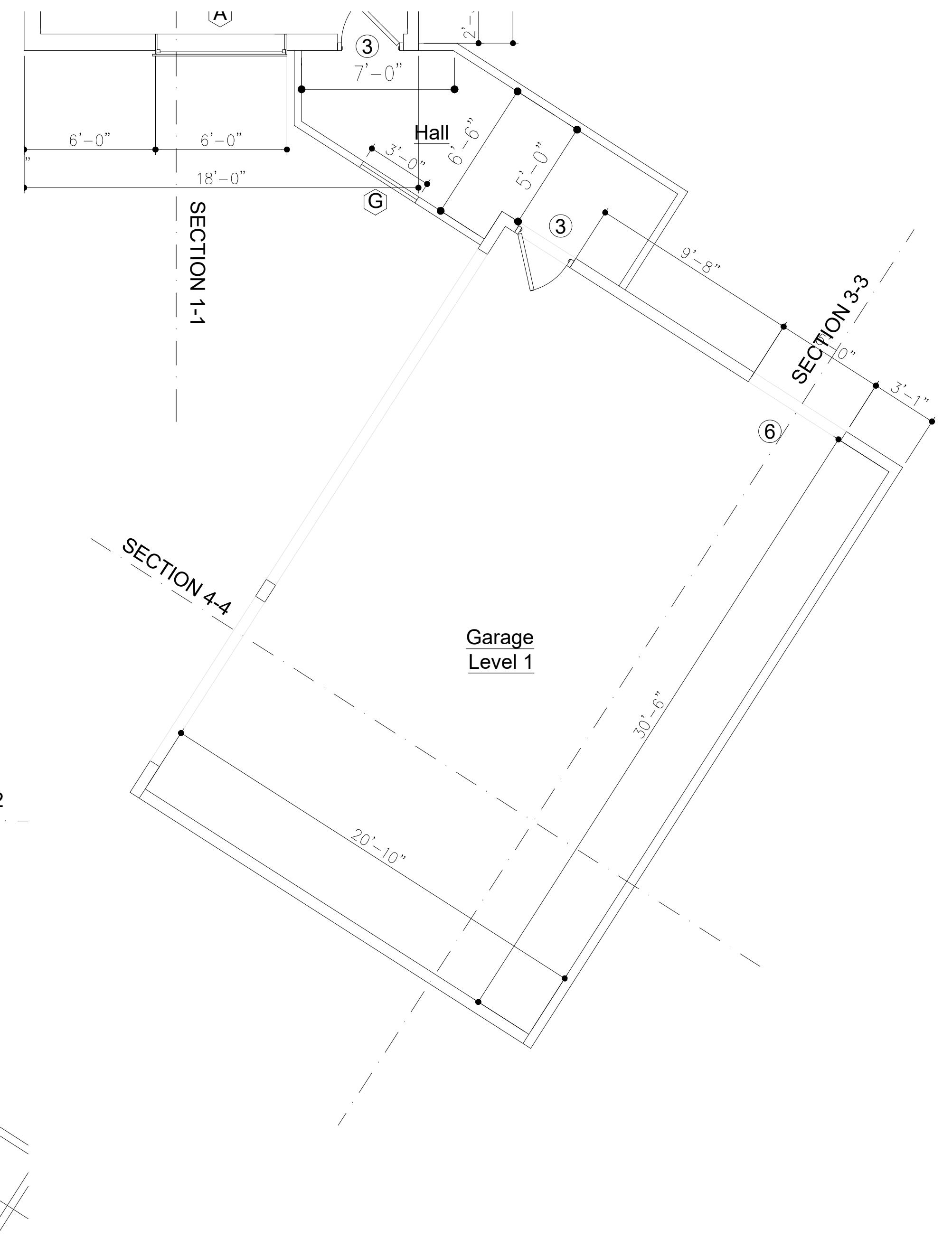
Project Number:
Drawn By: RK
Checked By: RK
Date Issued: 04/17/20

SHEET NUMBER

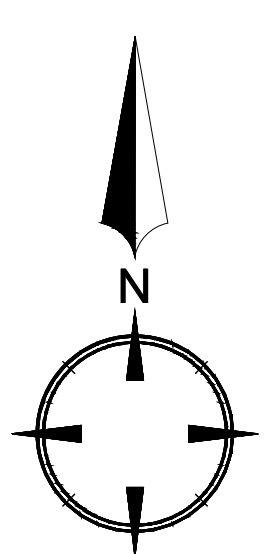
A-01



1 GROUND FLOOR PLAN
A-02 1/4" = 1'-0"



1 GARAGE PLAN (LEVEL-1)
A-02 1/4" = 1'-0"



SAM HASEN NASSER

GENERAL CONTRACTOR

4 6 0 - 4 2 2 - 5 9 4 4

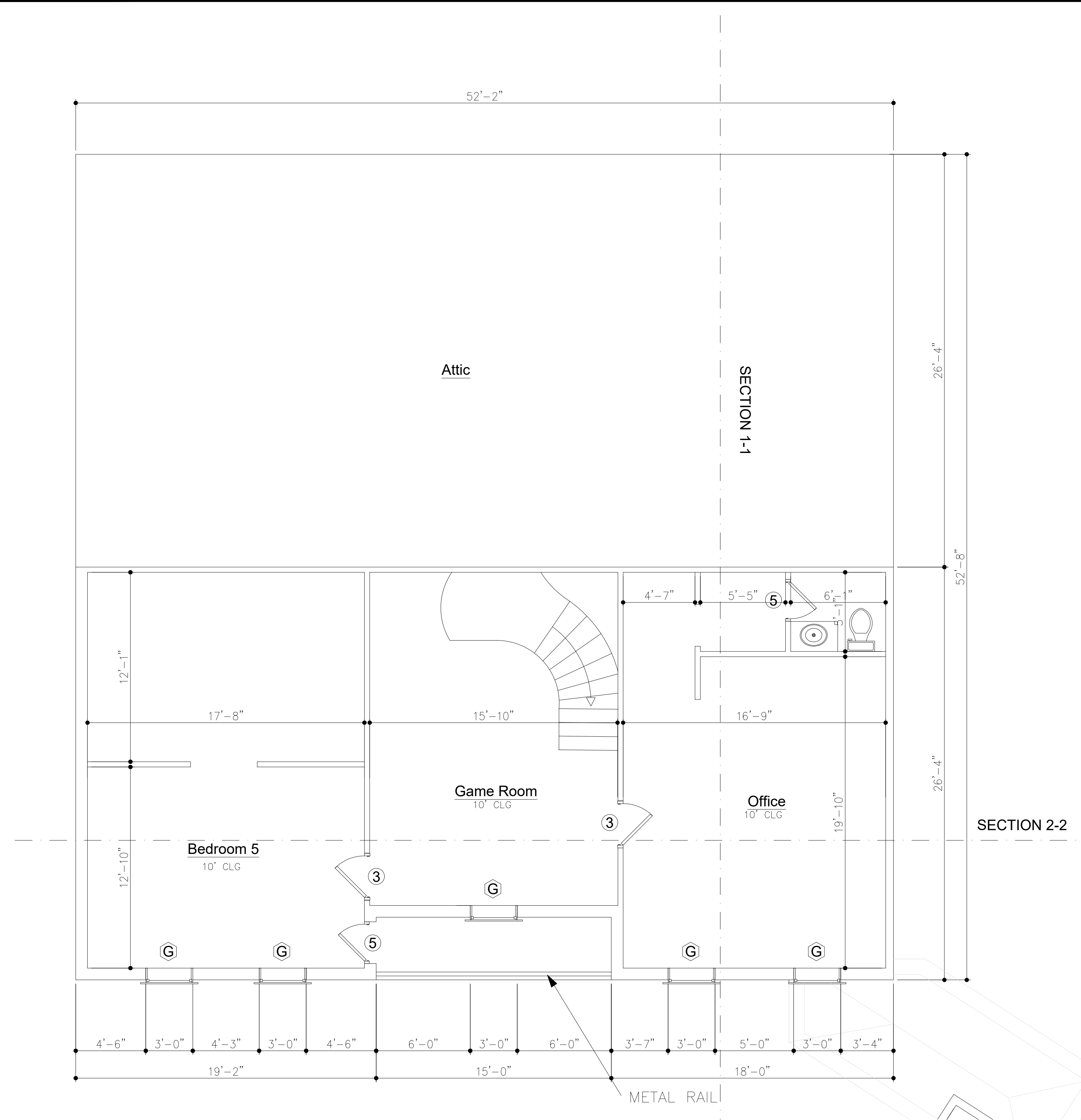
TEXAS HOME BUILDER

304 SHAMROCK CIR
ROCKWALL TX, 75032

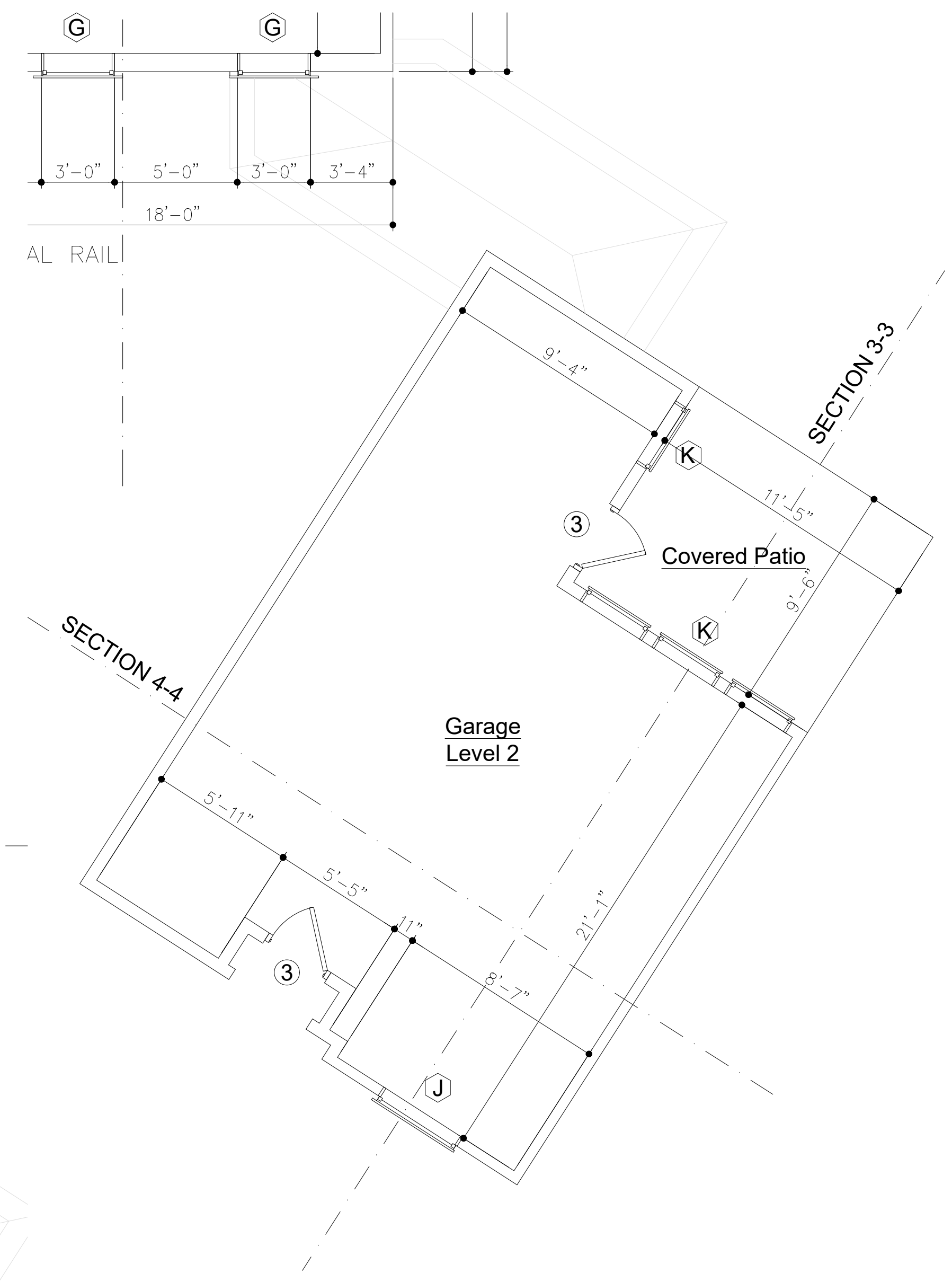
Project Number:
Drawn By: RK
Checked By: RK
Date Issued: 04/17/20

SHEET NUMBER

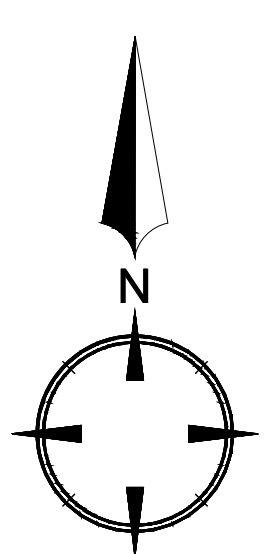
A-02



1 SECOND FLOOR PLAN
A-03 1/4" = 1'-0"



1 GARAGE PLAN (LEVEL-1)
A-03 1/4" = 1'-0"

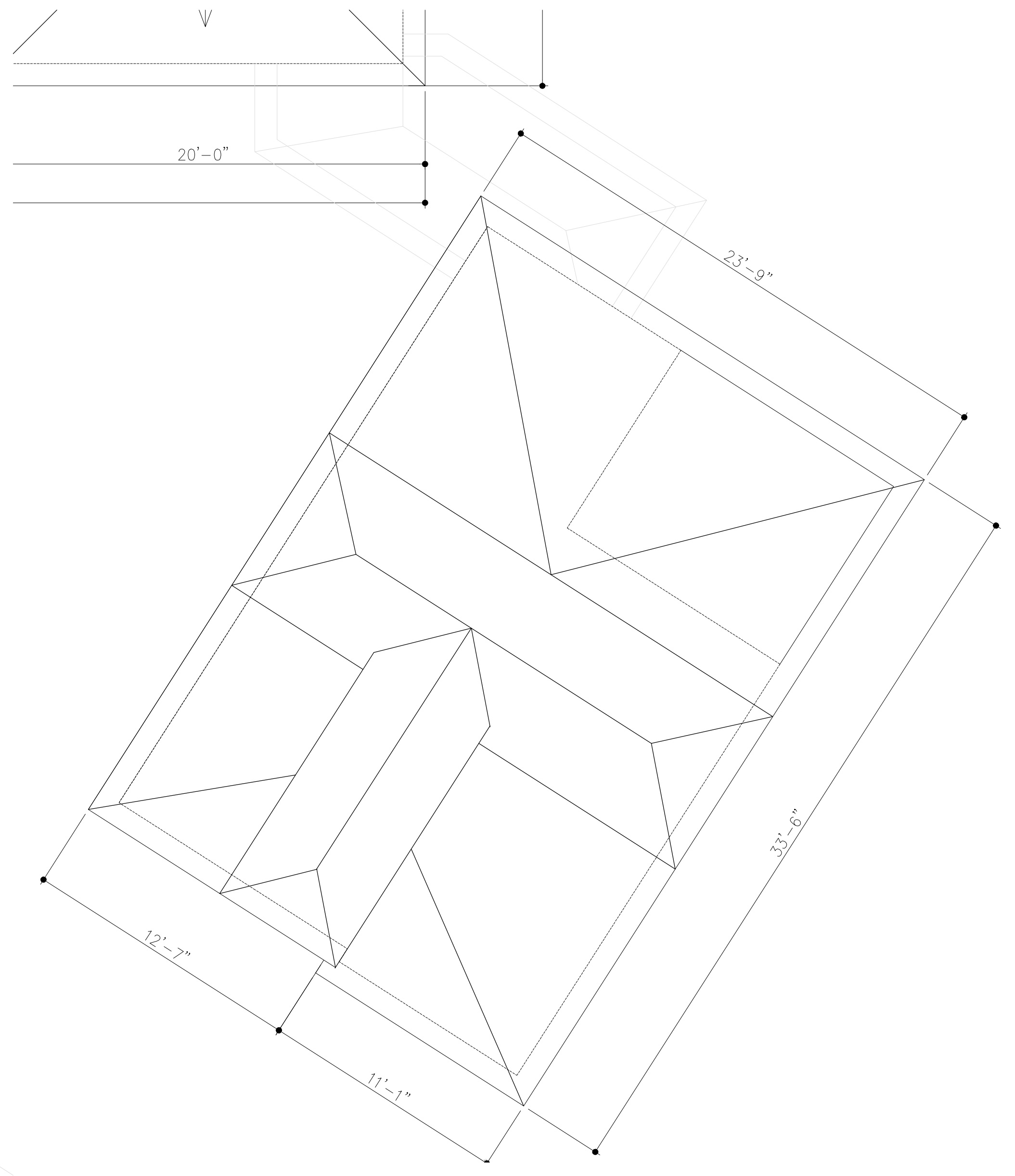
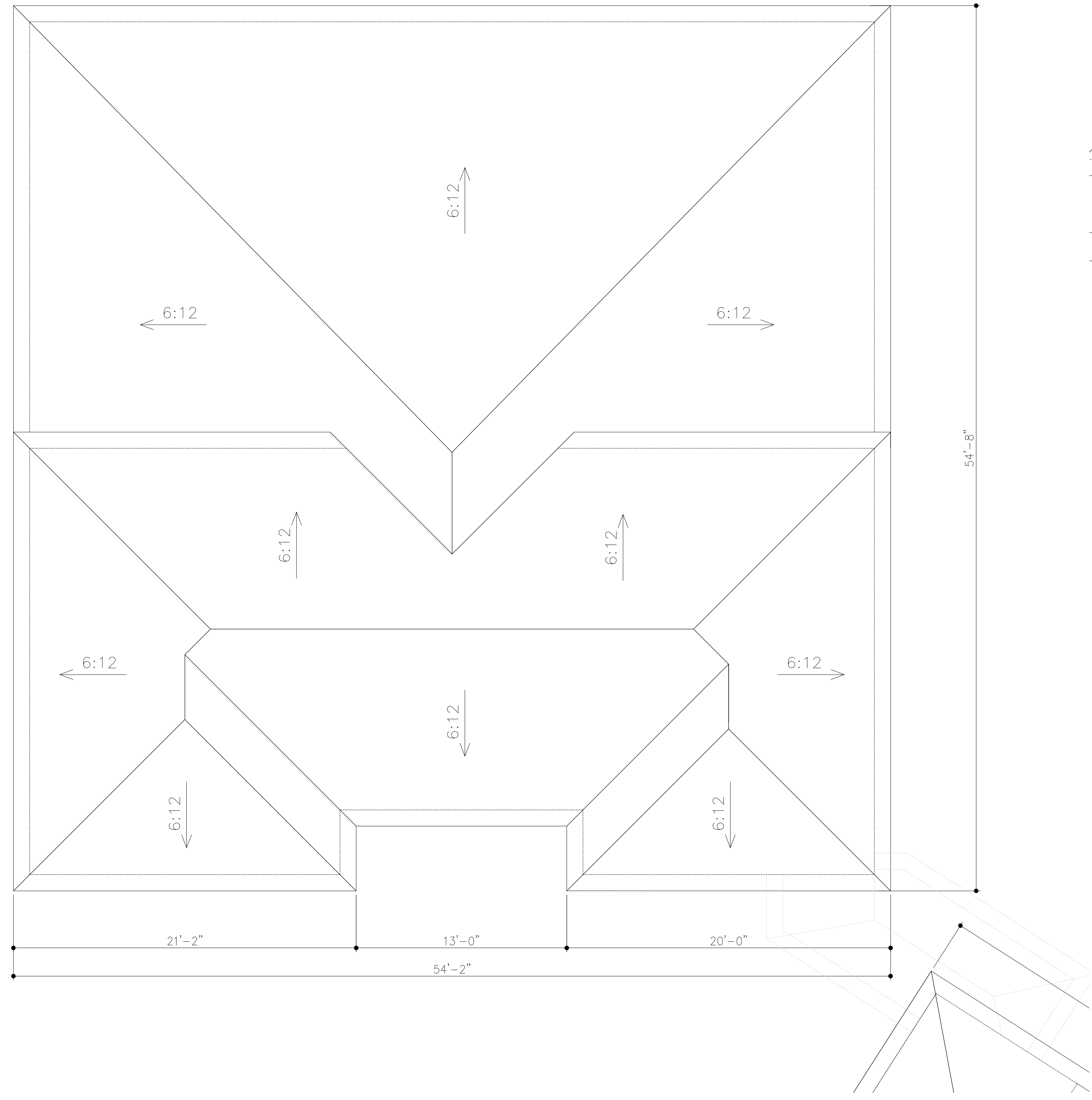


SAM HASEN NASSER
GENERAL CONTRACTOR
460 - 422 - 5944
TEXAS HOME BUILDER

304 SHAMROCK CIR
ROCKWALL TX, 75032

Project Number:
Drawn By: RK
Checked By: RK
Date Issued: 04/17/20

SHEET NUMBER
A-03



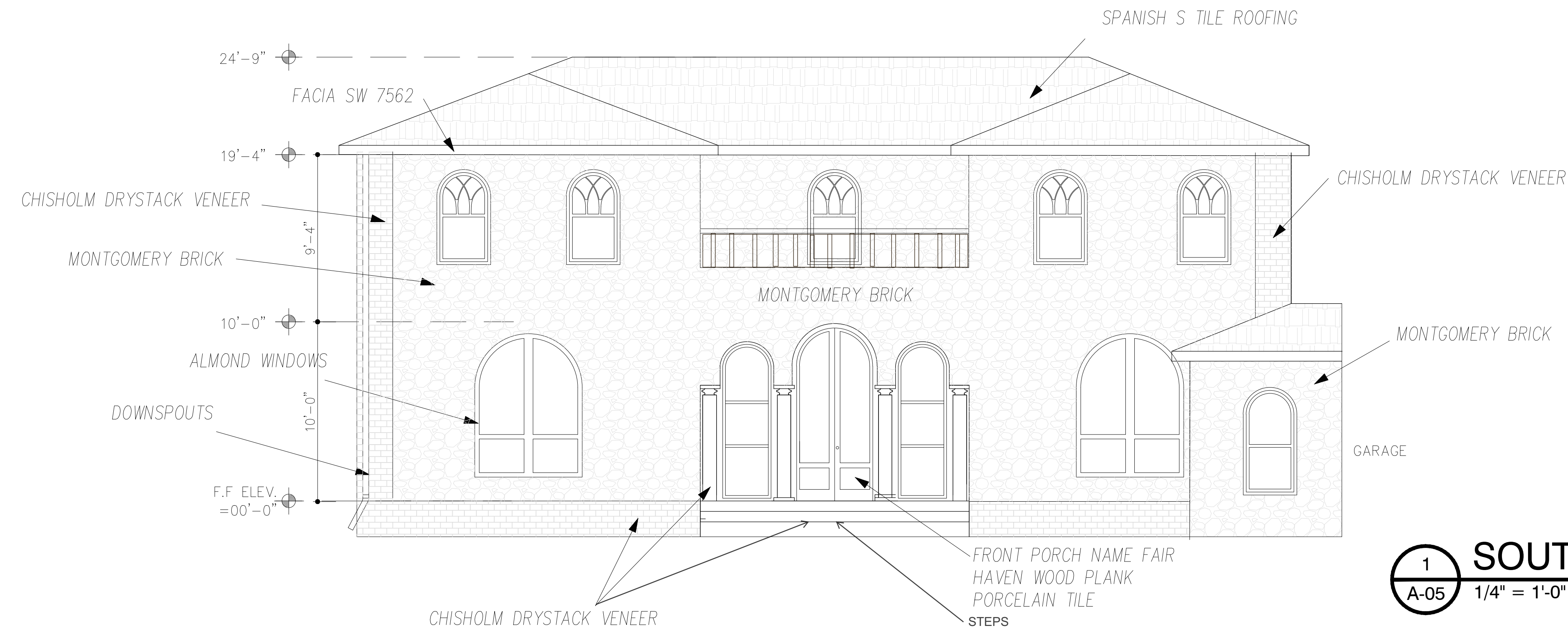
1
A-04 **ROOF PLAN**
1/4" = 1'-0"

SAM HASEN NASSER
GENERAL CONTRACTOR
4 6 0 - 4 2 2 - 5 9 4 4
TEXAS HOME BUILDER

304 SHAMROCK CIR
ROCKWALL TX, 75032

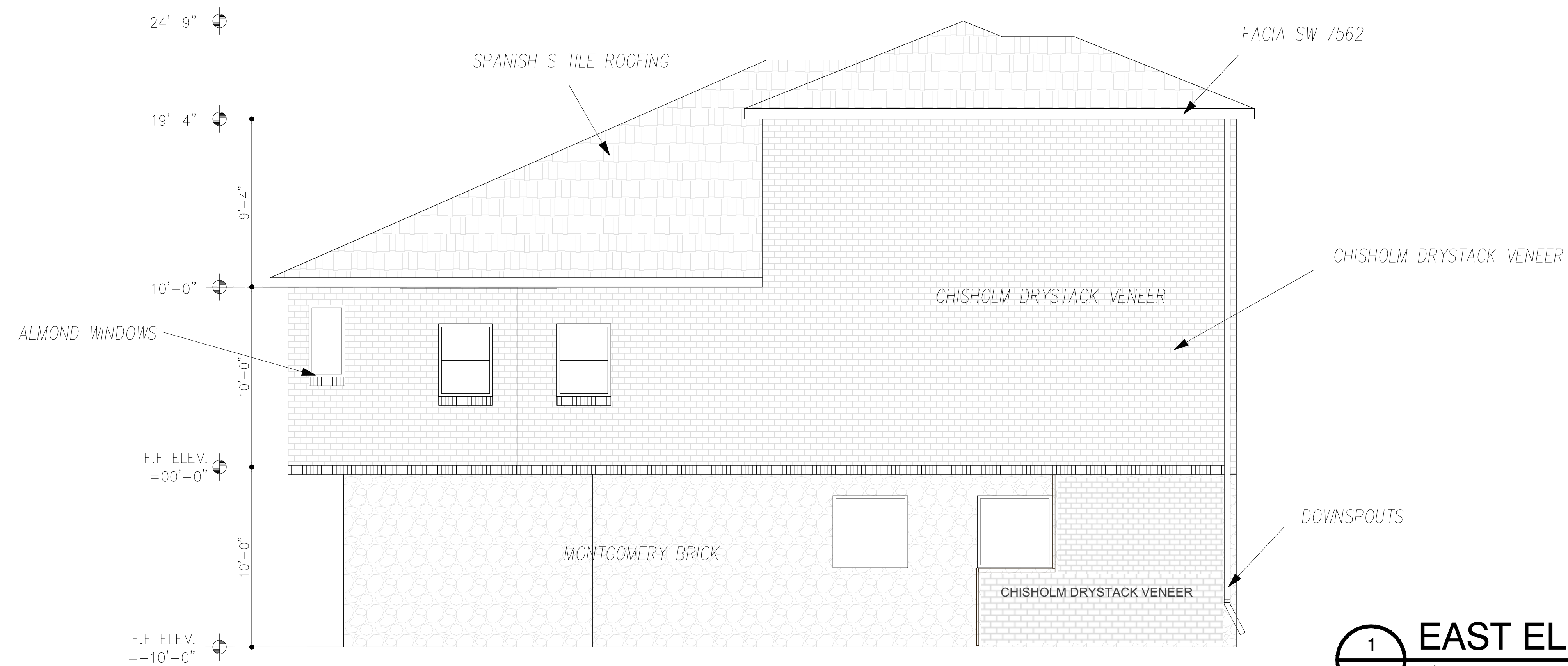
Project Number:
Drawn By: RK
Checked By: RK
Date Issued: 04/17/20

SHEET NUMBER
A-04



SOUTH ELEVATION

1/4" = 1'-0"



EAST ELEVATION

1/4" = 1'-0"

SAM HASEN NASSER

GENERAL CONTRACTOR

4 6 0 - 4 2 2 - 5 9 4 4

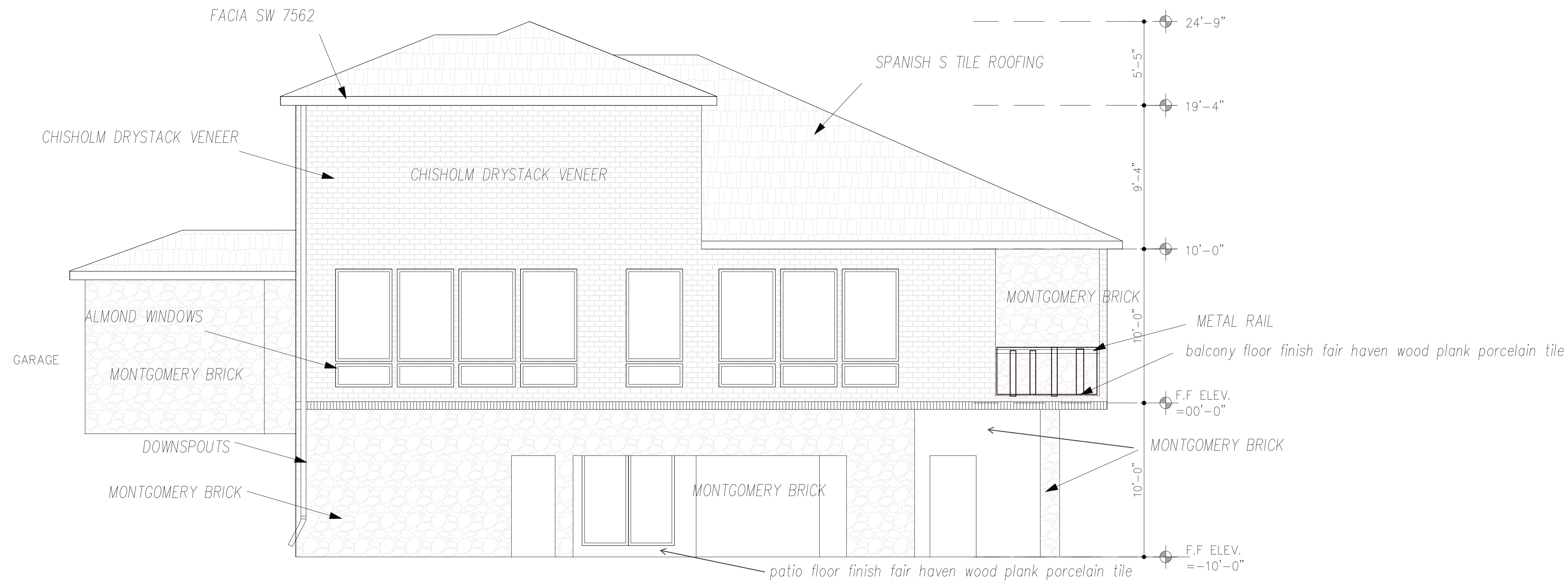
TEXAS HOME BUILDER

304 SHAMROCK CIR
ROCKWALL TX, 75032

Project Number:
Drawn By: RK
Checked By: RK
Date Issued: 04/17/20

SHEET NUMBER

A-05



1 WEST ELEVATION
A-06 1/4" = 1'-0"



1 NORTH ELEVATION
A-06 1/4" = 1'-0"

SAM HASEN NASSER
GENERAL CONTRACTOR
4 6 0 - 4 2 2 - 5 9 4 4
TEXAS HOME BUILDER

304 SHAMROCK CIR
ROCKWALL TX, 75032

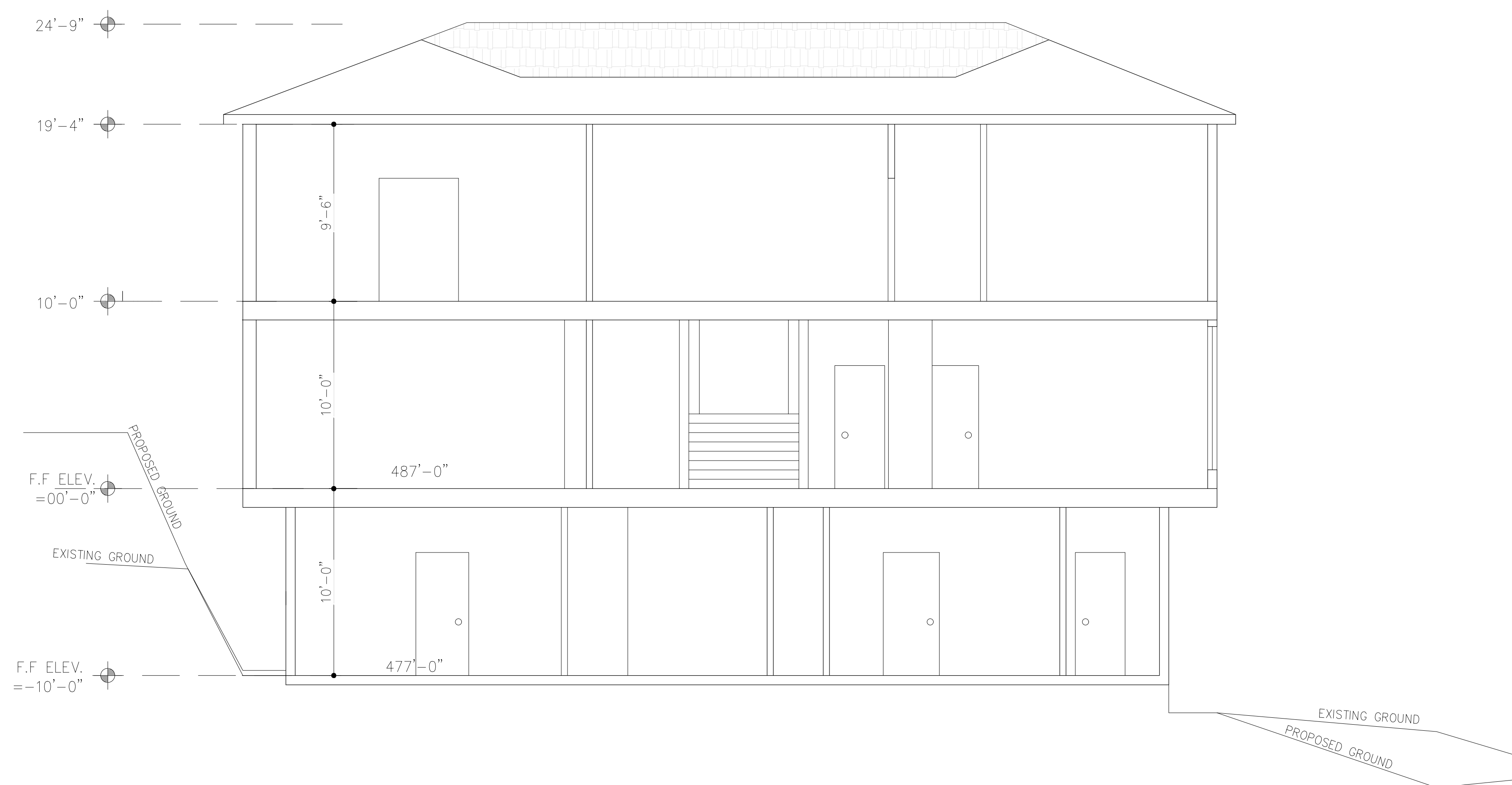
Project Number:
Drawn By: RK
Checked By: RK
Date Issued: 04/17/20

SHEET NUMBER

A-06



1 SECTION 1-1
A-07 1/4" = 1'-0"



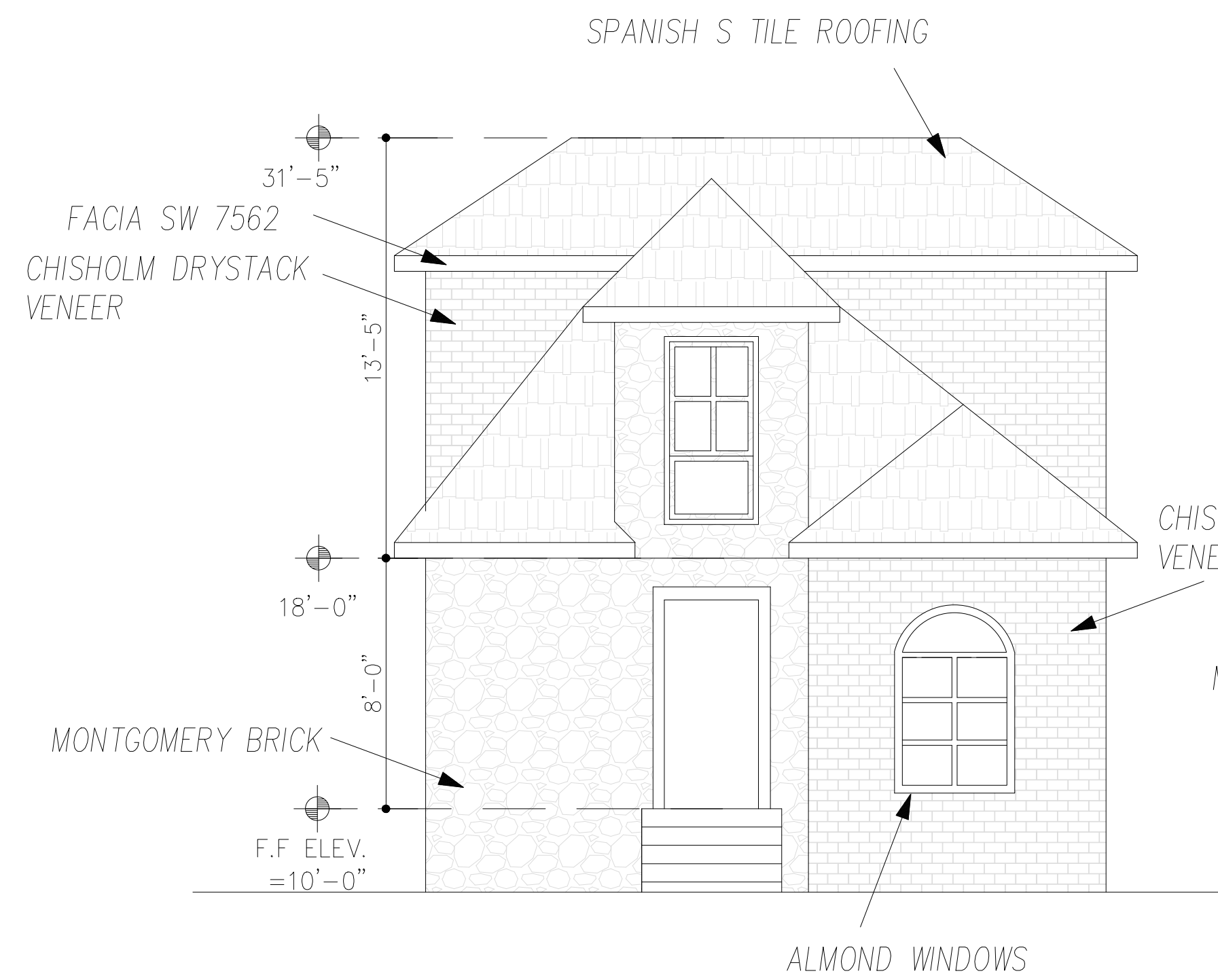
1 SECTION 2-2
A-07 1/4" = 1'-0"

SAM HASEN NASSER
GENERAL CONTRACTOR
4 6 0 - 4 2 2 - 5 9 4 4
TEXAS HOME BUILDER

304 SHAMROCK CIR
ROCKWALL TX, 75032

Project Number:
Drawn By: RK
Checked By: RK
Date Issued: 04/17/20

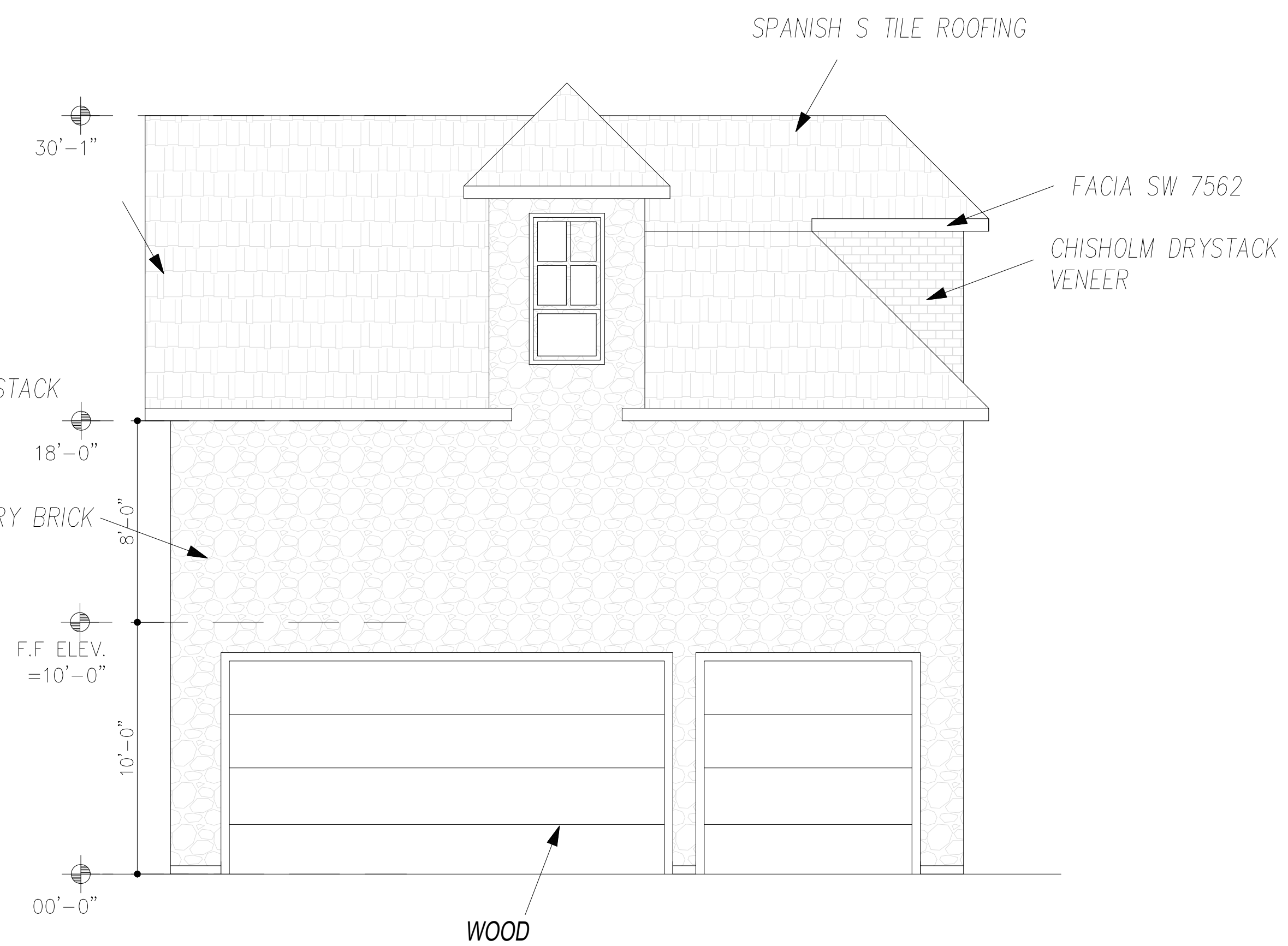
SHEET NUMBER
A-07



1
A-08

FRONT ELEVATION GARAGE

1/4" = 1'-0"



1
A-08

LEFT ELEVATION GARAGE

1/4" = 1'-0"

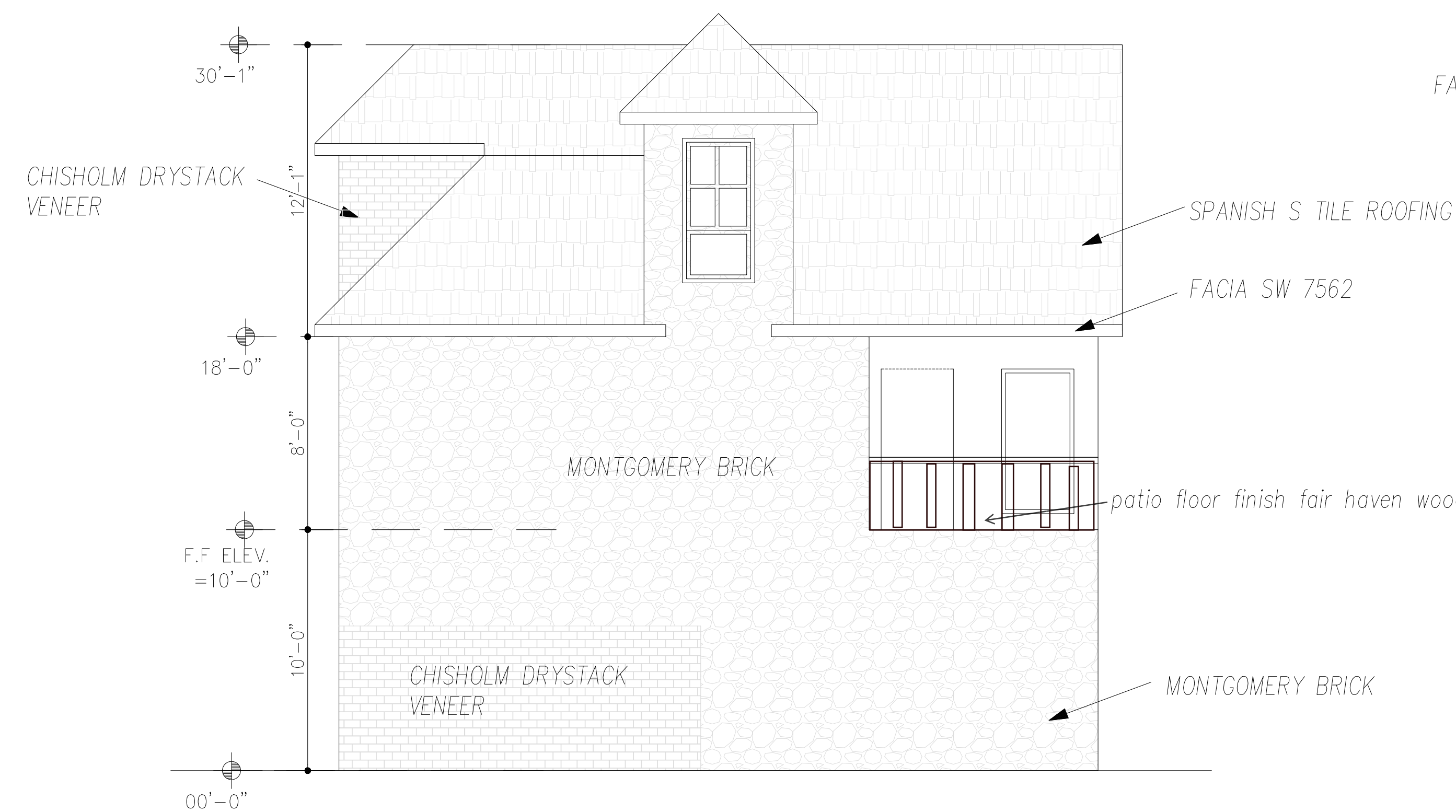
SAM HASEN NASSER
GENERAL CONTRACTOR
4 6 0 - 4 2 2 - 5 9 4 4
TEXAS HOME BUILDER

304 SHAMROCK CIR
ROCKWALL TX, 75032

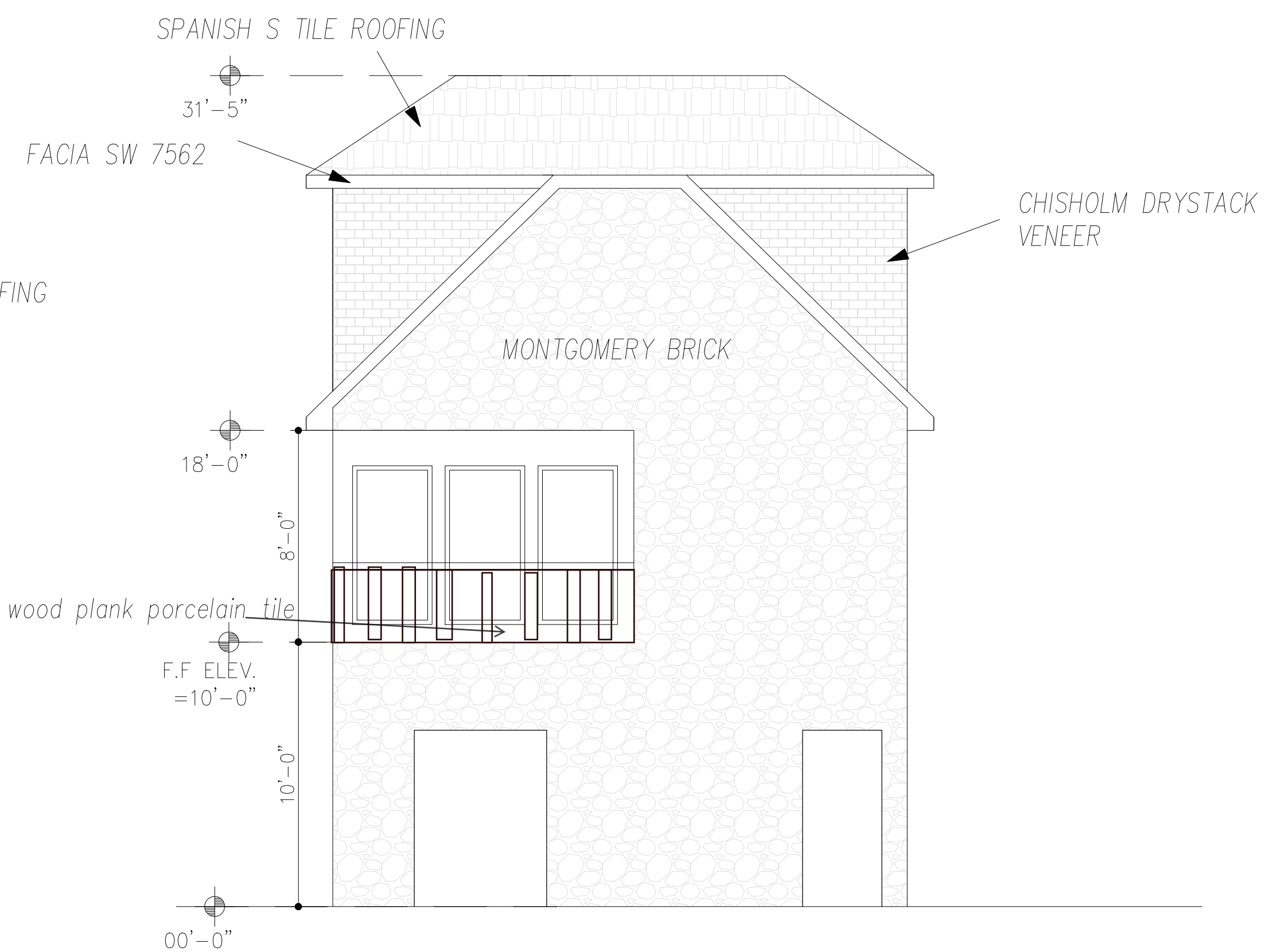
Project Number:
Drawn By: RK
Checked By: RK
Date Issued: 04/17/20

SHEET NUMBER

A-08



1
A-09 RIGHT ELEVATION GARAGE
1/4" = 1'-0"



1
A-09 BACK ELEVATION GARAGE
1/4" = 1'-0"

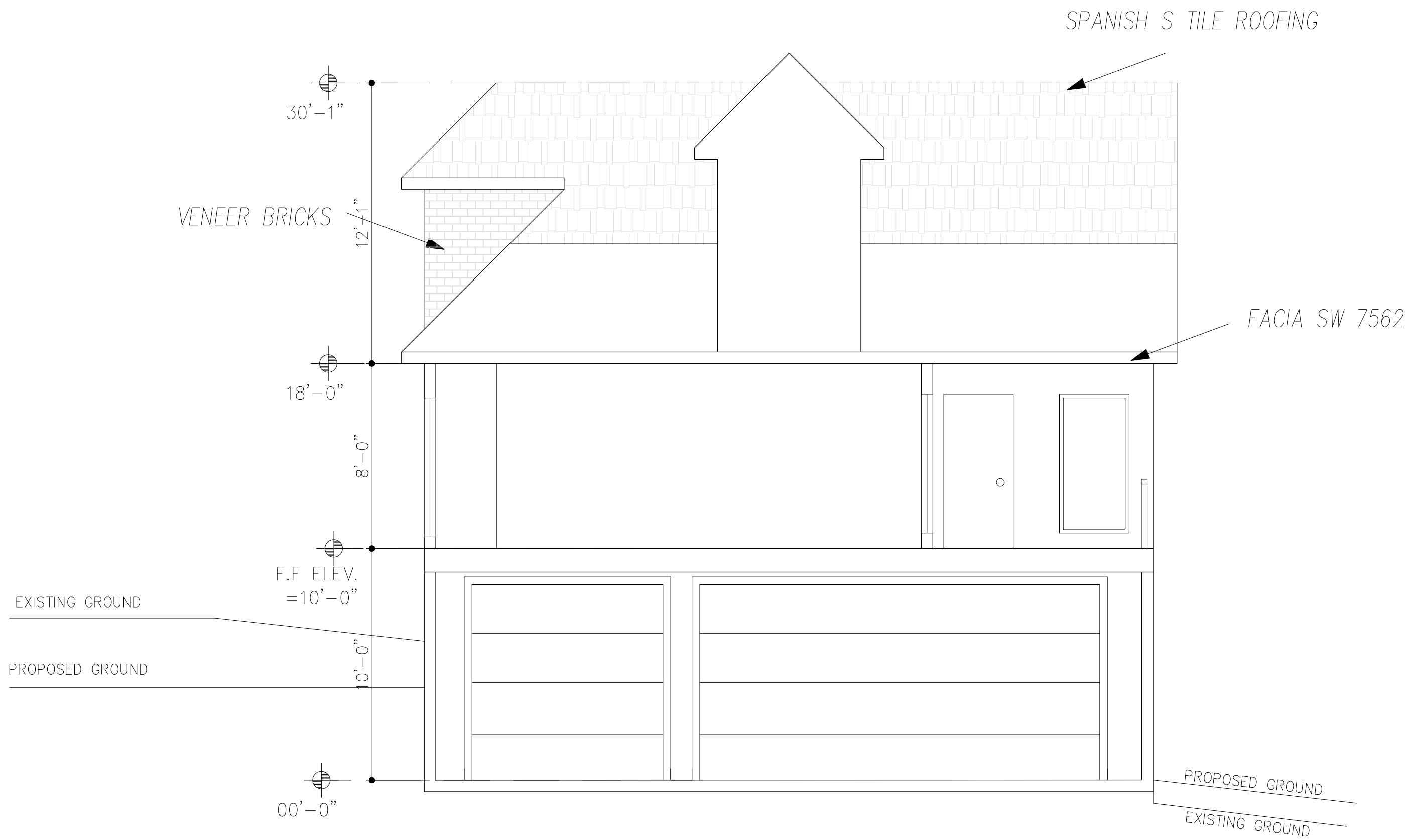
SAM HASEN NASSER
GENERAL CONTRACTOR
4 6 0 - 4 2 2 - 5 9 4 4
TEXAS HOME BUILDER

304 SHAMROCK CIR
ROCKWALL TX, 75032

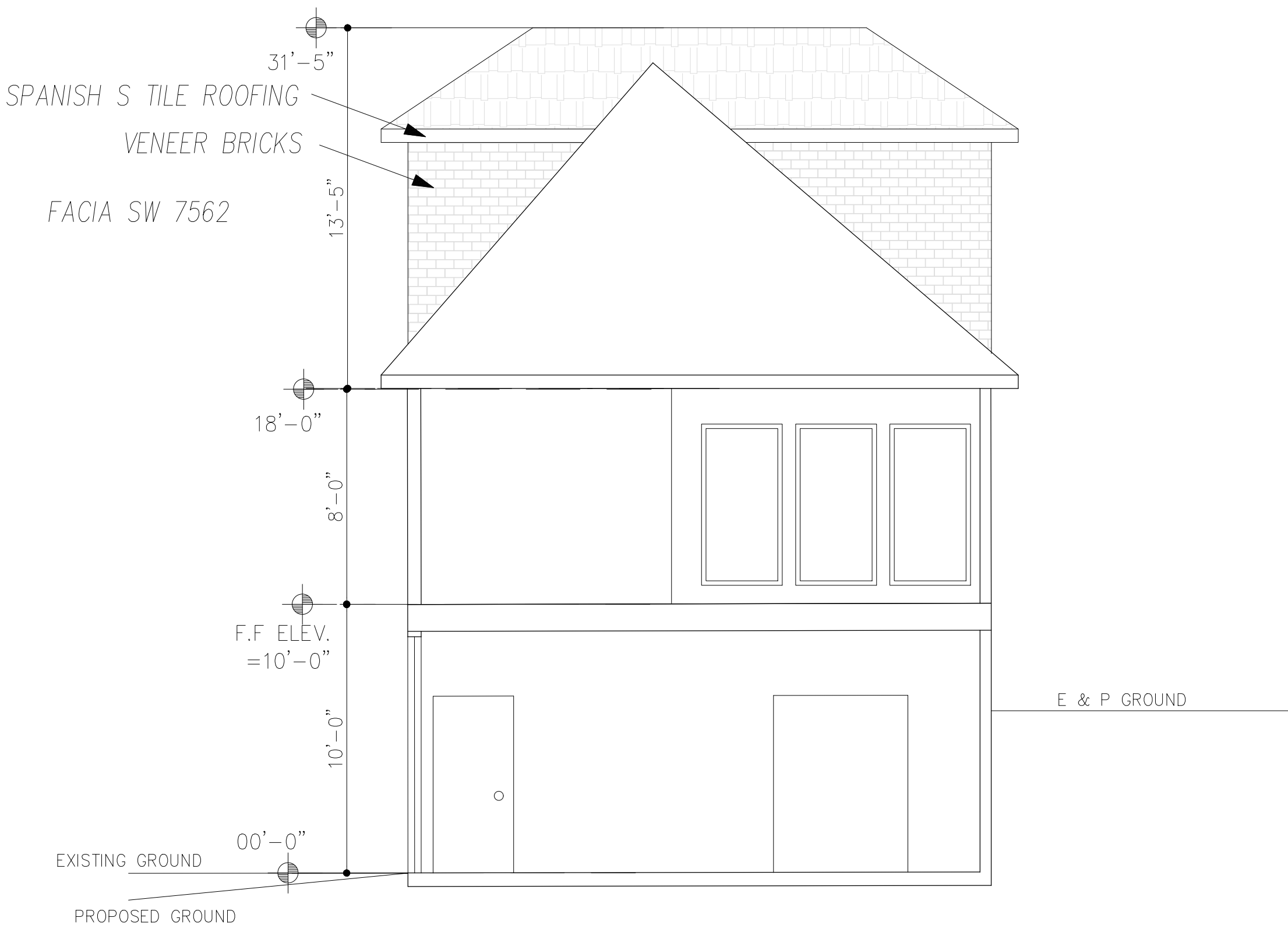
Project Number:
Drawn By: RK
Checked By: RK
Date Issued: 04/17/20

SHEET NUMBER

A-09



1
A-10 SECTION 3-3
1/4" = 1'-0"



1
A-10 SECTION 4-4
1/4" = 1'-0"

SAM HASEN NASSER
GENERAL CONTRACTOR
4 6 0 - 4 2 2 - 5 9 4 4
TEXAS HOME BUILDER

304 SHAMROCK CIR
ROCKWALL TX, 75032

Project Number:
Drawn By: RK
Checked By: RK
Date Issued: 04/17/20

SHEET NUMBER

A-10



Dark Rustic

Lowe's Store

Item # 772276 Model # 140.0003473.007

Cabot Gold Moonlit Mahogany Transparent Exterior Stain



Item Details:
By Lowe's Store:
Category:



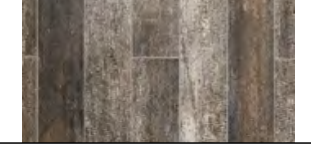
Fence Panels

Color: # 690643 Model # K01607777
Krylon High Heat Max Specialty High Heat Satin Black Spray Paint

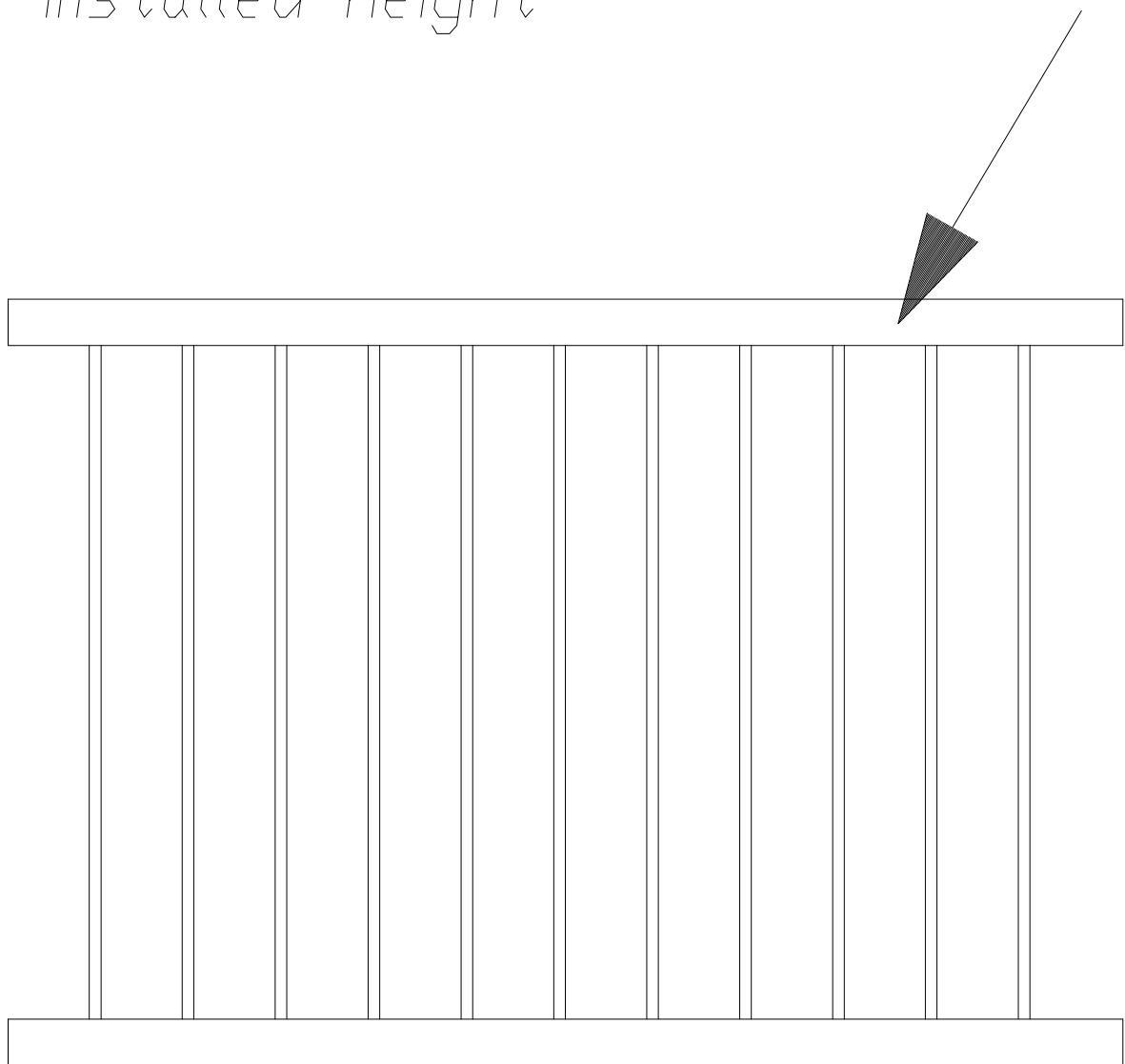
Country/Region of Manufacture: United States

Height: 4ft
Length: 6ft

Type: Aluminum Rail
Material:Aluminum

MATERIAL SCHEDULE			
NO		MATERIAL	
1			SPANISH S TILE ROOFING
2			FACIA SW 7562
3			CHISHOLM DRYSTACK VENEER
4			ALMOND WINDOWS
5			MONTGOMERY BRICK
6			WOOD CEDAR
7			FAIR HAVEN WOOD PLANK PORCELAIN TILE

Gilpin inc. Deck, Porch, For Stairs, Metal 33-in
H x 4-ft L x 4-in spindle spacing Summit
railing black, Aluminum Summit railing for a
36-in installed height



SAM HASEN NASSER

GENERAL CONTRACTOR

4 6 0 - 4 2 2 - 5 9 4 4
TEXAS HOME BUILDER

304 SHAMROCK CIR
ROCKWALL TX, 75032

Project Number:
Drawn By:RK
Checked By:RK
Date Issued:04/17/20

SHEET NUMBER

A-11



1 SOUTH ELEVATION
A-12 1/4" = 1'-0"



1 NORTH ELEVATION
A-12 1/4" = 1'-0"

GENERAL DATE
BRICK & STONE CALCULATION
MONTGOMERY BRICK 6150 SQ. FT.
CHISHOLM DRYSTACK VENEER 10,000 SQ. FT.

SAM HASEN NASSER

GENERAL CONTRACTOR

4 6 0 - 4 2 2 - 5 9 4 4

TEXAS HOME BUILDER

304 SHAMROCK CIR
ROCKWALL TX, 75032

Project Number:
Drawn By: RK
Checked By: RK
Date Issued: 04/17/20

SHEET NUMBER

A-12

CONCRETE FLATWORK

-
- Architectural cross-section drawing of a retaining wall and foundation. The wall is 10'-0" high. The exterior features a stone facade. The interior structure includes a concrete wall, select fill, water proofing, a continuous 10" wide washed gravel pocket wrapped with soil separator fabric, and a 1 1/2" diameter drain line at 5' center-to-center. The foundation includes a 1" x 3" keyway and is reinforced with #5 bars at 12" center-to-center on the exterior and #4 bars at 12" center-to-center on the interior. The drawing also shows a 487 elevation and a 3'-0" wide base.
- Labels and dimensions include:
- 10'-0" (Total height)
 - STONE FACADE
 - 1'-0" (Concrete wall thickness)
 - 3' (Gravel pocket thickness)
 - SELECT FILL
 - WATER PROOFING
 - CONTINUOUS 10" WIDE WASHED GRAVEL POCKET. WRAP W/ SOIL SEPARATOR FABRIC
 - #4 @ 12" cc
 - 1 1/2" DIA. DRAIN LINE @ 5' cc
 - SELECT FILL
 - 1" X 3" KEYWAY
 - 1'-8" (Foundation depth)
 - 1'-0" (Foundation width)
 - 1'-6" (Foundation depth)
 - 3'-0" (Foundation width)
 - #5 @ 12" cc TOP AND BOTTOM
 - #4 @ 12" cc TOP AND BOTTOM
 - 487 elevation

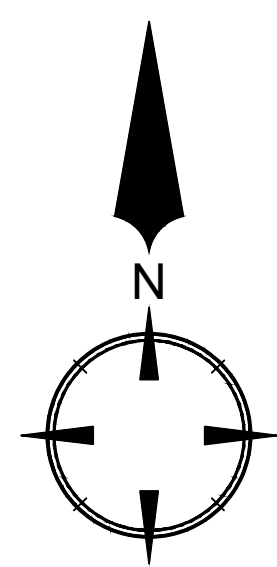
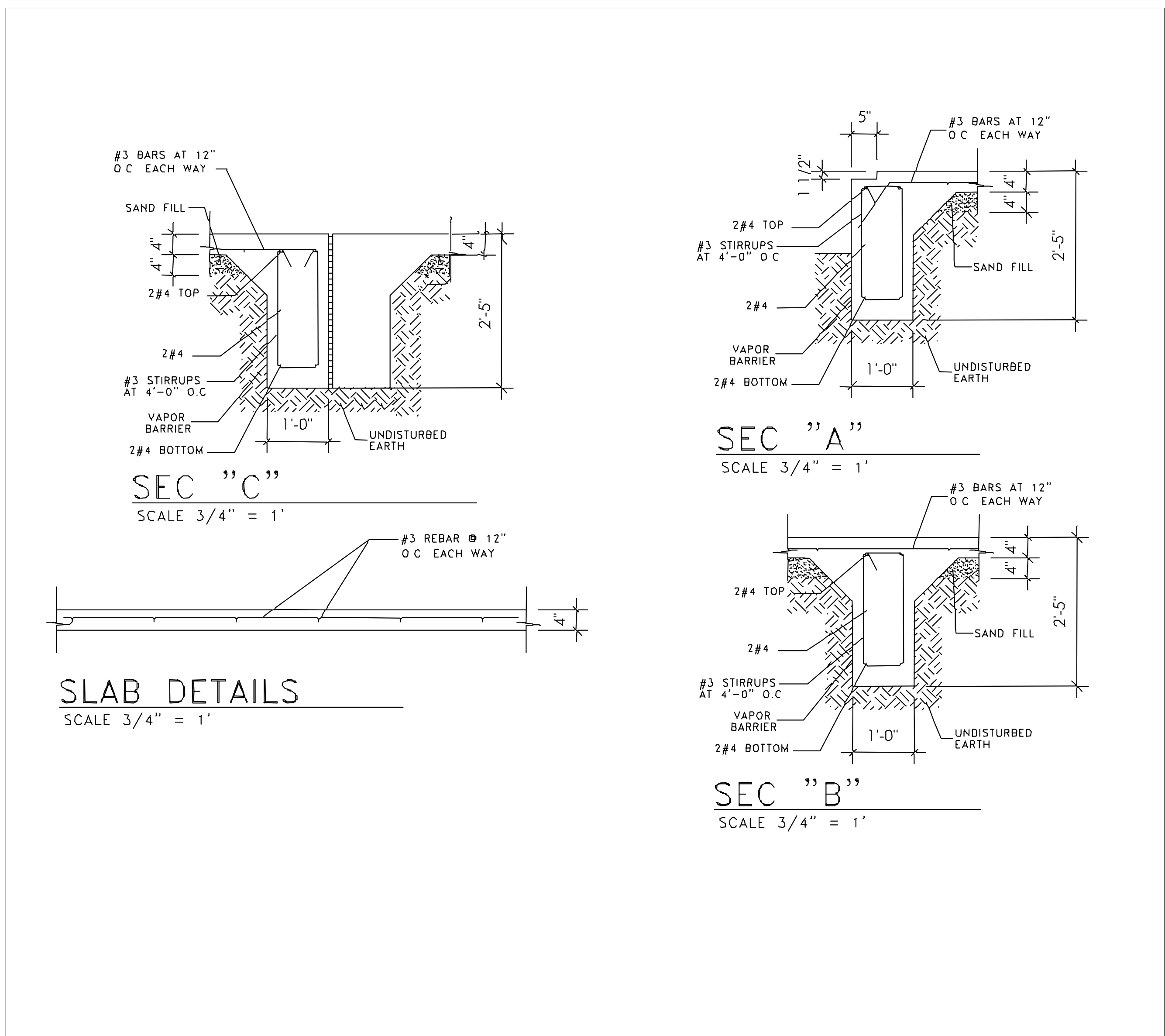
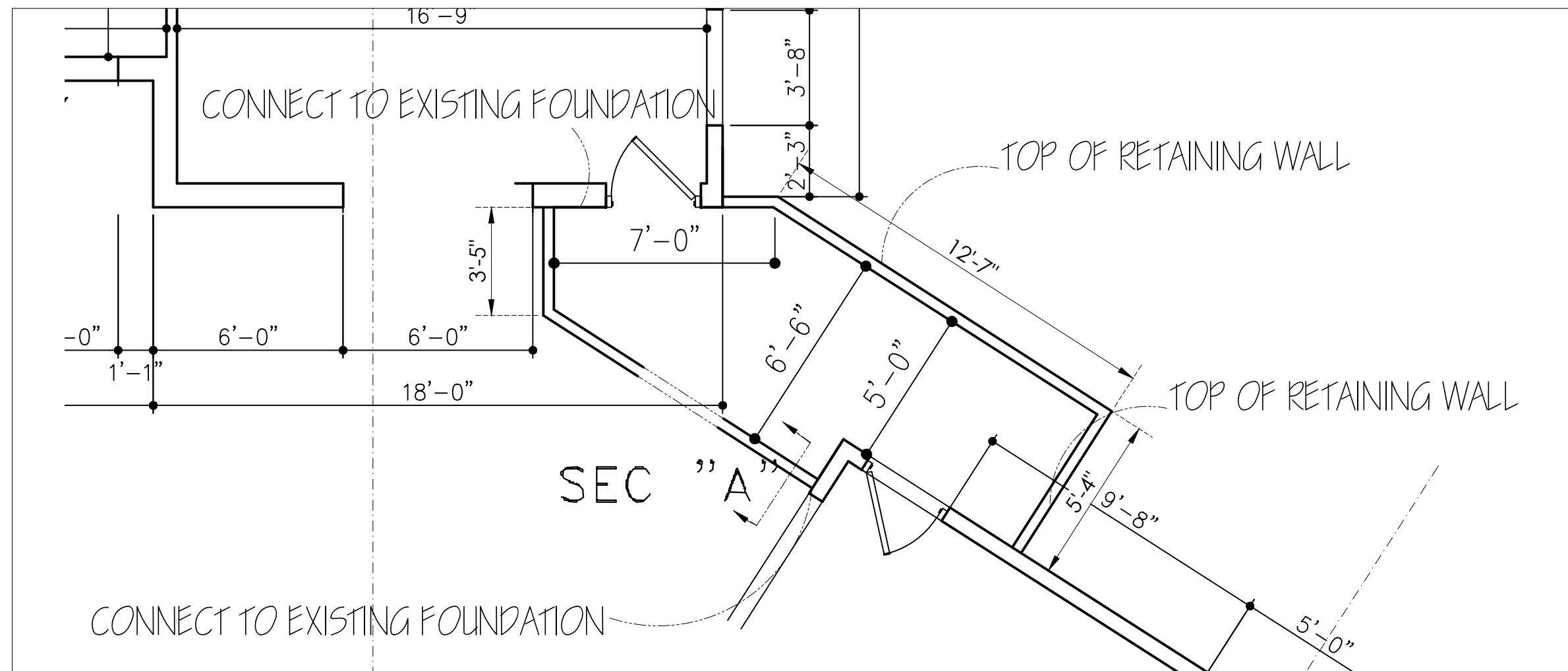
Kia Consulting
Engineers

P O Box 166903 Firm No: 9580 IRVING TX

RETAINING WALL DETAIL
304 Shamrock CIR.
ROCKWALL TX 75032

Project Number: 2210
 Drawn By: ZK
 Checked By: ZK
 Date Issued: 4/ 7/20

SHEET NUMBER
S1



1 FOUNDATION PLAN FOR CORRIDOR SECTION
S1.0 1/4" = 1'-0"

Kia Consulting
Engineers

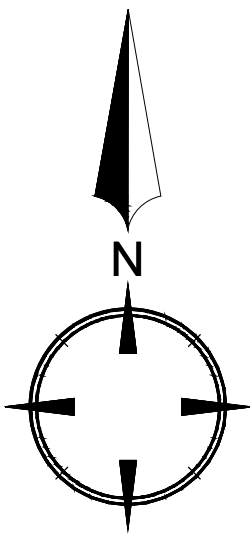
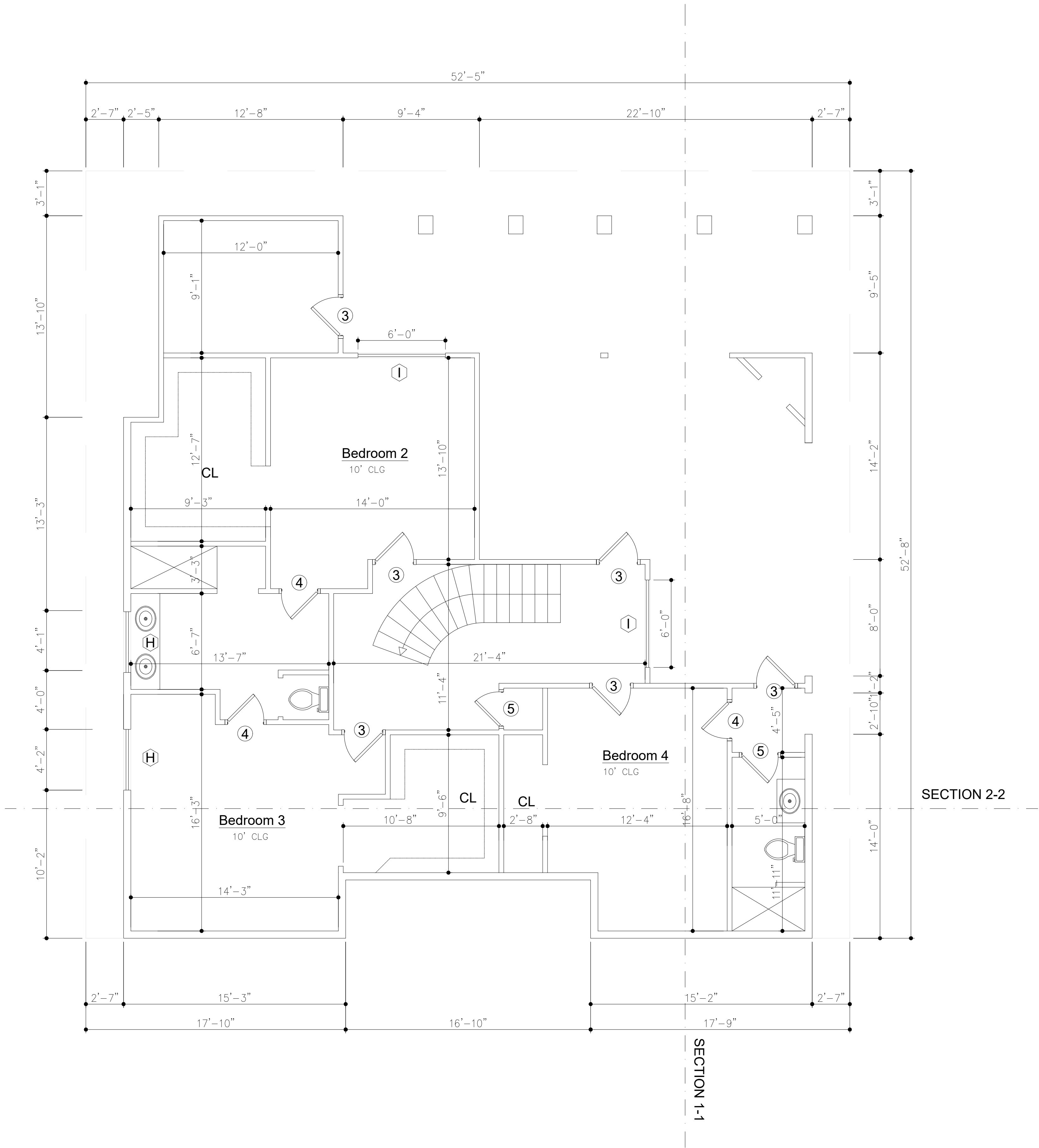
P O Box 166903 Firm No: 9580 IRVING TX

304 SHAMROCK CIR.
ROCKWALL TX

Project Number:
Drawn By:zk
Checked By:zk
Date Issued:04/16/20

SHEET NUMBER

S1.0



DOOR & WINDOW SCHEDULE						
NO	QTY	DOOR TYPE	WIDTH	HEIGHT	FRAME/LEAF	TYPE
1	1	GLASS-PANEL	6'-0"	9'-8"	HC WOOD	DOUBLE SWING
2	2	PANEL	4'-0"	6'-7"	HC WOOD	DOUBLE SWING
3	14	PANEL	3'-0"	6'-7"	HC WOOD	SWING
4	4	PANEL	2'-10"	6'-7"	HC WOOD	SWING
5	5	PANEL	2'-8"	6'-7"	HC WOOD	SWING
6	1	PANEL	5'-0"	6'-7"	HC WOOD	SWING
A	2	DOUBLE-HUNG	6'-0"	8'-0"	MTL/GLASS	VINYL
B	2	SINGLE-HUNG	3'-0"	8'-7"	MTL/GLASS	VINYL
C	2	SINGLE-HUNG	3'-0"	4'-0"	MTL/GLASS	VINYL
D	8	SINGLE-HUNG	3'-8"	7'-8"	MTL/GLASS	VINYL
E	1	DOUBLE-HUNG	6'-0"	8'-0"	MTL/GLASS	VINYL
F	3	SINGLE-HUNG	2'-4"	7'-8"	MTL/GLASS	VINYL
G	5	SINGLE-HUNG	3'-0"	5'-4"	MTL/GLASS	VINYL
H	2	SINGLE-HUNG	4'-2"	4'-0"	MTL/GLASS	VINYL
I	2	DOUBLE-HUNG	6'-0"	7'-8"	MTL/GLASS	VINYL
J	1	SINGLE-HUNG	3'-10"	6'-0"	MTL/GLASS	VINYL
K	4	SINGLE-HUNG	3'-0"	6'-0"	MTL/GLASS	VINYL
L	1	SINGLE-HUNG	3'-0"	6'-0"	MTL/GLASS	VINYL
M	1	DOUBLE-HUNG	8'-0"	7'-0"	MTL/GLASS	VINYL

1
A-01

BASEMENT PLAN

1/4" = 1'-0"

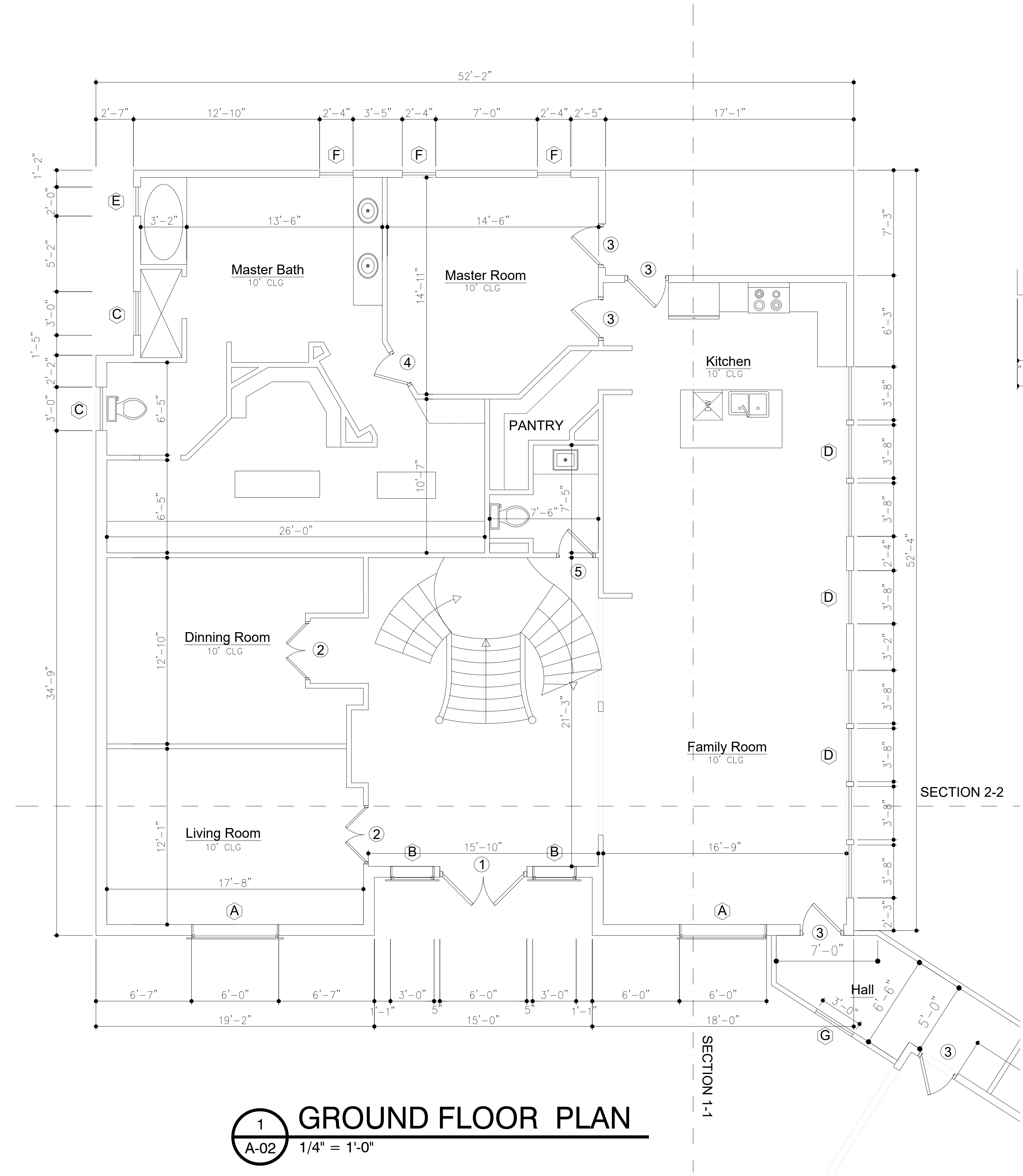
SAM HASEN NASSER
GENERAL CONTRACTOR
4 6 0 - 4 2 2 - 5 9 4 4
TEXAS HOME BUILDER

304 SHAMROCK CIR
ROCKWALL TX, 75032

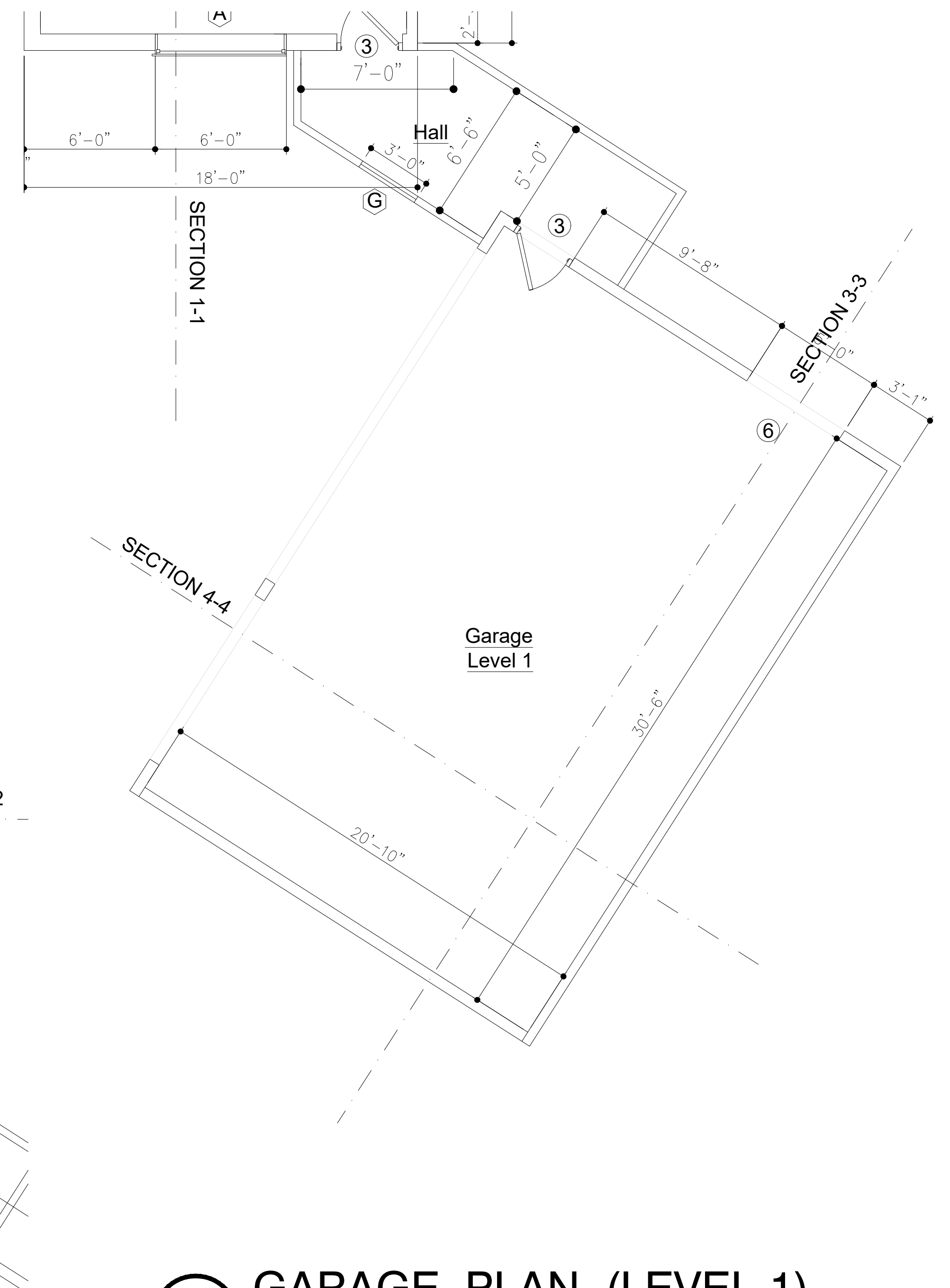
Project Number:
Drawn By: RK
Checked By: RK
Date Issued: 04/17/20

SHEET NUMBER

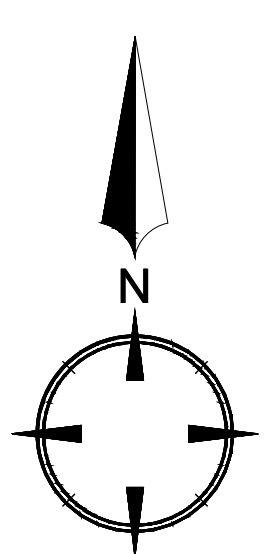
A-01



1 GROUND FLOOR PLAN
A-02 1/4" = 1'-0"



1 GARAGE PLAN (LEVEL-1)
A-02 1/4" = 1'-0"



SAM HASEN NASSER

GENERAL CONTRACTOR

4 6 0 - 4 2 2 - 5 9 4 4

TEXAS HOME BUILDER

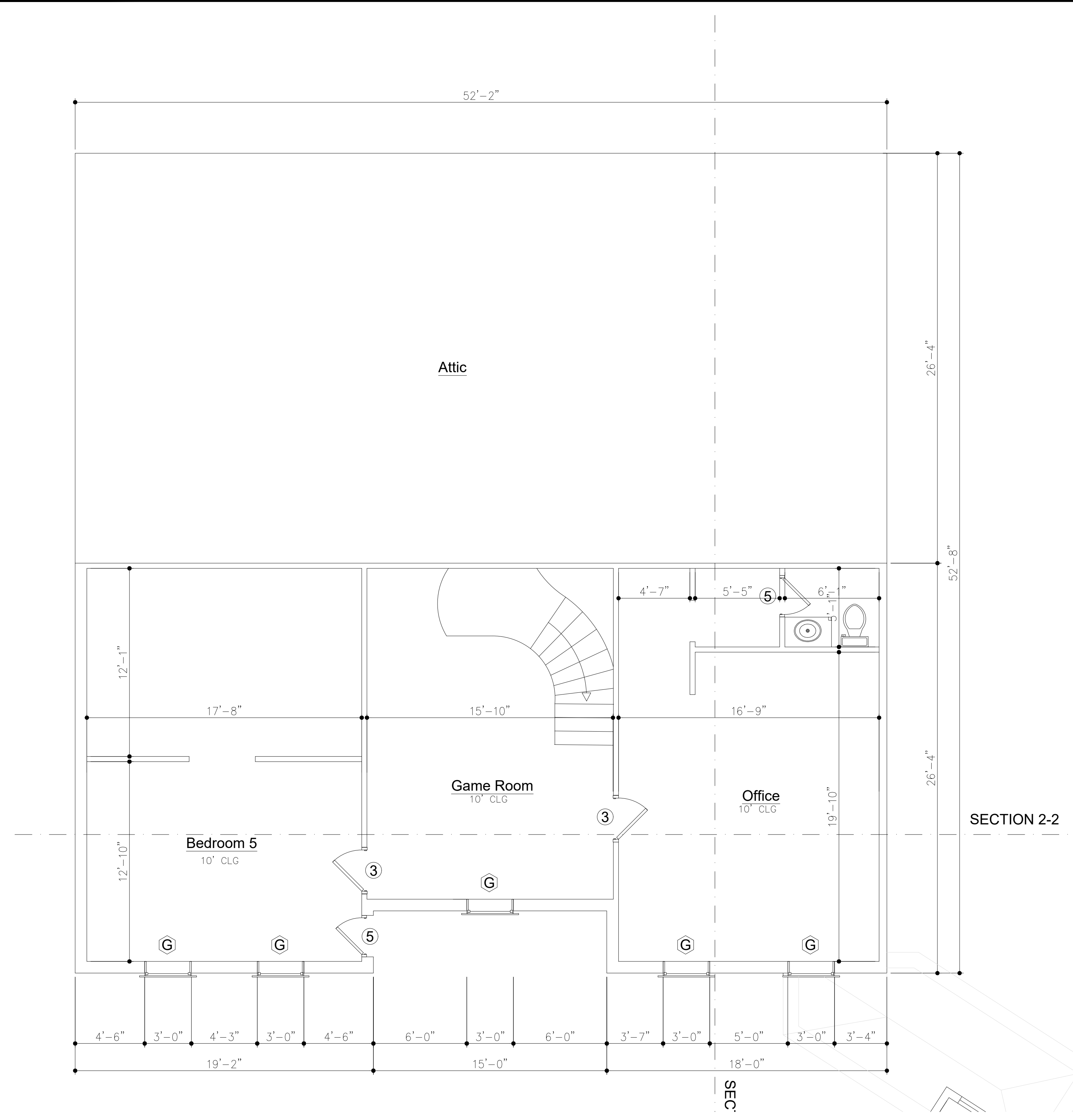
304 SHAMROCK CIR

ROCKWALL TX, 75032

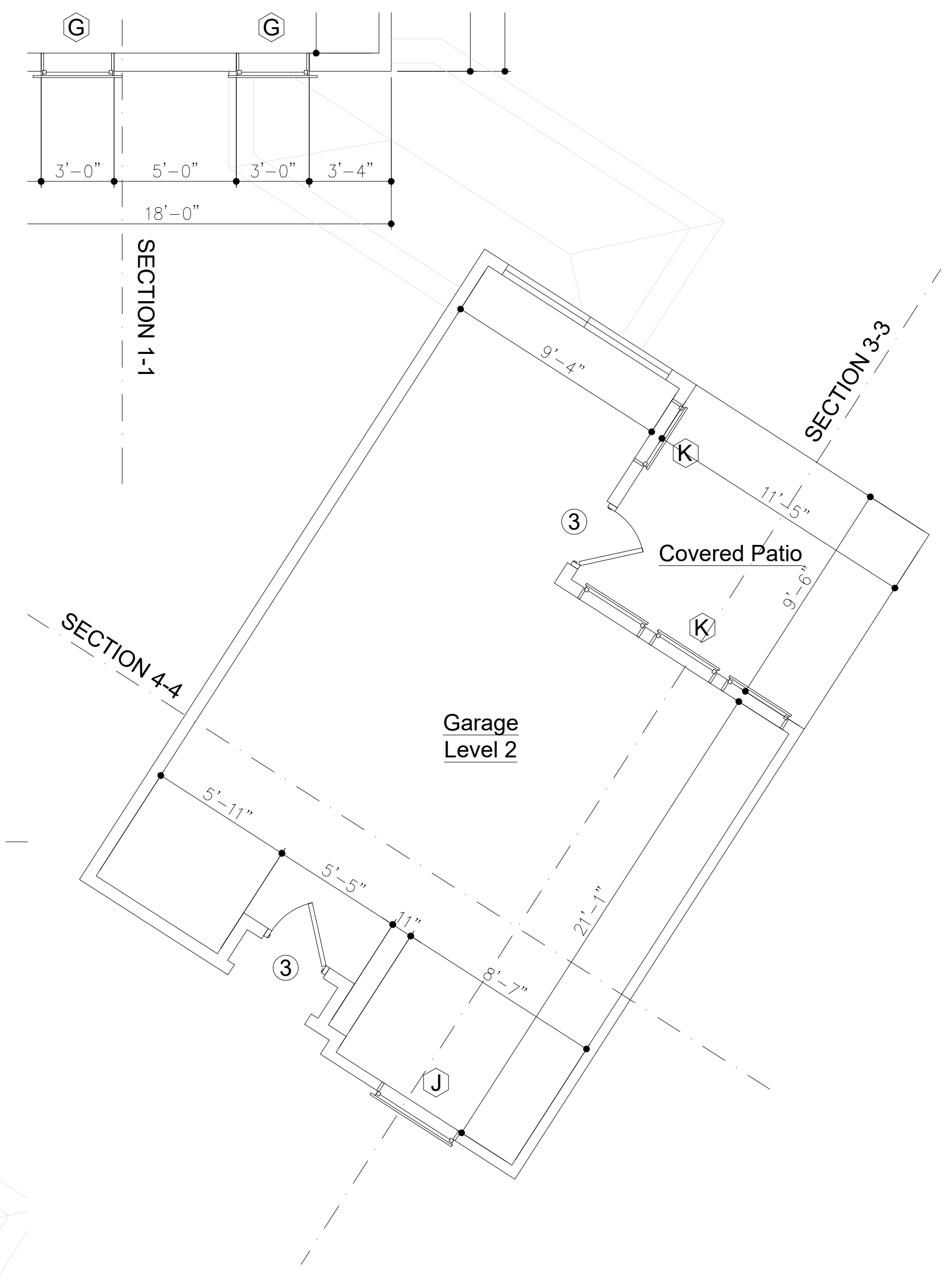
Project Number:
Drawn By: RK
Checked By: RK
Date Issued: 04/17/20

SHEET NUMBER

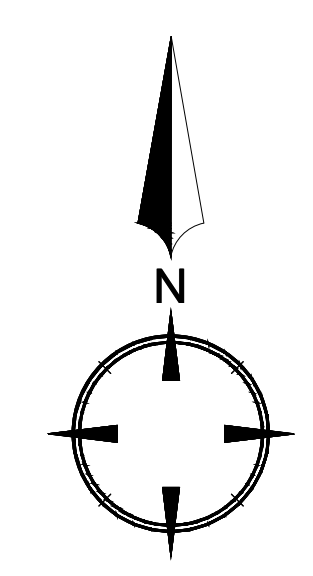
A-02



1 SECOND FLOOR PLAN
A-03 1/4" = 1'-0"



1 GARAGE PLAN (LEVEL-1)
A-03 1/4" = 1'-0"



SAM HASEN NASSER

GENERAL CONTRACTOR

4 6 0 - 4 2 2 - 5 9 4 4

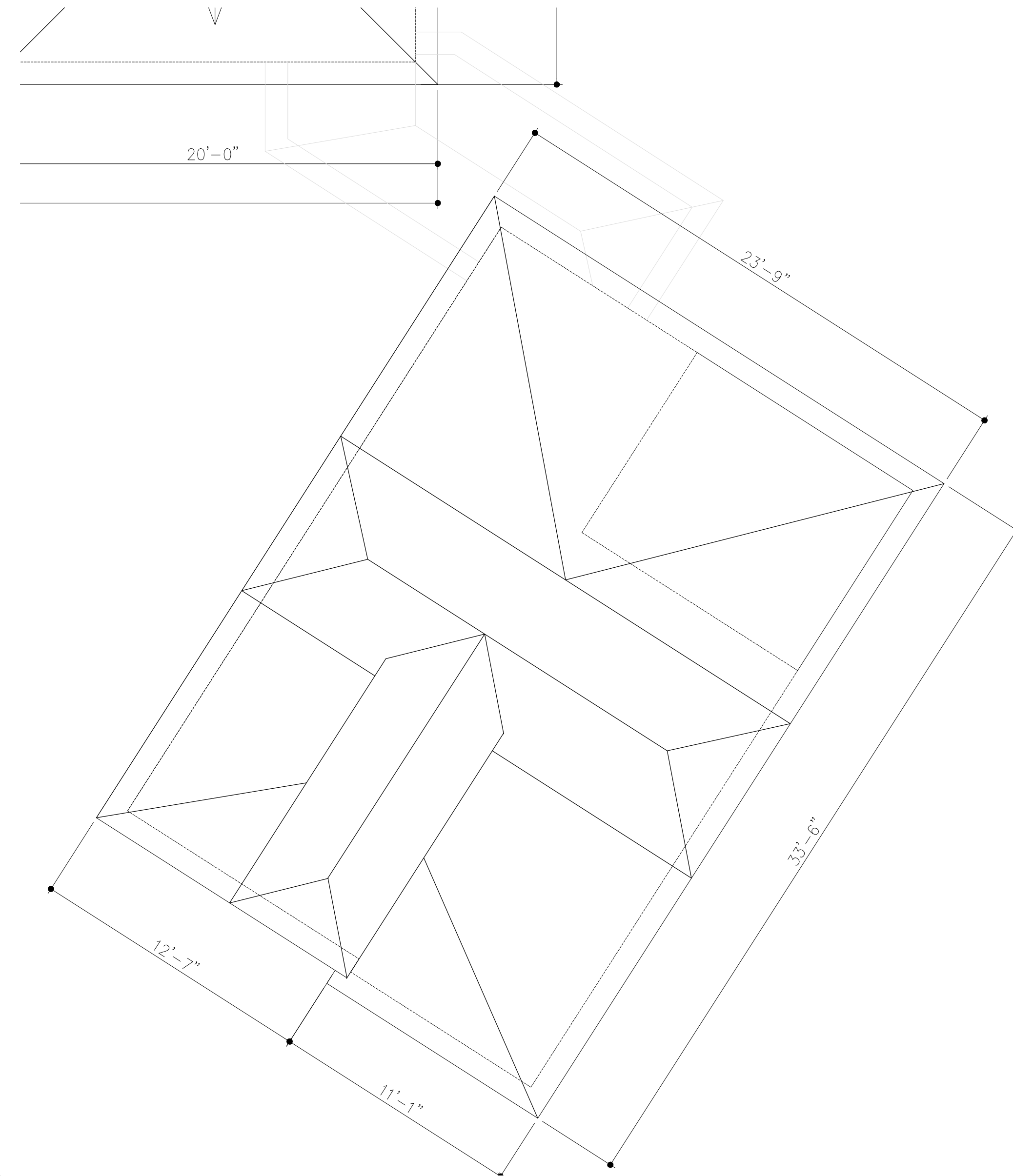
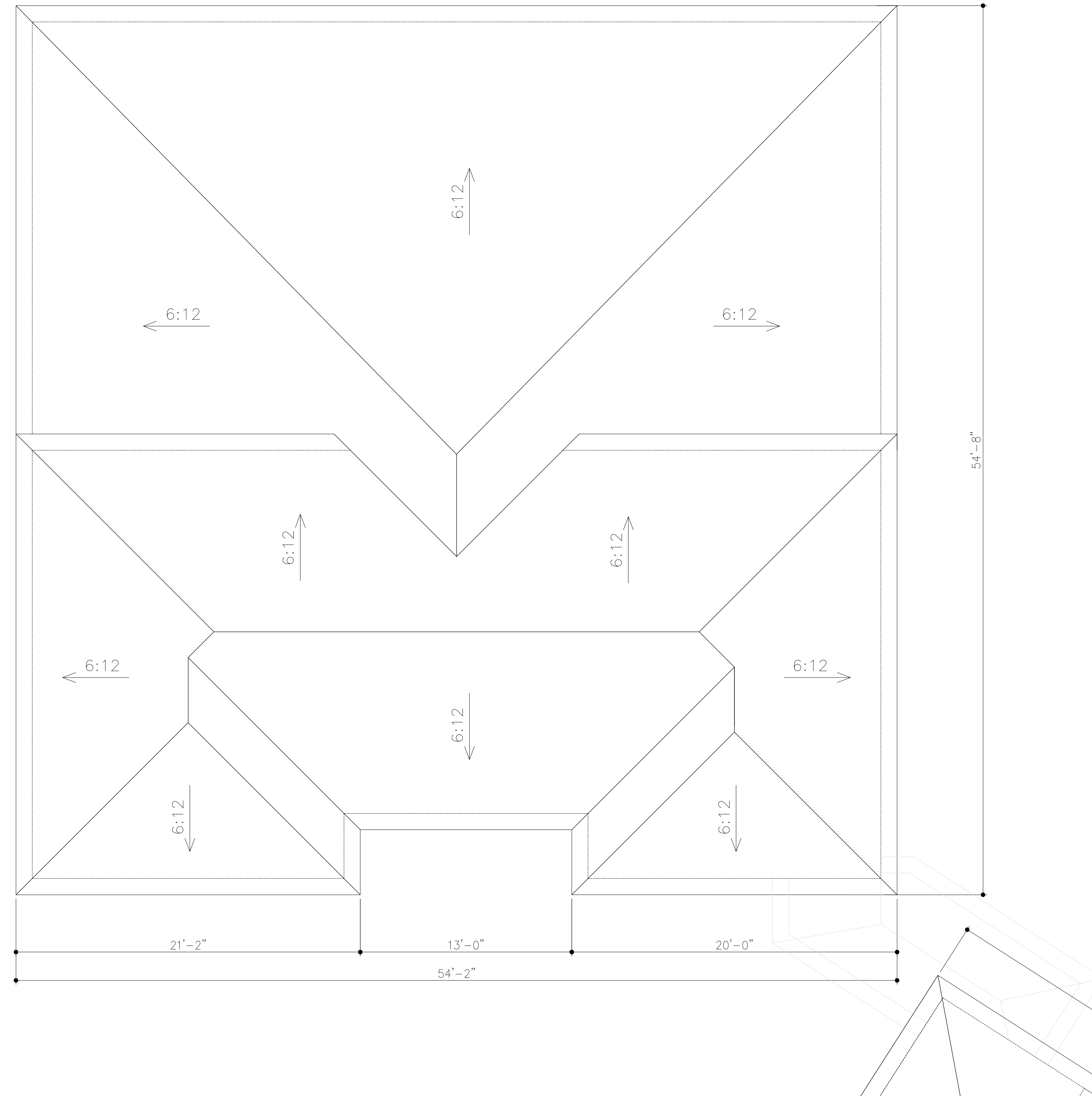
TEXAS HOME BUILDER

304 SHAMROCK CIR
ROCKWALL TX, 75032

Project Number:
Drawn By: RK
Checked By: RK
Date Issued: 04/17/20

SHEET NUMBER

A-03



1 ROOF PLAN
A-04 1/4" = 1'-0"

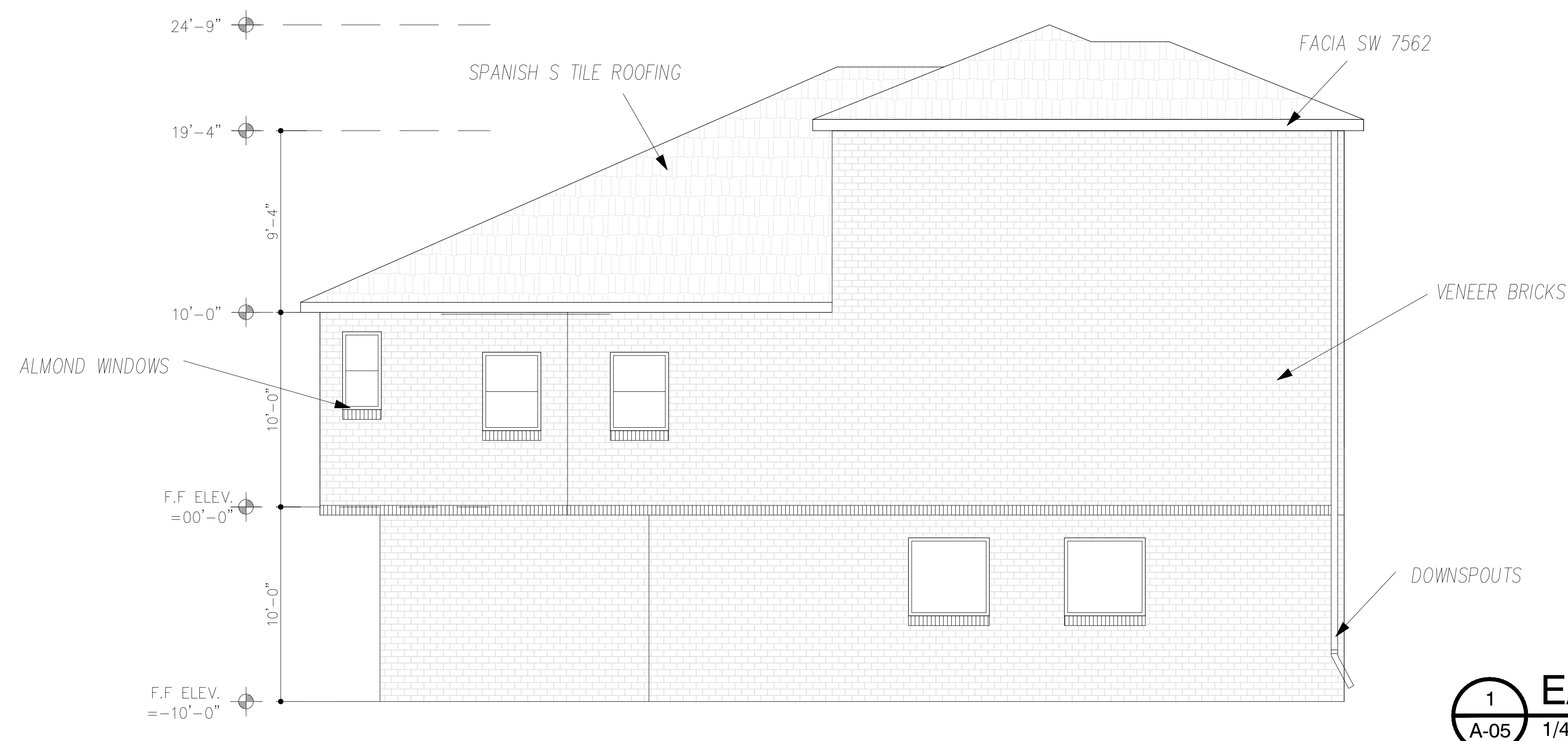
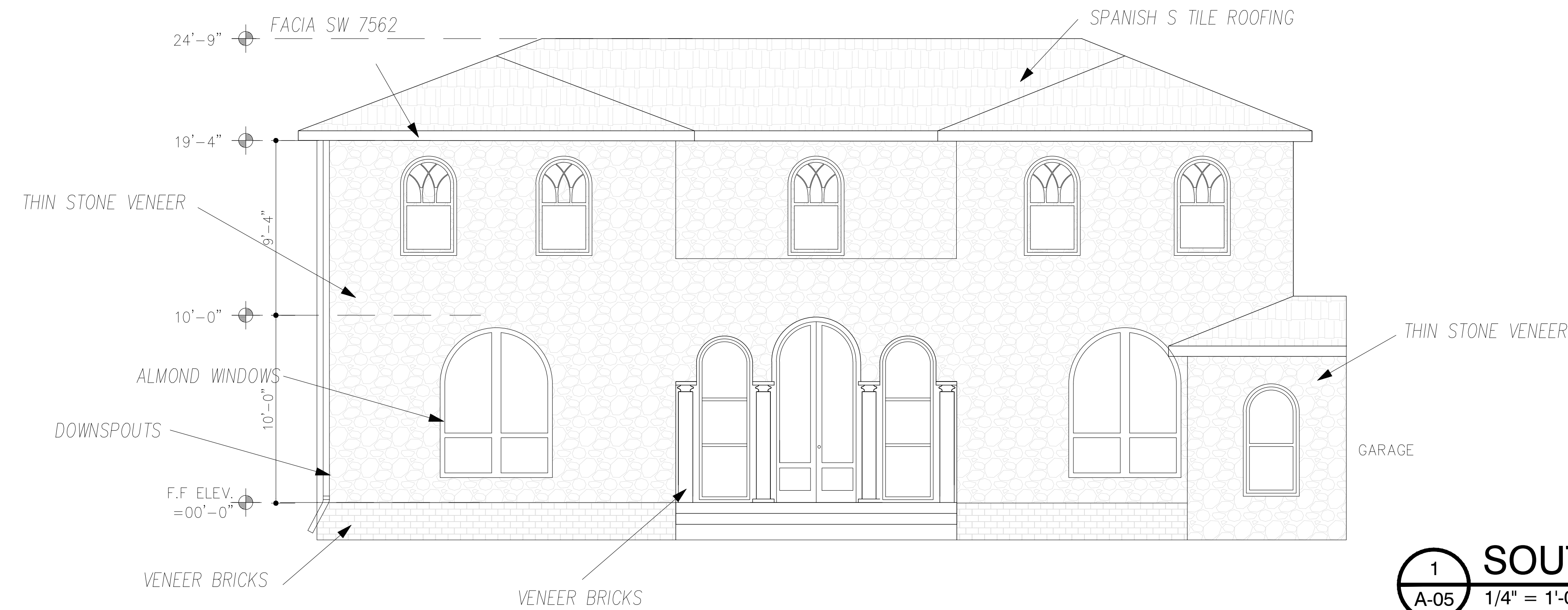
SAM HASEN NASSER
GENERAL CONTRACTOR
4 6 0 - 4 2 2 - 5 9 4 4
TEXAS HOME BUILDER

304 SHAMROCK CIR
ROCKWALL TX, 75032

Project Number:
Drawn By: RK
Checked By: RK
Date Issued: 04/17/20

SHEET NUMBER

A-04



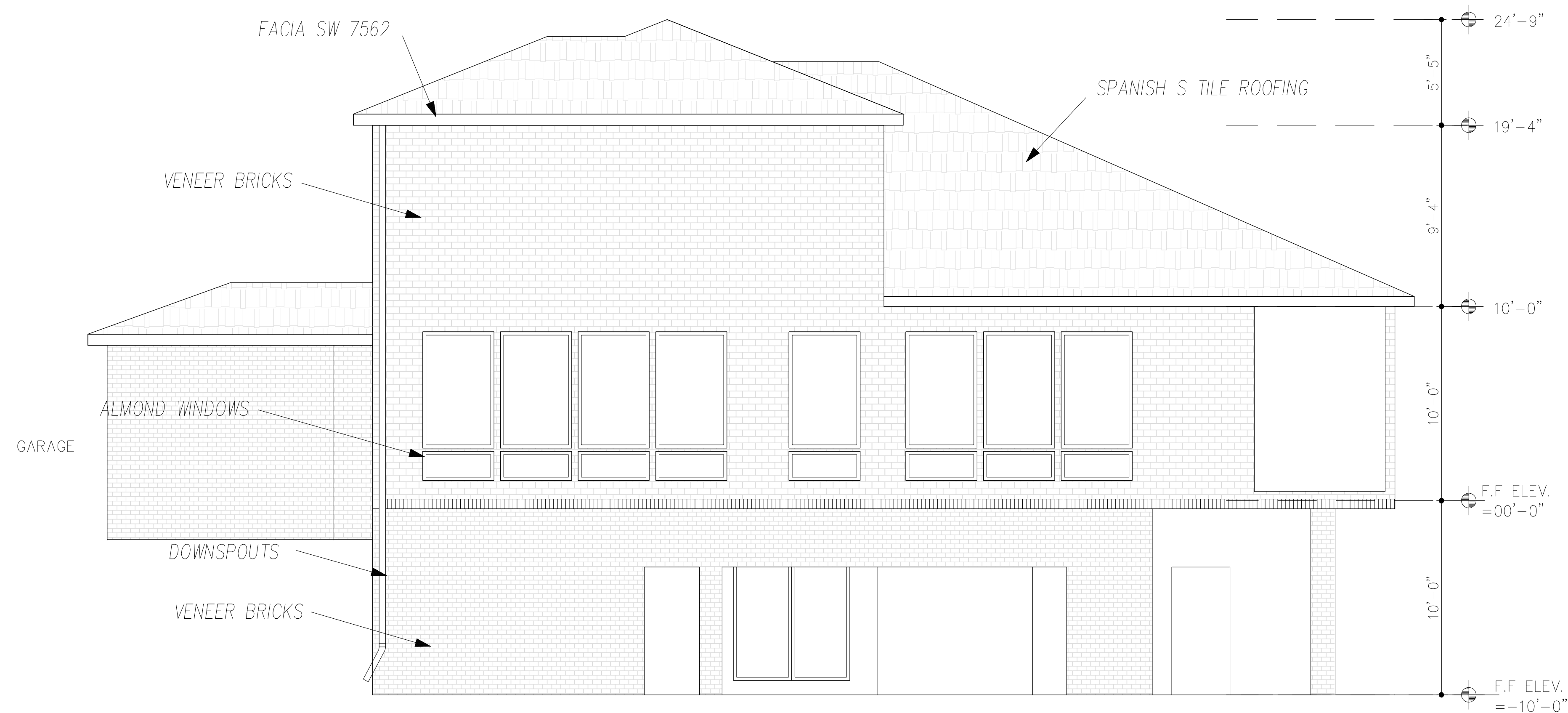
SAM HASEN NASSER
GENERAL CONTRACTOR
4 6 0 - 4 2 2 - 5 9 4 4
TEXAS HOME BUILDER

304 SHAMROCK CIR
ROCKWALL TX, 75032

Project Number:
Drawn By: RK
Checked By: RK
Date Issued: 04/17/20

SHEET NUMBER

A-05



1 WEST ELEVATION
A-06 1/4" = 1'-0"



1 NORTH ELEVATION
A-06 1/4" = 1'-0"

SAM HASEN NASSER
GENERAL CONTRACTOR
4 6 0 - 4 2 2 - 5 9 4 4
TEXAS HOME BUILDER

304 SHAMROCK CIR
ROCKWALL TX, 75032

Project Number:
Drawn By: RK
Checked By: RK
Date Issued: 04/17/20

SHEET NUMBER

A-06



1 SECTION 1-1
A-07 1/4" = 1'-0"



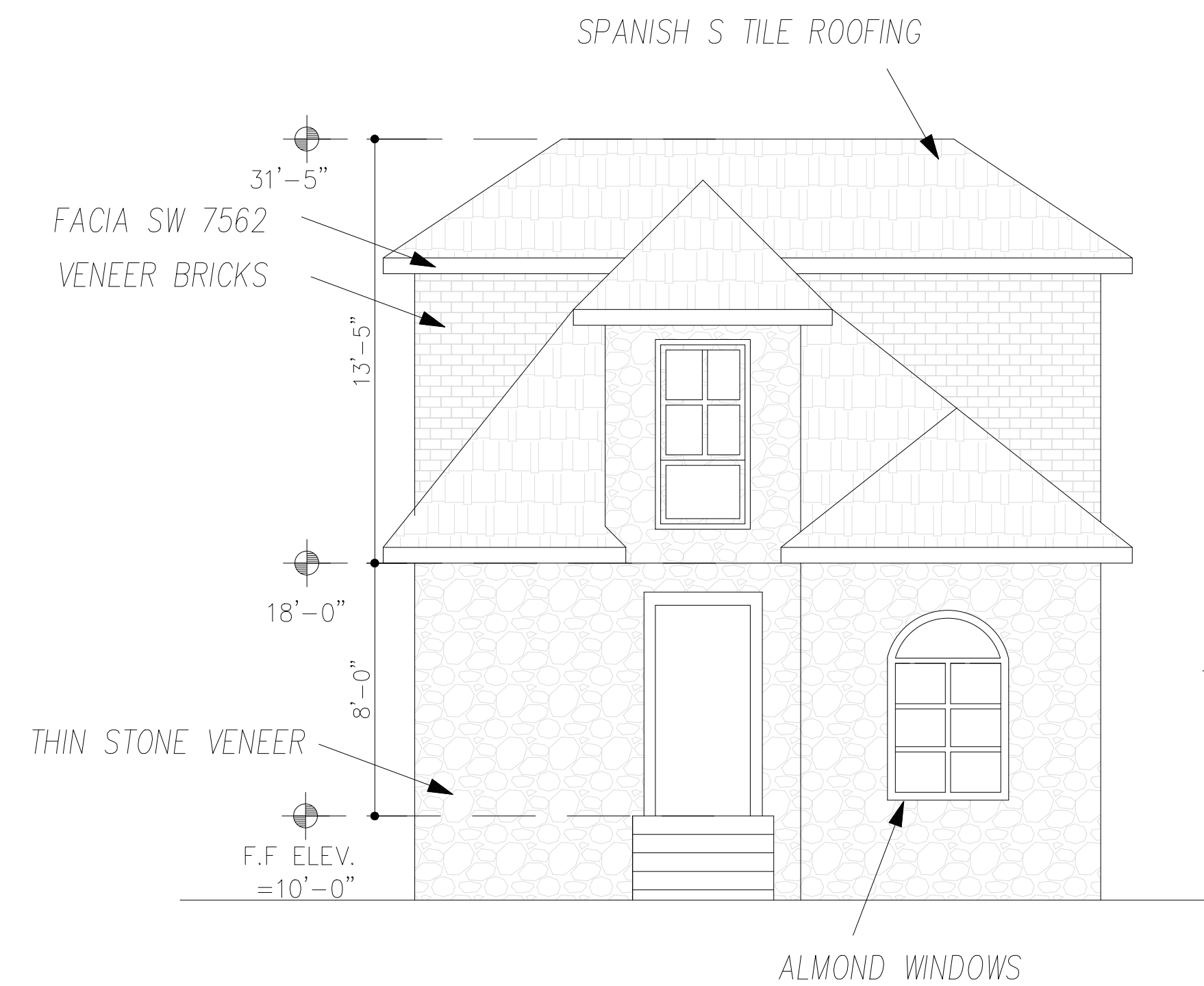
1 SECTION 2-2
A-07 1/4" = 1'-0"

SAM HASEN NASSER
GENERAL CONTRACTOR
4 6 0 - 4 2 2 - 5 9 4 4
TEXAS HOME BUILDER

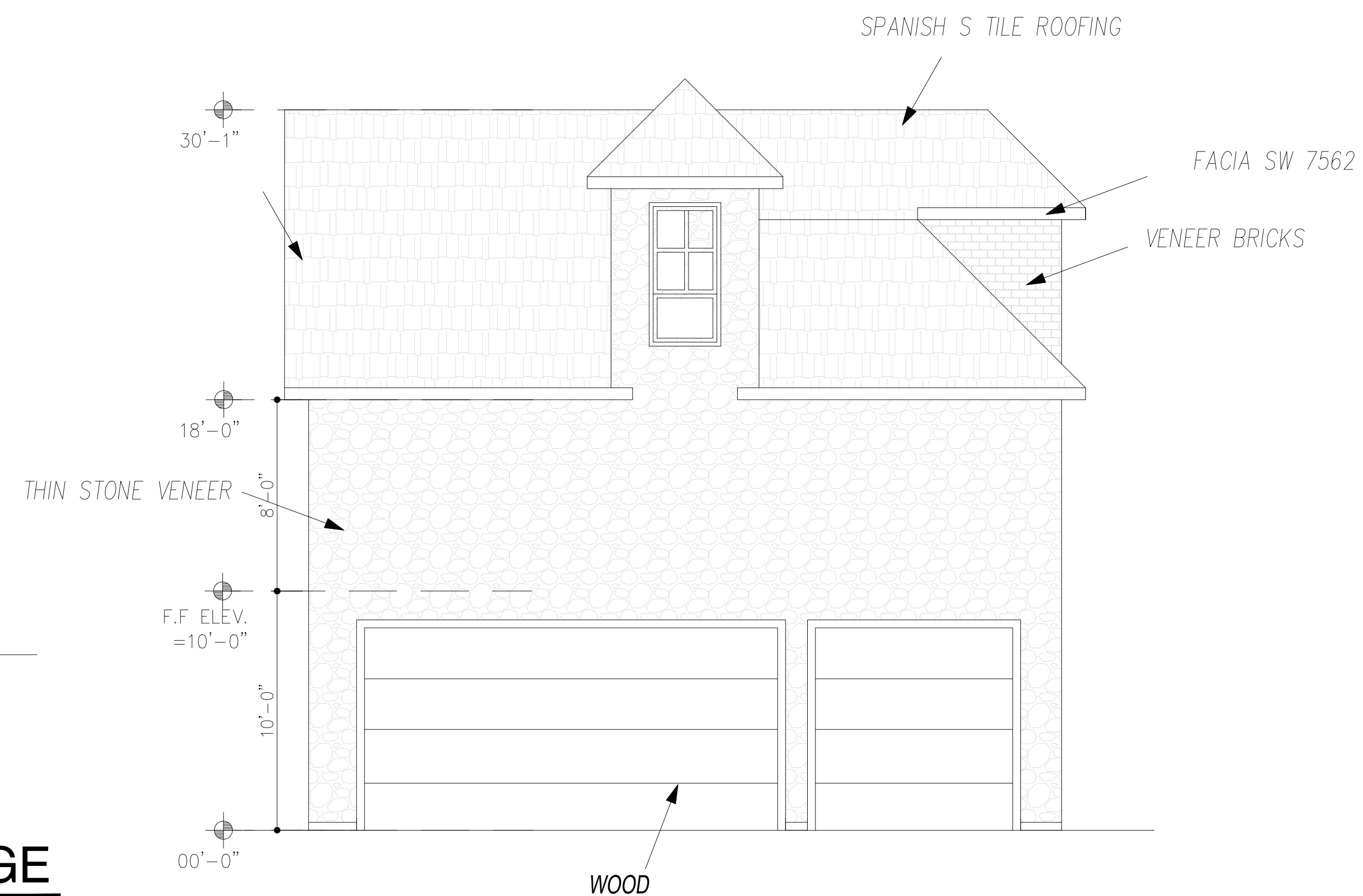
304 SHAMROCK CIR
ROCKWALL TX, 75032

Project Number:
Drawn By: RK
Checked By: RK
Date Issued: 04/17/20

SHEET NUMBER
A-07



1
A-08 **FRONT ELEVATION GARAGE**
1/4" = 1'-0"



1
A-08 **LEFT ELEVATION GARAGE**
1/4" = 1'-0"

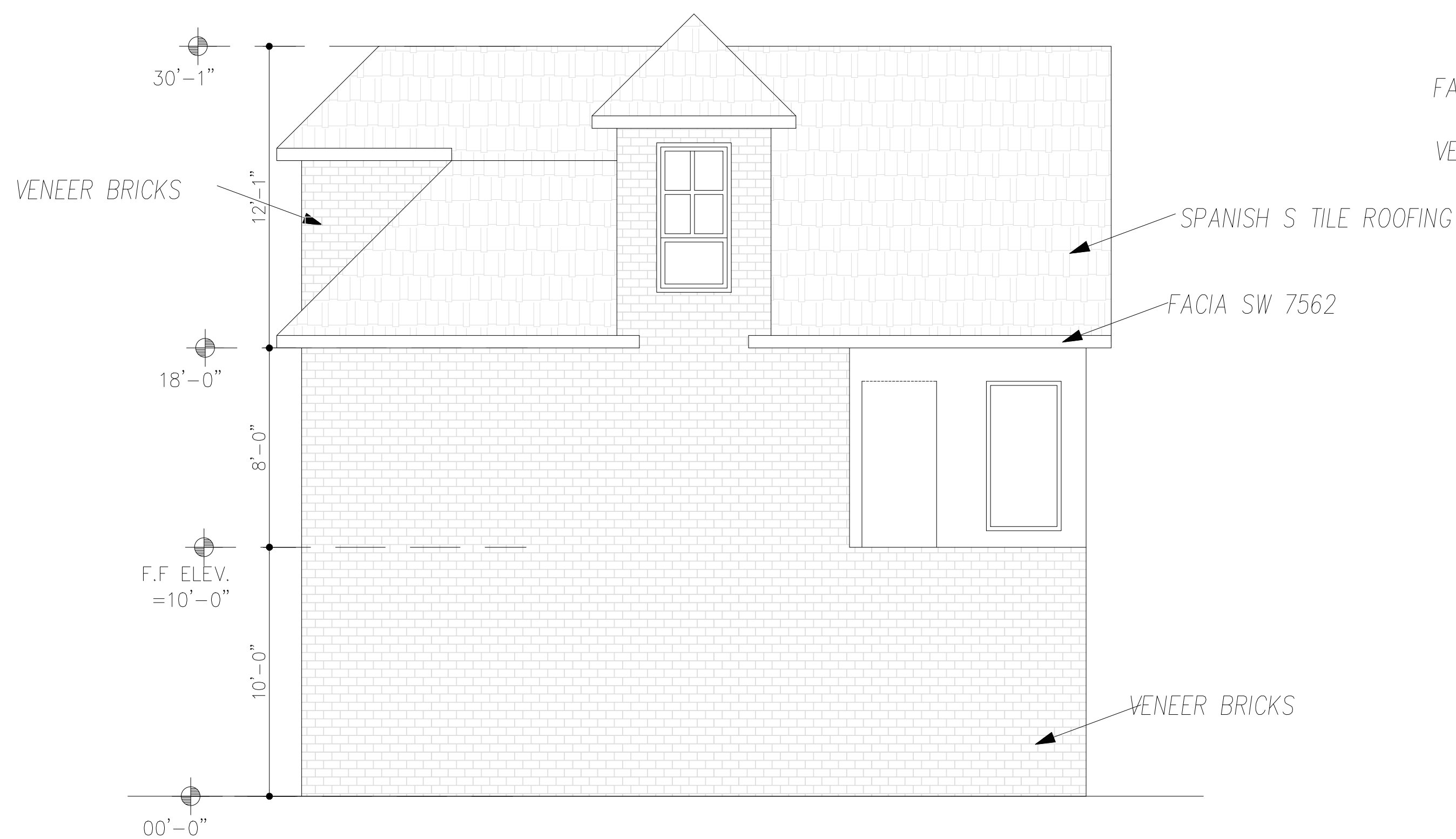
SAM HASEN NASSER
GENERAL CONTRACTOR
4 6 0 - 4 2 2 - 5 9 4 4
TEXAS HOME BUILDER

304 SHAMROCK CIR
ROCKWALL TX, 75032

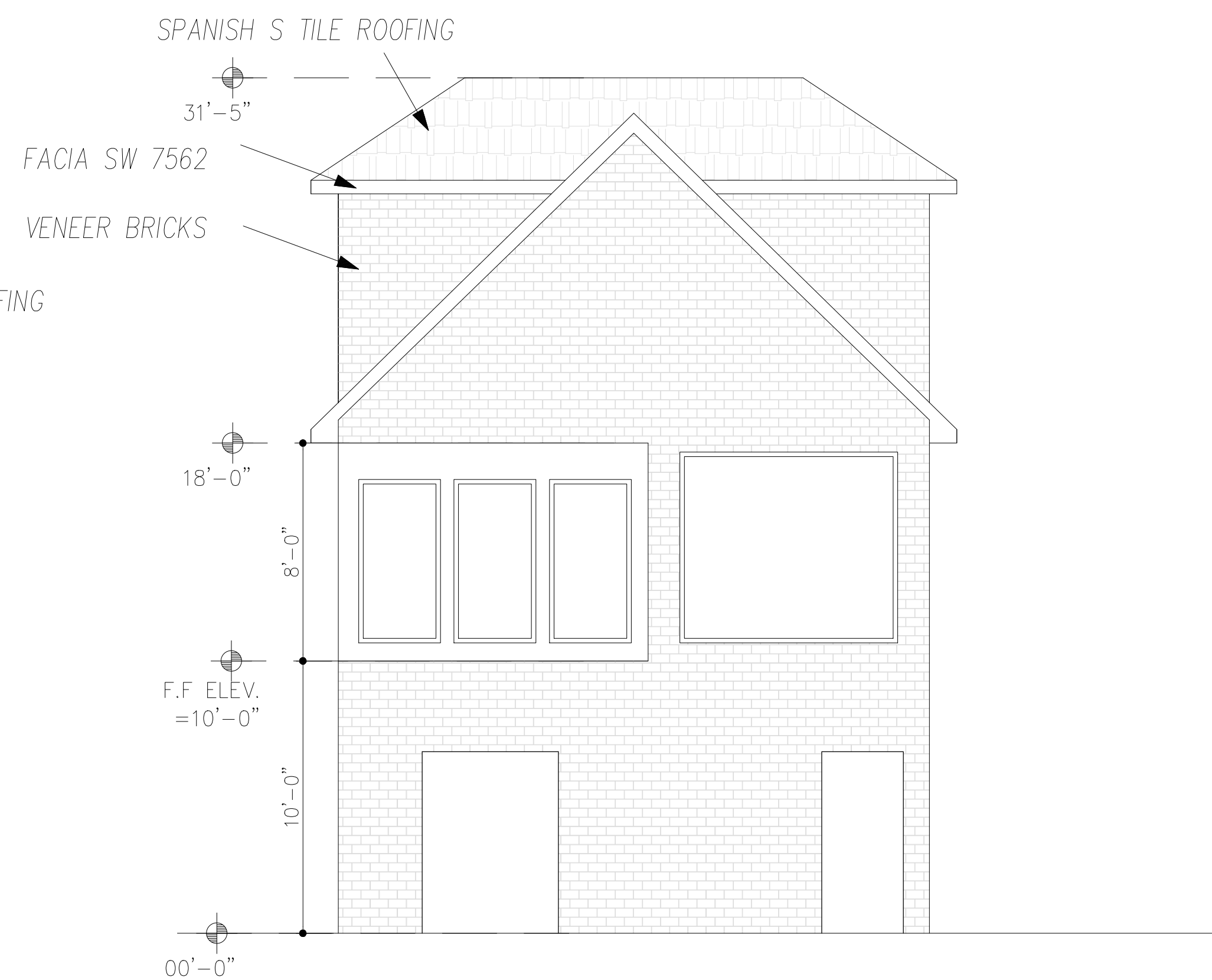
Project Number:
Drawn By: RK
Checked By: RK
Date Issued: 04/17/20

SHEET NUMBER

A-08



1
A-09 RIGHT ELEVATION GARAGE
1/4" = 1'-0"



1
A-09 BACK ELEVATION GARAGE
1/4" = 1'-0"

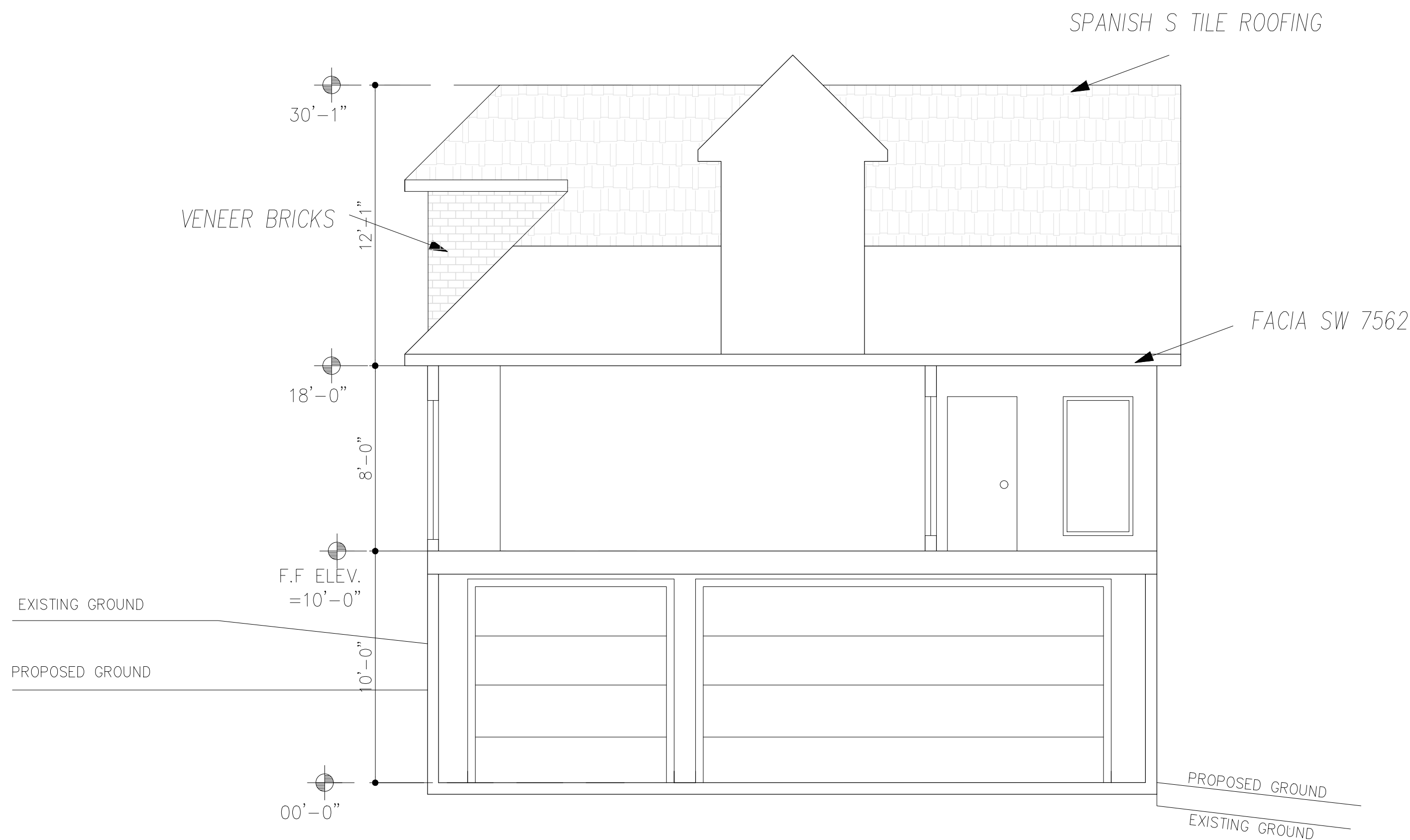
SAM HASEN NASSER
GENERAL CONTRACTOR
4 6 0 - 4 2 2 - 5 9 4 4
TEXAS HOME BUILDER

304 SHAMROCK CIR
ROCKWALL TX, 75032

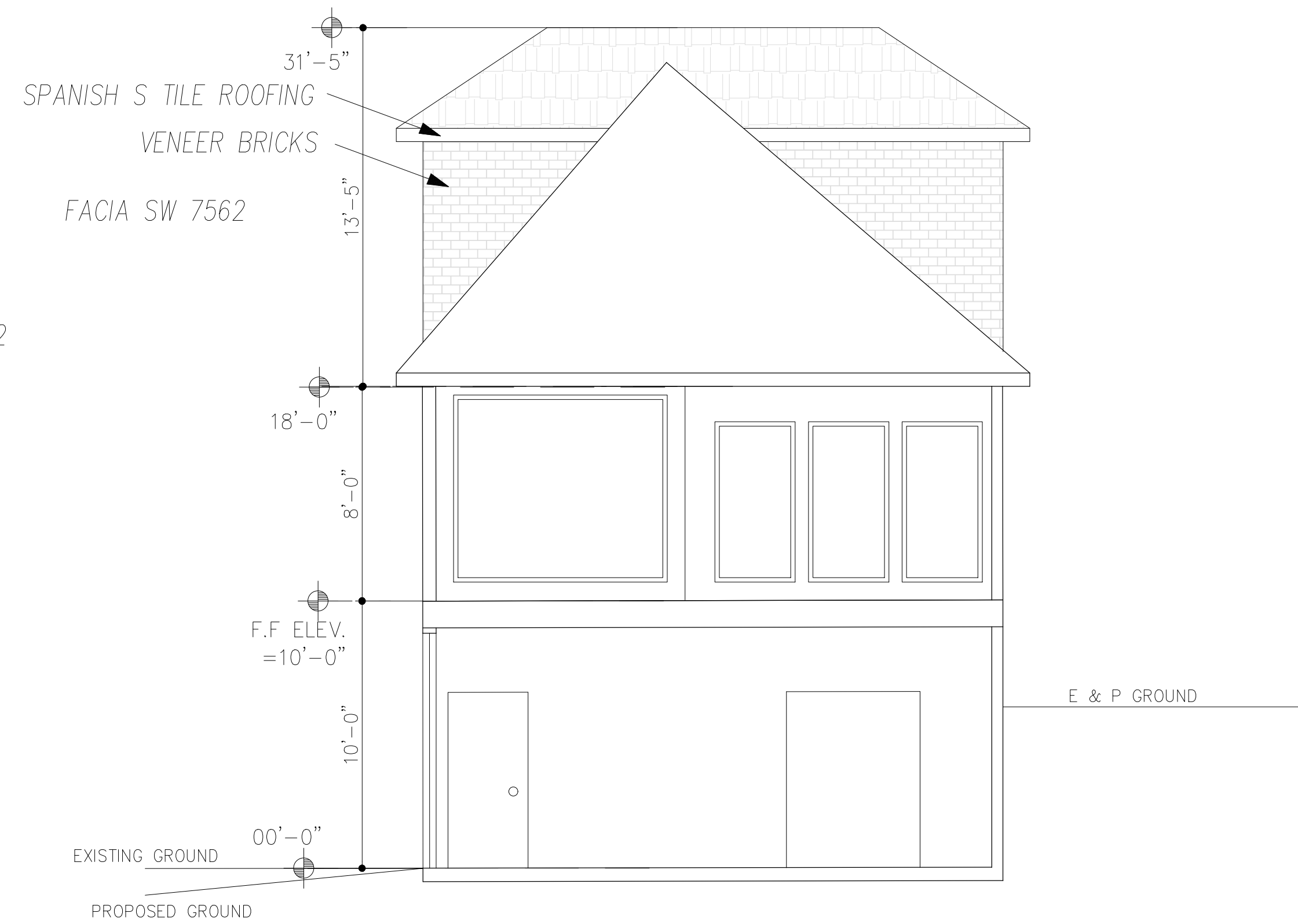
Project Number:
Drawn By: RK
Checked By: RK
Date Issued: 04/17/20

SHEET NUMBER

A-09



1
A-10 SECTION 3-3
1/4" = 1'-0"



1
A-10 SECTION 4-4
1/4" = 1'-0"

SAM HASEN NASSER
GENERAL CONTRACTOR
4 6 0 - 4 2 2 - 5 9 4 4
TEXAS HOME BUILDER

304 SHAMROCK CIR
ROCKWALL TX, 75032

Project Number:
Drawn By: RK
Checked By: RK
Date Issued: 04/17/20

SHEET NUMBER

A-10



Item Details:
By Lowe's Store:
Category:

Fence Panels

Color: # 690643 Model # K01607777
Krylon High Heat Max Specialty High Heat Satin Black Spray Paint

Country/Region of Manufacture: United States

Height: 4ft
Length: 6ft

Type: Aluminum Rail
Material:Aluminum


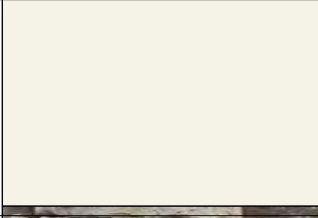
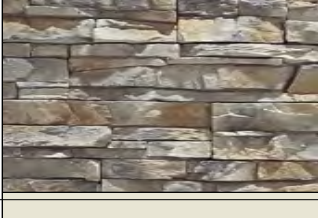



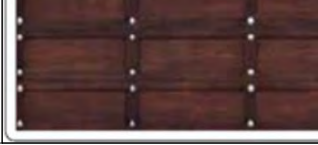


Dark Rustic

Lowe's Store

Item # 772276 Model # 140.0003473.007

Cabot Gold Moonlit Mahogany Transparent Exterior Stain

MATERIAL SCHEDULE		
NO		MATERIAL
1		SPANISH S TILE ROOFING
2		FACIA SW 7562
3		THIN STONE VENEER
4		ALMOND WINDOWS
5		MASONITE SIDING
6		AUTUMN SUNSET BRICK (VENEER BRICKS)
7		DARK RUSTIC MAHOGANY

SAM HASEN NASSER

GENERAL CONTRACTOR

4 6 0 - 4 2 2 - 5 9 4 4
TEXAS HOME BUILDER

304 SHAMROCK CIR
ROCKWALL TX, 75032

Project Number:
Drawn By:RK
Checked By:RK
Date Issued:04/17/20

SHEET NUMBER

A-11

SAM HASEN NASSER

GENERAL CONTRACTOR

4 6 0 - 4 2 2 - 5 9 4 4

TEXAS HOME BUILDER

304 SHAMROCK CIR
ROCKWALL TX, 75032

Project Number:
Drawn By: RK
Checked By: RK
Date Issued: 04/17/20

SHEET NUMBER

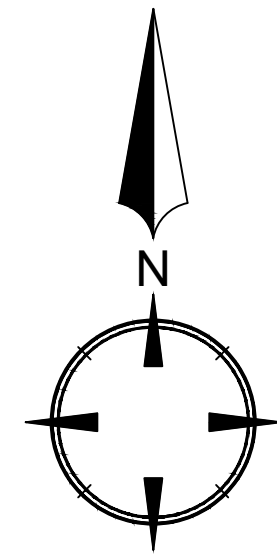
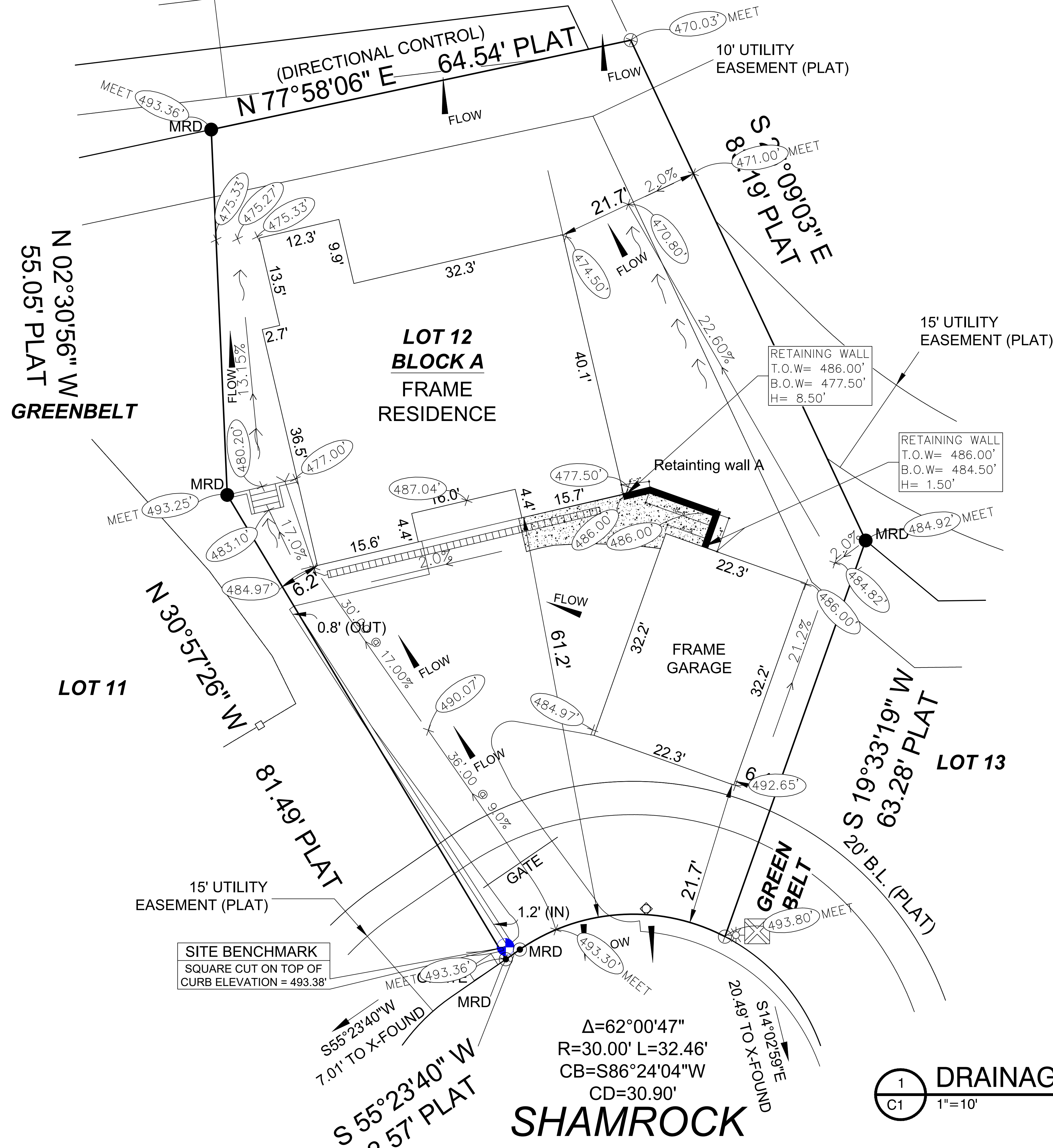
A-12



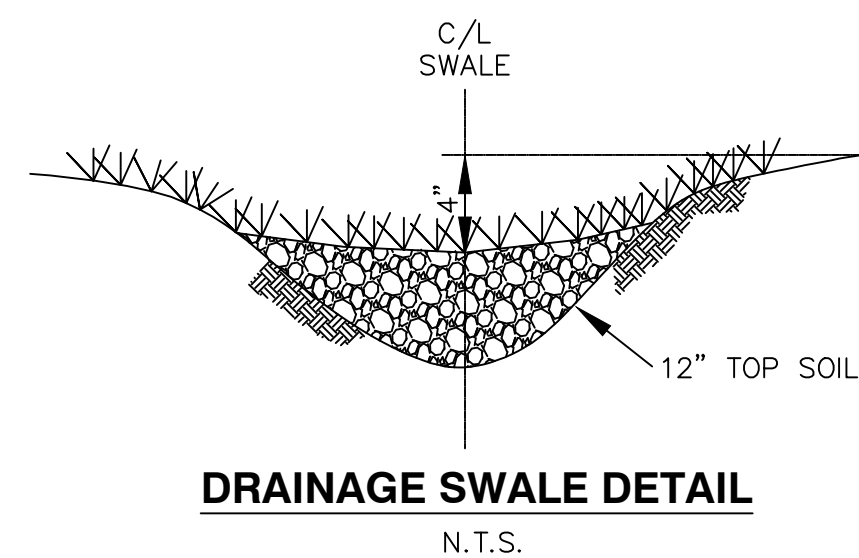
1 SOUTH ELEVATION
A-12 1/4" = 1'-0"



1 NORTH ELEVATION
A-12 1/4" = 1'-0"



LEGEND	
DRAINAGE SWALE	
PROPOSED ELEVATION	
EXISTING ELEVATION	
SLOPE	



Zhoubin Nemat
4/7/20

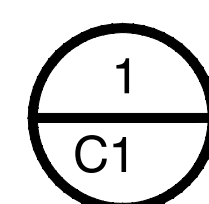
Kia Consulting
Engineers
P O Box 166903 Firm No: 9580 IRVING TX

304 SHAMROCK CIR
ROCKWALL TX, 75032

Project Number:
Drawn By: RK
Checked By: RK
Date Issued: 01/16/20

SHEET NUMBER

C1



DRAINAGE and Grading PLAN

1"=10'

CONCRETE FLATWORK

- [illegible]

Kia Consulting
Engineers

P O Box 166903 Firm No: 9580 IRVING TX

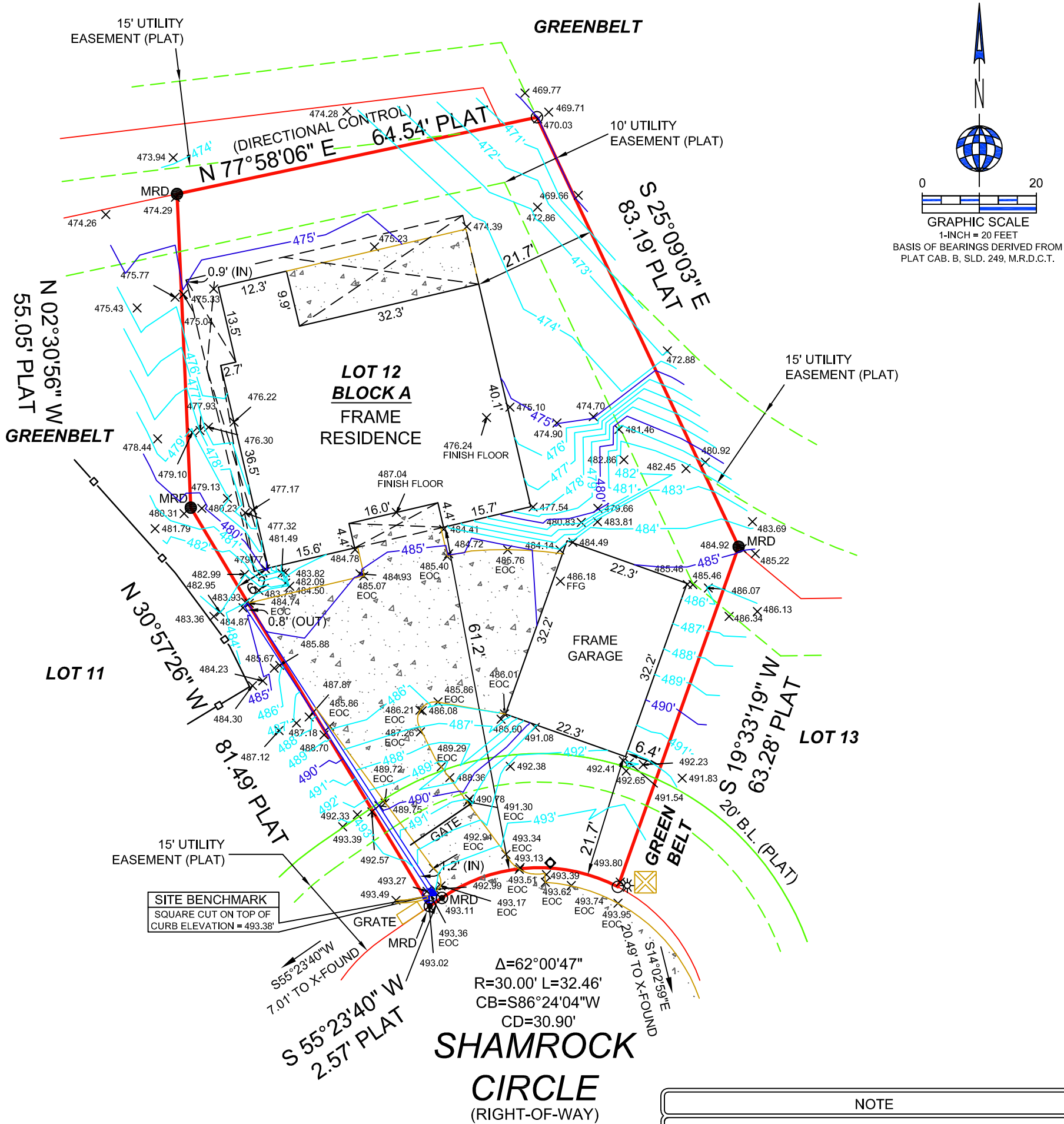
RETAINING WALL DETAIL
304 Shamrock CIR.
ROCKWALL TX 75032

Project Number: 2210
 Drawn By: ZK
 Checked By: ZK
 Date Issued: 4/ 7/20

SHEET NUMBER
S1

TOPOGRAPHIC SURVEY: 304 SHAMROCK CIRCLE

Being Lot 12, Block A, of CHANDLERS LANDING PHASE 14, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Map thereof, recorded in Cabinet B, Slide 249, Map Records, Rockwall County, Texas.



NOTE: All 1/2 IRS are 1/2-inch iron rods with yellow plastic caps stamped "RPLS 5310".
MRD = Monument of Record Dignity

NOTE

This survey was performed without the benefit of an abstractor, therefore, no search of record easements was performed on subject property.

FLOOD

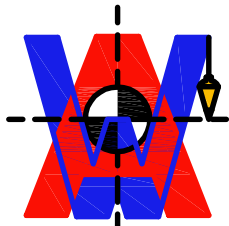
This is to certify that no portion of the subject property shown hereon lies within the 100 Year Flood Hazard Area as shown on the Flood Insurance Rate Map, Community Panel No. 48397C 0040L, dated 09-26-2008. The property is located in Zone "X".

LEGEND

I, John S. Turner, Registered Professional Land Surveyor of the State of Texas, do certify that this Survey Plat is a true, correct and accurate representation of the property shown hereon as determined by survey on the ground under my supervision. The lines and dimensions of said property being indicated by the plat. The improvements are within the boundaries of the property lines at the distances indicated and there are no visible and apparent easements, encroachments, conflicts or protrusions, except as shown. This survey meets or exceeds the minimum standards required by the Texas Board of Professional Land Surveying.

This survey was performed exclusively for the parties in connection with the G. F. Number shown hereon and is licensed for a single use. This survey remains the property of the Surveyor. Unauthorized reuse is not permitted without the expressed written permission of the Surveyor. This survey is an original work protected by United States Copyright law and international treaties. All rights reserved. Do not make illegal copies.

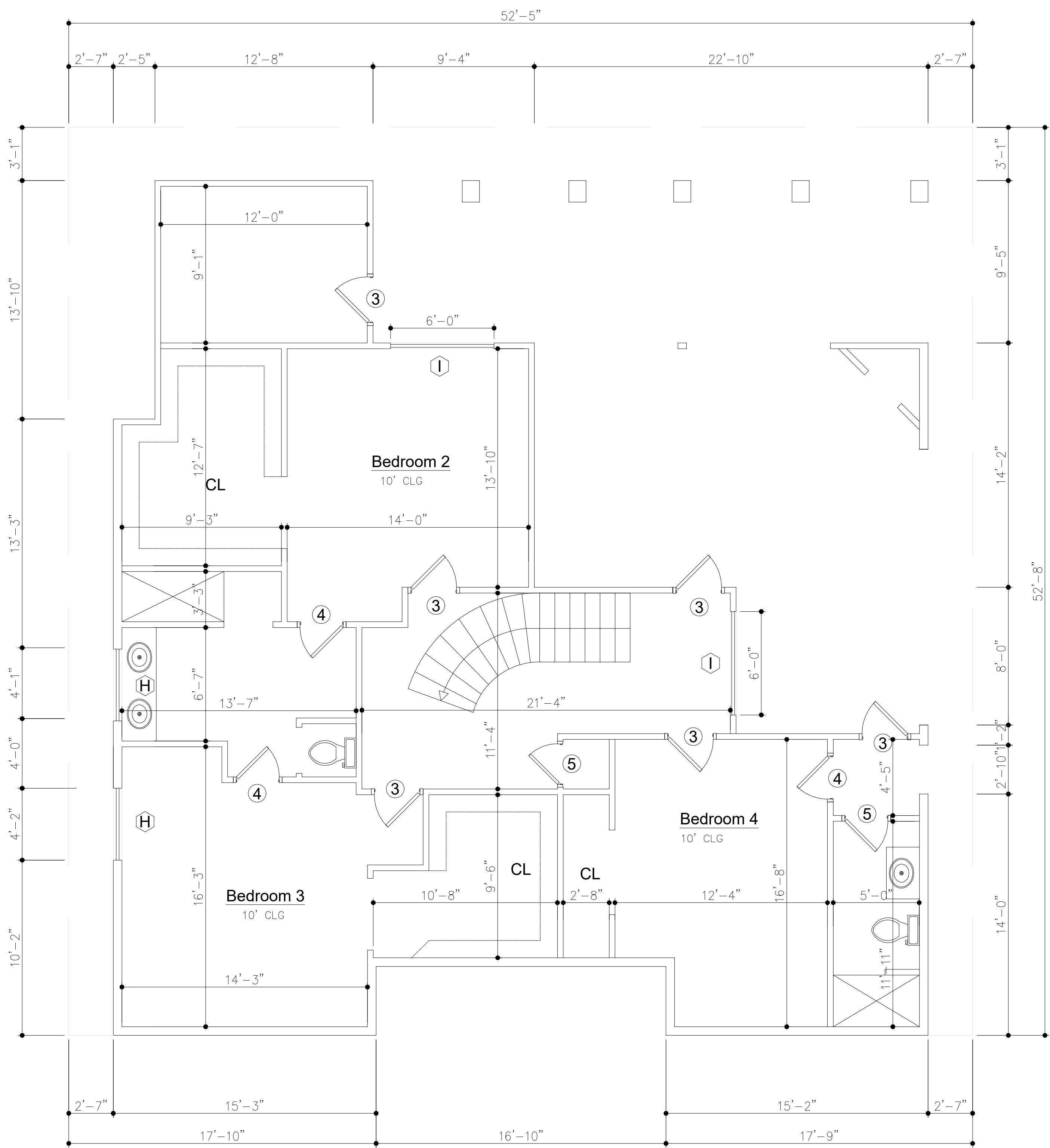
JOHN S. TURNER
RPLS 5310



A&W SURVEYORS, INC.
Professional Land Surveyors

TEXAS REGISTRATION NO. 100174-00
P.O. BOX 870029, MESQUITE, TX. 75187
PHONE: (972) 681-4975 FAX: (972) 681-4954
WWW.AWSURVEY.COM

JOB# 20-0409TOPO
DATE: 03-23-2020
CERTIFY TO: HUSSEIN YEHIA
DRAWN BY: 517

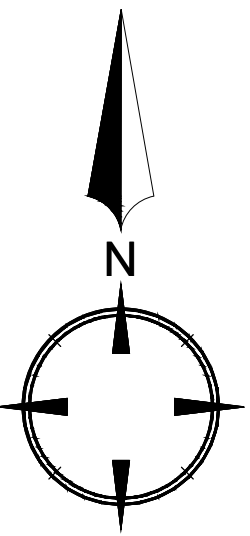


DOOR & WINDOW SCHEDULE						
NO	QTY	DOOR TYPE	WIDTH	HEIGHT	FRAME/LEAF	TYPE
1	1	GLASS-PANEL	6'-0"	9'-8"	HC WOOD	DOUBLE SWING
2	2	PANEL	4'-0"	6'-7"	HC WOOD	DOUBLE SWING
3	14	PANEL	3'-0"	6'-7"	HC WOOD	SWING
4	4	PANEL	2'-10"	6'-7"	HC WOOD	SWING
5	5	PANEL	2'-8"	6'-7"	HC WOOD	SWING
6	1	PANEL	5'-0"	6'-7"	HC WOOD	SWING
A	3	DOUBLE-HUNG	6'-0"	8'-0"	MTL/GLASS	VINYL
B	2	SINGLE-HUNG	3'-0"	8'-7"	MTL/GLASS	VINYL
C	2	SINGLE-HUNG	3'-0"	4'-0"	MTL/GLASS	VINYL
D	8	SINGLE-HUNG	3'-8"	7'-8"	MTL/GLASS	VINYL
E	1	DOUBLE-HUNG	6'-0"	8'-0"	MTL/GLASS	VINYL
F	3	SINGLE-HUNG	2'-4"	7'-8"	MTL/GLASS	VINYL
G	5	SINGLE-HUNG	3'-0"	5'-4"	MTL/GLASS	VINYL
H	2	SINGLE-HUNG	4'-2"	4'-0"	MTL/GLASS	VINYL
I	2	DOUBLE-HUNG	6'-0"	7'-8"	MTL/GLASS	VINYL
J	1	SINGLE-HUNG	3'-10"	6'-0"	MTL/GLASS	VINYL
K	4	SINGLE-HUNG	3'-0"	6'-0"	MTL/GLASS	VINYL

1
A-01

BASEMENT PLAN

1/4" = 1'-0"



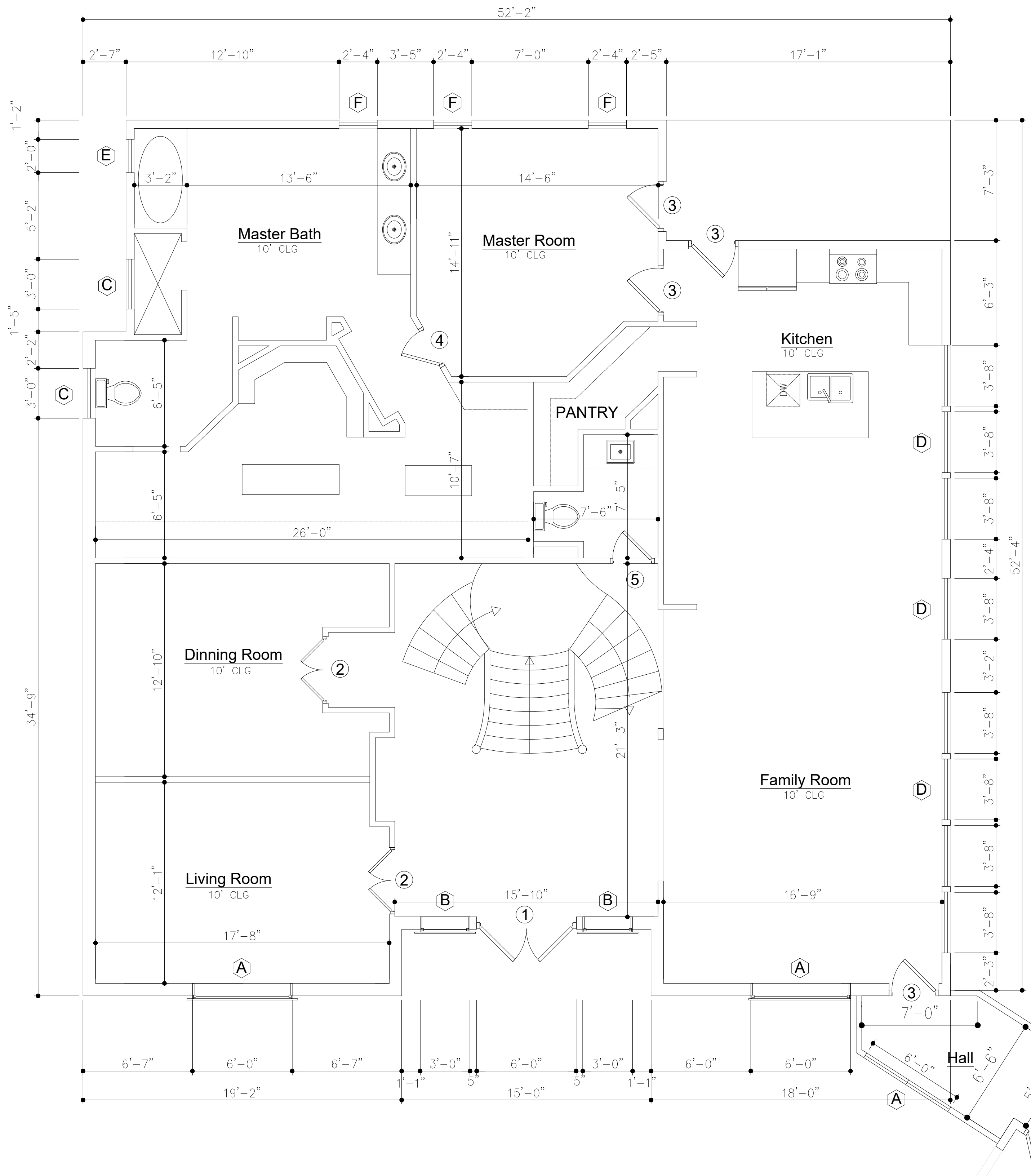
SAM HASEN NASSER
GENERAL CONTRACTOR
4 6 0 - 4 2 2 - 5 9 4 4
TEXAS HOME BUILDER

304 SHAMROCK CIR
ROCKWALL TX, 75032

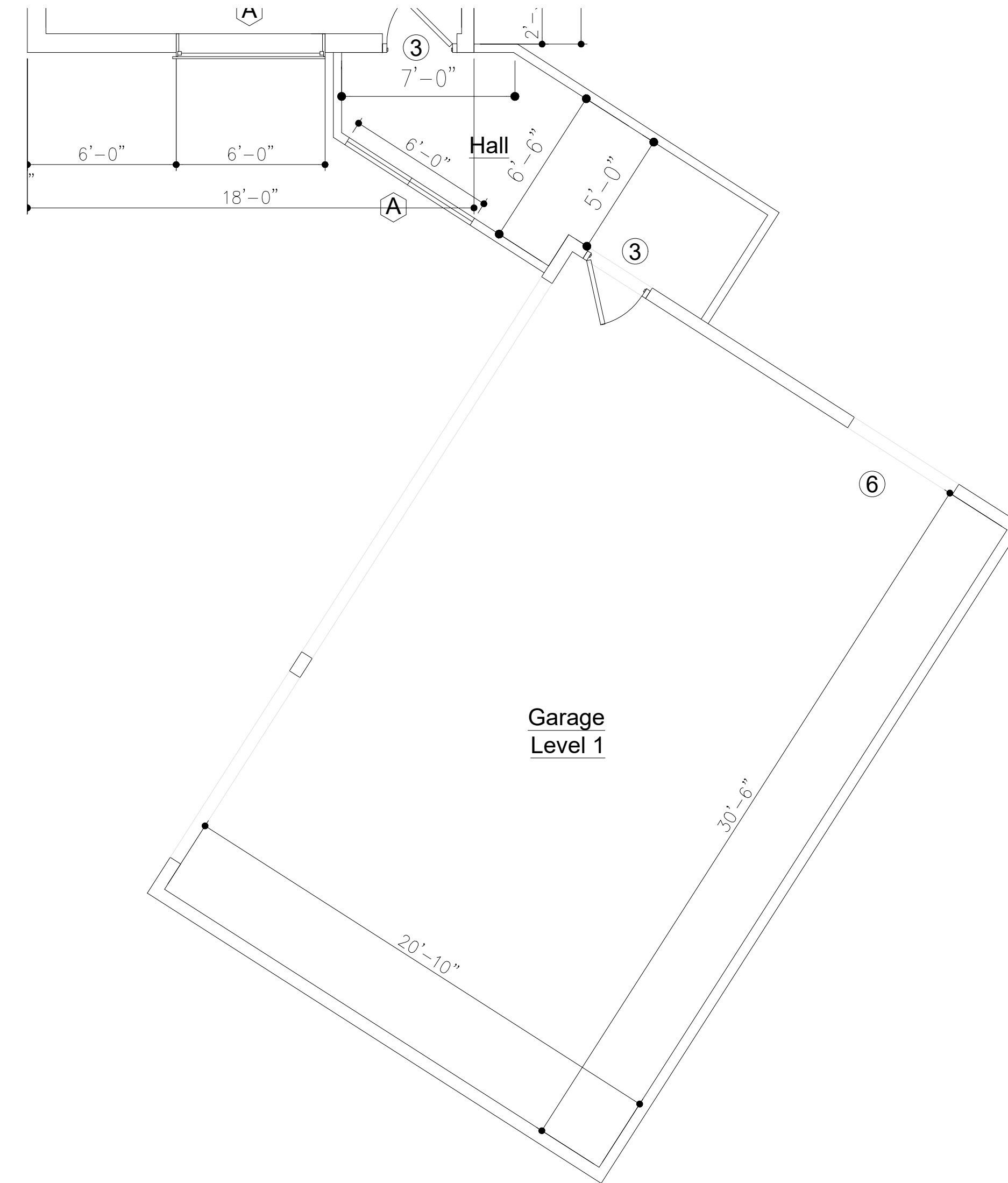
Project Number:
Drawn By:RK
Checked By:RK
Date Issued:01/16/20

SHEET NUMBER

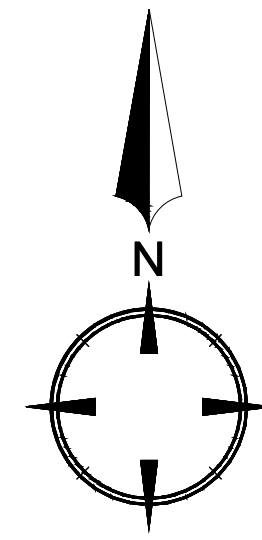
A-01



1 GROUND FLOOR PLAN
A-02 1/4" = 1'-0"



1 GARAGE PLAN (LEVEL-1)
A-02 1/4" = 1'-0"



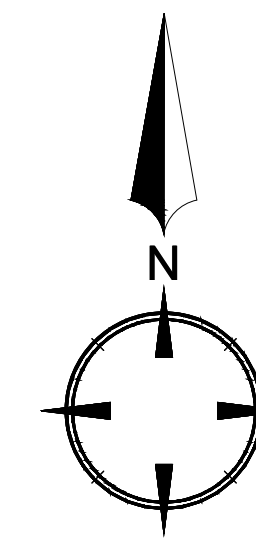
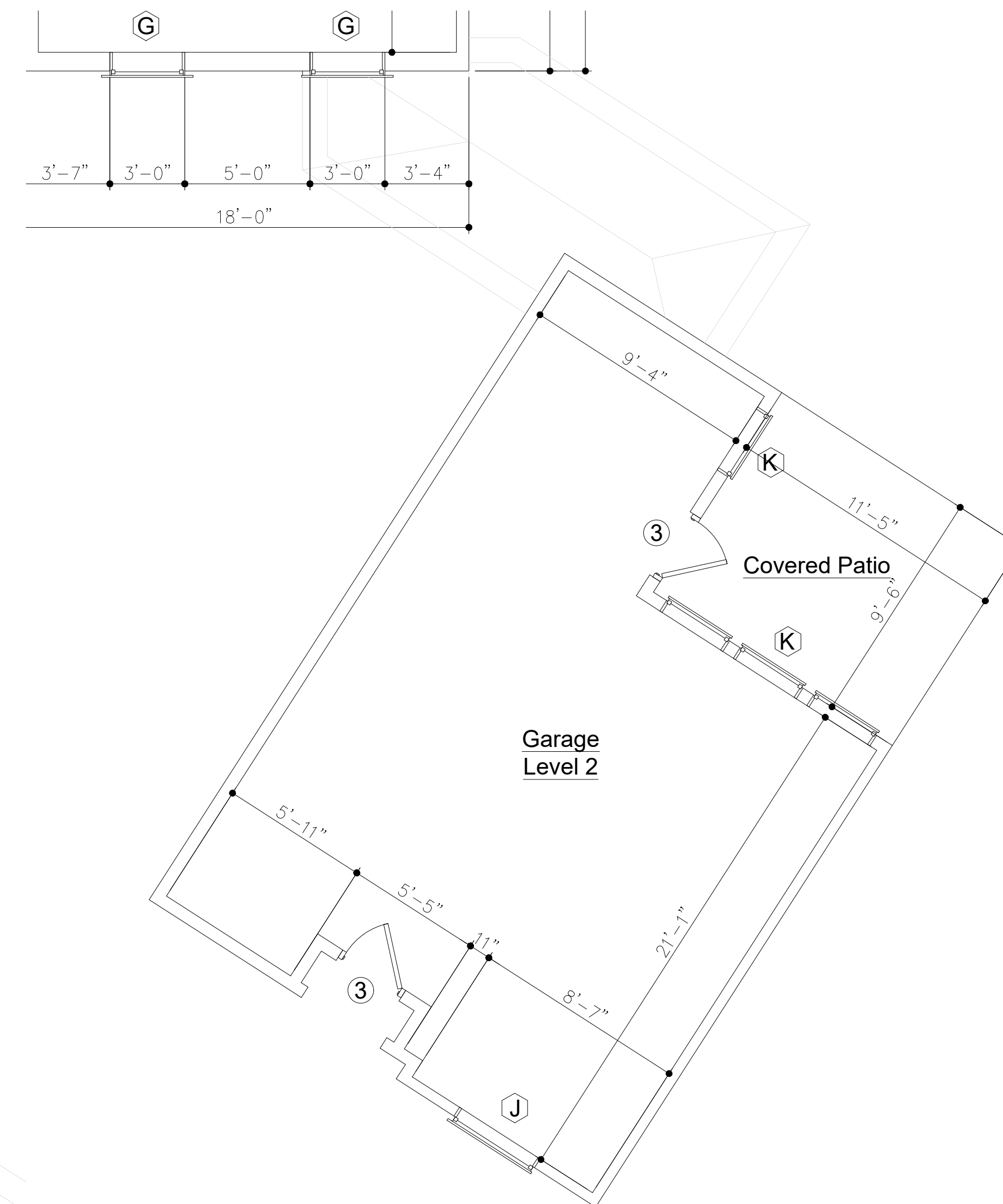
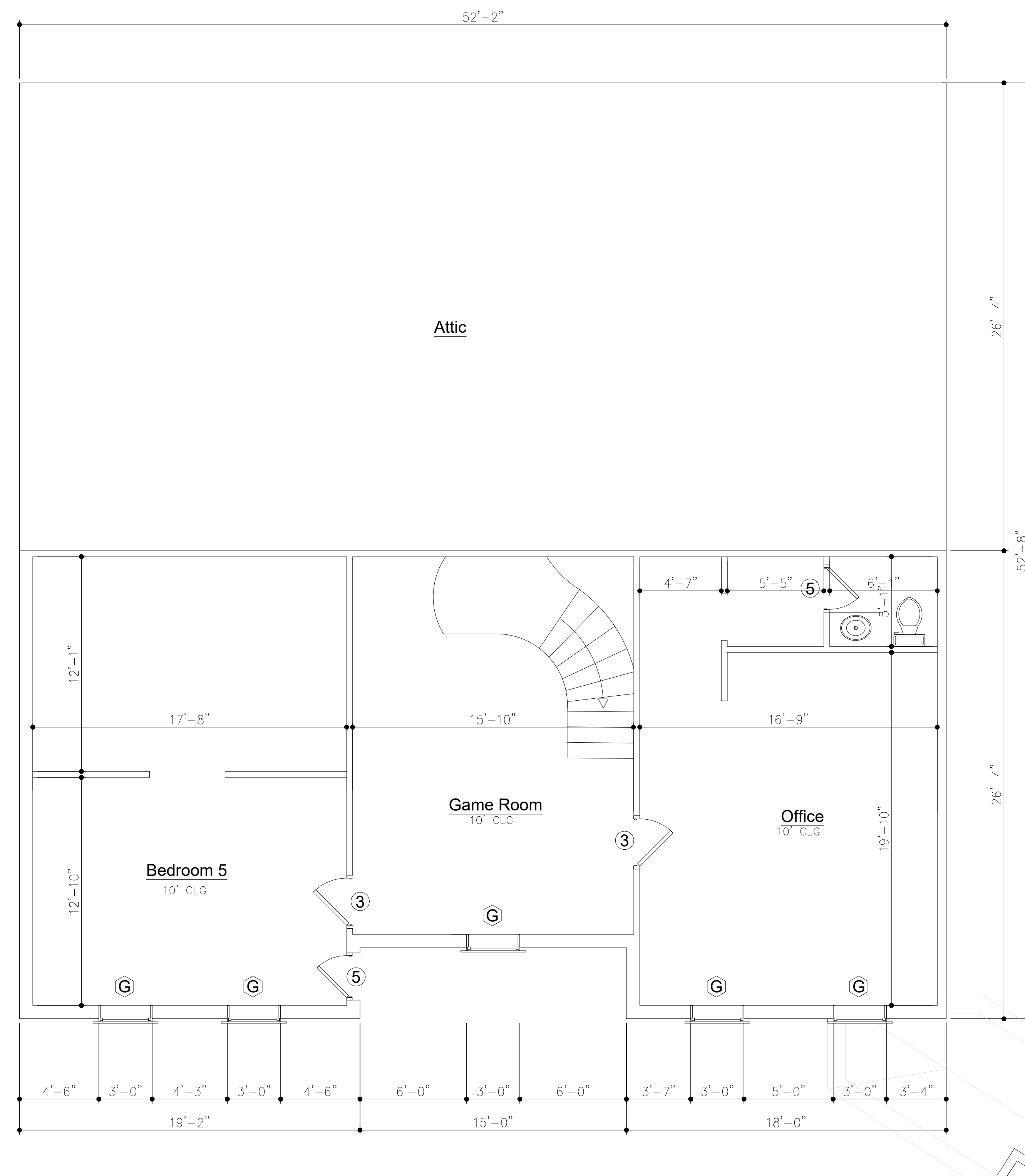
SAM HASEN NASSER
GENERAL CONTRACTOR
4 6 0 - 4 2 2 - 5 9 4 4
TEXAS HOME BUILDER

304 SHAMROCK CIR
ROCKWALL TX, 75032

Project Number:
Drawn By: RK
Checked By: RK
Date Issued: 01/16/20

SHEET NUMBER

A-02



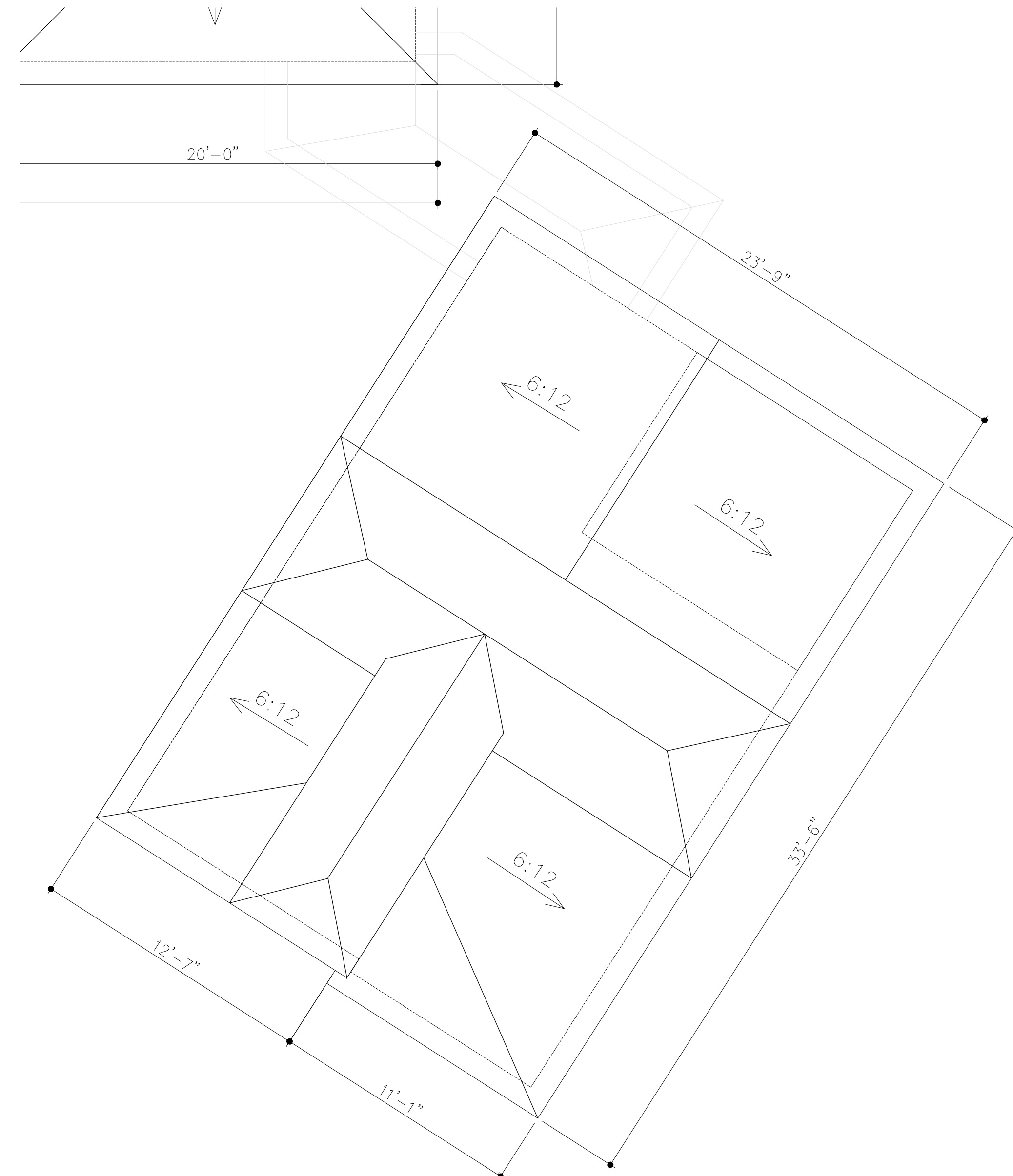
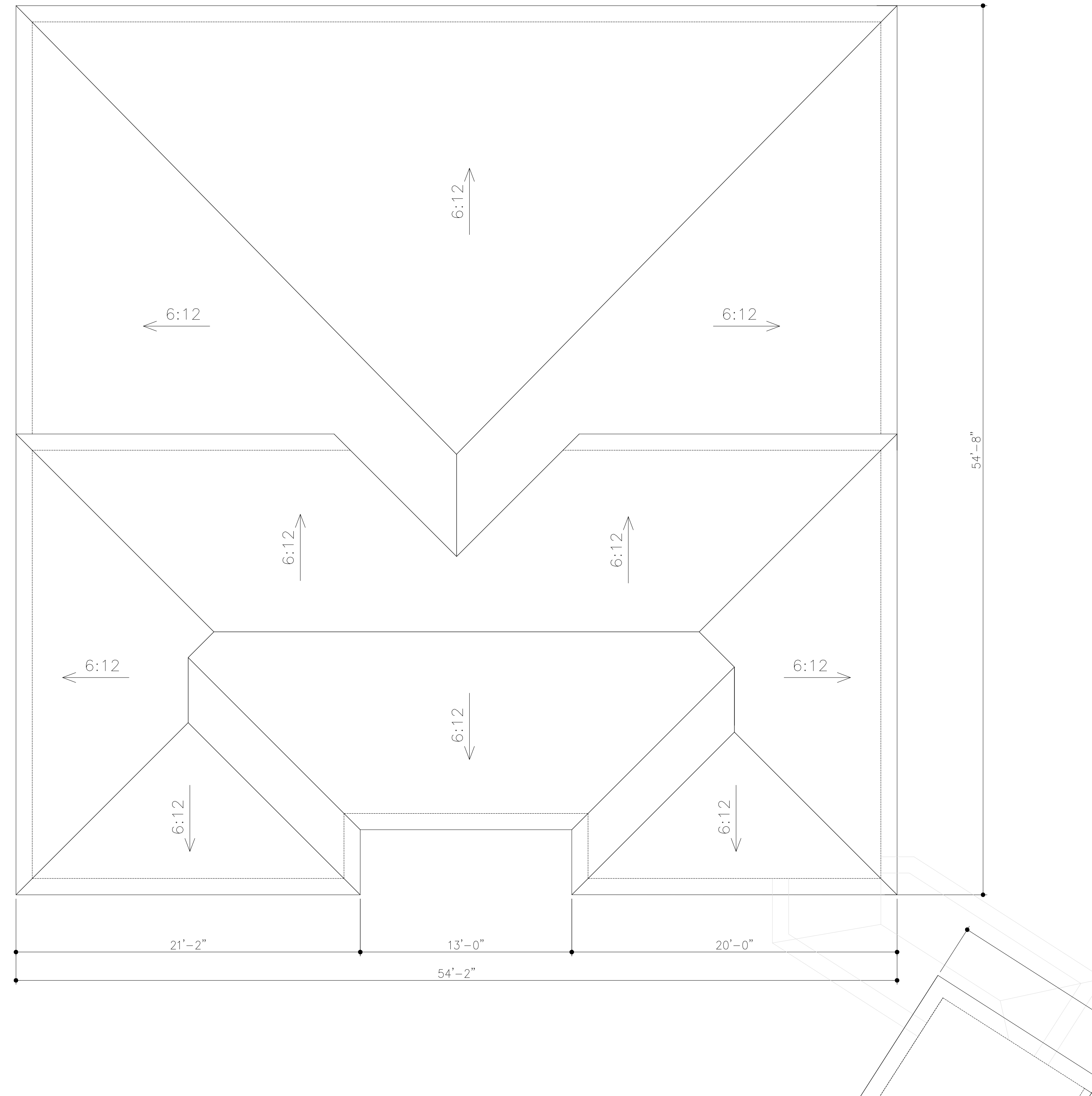
SAM HASEN NASSER
GENERAL CONTRACTOR
4 6 0 - 4 2 2 - 5 9 4 4
TEXAS HOME BUILDER

304 SHAMROCK CIR
ROCKWALL TX, 75032

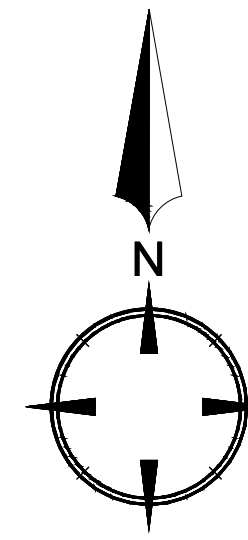
Project Number:
Drawn By:RK
Checked By:RK
Date Issued:01/16/20

SHEET NUMBER

A-03



1 ROOF PLAN
A-04 1/4" = 1'-0"



SAM HASEN NASSER
GENERAL CONTRACTOR
4 6 0 - 4 2 2 - 5 9 4 4
TEXAS HOME BUILDER

304 SHAMROCK CIR
ROCKWALL TX, 75032

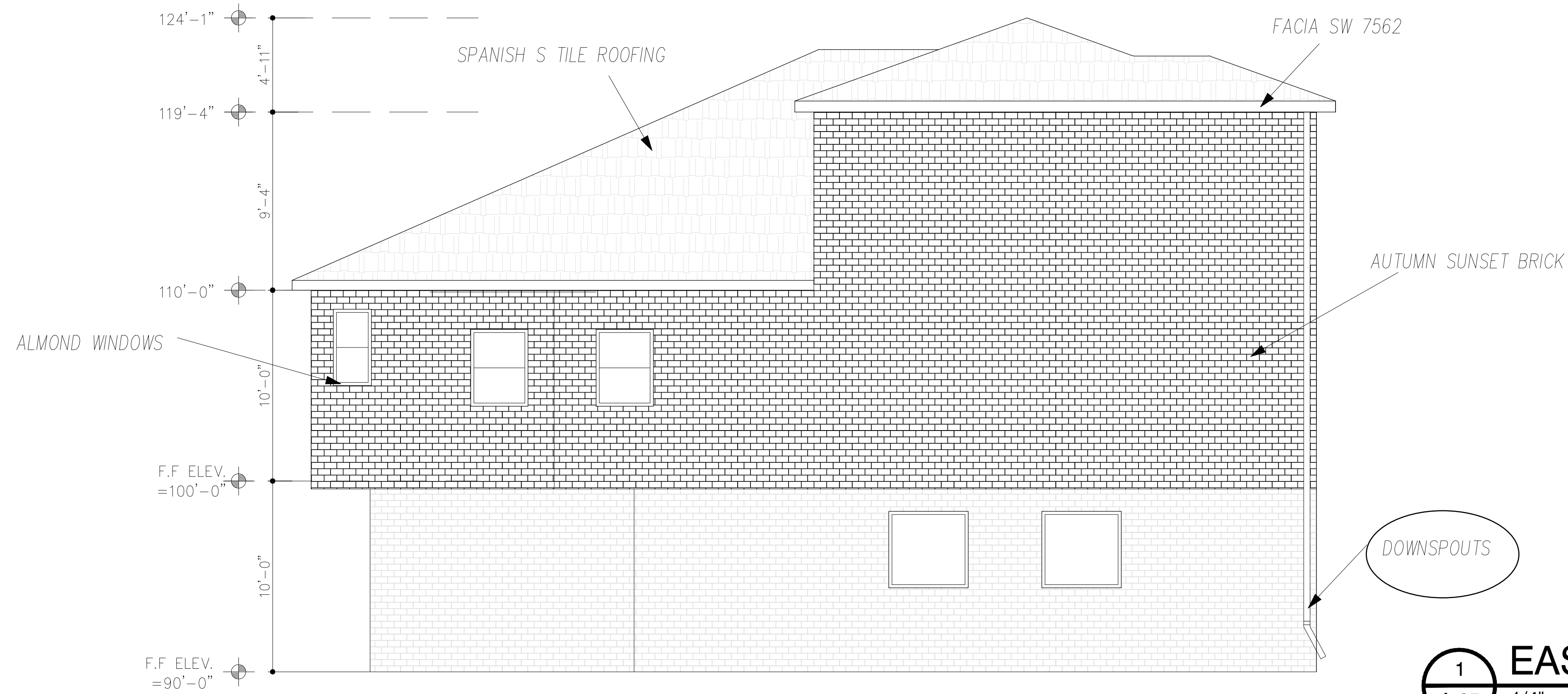
Project Number:
Drawn By: RK
Checked By: RK
Date Issued: 01/16/20

SHEET NUMBER

A-04



1 SOUTH ELEVATION
A-05 1/4" = 1'-0"



1 EAST ELEVATION
A-05 1/4" = 1'-0"

SAM HASEN NASSER

GENERAL CONTRACTOR

4 6 0 - 4 2 2 - 5 9 4 4
TEXAS HOME BUILDER

304 SHAMROCK CIR
ROCKWALL TX, 75032

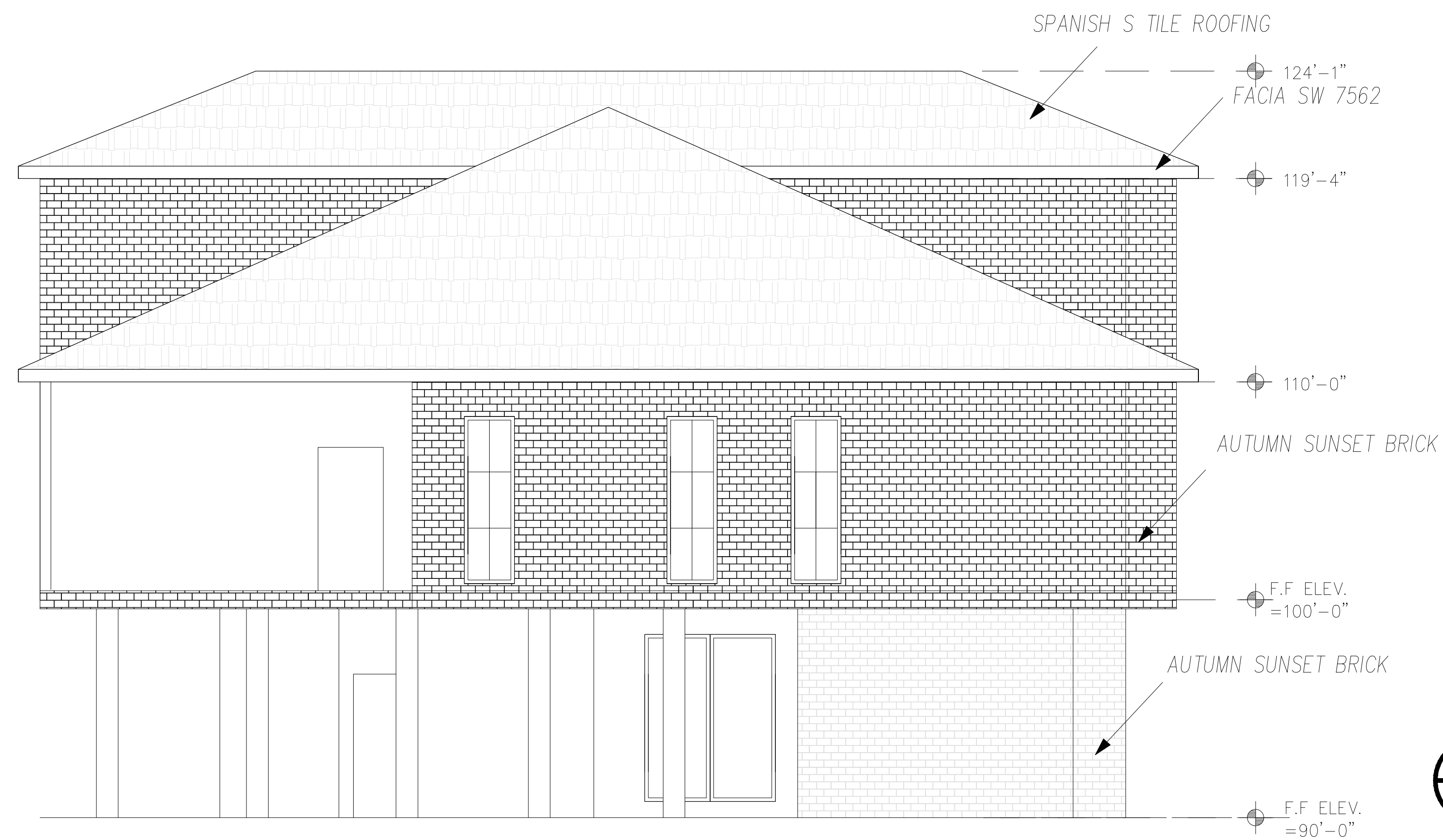
Project Number:
Drawn By: RK
Checked By: RK
Date Issued: 01/16/20

SHEET NUMBER

A-05



1 WEST ELEVATION
A-06 1/4" = 1'-0"



1 NORTH ELEVATION
A-06 1/4" = 1'-0"

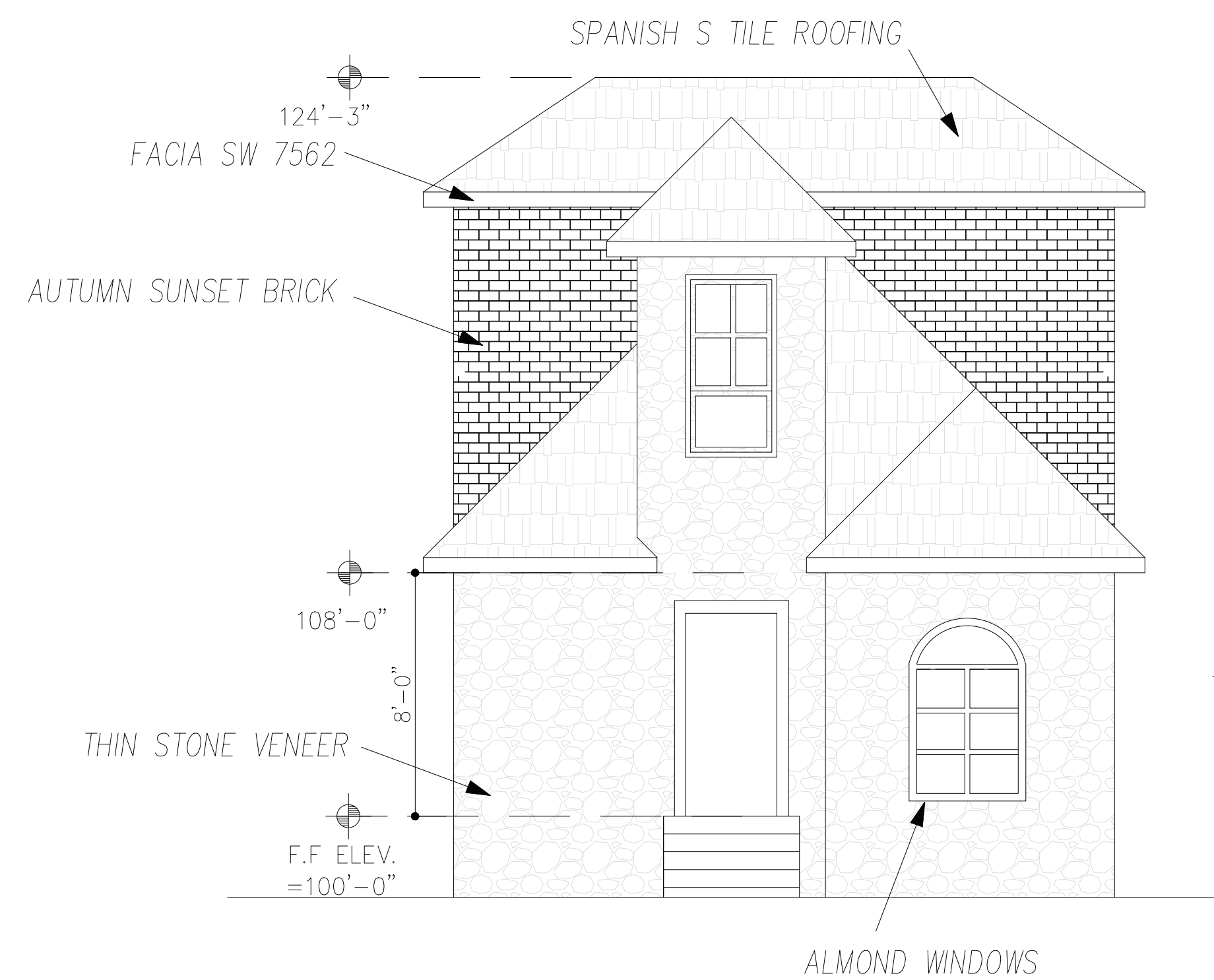
SAM HASEN NASSER
GENERAL CONTRACTOR
4 6 0 - 4 2 2 - 5 9 4 4
TEXAS HOME BUILDER

304 SHAMROCK CIR
ROCKWALL TX, 75032

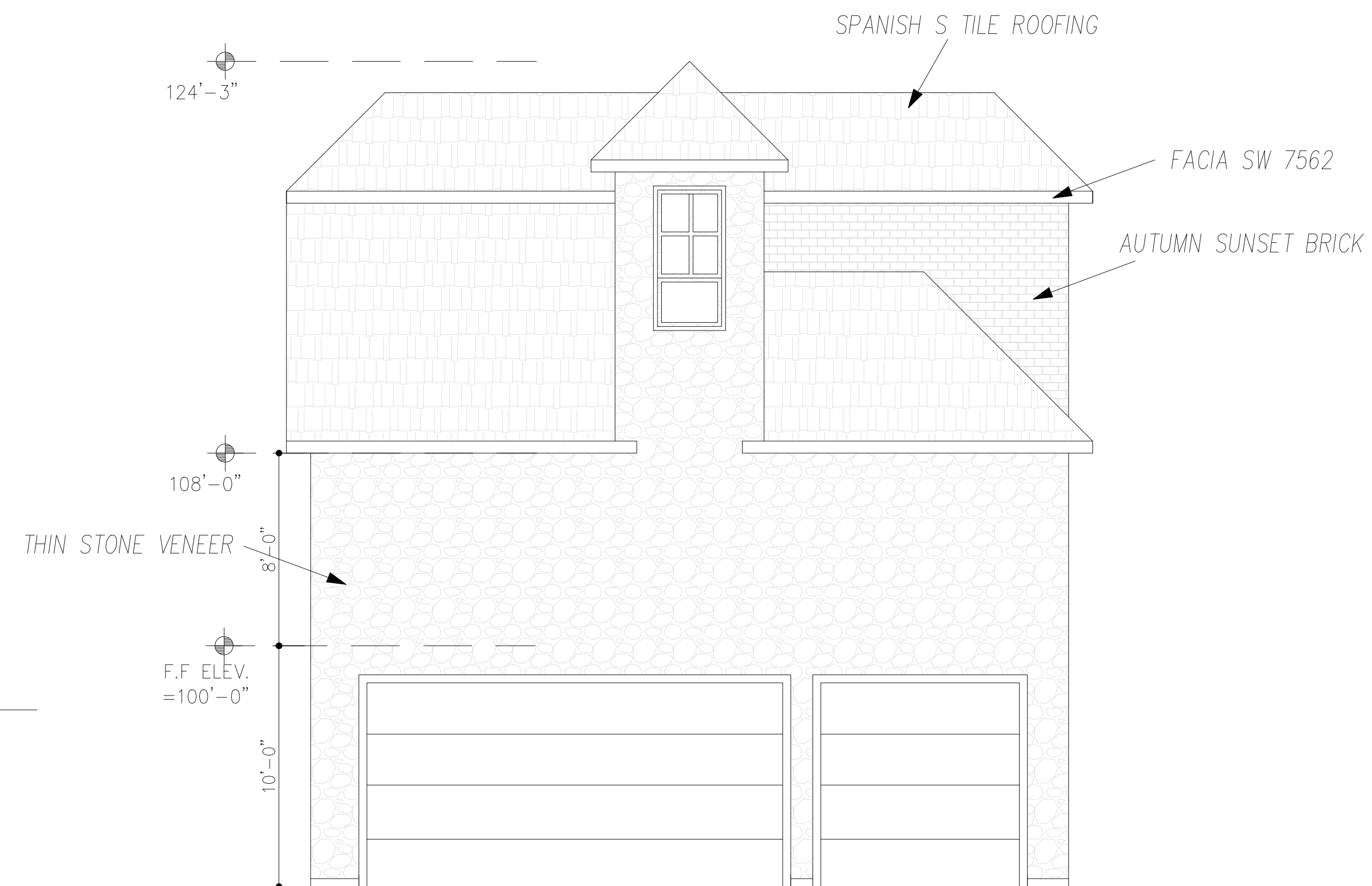
Project Number:
Drawn By: RK
Checked By: RK
Date Issued: 01/16/20

SHEET NUMBER

A-06



1
A-07 **FRONT ELEVATION GARAGE**
1/4" = 1'-0"



1
A-07 **LEFT ELEVATION GARAGE**
1/4" = 1'-0"

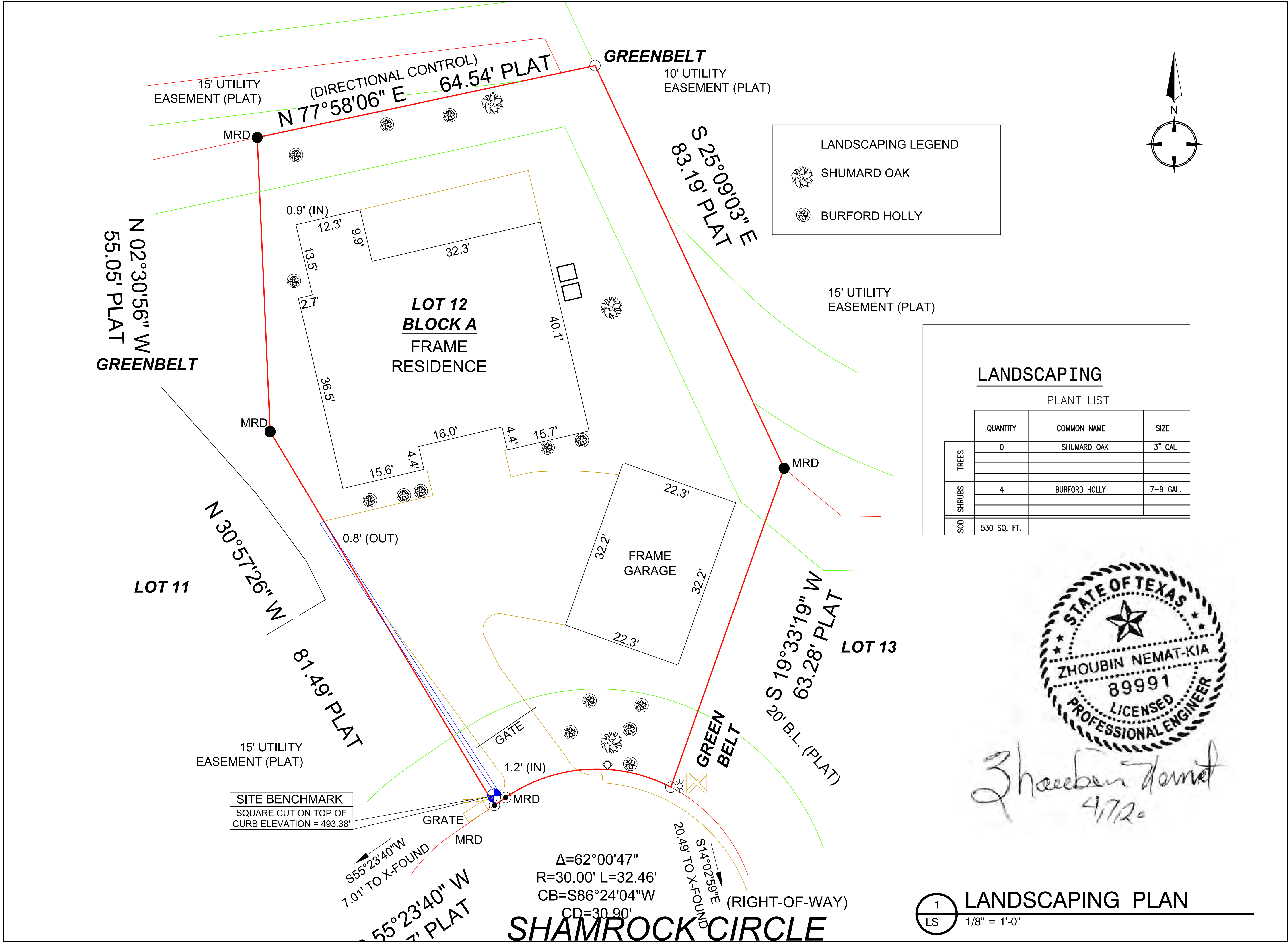
SAM HASEN NASSER
GENERAL CONTRACTOR
4 6 0 - 4 2 2 - 5 9 4 4
TEXAS HOME BUILDER

304 SHAMROCK CIR
ROCKWALL TX, 75032

Project Number:
Drawn By: RK
Checked By: RK
Date Issued: 01/16/20

SHEET NUMBER

A-07



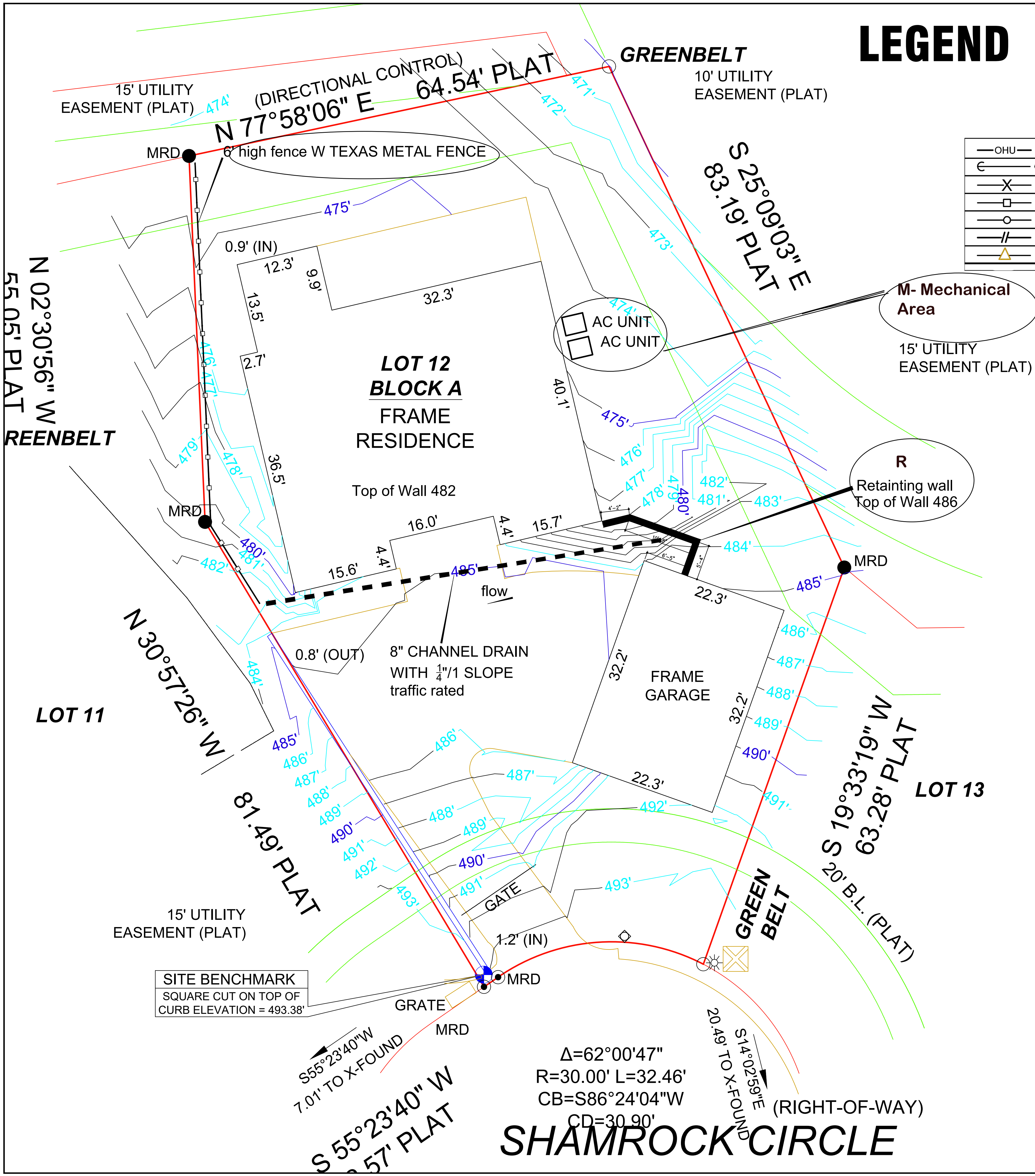
SAM HASSEN NASSER
GENERAL CONTRACTOR
460-422-5944
TEXAS HOME BUILDER

304 SHAMROCK CIR
ROCKWALL TX, 75032

Project Number:
Drawn By:RK
Checked By:RK
Date Issued:01/16/20

SHEET NUMBER

C4

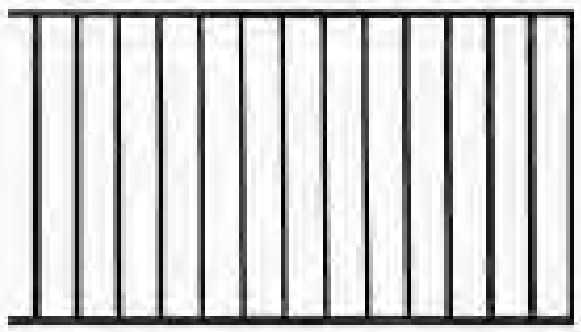


LEGEND

● 1/2" IR FOUND	⊙ X-FOUND	☒ TELE. BOX	⊙ BOLLARD POST	⤵ UTILITY POLE
○ 1/2" IR SET	⊕ 1" IR FOUND	☒ CABLE BOX	⊙ SEPTIC COVER	⬠ WATER METER
● 5/8" IR FOUND	⊕ 1" IP FOUND	☒ ELECTRIC BOX	⊙ SAN. SEW. MH.	⬠ GAS METER
● 3/8" IR FOUND	⊕ 1" IP FOUND	☒ BRICK COLUMN	⊙ IRRIGATION VALVE	⬠ A.C. PAD
● 60-D NAIL FOUND	⊕ POINT FOR CORNER	☒ STONE COLUMN	⊙ WATER VALVE	⬠ TRANS. BOX
⊙ PK NAIL SET	⬠ CON. MONUMENT	⊙ STORM DRAIN MH.	⊙ FIRE HYDRANT	⬠ P.O. POOL EQUIP.
⊙ 1/2" IP FOUND	⊙ 3/4" IP FOUND	⊙ SAN. SEW. CO.	⊙ LIGHT POLE	
— OHU — OVERHEAD UTILITY LINE	— GUY WIRE ANCHOR	— COVERED AREA	— CONCRETE	— BUILDING LINE
— X — BARBED WIRE FENCE	— IRON FENCE	— CHAINLINK FENCE	— WOOD FENCE	— PIPE RAIL FENCE
— BRICK RET. WALL	— STONE RET. WALL	— CON. RET. WALL	— STUC. RET. WALL	
— ASPHALT	— FIRE LANE STRIPE	— BRICK	— STONE	— WOOD DECK
— BUILDING WALL	— TILE			
				— EASEMENT
				— BOUNDARY
				— HIGH BANK LINE
				— FEMA FLOOD LINE
				— HANDICAP SPACE



FENCE DETAILS
4 ft. H x 6 ft. W Texas Metal Fencing



M- Mechanical Area
R- Retaining wall location

1 SITE PLAN
A-00 1/8" = 1'-0"





Kia Consulting
Engineers

P O Box 166903 Firm No: 9580 IRVING TX

304 SHAMROCK CIR
ROCKWALL TX, 75032

Project Number:
Drawn By:RK
Checked By:RK
Date Issued:01/16/20

SHEET NUMBER
SP-1

MATERIAL SCHEDULE			
NO			MATERIAL
1			SPANISH S TILE ROOFING
2			FACIA SW 7562
3			THIN STONE VENEER
4			ALMOND WINDOWS
5			MASONITE SIDING
6			AUTUMN SUNSET BRICK



Zhoubin Nemat-Kia
4/7/20

SAM HASEN NASSER
GENERAL CONTRACTOR
460422-5944
TEXAS HOME BUILDER

304 SHAMROCK CIR
ROCKWALL TX, 75032

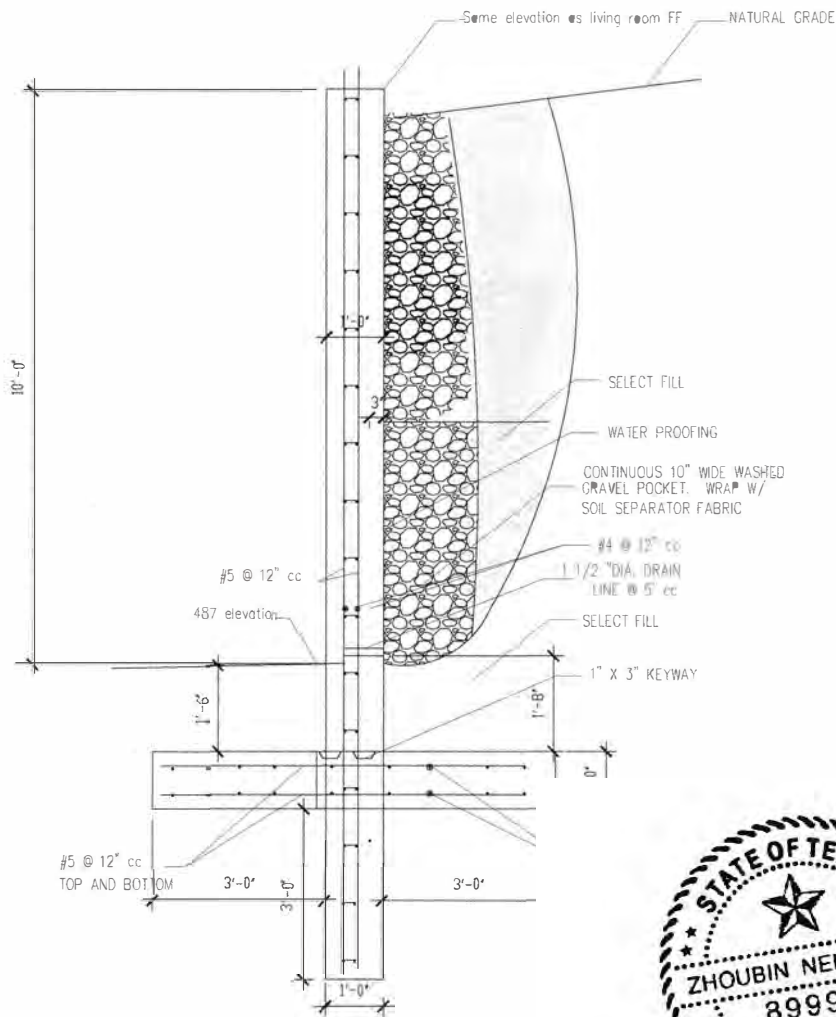
Project Number:
Drawn By: RK
Checked By: RK
Date Issued: 01/16/20

SHEET NUMBER
A4.0

GENERAL NOTES:

CONCRETE FLATWORK

compact all sub-grades to 95% S.P.D at optimum moisture content.
 concrete strength to be 4,000 psi at 28 days. Steel rebar strength to be 60,000 psi.
 concrete work should be performed in compliance with the latest edition of ASTM code.
 concrete to be pumped from a delivery truck. Handmixing is acceptable.
 construction procedures should be supervised by a licensed structural engineer(s) to ensure safety and quality.
 contractor to be covered with all required and industry recommended insurance coverage's.
 contractor to follow all required ACI, ASCI/ASTM, and IBC codes.
 foundation and construction work to be performed during the dry season.
 foundation design is based on the soil test (geotechnical surface investigation).
 provide expansion joint at a maximum spacing of 80 LF. No expansion joint within 5.0' from corner.
 foundation design engineer's and design company's liability is strictly limited to the actual amount received from the clients as compensation for the design work. Any liability or responsibility beyond such amount is herewith declined and abjured. Clients acknowledge and accept such liability declination through their receipt of a payment for design/inspection work.
 construction should be supervised by registered structural engineer.
 any dispute between client and engineer and design company should be resolved through first mediation and then thru Arbitration.



SECTION AT RETAINING WALL A
 SCALE: 1"=1'



Shereen Nemat
 4/7/20

Kia Consulting
 Engineers

P O Box 166903 Firm No: 9580 IRVING TX

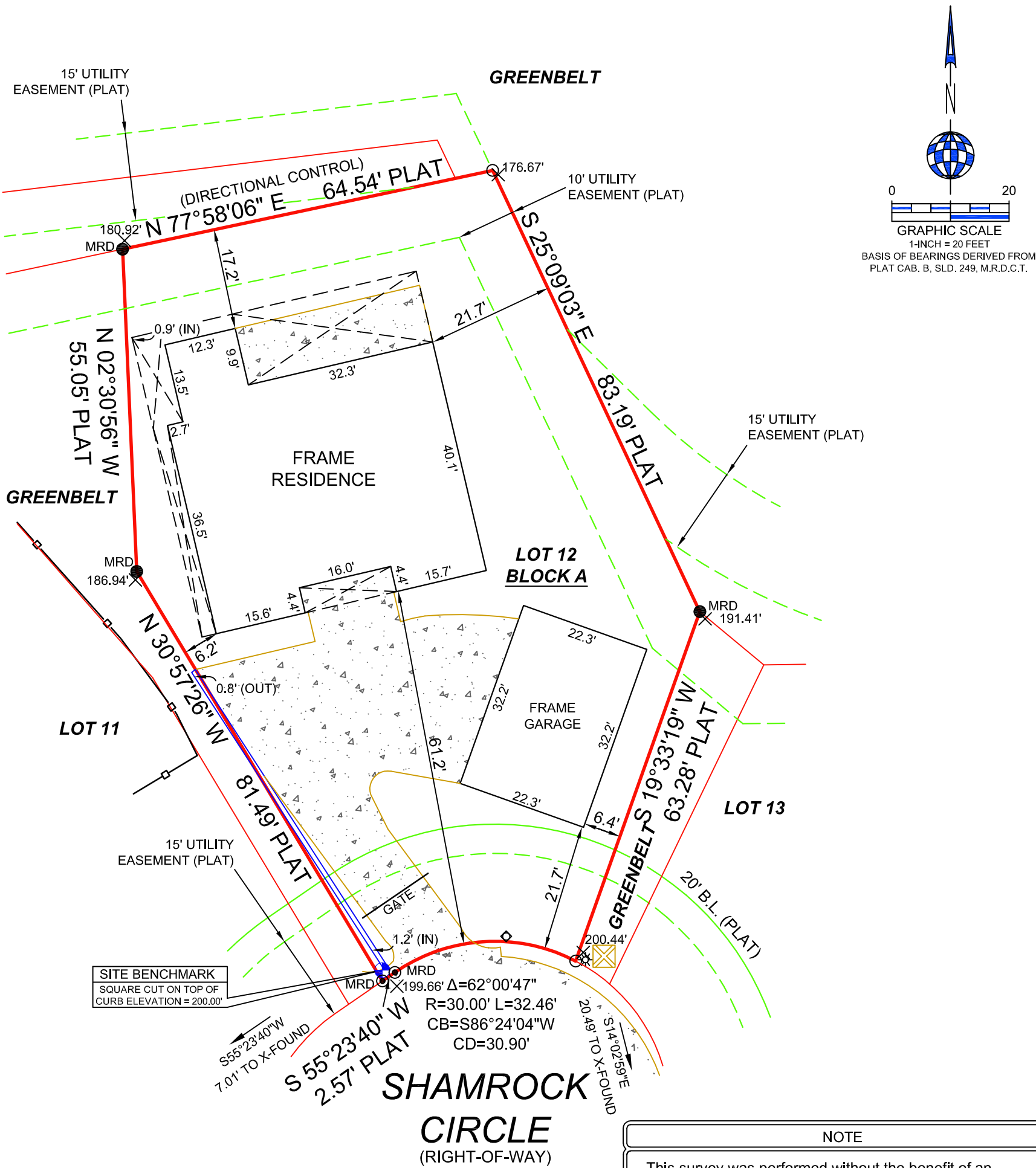
RETAINING WALL DETAIL
304 Shamrock CIR.
ROCKWALL TX 75032

Project Number: 2210
 Drawn By: ZK
 Checked By: ZK
 Date Issued: 3/17/23

SHEET NUMBER
S1

SURVEY PLAT: 304 SHAMROCK CIRCLE

Being Lot 12, Block A, of CHANDLERS LANDING PHASE 14, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Map thereof, recorded in Cabinet B, Slide 249, Map Records, Rockwall County, Texas.



NOTE: All 1/2 IRS are 1/2-inch iron rods with yellow plastic caps stamped "RPLS 5310".
MRD = Monument of Record Dignity

NOTE

This survey was performed without the benefit of an abstractor, therefore, no search of record easements was performed on subject property.

FLOOD

This is to certify that no portion of the subject property shown hereon lies within the 100 Year Flood Hazard Area as shown on the Flood Insurance Rate Map, Community Panel No. 48397C 0040L, dated 09-26-2008. The property is located in Zone "X".

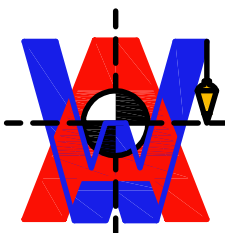
LEGEND

1/2" IR FOUND	X-FOUND	TELE. BOX	BOLLARD POST	UTILITY POLE	OHU OVERHEAD UTILITY LINE	COVERED AREA	CONCRETE	BUILDING LINE
1/2" IR SET	X-SET	CABLE BOX	SEPTIC COVER	WATER METER	GUY WIRE ANCHOR	ASPHALT	GRAVEL	EASEMENT
5/8" IR FOUND	1" IR FOUND	ELECTRIC BOX	SAN. SEW. MH.	GAS METER	BARBED WIRE FENCE	FIRE LANE STRIPE	BRICK	BOUNDARY
3/8" IR FOUND	1" IP FOUND	BRICK COLUMN	IRRIGATION VALVE	A.C. PAD	IRON FENCE	BRICK RET. WALL	STONE	HIGH BANK LINE
60-D NAIL FOUND	POINT FOR CORNER	STONE COLUMN	WATER VALVE	TRANS. BOX	CHAINLINK FENCE	STONE RET. WALL	WOOD DECK	FEMA FLOOD LINE
PK NAIL SET	CON. MONUMENT	STORM DRAIN MH.	FIRE HYDRANT	P. E. POOL EQUIP.	WOOD FENCE	CON. RET. WALL	BUILDING WALL	HANDICAP SPACE
1/2" IP FOUND	3/4" IP FOUND	SAN. SEW. CO.	LIGHT POLE		PIPE RAIL FENCE	STUC. RET. WALL	TILE	

I, John S. Turner, Registered Professional Land Surveyor of the State of Texas, do certify that this Survey Plat is a true, correct and accurate representation of the property shown hereon as determined by survey on the ground under my supervision. The lines and dimensions of said property being indicated by the plat. The improvements are within the boundaries of the property lines at the distances indicated and there are no visible and apparent easements, encroachments, conflicts or protrusions, except as shown. This survey meets or exceeds the minimum standards required by the Texas Board of Professional Land Surveying.

This survey was performed exclusively for the parties in connection with the G. F. Number shown hereon and is licensed for a single use. This survey remains the property of the Surveyor. Unauthorized reuse is not permitted without the expressed written permission of the Surveyor. This survey is an original work protected by United States Copyright law and International treaties. All rights reserved. Do not make illegal copies.

John S. Turner
JOHN S. TURNER
RPLS 5310



A&W SURVEYORS, INC.
Professional Land Surveyors

TEXAS REGISTRATION NO. 100174-00
P.O. BOX 870029, MESQUITE, TX. 75187
PHONE: (972) 681-4975 FAX: (972) 681-4954
WWW.AWSURVEY.COM

JOB# 20-0409 DRAWN BY: 517

DATE: 02-25-2020 REVISED IN OFFICE 04-03-2020

CERTIFY TO: HUSSEIN YEHIA

236

"A professional company operating in your best interest"

236

2015 IECC Building UA Compliance

Property

304 Shamrock Circle
Rockwall, TX 75032

Organization

Energy IQ
214-929-7317
Craig Senglin

HERS

ProjectedWorstCase
2019-05-22
Rater ID:6041938



Weather:Dallas/Fort Worth Intl,
TX

Builder

304 Shamrock Circle
304 Shamrock Circle REM
Projected 3-5018 SF.blg

Elements

Insulation Levels


	2015 IECC	As Designed
Shell UA Check		
Ceilings:	158.4	156.1
Above-Grade Walls:	285.8	275.7
Windows and Doors:	327.0	318.6
Slab Floor:	62.1	62.1
Overall UA (Design must be equal or lower):	833.4	812.5

Mandatory Requirements

Shell UA Check	PASSES
Duct Insulation R-Value Check (per Section 403.3.1)	PASSES
Window U-Value and SHGC Check (per Section 402.5)	PASSES
Home Infiltration (Section 402.4.1.2)	PASSES
Duct Testing (Section 403.3.3)	PASSES
Mechanical Ventilation (Section 403.6)	PASSES
Mechanical Ventilation Fan Efficacy (Section 403.6.1)	PASSES
Mandatory Requirements Check Box (2015 IECC)	PASSES

This home MEETS the overall thermal performance requirements and verifications of the International Energy Conservation Code based on a climate zone of 3A. (Section 402, International Energy Conservation Code, 2015 edition.)

Name | Craig Senglin
Organization | Energy IQ

Signature | 
Date | 2 April 2020

HOME CERTIFIED TO MEET THE PROVISIONS OF THE 2015 INTERNATIONAL ENERGY CONSERVATION CODE

This home built at
304 Shamrock Circle, Rockwall, TX
by
exceeds the minimum requirements for the 2015 International
Energy Conservation Code


Building Features

Ceiling Flat	NA
Sealed Attic:	NA
Vaulted Ceiling	R-38.0
Above Grade Walls	R-20.0
Foundation Walls	NA
Exposed Floor	NA
Slab	R-0.0 Edge, R-0.0 Under

Duct	NA
Duct Leakage to Outside:	66.00 CFM @ 25 Pascals
Total Duct Leakage:	96.00 CFM @ 25 Pascals
Infiltration:	Htg: 3.00 Clg: 3.00 ACH50
Window	U-Value: 0.360, SHGC: 0.220
Heating	Fuel-fired air distribution, Natural gas, 95.0 AFUE.
Cooling	Air conditioner, Electric, 16.0 SEER.
Water Heating	Instant water heater, Natural gas, 0.84 EF, 0.0 Gal.

The organization below certifies that the proposed building design described herein is consistent with the building plans, specifications, and other calculations submitted with the permit application. The proposed building has been designed to meet the 2015 IECC requirements in compliance with Chapter 4 based on Climate Zone 3A and with all mandatory requirements.

Name	Craig Senglin
Organization	Energy IQ

Signature	
Date	2 April 2020

The 2015 International Energy Conservation Code is a registered trademark of the International Code Council, Inc. ("ICC").
No version of this software has been reviewed or approved by ICC or its affiliates.
REM/Rate - Residential Energy Analysis and Rating Software v15.7.1

2015 IECC Certificate

304 Shamrock Circle, Rockwall, TX 75032

Building Envelope Insulation

Ceiling	R-38.0
Above Grade Walls	R-20.0
Foundation Walls	NA
Exposed Floor	NA
Slab	R-0.0 Edge, R-0.0 Under
Infiltration	Htg: 3.00 Clg: 3.00 ACH50
Duct	NA
Total Duct Leakage	96.00 CFM @ 25 Pascals

Window Data

	U-Factor	SHGC
--	----------	------

Window	0.360	0.220
--------	-------	-------

Mechanical Equipment

HEAT: Fuel-fired air distribution, Natural gas, 95.0 AFUE.

COOL: Air conditioner, Electric, 16.0 SEER.

DHW: Instant water heater, Natural gas, 0.84 EF, 0.0 Gal.

Builder or Design Professional

Signature _____

REM/Rate - Residential Energy Analysis and Rating Software
v15.7.1

2015 TEXAS ENERGY RATING INDEX

Property
304 Shamrock Circle
Rockwall, TX 75032

Organization
Energy IQ
214-929-7317
Craig Senglin

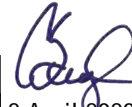
ERI
Preconstruction




Annual Energy Consumption		
	Rated Home Calculated Energy Use (MBTU)	Rated Home Cost (\$/yr)
Heating	55.4	603
Cooling	14.1	488
Water Heating	9.9	104
Lights & Appliances	31.4	1087
Photovoltaics	-0.0	-0
Total	110.8	2521

**Projected Rating: Based on
Plans - Field Confirmation
Required.**

Annual Estimates			
Electric(kWh):	13644	CO2 Emissions(Tons):	12
Natural gas(CCF):	656	Energy Savings (\$)**:	1922
*Based on standard operating conditions			
**Based on the 2015 IECC Energy Rating Index Reference Design Home			

TARGET ERI: 65	2015 ERI: 48	PASS
This home MEETS the TX-amended Energy Rating Index requirements of Sections 406.3 and 406.4 of the 2015 IECC for climate zone 3A and for the timeframe 9/1/2016- 8/31/2019. This 2015 ERI is calculated per ANSI/RESNET/ICC Standard 301-2014, as published January 2016 with Addenda A & B.		
Name Craig Senglin	Signature 	
Organization Energy IQ	Date 2 April 2020	

Mandatory Requirements			
2015 ERI Target	PASS	Duct Insulation (Ducts outside R-6, inside is R-0)	PASS
2009 IECC UA	PASS	Maximum Fenestration U-factor/SHGC (R402.5)	PASS
Duct Testing (2015)	PASS	Air Leakage (5 ACH50 for CZ1-2, 3 ACH50 for CZ3-8)	PASS
Mechanical Ventilation	PASS	High efficacy lights installed (75%)	PASS
Hot water pipe insulated to R-3	PASS	Mandatory Requirements Checkbox (2015 IECC)	PASS
Mechanical Ventilation Efficacy	PASS		

Emissions Data		Provider Data and Seal	
Pollution Prevented		EnergyLogic, Inc.	
Carbon Dioxide (CO2) - tons/year	10.5	1.800.315.0459 www.nrglogic.com	
Sulfur Dioxide (SO2) - lbs/year	22.9	HERS Rater:	
Nitrogen Oxides (NOx) - lbs/year	18.9	Energy IQ 214.929.7317	

REM/Rate - Residential Energy Analysis and Rating Software v15.7.1
This information does not constitute any warranty of energy costs or savings.
© 1985-2018 NORESCO, Boulder, Colorado.



Nik Petrik <nik@loanrangercapital.com>

RE: 304 Shamrock Second review!

11 messages

Nik Petrik <nik@loanrangercapital.com>

Mon, Apr 20, 2020 at 3:40 PM

To: Sam Hasen <aaapro services@hotmail.com>, Jeff Macalik <jeff@retrotek.com>, "Widmer, Jeffrey" <JWidmer@rockwall.com>, Zack Lofton <zack@loanrangercapital.com>

Jeff – I spoke with Sam earlier today, and we were wondering if there was any chance of us being able to be squeezed into the May agenda once the revised floor plans are reviewed/approved. Sam has informed me he should be able to gather the requested samples of material tomorrow for presentation. Please let us know, as we'd love to get this project completed as soon as we can.

Thanks,

Please be sure to include draws@loanrangercapital.com on all communication regarding draws

Nik Petrik | COO

Loan Ranger Capital2235 E. 6th St. | Suite 103 | Austin, TX 78702

o 512-220-9916

c 512-364-7075

Nik@LoanRangerCapital.comwww.LoanRangerCapital.com**PLEASE CALL OUR OFFICE ON OUR VERIFIED GOOGLE LISTING OR WEBSITE TO CONFIRM ALL WIRING INSTRUCTIONS.****From:** Sam Hasen <aaapro services@hotmail.com>**Sent:** Monday, April 20, 2020 3:13 PM**To:** Jeff Macalik <jeff@retrotek.com>; Widmer, Jeffrey <JWidmer@rockwall.com>; Nik Petrik <nik@loanrangercapital.com>; Zack Lofton <zack@loanrangercapital.com>**Subject:** 304 Shamrock Second review!

Jeff, Attached revised floor plan.

Please this time try to write your comment on the sheet. Please let me know if you have any question.

BEST REGARDS,

SAM NASER.

469-422-5944

|LAND DEVELOPMENT-MANAGEMENT-CUSTOM HOME-RESIDENTIAL & COMMERCIAL
CONSTRUCTION|

WWW.AAABUILDERLLC.COM

Jeff Macalik <jeff@retrotek.com>

Tue, Apr 21, 2020 at 8:24 AM

To: Nik Petrik <nik@loanrangercapital.com>, Sam Hasen <aaaproservices@hotmail.com>, Zack Lofton
<zack@loanrangercapital.com>

Cc: Jeff Macalik <jeff@retrotek.com>

Nik,

We will not be able to put this on the May agenda

The cutoff for the May agenda was last Wednesday.

Jeff Macalik

Retrotek, Inc.

P 214-674-1072

www.retrotek.com

[Quoted text hidden]



Virus-free. www.avg.com

Widmer, Jeffrey <JWidmer@rockwall.com>

Tue, Apr 21, 2020 at 9:20 AM

To: Nik Petrik <nik@loanrangercapital.com>

Nik, just curious if you've received a reply to this question?

Thanks,

Jeffrey Widmer, CBO

Chief Building Official

Rockwall, Texas

(972) 772-6453

jwidmer@rockwall.com

From: Nik Petrik [mailto:nik@loanrangercapital.com]

Sent: Monday, April 20, 2020 3:41 PM

To: Sam Hasen <aaaproservices@hotmail.com>; Jeff Macalik <jeff@retrotek.com>; Widmer, Jeffrey <JWidmer@rockwall.com>; Zack Lofton <zack@loanrangercapital.com>

Subject: RE: 304 Shamrock Second review!

Jeff ??? I spoke with Sam earlier today, and we were wondering if there was any chance of us being able to be squeezed into the May agenda once the revised floor plans are reviewed/approved. Sam has informed me he should be able to gather the requested samples of material tomorrow for presentation. Please let us know, as we???d love to get this project completed as soon as we can.

??

Thanks,

??

**Please be sure to include draws@loanrangercapital.com on all communication regarding draws*??*

??

Nik Petrik | COO

Loan Ranger Capital

2235 E. 6th St. | Suite 103 | Austin, TX 78702

o 512-220-9916

c 512-364-7075

Nik@LoanRangerCapital.com

www.LoanRangerCapital.com

??

PLEASE CALL OUR OFFICE ON OUR VERIFIED GOOGLE LISTING OR WEBSITE TO CONFIRM ALL WIRING INTRUCTIONS.

??

From: Sam Hasen <aaaproservices@hotmail.com>

Sent: Monday, April 20, 2020 3:13 PM

To: Jeff Macalik <jeff@retrotek.com>; Widmer, Jeffrey <JWidmer@rockwall.com>; Nik Petrik <nik@loanrangercapital.com>; Zack Lofton <zack@loanrangercapital.com>

Subject: 304 Shamrock Second review!

??

Jeff, Attached revised floor plan. ????

??Please this time try to write your comment on the sheet. Please let me know if you have any question.

??

??

BEST REGARDS,??

??

SAM NASER.

469-422-5944

|LAND DEVELOPMENT-MANAGEMENT-CUSTOM HOME-RESIDENTIAL & COMMERCIAL CONSTRUCTION|

WWW.AAABUILDERLLC.COM

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Nik Petrik <nik@loanrangercapital.com>

Tue, Apr 21, 2020 at 10:23 AM

To: Jeff Macalik <jeff@retrotek.com>, Sam Hasen <aaaproservices@hotmail.com>, Zack Lofton

<zack@loanrangercapital.com>

Cc: "Widmer, Jeffrey" <JWidmer@rockwall.com>

Jeff,

I understand, and I appreciate you getting back to me on this. Jeff from the City has mentioned there are a few neighbors asking for status on construction, so we're exploring any possible solution we can to get this done as quickly as possible. As we've said in past emails, we're extremely motivated to get this project completed and into a homeowner's hands as quickly as we can.

Please be sure to include draws@loanrangercapital.com on all communication regarding draws

Nik Petrik | COO

Loan Ranger Capital

2235 E. 6th St. | Suite 103 | Austin, TX 78702

o 512-220-9916

4/30/2020

Loan Ranger Capital Mail - RE: 304 Shamrock Second review!


c 512-364-7075

Nik@LoanRangerCapital.com

www.LoanRangerCapital.com

PLEASE CALL OUR OFFICE ON OUR VERIFIED GOOGLE LISTING OR WEBSITE TO CONFIRM ALL WIRING INTRUCTIONS.

[Quoted text hidden]

 Virus-free. www.avg.com

Nik Petrik <nik@loanrangercapital.com>
To: "Widmer, Jeffrey" <JWidmer@rockwall.com>

Tue, Apr 21, 2020 at 10:24 AM

Hey there Jeff – just copied you on my reply to Jeff from the HOA. It does not appear they are willing to be flexible with that date unfortunately. We're pressing on with another round of reviews however, Sam turned in a turn of documents yesterday and will be delivering samples of materials they are now requesting for inspection today.

Please let me know if you have any questions, thanks!

Please be sure to include draws@loanrangercapital.com on all communication regarding draws

Nik Petrik | COO

Loan Ranger Capital

2235 E. 6th St. | Suite 103 | Austin, TX 78702

o 512-220-9916

c 512-364-7075

Nik@LoanRangerCapital.com

www.LoanRangerCapital.com

PLEASE CALL OUR OFFICE ON OUR VERIFIED GOOGLE LISTING OR WEBSITE TO CONFIRM ALL WIRING INTRUCTIONS.

From: Widmer, Jeffrey <JWidmer@rockwall.com>
Sent: Tuesday, April 21, 2020 9:21 AM
To: Nik Petrik <nik@loanrangercapital.com>

<https://mail.google.com/mail/u/0?ik=e468f64cd6&view=pt&search=all&permthid=thread-f%3A1664524177274865383&simpl=msg-f%3A16645241772...> 5/9

[Quoted text hidden]

[Quoted text hidden]

Sam Hasen <AAAPROSERVICES@hotmail.com>

Tue, Apr 21, 2020 at 1:18 PM

To: Jeff Macalik <jeff@retrotek.com>, Nik Petrik <nik@loanrangercapital.com>, Zack Lofton <zack@loanrangercapital.com>

Jeff,

Where do you want me to drop off the materials? I'm planning to bring tomorrow around 1:00.

Best Regards,

Sam Naser.

469-422-5944

[Land Development-Management-Custom Home-Residential & Commercial Construction]

WWW.AAABUILDERLLC.COM

From: Jeff Macalik <jeff@retrotek.com>

Sent: Tuesday, April 21, 2020 8:24 AM

To: 'Nik Petrik' <nik@loanrangercapital.com>; 'Sam Hasen' <aaaproservices@hotmail.com>; 'Zack Lofton' <zack@loanrangercapital.com>

Cc: Jeff Macalik <jeff@retrotek.com>

[Quoted text hidden]

[Quoted text hidden]

Nik Petrik <nik@loanrangercapital.com>

Wed, Apr 22, 2020 at 10:43 AM

To: Sam Hasen <AAAPROSERVICES@hotmail.com>, Jeff Macalik <jeff@retrotek.com>, Zack Lofton <zack@loanrangercapital.com>

Jeff,

Is there any update on where Sam can drop the sample of materials needed for this round of reviews or who he can contact to coordinate this? Just want to make sure we're on track to deliver those around 1pm today.

Please be sure to include draws@loanrangercapital.com on all communication regarding draws

Nik Petrik | COO

Loan Ranger Capital

2235 E. 6th St. | Suite 103 | Austin, TX 78702

o 512-220-9916

c 512-364-7075

Nik@LoanRangerCapital.com

www.LoanRangerCapital.com

PLEASE CALL OUR OFFICE ON OUR VERIFIED GOOGLE LISTING OR WEBSITE TO CONFIRM ALL WIRING INTRUCTIONS.

[Quoted text hidden]

[Quoted text hidden]

[Quoted text hidden]



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Sam Hasen <AAAPROSERVICES@hotmail.com>

Wed, Apr 22, 2020 at 10:48 AM

To: Nik Petrik <nik@loanrangercapital.com>

Cc: Jeff Macalik <jeff@retrotek.com>, Zack Lofton <zack@loanrangercapital.com>

Yes. I'm meeting them today at 3:00.

Best Regards,

Sam N
469-422-5944

On Apr 22, 2020, at 10:43 AM, Nik Petrik <nik@loanrangercapital.com> wrote:

[Quoted text hidden]

[Quoted text hidden]

[Quoted text hidden]



Virus-free. www.avg.com

<image001.jpg>

image001.jpg
1K

Nik Petrik <nik@loanrangercapital.com>

Wed, Apr 22, 2020 at 10:49 AM

To: Sam Hasen <AAAPROSERVICES@hotmail.com>

Cc: Jeff Macalik <jeff@retrotek.com>, Zack Lofton <zack@loanrangercapital.com>

Excellent!

[Quoted text hidden]

Nik Petrik <nik@loanrangercapital.com>
To: Sam Hasen <AAAPROSERVICES@hotmail.com>
Cc: Jeff Macalik <jeff@retrotek.com>, Zack Lofton <zack@loanrangercapital.com>

Fri, Apr 24, 2020 at 10:26 AM

Hi Jeff – wanted to check in with you and see if there was any feedback available for this round of submissions?

Please be sure to include draws@loanrangercapital.com on all communication regarding draws

Nik Petrik | COO

Loan Ranger Capital

2235 E. 6th St. | Suite 103 | Austin, TX 78702

o 512-220-9916

c 512-364-7075

Nik@LoanRangerCapital.com

www.LoanRangerCapital.com

PLEASE CALL OUR OFFICE ON OUR VERIFIED GOOGLE LISTING OR WEBSITE TO CONFIRM ALL WIRING INTRUCTIONS.

From: Nik Petrik <nik@loanrangercapital.com>
Sent: Wednesday, April 22, 2020 10:49 AM
To: 'Sam Hasen' <AAAPROSERVICES@hotmail.com>
Cc: 'Jeff Macalik' <jeff@retrotek.com>; Zack Lofton <zack@loanrangercapital.com>
Subject: RE: 304 Shamrock Second review!

Excellent!

[Quoted text hidden]

Nik Petrik <nik@loanrangercapital.com>
To: Sam Hasen <AAAPROSERVICES@hotmail.com>
Cc: Jeff Macalik <jeff@retrotek.com>, Zack Lofton <zack@loanrangercapital.com>

Fri, Apr 24, 2020 at 10:49 AM

Hi Jeff – Sam just called me and let me know that y'all were able to meet and discuss the needed changes. Thanks!

Please be sure to include draws@loanrangercapital.com on all communication regarding draws

Nik Petrik | COO

Loan Ranger Capital

2235 E. 6th St. | Suite 103 | Austin, TX 78702

o 512-220-9916

c 512-364-7075

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To: 'Sam Hasen' <AAAPROSERVICES@hotmail.com>

Cc: 'Jeff Macalik' <jeff@retrotek.com>; 'Zack Lofton' <zack@loanrangercapital.com>

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c 512-364-7075

Nik@LoanRangerCapital.com

www.LoanRangerCapital.com

PLEASE CALL OUR OFFICE ON OUR VERIFIED GOOGLE LISTING OR WEBSITE TO CONFIRM ALL WIRING INTRUCTIONS.

From: Nik Petrik <nik@loanrangercapital.com>

Sent: Wednesday, April 22, 2020 10:49 AM

To: 'Sam Hasen' <AAAPROSERVICES@hotmail.com>

Cc: 'Jeff Macalik' <jeff@retrotek.com>; Zack Lofton <zack@loanrangercapital.com>

Subject: RE: 304 Shamrock Second review!

Excellent!

[Quoted text hidden]



Nik Petrik <nik@loanrangercapital.com>

304 Shamrock 2nd review!

1 message

Sam Hasen <aaaproservices@hotmail.com>

Mon, Apr 20, 2020 at 3:26 PM

To: Jeff Macalik <jeff@retrotek.com>, "Widmer, Jeffrey" <JWidmer@rockwall.com>, Nik Petrik <nik@loanrangercapital.com>, Zack Lofton <zack@loanrangercapital.com>

Hello Mr. Jeff, Attached revised floor plan.

Please this time try to write your comment on the sheet. If you approve the materials, I will bring all the materials by Wed. Please let me know if you any question or concerns.

Best Regards,

Sam Naser.

469-422-5944

|Land Development-Management-Custom Home-Residential & Commercial Construction|

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17 attachments

20-0409TOPO.pdf
783K

A-01.pdf
216K

A1-0.pdf
1314K

A-02.pdf
210K

A-03.pdf
176K

A-04.pdf
167K

A-05.pdf
377K

A-06.pdf
392K


A-07.pdf
158K


-A-08.pdf
229K

A-09.pdf


4/30/2020


Loan Ranger Capital Mail - 304 Shamrock 2nd review!


 254K

 **A-10.pdf**
167K

 **A-11.pdf**
291K

 **A-12.pdf**
443K

 **Grading Plan.pdf**
918K

 **Landscaping Plan.pdf**
457K

 **S-1 RE-Walla..pdf**
274K



Nik Petrik <nik@loanrangercapital.com>

RE: 304 Shamrock, Rockwall Texas

3 messages

Nik Petrik <nik@loanrangercapital.com>
To: "Widmer, Jeffrey" <JWidmer@rockwall.com>

Mon, Dec 30, 2019 at 12:09 PM

Hi there Jeff – I hope your holidays are going great. Our plan currently is to have all paperwork required by the HOA and the City ready to go and have a "green light" from both entities before handing it off to a builder. That way the builder will not have to waste time on paperwork (which is likely not their strength) and can focus on completing the property to satisfy everyone involved (including the community). Let me know if you have any questions, thanks!

Please be sure to include draws@loanrangercapital.com on all communication regarding draws

Nik Petrik | COO

Loan Ranger Capital

2235 E. 6th St. | Suite 103 | Austin, TX 78702

o 512-220-9916

c 512-364-7075

Nik@LoanRangerCapital.com

www.LoanRangerCapital.com

PLEASE CALL OUR OFFICE ON OUR VERIFIED GOOGLE LISTING OR WEBSITE TO CONFIRM ALL WIRING INTRUCTIONS.

From: Widmer, Jeffrey <JWidmer@rockwall.com>
Sent: Thursday, December 26, 2019 3:03 PM
To: nik@loanrangercapital.com
Subject: 304 Shamrock, Rockwall Texas

Hi Nik, thanks for taking my call last Friday to discuss 304 Shamrock.

I've got a follow up question for you regarding the cost estimate info you stated you would be pursuing once building plans have been produced. I wanted you to clarify, in addition to the plans or the home itself, are you also going to produce plans for the retaining walls that will be necessary, the associated drainage plans and the landscape plans the HOA will require?

Will the cost estimates you will work to obtain include the costs of those improvements, in addition to the home itself?

Thank you very much,

Jeffrey Widmer, CBO

Chief Building Official

Rockwall, Texas

(972) 772-6453

jwidmer@rockwall.com

Nik Petrik <nik@loanrangercapital.com>
To: "Widmer, Jeffrey" <JWidmer@rockwall.com>
Cc: Sam Hasen <AAAPROSERVICES@hotmail.com>

Wed, Jan 29, 2020 at 2:04 PM

Hi Jeff – apologies on the delay here, we've actually been communicating with a builder by the name of Sam Hasan (AAA Home Builders). He is a licensed architect as well as an experienced builder in the area and is helping us get Shamrock to the finish line. I've CC'd him here to give an intro. At this point, we're preparing the new plans to submit to both the HOA and the City.

Please be sure to include draws@loanrangercapital.com on all communication regarding draws

Nik Petrik | COO

Loan Ranger Capital

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c 512-364-7075

Nik@LoanRangerCapital.com

www.LoanRangerCapital.com

PLEASE CALL OUR OFFICE ON OUR VERIFIED GOOGLE LISTING OR WEBSITE TO CONFIRM ALL WIRING INSTRUCTIONS.

From: Widmer, Jeffrey <JWidmer@rockwall.com>
Sent: Wednesday, January 29, 2020 9:02 AM
To: Nik Petrik <nik@loanrangercapital.com>
Subject: FW: 304 Shamrock, Rockwall Texas

Nik, please provide me with answers to my questions from the email I sent to you on the 16th and update me on your progress. I would appreciate it.

Thanks,

Jeffrey Widmer, CBO

Chief Building Official

Rockwall, Texas

(972) 772-6453

jwidmer@rockwall.com

From: Widmer, Jeffrey

Sent: Thursday, January 16, 2020 8:01 AM

To: 'Nik Petrik' <nik@loanrangercapital.com>

Subject: RE: 304 Shamrock, Rockwall Texas

Nik, just wanted to follow up with you to see how things are progressing?

I do have a couple of questions for you as well.

1. Has your Architect completed the new plans for the home? If not, when do you anticipate those being ready to submit to the HOA and City for review?
2. Once the plans are complete, how long will it take you to receive the cost estimate you told me you would be seeking?
3. Do you have an idea of when you believe you will put the property back on the market?

As a side note, a realtor with Century 21 (Elizabeth O'Neal) contacted our office about a week ago, to inquire and seek some info related to this property. She asked us to provide her with the documents we have in our files, which we did.

Thanks for the update Nik, I look forward to hearing from you.

[Quoted text hidden]

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Nik Petrik <nik@loanrangercapital.com>
To: Sam Hasen <AAAPROSERVICES@hotmail.com>

Wed, Jan 29, 2020 at 2:24 PM

Sorry Sam, I put your last name as Hasen... my bad there!

Please be sure to include draws@loanrangercapital.com on all communication regarding draws

Nik Petrik | COO

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c 512-364-7075

Nik@LoanRangerCapital.com

www.LoanRangerCapital.com

PLEASE CALL OUR OFFICE ON OUR VERIFIED GOOGLE LISTING OR WEBSITE TO CONFIRM ALL WIRING INTRUCTIONS.

From: Sam Hasen <AAAPROSERVICES@hotmail.com>

Sent: Wednesday, January 29, 2020 2:15 PM

To: Nik Petrik <nik@loanrangercapital.com>; Widmer, Jeffrey <JWidmer@rockwall.com>; Zack@LoanRangerCapital.com
Zack <zack@loanrangercapital.com>

Subject: Re: 304 Shamrock, Rockwall Texas

Hello Mr. Jeffrey, My name is Sam Naser and I'm taking over this project to complete it, and meet HOA and City of Rockwall requirements. please see my answer below your questions and concerns.

I do have a couple of questions for you as well.

1. Has your Architect completed the new plans for the home? If not, when do you anticipate those being ready to submit to the HOA and City for review?
It will be ready middle of next week.
2. Once the plans are complete, how long will it take you to receive the cost estimate you told me you would be seeking?

Cost Estimate is already done.

1. Do you have an idea of when you believe you will put the property back on the market?
After HOA and City plan approval my goal to complete the project within 90 days.

Please let me know if you have any questions or concerns. below my info.

BEST REGARDS,

4/30/2020

Loan Ranger Capital Mail - RE: 304 Shamrock, Rockwall Texas

SAM NASER.

469-422-5644

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CONSTRUCTION |

WWW.HomeBuilderTx.com

[Quoted text hidden]



Nik Petrik <nik@loanrangercapital.com>

304 Shamrock Engineering Report

1 message

Nik Petrik <nik@loanrangercapital.com>

Thu, Dec 19, 2019 at 9:51 AM

To: Rebecca Eaton <rebecca@heritagedesignstudio.com>

Cc: Zack Lofton <zack@loanrangercapital.com>, Angela Hough <angela@heritagedesignstudio.com>, Andrew Miller <andrew@heritagedesignstudio.com>, iteplitskiy@nortexfoundation.com

Hi all – I just spoke with Igor at Nortex (CC'd here) and he assured me we will be receiving the report by lunch today. I'll be following up at 1pm for an update on this.

Please be sure to include draws@loanrangercapital.com on all communication regarding draws

Nik Petrik | COO**Loan Ranger Capital**2235 E. 6th St. | Suite 103 | Austin, TX 78702

o 512-220-9916

c 512-364-7075

Nik@LoanRangerCapital.comwww.LoanRangerCapital.com

PLEASE CALL OUR OFFICE ON OUR VERIFIED GOOGLE LISTING OR WEBSITE TO CONFIRM ALL WIRING INSTRUCTIONS.



Nik Petrik <nik@loanrangercapital.com>

RE: 304 Shamrock Engineering Report

4 messages

Nik Petrik <nik@loanrangercapital.com>

Thu, Dec 19, 2019 at 1:02 PM

To: Rebecca Eaton <rebecca@heritagedesignstudio.com>

Cc: Zack Lofton <zack@loanrangercapital.com>, Angela Hough <angela@heritagedesignstudio.com>, Andrew Miller <andrew@heritagedesignstudio.com>, iteplitskiy@nortexfoundation.com

Hi Igor – I spoke with someone in your office, are we still looking good for that report?

Please be sure to include draws@loanrangercapital.com on all communication regarding draws

Nik Petrik | COO

Loan Ranger Capital2235 E. 6th St. | Suite 103 | Austin, TX 78702

o 512-220-9916

c 512-364-7075

Nik@LoanRangerCapital.comwww.LoanRangerCapital.com

PLEASE CALL OUR OFFICE ON OUR VERIFIED GOOGLE LISTING OR WEBSITE TO CONFIRM ALL WIRING INSTRUCTIONS.

From: Nik Petrik <nik@loanrangercapital.com>**Sent:** Thursday, December 19, 2019 9:51 AM**To:** 'Rebecca Eaton' <rebecca@heritagedesignstudio.com>**Cc:** Zack Lofton <zack@loanrangercapital.com>; 'Angela Hough' <angela@heritagedesignstudio.com>; 'Andrew Miller' <andrew@heritagedesignstudio.com>; 'iteplitskiy@nortexfoundation.com' <iteplitskiy@nortexfoundation.com>**Subject:** 304 Shamrock Engineering Report

Hi all – I just spoke with Igor at Nortex (CC'd here) and he assured me we will be receiving the report by lunch today. I'll be following up at 1pm for an update on this.

Please be sure to include draws@loanrangercapital.com on all communication regarding draws

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Nik@LoanRangerCapital.com

www.LoanRangerCapital.com

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Nik Petrik <nik@loanrangercapital.com>
To: Angela Hough <angela@heritagedesignstudio.com>

Thu, Dec 19, 2019 at 1:06 PM

Interesting... I just got off the phone with the receptionist lol. Igor conveyed a message to her saying it should be ready in the next 15 mins. I'm just adopting a strategy of being annoying as hell haha

Please be sure to include draws@loanrangercapital.com on all communication regarding draws

Nik Petrik | COO

Loan Ranger Capital

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c 512-364-7075

Nik@LoanRangerCapital.com

www.LoanRangerCapital.com

PLEASE CALL OUR OFFICE ON OUR VERIFIED GOOGLE LISTING OR WEBSITE TO CONFIRM ALL WIRING INSTRUCTIONS.

From: Angela Hough <angela@heritagedesignstudio.com>
Sent: Thursday, December 19, 2019 1:05 PM
To: Nik Petrik <nik@loanrangercapital.com>
Subject: Re: 304 Shamrock Engineering Report

Nik, I'm pn the phone with Nortex now, have been on hold for a long time...

Angela L. Hough
Strategic Principal
Heritage Design Studio & Heritage Interiors
817-614-6747 cell 817-988-9680 office

596 N. Kimball, Ste 100 in Southlake
Houzz.com

Nik Petrik <nik@loanrangercapital.com>
To: Angela Hough <angela@heritagedesignstudio.com>

Thu, Dec 19, 2019 at 1:14 PM

Fingers crossed!

Please be sure to include draws@loanrangercapital.com on all communication regarding draws

Nik Petrik | COO

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2235 E. 6th St. | Suite 103 | Austin, TX 78702

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c 512-364-7075

Nik@LoanRangerCapital.com

www.LoanRangerCapital.com

PLEASE CALL OUR OFFICE ON OUR VERIFIED GOOGLE LISTING OR WEBSITE TO CONFIRM ALL WIRING INTRUCTIONS.

From: Angela Hough <angela@heritagedesignstudio.com>
Sent: Thursday, December 19, 2019 1:13 PM
To: Nik Petrik <nik@loanrangercapital.com>
Subject: Re: 304 Shamrock Engineering Report

Nik,

EXACTLY!!!

Igor just told me 5 minutes.

[Quoted text hidden]

Nik Petrik <nik@loanrangercapital.com>
To: Igor Teplitskiy <iteplitskiy@nortexfoundation.com>, Rebecca Eaton <rebecca@heritagedesignstudio.com>
Cc: Zack Lofton <zack@loanrangercapital.com>, Angela Hough <angela@heritagedesignstudio.com>, Andrew Miller <andrew@heritagedesignstudio.com>

Thu, Dec 19, 2019 at 1:18 PM

Thanks!

Please be sure to include draws@loanrangercapital.com on all communication regarding draws

Nik Petrik | COO

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2235 E. 6th St. | Suite 103 | Austin, TX 78702

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Nik@LoanRangerCapital.com

www.LoanRangerCapital.com

PLEASE CALL OUR OFFICE ON OUR VERIFIED GOOGLE LISTING OR WEBSITE TO CONFIRM ALL WIRING INTRUCTIONS.

From: Igor Teplitskiy <iteplitskiy@nortexfoundation.com>

Sent: Thursday, December 19, 2019 1:06 PM

To: Nik Petrik <nik@loanrangercapital.com>; Rebecca Eaton <rebecca@heritagedesignstudio.com>

Cc: Zack Lofton <zack@loanrangercapital.com>; Angela Hough <angela@heritagedesignstudio.com>; Andrew Miller <andrew@heritagedesignstudio.com>

Subject: RE: 304 Shamrock Engineering Report

Team,

Please see attached structural report for this house. Feel free to let me know if you have any questions or comments.

Best,

Igor I. Teplitskiy, P.E.

President

Nortex Foundation Designs, Inc.

4416 Keller Hicks Road

Fort Worth, TX 76244

Phone: (817) 379-0866

Cell: (817) 675-2593

[Quoted text hidden]

[Quoted text hidden]



Nik Petrik <nik@loanrangercapital.com>

RE: 304 Shamrock Followup

8 messages

Nik Petrik <nik@loanrangercapital.com>

Tue, Dec 10, 2019 at 9:55 AM

To: Andrew Miller <andrew@heritagedesignstudio.com>, Zack Lofton <zack@loanrangercapital.com>

Cc: Angela Hough <angela@heritagedesignstudio.com>

Hi there Andrew – just wanted to check in on this and see if we're on track for the end of this week/early next still. Thanks!

Please be sure to include draws@loanrangercapital.com on all communication regarding draws

Nik Petrik | COO

Loan Ranger Capital2235 E. 6th St. | Suite 103 | Austin, TX 78702

o 512-220-9916

c 512-364-7075

Nik@LoanRangerCapital.comwww.LoanRangerCapital.com**PLEASE CALL OUR OFFICE ON OUR VERIFIED GOOGLE LISTING OR WEBSITE TO CONFIRM ALL WIRING INTRUCTIONS.****From:** Andrew Miller <andrew@heritagedesignstudio.com>**Sent:** Thursday, December 5, 2019 4:15 PM**To:** Nik Petrik <nik@loanrangercapital.com>; zack@loanrangercapital.com**Cc:** Angela Hough <angela@heritagedesignstudio.com>**Subject:** 304 Shamrock Followup

Good afternoon Nik and Zack,

I already spoke with Zack on the phone. I wanted to let you know that I did meet with the engineer today as he did the inspection for his report. He said that his report on the structure should be ready late next week if not early the week after. That being said I will give you a run down of a few of the major off the cuff comments from the engineer.

As I told Zack on the phone this house has many problems of which the structure is the principal concern. The engineer pointed out that the house needs major re-framing, or new floor trusses to be structurally viable as it currently sits. The main level is cantilevered over the basement foot print. The trusses used weren't designed to cantilever the second level out. Therefore a lumber company would need to come back in and design proper trusses and beams to try and retrofit into the design.

The roof of the main structure was another concern of his as the way it is currently built doesn't meet code in addition to structural concerns. The engineer's recommendation was to pull of the upper most level and redesign it since there would need to be so many framing changes.

These are just two of the issues that he encountered structurally.

Additionally the front basement walls made of CMU are showing sign of water penetration so the front of the home would need to be trenched and waterproofed correctly.

The last issue I will bring up is the driveway and overall height of the home. This lot slopes dramatically to the rear of the property, currently the driveway installed is extremely steep and the engineer had concerns about the viability of using the driveway in its current slope. (no sports car could be brought onto the driveway) A civil engineer would be important to continued work on this home after you get some answers on framing/structural repairs.

Again these are simply off the cuff comments from the engineer as he did his inspection. A formal report will come hopefully next week.

I talked with Zack and I can work on talking to a lumber company/framing company to see if they can help with consulting the work necessary to salvage the home structurally. I don't know if they would need the engineers full report or as built drawings but I will start making calls and let you know what I find.

Andrew Miller
Project Coordinator
682-438-0001 cell
817-988-9680 office

Nik Petrik <nik@loanrangercapital.com>

Mon, Dec 16, 2019 at 4:36 PM

To: Andrew Miller <andrew@heritagedesignstudio.com>

Cc: Zack Lofton <zack@loanrangercapital.com>, Angela Hough <angela@heritagedesignstudio.com>

Hi there Angela and Andrew,

Wanted to check in here and see if the Engineer's report has come in yet.

Please be sure to include draws@loanrangercapital.com on all communication regarding draws

Nik Petrik | COO

Loan Ranger Capital

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c 512-364-7075

Nik@LoanRangerCapital.com

www.LoanRangerCapital.com

PLEASE CALL OUR OFFICE ON OUR VERIFIED GOOGLE LISTING OR WEBSITE TO CONFIRM ALL WIRING INTRUCTIONS.

From: Andrew Miller <andrew@heritagedesignstudio.com>
Sent: Tuesday, December 10, 2019 11:39 AM
To: Nik Petrik <nik@loanrangercapital.com>
Cc: Zack Lofton <zack@loanrangercapital.com>; Angela Hough <angela@heritagedesignstudio.com>
Subject: Re: 304 Shamrock Followup

Good morning Nik,

Your timing is impeccable. I just sent an email over to the engineer letting him know to reach out to Angela with the report as I will be out of office this afternoon until Monday the 23rd.

We are actually working on putting the As-Built measurements into our computer for the basement and main level of the home. As any truss company or framing company will need this to help get you estimates.

So with the engineers report and these two floor plans we should be able to engage a truss/framing company. Please feel free to let us know if you have any other questions.

[Quoted text hidden]

Nik Petrik <nik@loanrangercapital.com> Wed, Dec 18, 2019 at 9:04 AM
To: Angela Hough <angela@heritagedesignstudio.com>, Zack Lofton <zack@loanrangercapital.com>
Cc: Andrew Miller <andrew@heritagedesignstudio.com>, Rebecca Eaton <rebecca@heritagedesignstudio.com>

Hi Angela – any word on this? We really need to get this moving asap.

Please be sure to include draws@loanrangercapital.com on all communication regarding draws

Nik Petrik | COO

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2235 E. 6th St. | Suite 103 | Austin, TX 78702

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Nik@LoanRangerCapital.com

www.LoanRangerCapital.com

PLEASE CALL OUR OFFICE ON OUR VERIFIED GOOGLE LISTING OR WEBSITE TO CONFIRM ALL WIRING INTRUCTIONS.

From: Angela Hough <angela@heritagedesignstudio.com>
Sent: Monday, December 16, 2019 4:52 PM
To: Nik Petrik <nik@loanrangercapital.com>; Zack Lofton <zack@loanrangercapital.com>
Cc: Andrew Miller <andrew@heritagedesignstudio.com>; Rebecca Eaton <rebecca@heritagedesignstudio.com>
Subject: Re: 304 Shamrock Followup

Nik & Zack,

Totally missed sending you a followup email on this engineer's report.

I contacted the engineer Thursday afternoon, asking if we could get his report on Friday. He replied, saying it would be ready today or tomorrow. Calling Nortex today, he said the report will be completed late tonight or early tomorrow morning. I have a reminder on my calendar to call him by 9am if we haven't received anything.

On our side, we've finished the as-built drawings, but are also waiting on the structural report to do anything further.

Thank you so much for your patience. We are looking forward to getting more answers for you.

Angela L. Hough
Strategic Principal
Heritage Design Studio & Heritage Interiors
817-614-6747 cell 817-988-9680 office

596 N. Kimball, Ste 100 in Southlake
Houzz.com

Nik Petrik <nik@loanrangercapital.com> Wed, Dec 18, 2019 at 9:30 AM
To: Rebecca Eaton <rebecca@heritagedesignstudio.com>
Cc: Angela Hough <angela@heritagedesignstudio.com>, Zack Lofton <zack@loanrangercapital.com>, Andrew Miller <andrew@heritagedesignstudio.com>

Sounds great, we'll check back this afternoon.

Please be sure to include draws@loanrangercapital.com on all communication regarding draws

Nik Petrik | COO

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Nik@LoanRangerCapital.com

www.LoanRangerCapital.com

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From: Rebecca Eaton <rebecca@heritagedesignstudio.com>

Sent: Wednesday, December 18, 2019 9:29 AM

To: Nik Petrik <nik@loanrangercapital.com>

Cc: Angela Hough <angela@heritagedesignstudio.com>; Zack Lofton <zack@loanrangercapital.com>; Andrew Miller <andrew@heritagedesignstudio.com>

Subject: Re: 304 Shamrock Followup

Good morning,

We should be receiving the report from the Engineer today, but we have not received it as of yet. I will be sure to let you know as soon as we hear from the Engineer. Thank you so much for your patience.

[Quoted text hidden]

—
Rebecca Eaton



rebecca@HeritageDesignStudio.com

P: 817-988-9680 office

[Quoted text hidden]

Nik Petrik <nik@loanrangercapital.com>

Wed, Dec 18, 2019 at 10:38 AM

To: Angela Hough <angela@heritagedesignstudio.com>

Cc: Zack Lofton <zack@loanrangercapital.com>, Andrew Miller <andrew@heritagedesignstudio.com>, Rebecca Eaton <rebecca@heritagedesignstudio.com>

Thanks all!

Please be sure to include draws@loanrangercapital.com on all communication regarding draws

Nik Petrik | COO

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Nik@LoanRangerCapital.com

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From: Angela Hough <angela@heritagedesignstudio.com>

Sent: Wednesday, December 18, 2019 9:58 AM

To: Nik Petrik <nik@loanrangercapital.com>

Cc: Zack Lofton <zack@loanrangercapital.com>; Andrew Miller <andrew@heritagedesignstudio.com>; Rebecca Eaton <rebecca@heritagedesignstudio.com>

Subject: Re: 304 Shamrock Followup

Hi Nik,

I am out of the office all day, but left a voicemail last night for you.

Becca, if you haven't heard from the engineer, please call them again. They are now 3 days late.

Sent from my iPad

On Dec 18, 2019, at 9:04 AM, Nik Petrik <nik@loanrangercapital.com> wrote:

[Quoted text hidden]

Nik Petrik <nik@loanrangercapital.com>

Wed, Dec 18, 2019 at 10:44 AM

To: Angela Hough <angela@heritagedesignstudio.com>

Cc: Zack Lofton <zack@loanrangercapital.com>, Andrew Miller <andrew@heritagedesignstudio.com>, Rebecca Eaton <rebecca@heritagedesignstudio.com>

Angela – just had a chance to listen to your voicemail. Would you be able to send over the estimates on the surveyor you were speaking about? There was some mention about the property being located slightly off where the site plans said it should be. Thanks!

Please be sure to include draws@loanrangercapital.com on all communication regarding draws

Nik Petrik | COO

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c 512-364-7075

Nik@LoanRangerCapital.com

www.LoanRangerCapital.com

PLEASE CALL OUR OFFICE ON OUR VERIFIED GOOGLE LISTING OR WEBSITE TO CONFIRM ALL WIRING INTRUCTIONS.

From: Nik Petrik <nik@loanrangercapital.com>
Sent: Wednesday, December 18, 2019 10:39 AM
To: 'Angela Hough' <angela@heritagedesignstudio.com>
Cc: Zack Lofton <zack@loanrangercapital.com>; 'Andrew Miller' <andrew@heritagedesignstudio.com>; 'Rebecca Eaton' <rebecca@heritagedesignstudio.com>
Subject: RE: 304 Shamrock Followup

Thanks all!

Please be sure to include draws@loanrangercapital.com on all communication regarding draws

Nik Petrik | COO

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o 512-220-9916

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Nik@LoanRangerCapital.com

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PLEASE CALL OUR OFFICE ON OUR VERIFIED GOOGLE LISTING OR WEBSITE TO CONFIRM ALL WIRING INTRUCTIONS.

From: Angela Hough <angela@heritagedesignstudio.com>
Sent: Wednesday, December 18, 2019 9:58 AM
To: Nik Petrik <nik@loanrangercapital.com>
Cc: Zack Lofton <zack@loanrangercapital.com>; Andrew Miller <andrew@heritagedesignstudio.com>; Rebecca Eaton <rebecca@heritagedesignstudio.com>
Subject: Re: 304 Shamrock Followup

Hi Nik,

I am out of the office all day, but left a voicemail last night for you.

Becca, if you haven't heard from the engineer, please call them again. They are now 3 days late.

Sent from my iPad

On Dec 18, 2019, at 9:04 AM, Nik Petrik <nik@loanrangercapital.com> wrote:

Hi Angela – any word on this? We really need to get this moving asap.

[Quoted text hidden]

Wed, Dec 18, 2019 at 3:18 PM

Nik Petrik <nik@loanrangercapital.com>

To: Angela Hough <angela@heritagedesignstudio.com>

Cc: Zack Lofton <zack@loanrangercapital.com>, Andrew Miller <andrew@heritagedesignstudio.com>, Rebecca Eaton <rebecca@heritagedesignstudio.com>

Hi all – any word from the engineer or the surveyor?

Please be sure to include draws@loanrangercapital.com on all communication regarding draws

Nik Petrik | COO

Loan Ranger Capital

2235 E. 6th St. | Suite 103 | Austin, TX 78702

o 512-220-9916

c 512-364-7075

Nik@LoanRangerCapital.com

www.LoanRangerCapital.com

PLEASE CALL OUR OFFICE ON OUR VERIFIED GOOGLE LISTING OR WEBSITE TO CONFIRM ALL WIRING INSTRUCTIONS.

From: Nik Petrik <nik@loanrangercapital.com>

Sent: Wednesday, December 18, 2019 10:45 AM

To: 'Angela Hough' <angela@heritagedesignstudio.com>

Cc: 'Zack Lofton' <zack@loanrangercapital.com>; 'Andrew Miller' <andrew@heritagedesignstudio.com>; 'Rebecca Eaton' <rebecca@heritagedesignstudio.com>

Subject: RE: 304 Shamrock Followup

Angela – just had a chance to listen to your voicemail. Would you be able to send over the estimates on the surveyor you were speaking about? There was some mention about the property being located slightly off where the site plans said it should be. Thanks!

Please be sure to include draws@loanrangercapital.com on all communication regarding draws

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PLEASE CALL OUR OFFICE ON OUR VERIFIED GOOGLE LISTING OR WEBSITE TO CONFIRM ALL WIRING INTRUCTIONS.

From: Nik Petrik <nik@loanrangercapital.com>

Sent: Wednesday, December 18, 2019 10:39 AM

To: 'Angela Hough' <angela@heritagedesignstudio.com>

Cc: Zack Lofton <zack@loanrangercapital.com>; 'Andrew Miller' <andrew@heritagedesignstudio.com>; 'Rebecca Eaton' <rebecca@heritagedesignstudio.com>

Subject: RE: 304 Shamrock Followup

Thanks all!

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Nik@LoanRangerCapital.com

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PLEASE CALL OUR OFFICE ON OUR VERIFIED GOOGLE LISTING OR WEBSITE TO CONFIRM ALL WIRING INTRUCTIONS.

From: Angela Hough <angela@heritagedesignstudio.com>

Sent: Wednesday, December 18, 2019 9:58 AM

To: Nik Petrik <nik@loanrangercapital.com>

Cc: Zack Lofton <zack@loanrangercapital.com>; Andrew Miller <andrew@heritagedesignstudio.com>; Rebecca Eaton <rebecca@heritagedesignstudio.com>

Subject: Re: 304 Shamrock Followup

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Sent from my iPad

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Hi Angela – any word on this? We really need to get this moving asap.

[Quoted text hidden]

Nik Petrik <nik@loanrangercapital.com>

Thu, Dec 19, 2019 at 9:01 AM

To: Angela Hough <angela@heritagedesignstudio.com>

Cc: Zack Lofton <zack@loanrangercapital.com>, Andrew Miller <andrew@heritagedesignstudio.com>, Rebecca Eaton <rebecca@heritagedesignstudio.com>

Hi all – did the engineer or surveyor get back to you yesterday? If not please send over their information so I can reach out as well.

Please be sure to include draws@loanrangercapital.com on all communication regarding draws

Nik Petrik | COO

Loan Ranger Capital

2235 E. 6th St. | Suite 103 | Austin, TX 78702

o 512-220-9916

c 512-364-7075

Nik@LoanRangerCapital.com

www.LoanRangerCapital.com

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Sent: Wednesday, December 18, 2019 3:18 PM

To: 'Angela Hough' <angela@heritagedesignstudio.com>

Cc: 'Zack Lofton' <zack@loanrangercapital.com>; 'Andrew Miller' <andrew@heritagedesignstudio.com>; 'Rebecca Eaton' <rebecca@heritagedesignstudio.com>

Subject: RE: 304 Shamrock Followup

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Cc: 'Zack Lofton' <zack@loanrangercapital.com>; 'Andrew Miller' <andrew@heritagedesignstudio.com>; 'Rebecca Eaton' <rebecca@heritagedesignstudio.com>

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Sent: Wednesday, December 18, 2019 10:39 AM

To: 'Angela Hough' <angela@heritagedesignstudio.com>

Cc: Zack Lofton <zack@loanrangercapital.com>; 'Andrew Miller' <andrew@heritagedesignstudio.com>; 'Rebecca Eaton' <rebecca@heritagedesignstudio.com>

Subject: RE: 304 Shamrock Followup

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Sent: Wednesday, December 18, 2019 9:58 AM

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Cc: Zack Lofton <zack@loanrangercapital.com>; Andrew Miller <andrew@heritagedesignstudio.com>; Rebecca Eaton <rebecca@heritagedesignstudio.com>

Subject: Re: 304 Shamrock Followup

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Sent from my iPad

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Hi Angela – any word on this? We really need to get this moving asap.

[Quoted text hidden]



Nik Petrik <nik@loanrangercapital.com>

304 Shamrock

7 messages

Widmer, Jeffrey <JWidmer@rockwall.com>
To: Sam Hasen <AAAPROSERVICES@hotmail.com>
Cc: Nik Petrik <nik@loanrangercapital.com>

Thu, Apr 9, 2020 at 3:46 PM

Quick question, our Building Inspection Supervisor Rusty McDowell told me he thought you stated in a phone conversation with him, that you are intending to remove the wrought iron gate that is currently across the driveway. Is that correct?

Thank you,

Jeffrey Widmer, CBO

Chief Building Official

Rockwall, Texas

(972) 772-6453

jwidmer@rockwall.com

This email was scanned by Bitdefender

Sam Hasen <AAAPROSERVICES@hotmail.com>
To: "Widmer, Jeffrey" <JWidmer@rockwall.com>
Cc: Nik Petrik <nik@loanrangercapital.com>

Thu, Apr 9, 2020 at 3:54 PM

We never talked about it. and HOA they didn't mentioned it in their comments. But, if is required by City of Rockwall I will remove it. please let me know. thanks.

Best Regards,

Sam Naser.

469-422-5644

|Land Development-Management-Custom Home-Residential & Commercial Construction|

WWW.HomeBuilderTx.com

From: Widmer, Jeffrey <JWidmer@rockwall.com>
Sent: Thursday, April 9, 2020 3:46 PM

4/30/2020

Loan Ranger Capital Mail - 304 Shamrock

To: Sam Hasen <AAAPROSERVICES@hotmail.com>
Cc: Nik Petrik <nik@loanrangercapital.com>
Subject: 304 Shamrock

[Quoted text hidden]

Widmer, Jeffrey <JWidmer@rockwall.com>
To: Sam Hasen <AAAPROSERVICES@hotmail.com>
Cc: Nik Petrik <nik@loanrangercapital.com>, "McDowell, Russell" <rmcdowell@rockwall.com>

Thu, Apr 9, 2020 at 4:21 PM

Well, it's not allowed to be there by right, because it's considered a front yard fence, which would require special permission from our Planning and Zoning Commission.

Just my thoughts about it, unless you're convinced you need to try and leave it there and that a future perspective buyer would see that as an added value, it would probably be best to remove it. Based on comments I've received from neighbors and others, it seems like people would prefer that it not be there. But again, those are just my thoughts and you have every right to seek approval to have a front yard fence, if you choose to do so.

Let me know

[Quoted text hidden]

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

[Quoted text hidden]

Sam Hasen <AAAPROSERVICES@hotmail.com>
To: "Widmer, Jeffrey" <JWidmer@rockwall.com>
Cc: Nik Petrik <nik@loanrangercapital.com>, "McDowell, Russell" <rmcdowell@rockwall.com>

Thu, Apr 9, 2020 at 4:23 PM

Yes. I agreed with you. I will remove it to avoid all the delay and keep going to complete the project. Thank you so much,

Best Regards,

Sam Naser.
469-422-5644
|Land Development-Management-Custom Home-Residential & Commercial Construction|

WWW.HomeBuilderTx.com

From: Widmer, Jeffrey <JWidmer@rockwall.com>
Sent: Thursday, April 9, 2020 4:21 PM
To: Sam Hasen <AAAPROSERVICES@hotmail.com>
Cc: Nik Petrik <nik@loanrangercapital.com>; McDowell, Russell <rmcdowell@rockwall.com>
Subject: RE: 304 Shamrock

[Quoted text hidden]

Widmer, Jeffrey <JWidmer@rockwall.com>
To: Sam Hasen <AAAPROSERVICES@hotmail.com>
Cc: Nik Petrik <nik@loanrangercapital.com>

Tue, Apr 21, 2020 at 9:24 AM

Sam, I've been contacted by one of the neighbors on Shamrock and need to return their call today. In case the subject comes up in our conversation, I just want to make sure I'm giving accurate info.

Please confirm that you do intent to remove the old iron gate that exists across the driveway?

Thank you very much.

Jeffrey Widmer, CBO

Chief Building Official

Rockwall, Texas

(972) 772-6453

jwidmer@rockwall.com

[Quoted text hidden]

[Quoted text hidden]

Sam Hasen <AAAPROSERVICES@hotmail.com>
To: "Widmer, Jeffrey" <JWidmer@rockwall.com>
Cc: Nik Petrik <nik@loanrangercapital.com>

Tue, Apr 21, 2020 at 9:26 AM

Yes sir. but, I'm leaving it for right now until we start get approval.

Best Regards,

Sam Naser.

469-422-5944

|Land Development-Management-Custom Home-Residential & Commercial Construction|

WWW.AAABUILDERLLC.COM

From: Widmer, Jeffrey <JWidmer@rockwall.com>
Sent: Tuesday, April 21, 2020 9:24 AM
To: Sam Hasen <AAAPROSERVICES@hotmail.com>
Cc: Nik Petrik <nik@loanrangercapital.com>
Subject: RE: 304 Shamrock

[Quoted text hidden]

Widmer, Jeffrey <JWidmer@rockwall.com>
To: Sam Hasen <AAAPROSERVICES@hotmail.com>
Cc: Nik Petrik <nik@loanrangercapital.com>

Tue, Apr 21, 2020 at 9:26 AM

Understood, thanks Sam.

Jeffrey

[Quoted text hidden]

[Quoted text hidden]



Nik Petrik <nik@loanrangercapital.com>

High grass violation 304 Shamrock Circle

4 messages

Widmer, Jeffrey <JWidmer@rockwall.com>

Sat, Apr 4, 2020 at 10:00 AM

To: Nik Petrik <nik@loanrangercapital.com>

Cc: "Allen, Wendell" <WAllen@rockwall.com>, Sam Hasen <AAAPROSERVICES@hotmail.com>

Nik and Sam, I received an email from a resident near your property on Shamrock, complaining about high grass. Can you please have someone go to the property as soon as possible and cut/weed eat the grass and weeds down? Also if there's any noticeable trash at all on the lot, please pick that up while you're there.

I would greatly appreciate a prompt response in getting this done. I want to make sure the neighbors know you're working on this property and you do care about those that have live nearby.

Thanks Gentlemen.

Jeffrey Widmer
City of Rockwall

This email was scanned by Bitdefender

Widmer, Jeffrey <JWidmer@rockwall.com>

Sat, Apr 4, 2020 at 10:05 AM

To: Nik Petrik <nik@loanrangercapital.com>

Cc: "Allen, Wendell" <WAllen@rockwall.com>, Sam Hasen <AAAPROSERVICES@hotmail.com>

Sorry, I failed to attach these photos I received from the neighbor.

Jeffrey

[cid:45BEE5C1-5460-4647-900B-A8C8894295F7-L0-001][cid:6AB7EF80-72EA-4080-A35D-AE211AD181E7-L0-001]

On Apr 4, 2020, at 10:00 AM, Widmer, Jeffrey <JWidmer@rockwall.com> wrote:

[Quoted text hidden]

2 attachments

image0.jpeg
1349K

image1.jpeg
495K



Sam Hasen <AAPROSERVICES@hotmail.com>
 To: "Widmer, Jeffrey" <JWidmer@rockwall.com>
 Cc: Nik Petrik <nik@loanrangercapital.com>, "Allen, Wendell" <WAllen@rockwall.com>

Sat, Apr 4, 2020 at 10:11 AM

Good morning, thanks for your email sent. I will take care of it today or Monday morning. I really don't know why they let us know. Thanks again

Best Regards,

Sam N
 469-422-5944

> On Apr 4, 2020, at 10:00 AM, Widmer, Jeffrey <JWidmer@rockwall.com> wrote:

>

> Nik and Sam, I received an email from a resident near your property on Shamrock, complaining about high grass. Can you please have someone go to the property as soon as possible and cut/weed eat the grass and weeds down? Also if there's any noticeable trash at all on the lot, please pick that up while you're there.

[Quoted text hidden]

Sam Hasen <AAPROSERVICES@hotmail.com>
 To: "Widmer, Jeffrey" <JWidmer@rockwall.com>, Nik Petrik <nik@loanrangercapital.com>
 Cc: "Allen, Wendell" <WAllen@rockwall.com>

Mon, Apr 6, 2020 at 11:38 AM

Hello Mr. Jeffrey, 304 Shamrock landscaping its done. please see attached. please let me know if you have any question.

Best Regards,

Sam Naser.
 469-422-5644

|Land Development-Management-Custom Home-Residential & Commercial Construction|

WWW.HomeBuilderTx.com

From: Widmer, Jeffrey <JWidmer@rockwall.com>
Sent: Saturday, April 4, 2020 10:05 AM
To: Nik Petrik <nik@loanrangercapital.com>
Cc: Allen, Wendell <WAllen@rockwall.com>; Sam Hasen <AAPROSERVICES@hotmail.com>
Subject: Re: High grass violation 304 Shamrock Circle

[Quoted text hidden]

4 attachments



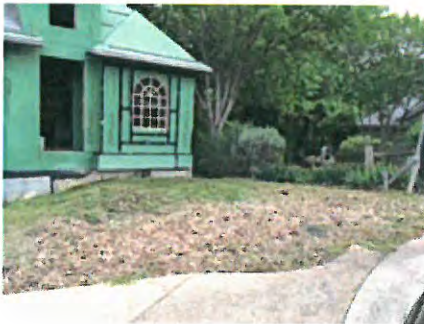
IMG_2064.JPG
38K



IMG_2066.JPG
41K



IMG_2418.JPG
33K



IMG_2419.JPG
43K



Nik Petrik <nik@loanrangercapital.com>

RE: 304 Shamrock Timeline update

2 messages

Nik Petrik <nik@loanrangercapital.com>

Mon, Nov 25, 2019 at 1:07 PM

To: Andrew Miller <andrew@heritagedesignstudio.com>, Zack Lofton <zack@loanrangercapital.com>

Cc: Angela Hough <angela@heritagedesignstudio.com>, Selinda Rainey <selinda@heritagedesignstudio.com>

Thanks for the update on this Andrew, how long does it usually take for the engineer to submit the report post inspection? I was under the impression plans were to be finishing up around this time. Just want to have a good answer for my investors (since their money is earning 0% currently lol). Thanks!

Please be sure to include draws@loanrangercapital.com on all communication regarding draws

Nik Petrik | COO

Loan Ranger Capital2235 E. 6th St. | Suite 103 | Austin, TX 78702

o 512-220-9916

c 512-364-7075

Nik@LoanRangerCapital.comwww.LoanRangerCapital.com**PLEASE CALL OUR OFFICE ON OUR VERIFIED GOOGLE LISTING OR WEBSITE TO CONFIRM ALL WIRING INSTRUCTIONS.****From:** Andrew Miller <andrew@heritagedesignstudio.com>**Sent:** Monday, November 25, 2019 9:50 AM**To:** nik@loanrangercapital.com; zack@loanrangercapital.com**Cc:** Angela Hough <angela@heritagedesignstudio.com>; Selinda Rainey <selinda@heritagedesignstudio.com>**Subject:** 304 Shamrock Timeline update

Good morning Nik and Zack,

I am following up on the checking in emails that were sent over to Angela last week and this morning.

We were able to get out on site and take all the measurements necessary of the home as it sits. We also managed to take quite a few pictures please use the link below to access the pictures we took:

<https://www.dropbox.com/sh/7cfitm5mxgr0206/AADPNqAd8CPCgyG8O0z6aDjoa?dl=0>

Right now we are in a holding pattern waiting for the engineer to be able to get out to the site and review the property and create a structural viability report. This inspection is scheduled for December the 5th. The engineer already mentioned that he had some structural concerns from his previous visits so I am anxious to see the results of this full inspection. I will keep you in the loop.

Let me know if you have any questions.

Andrew Miller
Project Coordinator
682-438-0001 cell
817-988-9680 office

Mon, Nov 25, 2019 at 2:57 PM

Nik Petrik <nik@loanrangercapital.com>

To: Angela Hough <angela@heritagedesignstudio.com>

Cc: Andrew Miller <andrew@heritagedesignstudio.com>, Zack Lofton <zack@loanrangercapital.com>, Selinda Rainey <selinda@heritagedesignstudio.com>

I wouldn't mind exploring other options just to have something on the table. If we're able to cut things down by a few weeks that would make a big difference in our holding costs. If there will be a significant swing in price, then we can always stick with our original option.

Please be sure to include draws@loanrangercapital.com on all communication regarding draws

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Loan Ranger Capital

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c 512-364-7075

Nik@LoanRangerCapital.com

www.LoanRangerCapital.com

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From: Angela Hough <angela@heritagedesignstudio.com>

Sent: Monday, November 25, 2019 1:20 PM

To: Nik Petrik <nik@loanrangercapital.com>

Cc: Andrew Miller <andrew@heritagedesignstudio.com>; Zack Lofton <zack@loanrangercapital.com>; Selinda Rainey <selinda@heritagedesignstudio.com>

Subject: Re: 304 Shamrock Timeline update

Nik,

Andrew has been begging the engineer to move up the inspection date, but he was unable to visit the site before Thanksgiving. We thought using the original engineer would save the most time and money.

If you wish, we can talk with a few of our engineers, and see if they can complete the inspection and report more quickly. They just won't be familiar with the project, but that may not necessarily be a negative. What would you prefer?

We were unpleasantly surprised at the various structural issues we could see visually. Our opinion isn't as valuable as the engineer's of course.

Andrew is available for an phone call whenever you are free. (I have some commitments today/tomorrow.)

Sent from my Android phone. You can reach it at 817-614-6747

[Quoted text hidden]



Nik Petrik <nik@loanrangercapital.com>

RE: Meeting with Engineer this week (Shamrock house)

1 message

Nik Petrik <nik@loanrangercapital.com>

Tue, Dec 3, 2019 at 5:07 PM

To: Andrew Miller <andrew@heritagedesignstudio.com>

Thanks for the update on this Andrew! Looking forward to hearing their comments.

Please be sure to include draws@loanrangercapital.com on all communication regarding draws

Nik Petrik | COO

Loan Ranger Capital

2235 E. 6th St. | Suite 103 | Austin, TX 78702

o 512-220-9916

c 512-364-7075

Nik@LoanRangerCapital.comwww.LoanRangerCapital.com**PLEASE CALL OUR OFFICE ON OUR VERIFIED GOOGLE LISTING OR WEBSITE TO CONFIRM ALL WIRING INSTRUCTIONS.****From:** Andrew Miller <andrew@heritagedesignstudio.com>**Sent:** Tuesday, December 3, 2019 2:57 PM**To:** nik@loanrangercapital.com**Subject:** Meeting with Engineer this week (Shamrock house)

Good afternoon Nik,

Just wanted to keep you up to date. I will be meeting with the Engineer who will be doing a report on this project Thursday morning. I will keep you up to speed as we get info back from him and I will let you know any preliminary comments from the meeting. Please let me know if you have any questions in the mean time.

Andrew Miller
Project Coordinator
682-438-0001 cell
817-988-9680 office



Nik Petrik <nik@loanrangercapital.com>

RE: Nik Petrik shared "304 Shamrock Info" with you

1 message

Nik Petrik <nik@loanrangercapital.com>

Tue, Nov 12, 2019 at 2:24 PM

To: Angela Hough <angela@heritagedesignstudio.com>

Sounds great Angela – thanks! I attempted to call the previous architect as well, but it appears they are no longer in business... Looking forward to our chat tomorrow.

Please be sure to include draws@loanrangercapital.com on all communication regarding draws

Nik Petrik | COO

Loan Ranger Capital2235 E. 6th St. | Suite 103 | Austin, TX 78702

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c 512-364-7075

Nik@LoanRangerCapital.comwww.LoanRangerCapital.com**PLEASE CALL OUR OFFICE ON OUR VERIFIED GOOGLE LISTING OR WEBSITE TO CONFIRM ALL WIRING INTRUCTIONS.****From:** Angela Hough <angela@heritagedesignstudio.com>**Sent:** Tuesday, November 12, 2019 2:14 PM**To:** nik@loanrangercapital.com**Subject:** Re: Nik Petrik shared "304 Shamrock Info" with you

Nik,

Looking at the plans briefly, we see several areas of the roof that are simply not physically able to be constructed. I can see why the builder deviated from the plans - he had no choice. The CAD files will not be helpful from what we've seen.

Let's chat tomorrow afternoon. We'll dig through the structural engineer's drawings between now and then. Those should be closer to the realm of reality!

Angela L. Hough
Strategic Principal
Heritage Design Studio & Heritage Interiors
817-614-6747 cell 817-988-9680 office

4/30/2020

Loan Ranger Capital Mail - RE: Nik Petrik shared "304 Shamrock Info" with you

596 N. Kimball, Ste 100 in Southlake
Houzz.com



Nik Petrik <nik@loanrangercapital.com>

RE: 304 Shamrock, Rockwall

6 messages

Nik Petrik <nik@loanrangercapital.com>

Thu, Jan 2, 2020 at 6:07 PM

To: Zack Lofton <zack@loanrangercapital.com>, Sam Hasen <AAAPROSERVICES@hotmail.com>

Absolutely, I've attached the plans and the engineer contact/report in this zip file. Feel free to let me know if you have any questions, thanks again Sam!

Please be sure to include draws@loanrangercapital.com on all communication regarding draws

Nik Petrik | COO

Loan Ranger Capital2235 E. 6th St. | Suite 103 | Austin, TX 78702

o 512-220-9916

c 512-364-7075

Nik@LoanRangerCapital.comwww.LoanRangerCapital.com**PLEASE CALL OUR OFFICE ON OUR VERIFIED GOOGLE LISTING OR WEBSITE TO CONFIRM ALL WIRING INSTRUCTIONS.****From:** Zack Lofton <zack@loanrangercapital.com>**Sent:** Thursday, January 2, 2020 3:55 PM**To:** Sam Hasen <AAAPROSERVICES@hotmail.com>**Cc:** Nik Petrik <nik@loanrangercapital.com>**Subject:** Re: 304 Shamrock, Rockwall

Of course.

Nik - Can you send the plans and engineer contact?

Thanks,

PLEASE CALL OUR OFFICE ON OUR VERIFIED GOOGLE LISTING OR WEBSITE TO CONFIRM ALL WIRING INSTRUCTIONS.**Zack Lofton, CFA | Founder & CEO****Loan Ranger Capital**

2235 E 6th St | Suite 103 | Austin, TX, 78702

office 512.220.9916 cell 512.987.4936
Zack@LoanRangerCapital.com
www.loanrangercapital.com

On Thu, Jan 2, 2020 at 3:46 PM Sam Hasen <AAPROSERVICES@hotmail.com> wrote:

can I communicate with the engineering to walk through the report? and do you have any floor plan for this project?

BEST REGARDS,

SAM NASER.

469-422-5644

|LAND DEVELOPMENT-MANAGEMENT-CUSTOM HOME-RESIDENTIAL & COMMERCIAL
CONSTRUCTION|

WWW.HomeBuilderTx.com

From: Zack Lofton <zack@loanrangercapital.com>
Sent: Thursday, January 2, 2020 1:52 PM
To: Sam Hasen <aaproservices@hotmail.com>
Cc: Nik Petrik <nik@loanrangercapital.com>
Subject: 304 Shamrock, Rockwall

Hi Sam - I wanted to see if you could possibly help us out on a project. We took a project back at 304 Shamrock, Rockwall and need to finish it out. The builder went off of plan and need to alter a few things structurally to get it past the city. We just got off the phone with the engineer and they pretty much said they're just trying to cover their asses. They said there's likely a fix if they can get some trusses fixed. That said, would you mind taking a look here to see if we can work something out? It's a high end area and think this will have a strong sales price when it's complete.

Thank you,

PLEASE CALL OUR OFFICE ON OUR VERIFIED GOOGLE LISTING OR WEBSITE TO CONFIRM ALL WIRING INSTRUCTIONS.

Zack Lofton, CFA | Founder & CEO
Loan Ranger Capital
2235 E 6th St | Suite 103 | Austin, TX, 78702
office 512.220.9916 cell 512.987.4936
Zack@LoanRangerCapital.com
www.loanrangercapital.com



Shamrock Info.zip
15443K

Sam Hasen <AAPROSERVICES@hotmail.com>

Thu, Jan 2, 2020 at 6:24 PM

To: Nik Petrik <nik@loanrangercapital.com>, Zack Lofton <zack@loanrangercapital.com>

received. I'm on it. I will be at the city of Rockwall Monday morning to talk the inspector and find out what happening.

you guys have a great night....

Best Regards,

Sam Naser.

469-422-5644

|Land Development-Management-Custom Home-Residential & Commercial Construction|

WWW.HomeBuilderTx.com

From: Nik Petrik <nik@loanrangercapital.com>

Sent: Thursday, January 2, 2020 6:07 PM

To: Zack Lofton <zack@loanrangercapital.com>; Sam Hasen <AAAPROSERVICES@hotmail.com>

Subject: RE: 304 Shamrock, Rockwall

[Quoted text hidden]

Nik Petrik <nik@loanrangercapital.com>

Thu, Jan 9, 2020 at 1:18 PM

To: Sam Hasen <AAAPROSERVICES@hotmail.com>, Igor Teplitskiy <iteplitskiy@nortexfoundation.com>

Cc: Zack Lofton <zack@loanrangercapital.com>

Sure thing Sam, here it is below:

Angela L. Hough
Strategic Principal
Heritage Design Studio & Heritage Interiors
817-614-6747 cell 817-988-9680 office

596 N. Kimball, Ste 100 in Southlake

Please be sure to include draws@loanrangercapital.com on all communication regarding draws

Nik Petrik | COO

Loan Ranger Capital

2235 E. 6th St. | Suite 103 | Austin, TX 78702

o 512-220-9916

c 512-364-7075

Nik@LoanRangerCapital.com

www.LoanRangerCapital.com

PLEASE CALL OUR OFFICE ON OUR VERIFIED GOOGLE LISTING OR WEBSITE TO CONFIRM ALL WIRING INSTRUCTIONS.

From: Sam Hasen <AAAPROSERVICES@hotmail.com>
Sent: Thursday, January 9, 2020 11:51 AM
To: Igor Teplitskiy <iteplitskiy@nortexfoundation.com>
Cc: Zack Lofton <zack@loanrangercapital.com>; Nik Petrik <nik@loanrangercapital.com>
Subject: Re: 304 Shamrock, Rockwall

Nik, can you plz email me the architect's info if you have it?

Best Regards,

Sam N

469-422-5944

On Jan 9, 2020, at 11:47 AM, Igor Teplitskiy <iteplitskiy@nortexfoundation.com> wrote:

Gentlemen,

Before you start fixing the house consult the architect on accessibility question between the different levels in both structures.

Best,

Igor I. Teplitskiy, P.E.
President
Nortex Foundation Designs, Inc.
4416 Keller Hicks Road
Fort Worth, TX 76244
Phone: (817) 379-0866
Cell: (817) 675-2593

From: Sam Hasen [mailto:AAAPROSERVICES@hotmail.com]
Sent: Thursday, January 09, 2020 11:45 AM
To: Zack Lofton
Cc: Igor Teplitskiy; Nik Petrik
Subject: Re: 304 Shamrock, Rockwall

4/30/2020

Loan Ranger Capital Mail - RE: 304 Shamrock, Rockwall

Is nice house and I don't think the contractor did right. I will write done everything and let you know... thx buddy

Best Regards,

Sam N

469-422-5944

On Jan 9, 2020, at 11:41 AM, Zack Lofton <zack@loanrangercapital.com> wrote:

I'm open to whichever you'd prefer.

PLEASE CALL OUR OFFICE ON OUR VERIFIED GOOGLE LISTING OR WEBSITE TO CONFIRM ALL WIRING INSTRUCTIONS.

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Loan Ranger Capital
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office 512.220.9916 cell 512.987.4936
Zack@LoanRangerCapital.com
www.loanrangercapital.com

On Thu, Jan 9, 2020 at 11:39 AM Sam Hasen <AAAPROSERVICES@hotmail.com> wrote:

Zech, do you want me to fix all the repairs only and finish up all the project?

Best Regards,

Sam N

469-422-5944

On Jan 9, 2020, at 8:24 AM, Zack Lofton <zack@loanrangercapital.com> wrote:

We hired him just to get a general idea.

Igor - Would you be able to communicate with Sam (cc'd) on the Shamrock project?

Thank you,

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CONFIRM ALL WIRING INSTRUCTIONS.

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office 512.220.9916 cell 512.987.4936
Zack@LoanRangerCapital.com
www.loanrangercapital.com

On Thu, Jan 9, 2020 at 8:21 AM Sam Hasen
<AAAPROSERVICES@hotmail.com> wrote:

Also, I have question, who hired inspection for this project? By the city
request or you guys? I'm trying to talking to him but no answer and the city
doesn't know much about the job per our conversation with city inspector
they don't know much about...

Best Regards,

Sam N

469-422-5944

On Jan 9, 2020, at 8:10 AM, Zack Lofton <zack@loanrangercapital.com>
wrote:

Hey Sam - Just wanted to check in here.

Thanks!

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WEBSITE TO CONFIRM ALL WIRING INSTRUCTIONS.

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Zack@LoanRangerCapital.com
www.loanrangercapital.com

4/30/2020

Loan Ranger Capital Mail - RE: 304 Shamrock, Rockwall

On Mon, Jan 6, 2020 at 5:36 PM Zack Lofton
<zack@loanrangercapital.com> wrote:

Awesome thank you so much!

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WEBSITE TO CONFIRM ALL WIRING INSTRUCTIONS.

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Loan Ranger Capital
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office 512.220.9916 cell 512.987.4936
Zack@LoanRangerCapital.com
www.loanrangercapital.com

On Mon, Jan 6, 2020 at 5:34 PM Sam Hasen
<AAAPROSERVICES@hotmail.com> wrote:

Hello Zeck, i just want to let you know that I Visited the
house today and talked to inspector and I suppose to
meet him tomorrow to go over the details. I will update
tomorrow.

Best Regards,

Sam N

469-422-5944

On Jan 2, 2020, at 3:55 PM, Zack Lofton
<zack@loanrangercapital.com> wrote:

[Quoted text hidden]

Nik Petrik <nik@loanrangercapital.com>
To: Sam Hasen <AAAPROSERVICES@hotmail.com>
Cc: Zack Lofton <zack@loanrangercapital.com>

Thu, Jan 9, 2020 at 3:53 PM

I'm sure we can get that done Sam, let me work on that. We'd be extremely happy to have you talking with the city
and the HOA, that's probably a lot more in your wheelhouse than ours haha.

Please be sure to include draws@loanrangercapital.com on all communication regarding draws

Nik Petrik | COO

Loan Ranger Capital

2235 E. 6th St. | Suite 103 | Austin, TX 78702

o 512-220-9916

c 512-364-7075

Nik@LoanRangerCapital.com

www.LoanRangerCapital.com

PLEASE CALL OUR OFFICE ON OUR VERIFIED GOOGLE LISTING OR WEBSITE TO CONFIRM ALL WIRING INSTRUCTIONS.

From: Sam Hasen <AAAPROSERVICES@hotmail.com>

Sent: Thursday, January 9, 2020 3:39 PM

To: Nik Petrik <nik@loanrangercapital.com>

Subject: Re: 304 Shamrock, Rockwall

Nik, can you guys take it off the market and let me arrange time to meet with HOA and city and I take care of it. Let me know.

Best Regards,

Sam N

469-422-5944

On Jan 9, 2020, at 1:18 PM, Nik Petrik <nik@loanrangercapital.com> wrote:

[Quoted text hidden]

Nik Petrik <nik@loanrangercapital.com>
To: Sam Hasen <AAAPROSERVICES@hotmail.com>

Fri, Jan 10, 2020 at 7:24 AM

Nothing that I'm aware of at the moment, I've actually been the one communicating with both of them on our end.

Please be sure to include draws@loanrangercapital.com on all communication regarding draws

Nik Petrik | COO

Loan Ranger Capital

4/30/2020

Loan Ranger Capital Mail - RE: 304 Shamrock, Rockwall

2235 E. 6th St. | Suite 103 | Austin, TX 78702

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c 512-364-7075

Nik@LoanRangerCapital.com

www.LoanRangerCapital.com

PLEASE CALL OUR OFFICE ON OUR VERIFIED GOOGLE LISTING OR WEBSITE TO CONFIRM ALL WIRING INSTRUCTIONS.

From: Sam Hasen <AAAPROSERVICES@hotmail.com>

Sent: Thursday, January 9, 2020 7:08 PM

To: Nik Petrik <nik@loanrangercapital.com>

Subject: Re: 304 Shamrock, Rockwall

Yes, please work on it and let me know. Also, I need to find out if anyone interested buyer tried with HOA or City of Rockwall? Because I don't upset them. PLEASE update me with info you have.

BEST REGARDS,

SAM NASER.

469-422-5644

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WWW.HomeBuilderTx.com

From: Nik Petrik <nik@loanrangercapital.com>

Sent: Thursday, January 9, 2020 3:53 PM

To: Sam Hasen <AAAPROSERVICES@hotmail.com>

Cc: Zack Lofton <zack@loanrangercapital.com>

Subject: RE: 304 Shamrock, Rockwall

I'm sure we can get that done Sam, let me work on that. We'd be extremely happy to have you talking with the city and the HOA, that's probably a lot more in your wheelhouse than ours haha.

[Quoted text hidden]

Nik Petrik <nik@loanrangercapital.com>

To: Sam Hasen <AAAPROSERVICES@hotmail.com>

Fri, Jan 10, 2020 at 2:28 PM

Oh not a problem at all Sam! More communication is better than less. Here's the contact I have for the folks over at the HOA, there are a few people additional people that pop up CC'd on emails, but as far as contact info goes this is what I have:

Theresa Scholander
Community Association Manager
Accounting/Human Resources
Chandlers Landing Community Association
The Landing @ Chandlers, LLC
P.O. Box 638
Rockwall, TX 75087
tscholander@chandlerslanding.org
972-771-1593
Fax 972-771-1634

Please be sure to include draws@loanrangercapital.com on all communication regarding draws

Nik Petrik | COO

Loan Ranger Capital

2235 E. 6th St. | Suite 103 | Austin, TX 78702

o 512-220-9916

c 512-364-7075

Nik@LoanRangerCapital.com

www.LoanRangerCapital.com

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From: Sam Hasen <AAAPROSERVICES@hotmail.com>

Sent: Friday, January 10, 2020 8:17 AM

To: Nik Petrik <nik@loanrangercapital.com>

Subject: Re: 304 Shamrock, Rockwall

Good morning, Ok. I will work on it. If you have any info for the HOA send it plz. And I'm really sorry for keep sending you emails.

Best Regards,

4/30/2020

Loan Ranger Capital Mail - RE: 304 Shamrock, Rockwall

Sam N

469-422-5944

On Jan 10, 2020, at 7:24 AM, Nik Petrik <nik@loanrangercapital.com> wrote:

[Quoted text hidden]



Nik Petrik <nik@loanrangercapital.com>

RE: Shamrock

1 message

Nik Petrik <nik@loanrangercapital.com>

Thu, Apr 2, 2020 at 7:52 AM

To: Sam Hasen <aaaproservices@hotmail.com>, Zack Lofton <zack@loanrangercapital.com>

Good morning Sam,

Appreciate the update on this, I think our next step with them may involve our attorney unfortunately. We're getting close to two weeks with no action on their end and it's frankly unacceptable. If I don't hear from them before noon we'll examine our options with them and see what we need to do.

Thanks!

Please be sure to include draws@loanrangercapital.com on all communication regarding draws

Nik Petrik | COO
Loan Ranger Capital
2235 E. 6th St. | Suite 103 | Austin, TX 78702
o 512-220-9916
c 512-364-7075
Nik@LoanRangerCapital.com
www.LoanRangerCapital.com

PLEASE CALL OUR OFFICE ON OUR VERIFIED GOOGLE LISTING OR WEBSITE TO CONFIRM ALL WIRING INSTRUCTIONS.

-----Original Message-----

From: Sam Hasen <aaaproservices@hotmail.com>
Sent: Thursday, April 2, 2020 7:49 AM
To: Nik Petrik <nik@loanrangercapital.com>; Zack Lofton
<Zack@LoanRangerCapital.com>
Subject: Shamrock

Good morning, I know you guys been communicating with Sheryl but no luck so far, but their deadline on the 13th of this month for May agenda. Plz try your best to get something from them in 2-3 days so give me sometime to work on the plans. Bc most of the plans are engineering and my guys normally take longer to finish it. And as far as the architect design I can do it quick but the rest takes time.

Best Regards,

Sam N
469-422-5944



Nik Petrik <nik@loanrangercapital.com>

RE: Shamrock

1 message

Nik Petrik <nik@loanrangercapital.com>

Thu, Apr 2, 2020 at 7:52 AM

To: Sam Hasen <aaaproservices@hotmail.com>, Zack Lofton <zack@loanrangercapital.com>

Good morning Sam,

Appreciate the update on this, I think our next step with them may involve our attorney unfortunately. We're getting close to two weeks with no action on their end and it's frankly unacceptable. If I don't hear from them before noon we'll examine our options with them and see what we need to do.

Thanks!

Please be sure to include draws@loanrangercapital.com on all communication regarding draws

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Nik@LoanRangerCapital.com
www.LoanRangerCapital.com

PLEASE CALL OUR OFFICE ON OUR VERIFIED GOOGLE LISTING OR WEBSITE TO CONFIRM ALL WIRING INSTRUCTIONS.

-----Original Message-----

From: Sam Hasen <aaaproservices@hotmail.com>

Sent: Thursday, April 2, 2020 7:49 AM

To: Nik Petrik <nik@loanrangercapital.com>; Zack Lofton

<Zack@LoanRangerCapital.com>

Subject: Shamrock

Good morning, I know you guys been communicating with Sheryl but no luck so far, but their deadline on the 13th of this month for May agenda. Plz try your best to get something from them in 2-3 days so give me sometime to work on the plans. Bc most of the plans are engineering and my guys normally take longer to finish it. And as far as the architect design I can do it quick but the rest takes time.

Best Regards,

Sam N
469-422-5944



Nik Petrik <nik@loanrangercapital.com>

RE: 304 Shamrok Cir, Rockwall, Texas.

15 messages

Cheryl McMahon <cmcmahon@chandlerslanding.org>

Mon, Apr 13, 2020 at 9:23 AM

To: Sam Hasen <aaaproservices@hotmail.com>, Jeff Macalik <jeff@retrotek.com>, "Widmer, Jeffrey" <JWidmer@rockwall.com>, "McDowell, Russell" <rmcdowell@rockwall.com>, Nik Petrik <nik@loanrangercapital.com>, "Zack@LoanRangerCapital.com Zack" <zack@loanrangercapital.com>

Thank you Sam.

I will get the information to our EC Consultant. I'll be in touch after he reviews the plans.

Have a great day,

Cheryl McMahon

Assistant Community Manager

Community Relations Manager

Chaudlers Landing Community Association

972-771-1593

cmcmahon@chandlerslanding.org

www.chandlerslanding.org

From: Sam Hasen <aaaproservices@hotmail.com>

Sent: Friday, April 10, 2020 1:06 PM

To: Jeff Macalik <jeff@retrotek.com>; Widmer, Jeffrey <JWidmer@rockwall.com>; McDowell, Russell <rmcdowell@rockwall.com>; Cheryl McMahon <cmcmahon@chandlerslanding.org>; Nik Petrik <nik@loanrangercapital.com>; Zack@LoanRangerCapital.com Zack <zack@loanrangercapital.com>

Subject: 304 Shamrok Cir, Rockwall, Texas.

Hello Everyone,

Attached the most update plans match the existing building as built. We had to update everything per Mr. Jeff reviews. if you have any question do not hesitated to contact me. Hope all be safe and have a great weekend!

Attached the following items:

1. A-01 Basement Floor Plan & All The Door & Windows Schedule.
2. A-02 First Floor Plan & Garage Plan (Level 1).

3. A-03 Second Floor Plan & Garage Plan (Level 2).
4. A-04 House & Garage Roof Plan. We going to Install the Spanish Brick top of the shingle.
5. A-5 South & East Elevations & Showing Downspouts Gutter As Well.
6. A-6 West & North Elevations & Showing Downspouts Gutter As Well.
7. A-7 Front & Left Garage Elevations.
8. A-8 Right & Back Elevations.
9. A-9 All Exterior Materials Details.
10. S-1 Retaining Wall Detail.
11. C-4 Landscaping Plan.
12. C-1 Drainage & Grading Plan.
13. SP-1 Show Fence, Mechanical Area location setback etc.....
14. A-1 As Built Property Survey & Setback.
15. A-1a Property survey.
16. IECCUA15 Reports A-10

BEST REGARDS,

SAM NASER.

469-422-5644

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WWW.HomeBuilderTx.com

Sam Hasen <AAAPROSERVICES@hotmail.com>

Mon, Apr 13, 2020 at 9:33 AM

To: Cheryl McMahon <cmcmahon@chandlerslanding.org>, Jeff Macalik <jeff@retrotek.com>, "Widmer, Jeffrey" <JWidmer@rockwall.com>, "McDowell, Russell" <rmcdowell@rockwall.com>, Nik Petrik <nik@loanrangercapital.com>, "Zack@LoanRangerCapital.com Zack" <zack@loanrangercapital.com>

you're welcome. Take care and be safe!

Best Regards,

Sam Naser.

469-422-5944

|Land Development-Management-Custom Home-Residential & Commercial Construction|

WWW.AAABUILDERLLC.COM

From: Cheryl McMahon <cmcmahon@chandlerslanding.org>

Sent: Monday, April 13, 2020 9:23 AM

To: Sam Hasen <aaaproservices@hotmail.com>; Jeff Macalik <jeff@retrotek.com>; Widmer, Jeffrey <JWidmer@rockwall.com>; McDowell, Russell <rmcdowell@rockwall.com>; Nik Petrik <nik@loanrangercapital.com>; Zack@LoanRangerCapital.com Zack <zack@loanrangercapital.com>
Subject: RE: 304 Shamrok Cir, Rockwall, Texas.

[Quoted text hidden]

Nik Petrik <nik@loanrangercapital.com>

Tue, Apr 14, 2020 at 7:32 AM

To: Sam Hasen <aaaproservices@hotmail.com>, Jeff Macalik <jeff@retrotek.com>, "Widmer, Jeffrey" <JWidmer@rockwall.com>, "McDowell, Russell" <rmcdowell@rockwall.com>, Cheryl McMahon <cmcmahon@chandlerslanding.org>, Zack Lofton <zack@loanrangercapital.com>

Hi all – wanted to check in and see if there was any feedback on the plans submitted Friday for the Shamrock property. We cannot miss the deadline this time around due to lack communication, so I have BCC'd our attorney for his records.

Please let us know if we are approved or if any changes are needed asap. I will circle back shortly if I do not hear back.

Please be sure to include draws@loanrangercapital.com on all communication regarding draws

Nik Petrik | COO

Loan Ranger Capital

2235 E. 6th St. | Suite 103 | Austin, TX 78702

o 512-220-9916

c 512-364-7075

Nik@LoanRangerCapital.com

www.LoanRangerCapital.com

PLEASE CALL OUR OFFICE ON OUR VERIFIED GOOGLE LISTING OR WEBSITE TO CONFIRM ALL WIRING INSTRUCTIONS.

[Quoted text hidden]

Nik Petrik <nik@loanrangercapital.com>

Tue, Apr 14, 2020 at 9:16 AM

To: Cheryl McMahon <cmcmahon@chandlerslanding.org>, Sam Hasen <aaaproservices@hotmail.com>, Jeff Macalik <jeff@retrotek.com>, "Widmer, Jeffrey" <JWidmer@rockwall.com>, "McDowell, Russell" <rmcdowell@rockwall.com>, Zack Lofton <zack@loanrangercapital.com>
Cc: johnelewis@sbcglobal.net

Cheryl – is there a realistic timeline we can expect to hear back on this today? We are going to need at least 4 or 5 hours for any changes that may be needed. We all want to get this house completed, so the more communication we can have on this the better. We're all on the same team here.

Thanks!

Please be sure to include draws@loanrangercapital.com on all communication regarding draws

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From: Cheryl McMahon <cmcmahon@chandlerslanding.org>

Sent: Tuesday, April 14, 2020 8:34 AM

To: Nik Petrik <nik@loanrangercapital.com>; Sam Hasen <aaaproservices@hotmail.com>; Jeff Macalik <jeff@retrotek.com>; Widmer, Jeffrey <JWidmer@rockwall.com>; McDowell, Russell <rmcdowell@rockwall.com>; Zack Lofton <zack@loanrangercapital.com>

Cc: johnelewis@sbcglobal.net

Subject: RE: 304 Shamrok Cir, Rockwall, Texas.

Good morning Nik,

We were closed Friday so plans went to our consultant yesterday. As soon as I hear from our EC Chair & consultant I will be in touch or Jeff, Chair, will be.

Thank you,

Cheryl McMahon

Assistant Community Manager

Community Relations Manager

Chandlers Landing Community Association

972-771-1593

cmcmahon@chandlerslanding.org

www.chandlerslanding.org

[Quoted text hidden]

Nik Petrik <nik@loanrangercapital.com>

Tue, Apr 14, 2020 at 9:59 AM

To: Cheryl McMahon <cmcmahon@chandlerslanding.org>, Sam Hasen <aaaproservices@hotmail.com>, Jeff Macalik <jeff@retrotek.com>, "Widmer, Jeffrey" <JWidmer@rockwall.com>, "McDowell, Russell" <rmcdowell@rockwall.com>, Zack Lofton <zack@loanrangercapital.com>

Cc: johnelewis@sbcglobal.net

Cheryl – are y'all in the office today? I just tried calling the number listed and was sent to voicemail

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Loan Ranger Capital

2235 E. 6th St. | Suite 103 | Austin, TX 78702

o 512-220-9916

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From: Nik Petrik <nik@loanrangercapital.com>

Sent: Tuesday, April 14, 2020 9:17 AM

To: 'Cheryl McMahon' <cmcmahon@chandlerslanding.org>; 'Sam Hasen' <aaaproservices@hotmail.com>; 'Jeff Macalik' <jeff@retrotek.com>; 'Widmer, Jeffrey' <JWidmer@rockwall.com>; 'McDowell, Russell' <rmcdowell@rockwall.com>; Zack Lofton <zack@loanrangercapital.com>

Cc: 'johnelewis@sbcglobal.net' <johnelewis@sbcglobal.net>

Subject: RE: 304 Shamrok Cir, Rockwall, Texas.

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Cc: [johnlewis@sbcglobal.net](mailto:johnelewis@sbcglobal.net)
Subject: RE: 304 Shamrok Cir, Rockwall, Texas.

Good morning Nik,

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Thank you,

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Assistant Community Manager
Community Relations Manager
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From: Nik Petrik <nik@loanrangercapital.com>
Sent: Tuesday, April 14, 2020 7:32 AM
To: Sam Hasen <aaaproservices@hotmail.com>; Jeff Macalik <jeff@retrotek.com>; Widmer, Jeffrey <JWidmer@rockwall.com>; McDowell, Russell <rmcdowell@rockwall.com>; Cheryl McMahon <cmcmahon@chandlerslanding.org>; Zack Lofton <zack@loanrangercapital.com>

[Quoted text hidden]

[Quoted text hidden]

Nik Petrik <nik@loanrangercapital.com> Tue, Apr 14, 2020 at 10:39 AM
To: Cheryl McMahon <cmcmahon@chandlerslanding.org>, Sam Hasen <aaaproservices@hotmail.com>, Jeff Macalik <jeff@retrotek.com>, "Widmer, Jeffrey" <JWidmer@rockwall.com>, "McDowell, Russell" <rmcdowell@rockwall.com>, Zack Lofton <zack@loanrangercapital.com>
Cc: [johnlewis@sbcglobal.net](mailto:johnelewis@sbcglobal.net)

Sounds good, is there any update on timing?

Please be sure to include draws@loanrangercapital.com on all communication regarding draws

Nik Petrik | COO

Loan Ranger Capital

2235 E. 6th St. | Suite 103 | Austin, TX 78702

o 512-220-9916

c 512-364-7075

Nik@LoanRangerCapital.com

www.LoanRangerCapital.com

PLEASE CALL OUR OFFICE ON OUR VERIFIED GOOGLE LISTING OR WEBSITE TO CONFIRM ALL WIRING INTRUCTIONS.

From: Cheryl McMahon <cmcmahon@chandlerslanding.org>

Sent: Tuesday, April 14, 2020 10:35 AM

To: Nik Petrik <nik@loanrangercapital.com>; Sam Hasen <aaaproservices@hotmail.com>; Jeff Macalik <jeff@retrotek.com>; Widmer, Jeffrey <JWidmer@rockwall.com>; McDowell, Russell <rmcdowell@rockwall.com>; Zack Lofton <zack@loanrangercapital.com>

Cc: johnelewis@sbcglobal.net

Subject: RE: 304 Shamrok Cir, Rockwall, Texas.

I'm working from home as is T. Kerri is in the office but needed to be out for a bit this morning.

[Quoted text hidden]

Nik Petrik <nik@loanrangercapital.com>

Tue, Apr 14, 2020 at 12:19 PM

To: Cheryl McMahon <cmcmahon@chandlerslanding.org>

Cc: Sam Hasen <aaaproservices@hotmail.com>, Jeff Macalik <jeff@retrotek.com>, "Widmer, Jeffrey" <JWidmer@rockwall.com>, "McDowell, Russell" <rmcdowell@rockwall.com>, Zack Lofton <zack@loanrangercapital.com>, johnelewis@sbcglobal.net

Any word on this? We're now about 36 hours past when the plans were received without any comments.

Please be sure to include draws@loanrangercapital.com on all communication regarding draws

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From: Cheryl McMahon <cmcmahon@chandlerslanding.org>
Sent: Tuesday, April 14, 2020 11:22 AM
To: Nik Petrik <nik@loanrangercapital.com>
Subject: RE: 304 Shamrok Cir, Rockwall, Texas.

I'll let you know a soon as I get word

[Quoted text hidden]

Nik Petrik <nik@loanrangercapital.com>

Tue, Apr 14, 2020 at 1:18 PM

To: Jeff Macalik <jeff@retrotek.com>

Cc: Sam Hasen <aaaproservices@hotmail.com>, Cheryl McMahon <cmcmahon@chandlerslanding.org>, "Widmer, Jeffrey" <JWidmer@rockwall.com>, Zack Lofton <zack@loanrangercapital.com>, "McDowell, Russell" <rmcdowell@rockwall.com>, johnelewis@sbcglobal.net

I appreciate the email Jeff, can you let us know if there is any timeline for this? The last round of edits that were sent took about a week to receive comments, and we do need this to be much shorter. To reiterate Zack's previous email, we really want to get this property completed for everyone involved (including the neighbors).

Let's please keep everyone CC'd so no communication slips through the cracks. Once we hear from y'all we'd ideally like to get the City's official approval right after so we can get folks out on site and building asap.

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From: Jeff Macalik <jeff@retrotek.com>
Sent: Tuesday, April 14, 2020 12:31 PM
To: 'Nik Petrik' <nik@loanrangercapital.com>

Cc: Jeff Macalik <jeff@retrotek.com>

Subject: RE: 304 Shamrok Cir, Rockwall, Texas.

Nik,

Your 04/10/2020 submittal is in the review process.

It will take time to complete as individual schedules allow.

Jeff Macalik

Chairman, Chandlers Landing Environmental Committee

214-674-1072

[Quoted text hidden]



Virus-free. www.avg.com

Nik Petrik <nik@loanrangercapital.com>

Tue, Apr 14, 2020 at 2:35 PM

To: Jeff Macalik <jeff@retrotek.com>

Cc: Sam Hasen <aaaproservices@hotmail.com>, Cheryl McMahon <cmcmahon@chandlerslanding.org>, "Widmer, Jeffrey" <JWidmer@rockwall.com>, Zack Lofton <zack@loanrangercapital.com>, "McDowell, Russell" <rmcdowell@rockwall.com>, johnlewis@sbcglobal.net

Jeff – any update on this? We have still not been given a realistic timetable and we're now approaching the end of the day. Do I need to start getting concerned here?

Please be sure to include draws@loanrangercapital.com on all communication regarding draws

Nik Petrik | COO

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Sent: Tuesday, April 14, 2020 1:19 PM
To: 'Jeff Macalik' <jeff@retrotek.com>
Cc: 'Jeff Macalik' <jeff@retrotek.com>; 'Sam Hasen' <aaaproservices@hotmail.com>; 'Cheryl McMahon' <cmcmahon@chandlerslanding.org>; 'Widmer, Jeffrey' <JWidmer@rockwall.com>; Zack Lofton <zack@loanrangercapital.com>; 'McDowell, Russell' <rmcdowell@rockwall.com>; 'johnelewis@sbcglobal.net' <johnelewis@sbcglobal.net>
Subject: RE: 304 Shamrok Cir, Rockwall, Texas.

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Let's please keep everyone CC'd so no communication slips through the cracks. Once we hear from y'all we'd ideally like to get the City's official approval right after so we can get folks out on site and building asap.

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From: Jeff Macalik <jeff@retrotek.com>
Sent: Tuesday, April 14, 2020 12:31 PM
To: 'Nik Petrik' <nik@loanrangercapital.com>
Cc: Jeff Macalik <jeff@retrotek.com>
Subject: RE: 304 Shamrok Cir, Rockwall, Texas.

Nik,

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It will take time to complete as individual schedules allow.

Jeff Macalik

Chairman, Chandlers Landing Environmental Committee

214-674-1072


From: Nik Petrik

Sent: Tuesday, April 14, 2020 12:19 PM

To: Cheryl McMahon <cmcmahon@chandlerslanding.org>

[Quoted text hidden]

[Quoted text hidden]

 Virus-free. www.avg.com

Nik Petrik <nik@loanrangercapital.com>

Tue, Apr 14, 2020 at 4:27 PM

To: Jeff Macalik <jeff@retrotek.com>

Cc: Cheryl McMahon <cmcmahon@chandlerslanding.org>, Zack Lofton <zack@loanrangercapital.com>, Sam Hasen <aaapro-services@hotmail.com>, "Widmer, Jeffrey" <JWidmer@rockwall.com>, "McDowell, Russell" <rmcdowell@rockwall.com>, johnelewis@sbcglobal.net

Hi Jeff,

Appreciate the update on this. We'd like to get this project completed as soon as we can, and having open communication on status helps us all coordinate with the appropriate parties. The more we can communicate on this process, the better we will feel (and hopefully will get you happier neighbors with a swift completion).

I will circle back with y'all tomorrow morning to see where we are. Have a great evening.

Please be sure to include draws@loanrangercapital.com on all communication regarding draws

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Nik@LoanRangerCapital.com

www.LoanRangerCapital.com

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From: Jeff Macalik <jeff@retrotek.com>
Sent: Tuesday, April 14, 2020 3:15 PM
To: 'Nik Petrik' <nik@loanrangercapital.com>
Cc: 'Cheryl McMahon' <cmcmahon@chandlerslanding.org>; Jeff Macalik <jeff@retrotek.com>
Subject: RE: 304 Shamrok Cir, Rockwall, Texas.

Nik,

As I stated below, your review is in process.

It will take time to complete as individual schedules allow.

The package was submitted on Good Friday.

This was a 3 day holiday weekend for most, not all people.

I and most other people reviewing this project are HOA volunteers, with regular jobs, doing your review, as well as other HOA responsibilities, in our spare personal time.

So therefore, I can't give you a "timetable" for review completion.

[Quoted text hidden]

Nik Petrik <nik@loanrangercapital.com>

Wed, Apr 15, 2020 at 9:45 AM

To: Sam Hasen <AAAPROSERVICES@hotmail.com>, Jeff Macalik <jeff@retrotek.com>

Cc: Cheryl McMahon <cmcmahon@chandlerslanding.org>, Zack Lofton <zack@loanrangercapital.com>, "Widmer, Jeffrey" <JWidmer@rockwall.com>, "McDowell, Russell" <rmcdowell@rockwall.com>, johnelewis@sbcglobal.net

Jeff – any word on the deadline question from Sam? We'd like to get started on this asap for review.

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Nik@LoanRangerCapital.com

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PLEASE CALL OUR OFFICE ON OUR VERIFIED GOOGLE LISTING OR WEBSITE TO CONFIRM ALL WIRING INSTRUCTIONS.

From: Sam Hasen <AAAPROSERVICES@hotmail.com>

Sent: Wednesday, April 15, 2020 8:46 AM

To: Nik Petrik <nik@loanrangercapital.com>; Jeff Macalik <jeff@retrotek.com>

Cc: Cheryl McMahon <cmcmahon@chandlerslanding.org>; Zack Lofton <zack@loanrangercapital.com>; Widmer, Jeffrey <JWidmer@rockwall.com>; McDowell, Russell <rmcdowell@rockwall.com>; johnelewis@sbcglobal.net

Subject: Re: 304 Shamrok Cir, Rockwall, Texas.

Jeff, what's the deadline to resubmit the plans?

BEST REGARDS,

SAM NASER.

469-422-5944

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CONSTRUCTION |

WWW.AAABUILDERLLC.COM

[Quoted text hidden]

Nik Petrik <nik@loanrangercapital.com>

Wed, Apr 15, 2020 at 12:30 PM

To: Sam Hasen <AAAPROSERVICES@hotmail.com>, Jeff Macalik <jeff@retrotek.com>

Cc: Cheryl McMahon <cmcmahon@chandlerslanding.org>, Zack Lofton <zack@loanrangercapital.com>, "Widmer, Jeffrey" <JWidmer@rockwall.com>, "McDowell, Russell" <rmcdowell@rockwall.com>, johnelewis@sbcglobal.net

Jeff – we haven't heard from you regarding Sam's request, can you please respond so we can start to make changes?

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From: Nik Petrik <nik@loanrangercapital.com>

Sent: Wednesday, April 15, 2020 9:45 AM

To: 'Sam Hasen' <AAAPROSERVICES@hotmail.com>; 'Jeff Macalik' <jeff@retrotek.com>

Cc: 'Cheryl McMahon' <cmcmahon@chandlerslanding.org>; Zack Lofton <zack@loanrangercapital.com>; 'Widmer, Jeffrey' <JWidmer@rockwall.com>; 'McDowell, Russell' <rmcdowell@rockwall.com>; 'johnelewis@sbcglobal.net' <johnelewis@sbcglobal.net>

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Cc: Cheryl McMahon <cmcmahon@chandlerslanding.org>; Zack Lofton <zack@loanrangercapital.com>; Widmer, Jeffrey <JWidmer@rockwall.com>; McDowell, Russell <rmcdowell@rockwall.com>; johnelewis@sbcglobal.net

Subject: Re: 304 Shamrok Cir, Rockwall, Texas.

Jeff, what's the deadline to resubmit the plans?

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SAM NASER.

469-422-5944

|LAND DEVELOPMENT-MANAGEMENT-CUSTOM HOME-RESIDENTIAL & COMMERCIAL
CONSTRUCTION|

WWW.AAABUILDERLLC.COM

[Quoted text hidden]

Wed, Apr 15, 2020 at 3:01 PM

Nik Petrik <nik@loanrangercapital.com>

To: Sam Hasen <AAAPROSERVICES@hotmail.com>, Jeff Macalik <jeff@retrotek.com>

Cc: Cheryl McMahon <cmcmahon@chandlerslanding.org>, Zack Lofton <zack@loanrangercapital.com>, "Widmer, Jeffrey" <JWidmer@rockwall.com>, "McDowell, Russell" <rmcdowell@rockwall.com>, johnelewis@sbcglobal.net

Jeff,

We haven't heard back on Sam's request yet and it's causing the project to be at a standstill. We want to get this project back up and running however the delays in communication are not helpful.

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Nik@LoanRangerCapital.com

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PLEASE CALL OUR OFFICE ON OUR VERIFIED GOOGLE LISTING OR WEBSITE TO CONFIRM ALL WIRING INTRUCTIONS.

From: Nik Petrik <nik@loanrangercapital.com>

Sent: Wednesday, April 15, 2020 12:31 PM

To: 'Sam Hasen' <AAAPROSERVICES@hotmail.com>; 'Jeff Macalik' <jeff@retrotek.com>

Cc: 'Cheryl McMahon' <cmcmahon@chandlerslanding.org>; 'Zack Lofton' <zack@loanrangercapital.com>; 'Widmer,

4/30/2020

Loan Ranger Capital Mail - RE: 304 Shamrok Cir, Rockwall, Texas.

Jeffrey' <JWidmer@rockwall.com>; 'McDowell, Russell' <rmcdowell@rockwall.com>; 'johnelewis@sbcglobal.net' <johnelewis@sbcglobal.net>

Subject: RE: 304 Shamrok Cir, Rockwall, Texas.

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PLEASE CALL OUR OFFICE ON OUR VERIFIED GOOGLE LISTING OR WEBSITE TO CONFIRM ALL WIRING INTRUCTIONS.

From: Nik Petrik <nik@loanrangercapital.com>

Sent: Wednesday, April 15, 2020 9:45 AM

To: 'Sam Hasen' <AAAPROSERVICES@hotmail.com>; 'Jeff Macalik' <jeff@retrotek.com>

Cc: 'Cheryl McMahon' <cmcmahon@chandlerslanding.org>; Zack Lofton <zack@loanrangercapital.com>; 'Widmer, Jeffrey' <JWidmer@rockwall.com>; 'McDowell, Russell' <rmcdowell@rockwall.com>; 'johnelewis@sbcglobal.net' <johnelewis@sbcglobal.net>

Subject: RE: 304 Shamrok Cir, Rockwall, Texas.

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From: Sam Hasen <AAAPROSERVICES@hotmail.com>

Sent: Wednesday, April 15, 2020 8:46 AM

To: Nik Petrik <nik@loanrangercapital.com>; Jeff Macalik <jeff@retrotek.com>

Cc: Cheryl McMahon <cmcmahon@chandlerslanding.org>; Zack Lofton <zack@loanrangercapital.com>; Widmer, Jeffrey <JWidmer@rockwall.com>; McDowell, Russell <rmcdowell@rockwall.com>; johnlewis@sbcglobal.net

Subject: Re: 304 Shamrok Cir, Rockwall, Texas.

Jeff, what's the deadline to resubmit the plans?

BEST REGARDS,

SAM NASER.

469-422-5944

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[Quoted text hidden]

Nik Petrik <nik@loanrangercapital.com>

Wed, Apr 15, 2020 at 3:08 PM

To: Sam Hasen <AAAPROSERVICES@hotmail.com>

Jeez... this is why I wanted him to reply all lol... Thanks for the update though Sam, did he have anything to say about the corrections you've already made that they missed?

Please be sure to include draws@loanrangercapital.com on all communication regarding draws

Nik Petrik | COO

Loan Ranger Capital

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PLEASE CALL OUR OFFICE ON OUR VERIFIED GOOGLE LISTING OR WEBSITE TO CONFIRM ALL WIRING INSTRUCTIONS.

From: Sam Hasen <AAAPROSERVICES@hotmail.com>
Sent: Wednesday, April 15, 2020 3:06 PM
To: Nik Petrik <nik@loanrangercapital.com>
Subject: Re: 304 Shamrok Cir, Rockwall, Texas.

He did reply! Lol today last day deadline at 5:00

Best Regards,

Sam N

469-422-5944

On Apr 15, 2020, at 3:01 PM, Nik Petrik <nik@loanrangercapital.com> wrote:

Jeff,

We haven't heard back on Sam's request yet and it's causing the project to be at a standstill. We want to get this project back up and running however the delays in communication are not helpful.

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Cc: 'Cheryl McMahon' <cmcmahon@chandlerslanding.org>; 'Zack Lofton' <zack@loanrangercapital.com>;
'Widmer, Jeffrey' <JWidmer@rockwall.com>; 'McDowell, Russell' <rmcdowell@rockwall.com>;
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Cc: Cheryl McMahon <cmcmahon@chandlerslanding.org>; Zack Lofton <zack@loanrangercapital.com>;

Widmer, Jeffrey <JWidmer@rockwall.com>; McDowell, Russell <rmcdowell@rockwall.com>;

johnlewis@sbcglobal.net

Subject: Re: 304 Shamrok Cir, Rockwall, Texas.

Jeff, what's the deadline to resubmit the plans?

BEST REGARDS,

SAM NASER.

469-422-5944

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CONSTRUCTION |

WWW.AAABUILDERLLC.COM

[Quoted text hidden]

[Quoted text hidden]

||

<image001.jpg>

Virus-free. www.avg.com

Nik Petrik <nik@loanrangercapital.com>

Wed, Apr 15, 2020 at 3:14 PM

To: Cheryl McMahon <cmcmahon@chandlerslanding.org>, Zack Lofton <zack@loanrangercapital.com>

Cc: Sam Hasen <aaaproservices@hotmail.com>, Jeff Macalik <jeff@retrotek.com>

Ah excellent – please make sure we are CC'd in the future so we are all on the same page.

Thank you.

Please be sure to include draws@loanrangercapital.com on all communication regarding draws

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Cc: Sam Hasen <aaaproservices@hotmail.com>; Jeff Macalik <jeff@retrotek.com>

Subject: FW: 304 Shamrok Cir, Rockwall, Texas.

Nik,

Jeff responded to Sam little over 2 hours ago.

Thanks,

Cheryl McMahon

Assistant Community Manager

Community Relations Manager

Chandlers Landing Community Association

972-771-1593

cmcmahon@chandlerslanding.org

www.chandlerslanding.org

From: Jeff Macalik <jeff@retrotek.com>
Sent: Wednesday, April 15, 2020 1:06 PM
To: Sam Hasen <AAAPROSERVICES@hotmail.com>; Cheryl McMahon <cmcmahon@chandlerslanding.org>
Subject: Re: 304 Shamrok Cir, Rockwall, Texas.

Sam,

Today the 15th of April is the last day to submit an acceptable set of plans to get on the May meeting agenda.

Jeff

Sent from my Samsung Galaxy , an AT&T LTE smartphone

----- Original message -----

From: Sam Hasen <AAAPROSERVICES@hotmail.com>

Date: 4/15/20 8:45 AM (GMT-06:00)

To: Nik Petrik <nik@loanrangercapital.com>, Jeff Macalik <jeff@retrotek.com>

Cc: Cheryl McMahon <cmcmahon@chandlerslanding.org>, Zack Lofton <zack@loanrangercapital.com>, "Widmer, Jeffrey" <JWidmer@rockwall.com>, "McDowell, Russell" <rmcdowell@rockwall.com>, johnelewis@sbcglobal.net

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[Quoted text hidden]

[Quoted text hidden]

[Quoted text hidden]



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Nik Petrik <nik@loanrangercapital.com>

RE: Follow up!

11 messages

Nik Petrik <nik@loanrangercapital.com>

Tue, Mar 24, 2020 at 2:17 PM

To: Sam Hasen <AAAPROSERVICES@hotmail.com>, Cheryl McMahon <cmcmahon@chandlerslanding.org>

Cc: Zack Lofton <zack@loanrangercapital.com>

Cheryl - any update here? I'm getting calls from the City saying they want to have some progress meetings and I'd love to show them that the HOA wants to get this finished as much as we do. Apparently neighbors have been calling in complaining.

Please be sure to include draws@loanrangercapital.com on all communication regarding draws

Nik Petrik | COO
Loan Ranger Capital
2235 E. 6th St. | Suite 103 | Austin, TX 78702
o 512-220-9916
c 512-364-7075
Nik@LoanRangerCapital.com
www.LoanRangerCapital.com

PLEASE CALL OUR OFFICE ON OUR VERIFIED GOOGLE LISTING OR WEBSITE TO CONFIRM ALL WIRING INSTRUCTIONS.

-----Original Message-----

From: Sam Hasen <AAAPROSERVICES@hotmail.com>
Sent: Monday, March 23, 2020 5:27 PM
To: Cheryl McMahon <cmcmahon@chandlerslanding.org>
Cc: Nik Petrik <nik@loanrangercapital.com>; Zack Lofton <zack@loanrangercapital.com>
Subject: Re: Follow up!

Thanks for your email sent. Plz let me know if you need anything.

Thanks again,

Best Regards,

Sam N
469-422-5944

> On Mar 23, 2020, at 5:25 PM, Cheryl McMahon
> <cmcmahon@chandlerslanding.org> wrote:
>
> Hello Sam,
> I apologize for the delay. We have been preparing to possibly work from
> home if the county mandates. I am waiting for our EC Chair to discuss
> with our EC Consultant on the new submissions. I'll get back to you as
> soon as I hear from them.
> Have a good evening & stay safe & well!
>
> Cheryl McMahon
> Assistant Community Manager
> Community Relations Manager
> Chandlers Landing Community Association
> 972-771-1593

> cmcmahon@chandlerslanding.org
 > www.chandlerslanding.org
 >
 > -----Original Message-----
 > From: Sam Hasen <aaaproservices@hotmail.com>
 > Sent: Monday, March 23, 2020 9:11 AM
 > To: Cheryl McMahon <cmcmahon@chandlerslanding.org>; Nik Petrik
 > <nik@loanrangercapital.com>; Zack Lofton <Zack@LoanRangerCapital.com>
 > Subject: Follow up!
 >
 >
 > Good morning Cheryl, hope you and you family doing well.
 >
 > I don't know if you are off or working today, but, I just want to follow
 > up with you if you got my previous email regarding Shamrock plans? Plz let
 > me know if you received them, and if you any question or concerns let me
 > know.
 >
 > Thank you & be safe!
 >
 >
 >
 > Best Regards,
 >
 > Sam N
 > 469-422-5944
 >

Nik Petrik <nik@loanrangercapital.com>

Tue, Mar 24, 2020 at 3:15 PM

To: Cheryl McMahon <cmcmahon@chandlerslanding.org>, Sam Hasen <AAAPROSERVICES@hotmail.com>

Cc: Zack Lofton <zack@loanrangercapital.com>

If we can get a concrete list of what is still missing that would be wonderful. I do not want to miss the upcoming deadline.

Please be sure to include draws@loanrangercapital.com on all communication regarding draws

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 Loan Ranger Capital
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 c 512-364-7075
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-----Original Message-----

From: Cheryl McMahon <cmcmahon@chandlerslanding.org>
 Sent: Tuesday, March 24, 2020 2:57 PM
 To: Nik Petrik <nik@loanrangercapital.com>; Sam Hasen <AAAPROSERVICES@hotmail.com>
 Cc: Zack Lofton <zack@loanrangercapital.com>
 Subject: RE: Follow up!

I Haven't heard back from the EC chair yet. The EC consultant and EC liaison have both mentioned we still do not have all required documents. I'll let you know as soon as I hear something more specific.

[Quoted text hidden]

Wed, Mar 25, 2020 at 3:33 PM

Nik Petrik <nik@loanrangercapital.com>

To: Zack Lofton <zack@loanrangercapital.com>, Cheryl McMahon <cmcmahon@chandlerslanding.org>

Cc: Sam Hasen <AAAPROSERVICES@hotmail.com>

Cheryl – have you heard back from the EC folks on this? We're at a bit of a standstill until we know what else needs to be provided.

Please be sure to include draws@loanrangercapital.com on all communication regarding draws

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o 512-220-9916

c 512-364-7075

Nik@LoanRangerCapital.comwww.LoanRangerCapital.com

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From: Zack Lofton <zack@loanrangercapital.com>**Sent:** Tuesday, March 24, 2020 3:17 PM**To:** Cheryl McMahon <cmcmahon@chandlerslanding.org>**Cc:** Nik Petrik <nik@loanrangercapital.com>; Sam Hasen <AAAPROSERVICES@hotmail.com>**Subject:** Re: Follow up!

Ok, I don't want to be pushy but any advance notice would be greatly appreciated. I know we all want the same thing which is to have this project completed. The more notice we have the more likely we can have it in before the deadline. Thanks for all your help.

Best,

PLEASE CALL OUR OFFICE ON OUR VERIFIED GOOGLE LISTING OR WEBSITE TO CONFIRM ALL WIRING INSTRUCTIONS.

Zack Lofton, CFA | Founder & CEO**Loan Ranger Capital**

2235 E 6th St | Suite 103 | Austin, TX, 78702

office 512.220.9916

Zack@LoanRangerCapital.comwww.loanrangercapital.com

On Tue, Mar 24, 2020 at 2:56 PM Cheryl McMahon <cmcmahon@chandlerslanding.org> wrote:

I Haven't heard back from the EC chair yet. The EC consultant and EC liaison have both mentioned we still do not have all required documents. I'll let you know as soon as I hear something more specific.

Cheryl McMahon
Assistant Community Manager
Community Relations Manager
Chandlers Landing Community Association
972-771-1593
cmcmahon@chandlerslanding.org
www.chandlerslanding.org

-----Original Message-----

From: Nik Petrik <nik@loanrangercapital.com>
Sent: Tuesday, March 24, 2020 2:17 PM
To: Sam Hasen <AAAPROSERVICES@hotmail.com>; Cheryl McMahon <cmcmahon@chandlerslanding.org>
Cc: Zack Lofton <zack@loanrangercapital.com>
Subject: RE: Follow up!

[Quoted text hidden]

Nik Petrik <nik@loanrangercapital.com>

Wed, Mar 25, 2020 at 4:29 PM

To: Cheryl McMahon <cmcmahon@chandlerslanding.org>, Zack Lofton <zack@loanrangercapital.com>

Cc: Sam Hasen <AAAPROSERVICES@hotmail.com>

Would you be able to send over some contact info for those folks so we can get this moving on our end? We'd really like to get this going as quick as we can.

Please be sure to include draws@loanrangercapital.com on all communication regarding draws

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Loan Ranger Capital

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Nik@LoanRangerCapital.com

www.LoanRangerCapital.com

PLEASE CALL OUR OFFICE ON OUR VERIFIED GOOGLE LISTING OR WEBSITE TO CONFIRM ALL WIRING INTRUCTIONS.

From: Cheryl McMahon <cmcmahon@chandlerslanding.org>

Sent: Wednesday, March 25, 2020 4:28 PM

To: Nik Petrik <nik@loanrangercapital.com>; Zack Lofton <zack@loanrangercapital.com>

Cc: Sam Hasen <AAAPROSERVICES@hotmail.com>

Subject: RE: Follow up!

No, I haven't yet,

Cheryl McMahon
Assistant Community Manager
Community Relations Manager
Chandlers Landing Community Association
972-771-1593
cmcmahon@chandlerslanding.org
www.chandlerslanding.org

[Quoted text hidden]

Nik Petrik <nik@loanrangercapital.com> Wed, Mar 25, 2020 at 4:34 PM
To: Cheryl McMahon <cmcmahon@chandlerslanding.org>, Zack Lofton <zack@loanrangercapital.com>
Cc: Sam Hasen <AAAPROSERVICES@hotmail.com>

Sounds great, I'd like to make sure Sam is included there so he has an idea of what needs to be completed for the EC's approval.

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From: Cheryl McMahon <cmcmahon@chandlerslanding.org>
Sent: Wednesday, March 25, 2020 4:33 PM
To: Nik Petrik <nik@loanrangercapital.com>; Zack Lofton <zack@loanrangercapital.com>
Cc: Sam Hasen <AAAPROSERVICES@hotmail.com>
Subject: RE: Follow up!

I will email Jeff Macalik, EC chair to give you a call asap.

[Quoted text hidden]

Thu, Mar 26, 2020 at 3:52 PM

Nik Petrik <nik@loanrangercapital.com>

To: Cheryl McMahon <cmcmahon@chandlerslanding.org>, Zack Lofton <zack@loanrangercapital.com>

Cc: Sam Hasen <AAAPROSERVICES@hotmail.com>

Hi Cheryl – I have not heard from Jeff today, is there any action on the EC side of things? If we need to get more documentation together we really need to start now so we can make the deadline.

Please be sure to include draws@loanrangercapital.com on all communication regarding draws

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Nik@LoanRangerCapital.comwww.LoanRangerCapital.com

PLEASE CALL OUR OFFICE ON OUR VERIFIED GOOGLE LISTING OR WEBSITE TO CONFIRM ALL WIRING INTRUCTIONS.

From: Nik Petrik <nik@loanrangercapital.com>**Sent:** Wednesday, March 25, 2020 4:35 PM**To:** 'Cheryl McMahon' <cmcmahon@chandlerslanding.org>; Zack Lofton <zack@loanrangercapital.com>**Cc:** 'Sam Hasen' <AAAPROSERVICES@hotmail.com>**Subject:** RE: Follow up!

Sounds great, I'd like to make sure Sam is included there so he has an idea of what needs to be completed for the EC's approval.

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To: Nik Petrik <nik@loanrangercapital.com>; Zack Lofton <zack@loanrangercapital.com>
Cc: Sam Hasen <AAAPROSERVICES@hotmail.com>
Subject: RE: Follow up!

I will email Jeff Macalik, EC chair to give you a call asap.

Cheryl McMahon

[Quoted text hidden]

[Quoted text hidden]

Nik Petrik <nik@loanrangercapital.com>
To: Sam Hasen <AAAPROSERVICES@hotmail.com>
Cc: Zack Lofton <zack@loanrangercapital.com>

Thu, Mar 26, 2020 at 4:20 PM

Agreed, I'm starting to get a little annoyed with them. They're trying to send us fees for the project sitting and then we get stonewalled lol.

Please be sure to include draws@loanrangercapital.com on all communication regarding draws

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From: Sam Hasen <AAAPROSERVICES@hotmail.com>
Sent: Thursday, March 26, 2020 4:19 PM
To: Nik Petrik <nik@loanrangercapital.com>
Cc: Zack Lofton <zack@loanrangercapital.com>
Subject: Re: Follow up!

Thanks Nik for the following up. We need to push it so we can start it.

Best Regards,

Sam N

469-422-5944

On Mar 26, 2020, at 3:53 PM, Nik Petrik <nik@loanrangercapital.com> wrote:

[Quoted text hidden]

Nik Petrik <nik@loanrangercapital.com>

Fri, Mar 27, 2020 at 3:44 PM

To: Cheryl McMahon <cmcmahon@chandlerslanding.org>, Zack Lofton <zack@loanrangercapital.com>

Cc: Sam Hasen <AAAPROSERVICES@hotmail.com>

Cheryl – any word here? I'm starting to feel like there's a lack of communication and it's slowing the project down. I really need to hear back on the corrections that are needed so we can move forward.

Please be sure to include draws@loanrangercapital.com on all communication regarding draws

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From: Nik Petrik <nik@loanrangercapital.com>

Sent: Thursday, March 26, 2020 3:53 PM

To: 'Cheryl McMahon' <cmcmahon@chandlerslanding.org>; 'Zack Lofton' <zack@loanrangercapital.com>

Cc: 'Sam Hasen' <AAAPROSERVICES@hotmail.com>

Subject: RE: Follow up!

Hi Cheryl – I have not heard from Jeff today, is there any action on the EC side of things? If we need to get more documentation together we really need to start now so we can make the deadline.

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From: Nik Petrik <nik@loanrangercapital.com>

Sent: Wednesday, March 25, 2020 4:35 PM

To: 'Cheryl McMahon' <cmcmahon@chandlerslanding.org>; Zack Lofton <zack@loanrangercapital.com>

Cc: 'Sam Hasen' <AAAPROSERVICES@hotmail.com>

Subject: RE: Follow up!

Sounds great, I'd like to make sure Sam is included there so he has an idea of what needs to be completed for the EC's approval.

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Nik@LoanRangerCapital.com

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PLEASE CALL OUR OFFICE ON OUR VERIFIED GOOGLE LISTING OR WEBSITE TO CONFIRM ALL WIRING INTRUCTIONS.

From: Cheryl McMahon <cmcmahon@chandlerslanding.org>

Sent: Wednesday, March 25, 2020 4:33 PM

To: Nik Petrik <nik@loanrangercapital.com>; Zack Lofton <zack@loanrangercapital.com>

4/30/2020

Loan Ranger Capital Mail - RE: Follow up!

Cc: Sam Hasen <AAAPROSERVICES@hotmail.com>

Subject: RE: Follow up!

I will email Jeff Macalik, EC chair to give you a call asap.

Cheryl McMahon

[Quoted text hidden]

[Quoted text hidden]

Nik Petrik <nik@loanrangercapital.com>

Fri, Mar 27, 2020 at 4:04 PM

To: Cheryl McMahon <cmcmahon@chandlerslanding.org>, Zack Lofton <zack@loanrangercapital.com>

Cc: Sam Hasen <AAAPROSERVICES@hotmail.com>

Thanks for the update, have a great weekend as well.

Please be sure to include draws@loanrangercapital.com on all communication regarding draws

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From: Cheryl McMahon <cmcmahon@chandlerslanding.org>

Sent: Friday, March 27, 2020 4:03 PM

To: Nik Petrik <nik@loanrangercapital.com>; Zack Lofton <zack@loanrangercapital.com>

Cc: Sam Hasen <AAAPROSERVICES@hotmail.com>

Subject: RE: Follow up!

I've been asked to gather all submitted documents for our consultant to review over the weekend. I should have that back Monday & get that to Jeff. You will hear from him after that.

The next deadline is April 15 to make the May 6 EC agenda.

Have a great weekend!

[Quoted text hidden]

Nik Petrik <nik@loanrangercapital.com>

Tue, Mar 31, 2020 at 8:05 AM

<https://mail.google.com/mail/u/0?ik=e468f64cd6&view=pt&search=all&permthid=thread-f%3A1661964310480172073&simpl=msg-f%3A166207417...> 10/14

4/30/2020

Loan Ranger Capital Mail - RE: Follow up!

To: Cheryl McMahon <cmcmahon@chandlerslanding.org>, Zack Lofton <zack@loanrangercapital.com>
Cc: Sam Hasen <AAAPROSERVICES@hotmail.com>

Hi Cheryl – has there been any movement on the additional documents needed? We're now about 2 weeks out from the deadline and I'd like for us to have time to gather what y'all may need so we can get this house finished.

Please be sure to include draws@loanrangercapital.com on all communication regarding draws

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Sent: Friday, March 27, 2020 4:04 PM
To: 'Cheryl McMahon' <cmcmahon@chandlerslanding.org>; Zack Lofton <zack@loanrangercapital.com>
Cc: 'Sam Hasen' <AAAPROSERVICES@hotmail.com>
Subject: RE: Follow up!

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Have a great weekend!

Cheryl McMahon

[Quoted text hidden]

[Quoted text hidden]

Nik Petrik <nik@loanrangercapital.com> Wed, Apr 1, 2020 at 12:43 PM
To: Cheryl McMahon <cmcmahon@chandlerslanding.org>, Zack Lofton <zack@loanrangercapital.com>
Cc: Sam Hasen <AAAPROSERVICES@hotmail.com>

Hi Cheryl – I didn't hear back from you on this yesterday.

Please be sure to include draws@loanrangercapital.com on all communication regarding draws

Nik Petrik | COO

Loan Ranger Capital

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Nik@LoanRangerCapital.com

www.LoanRangerCapital.com

PLEASE CALL OUR OFFICE ON OUR VERIFIED GOOGLE LISTING OR WEBSITE TO CONFIRM ALL WIRING INSTRUCTIONS.

From: Nik Petrik <nik@loanrangercapital.com>
Sent: Tuesday, March 31, 2020 8:05 AM
To: 'Cheryl McMahon' <cmcmahon@chandlerslanding.org>; 'Zack Lofton' <zack@loanrangercapital.com>
Cc: 'Sam Hasen' <AAAPROSERVICES@hotmail.com>
Subject: RE: Follow up!

4/30/2020

Loan Ranger Capital Mail - RE: Follow up!

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Nik@LoanRangerCapital.com

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From: Nik Petrik <nik@loanrangercapital.com>

Sent: Friday, March 27, 2020 4:04 PM

To: 'Cheryl McMahon' <cmcmahon@chandlerslanding.org>; Zack Lofton <zack@loanrangercapital.com>

Cc: 'Sam Hasen' <AAAPROSERVICES@hotmail.com>

Subject: RE: Follow up!

Thanks for the update, have a great weekend as well.

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From: Cheryl McMahon <cmcmahon@chandlerstanding.org>
Sent: Friday, March 27, 2020 4:03 PM
To: Nik Petrik <nik@loanrangercapital.com>; Zack Lofton <zack@loanrangercapital.com>
Cc: Sam Hasen <AAAPROSERVICES@hotmail.com>
Subject: RE: Follow up!

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The next deadline is April 15 to make the May 6 EC agenda.

Have a great weekend!

[Cheryl McMahon](#)

[Quoted text hidden]

[Quoted text hidden]



Nik Petrik <nik@loanrangercapital.com>

Fwd: Partial review of 304 Shamrock

3 messages

Nik Petrik <nik@loanrangercapital.com>

Tue, Apr 14, 2020 at 7:45 PM

To: Sam Hasen <aaaproservices@hotmail.com>

Cc: Jeff Macalik <jeff@retrotek.com>, Zack Lofton <zack@loanrangercapital.com>, Cheryl McMahon <cmcmahon@chandlerslanding.org>, Jeffrey Widmer <jwidmer@rockwall.com>

Sam - please see below for comments from the HOA regarding the most recent turn of documents.

Nik Petrik
Loan Ranger Capital
COO
512-364-7075

Sent from my iPhone

Begin forwarded message:

From: Jeff Macalik <jeff@retrotek.com>

Date: April 14, 2020 at 19:29:36 CDT

To: Nik Petrik <nik@loanrangercapital.com>

Cc: Cheryl McMahon <cmcmahon@chandlerslanding.org>, Jeff Macalik <jeff@retrotek.com>

Subject: FW: Partial review of 304 Shamrock

Nik,

See below for review results.

Anywhere you see a "Not OK", that means something needing attention.

Anywhere you see an OK, that means that something was addressed to our satisfaction.

The HOA Environmental Committee is very concerned about all exterior aspects of the home.

It is important that the plans are accurate as to the exterior, so that we can see what we are going to be looking at upon completion.

As you can see in the review below, numerous areas need addressing.

Of big concern is the lack of a brick ledge in numerous areas where you propose to put brick.

Brick in these areas does not seem possible.

Also, ALL AREAS of the cinder block wall that will end up exposed need to have a veneer of some type.

See below for details of these and many other things that need attention.

We want to see/know what the finished product is going to look like before approval of the plans.

If we can get that, and a good feeling that it can/will be built according to the plans, then we will be well on our way to getting this done.

Sincerely,

Jeff Macalik
EC Chairman, CLCA
214-674-1072

304 Shamrock Plans Checklist

Item 1.

If any tree 6" in diameter or greater is designated for removal, submit Tree Survey on a plat showing all trees to be removed; and, indicating size and species.

1. None required

Item 2.

Landscape plan indicating species of planned trees; location of fencing, including materials and fence height.

1. Needs to be submitted.

Review:

OK 1. Page 17, sheet C4, landscape plan submitted with trees and shrubs.

Not OK Page 20, sheet SP-1, site plan submitted with fence placement, but w/o fence design and material detail.

Item 3.

Survey plat of the property (1"=20' scale)

1. Need existing elevations.
2. Need location of residence from rear of property.

Review:

OK 1. Page 14 submitted.

OK 2. Distance from rear property line to residence is indicated.

Item 4.

Site plan (@ minimum 1"=10' scale)(all topography and elevations per USGS)

1. Need engineer seal

Review:

OK 1. Page 20, sheet SP-1, site plan submitted.

Item 5.

Lot, block and phase numbers; street address; lot lines; North arrow; setbacks, easements.

Dimensions and finished elevations of proposed improvements including all permanent structures, walks, driveways, decks, patios, swimming pools/spas; retaining walls and mechanical units.
Note: Compliance with all CLCA and City setbacks is required.

1. Need current/proposed height of structures from finished floor, including roof ridge lines.
2. Roof lines and coverings, side profiles, windows/doors, openings, materials, dimensions, etc. on the plans need to match what is currently on the as-built structures.

If the difference between as-built vs submitted plans is intentional, and modifications to as-built improvements will be made, then indicate so.

All external features of the property, when completed, must be indicated accurately. The

exterior of all structures, improvements, etc., when complete, must match the final plans that are ultimately approved.

3. Need a back view of the connection between the garage and house. The doors at either end of connection need to be indicated. If the passage door on the left side of garage rear elevation is to be used for the garage end of connection passageway, then it needs to be indicated as such. If not, please indicate where the connection passage door for garage will be.

The connection passage door for the house is not currently indicated on the house right or front elevation.

4. If the city of Rockwall forces changes to the plans that are preliminarily approved by CLCA, then those changes must be noted on the plans that are submitted for final approval.

5. The garage rooflines in the elevations submitted do not match what is currently built. Need to revise.

6. The rear of the house roof is composition shingles. Do you plan to put Spanish tile over this, or remove shingles first?

Review:

Not OK 1. Elevation heights for residence need to start from residence finished floor, designated as 0'0"

Not OK Elevation heights for garage need to start from garage pad finished floor, designated as 0'0"

Not OK 2. Plans submitted do not match exterior as-built in numerous places. Indicate where change to as-built is to take place, if any, or correct elevations drawings to match as-built.

Not OK a. Garage second story walls on plans don't match as-built. Indicate intentions

Not OK b. Cinder block wall on right side of garage is not indicated.

Not OK c. Plans indicate windows on either side of residence front entry door, where none currently exist. Are these to be added? If so, indicate.

Not OK 3. No back or front view of connector submitted in 04/10/20 submission.

OK Page 6, sheet A-02 submitted showing passage doors for connection from residence to garage.

OK 4. No response required

Not OK 5. Garage rooflines on drawing still don't match as-built. Indicate intentions.

OK 6. Applicant responded in 04/10/2020 submittal email body that they intend to install Spanish tile over the composition roof.

Item 6.

Topography of lot showing existing contours, top of curb elevations and any drainage features (on site or upstream) that would affect construction.

1. Be sure your submission addresses above requirement.

Review:

OK 1. Page 16, sheet E1 submitted.

Item 7.

Location and elevation of existing structures or improvements on adjacent lots that are within 10 feet of the property line, including buildings, flatwork, mechanical units, retaining walls, etc.

1. N/A

Item 8.

Using the lot topographic map, provide a cross section of the site showing proposed building, slab floors or foundation (finished elevations) in relation to the natural terrain, including proposed cut and/or fill, indicating the slope and depth of each.

1. N/A

Item 9.

Finished floor elevation of house, gutter and downspout locations, and all drainage details, including finished elevations as to how the surface water runoff will be addressed on the site. Indicate all retaining walls, swales, underground drainage systems, etc.

1. Gutters and downspouts, if planned, need to be indicated.

Review:

OK 1. Pages 9 and 10, sheets A-05 and A-06, submitted indicate residence downspouts.

Item 10.

Front, sides and rear elevations detailing all external surface materials. Note: Compliance with 30' foot height restriction and 12' foot rule is required.

1. Need current as-built or proposed heights from finished floor.

2. Masonite is not allowed by CLCA. Only a cement-based product like Hardiboard siding is allowed. No more than 20% of the exterior covering may be Hardiboard type siding.

Review:

Not OK 1. Elevation heights for residence need to start from residence finished floor, designated as 0'0"

Not OK Elevation heights for garage need to start from garage pad finished floor, designated as 0'0"

Not OK 2. All siding is removed from all elevations. Need to indicate square footage and percentages of each exterior wall covering materials used.

Not OK Cinder block walls are bare. All areas that end up exposed need to have a veneer put on them.

Not OK Some areas of exposed block wall are not indicated, nor their covering. Some areas DO show brick or thin stone.

Item 11.

Details of any proposed decks, patios, swimming pools/spas; retaining walls; fences, etc. including dimensions, elevations and cross sections as may be required.

1. Fencing is not allowed past the front left corner of the house.

2. Finish out of patios and decks needs to be

indicated.

Review:

OK 1. Page 20, sheet SP-1, submitted indicates fence ends at front of residence.

Not OK 2. No detail submitted for finish out of patios, decks and porches.

Item 12.

In addition to CLCA approval, all retaining walls require a City permit; and, walls that exceed 3 feet must be engineered. Samples of surface finish materials must be submitted with plans or prior to start of wall construction.

Poured concrete retaining wall(s) exterior surface need architectural covering or finish.

1. Per City of Rockwall code:

"Retaining walls must be masonry, stone or reinforced concrete with stone face/form liner"
Retaining wall plans need to be modified and resubmitted.

Review:

Not OK 1. Page 18, sheet S1, submitted DOES NOT address above referenced stone face/form liner requirement.

Item 13.

Exterior surface samples should be submitted with plans. Required samples include: brick, stone, siding, roof, paint, and fencing.

1. Fence design, materials and color needs to be indicated.

2. Stone sample is indicated.

3. Facia color is indicated.

4. Proposed Hardiboard siding color needs to be indicated.

5. Color of all exterior doors, windows, garage doors, trim etc., needs to be indicated by code or sample.

Review:

Not OK 1. No fence detail provided by applicant.

Not OK 2. Residence right, left and rear first and second floor exterior elevations indicate brick to be used. No brick ledges are present on the structure in these areas.

OK 3. No response required

OK 4. Siding removed from elevations.

OK 5. Page 15, sheet A4.0, submitted indicating facia paint color code and masonry colors.

Not OK Garage doors material and color need to be indicated.

Item 14. The City of Rockwall will require a structural engineer's inspection and deficiencies report. These deficiencies must be corrected and a follow up inspection by the engineer must be performed to confirm that these were addressed to the engineer's satisfaction.

Review:

OK 1. No response required.

Checklist End

Tue, Apr 14, 2020 at 8:02 PM

Nik Petrik <nik@loanrangercapital.com>
To: Sam Hasen <AAAPROSERVICES@hotmail.com>
Cc: Zack Lofton <zack@loanrangercapital.com>

Sounds great, please let us know first thing so we can respond.

Have a great evening!

Please be sure to include draws@loanrangercapital.com on all communication regarding draws

Nik Petrik | COO

Loan Ranger Capital

2235 E. 6th St. | Suite 103 | Austin, TX 78702

o 512-220-9916

c 512-364-7075

Nik@LoanRangerCapital.com

www.LoanRangerCapital.com

PLEASE CALL OUR OFFICE ON OUR VERIFIED GOOGLE LISTING OR WEBSITE TO CONFIRM ALL WIRING INSTRUCTIONS.

From: Sam Hasen <AAAPROSERVICES@hotmail.com>
Sent: Tuesday, April 14, 2020 7:57 PM
To: Nik Petrik <nik@loanrangercapital.com>
Subject: Re: Partial review of 304 Shamrock

I won't believed it! most of them done and he's sending same as before! all the plans done by engineering approval. I WILL SEE TOMORROW WHAT I CAN DO.

BEST REGARDS,

SAM NASER.

469-422-5944

|LAND DEVELOPMENT-MANAGEMENT-CUSTOM HOME-RESIDENTIAL & COMMERCIAL
CONSTRUCTION|

WWW.AAABUILDERLLC.COM



Nik Petrik <nik@loanrangercapital.com>

304 Shamrock Permits

6 messages

Nik Petrik <nik@loanrangercapital.com>

Wed, Oct 9, 2019 at 4:18 PM

To: jeff@retrotek.com

Cc: Kerri Cunningham <kerri@chandlerslanding.org>

Hi Jeff,

Kerri Cunningham passed along your information and let me know you have been working with Sudheer Thondapu on getting permitting for 304 Shamrock squared away. We're Sudheer's lender on this project, and it sounds like there may be some leadership needed to get this thing off the ground. From what I understand, Sudheer has not submitted the plans for 304 Shamrock for approval, correct? I'm trying to make sure I have the whole story down so I know where we can get started. Any help you can pass along would be great, thanks!

Please be sure to include draws@loanrangercapital.com on all communication regarding draws

Nik Petrik | COO**Loan Ranger Capital**2235 E. 6th St. | Suite 103 | Austin, TX 78702

o 512-220-9916

c 512-364-7075

Nik@LoanRangerCapital.comwww.LoanRangerCapital.com**PLEASE CALL OUR OFFICE ON OUR VERIFIED GOOGLE LISTING OR WEBSITE TO CONFIRM ALL WIRING INSTRUCTIONS.**

Nik Petrik <nik@loanrangercapital.com>

Thu, Oct 10, 2019 at 3:13 PM

To: Jeff Macalik <jeff@retrotek.com>

Cc: Kerri Cunningham <kerri@chandlerslanding.org>, Zack Lofton <zack@loanrangercapital.com>

Hi Jeff,

That's the purpose of my reaching out on this, it sounds like Sudheer may need a bit of hand holding to get this thing across the finish line. The last time I spoke with him it sounds like he doesn't believe that he needs to be submitting paperwork...which is obviously incorrect. Let me forward this to him and see if I can break this down so he understands.

Please be sure to include draws@loanrangercapital.com on all communication regarding draws

Nik Petrik | COO

Loan Ranger Capital

2235 E. 6th St. | Suite 103 | Austin, TX 78702

o 512-220-9916

c 512-364-7075

Nik@LoanRangerCapital.com

www.LoanRangerCapital.com

PLEASE CALL OUR OFFICE ON OUR VERIFIED GOOGLE LISTING OR WEBSITE TO CONFIRM ALL WIRING INTRUCTIONS.

From: Jeff Macalik <jeff@retrotek.com>
Sent: Thursday, October 10, 2019 11:16 AM
To: 'Nik Petrik' <nik@loanrangercapital.com>
Cc: 'Kerri Cunningham' <kerri@chandlerslanding.org>
Subject: RE: 304 Shamrock Permits

Nik,

That is correct, Sudheer has not submitted his plans.

He has been told repeatedly what is required by us to get the process started.

He has been emailed the list of requirements, etc., numerous times, but has failed to submit anything to us.

Not even a CLCA construction application.

It looks like he received a City of Rockwall construction permit on approximately August 08, 2019

We thought we would have heard from him by now.

FYI, we have project completion timeframe limits in our HOA, with fines for non-completion.

I am glad you contacted me, because we were getting ready to draft a letter to him spelling that out.


Do you know his status on this?

Jeff Macalik

Chairman, Chandlers Landing Environmental Committee

214-674-1072

[Quoted text hidden]

 Virus-free. www.avg.com

Nik Petrik <nik@loanrangercapital.com>
To: Sudheer Thondapu <classixus@gmail.com>
Cc: Zack Lofton <zack@loanrangercapital.com>

Thu, Oct 10, 2019 at 3:16 PM

Hi Sudheer,

I reached out to Jeff Macalik with the HoA to find out what needs to be done to get started with the project. According to him, the HoA is requiring approval of the plans (the same ones that got through the city). Once they receive those and give you approval, they will allow you to start construction on Shamrock. Without the approval from them however, they will not allow you to work on the project. Let me know if you would like me to be on the email chain so we can all work on getting this complete.

Please be sure to include draws@loanrangercapital.com on all communication regarding draws

Nik Petrik | COO

Loan Ranger Capital

2235 E. 6th St. | Suite 103 | Austin, TX 78702

o 512-220-9916

c 512-364-7075

Nik@LoanRangerCapital.com

www.LoanRangerCapital.com

PLEASE CALL OUR OFFICE ON OUR VERIFIED GOOGLE LISTING OR WEBSITE TO CONFIRM ALL WIRING INSTRUCTIONS.

From: Jeff Macalik <jeff@retrotek.com>
Sent: Thursday, October 10, 2019 11:16 AM
To: 'Nik Petrik' <nik@loanrangercapital.com>
Cc: 'Kerri Cunningham' <kerri@chandlerslanding.org>
Subject: RE: 304 Shamrock Permits

Nik,

That is correct, Sudheer has not submitted his plans.

He has been told repeatedly what is required by us to get the process started.

He has been emailed the list of requirements, etc., numerous times, but has failed to submit anything to us.

Not even a CLCA construction application.

It looks like he received a City of Rockwall construction permit on approximately August 08, 2019

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I am glad you contacted me, because we were getting ready to draft a letter to him spelling that out.


Do you know his status on this?

Jeff Macalik
Chairman, Chandlers Landing Environmental Committee
214-674-1072

From: Nik Petrik
Sent: Wednesday, October 09, 2019 4:18 PM
To: jeff@retrotek.com
Cc: Kerri Cunningham <kerri@chandlerslanding.org>
Subject: 304 Shamrock Permits

Hi Jeff,

[Quoted text hidden]

 Virus-free. www.avg.com

Nik Petrik <nik@loanrangercapital.com>
To: Lucille Moreno <lucille@loanrangercapital.com>

Wed, Nov 6, 2019 at 9:56 AM

When the warranty deed comes in could you shoot that over to this email for Shamrock? Thanks!

Please be sure to include draws@loanrangercapital.com on all communication regarding draws

Nik Petrik | COO

Loan Ranger Capital

2235 E. 6th St. | Suite 103 | Austin, TX 78702

o 512-220-9916

c 512-364-7075

Nik@LoanRangerCapital.com

www.LoanRangerCapital.com

PLEASE CALL OUR OFFICE ON OUR VERIFIED GOOGLE LISTING OR WEBSITE TO CONFIRM ALL WIRING INTRUCTIONS.

From: Cheryl McMahon <cmcmahon@chandlerslanding.org>
Sent: Tuesday, November 5, 2019 5:36 PM
To: Nik@LoanRangerCapital.com
Cc: Theresa Scholander <tscholander@chandlerslanding.org>
Subject: FW: 304 Shamrock Permits

Nik,

Please get a copy of the warranty deed for 304 Shamrock to tscholander@chandlerslanding.org as soon as possible.

Thanks so much!

Cheryl McMahon

Assistant Community Manager
Community Relations Manager
Chandlers Landing Community Association
972-771-1593
cmcmahon@chandlerslanding.org
www.chandlerslanding.org

From: Cheryl McMahon
Sent: Monday, November 04, 2019 4:17 PM
To: Nik@LoanRangerCapital.com
Cc: Jeff Macalik <jeff@retrotek.com>
Subject: FW: 304 Shamrock Permits

Nik,

Thank you for returning my call this afternoon.

I'm attaching the checklist we spoke of & that was given to any potential buyer of 304 Shamrock. Sudheer was given one of these before he took possession and after.

Let me know if you have any other questions.

Have a nice evening,

Cheryl McMahon
Assistant Community Manager
Community Relations Manager
Chandlers Landing Community Association
972-771-1593
cmcmahon@chandlerslanding.org
www.chandlerslanding.org

From: Jeff Macalik <jeff@retrotek.com>
Sent: Friday, October 18, 2019 10:13 AM
To: Cheryl McMahon <cmcmahon@chandlerslanding.org>
Subject: FW: 304 Shamrock Permits

Jeff Macalik

Retrotek, Inc.

P 214-674-1072

www.retrotek.com

[Quoted text hidden]

 **304 Shamrock EC Requirements for Buyer.pdf**
87K

Nik Petrik <nik@loanrangercapital.com>
To: Cheryl McMahon <cmcmahon@chandlerslanding.org>
Cc: Theresa Scholander <tscholander@chandlerslanding.org>

Wed, Nov 6, 2019 at 9:56 AM

Will do! It will likely be a few days before we receive that from our attorney, but we will have that forwarded as soon as we get it. Thanks!

Please be sure to include draws@loanrangercapital.com on all communication regarding draws

Nik Petrik | COO

Loan Ranger Capital

2235 E. 6th St. | Suite 103 | Austin, TX 78702

o 512-220-9916

c 512-364-7075

Nik@LoanRangerCapital.com

www.LoanRangerCapital.com

PLEASE CALL OUR OFFICE ON OUR VERIFIED GOOGLE LISTING OR WEBSITE TO CONFIRM ALL WIRING INSTRUCTIONS.

From: Cheryl McMahon <cmcmahon@chandlerslanding.org>

[Quoted text hidden]

[Quoted text hidden]

From: Jeff Macalik <jeff@retrotek.com>
Sent: Friday, October 18, 2019 10:13 AM
To: Cheryl McMahon <cmcmahon@chandlerslanding.org>
Subject: FW: 304 Shamrock Permits

Jeff Macalik

Retrotek, Inc.

P 214-674-1072

www.retrotek.com

From: Nik Petrik

Sent: Thursday, October 10, 2019 3:14 PM

[Quoted text hidden]

[Quoted text hidden]

Nik Petrik <nik@loanrangercapital.com>

To: Theresa Scholander <tscholander@chandlerslanding.org>

Cc: Cheryl McMahon <cmcmahon@chandlerslanding.org>

Mon, Nov 25, 2019 at 1:04 PM

Hi there Theresa and Cheryl,

I've secured a copy of the SubTrustee Deed from the foreclosure of this property showing our ownership. Let me know if you have any questions.

Separately – Engineers are scheduled to visit the property on Dec. 5th for a structural viability report. Once that is complete, my architects have informed me they should be able to finalize the plans. Let me know if you have any questions, that's the most recent information I have on my end.

Thanks!

Please be sure to include draws@loanrangercapital.com on all communication regarding draws

Nik Petrik | COO

Loan Ranger Capital

2235 E. 6th St. | Suite 103 | Austin, TX 78702

o 512-220-9916

c 512-364-7075

Nik@LoanRangerCapital.com

www.LoanRangerCapital.com

PLEASE CALL OUR OFFICE ON OUR VERIFIED GOOGLE LISTING OR WEBSITE TO CONFIRM ALL WIRING INSTRUCTIONS.

From: Theresa Scholander <tscholander@chandlerslanding.org>
Sent: Wednesday, November 6, 2019 10:01 AM
To: Nik Petrik <nik@loanrangercapital.com>
Cc: Cheryl McMahon <cmcmahon@chandlerslanding.org>
Subject: RE: 304 Shamrock Permits
Importance: High

Nik,

There is a fee of \$200 to transfer property back to Loan Ranger.

Please forward fee with warranty deed asap.

Best,
T

T Scholander

Community Association Manager

Accounting/Human Resources

Chandlers Landing Community Association

The Landing @ Chandlers, LLC

P.O. Box 638

Rockwall, TX 75087

tscholander@chandlerslanding.org

972-771-1593

Fax 972-771-1634

[Quoted text hidden]



304Shamrock - SubTrustDeed.recorded.pdf
288K



Nik Petrik <nik@loanrangercapital.com>

304 Shamrock Update

7 messages

Nik Petrik <nik@loanrangercapital.com>
To: Sam Hasen <aaaproservices@hotmail.com>
Cc: Zack Lofton <zack@loanrangercapital.com>

Tue, Jan 28, 2020 at 4:02 PM

Hi Sam – just wanted to check in here and see how conversations and paperwork with the HOA and the City of Rockwall are going? Last time we chatted about Shamrock I remember they pushed back on the old plans.

Please be sure to include draws@loanrangercapital.com on all communication regarding draws

Nik Petrik | COO

Loan Ranger Capital

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c 512-364-7075

Nik@LoanRangerCapital.com

www.LoanRangerCapital.com

PLEASE CALL OUR OFFICE ON OUR VERIFIED GOOGLE LISTING OR WEBSITE TO CONFIRM ALL WIRING INSTRUCTIONS.

Nik Petrik <nik@loanrangercapital.com>
To: Sam Hasen <AAAPROSERVICES@hotmail.com>
Cc: Zack Lofton <zack@loanrangercapital.com>

Tue, Jan 28, 2020 at 4:16 PM

Gotcha, thanks for the update Sam. We'll wait to see how the plans go then, I appreciate you working ahead on those materials to help close this out quickly.

FYI – your draw for the Sam Cir. projects should hit your account first thing!

Please be sure to include draws@loanrangercapital.com on all communication regarding draws

Nik Petrik | COO

Loan Ranger Capital

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PLEASE CALL OUR OFFICE ON OUR VERIFIED GOOGLE LISTING OR WEBSITE TO CONFIRM ALL WIRING INSTRUCTIONS.

From: Sam Hasen <AAAPROSERVICES@hotmail.com>

Sent: Tuesday, January 28, 2020 4:14 PM

To: Nik Petrik <nik@loanrangercapital.com>

Cc: Zack Lofton <zack@loanrangercapital.com>

Subject: Re: 304 Shamrock Update

Hey, no they didn't approve it. I'm design them a new design match with what we are having an addition they want to attach the garage as well. As far as City of Rock they they will approve the plan if is HOA approve it. Normally takes up 4 weeks with HOA.

While I'm waiting for approval I order most of the materials to finish the project.

As soon as we get the approval we can start right if way and complete it...

Best Regards,

Sam N

469-422-5944

On Jan 28, 2020, at 4:02 PM, Nik Petrik <nik@loanrangercapital.com> wrote:

[Quoted text hidden]

Sam Hasen <AAAPROSERVICES@hotmail.com>

To: Nik Petrik <nik@loanrangercapital.com>

Cc: Zack Lofton <zack@loanrangercapital.com>

Tue, Jan 28, 2020 at 4:57 PM

My pleasure.

Best Regards,

Sam N

469-422-5944

On Jan 28, 2020, at 4:16 PM, Nik Petrik <nik@loanrangercapital.com> wrote:

[Quoted text hidden]

Nik Petrik <nik@loanrangercapital.com>
To: Sam Hasen <AAAPROSERVICES@hotmail.com>
Cc: Zack Lofton <zack@loanrangercapital.com>

Wed, Feb 5, 2020 at 8:52 PM

Hi Sam, wanted to touch base here and see if there was any update on the Shamrock property? Thanks!

Please be sure to include draws@loanrangercapital.com on all communication regarding draws

Nik Petrik | COO

Loan Ranger Capital

2235 E. 6th St. | Suite 103 | Austin, TX 78702

o 512-220-9916

c 512-364-7075

Nik@LoanRangerCapital.com

www.LoanRangerCapital.com

PLEASE CALL OUR OFFICE ON OUR VERIFIED GOOGLE LISTING OR WEBSITE TO CONFIRM ALL WIRING INTRUCTIONS.

From: Nik Petrik <nik@loanrangercapital.com>
Sent: Tuesday, January 28, 2020 4:17 PM
To: 'Sam Hasen' <AAAPROSERVICES@hotmail.com>
Cc: Zack Lofton <zack@loanrangercapital.com>
Subject: RE: 304 Shamrock Update

Gotcha, thanks for the update Sam. We'll wait to see how the plans go then, I appreciate you working ahead on those materials to help close this out quickly.

FYI – your draw for the Sam Cir. projects should hit your account first thing!

Please be sure to include draws@loanrangercapital.com on all communication regarding draws

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Nik@LoanRangerCapital.com

www.LoanRangerCapital.com

PLEASE CALL OUR OFFICE ON OUR VERIFIED GOOGLE LISTING OR WEBSITE TO CONFIRM ALL WIRING INSTRUCTIONS.

From: Sam Hasen <AAAPROSERVICES@hotmail.com>

Sent: Tuesday, January 28, 2020 4:14 PM

To: Nik Petrik <nik@loanrangercapital.com>

Cc: Zack Lofton <zack@loanrangercapital.com>

Subject: Re: 304 Shamrock Update

Hey, no they didn't approve it. I'm design them a new design match with what we are having an addition they want to attach the garage as well. As far as City of Rock they they will approve the plan if is HOA approve it. Normally takes up 4 weeks with HOA.

While I'm waiting for approval I order most of the materials to finish the project.

As soon as we get the approval we can start right if way and complete it...

Best Regards,

Sam N

469-422-5944

On Jan 28, 2020, at 4:02 PM, Nik Petrik <nik@loanrangercapital.com> wrote:

Hi Sam – just wanted to check in here and see how conversations and paperwork with the HOA and the City of Rockwall are going? Last time we chatted about Shamrock I remember they pushed back on the old plans.

[Quoted text hidden]

Sam Hasen <AAAPROSERVICES@hotmail.com>

Wed, Feb 5, 2020 at 9:01 PM

To: Nik Petrik <nik@loanrangercapital.com>

Cc: Zack Lofton <zack@loanrangercapital.com>

Hey buddy, all floor plans, civil and drainage are done. Tomorrow I will submit to the HOA. I will CC'D as well. I'm on the HOA agenda on March 4th.

California project below completed items:

AC done.

Roofing done.

Stucco done.

Kitchen & bath cabinets ordered & it Will arrive next Monday.

All doors and trim ordered & it will arrive next Wednesday.

Hardwood floor next Tuesday.

Plz let me know if you have any questions...

Tomorrow

Best Regards,

Sam N
469-422-5944

On Feb 5, 2020, at 8:52 PM, Nik Petrik <nik@loanrangercapital.com> wrote:

[Quoted text hidden]

Nik Petrik <nik@loanrangercapital.com>
To: Sam Hasen <AAAPROSERVICES@hotmail.com>
Cc: Zack Lofton <zack@loanrangercapital.com>

Wed, Feb 5, 2020 at 9:06 PM

Awesome news Sam, thanks for the update on California as well!

Nik Petrik
Loan Ranger Capital
COO
512-364-7075

Sent from my iPhone

On Feb 5, 2020, at 21:01, Sam Hasen <AAAPROSERVICES@hotmail.com> wrote:

Hey buddy, all floor plans, civil and drainage are done. Tomorrow I will submit to the HOA. I will CC'D as well. I'm on the HOA agenda on March 4th.

[Quoted text hidden]

Sam Hasen <AAAPROSERVICES@hotmail.com>
To: Nik Petrik <nik@loanrangercapital.com>
Cc: Zack Lofton <zack@loanrangercapital.com>

Wed, Feb 5, 2020 at 9:19 PM

My pleasure!

Best Regards,

Sam N
469-422-5944

On Feb 5, 2020, at 9:07 PM, Nik Petrik <nik@loanrangercapital.com> wrote:

Awesome news Sam, thanks for the update on California as well!

[Quoted text hidden]



Nik Petrik <nik@loanrangercapital.com>

FW: HOA Letters

4 messages

Nik Petrik <nik@loanrangercapital.com>

Fri, Mar 27, 2020 at 3:59 PM

To: Sam Hasen <AAAPROSERVICES@hotmail.com>

Hey Sam – wanted to get some traction on this project somehow, so the City agreed to start working on some of their items while we try to hear back from the HOA.

Please be sure to include draws@loanrangercapital.com on all communication regarding draws

Nik Petrik | COO**Loan Ranger Capital**2235 E. 6th St. | Suite 103 | Austin, TX 78702

o 512-220-9916

c 512-364-7075

Nik@LoanRangerCapital.comwww.LoanRangerCapital.com

PLEASE CALL OUR OFFICE ON OUR VERIFIED GOOGLE LISTING OR WEBSITE TO CONFIRM ALL WIRING INSTRUCTIONS.

From: Widmer, Jeffrey <JWidmer@rockwall.com>**Sent:** Friday, March 27, 2020 3:57 PM**To:** Sam Hasen <AAAPROSERVICES@hotmail.com>**Cc:** Nik Petrik <nik@loanrangercapital.com>; McDowell, Russell <rmcdowell@rockwall.com>**Subject:** RE: HOA Letters

Sam, I just got off the phone with Nik. I explained to him, that prior to the City issuing a building permit to you, we will require a Structural Engineer's report, that lists framing deficiencies in the house and detached garage.

The previous owner hired the engineer on the attached report, to do so. Your options are to either hire him to work with you, or feel free to use a different Structural Engineer that will produce a similar report and submit either report to the City when you apply for your building permit.

In addition, we will also require you to have your Structural Engineer inspect the structures before we will approve you to sheet rock them, with the Engineer basically signing off on the corrections you made. We will expect a sealed letter from him stating that.

I also told Nik today that we will go ahead and begin an initial plan review process now, on the plans you've submitted to the HOA and will send you our comments as soon as they're ready. Just realize though, that if the HOA requires you to make changes to those plans, we would also need any revised plans so we can perform additional reviews on them as well.

Jeffrey Widmer, CBO

Chief Building Official

Rockwall, Texas

(972) 772-6453

jwidmer@rockwall.com

From: Sam Hasen [<mailto:AAAPROSERVICES@hotmail.com>]

Sent: Sunday, March 22, 2020 3:07 PM

To: Zack Lofton <zack@loanrangercapital.com>; Chip Imrie <chipimrie@gmail.com>

Cc: Cheryl McMahon <cmcmahon@chandlerslanding.org>; Jeff Macalik <jeff@retrotek.com>;
drbrucer715@gmail.com; johnelewis@sbcglobal.net; hookem2011@sbcglobal.net; Widmer, Jeffrey
<JWidmer@rockwall.com>; mark.rangel@dpd.ci.dallas.tx.us; Crowley, Rick <RCrowley@rockwall.com>; Pruitt,
Jim <JimPruitt@rockwall.com>; Evan Matteson <evan@themattesongroup.com>; Theresa Scholander
<tscholander@chandlerslanding.org>

Subject: Re: HOA Letters

Attached all Architect and engineering plans. please let me know if you have any question.

BEST REGARDS,

SAM NASER.

469-422-5644

|LAND DEVELOPMENT-MANAGEMENT-CUSTOM HOME-RESIDENTIAL & COMMERCIAL CONSTRUCTION|

WWW.HomeBuilderTx.com

From: Zack Lofton <zack@loanrangercapital.com>
Sent: Sunday, March 22, 2020 2:41 PM
To: Chip Imrie <chipimrie@gmail.com>; Sam Hasen <aaaproservices@hotmail.com>
Cc: Cheryl McMahon <cmcmahon@chandlerslanding.org>; Jeff Macalik <jeff@retrotek.com>;
drbrucer715@gmail.com <drbrucer715@gmail.com>; johnelewis@sbcglobal.net <johnelewis@sbcglobal.net>;
hookem2011@sbcglobal.net <hookem2011@sbcglobal.net>;
jwidmer@rockwall.com <jwidmer@rockwall.com>; mark.rangel@dpd.ci.dallas.tx.us <mark.rangel@dpd.ci.dallas.tx.us>;
RCrowley@rockwall.com <RCrowley@rockwall.com>;
JimPruitt@rockwall.com <JimPruitt@rockwall.com>; Evan Matteson <evan@themattesongroup.com>; Theresa Scholander <tscholander@chandlerslanding.org>
Subject: Re: HOA Letters

I've cc'd our builder and architect here.

Sam - Can you confirm what further items you need to submit to the HOA for approval? Also, once fully submitted what is the time frame to finish the home looking like?

PLEASE CALL OUR OFFICE ON OUR VERIFIED GOOGLE LISTING OR WEBSITE TO CONFIRM ALL WIRING INSTRUCTIONS.

Zack Lofton, CFA | Founder & CEO

Loan Ranger Capital

2235 E 6th St | Suite 103 | Austin, TX, 78702

office 512.220.9916

Zack@LoanRangerCapital.com

www.loanrangercapital.com

On Fri, Mar 20, 2020 at 6:25 PM Chip Imrie <chipimrie@gmail.com> wrote:

Mr. Lofton, I am not mixing any negative feelings. I am just stating the facts.

You have not submitted all of the information required for us to review the proposed plans for us to sign off.

I am pretty sure the City is not going to issue any permits until CLCA signs off on your proposed plans.

And, the facts still remain, you have not complied with the conditions outlined in our December letter. The \$6,000 spent on retaining walls and Swale has been completed since the property has been back under your control.

Your statement that this project can be completed in 90 days is laughable.

Again, enjoy your weekend.

Chip Imrie

Sent from my iPad

On Mar 20, 2020, at 5:44 PM, Zack Lofton <zack@loanrangercapital.com> wrote:

Thank you for the response.

We were not the owners of this property when the plans were approved or were we the ones we went off of the approved plans. We're just forced to clean this mess up since the borrower caused these issues.

At this time we have the city on board, we're simply wait for the HOA's approval. Once we have this the building can be completed in 90 days. I'm asking that you don't mix any negative feelings about the previous owner with us.

Thank you,

PLEASE CALL OUR OFFICE ON OUR VERIFIED GOOGLE LISTING OR WEBSITE TO CONFIRM ALL WIRING INSTRUCTIONS.

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office 512.220.9916

Zack@LoanRangerCapital.com

www.loanrangercapital.com

On Fri, Mar 20, 2020 at 5:27 PM <chipimrie@gmail.com> wrote:

Mr. Lofton,

Chandlers Landing Community Association (CLCA) is required to send all correspondence related to your property via USPS Certified Mail and we will continue to do so until such time as Lone Ranger Capital pays all fines and fees for delay of construction and monthly CLCA dues as outlined in a letter sent to you on December 19, 2019.

As you know, CLCA approved the original construction plans for this property on April 19, 2017 with the requirement that construction would be complete and a certificate of occupancy issued by the City of Rockwall on or before April 19, 2018. Furthermore CLCA has invested hundreds of manhours and \$6,000.00 to install a retaining wall and a swale to stop erosion on the adjacent property. This doesn't include the hundreds hours and taxpayer dollars spent by the City of Rockwall to monitor and inspect this mess.

We are a few weeks from the three year anniversary of false promises, missed deadlines on a piece of property that is unsafe, an eyesore and blight to our community. Not to mention the negative implications to the values of the adjacent homes.

The best way we could work together would be for Lone Ranger Capital to do the right thing and demolish the structure and sell the lot.

Please feel free to contact me via e-mail or phone at 972-365-5308 if you feel the need to discuss this matter in more detail.

Enjoy your weekend.

Chip Imrie

Vice President

CLCA Board of Directors

From: Zack Lofton <zack@loanrangercapital.com>

Sent: Friday, March 20, 2020 11:56 AM

To: Cheryl McMahon <cmcmahon@chandlerstanding.org>; Jeff Macalik <jeff@retrotek.com>; drbrucer715@gmail.com; chipimrie@gmail.com; johnelewis@sbcglobal.net;

hookem2011@sbcglobal.net; JWidmer@rockwall.com; rmcdowell@rockwall.com

Subject: Re: HOA Letters

Hi - I didn't receive a response here. Can someone please let me know?

Thank you,

PLEASE CALL OUR OFFICE ON OUR VERIFIED GOOGLE LISTING OR WEBSITE TO CONFIRM ALL WIRING INSTRUCTIONS.

Zack Lofton, CFA | Founder & CEO

Loan Ranger Capital

2235 E 6th St | Suite 103 | Austin, TX, 78702

office 512.220.9916

Zack@LoanRangerCapital.com

www.loanrangercapital.com

On Wed, Mar 18, 2020 at 8:27 AM Zack Lofton <zack@loanrangercapital.com> wrote:

Hi all- As you know we are working as quickly as possible to get this project back on track. We've engaged engineers and architects which has taken some time to fix the issues that we were left with from a previous borrower. We keep getting certified letters though threatening fees against us. We'd really like to feel like we're working together in all of this instead of against each other. We want to complete this project quickly but hitting us with continuous high fees could get in the way of this. Please let me know if there's a way we can work together to get to everyone's end goal: completing this house.

Thank you,

PLEASE CALL OUR OFFICE ON OUR VERIFIED GOOGLE LISTING OR WEBSITE TO CONFIRM ALL WIRING INSTRUCTIONS.

Zack Lofton, CFA | Founder & CEO

Loan Ranger Capital

2235 E 6th St | Suite 103 | Austin, TX, 78702

office 512.220.9916

Zack@LoanRangerCapital.com

www.loanrangercapital.com

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Nik Petrik <nik@loanrangercapital.com>
To: Sam Hasen <AAAPROSERVICES@hotmail.com>

Fri, Mar 27, 2020 at 4:09 PM

Thanks!

Please be sure to include draws@loanrangercapital.com on all communication regarding draws

Nik Petrik | COO

Loan Ranger Capital2235 E. 6th St. | Suite 103 | Austin, TX 78702

o 512-220-9916

c 512-364-7075

Nik@LoanRangerCapital.comwww.LoanRangerCapital.com**PLEASE CALL OUR OFFICE ON OUR VERIFIED GOOGLE LISTING OR WEBSITE TO CONFIRM ALL WIRING INSTRUCTIONS.****From:** Sam Hasen <AAAPROSERVICES@hotmail.com>**Sent:** Friday, March 27, 2020 4:09 PM**To:** Nik Petrik <nik@loanrangercapital.com>**Subject:** Re: HOA Letters

Great. Yes I got his email. I will submit everything Monday morning. Thx

Best Regards,

Sam N

469-422-5944

On Mar 27, 2020, at 3:59 PM, Nik Petrik <nik@loanrangercapital.com> wrote:

[Quoted text hidden]

Sam Hasen <AAAPROSERVICES@hotmail.com>

Fri, Mar 27, 2020 at 4:21 PM

To: "Widmer, Jeffrey" <JWidmer@rockwall.com>Cc: Nik Petrik <nik@loanrangercapital.com>, "McDowell, Russell" <rmcdowell@rockwall.com>

Mr. Jeffrey, would like to thank you so much for your email sent.

Yes. I will hire my own engineering to inspect the house.

Is ok to submit the plan Monday and I will submit the report middle of next week? Because I just called my engineering and he scheduled me for next Tuesday to inspect the house. And after approval I will go over the report with my engineering to repairs all need before the drywall installation.

Plz let me know if I can submit the plan by Monday or want me to submit it with the engineering report...

Thank you again and be safe!

Best Regards,

Sam N

469-422-5944

On Mar 27, 2020, at 3:57 PM, Widmer, Jeffrey <JWidmer@rockwall.com> wrote:

[Quoted text hidden]

<304 Shamrock Engineer's report on framing.pdf>

Widmer, Jeffrey <JWidmer@rockwall.com>

Fri, Mar 27, 2020 at 5:15 PM

To: Sam Hasen <AAAPROSERVICES@hotmail.com>

Cc: Nik Petrik <nik@loanrangercapital.com>, "McDowell, Russell" <rmcdowell@rockwall.com>

Monday will be fine Sam.

Have a good weekend.

Jeffrey

[Quoted text hidden]

[Quoted text hidden]



Nik Petrik <nik@loanrangercapital.com>

302 Shamrock.

3 messages

Sam Hasen <aaaproservices@hotmail.com>

Sun, Apr 26, 2020 at 9:49 PM

To: "Widmer, Jeffrey" <JWidmer@rockwall.com>, Nik Petrik <nik@loanrangercapital.com>

Hello Mr. Jeffrey, attached the setback of the building. I met with Mr. Jeff and he mentioned that the top building does not meet the City of Rockwall setback. is about 4'-8". can you please let me know what is my option for this case? all the roof are completed and I would like to see of I can keep it or use fire resistance section. Is only the corner of the top and the rest are all within City of Rockwall setback requirement.

Best Regards,

Sam Naser.

469-422-5944

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IMG_2563.jpg
122K

Nik Petrik <nik@loanrangercapital.com>

Tue, Apr 28, 2020 at 10:48 AM

To: Sam Hasen <aaaproservices@hotmail.com>, "Widmer, Jeffrey" <JWidmer@rockwall.com>

Hi Jeff – just wanted to follow up on this and see if you had a chance to touch base with Sam?

Please be sure to include draws@loanrangercapital.com on all communication regarding draws

Nik Petrik | COO

Loan Ranger Capital

2235 E. 6th St. | Suite 103 | Austin, TX 78702

o 512-220-9916

c 512-364-7075

Nik@LoanRangerCapital.com

www.LoanRangerCapital.com

PLEASE CALL OUR OFFICE ON OUR VERIFIED GOOGLE LISTING OR WEBSITE TO CONFIRM ALL WIRING INSTRUCTIONS.

[Quoted text hidden]

Nik Petrik <nik@loanrangercapital.com>

Tue, Apr 28, 2020 at 1:21 PM

To: "Widmer, Jeffrey" <JWidmer@rockwall.com>, Sam Hasen <aaaproservices@hotmail.com>

Sounds good, please keep me updated with the results. Thanks!

Please be sure to include draws@loanrangercapital.com on all communication regarding draws

Nik Petrik | COO

Loan Ranger Capital

2235 E. 6th St. | Suite 103 | Austin, TX 78702

o 512-220-9916

c 512-364-7075

Nik@LoanRangerCapital.com

www.LoanRangerCapital.com

PLEASE CALL OUR OFFICE ON OUR VERIFIED GOOGLE LISTING OR WEBSITE TO CONFIRM ALL WIRING INSTRUCTIONS.

From: Widmer, Jeffrey <JWidmer@rockwall.com>

Sent: Tuesday, April 28, 2020 1:18 PM

To: Nik Petrik <nik@loanrangercapital.com>; Sam Hasen <aaaproservices@hotmail.com>

Subject: RE: 302 Shamrock.

Nik, so sorry I haven't made that call yet.

Sam, I'll call you shortly to discuss this issue.

Jeffrey

From: Nik Petrik [<mailto:nik@loanrangercapital.com>]
Sent: Tuesday, April 28, 2020 10:48 AM
To: Sam Hasen <aaaproservices@hotmail.com>; Widmer, Jeffrey <JWidmer@rockwall.com>
Subject: RE: 302 Shamrock.

Hi Jeff ??? just wanted to follow up on this and see if you had a chance to touch base with Sam?

??

**Please be sure to include draws@loanrangercapital.com on all communication regarding draws*??*

??

Nik Petrik | COO

Loan Ranger Capital

2235 E. 6th St. | Suite 103 | Austin, TX 78702

o 512-220-9916

c 512-364-7075

Nik@LoanRangerCapital.com

www.LoanRangerCapital.com

??

PLEASE CALL OUR OFFICE ON OUR VERIFIED GOOGLE LISTING OR WEBSITE TO CONFIRM ALL WIRING INSTRUCTIONS.

??

From: Sam Hasen <aaaproservices@hotmail.com>
Sent: Sunday, April 26, 2020 9:49 PM
To: Widmer, Jeffrey <JWidmer@rockwall.com>; Nik Petrik <nik@loanrangercapital.com>
Subject: 302 Shamrock.

??

Hello Mr. Jeffrey, attached the setback of the building. I met with Mr. Jeff and he mentioned that the top building does not meet the City of Rockwall setback. is about 4'-8". can you please let me know what is my option for this case? all the roof are completed and I would like to see if I can?? keep it or use fire resistance section. Is only the corner of the top and the rest are all within City of Rockwall setback requirement.

??

??

BEST REGARDS,??

??

SAM NASER.

469-422-5944

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Nik Petrik <nik@loanrangercapital.com>

RE: Follow up regarding 304 Shamrock!

5 messages

Nik Petrik <nik@loanrangercapital.com>

Fri, Jan 17, 2020 at 9:13 AM

To: Sam Hasen <aaaproservices@hotmail.com>, Zack Lofton <zack@loanrangercapital.com>

Good morning Sam,

Thanks for getting gathering this and helping us communicate with both the HOA and the City! Really appreciate you outlining those two paths as well. Let me touch base with Zack and we'll let you know how we'd like to proceed!

Please be sure to include draws@loanrangercapital.com on all communication regarding draws

Nik Petrik | COO

Loan Ranger Capital2235 E. 6th St. | Suite 103 | Austin, TX 78702

o 512-220-9916

c 512-364-7075

Nik@LoanRangerCapital.comwww.LoanRangerCapital.com**PLEASE CALL OUR OFFICE ON OUR VERIFIED GOOGLE LISTING OR WEBSITE TO CONFIRM ALL WIRING INSTRUCTIONS.****From:** Sam Hasen <aaaproservices@hotmail.com>**Sent:** Friday, January 17, 2020 9:04 AM**To:** Nik Petrik <nik@loanrangercapital.com>; Zack@LoanRangerCapital.com Zack <zack@loanrangercapital.com>**Subject:** Follow up regarding 304 Shamrock!

Good morning, I just want to follow you with you guys in regarding Shamrock project.

I have been contacting the HOA and the City of Rockwall regarding the house and I found out what the issues are!

Below the issues:

- 1- The front Elevation doesn't match with Floor Plan was approved by the HOA and the City of Rockwall.
2. All the drainage is not meeting City of Rockwall requirements:
3. 50% of the Framing needs to be redo based on the inspection report
5. Some of the Structures need to be dressed and repairs.
6. Issues with grading is not meeting City of Rockwall required.

My options:

Option A- I can redesign it and get HOA Approval and City of Rockwall but takes up to 60 days. and complete the construction without any of my management fees. you guys helped me a lot and I'm trying to help as much as I can.

Option B- Sale it as is but, to be honest with you is not worth \$290,000 unless a new builder will get it. which I don't think so, because if the contact HOA and City of Rockwall they will run away with all the requirements and all the damaged the previous builder did!

I really don't know how much cost you so far in this stage but based on my experience for all the works has done worth about \$125,000 - \$150, 000 without the land. if you guys more than that then you guys over paid the contractor.

to finish the project will cost between \$ 450,000-\$500.000 and free management fees.

I call my friend works with appraisal company, he appraised \$900,000-\$1.100,000.

Please let me know what do you think and I will be more than happy to help out!

BEST REGARDS,

SAM NASER.

469-422-5644

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Sam Hasen <AAAPROSERVICES@hotmail.com>
To: Zack Lofton <zack@loanrangercapital.com>
Cc: Nik Petrik <nik@loanrangercapital.com>

Fri, Jan 17, 2020 at 7:08 PM

Zack, I don't mind to partner, but the only issue is I am short with cash because I'm paying cash for Westmoreland and I'm closing on Easton which's I'm paying over 700k for both projects! If you guys can finance to finish the project I don't mind to complete it.
And as I said, I really don't care about Making money or not, as long as you guys won't lose any money!
please let me know if you can finance the construction without interest then I will be ok!!!

Project competition:
HOA & City of Rockwall 30-60 Days.
Construction and final CO 60 Days.

Best Regards,

Sam Naser.
469-422-5644

|Land Development-Management-Custom Home-Residential & Commercial Construction|

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From: Zack Lofton <zack@loanrangercapital.com>
Sent: Friday, January 17, 2020 10:32 AM
To: Sam Hasen <aaaproservices@hotmail.com>
Cc: Nik Petrik <nik@loanrangercapital.com>
Subject: Re: Follow up regarding 304 Shamrock!

Thank you so much for all the work here.

My thoughts here would either take you up on finishing this project out, or to enter a partnership here. Where you would build the project without a management fee and we would finance costs without monthly interest. At the end of the project there should be about \$300K profit. We would just take out the interest we would have collected and pay you the rest. I estimate interest would be around \$75K which would leave you with the remaining \$225K.

Does that sound fair to you?

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Zack Lofton, CFA | Founder & CEO
Loan Ranger Capital
2235 E 6th St | Suite 103 | Austin, TX, 78702

4/30/2020

Loan Ranger Capital Mail - RE: Follow up regarding 304 Shamrock!

office 512.220.9916
Zack@LoanRangerCapital.com
www.loanrangercapital.com

[Quoted text hidden]

Zack Lofton <zack@loanrangercapital.com>
To: Sam Hasen <aaaproservices@hotmail.com>
Cc: Nik Petrik <nik@loanrangercapital.com>

Fri, Jan 17, 2020 at 7:22 PM

Sounds like a plan to me, we'll definitely pay a portion of the profits though if the project is a success.

Zack Lofton

Sent from my iPhone

On Jan 17, 2020, at 5:08 PM, Sam Hasen <aaaproservices@hotmail.com> wrote:

[Quoted text hidden]

Sam Hasen <AAAPROSERVICES@hotmail.com>
To: Zack Lofton <zack@loanrangercapital.com>
Cc: Nik Petrik <nik@loanrangercapital.com>

Fri, Jan 17, 2020 at 7:24 PM

Thanks,

I will work on the breakdown this week to get your approval and I will communicate with HOA!

Best Regards,

Sam Naser.
469-422-5644
|Land Development-Management-Custom Home-Residential & Commercial Construction|
WWW.HomeBuilderTx.com

From: Zack Lofton <zack@loanrangercapital.com>
Sent: Friday, January 17, 2020 7:22 PM

[Quoted text hidden]

[Quoted text hidden]

Nik Petrik <nik@loanrangercapital.com>
To: Sam Hasen <AAAPROSERVICES@hotmail.com>, Zack Lofton <zack@loanrangercapital.com>

Thu, Jan 23, 2020 at 10:58 AM

Hi Sam,

Thanks for the update here, that's great news! We're happy to go full speed ahead on this. We'll reach out to the realtor this morning to get that listing taken care of, I know we've asked her a bunch already... may need to get a little nastier with her lol.

Please be sure to include draws@loanrangercapital.com on all communication regarding draws

Nik Petrik | COO

Loan Ranger Capital

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o 512-220-9916

c 512-364-7075

Nik@LoanRangerCapital.com

www.LoanRangerCapital.com

PLEASE CALL OUR OFFICE ON OUR VERIFIED GOOGLE LISTING OR WEBSITE TO CONFIRM ALL WIRING INTRUCTIONS.

From: Sam Hasen <AAAPROSERVICES@hotmail.com>

Sent: Thursday, January 23, 2020 10:53 AM

To: Zack Lofton <zack@loanrangercapital.com>

Cc: Nik Petrik <nik@loanrangercapital.com>

Subject: Re: Follow up regarding 304 Shamrock!

Hey Zeck,

Yes, we had meeting yesterday with HOA and Russell Mcdowell City of Rockwall Manager and we all agreed on redesign the plan based on the new design is already built, and redo most of the framing, setback and roof and attached the garage to the house. So, I need about 5-8 Days to redesign the plan and I will submit it to the HOA for approval. And about the city of Rockwall I'm ok because I know Russell for long time and he will help me to get the permit.

the only thing I want from you is remove the house from the list because Russell said they keep coming everyday to ask about the property and they really don't give that much details. And the HOA very upset to get a call from not serious buyers!!!

HOA Review normally takes up to 30 days.

To finish the house will cost us \$485,000 this including the permits and HOA Fees. just HOA fee around \$3000. and my all the design I'm not charging because I'm doing it...

let me know if you want me to proceed the project and complete it.

BEST REGARDS,

SAM NASER.

469-422-5644

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From: Zack Lofton <zack@loanrangercapital.com>
Sent: Thursday, January 23, 2020 10:18 AM
To: Sam Hasen <AAAPROSERVICES@hotmail.com>
Cc: Nik Petrik <nik@loanrangercapital.com>
Subject: Re: Follow up regarding 304 Shamrock!

Hi Sam - I just wanted to check in to see if you had any luck with the HOA?

Thank you!

[Quoted text hidden]

[Quoted text hidden]



Nik Petrik <nik@loanrangercapital.com>

304 Shamrock Project.

3 messages

Sam Hasen <aaaproservices@hotmail.com>

Sun, Apr 26, 2020 at 9:42 PM

To: "sissel.engr.svcs@gmail.com" <sissel.engr.svcs@gmail.com>, "Widmer, Jeffrey" <JWidmer@rockwall.com>, Nik Petrik <nik@loanrangercapital.com>

Hello Mr. Sissel,

My name is Sam, I'm the new builder for 304 Shamrock and I got your info from Mr. Jeffrey. And I'm wondering if I can hire you to inspect the job after we repairs all the items you mentioned in your report? Please let me know if you are willing to work with us to complete this project.

Best Regards,

Sam Naser.

469-422-5944

|Land Development-Management-Custom Home-Residential & Commercial Construction|

WWW.AAABUILDERLLC.COM**Engineer report - Sissel Engineering Services.pdf**
923K**Sam Hasen** <AAAPROSERVICES@hotmail.com>

Tue, Apr 28, 2020 at 4:45 PM

To: "Widmer, Jeffrey" <JWidmer@rockwall.com>

Cc: Nik Petrik <nik@loanrangercapital.com>, "McDowell, Russell" <rmcdowell@rockwall.com>

Yes I did. He's working with us to inspect the job and gave me the permissions to use his report as well.

Best Regards,

Sam N

469-422-5944

On Apr 28, 2020, at 4:34 PM, Widmer, Jeffrey <JWidmer@rockwall.com> wrote:

Sam, did you ever get a response from Mr. Sissel?

Jeffrey

[Quoted text hidden]

4/30/2020

Loan Ranger Capital Mail - 304 Shamrock Project.

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Widmer, Jeffrey <JWidmer@rockwall.com>

Tue, Apr 28, 2020 at 5:27 PM

To: Sam Hasen <AAAPROSERVICES@hotmail.com>

Cc: Nik Petrik <nik@loanrangercapital.com>, "McDowell, Russell" <rmcdowell@rockwall.com>

Thank you

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[Quoted text hidden]

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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: May 4, 2020

SUBJECT: *Revised Facilities Agreement for Marriott Springhill Suites*

On October 2, 2015, the City Council approved a *Facilities Agreement* proposed by Tom Kirkland of TEKMAK Development Company allowing him to delay the construction of Harbor Heights Drive between Shoreline Drive and Lakefront Trail (see *Exhibit 'A'*). The construction of this roadway was required as part of the development of the Springhill Suites Hotel, which is located at 2601 Lakefront Trail. The terms of the agreement allowed Mr. Kirkland to delay the construction of the roadway until either [1] 2600 Lakefront Trail (i.e. *Lot 7, Block A, The Harbor – Rockwall Addition*) was developed, or [2] until October 4, 2018 (i.e. *a period of 36-months from the execution of the facilities agreement*). The agreement also stated that if the applicant failed to comply with the timeframes established in the agreement that it would result in the loss of the Hotel/Motel Tax Rebate granted to the property. This rebate was granted for a total of five (5) years, and will expire in July of 2022.

The following is a comprehensive timeline of events that have transpired since October 2, 2018:

- October 2, 2018: Staff reminded the applicant about the requirements of the facilities agreement.
- October 4, 2018: The applicant submitted engineering plans via FC Cuny Corporation (*1st Submittal*). These plans were returned with comments to the applicant on October 9, 2018.

--- 154 Days of No Response ---

- March 12, 2019: FC Cuny Corporation submitted revised plans (*2nd Submittal*) to the Engineering Department. These plans were returned with comments to the applicant on March 22, 2019.

--- 74 Days of No Response ---

- June 4, 2019: The City Attorney sent a letter to the applicant requesting that the applicant comply with the terms of the executed agreement (see *Exhibit 'C'*), and build Harbor Heights Drive.
- July 23, 2019: FC Cuny Corporation submitted revised plans (*3rd Submittal*) to the Engineering Department. These plans were returned with comments to the applicant on August 8, 2019.
- September 3, 2019: Mr. Kirkland responded to the City Attorney via email stating that the letter was sent to his old address and that he had not received it until now. In addition, Mr. Kirkland stated that he had submitted plans to the City and that he was "...poised and ready to begin construction once approved ...", but that he understood that there was an issue with the adjacent property owner. Based on this he indicated that the timeline was out of his control (see *Exhibit 'D'*).
- September 4, 2019: The City Attorney responded to Mr. Kirkland letting him know that the City had returned comments to his engineer on August 8, 2019 and that the City was not responsible for his delays. Mr. Kirkland responded that he would "...get to the issue and make sure it is resubmitted." (see *Exhibit 'D'*)

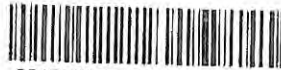
- October 21, 2019: FC Cuny Corporation submitted revised plans (*4th Submittal*) to the Engineering Department. These plans were returned with comments on October 31, 2019. It should be noted that the plans were still not approved and staff had requested additional corrections.
- December 26, 2019: Mr. Kirkland contacted staff to notify the City that there was an Oncor electric pole where the road was to be built, and he wanted to know how the City would handle this. Staff informed Mr. Kirkland that this was relayed to his engineer as part of the site plan process in 2015/2016, was accounted for on his recent engineering/construction plans, and that he would be required to work with Oncor to remove this pole at his cost (see *Exhibit 'E'*).
- January 28, 2020: Mr. Kirkland contacted staff to request that staff mediate a dispute with the adjacent property owner, Marlin Smith, over a tree that would be impacted due to the construction of the roadway. Specifically, Mr. Smith requested Mr. Kirkland employ a certified arborist to look at the tree and identify how it could be best protected during the construction process. Mr. Kirkland refused to hire an arborist, and City staff contacted the Director of Parks and Recreation -- *who is a certified arborist* -- to look at the tree and provide the report for Mr. Kirkland. It was ultimately determined that the tree would need to be removed as part of the construction process, and Mr. Kirkland agreed to remove the tree. Mr. Smith submitted a letter to the City allowing the grading and paving on his property (see *Exhibit 'F'*).

--- 78 Days of No Response ---

- April 15, 2020: Mr. Kirkland sent the email referenced below (see *Exhibit 'A'*).

To date, Harbor Heights Drive has not been constructed, no plans have been approved, and no permit has been issued for the roadway. On April 15, 2020, Mr. Kirkland submitted an email (see *Exhibit 'A'*) stating that "...COVID-19 has and is exhausting the hotel's resources ... [and] It is going to take us [*TEKMAK Development*] time to recoup what we had set aside for the Harbor Heights Drive construction..." The new time period for the beginning of construction requested in this email is January 2021. Based on this request staff has drafted an updated *Facilities Agreement* making the changes and setting a six (6) month time period from January 1, 2021 (*i.e. June 1, 2021*) in which the road will have to be constructed and accepted by the City. It should be noted that if approved the applicant will only have one (1) year left of the Hotel/Motel Rebate when the timeline for the new *Facilities Agreement* expires. With this being said, the requested amendment to this *Facilities Agreement* is a discretionary decision for the City Council. Should the City Council have any questions concerning this request, staff and the City Attorney will be available at the May 4, 2020 meeting.

COPY



20150000017328 1/7 AGREEMENT 10/29/2015 11:25 58 AM

STATE OF TEXAS)
COUNTY OF ROCKWALL)
CITY OF ROCKWALL)

**EXHIBIT 'A': FACILITIES AGREEMENT FROM
OCTOBER 2, 2015**

FACILITY AGREEMENT

This Agreement is entered into on the *5th* day of *October, 2015*, by and between the *City of Rockwall, Texas* (the *City*) and *Tekmak Development Company*, (the *Developer*).

WITNESSETH:

Section 1. That in consideration of the delay for the construction of a 24-foot reinforced, concrete roadway (*Harbor Heights Drive*) -- which is depicted in *Exhibit 'A'* of this agreement -- to serve the property along 2601 Lakefront Trail located in Rockwall, Texas, the *City* and the *Developer* agree to the following:

The *Developer* agrees to the following:

- (a) The *Developer* agrees to construct the 24-foot reinforced concrete roadway (*Harbor Heights Drive*) between *Shoreline Drive* and *Lakefront Trail*.
- (b) The *Developer* agrees to fund the entire construction of this roadway.
- (c) Failure to comply with the established timeframes stated in *Section 2(a.)* of this agreement will result in the loss of the *Hotel/Motel Tax Rebate*.

Section 2. The *City* agrees to the following:

- (a) The *City* agrees to allow the construction of the 24-foot reinforced, concrete roadway (*Harbor Heights Drive*) to be delayed until either:
 - 1) The commencement of any construction/development on the property identified as *Lot 7, Block A, The Harbor – Rockwall Addition* (depicted in *Exhibit 'B'* of this ordinance), or
 - 2) The expiration of 36 months from the date of execution of this *Facilities Agreement* (i.e. October 4, 2018), whichever occurs first.

Section 3. Nothing contained herein shall be considered as a waiver of the provisions of the City's Comprehensive Zoning Ordinance and subdivision regulations as the case may be.

Section 4. Severability Clause. If any section or provisions of this Ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation, or circumstance, and the City Council

declares that it would have adopted the valid portions and applications of the Ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

Section 5. Venue for this agreement shall be in Rockwall County, Texas.

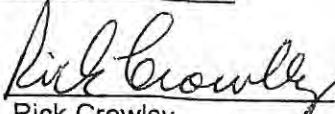
Section 6. Notice of this Agreement shall be in writing and addressed to the following:

ATTN: City Manager
City of Rockwall
385 S. Goliad Street
Rockwall, Texas 75087

ATTN: Tom Kirkland
10000 N. Central Expressway
Dallas, Texas 75231

SIGNED ON THE DATE FIRST ABOVE WRITTEN.

CITY OF ROCKWALL

By: 
Rick Crowley
City Manager

DEVELOPER

By: 
Tom Kirkland
Tekmak Development Company

ACKNOWLEDGEMENTS

STATE OF TEXAS)

COUNTY OF ROCKWALL)

CITY OF ROCKWALL)

BEFORE ME, the undersigned authority, on this day Personally appeared, Tom Kirkland, the President of the Tekmak Development Company, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the foregoing Agreement for the purposes and consideration therein expressed, in the capacity stated, and as the act and deed of said County,

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 8th day of October, 2015.

Karen E. Humphreys
Notary Public in and for the State of Texas



My Commission Expires:

STATE OF TEXAS)

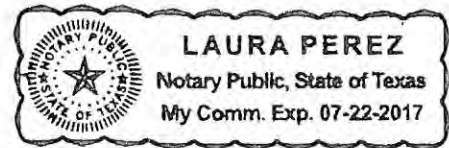
COUNTY OF ROCKWALL)

CITY OF ROCKWALL)

BEFORE ME, the undersigned authority, on this day Personally appeared, Rick Crowley, City of Rockwall City Manager, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the foregoing Agreement for the purposes and consideration therein expressed, in the capacity stated, and as the act and deed of said County,

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 21st day of October, 2015.

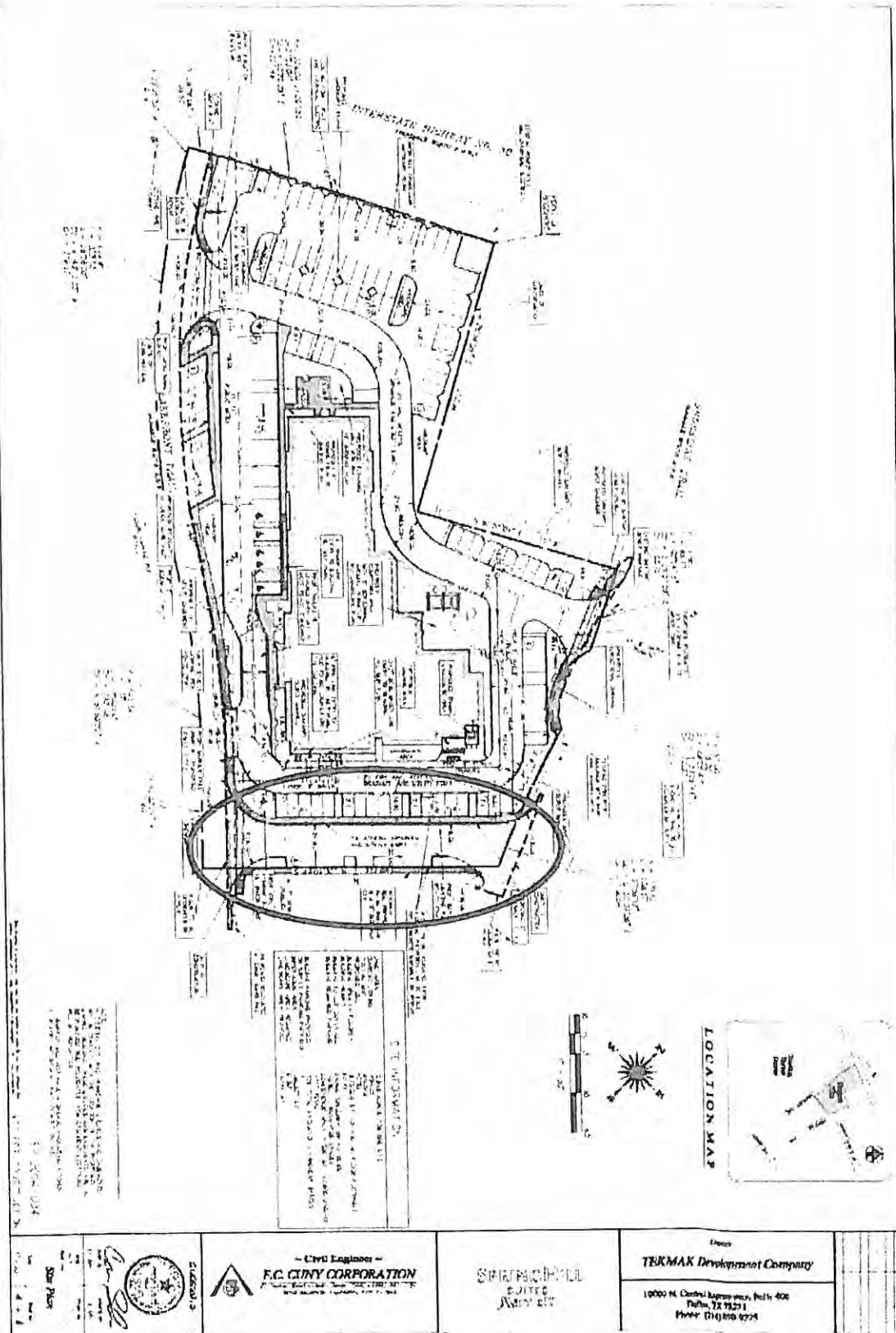
Laura Perez
Notary Public in and for the State of Texas



My Commission Expires:

7-22-2017

Exhibit 'A'
Harbor Heights Drive
(Depicted in RED)



LOT	ACRES	AREA	PERCENTAGE
1	1.00	1.00	100.00
2	1.00	1.00	100.00
3	1.00	1.00	100.00
4	1.00	1.00	100.00

Filed and Recorded
Official Public Records
Shelli Miller, County Clerk
Rockwall County, Texas
10/29/2015 11:25:58 AM
\$50.00
20150000017328



Shelli Miller

E COPY

EXHIBIT 'B': APPLICANT'S REQUEST

From: [Tom](#)
To: [Miller, Ryan](#)
Subject: Harbor Heights Drive
Date: Wednesday, April 15, 2020 8:08:27 AM

Ryan, I hope you and your family are staying safe and well.

I want to update you on Harbor Heights Drive. As you have most likely seen, our re-plat will be approved this month. We have also removed the large tree that became an impediment to getting the road built as well as engaging Oncor to move an electrical pole that will be in the way.

Unfortunately, COVID-19 has and is exhausting the hotel's resources as our occupancy has dissipated to just 10%. We are having to use all resources at our disposal to keep the doors open, maintain a staff and keep the hotel operating. It is going to take us time to recoup what we had set aside for the Harbor Heights Drive construction. We need an extension of time to start the road. I would request that the City extend the start date for our construction to January 2021 if at all possible. These are unprecedented times and we are needing cooperation from our lender, Marriott and our City.

Thank you for your courtesies in this regard. Please let me know if you have any questions or concerns.

Tom

Thomas E. Kirkland
President
TEKMAK Development Company
3021 Ridge Road, A-120
Rockwall, Texas 75032
214/802-2964
www.tekmakdevelopment.com

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DAVIDSON
TROILO
REAM &
GARZA PC
ATTORNEYS AT LAW

JOHN W. DAVIDSON ARTHUR TROILO CHEREE TULL KINZIE R. GAINES GRIFFIN RICHARD E. HETTINGER
PATRICK W. LINDNER RICHARD D. O'NEIL LEA A. REAM FRANK J. GARZA JAMES C. WOO DAVID R. RANGEL
R. JO RESER PAUL M. GONZÁLEZ STEVEN M. PEÑA SCOTT J. SMYTH JESSIE LOPEZ RICHARD E. LINDNER
BRYAN M. KORRI AUSTIN R. BECK JUSTIN J. NAIL STEVEN T. NGUYEN ITZEL MARTINEZ NIKKI CHARGOIS-ALLEN
OF COUNSEL TERRY TOPHAM BETSY J. JOHNSON

Frank J. Garza
fgarza@dtrglaw.com

EXHIBIT 'C': CITY ATTORNEY'S LETTER

June 4, 2019

***VIA CERTIFIED MAIL, RRR
NO. 9414 7266 9904 2129 1111 05
& U.S. FIRST CLASS MAIL***

Mr. Tom Kirkland
Telmark Development Company
10000 N. Central Expressway
Dallas, TX 75231

Re: Harbor Heights Drive

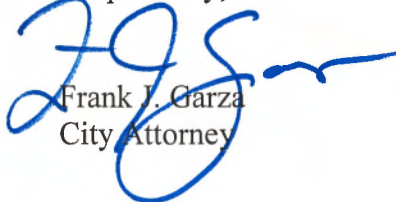
Dear Mr. Kirkland:

The Rockwall City Council has asked that I send you this letter regarding the Facility Agreement ("Agreement") you executed with the City. Specifically, the City agreed to delay the required construction of Harbor Heights Drive until either the commencement of any construction/development on the property identified as Lot 7, Block A, The Harbor – Rockwall Addition, or the expiration of 36 months from the date of execution of this Facilities Agreement (October 2018), whichever occurs first. October 2018 has passed and the City expects you to comply with the terms of the Agreement you executed.

City staff has informed the Council that you are refusing to comply with the terms of the Agreement by not constructing the required 24-foot reinforced concrete roadway between Shoreline Drive and Lakefront Trail. Therefore, this letter is to provide you notice that unless you notify the City within ten (10) days of receipt of this letter on your plans for constructing the required roadway, the City will have no option to pursue its legal remedies allowed under the law.

Please contact me or the city staff if you have any questions.

Respectfully,


Frank J. Garza
City Attorney

FJG/am

cc: Mr. Jim Pruitt, Mayor
Mr. Rick Crowley, City Manager
Mr. Ryan Miller, Director of Planning & Zoning

EXHIBIT 'D': CORRESPONDENCE BETWEEN THE APPLICANT AND CITY ATTORNEY

From: [Tom](#)
To: [Frank Garza](#)
Cc: [Miller, Ryan](#); [Williams, Amy](#); [Crowley, Rick](#)
Subject: Re: Harbor Heights Drive
Date: Wednesday, September 4, 2019 4:07:27 PM

Thank you. I was not completely aware of this. I understood there was an issue with the dumpster on the adjoining site and maybe a retaining wall question. I will get to the issue and make sure it is resubmitted.

Tom Kirkland

On Sep 4, 2019, at 1:50 PM, Frank Garza <FGarza@dtgrlaw.com> wrote:

Mr. Kirkland

Since the June 4th letter was written, there has been some movement but not enough to get approval to proceed with the construction. It is my understanding that FC Cuny civil engineering firm resubmitted the plans on July 23, 2019. City staff responded on August 8th with some major comments and to date, the City has not received a response from FC Cuny. You state in your email that you have "been poised and ready to begin construction once approved. by the City staff. " Again, the delay is not with city staff but waiting for a response from Mr. Sloan with FC Cuny. Some of the City's comments include the plans did not show location of parking spaces and the plans showed a wall over an easement. Until the City receives satisfactory plans addressing the city's comments, approval to begin construction cannot be provided.

If you have any questions, please feel free to contact Ryan Miller or Amy Williams directly.

Francisco J. Garza

www.dtrglaw.com

Pyramid Building

601 NW Loop 410, Suite 100

San Antonio, Texas 78216

210-349-6484 Main Office

210-442-2324 Direct

210-349-0041 Fax

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this e-mail from your system.

From: "Tom Kirkland" <tom@tekmakdevelopment.com>

Date: September 3, 2019 at 6:59:57 PM CDT

To: <fgarza@dtgrlaw.com>

Subject: Harbor Heights Drive

Mr. Garza, your letter dated June 4, 2019, unfortunately has just made it to my attention having been forwarded from my former address. My mailing address is 3021 Ridge Road, A-120, Rockwall, Texas 75032.

If City Staff has informed the Council that I am refusing to comply with the terms of the Agreement, that is simply not true. We have had civil plans for Harbor Heights Drive on file with the Rockwall planning department for several months now. I have been poised and ready to begin construction once approved. by the City staff. As I understand currently, there is an issue with the adjoining land owner, which is not a part of anything that I control.

The FC Cuny civil engineering firm has been in consistent contact with the City staff as it concerns Harbor Heights Drive.

Please let me know if this differs from your current understanding. Thank you

Tom

Thomas E. Kirkland

President

TEKMAK Development Company

3021 Ridge Road, A-120

Rockwall, Texas 75032

214/802-2964

www.tekmakdevelopment.com

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EXHIBIT 'E': CORRESPONDENCE CONCERNING THE ONCOR LIGHT POLE

From: [Tom Kirkland](#)
To: [Miller, Ryan](#)
Cc: [Crowley, Rick](#); "[Cameron Slown](#)"
Subject: RE: Harbor Heights Drive-Oncor electrical pole
Date: Thursday, December 26, 2019 8:21:21 AM
Attachments: [image004.png](#)
[image005.png](#)

Thank you

From: Miller, Ryan <RMiller@rockwall.com>
Sent: Thursday, December 26, 2019 7:59 AM
To: 'Tom Kirkland' <tom@tekmakdevelopment.com>
Cc: Crowley, Rick <RCrowley@rockwall.com>; 'Cameron Slown' <cslown@fccuny.com>
Subject: RE: Harbor Heights Drive-Oncor electrical pole

Tom ... The relocation of this pole would be between the developer and Oncor. I believe you or Cameron discussed this issue with Tim Tumulty (the then City Engineer) prior to the agreement being put into place, and this was one of the reasons you cited for needing to delay the construction of the roadway. Attached is the exhibit that was provided by Cameron at that time with Tim's comments. If you have any additional questions please let me know. Thanks.

RYAN C. MILLER, AICP

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

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

NOTES

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²: PLEASE NOTE THAT ANY CORRESPONDENCE SENT TO CITY STAFF MAY BECOME PUBLIC RECORD

From: Tom Kirkland <tom@tekmakdevelopment.com>
Sent: Monday, December 23, 2019 12:38 PM
To: Miller, Ryan <RMiller@rockwall.com>
Cc: Crowley, Rick <RCrowley@rockwall.com>; 'Cameron Slown' <cslown@fccuny.com>
Subject: Harbor Heights Drive-Oncor electrical pole

Ryan, there is an Oncor electrical pole located in the City's easement that obstructs the new Harbor Heights road at Lakefront Trail that we are constructing next to the hotel. This pole needs to be relocated. We have notified Oncor about the issue. How does the City want to handle this relocation?

Thank you and Merry Christmas

Tom

Thomas E. Kirkland
President
TEKMAK Development Company
3021 Ridge Road, A-120
Rockwall, Texas 75032
214/802-2964
www.tekmakdevelopment.com

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EXHIBIT 'F': CORRESPONDENCE CONCERNING THE TREE ON THE ADJACENT PROPERTY

From: [Miller, Ryan](#)
To: ["Tom Kirkland"](#); ["Marlin Smith"](#)
Cc: ["Cameron Slown"](#)
Subject: RE: Harbor Heights Drive
Date: Tuesday, January 28, 2020 11:22:47 AM
Attachments: [image006.png](#)
[image007.png](#)

Tom/Marlin ... I am having Travis Sales the Director of Parks and Recreation and who is a certified arborist go out and look at the tree. If Travis determines that the tree is currently at risk to the property, diseased, or is stressed it may be removed without mitigation costs; however, if the tree is in a good healthy growing condition and Travis determines that it would be negatively impacted by the construction of the roadway, then Tom you would be responsible for the mitigation per our ordinance. This is because you are changing the condition by constructing the roadway. If Marlin determines to remove the tree prior to construction and the tree is in a healthy condition, then Marlin you would be responsible for the mitigation. I hope this helps clear the issue up and I will let you know what Travis's assessment of the tree is as soon as he sends it to me. Thanks and let me know if you have any additional questions.

RYAN C. MILLER, AICP

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

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

NOTES

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²: PLEASE NOTE THAT ANY CORRESPONDENCE SENT TO CITY STAFF MAY BECOME PUBLIC RECORD

From: Tom Kirkland <tom@tekmakdevelopment.com>
Sent: Tuesday, January 28, 2020 10:06 AM
To: 'Marlin Smith' <marlin@smithipservices.com>
Cc: Miller, Ryan <RMILLER@rockwall.com>; 'Cameron Slown' <cslown@fccuny.com>
Subject: RE: Harbor Heights Drive

Marlin, I do not have an arborist's report and I do not plan to get one. The tree is not in our way and not on our property. What I offered is to have an arborist recommend how best to protect the tree during construction. I offered this as an accommodation to you and we certainly have no obligation to do so. If you believe the tree to be a risk to your property, you should seek approval to have it removed and do so. We will not oppose you doing this although I personally do not support the destruction of this beautiful tree.

Tom

Thomas E. Kirkland
President
TEKMAK Development Company
3021 Ridge Road, A-120
Rockwall, Texas 75032
214/802-2964
www.tekmakdevelopment.com

From: Marlin Smith <marlin@smithipservices.com>
Sent: Tuesday, January 28, 2020 9:43 AM
To: Thomas E. Kirkland <tom@tekmakdevelopment.com>
Cc: Mr. Ryan Miller <RMiller@rockwall.com>; Cameron Slown <cslown@fccuny.com>
Subject: Re: Harbor Heights Drive

To be clear, all I asked for was the arborist's report. It seems to me that this information is crucial before deciding how to proceed.

Marlin R. Smith
SMITH IP SERVICES, P.C.
P.O. Box 997
Rockwall, TX 75087
214-556-1409 (direct)
972-922-6369 (mobile)
972-516-0030 (office)
972-516-0608 (fax)

The information contained in this message and any attachments is confidential information only for the intended recipient. This message and any attachments may be attorney-client privileged and/or attorney work product. If you are not the intended recipient, please delete this message and advise us of the error.

On Jan 28, 2020, at 8:36 AM, Tom Kirkland <tom@tekmakdevelopment.com> wrote:

Ryan, I want to notify the City that at this time we are not able to move forward with the construction of Harbor Heights Drive. The adjoining landowner, Marlin Smith, has not given permission to grade on his property unless we agree to destroy and remove a beautiful old pecan tree located on his property. The tree in question is not in the way of our grading plan. We believe it can be preserved and have offered to have an arborist tell us how best to protect this tree during construction. It is his opinion that it poses a future liability risk. We are certainly not stopping him from having it removed himself.

At this point, I do not know what we can do.

Thank you

Tom

Thomas E. Kirkland
President
TEKMAK Development Company
3021 Ridge Road, A-120
Rockwall, Texas 75032
214/802-2964
www.tekmakdevelopment.com

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STATE OF TEXAS)

COUNTY OF ROCKWALL)

CITY OF ROCKWALL)

FACILITY AGREEMENT

This Agreement is entered into on the day of , 2020, by and between the *City of Rockwall, Texas* (the *City*) and *Tekmak Development Company*, (the *Developer*).

WITNESSETH:

Section 1. That in consideration of the delay for the construction of a 24-foot reinforced, concrete roadway (*Harbor Heights Drive*) -- which is depicted in *Exhibit 'A'* of this agreement -- to serve the property along 2601 Lakefront Trail located in Rockwall, Texas, the *City* and the *Developer* agree to the following:

(1) The *Developer* agrees to the following:

- (a) The *Developer* agrees to completed and obtained City acceptance of the construction of the 24-foot reinforced concrete roadway (*Harbor Heights Drive*) between *Shoreline Drive* and *Lakefront Trail* by June 1, 2021.
- (b) The *Developer* agrees to fund the entire construction of this roadway.
- (c) Failure to comply with the established timeframe stated in *Subsection (1)(a)* of this agreement (*i.e. June 1, 2021*) will result in the automatic loss of the *Hotel/Motel Tax Rebate* for 2601 Lakefront Trail.

(2) The *City* agrees to the following:

- (a) The *City* agrees to allow the delayed construction of the 24-foot reinforced, concrete roadway (*Harbor Heights Drive*).

Section 3. Nothing contained herein shall be considered as a waiver of the provisions of the City's Comprehensive Zoning Ordinance and subdivision regulations as the case may be.

Section 4. Severability Clause. If any section or provisions of this Ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation, or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the Ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

Section 5. Venue for this agreement shall be in Rockwall County, Texas.

Section 6. Notice of this Agreement shall be in writing and addressed to the following:

ATTN: City Manager

City of Rockwall
385 S. Goliad Street
Rockwall, Texas 75087

ATTN: Tom Kirkland
10000 N. Central Expressway
Dallas, Texas 75231

SIGNED ON THE DATE FIRST ABOVE WRITTEN.

CITY OF ROCKWALL

By: _____
Rick Crowley
City Manager

DEVELOPER

By: _____
Tom Kirkland
Tekmak Development Company

ACKNOWLEDGEMENTS

STATE OF TEXAS)

COUNTY OF ROCKWALL)

CITY OF ROCKWALL)

BEFORE ME, the undersigned authority, on this day Personally appeared, Tom Kirkland, the _____ of the Tekmak Development Company, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the foregoing Agreement for the purposes and consideration therein expressed, in the capacity stated, and as the act and deed of said County,

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

Notary Public in and for the State of Texas

My Commission Expires:

STATE OF TEXAS)

COUNTY OF ROCKWALL)

CITY OF ROCKWALL)

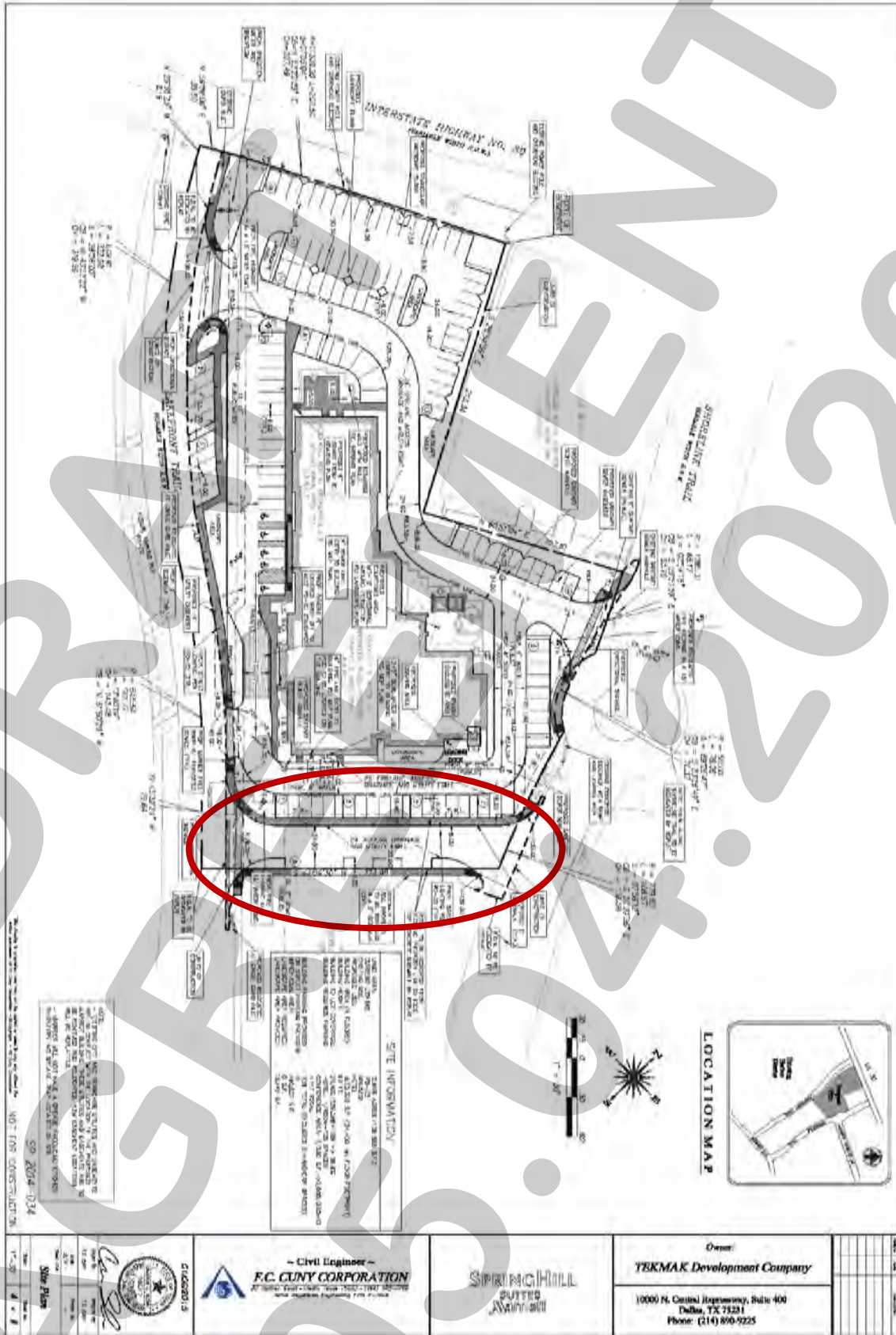
BEFORE ME, the undersigned authority, on this day Personally appeared, Rick Crowley, City of Rockwall City Manager, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the foregoing Agreement for the purposes and consideration therein expressed, in the capacity stated, and as the act and deed of said County,

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ day of _____, 2020.

Notary Public in and for the State of Texas

My Commission Expires:

Exhibit 'A'
Harbor Heights Drive
 (Depicted in RED)



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Memo

To: REDC Board of Directors

From: Phil Wagner *PW*

Date: April 30, 2020

Re: Pegasus Foods Street Parking Update

Pegasus Foods (Pegasus) is a frozen food manufacturer that is located at 1635 Innovation Drive in the Rockwall Technology Park. While the company has owned the building for more than three years, operations began in 2018 with a ramp up in staffing beginning in early 2019.

Since the Spring of 2019, staff has worked with Pegasus management to discuss the issue of employee vehicles being parked on the street. Pegasus acquired a building that had only 220 + spaces, and despite adding 50-60 spaces in the summer, the company operates shifts that have had 400 + employees. This has consistently led to a baseline of dozens of cars being parked on the street during regular business hours. At its peak over 140 cars have been counted on Innovation Drive and Observation Trail.

The street parking situation has led to concerns being raised by six companies in the Technology Park to date – Interstate Wire, Mopak Specialties, L3Harris, Hatfield and Company, Lime Media Group and Falcon Fine Wire. Terry Morgan, owner of Mopak, has said that the congestion has led to problems receiving trucks, and that many suppliers and vendors have said that they do not want to deliver or haul goods from Mopak. Jeff Fleming, owner of Interstate Wire, expressed concerns regarding safety, as vehicles have blocked fire hydrants and the parking proximity to intersections and driveways can make it difficult to complete safe turning movements. He has said that if he knew this problem was going to exist, he would not have located to this section of the Rockwall Technology Park, or possibly the Park in general. Diane Dewald, Office Manager of Falcon Fine Wire, also brought up the safety concern for their late shift workers as recently as January 2020. As a result of those specific complaints, on January 15th alone 12 tickets were issued in 40 minutes to Pegasus employees that were running the stop sign at the intersection of Discovery and Innovation. It is possible that stop sign was being ignored because street parked vehicles were blocking its view. On top of all this, many commercial real estate brokers have commented on how poorly the street parking situation reflects on the Technology Park.

Currently, aside from the vehicles parked in front of fire hydrants or the occasional blocked driveway, Pegasus employees are parked legally. However, the company is in violation of the Covenants, Conditions, and Restrictions of the Rockwall Technology Park Association. As stated in Section 4.3 Parking Capacity:

“Parking areas shall be sufficient to accommodate all parking needs for employees, company vehicles, and visitors without the use of on-street parking. On-street parking shall be prohibited for any vehicle in the Rockwall Technology Park.”

The company has received two formal letters informing them of this violation, in addition to numerous emails and meetings. In an attempt to resolve the issue, absent any clear solution from Pegasus, the REDC made an offer in August 2019 to construct a parking lot and lease spaces to the company on an REDC-owned lot adjacent to Pegasus. The offer consisted of the REDC offering at least 100 spaces for a 10-year lease, at a below market rate that was designed to strictly cover the cost of construction, design, and permitting over the lease term. The offer did not take into account interest cost for the REDC financing the construction, nor was the value of the land considered in the offer.

From August to December 2019, the REDC worked with Pegasus to finalize the terms of the lease, while simultaneously funding the engineering of the facility. Despite objections, the REDC held firm on the rate and the need to lease a minimum of 100 spaces. However the REDC did concede the point that if street parking continued after the creation of the lot, the company would not be financially responsible for any damages against the lease. With that concession, and the company's acknowledgment that they would support the City's effort to put up no-parking signs following the lot construction, staff believed the two parties had reached a deal in principle. At the direction of the Board of Directors, staff worked with the REDC's attorney to draft a binding lease, and the lease was sent to Pegasus on December 20, 2019.

In January 2020, multiple follow ups revealed that the previous CEO had left the company – without any advance warning to the REDC – and a new CEO was introduced. After the REDC gave this individual some time to get settled, the REDC was informed that Pegasus objected to many of the previously accepted deal points. While the REDC mostly held the line on its positions articulated to the previous Pegasus leadership group, a minor update to the lease was scheduled for approval by the REDC Board in February that allowed for more predictability of the maintenance costs.

Unfortunately, prior getting to Board authorization, Pegasus changed their mind and told the REDC that they no longer planned to sign the lease; rather they were in the process of reducing headcount and making their site more efficient to the point that they wouldn't need an off-site lot. Pegasus representatives asked for 90 days to complete this transition. The REDC Board, feeling out of options, voted unanimously to pick up its efforts to request City Council support for a no-parking ordinance and subsequent enforcement in the Rockwall Technology Park. Previously, Council members had given indication that no street parking enforcement would be enacted unless the off-site surface lot had been established.

With the 90 day period nearing its conclusion, and the off-site parking lot no longer desired, the REDC is now looking for support from the Rockwall City Council. While the headcount at Pegasus has been reduced, there are still many cars parked on the street. Additionally, the REDC has been told that some reductions in workforce are due to the COVID-19 Pandemic, which may mean that the reduced congestion is only temporary.

In April, the REDC amended the Rockwall Technology Park Association Covenants – primarily as a result of newly acquired land in the Rockwall Technology Park – to include added enforcement language for violation of the street parking covenant. Effective on July 1, the REDC – as declarant for the Park Association – has the ability to fine \$25.00 per vehicle, per day for Technology Park owners that have their employees, tenants, occupants, or guests park on the street. While the amendment does give an added remedy, the fine will only be assessed on the owners of buildings, not those that choose to park on the street, possibly out of convenience. Additionally, only the City of Rockwall has the ability to tow vehicles from the public right-of-way. Accordingly, the REDC feels the recent amendment to the Park Covenants is only a partial solution, and will work best in conjunction with

enforcement from the City. As such, the REDC is requesting the adoption of a no street parking ordinance in the Rockwall Technology Park that will become effective no earlier than July 1, 2020.

CITY OF ROCKWALL

ORDINANCE NO. 20-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE MUNICIPAL CODE ORDINANCES OF THE CITY OF ROCKWALL, BY AMENDING SECTION 26-505, *PROHIBITED IN SPECIFIC PLACES*, OF ARTICLE VII, *STOPPING, STANDING OR PARKING*, OF CHAPTER 26, *MOTOR VEHICLES AND TRAFFIC*, TO INCORPORATE ADDITIONAL STREETS SUBJECT TO PROHIBITED PARKING AS DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO HUNDRED DOLLARS (\$200.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Rockwall Economic Development Corporation (REDC) has requested the City Council of the City of Rockwall, Texas incorporate no parking on the streets in the Rockwall Technology Park (*i.e. Discovery Boulevard, Innovation Drive, Observation Trail, Science Place, Technology Way, Research Circle, Data Drive, Capital Boulevard, Springer Road, and Corporate Crossing*) which are more specifically depicted in *Exhibit 'A'* of this ordinance and incorporated by reference herein; and,

WHEREAS, the City of Rockwall, Texas, a *Home Rule City*, by State Law and the City's Charter is permitted to establish ordinances to protect the health, safety and general welfare of its residents; and,

WHEREAS, the City has exclusive control and power over the streets, alleys, and public grounds and highways of the City pursuant to Transportation Code §311.001, as it may be amended; and,

WHEREAS, the City Council of the City of Rockwall, Texas has directed staff to prepare an ordinance establishing prohibited parking limits on the streets in and adjacent to the Rockwall Technology Park;

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

SECTION 1. Findings. The recitals are hereby found to be true and correct and are hereby incorporated as part of this Ordinance.

SECTION 2. That the Section 26-505, *Prohibited in Specified Places*, of Article VII, *Stopping, Standing or Parking*, of Chapter 26, *Motor Vehicles and Traffic*, of the Code of Ordinances be hereby amended to henceforth to read in its entirety as follows:

SECTION 26-505: Prohibited in specified places

(a) An operator may not stop, stand, or park a vehicle:

- (1) On the roadway side of a vehicle stopped or parked at the edge or curb of a street;
- (2) On a sidewalk;
- (3) In an intersection;
- (4) On a crosswalk;
- (5) Between a safety zone and the adjacent curb or within 30 feet of a place on the curb immediately opposite the ends of a safety zone, unless the governing body of a municipality designates a different length by signs or markings;
- (6) Alongside or opposite a street excavation or obstruction if stopping, standing or parking the vehicle would obstruct traffic;
- (7) On a bridge or other elevated structure on a highway or in a highway tunnel;
- (8) On a railroad track;
- (9) Where an official sign prohibits stopping;
- (10) On Clark Street, between Williams and E. Boydston, or Fannin Street, between Washington and E. Boydston, except within the parking niches outside the main roadway lanes;

- (11) On either side of Summer Lee Drive from FM 740 (Ridge Road) west to the western right-of-way line of Bourbon Street Circle; or
 - (12) On either side of Springer Road, Corporate Crossing, Discovery Boulevard, Data Drive, Capital Boulevard, Research Circle, Observation Trail, Science Place, Technology Way, and Innovation Drive.
- (b) All emergency vehicles shall be exempt from the restrictions set forth in subsection (a) of this section. Emergency vehicles shall include ambulances, fire trucks and equipment, paramedic vehicles, police vehicles and all governmental vehicles used for necessary governmental purposes.
- (c) The City Manager or his designee shall provide for appropriate notice and signage for the parking restrictions as contained in this section. The City Manager or his designee shall also be authorized to issue citations and perform other enforcement provisions in accordance with this chapter.
- (d) No person shall move a vehicle not lawfully under his control into any such prohibited area or away from a curb such a distance as is unlawful.

SECTION 3. That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict;

SECTION 4. That 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 5. That 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 6. That this ordinance shall take effect immediately from and after its publication of the caption of said ordinance as the law in such cases provides and upon the installation of signs designating the Two Hour Parking Limitation. .

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE ____ DAY OF _____, 2020.

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

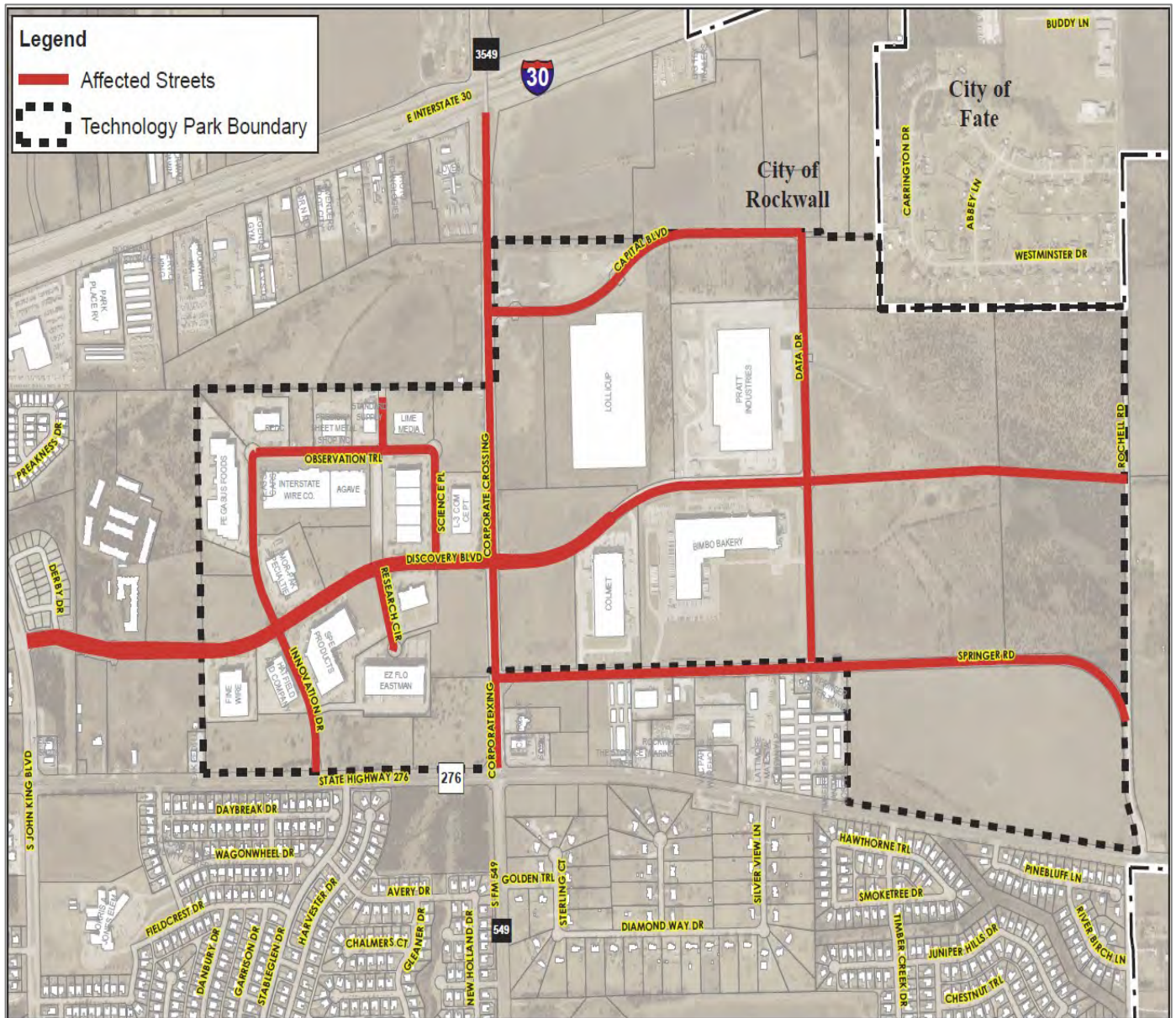
APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: _____

2nd Reading: _____

Exhibit 'A'
Location Map of Affected Streets



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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: May 4, 2020

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

On November 8, 2019, the City Council adopted *Ordinance No. 19-44* establishing a moratorium on the acceptance and processing of subdivision plats for residential and commercial 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. On April 23, 2020, a new Interim Interlocal Agreement was executed by the City and County. This agreement will regulate subdivision plats in the City's Extraterritorial Jurisdiction (ETJ) until Rockwall County can finish reviewing and adopting new *Subdivision Regulations*, allowing for a more permanent agreement to be drafted. The purpose of the interim agreement, is to help facilitate some of the platting request that have come forward since the inception of the moratorium. Based on the execution of this interim agreement, staff has drafted for the City Council's consideration the attached ordinance which would repeal *Ordinance No. 19-44* and retire the temporary moratorium. Staff should note that the ordinance has been draft so that it will take effect after the first reading of the ordinance. Should the City Council have any questions, staff and the City Attorney will be available at the meeting on May 4, 2020.

**INTERIM INTERLOCAL COOPERATION AGREEMENT
BETWEEN ROCKWALL COUNTY AND THE CITY OF
ROCKWALL FOR SUBDIVISION REGULATION WITHIN THE
CITY OF ROCKWALL'S EXTRATERRITORIAL JURISDICTION
(ETJ).**

THIS INTERIM INTERLOCAL COOPERATION AGREEMENT FOR SUBDIVISION REGULATION IN THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY (herein after referred to as the *Agreement*), is executed by and between Rockwall County, Texas -- *a political subdivision of the State of Texas* -- (herein after referred to as the *County*), and the City of Rockwall -- *a municipal corporation of the State of Texas* -- (herein after referred to as the *City*), dated April 13, 2020, was drafted pursuant to the requirements of Chapter 242, *Authority of Municipality and County to Regulate Subdivisions in and Outside Municipality's Extraterritorial Jurisdiction*, of the Texas Local Government Code.

RECITALS

The *City* and *County* hereby agree that the following statements are true and correct and constitute the basis upon which the *City* and *County* have entered into this *Agreement*:

WHEREAS, the *City* and *County* have a long history of effective intergovernmental cooperation in the furtherance of the public's interest, and the execution and implementation of this *Agreement* is intended to further a cooperative, good faith relationship between the *City* and *County* in support of their common goals; and,

WHEREAS, the *City* and the *County* accept that it is in the interest of both agencies to combine their respective processes for approving subdivision plats into a single process for land that is located within the *County* and the *City's* Extraterritorial Jurisdiction (ETJ) with each entity retaining certain responsibilities as provided in this *Agreement*; and,

WHEREAS, Chapter 242, *Authority of Municipality and County to Regulate Subdivisions in and Outside Municipality's Extraterritorial Jurisdiction*, of the Texas Local Government Code requires the *City* and the *County* to enter into a written agreement that identifies the governmental entity authorized to regulate subdivisions of land within the Extraterritorial Jurisdiction (ETJ) of the *City*; and,

WHEREAS, the *County* is in the process of amending its current Subdivision Rules and Regulations and both the *City* and the *County* deem it necessary to enter this Interim Agreement until such time as the *County* completes amendments to its Subdivision Rules and Regulations and the *City* and the *County* are able to enter into a permanent agreement pursuant to Chapter 242 of the Texas Local Government Code; and,

WHEREAS, the *City* and *County* both accept that the authority to regulate plats in the *City's* Extraterritorial Jurisdiction (ETJ) should be made pursuant to Section 242.001(d)(4) of the Texas Local Government Code summarized as follows but more particularly described below: the *City* should be granted jurisdiction to regulate subdivision plats in the *City's* Extraterritorial Jurisdiction (ETJ), with the *County* retaining authority to enforce floodplain, on-site sewage facilities, and designating a third party to provide inspection of public improvements within a right-of-way; and,

NOW, THEREFORE, in order to carry out the stated intent, obligations, and mutual promises of the above recitals above and for receipt, sufficiency, and monetary consideration, the *City* and the *County* hereby agree to the following:

ARTICLE 1: PURPOSE.

The purpose of this *Agreement* is as follows:

- (1) To establish and clarify the *City* and the *County's* obligations, costs, manner, and method for the approval of subdivision plats for real property located within both the *County* and the *City's* Extraterritorial Jurisdiction (ETJ) during the pendency of this interim *Agreement*.
- (2) To establish a reporting process for the *City* to notify the *County* when City Council acts to change the boundaries of the *City's* Extraterritorial Jurisdiction (ETJ), thereby affecting the process for reviewing and approving subdivision plats for newly incorporated or disincorporated property during the pendency of this interim *Agreement*.

ARTICLE 2: TERM OF AGREEMENT.

- (1) *Effective Date*. This *Agreement* shall commence on the date that it is formally and duly signed and executed by both the *City* and *County*, and shall be valid for a period of six (6) months. Thereafter, the *City* and *County* shall renew the *Agreement* on a six (6) month basis, unless terminated as provided herein.
- (2) *Renewal*. The renewal of this *Agreement* shall be automatic upon the expiration of the preceding term unless the *City* or *County* provides written notice to the other governmental agency of its desire to not renew the agreement. Written notice shall be provided a minimum of 45-days prior to the expiration of the current term. Upon termination of this *Agreement*, neither the *City* nor the *County* shall have any obligations to the other entity under this *Agreement*, except with respect to payment for services already rendered under this *Agreement* but not yet paid.
- (3) *Compliance with Chapter 242; TLGC*. The *City* and *County* mutually certify that this *Agreement* complies with the requirements of Chapter 242, *Authority of Municipality and County to Regulate Subdivisions in and Outside Municipality's Extraterritorial Jurisdiction*, of the Texas Local Government Code.

ARTICLE 3: APPLICABLE SUBDIVISION PLATS.

- (1) *Plats Applicable to this Agreement*. All preliminary plats, amended plats, conveyance plats, final plats, and replats where any portion of the property is located inside the *City's* Extraterritorial Jurisdiction (ETJ) and where either the *City* or *County* would have jurisdiction under any applicable law shall be subject to the requirements of this *Agreement*.

ARTICLE 4: EXPANSION OR REDUCTION OF THE EXTRATERRITORIAL JURISDICTION (ETJ).

- (1) *Expansion or Reduction of the City's Extraterritorial Jurisdiction (ETJ)*. Should the City Council of the *City* act to expand or reduce its Extraterritorial Jurisdiction (ETJ), the *City* shall notify the *County* in writing a minimum of ten (10) days after the action is finalized and provide the *County* with an updated map showing the adjusted Extraterritorial Jurisdiction (ETJ). Upon receipt of the map by the *County*, the map contained in *Exhibit 'B': City of Rockwall's Extraterritorial Jurisdiction (ETJ)* of this *Agreement* shall be considered to be automatically amended and no further action with regard to this *Agreement* shall be necessary.
- (2) *Effect of Expansion or Reduction of the City's Extraterritorial Jurisdiction (ETJ) on this Agreement*. Upon expansion or reduction in the *City's* Extraterritorial Jurisdiction (ETJ), the *City* shall continue to have jurisdiction to regulate applicable subdivision plats in the *City's* Extraterritorial Jurisdiction (ETJ) including in the expanded areas; however, a change in the area covered by this *Agreement* will not affect any rights accrued under Chapter 245, *Issuance of Local Permits*, of the Texas Local Government Code. All areas outside of the *City's* Extraterritorial Jurisdiction (ETJ) shall be within the *County's* jurisdiction. Should an expansion or reduction in the *City's* Extraterritorial Jurisdiction (ETJ) cause either the *City* or *County* to require a written amendment to this *Agreement*, both the *City* and the *County* agree that the *City* shall continue to have exclusive jurisdiction to regulate subdivision plats in the *City's* Extraterritorial Jurisdiction (ETJ) until this *Agreement* is amended.

- (3) Map of the City's Extraterritorial Jurisdiction (ETJ). A map of the City's Extraterritorial Jurisdiction (ETJ) as of the effective date of this Agreement is contained in Exhibit 'B': City of Rockwall's Extraterritorial Jurisdiction (ETJ) of this Agreement.

ARTICLE 5: COUNTY AUTHORITY AND RESPONSIBILITIES.

The County agrees to the following:

- (1) Authority. The City will have the authority to approve subdivision plats and to issue related permits under Chapter 212, *Municipal Regulation of Subdivisions and Property Development*, and Chapter 232, *County Regulation of Subdivisions*, of the Texas Local Government Code within the City's Extraterritorial Jurisdiction (ETJ), pursuant to Section 242.001(d) of the Texas Local Government Code, for the purpose, unless otherwise stated in this Agreement, granting the City the exclusive jurisdiction to regulate subdivision plats and approve related permits in the City's Extraterritorial Jurisdiction (ETJ) utilizing the City's subdivision procedures, which are outlined in Chapter 38, *Subdivisions*, of the City's Municipal Code of Ordinances. The County shall not accept any application requesting approval of a subdivision plat within the City's Extraterritorial Jurisdiction (ETJ) following the effective date of this Agreement. In addition, the County Clerk's Office shall not allow any plat to be filed in the City's Extraterritorial Jurisdiction (ETJ) without the City's authorization.
- (2) Comments on Subdivision Plats or Engineering Plans. Upon receipt from the City of an application and subdivision plat or engineering plans [referenced in Subsection (5); Article 6], the County may prepare and send comments (if any) to the City within ten (10) days.
- (3) On-Site Sewage Facilities (OSSF). The County retains exclusive jurisdiction to administer and enforce the County's on-site sewage facility (OSSF) regulations on property in the City's Extraterritorial Jurisdiction (ETJ); provided that the County reject as incomplete any application for an on-site sewage facility (OSSF) that is not accompanied by an approved subdivision plat or a statement from the City that a subdivision plat is not required for the development of a property.
- (4) Floodplain. The County will continue to be responsible for the enforcement of floodplain within the City's Extraterritorial Jurisdiction (ETJ) in accordance with the County's Flood Damage Prevention Order; however, any plans or subdivision plats submitted to the City for review and approval shall be required to meet the City's *Standards of Design and Construction* manual.
- (5) Public Improvements. The County will continue to be responsible for accepting all public improvements that are located in the City's Extraterritorial Jurisdiction (ETJ), and that will be maintained by the County. The dedication and acceptance of any public improvements by the County shall adhere to the County's *Road Acceptance Procedures* as set forth in the County's *Subdivision Rules and Regulations* and as stipulated by Section (C)(3)(b) of Exhibit A: *Subdivision Regulations for Review of Plats in the Extraterritorial Jurisdiction (ETJ) of the City of this Agreement*.

ARTICLE 6: CITY AUTHORITY AND RESPONSIBILITIES.

The City agrees to the following:

- (1) Authority. For properties requesting approval of a subdivision plat in the City's Extraterritorial Jurisdiction (ETJ), the City shall enforce: [1] the subdivision procedures stipulated by Chapter 38, *Subdivisions*, of the City's Municipal Code of Ordinances; [2] the standards of design and construction as outline by the City's *Standards of Design and Construction Manual*; and [3] the subdivision regulations contained in Exhibit A: *Subdivision Regulations for Review of Plats in the Extraterritorial Jurisdiction (ETJ) of the City of this Agreement*.

- (2) Subdivision Regulations. The City and County agree that the subdivision regulations contained in *Exhibit A: Subdivision Regulations for Review of Plats in the Extraterritorial Jurisdiction (ETJ) of the City of this Agreement* shall be applied exclusively in the review of subdivision plats in the City's Extraterritorial Jurisdiction (ETJ). Should the City or County desire to amend the subdivision regulations contained in this Agreement, the two (2) entities will cooperate to determine if changes are necessary, and will adopt changes agreed upon by both entities through their respective governing bodies.
- (3) Subdivision Construction Plan Review. The City's Engineering Department shall be responsible for the review and approval of all subdivision construction plans (e.g. engineering and/or civil plans) in accordance with the requirements of this Agreement. All costs shall be accrued in accordance with the City's Engineering Department's standard fees. Any cost incurred through the review of the subdivision construction plans shall be the responsibility of the developer and/or property owner (i.e. the applicant).
- (4) Dedication of Right-of-Way. The City agrees to require developers to dedicate public right-of-way pursuant to the Rockwall County Thoroughfare Plan and the requirements of *Exhibit A: Subdivision Regulations for Review of Plats in the Extraterritorial Jurisdiction (ETJ) of the City of this Agreement -- in existence at the time of the effective date of this Agreement and as may be amended in the future --* subject to applicable constitutional and statutory limitations for subdivision plats. When it appears to the City that a right-of-way dedication requirement [1] may exceed an applicable constitutional or statutory requirement or [2] if there is a conflict between the Rockwall County Thoroughfare Plan and the City's Master Thoroughfare Plan, the City will notify the County of the discrepancy. The City and County will cooperate to determine the extent of the right-of-way dedication to be requested, or establish an alternative method of securing the necessary right-of-way.
- (5) Proportionality Appeals. When a proportionality appeal is requested by a developer or property owner, the City -- in consultation with the County -- will make an initial determination of proportionality in accordance with the requirements for proportionality appeals stipulated by Chapter 38, *Subdivisions*, of the City's Municipal Code of Ordinances.
- (6) Notification of Application for a Subdivision Plat or Engineering Plans. The City will notify the County upon receiving an application for the approval of a subdivision plat or engineering plans by sending a digital copy of the application and the subdivision plat or engineering plans to the County within ten (10) days of acceptance.
- (7) Approval or Denial of a Subdivision Plat or Engineering Plans. The City shall contact the County concerning the status of a subdivision plat or engineering plans no later than 15-days after the City Council acts on a subdivision plat or staff takes administrative action on engineering plans. If a subdivision plat is approved and subsequently filed by the City, then the City shall provide the County with [1] two (2) copies of the signed and filed mylars and [2] a digital file of the subdivision plat tying it to a minimum of two (2) GPS points in a County approved digital format within ten (10) working days.
- (8) Exemptions, Exceptions, or Variances to the Subdivision Regulations. If requested by a developer or property owner -- and prior to accepting an application for a subdivision plat or engineering plans --, the City shall bring any request for an exemption, exception, or variance to the standards contained in [1] the City's *Standards of Design and Construction* manual, [2] Chapter 38, *Subdivisions*, of the City's Municipal Code of Ordinances, or [3] *Exhibit A: Subdivision Regulations for Review of Plats in the Extraterritorial Jurisdiction (ETJ) of the City of this Agreement* before the City Council for review and action. If an application for a subdivision plat or engineering plans is submitted and accepted, and it is determined -- through review -- by the City's Engineering Department and/or Planning and Zoning Department that the subdivision plat will require an exception and/or a variance, then the subdivision plat shall be denied and the applicant will be required to follow the procedures outlined in this section. The denial of an application will not require the City or County to refund any application fees or costs incurred through the review of the subdivision plat.

If a developer or property owner submits a request for an exemption, exception, or variance, the City shall provide

a written recommendation to the City Council prior to the Council's review and subsequent action on the request. When reviewing requests for exceptions or variances, the City Council should take into consideration the unique or extraordinary circumstance or hardship that prevents the developer or property owner from meeting the stated requirement. When reviewing requests for exemptions, the City Council should take into consideration the *exceptions* allowed under Section 232.0015, *Exemptions to Plat Requirements*, of the Texas Local Government Code and the exemptions listed under Subsection (D), *Exemptions*, of *Exhibit A: Subdivision Regulations for Review of Plats in the Extraterritorial Jurisdiction (ETJ) of the City of this Agreement*.

- (9) *Inspections*. The *County* shall be responsible for designating a chosen third-party inspector that will be responsible for the inspection and approval over public improvements within the right-of-way and/or public easements for all construction projects subject to the terms of this *Agreement*. The third-party inspector may issue a stop-work order if the applicable construction standards are not being met, or as deemed necessary by the *City* and/or *County*. The third-party inspector shall submit *as-built* drawings and provide notice to both the *City* and the *County* when construction of all public improvements have been completed. The developer and/or property owner (*i.e. the applicant*) shall be responsible for all cost incurred by the *County's* third-party inspector. The *City* shall be responsible for collecting all costs incurred and compensating the third-party inspector on behalf of the *County*.

ARTICLE 7: GENERAL PROVISIONS.

- (1) *General Administration*. The *City* and *County* shall be responsible for designating their respective representatives to generally administer the requirements of this *Agreement*.
- (2) *Alteration, Amendment, and/or Modification*. This *Agreement* may not be altered, amended, and/or modified unless both the *City* or *County* notify the other entity in writing and both entities agree to the alteration, amendment, and/or modification.
- (3) *Notice*. All notices sent pursuant to the requirements of this *Agreement* shall be in writing and must be sent by registered or certified mail, postage prepaid, by hand delivery, or commercial delivery service. Notices sent pursuant to this *Agreement* will be sent to the following:

Rockwall County Judge's Office

Rockwall County Judge
Rockwall County Judge's Office
101 Rusk Street, Room 202
Rockwall, Texas 75087

City Manager's Office

City Manager
City of Rockwall
385 S. Goliad Street
Rockwall, Texas 75087

Note: When notices sent pursuant to this *Agreement* are mailed via registered or certified mail, notices shall be deemed effective three (3) days after deposit in a US mailbox or at a US post office.

- (4) *Severability*. If any provision of this *Agreement* is found to be invalid, illegal, or unenforceable, such invalidity, illegality, or unenforceability will not affect the remaining provisions of the *Agreement*.
- (5) *Breach*. The failure of either party to comply with the terms and conditions of this *Agreement* will constitute a breach of this *Agreement*. Either the *City* or *County* will be entitled to any and all rights and remedies allowed under the State of Texas law for any breach of this *Agreement* by the other entity.

- (6) Non-Waiver. The waiver by either the *City* or *County* of a breach of this *Agreement* will not constitute a continuing waiver of such breach or of a subsequent breach of the same or a different provision. Nothing in this *Agreement* is intended by either party to constitute a waiver of any immunity for suit or liability to which it is entitled under applicable law.
- (7) Entire Agreement. This Interlocal Cooperation Agreement constitutes the entire *Agreement* between the *City* and the *County*. No other agreement, statement, or promise relating to the subject matter of this *Agreement* and which is not contained in this *Agreement* or incorporated by reference in this *Agreement* will be valid or binding.
- (8) Terms Used in Document. As used in this *Agreement*, the terms *Interlocal Cooperation Agreement*, *Interlocal Agreement*, *Agreement*, and *Contract* are synonymous.
- (9) Non-Defined Terms. If not specifically defined in this *Agreement*, words and phrases used in this *Agreement* will have their ordinary meaning as defined by common usage.

SIGNATURES AND ATTESTS

ROCKWALL COUNTY, TEXAS

EXECUTED THIS THE 21 DAY OF APRIL, 2020.

By: 

Honorable David Sweet
Rockwall County Judge

Attest: 

Felicia Morris
Rockwall County Administrator

Date: 4/21/2020

CITY OF ROCKWALL, TEXAS

EXECUTED THIS THE 23 DAY OF APRIL, 2020.

By: 

Rick Crowley
City Manager

Attest: 

Kristy Cole
City Secretary

Date: 4/23/2020

Exhibit 'A':
*Subdivision Regulations for Review of Plats in the
Extraterritorial Jurisdiction (ETJ) of the City*

- (A) Process and Procedures. The process and procedures as outlined in Chapter 38, *Subdivisions*, of the City of Rockwall's Municipal Code of Ordinances -- *in existence at the time of the effective date of this Agreement and as may be amended in the future* -- shall apply exclusively to the review of all subdivisions plats in the City's Extraterritorial Jurisdiction (ETJ) with the exception of the items contained in Subsection (D), *Subdivision Regulations*, of Exhibit 'A' of this Agreement; however, in general, the process can be summarized as follows:
- (1) Preliminary Plat. A preliminary plat submitted to the City of Rockwall's Planning and Zoning Department shall be required for all developments proposing the subdivision of land into two (2) or more parcels unless waived by the Director of Planning and Zoning of the City of Rockwall. All requests for waivers should be submitted in writing to the Director of Planning and Zoning prior to the submittal of an application. The Director of Planning and Zoning shall have ten (10) days to respond in writing to any request for a waiver to the preliminary plat requirements.
 - (2) Engineering. Full engineering and civil plans conforming to the City's *Standards of Design and Construction* manual shall be submitted to the City of Rockwall's Engineering Department.
 - (3) Final Plat. A final plat conforming to the preliminary plat and/or engineering/civil plans shall be submitted to the City of Rockwall's Planning and Zoning Department.

Note: A checklist for preliminary and final plats is included in Exhibit 'C' of this Agreement.

- (B) Design and Construction Standards. Unless specifically addressed in Subsection (C), *Subdivision Regulations*, of Exhibit 'A' of this Agreement, the design and construction standards contained within the City's *Standards of Design and Construction* manual -- *in existence at the time of the effective date of this Agreement and as may be amended in the future* -- shall exclusively apply to the review of all improvements in the City's Extraterritorial Jurisdiction (ETJ).
- (C) Subdivision Regulations. The following standards are based on the County's subdivision regulations; the Rockwall County Thoroughfare Plan; and Chapter 232, *County Regulation of Subdivisions*, of the Texas Local Government Code.
- (1) Building Setback Requirements Adjacent to a Public Street. Building setbacks shall be indicated on all subdivision plats where any portion of a lot or tract of land is adjacent to a street. Based on the size of the adjacent roadway, the following minimum building setbacks are required:

Roadway Classification ¹	Building Setback
Freeway or Toll Road	50'
Principal Arterial (2-6 Lanes, 100'-120' of Right-of-Way)	50'
Minor Arterial (2-4 Lanes, 65'-100' of Right-of-Way)	50'
Collector (2-3 Lanes, 60'-80' of Right-of-Way)	50'
Frontage Road	50'
Residential/Local Street and All Other Public Roadways ²	25'

Notes:

¹: All classifications are listed on the Rockwall County Thoroughfare Plan.

²: Private streets shall be subject to the same minimum setback as a Residential/Local Street.

- (2) Minimum Lot Frontage on a Street. All lots or tracts of land shall be required to have frontage on an existing public or private street that is based on the size of the lot. The minimum frontage requirements are as follows:

Exhibit 'A':
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Lot Size ¹	Equation	Frontage
Lots One (1) Acre or Less ²	$X \leq 1\text{-AC}$	80'
Lots Greater Than One (1) Acre but Less Than Three (3) Acres	$1\text{-AC} < X < 3\text{-AC}$	150'
Lots Three (3) Acres or More but Less Than Five (5) Acres	$3\text{-AC} \leq X < 5\text{-AC}$	200'
Lots Five (5) Acres or More but Less Than Ten (10) Acres	$5\text{-AC} \leq X < 10\text{-AC}$	300'
Lots Ten (10) Acres or Greater	$X \geq 10\text{-AC}$	450'

Notes:

¹: On curvilinear lots, the lots size shall be measured by the cord length along a curve.

²: In cul-de-sacs the minimum lot frontage may be equal to 80-feet.

(3) Streets and Roadways.

- (a) Right-of-Way. Street and road right-of-way shall conform to the *Rockwall County Thoroughfare Plan*, which is summarized as follows:

Roadway Classification	Cross Section	Right-of-Way ^{1 & 2}
Local	Residential, Two (2) Lanes, Undivided, Roadway	60'
Collector	Rural, Two (2) Lanes, Undivided, Roadway	60'
Collector	Urban, Two (2) Lanes, Undivided, Roadway	60'
Collector	Rural, Three (3) Lanes, Undivided, Roadway	65'
Collector	Urban, Three (3) Lanes, Undivided, Roadway	80'
Minor Arterial	Rural, Two (2) Lanes, Undivided, Roadway	65'
Minor Arterial	Urban, Three (3) Lanes, Undivided, Roadway	80'
Minor Arterial	Rural, Four (4) Lanes, Undivided, Roadway	100'
Minor Arterial	Urban, Four (4) Lanes, Undivided, Roadway	100'
Minor Arterial	Rural, Four (4) Lanes, Divided, Roadway	100'
Principal Arterial	Rural, Two (2) Lanes, Divided Roadway	100'
Principal Arterial	Rural, Four (4) Lanes, Divided Roadway	100'
Principal Arterial	Urban, Four (4) Lanes, Divided Roadway	120'
Principal Arterial	Rural, Six (6) Lanes, Divided Roadway	120'
Principal Arterial	Urban, Six (6) Lanes, Divided Roadway	120'

Notes:

¹: Private streets shall be subject to the same right-of-way and classification requirements as public streets.

²: In accordance with Sec. 232.003(1) & Sec. 232.003(2) of the TLGC, a maximum of 100' of right-of-way will be required on a main artery for a subdivision and 70' for all other roads in a subdivision.

- (b) Street and Roadway Acceptance. Once a street or roadway construction project has been completed, the developer shall be responsible for notifying the City's Engineering Department and the County in writing. All conditions of the final plat must be met. Acceptance of streets and alley improvements shall be evidence of approval by the City's Engineering Department and by an instrument approved by the Rockwall County Commissioner's Court in accordance with the *Rockwall County Subdivision Rules and Regulations*.
- (4) Adequate Public Utilities/Facilities. It shall be the responsibility of the developer or applicant to ensure that all easements are of the proper width and location to serve the appropriate utility companies. In addition, the following documentation will be required for subdivision plats:
- (a) Preliminary Plats. The developer shall submit preliminary plans for the provision of adequate public utilities (i.e. water, wastewater, and drainage) necessary to serve the property. In addition, the developer shall submit the following:

Exhibit 'A':
*Subdivision Regulations for Review of Plats in the
Extraterritorial Jurisdiction (ETJ) of the City*

- (1) Water. At the time of preliminary plat, a certified letter from an approved Texas Commission on Environmental Quality (TCEQ) utility service provider stating that the proposed subdivision of land can sufficiently be served in the quality and quantity to meet minimum State of Texas standards as required by Section 16.343 of Chapter 16, *Provisions Generally Applicable to Water Development*, of the Water Code shall be submitted. The letter should also indicate that the utility provider has reviewed and approved the proposed water plans. The approximate fire flow should also be indicated in the letter. If easements are required by the utility provider they should be reflected on the preliminary plat.
- (2) Wastewater. If an on-site sewage facility (OSSF) or privately owned/organized on-site sewage disposal system are proposed, a site evaluation by a Texas Licensed Professional Engineer or Registered Septic Site Evaluator with a current site evaluator's license shall be submitted with the preliminary plat. The preliminary plat should reflect each soil evaluation point covered by the site evaluation.
- (b) Final Plats. If a preliminary plat was approved and the items referenced in Subsection (C)(4)(a) above were provided then no additional items shall be required; however, if no preliminary plat was approved then the applicant shall be required to meet the requirements of Subsection (C)(4)(a).
- (5) Certification and Dedication Language. The following certifications and dedication language will be added to all subdivision plats subject to this *Agreement*:

(a) Owner's Certification.

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS [OWNER'S NAME], BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows: [LEGAL DESCRIPTION]

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 [SUBDIVISION NAME] subdivision to the County 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 [SUBDIVISION NAME] 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;

- (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.

Exhibit 'A':
*Subdivision Regulations for Review of Plats in the
Extraterritorial Jurisdiction (ETJ) of the City*

- (3) The City and County 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 Rules and 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 required by the Interlocal Cooperation Agreement for Subdivision Regulation in the Extraterritorial Jurisdiction of a Municipality entered into by the City and County of Rockwall; or
- (7) Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements.

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the County's chosen engineer and/or County Administrator, computed on a private commercial rate basis, has been made with the County, accompanied by an agreement signed by the developer and/or owner, authorizing the City and County 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 or County 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 and County, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the County 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 Commissioner's Court of Rockwall County.

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 County; 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.

Property Owner Signature(s)

(b) Notary Certification.

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared *[PROPERTY OWNER]*, 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]* day of *[MONTH]*, *[YEAR]*.

Exhibit 'A':
*Subdivision Regulations for Review of Plats in the
Extraterritorial Jurisdiction (ETJ) of the City*

Notary Public in and for the State of Texas

My Commission Expires

(c) Surveyor's Certification.

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, *[SURVEYOR'S NAME]*, 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.

Surveyor Signature

Registered Public Surveyor No.

(d) Signature Blocks.

Planning & Zoning Commission, Chairman

Date

APPROVED:

I hereby certify that the above and foregoing plat of an addition to Rockwall County, Texas, was approved by the City Council of the City of Rockwall on the *[DAY]* day of *[MONTH], [YEAR]* in accordance with the requirements of the *Interlocal Cooperation Agreement for Subdivision Regulation in the Extraterritorial Jurisdiction (ETJ) of the City* entered into by the City of Rockwall and Rockwall County.

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]* day of *[MONTH], [YEAR]*.

Mayor, City of Rockwall

City Secretary

City Engineer

Rockwall County Judge

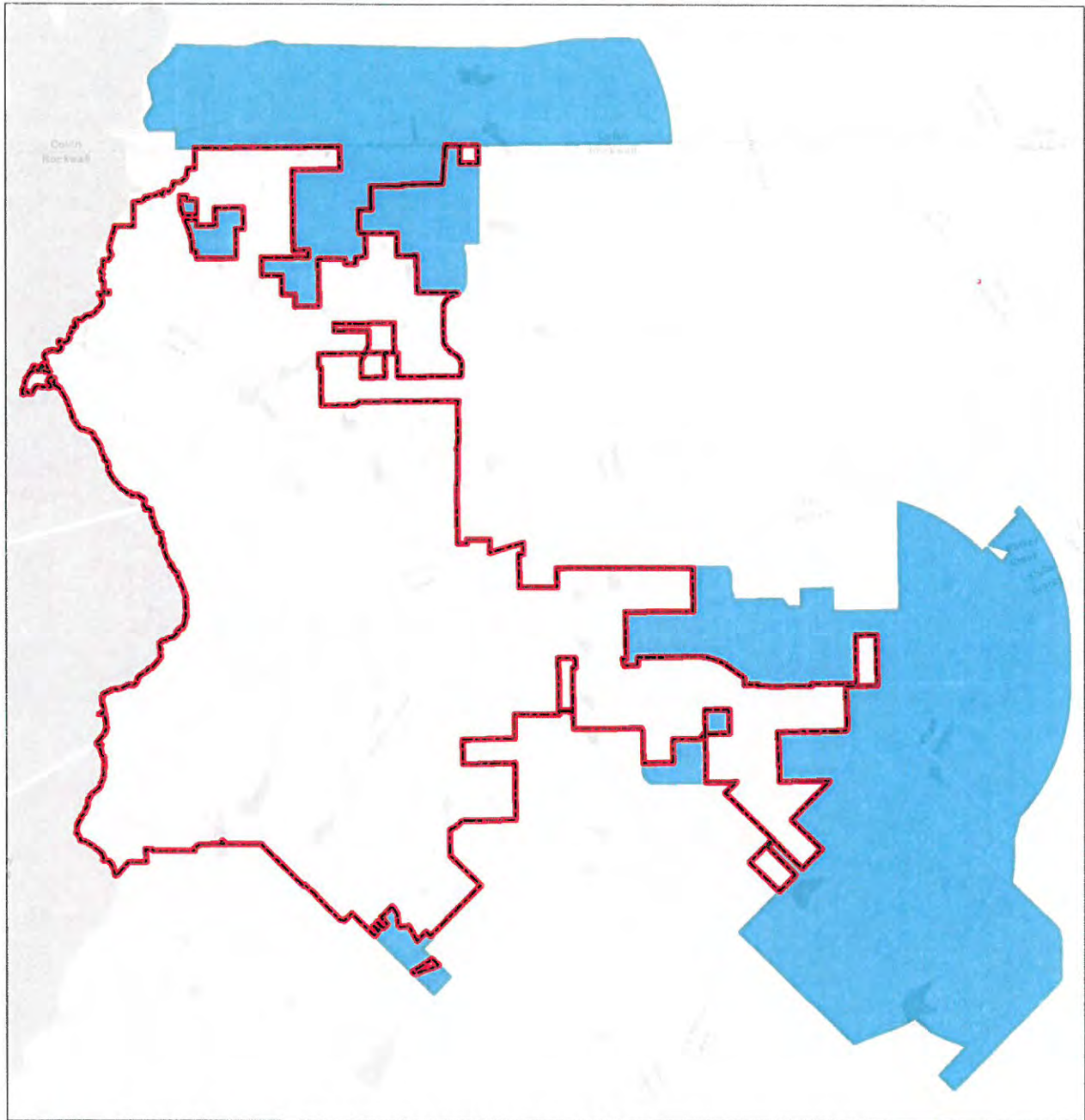
Date

- (6) Subdivision and/or Deed Restrictions. If requested by the City or County, the developer shall provide a copy of the subdivision and/or deed restrictions.

Exhibit 'A':
*Subdivision Regulations for Review of Plats in the
Extraterritorial Jurisdiction (ETJ) of the City*

- (D) Exemption Requests. An owner of a tract of land may request an exemption from the subdivision platting requirements in accordance with Section 232.0015 of the Texas Local Government Code. Exemption requests shall be submitted in writing to the Director of Planning and Zoning of the City prior to submitting a subdivision plat. The request shall indicate the reason the exemption being requested. The Director of Planning and Zoning of the City shall review the request based on the criteria below, and provide a written response to the applicant within ten (10) days of receiving the exemption request.
- (1) Administrative Exemptions. The Director of Planning and Zoning of the City may approve an exemption request for one of the following reasons; however, the request must meet the criteria listed in Subsection (2) below:
- (a) The proposed subdivision of land will result in all lots being greater than ten (10) acres in gross area.
 - (b) The proposed subdivision of land is for agricultural land uses as defined by Subsection 1(d) of Article 8, *Taxation and Revenue*, of the Texas Constitution.
 - (c) The proposed subdivision of land will subdivide a tract into two (2) or more parts and the land is owned by a political subdivision of the State of Texas.
 - (d) The proposed subdivision of land will subdivide a tract into two (2) or more parts and the land is primarily situated within a floodplain.
 - (e) The proposed subdivision of land will subdivide a tract into two (2) or more parts for the purpose of conveying the land to adjoining landowners.
 - (f) The proposed subdivision is to facilitate the sale of land to a veteran through the Veterans' Land Board program.
 - (g) The proposed subdivision of land will subdivide a tract into four (4) or fewer parts for the purpose of conveying, deeding, or otherwise transferring ownership to an individual who is related to the owner of the tract of land within the third degree by consanguinity or affinity as determined under Chapter 573, *Degrees of Relationship; Nepotism Prohibitions*, of the Texas Government Code.
 - (h) The proposed subdivision of land is a testamentary subdivision of land.
- (2) Exemption Requests Requiring Approval from the Commissioners Court. Exemption requests that are not covered under Subsection (1) above, but that meet the criteria of Subsection (2) above, may be referred to the City Council in accordance with the requirements of Section (7) of Article 6, *City Authority and Responsibilities*, of the Agreement.
- (3) Appeal to an Administrative Decision on an Exemption Request. If the Director of Planning and Zoning of the City denies a request for an exemption, the applicant may appeal the request in accordance with the procedures outlined in Section (7) of Article 6, *City Authority and Responsibilities*, of the Agreement.

Exhibit 'B':
City of Rockwall's Extraterritorial Jurisdiction (ETJ)



KEY: RED: CITY LIMITS; BLUE: EXTRATERRITORIAL JURISDICTION (ETJ)

Exhibit 'C':
Checklist for Plat Submittals

Case Type:

- ☐ Preliminary Plat
☐ Final Plat
☐ Replat

Case Number:

Reviewed By:

Review Date:

NOTES: The requirements listed below are based on the case type, which is indicated in the '[]' below the requirement description. On the checklist below a Replat would be required to meet all the same requirements as a Final Plat.

Requirements	✓ = OK	N/A	Comments
Case Number [Final Plat & Preliminary Plat]	<input type="checkbox"/>	<input type="checkbox"/>	The case number will be provided by staff and placed in the lower right-hand corner of all new submittals.
Submittal Requirements [Final Plat & Preliminary Plat]	<input type="checkbox"/>	<input type="checkbox"/>	Four (4) large (18" x 24") folded copies and one (1) PDF digital copy of each plat is required at the time of submittal. Provide accurate plat dimensions with all engineering information necessary to reproduce the plat on the ground. ENGINEERING SUBMITTAL AND APPROVAL REQUIRED PRIOR TO SUBMITTING AN APPLICATION FOR FINAL PLAT.
Engineering Information [Final Plat]	<input type="checkbox"/>	<input type="checkbox"/>	
Title Block:			
Type of Plat [Final Plat or Preliminary Plat]			
Subdivision Name (Proposed or Approved)			
Lot / Block Designation	<input type="checkbox"/>	<input type="checkbox"/>	Provide the title block information in the lower right-hand corner.
Number of Lots (Proposed)			
Total Acreage			
City, State, County			
Owner, Developer, and/or Surveyor/Engineer (Name/Address/Phone Number/Date of Preparation) [Final Plat & Preliminary Plat]	<input type="checkbox"/>	<input type="checkbox"/>	This includes the names and addresses of the sub dividers, record owner, land planner, engineer and/or surveyor. The date of plat preparation should also be put in the lower right-hand corner.
Survey Monuments/State Plane Coordinates [Final Plat]	<input type="checkbox"/>	<input type="checkbox"/>	The location of the development is required to be tied to a monument, or tie two (2) corners to state plan coordinates (NAD 83 State Plane Texas, North Central [7202], US Survey Feet). A Vicinity Map should show the boundaries of the proposed subdivision relative to the rest of the Extraterritorial Jurisdiction (ETJ).
Vicinity Map [Final Plat & Preliminary Plat]	<input type="checkbox"/>	<input type="checkbox"/>	The north point or north arrow must be facing true north (or straight up) on all plans, unless the scale of the drawings or scope of the project requires a different position.
North Point [Final Plat & Preliminary Plat]	<input type="checkbox"/>	<input type="checkbox"/>	Plats should be drawn to an Engineering Scale of 1" = 50', 1" = 100', etc...
Numeric and Graphic Scale [Final Plat & Preliminary Plat]	<input type="checkbox"/>	<input type="checkbox"/>	Indicate the subdivision boundary lines, and acreage and square footage.
Subdivision (Boundary, Acreage, and Square Footage) [Final Plat & Preliminary Plat]	<input type="checkbox"/>	<input type="checkbox"/>	Identification of each lot and block by number or letter. For each lot indicate the square footage and acreage or provide a calculation sheet. Also provide a lot count.
Lot and Block (Designation, Width, Depth and Area) [Final Plat & Preliminary Plat]	<input type="checkbox"/>	<input type="checkbox"/>	Label the building lines where adjacent to a street.
Building Setbacks [Final Plat & Preliminary Plat]	<input type="checkbox"/>	<input type="checkbox"/>	Label all existing and proposed easements relative to the site and include the type, purpose and width.
Easements [Final Plat & Preliminary Plat]	<input type="checkbox"/>	<input type="checkbox"/>	Indicate the location of the City Limits or extent of the Extraterritorial Jurisdiction (ETJ), contiguous or within the platting area.
City Limits [Final Plat & Preliminary Plat]	<input type="checkbox"/>	<input type="checkbox"/>	Indicate the locations of all existing and proposed utilities. Include the size and type of each.
Utilities [Preliminary Plat]	<input type="checkbox"/>	<input type="checkbox"/>	Provide all the proposed and platted property lines.
Property Lines [Final Plat & Preliminary Plat]	<input type="checkbox"/>	<input type="checkbox"/>	Label all proposed and existing streets with the proposed or approved names.
Streets [Final Plat & Preliminary Plat]	<input type="checkbox"/>	<input type="checkbox"/>	

Exhibit 'C':
Checklist for Plat Submittals

Right-Of-Way and Centerline [Final Plat & Preliminary Plat]	<input type="checkbox"/>	<input type="checkbox"/>	Label the right-of-way width and street centerline for each street both within and adjacent to the development.
Additional Right-Of-Way [Final Plat & Preliminary Plat]	<input type="checkbox"/>	<input type="checkbox"/>	Indicate the location and dimensions of any proposed right-of-way dedication.
Corner Clips [Final Plat & Preliminary Plat]	<input type="checkbox"/>	<input type="checkbox"/>	Indicate all existing and proposed corner clips and any subsequent dedication.
Median Openings [Preliminary Plat]	<input type="checkbox"/>	<input type="checkbox"/>	Locate and identify existing and/or proposed median openings and left turn channelization.
Topographical Contours [Preliminary Plat]	<input type="checkbox"/>	<input type="checkbox"/>	Topographical information and physical features to include contours at two (2) foot intervals.
Flood Elevations [Preliminary Plat]	<input type="checkbox"/>	<input type="checkbox"/>	Show 100-Year & 50-Year floodplain and floodway boundaries (if applicable).
Drainage Areas [Preliminary Plat]	<input type="checkbox"/>	<input type="checkbox"/>	Show all drainage areas and all proposed storm drainages areas with sizes if applicable.
Wooded Areas [Preliminary Plat]	<input type="checkbox"/>	<input type="checkbox"/>	Indicate the boundaries of all adjacent wooded areas.
Private/Public Parks and Open Space [Preliminary Plat]	<input type="checkbox"/>	<input type="checkbox"/>	Identify the dimensions, names and description of all private or public parks and open spaces, both existing and proposed.
Proposed Improvements [Preliminary Plat]	<input type="checkbox"/>	<input type="checkbox"/>	Indicate how the proposed improvements would relate to those in the surrounding area.
Water Sources [Preliminary Plat]	<input type="checkbox"/>	<input type="checkbox"/>	Indicate water sources inside the city limits or in the Extraterritorial Jurisdiction (ETJ).
Sewage Disposal [Preliminary Plat]	<input type="checkbox"/>	<input type="checkbox"/>	Indicate sewage disposal method inside the city limits or in the Extraterritorial Jurisdiction (ETJ).
Adjacent Properties [Final Plat & Preliminary Plat]	<input type="checkbox"/>	<input type="checkbox"/>	Record owners of contiguous parcels of subdivided land, names and lot patterns of contiguous subdivisions, approved Concept Plans, reference recorded subdivision plats adjoining platted land by record name and by deed record volume and page.
Dedication [Final Plat, Preliminary Plat & Master Plat]	<input type="checkbox"/>	<input type="checkbox"/>	Indicate the boundary lines, dimensions and descriptions, of spaces to be dedicated for public use of the inhabitants of the development.
Statement of Service [Preliminary Plat]	<input type="checkbox"/>	<input type="checkbox"/>	Provide a detailed statement of how the proposed subdivision will be served by water, wastewater, roadway and drainage facilities that have adequate capacity to serve the development.
Standard Plat Wording [Final Plat]	<input type="checkbox"/>	<input type="checkbox"/>	Provide the appropriate plat wording provided in the application packet that details the designation of the entity responsible for the operation and maintenance of any commonly held property and a waiver releasing the city of such responsibility, a waiver releasing the City for damages in establishment or alteration of grade.
Legal Description [Final Plat]	<input type="checkbox"/>	<input type="checkbox"/>	Place the Legal Description (Metes and Bounds Description/Field Notes) where indicated in the Owner's Certificate per this agreement.
Storm Drainage Improvements Statement [Final Plat]	<input type="checkbox"/>	<input type="checkbox"/>	Provide the appropriate statement of developer responsibility for storm drainage improvements found in the application packet.
Dedication Language [Final Plat]	<input type="checkbox"/>	<input type="checkbox"/>	Provide the instrument of dedication or adoption signed by the owners, which is provided in this agreement.
Seal/Signature [Final Plat]	<input type="checkbox"/>	<input type="checkbox"/>	Required to have the seal and signature of surveyor responsible for the surveying the development and/or the preparation of the plat.
Public Improvement Statement [Final Plat]	<input type="checkbox"/>	<input type="checkbox"/>	Proved the appropriate statement indicating that no construction will be permitted until all public improvements are accepted by the City and County as provided in this agreement.
Plat Approval Signatures [Final Plat]	<input type="checkbox"/>	<input type="checkbox"/>	Provide a space for signatures attesting approval of the plat.
Compliance with Preliminary Plat [Final Plat]	<input type="checkbox"/>	<input type="checkbox"/>	Does the plat comply with all the special requirements developed in the preliminary plat review?
Review Plans with Franchise Utility Companies [Final Plat & Preliminary Plat]	<input type="checkbox"/>	<input type="checkbox"/>	Review the proposed plans and plat with electric, gas, cable and phone companies.

Exhibit 'C':
Checklist for Plat Submittals

CITY OF ROCKWALL

ORDINANCE NO. 20-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, REPEALING *ORDINANCE NO. 19-44* AND RETIRING THE TEMPORARY MORATORIUM ON THE ACCEPTANCE AND PROCESSING OF SUBDIVISION PLAT APPLICATIONS IN THE CITY OF ROCKWALL'S EXTRATERRITORIAL JURISDICTION; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR CONFLICTS; PROVIDING FOR A SEVERABILITY CLAUSE; 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 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, 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, in accordance with the requirements and procedures of Subchapter E, *Moratorium on Property Development in Certain Circumstances*, of Chapter 212, *Municipal Regulation of Subdivisions and Property Development*, of the Texas Local Government Code the City of Rockwall City Council adopted on November 8, 2020 *Ordinance No. 19-44* establishing a temporary moratorium on the acceptance and processing of subdivision plat applications in the City's Extraterritorial Jurisdiction (ETJ) 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; and

WHEREAS, on April 23, 2020, a new Interim Interlocal Agreement was executed by the City and County and this Agreement will regulate subdivision plats in the City's ETJ until Rockwall County can finish reviewing and adopting new *Subdivision Regulations*, allowing for a more permanent agreement to be drafted;

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

SECTION 1. Repealer Clause. The approval of this ordinance shall supersede *Ordinance No. 19-44* in its entirety.

SECTION 2. Conflicts. 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 3. 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 4. *Effective Date.* In accordance with Section 3.11(3) of the City Charter, this ordinance shall take effect immediately after the first reading of the ordinance.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS
THE 18TH DAY OF MAY, 2020.**

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: May 4, 2020

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Rockwall

Central Appraisal District

April 9, 2020

CITY OF ROCKWALL
RICK CROWLEY
385 S GOLIAD
ROCKWALL, TX 75087

Dear Mr. Crowley,

A vacancy has occurred on the Rockwall Central Appraisal District Board of Directors. Per Texas Property Tax Code Sec. 6.03 (I), "each taxing unit that is entitled to vote by this section may nominate by resolution adopted by its governing body a candidate to fill the vacancy". The Tax Code further states that the taxing units "shall submit the name of its nominee to the chief appraiser within 45 days after notification from the board of directors of the existence of the vacancy". The chief appraiser shall prepare and deliver a list of the nominees within the next five days, after which the board of directors shall elect by majority vote one of the nominees to fill the vacancy.

Please contact me if you have any questions.

Sincerely,

Kevin Passons
Chief Appraiser

**CITY OF ROCKWALL
RESOLUTION NO. 20-**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, PROVIDING FOR SUBMISSION OF A NOMINEE TO THE ROCKWALL CENTRAL APPRAISAL DISTRICT (RCAD) BOARD RELATED TO FILLING THE CURRENT VACANCY ON SAID BOARD; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Rockwall was recently informed that a representative from Rockwall ISD resigned from the Board of Directors of the Rockwall Central Appraisal District (RCAD); and

WHEREAS, each taxing entity was invited to submit by resolution the name of its nominee as a replacement; and

WHEREAS, the RCAD Board of Directors is then expected to elect one of the nominees to fill the vacancy.

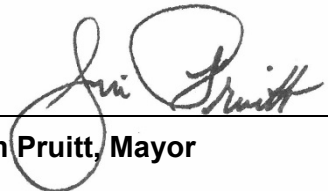
NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THAT:

Section 1. The Rockwall City Council, as a result of the Executive Session held at its regular city council meeting on the 4th day of May, 2020 hereby nominates and instructs the City Manager to send for submission to the CAD the following individual:

Section 2. This Resolution shall become effective from and after its adoption and it is so resolved.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 4th DAY OF MAY, 2020.

ATTEST:



Jim Pruitt, Mayor

Kristy Cole, City Secretary

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MEMORANDUM

TO: Honorable Mayor and City Council
FROM: Kristy Cole, City Secretary
DATE: May 1, 2020
SUBJECT: SH - 66 Boat Ramp Discussion

Mayor Pruitt and Councilman Johannesen have requested the following agenda item for Monday's city council meeting:

Discuss and consider parking concerns at SH-66 boat ramp, and take any action necessary.

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City of Rockwall
The New Horizons

Building Inspections Department Monthly Report

March 2020

Permits

Total Permits Issued: 271

Building Permits: 92

Contractor Permits: 179

Total Commercial Permit Values: \$ 15,559,915.00

Building Permits: \$15,066,650.00 Contractor Permits: \$493,265.00

Total Fees Collected: \$521,238.63

Building Permits: \$475,178.33

Contractor Permits: \$46,060.30

Board of Adjustment

Board of Adjustment Cases 0

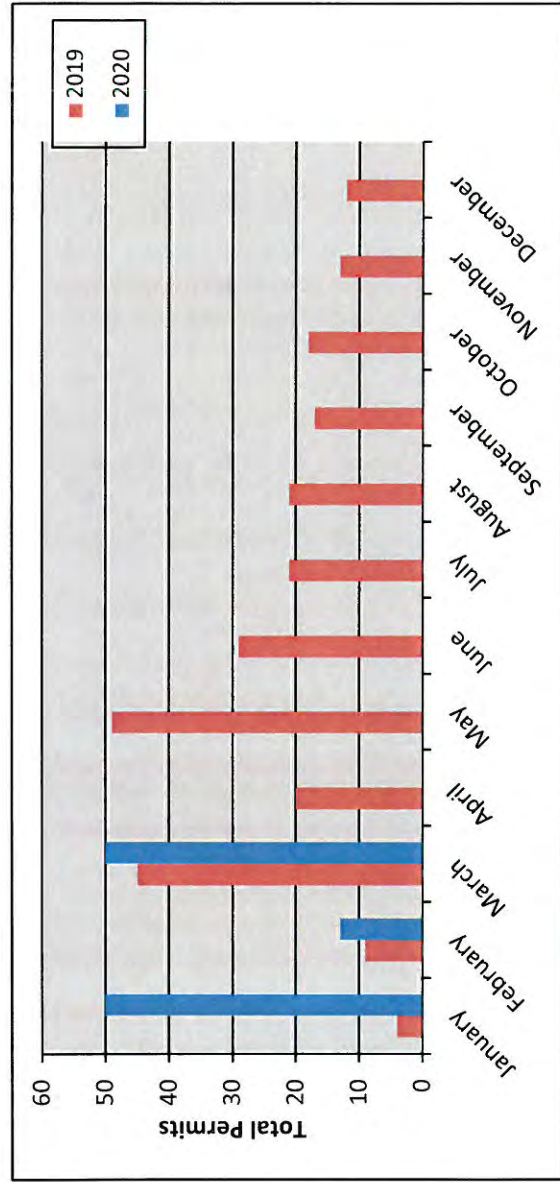
PERMITS ISSUED - Summary by Type and Subtype
For the Period 3/1/2020 thru 3/31/2020

Type / SubType	# of Permits Issued	Valuation of Work	Fees Charged
CLEAN SHOW	3	\$0.00	\$228.00
	3	\$0.00	\$228.00
CO	9	\$0.00	\$685.50
BUSINESS	9	\$0.00	\$685.50
COMM	29	\$15,514,445.00	\$220,239.07
ALTERATION	1	\$1,300.00	\$74.40
CONCRETE	1	\$5,000.00	\$122.75
CONST TRAILER	2	\$0.00	\$204.00
DEMO	3	\$57,500.00	\$150.00
ELECTRICAL	6	\$137,950.00	\$3,220.71
FENCE	1	\$80,745.00	\$125.00
INTERIOR COMP	1	\$265,000.00	\$1,929.25
IRRIGATION	3	\$28,500.00	\$26,444.60
NEW	1	\$14,500,000.00	\$184,268.57
PLUMBING	2	\$2,100.00	\$136.22
REMODEL	6	\$300,350.00	\$3,257.57
SWIM POOL	2	\$136,000.00	\$306.00
NONPROFIT SIGN	1	\$0.00	\$0.00
	1	\$0.00	\$0.00
SIGNAGE	9	\$45,470.00	\$762.00
MONUMENT	3	\$32,000.00	\$228.00
POLE	1	\$8,000.00	\$76.50
WALL	5	\$5,470.00	\$457.50
SINGLE FAMILY	215	\$0.00	\$299,101.06
ACC BLDG	6	\$0.00	\$843.12
ALTERATION	1	\$0.00	\$75.00
CONCRETE	2	\$0.00	\$162.74
DECK	5	\$0.00	\$251.00
DEMO	2	\$0.00	\$100.00
ELECTRICAL	9	\$0.00	\$3,128.78
FENCE	33	\$0.00	\$1,745.50
IRRIGATION	13	\$0.00	\$988.50
MECHANICAL	18	\$0.00	\$2,275.00
MISCELLANEOUS	1	\$0.00	\$50.00
NEW	50	\$0.00	\$281,150.02
PATIO COVER	11	\$0.00	\$1,124.00
PERGOLA	2	\$0.00	\$201.50
PLUMBING	30	\$0.00	\$2,628.50
REMODEL	5	\$0.00	\$1,853.90
RETAINING WALL	2	\$0.00	\$102.50
ROOF	10	\$0.00	\$759.00
STORM SHELTER	2	\$0.00	\$100.00
SWIM POOL	9	\$0.00	\$1,359.00
WINDOWS	4	\$0.00	\$203.00
SPECIAL EVENT	5	\$0.00	\$223.00
	5	\$0.00	\$223.00
Totals:	271	\$15,559,915.00	\$521,238.63

New Residential Permits

Calendar Year

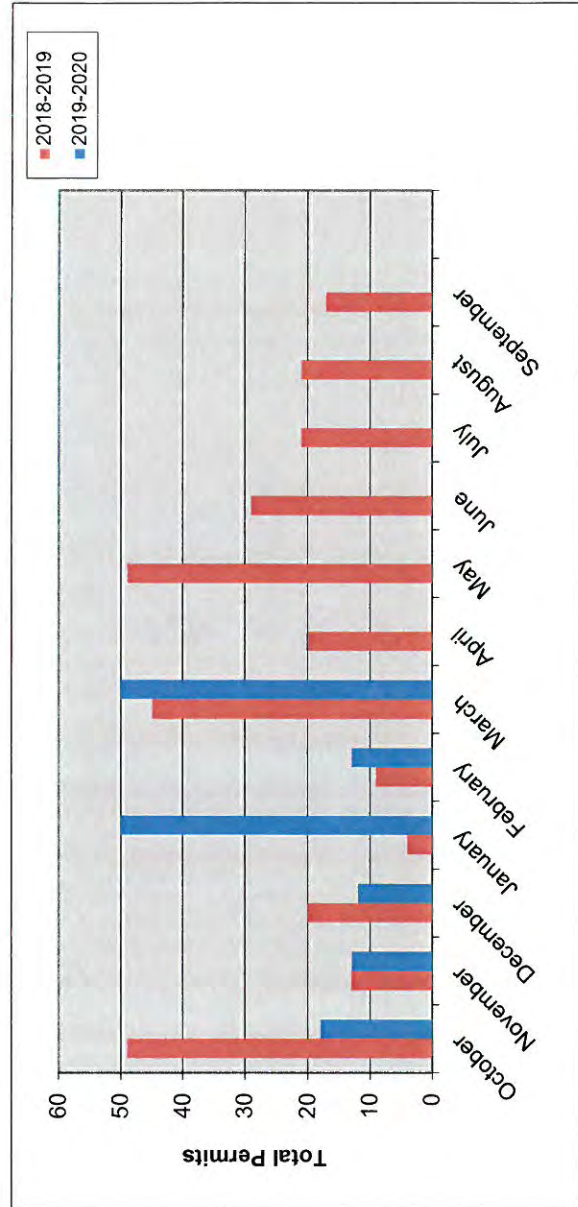
	Year	
	2019	2020
January	4	50
February	9	13
March	45	50
April	20	
May	49	
June	29	
July	21	
August	21	
September	17	
October	18	
November	13	
December	12	
Totals	258	113



New Residential Permits

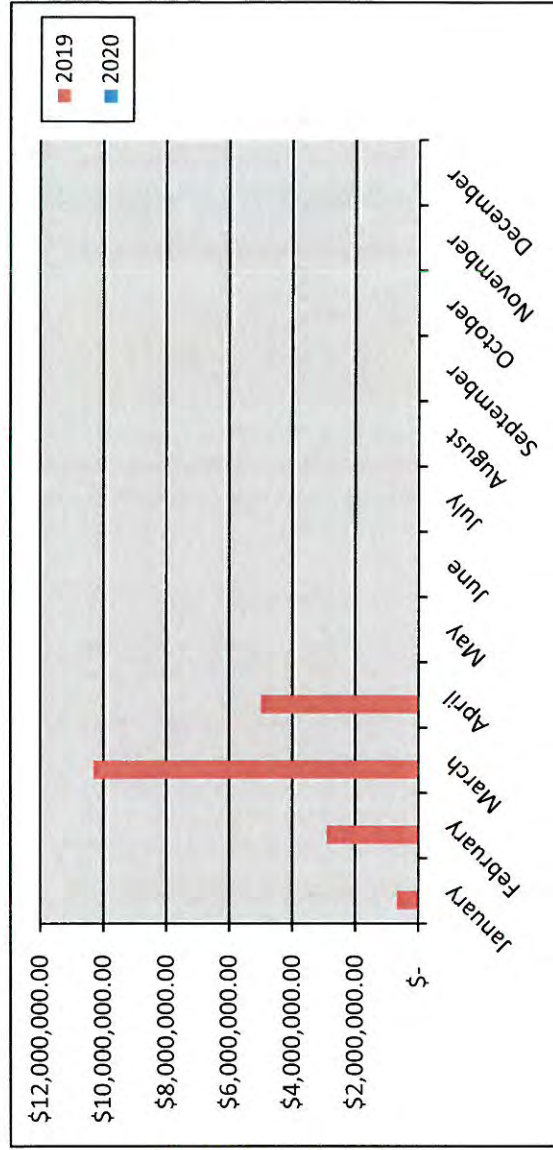
Fiscal Year

	Year	
	2018-2019	2019-2020
October	49	18
November	13	13
December	20	12
January	4	50
February	9	13
March	45	50
April	20	
May	49	
June	29	
July	21	
August	21	
September	17	
Totals	297	156



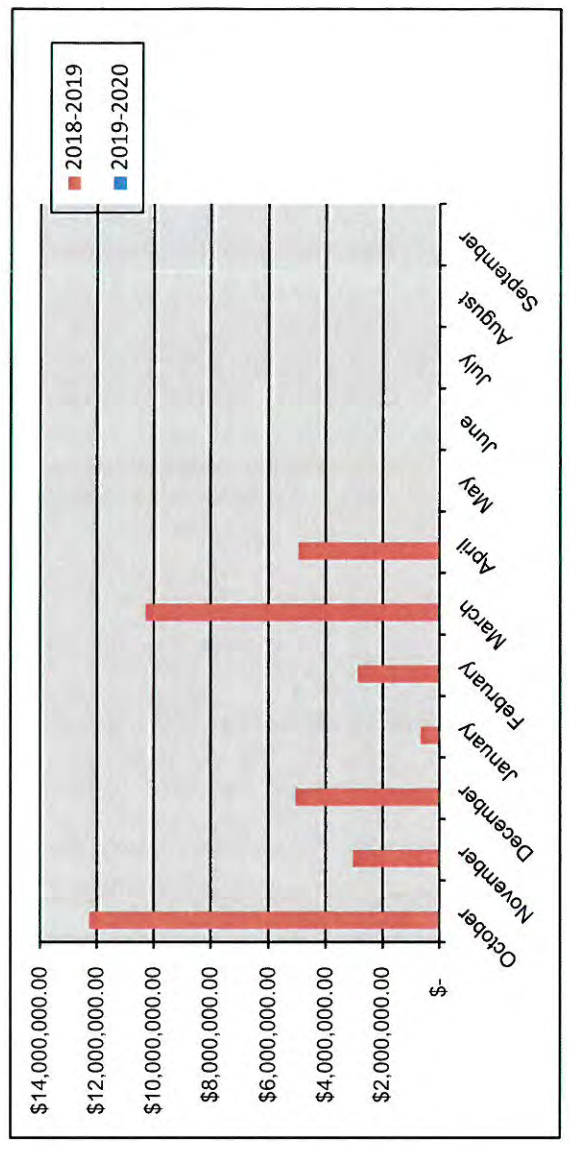
New Residential Value Calendar Year

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	\$ -



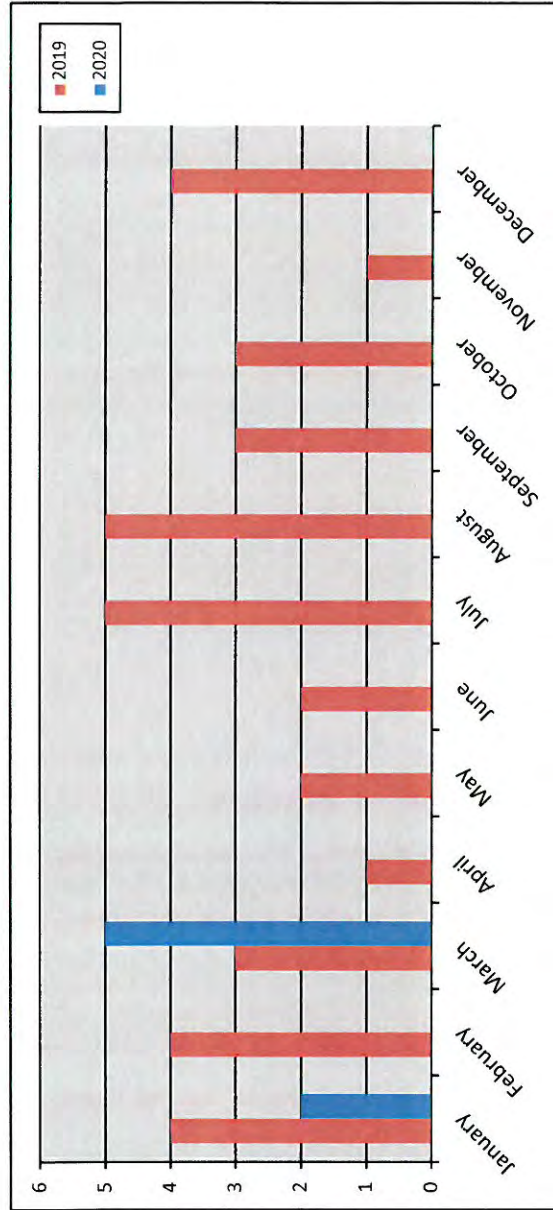
New Residential Value Fiscal Year

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	\$ -



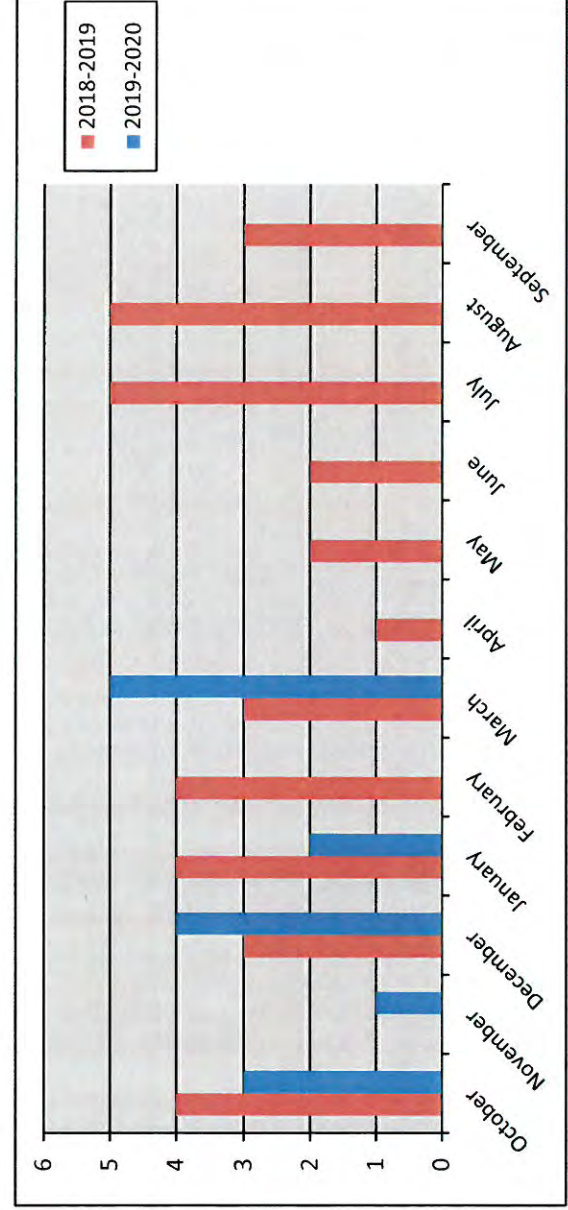
Residential Remodel Permits Calendar Year

	Year	
	2019	2020
January	4	2
February	4	0
March	3	5
April	1	
May	2	
June	2	
July	5	
August	5	
September	3	
October	3	
November	1	
December	4	
Totals	37	7



Residential Remodel Permits Fiscal Year

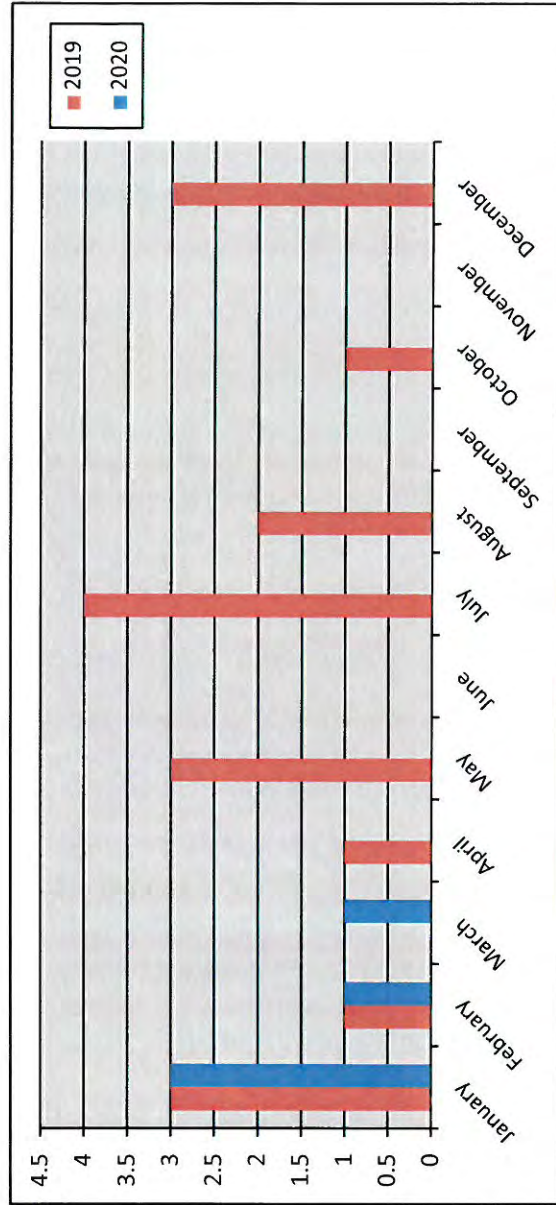
	Year	
	2018-2019	2019-2020
October	4	3
November	0	1
December	3	4
January	4	2
February	4	0
March	3	5
April	1	
May	2	
June	2	
July	5	
August	5	
September	3	
Totals	36	15



New Commercial Permits

Calendar Year

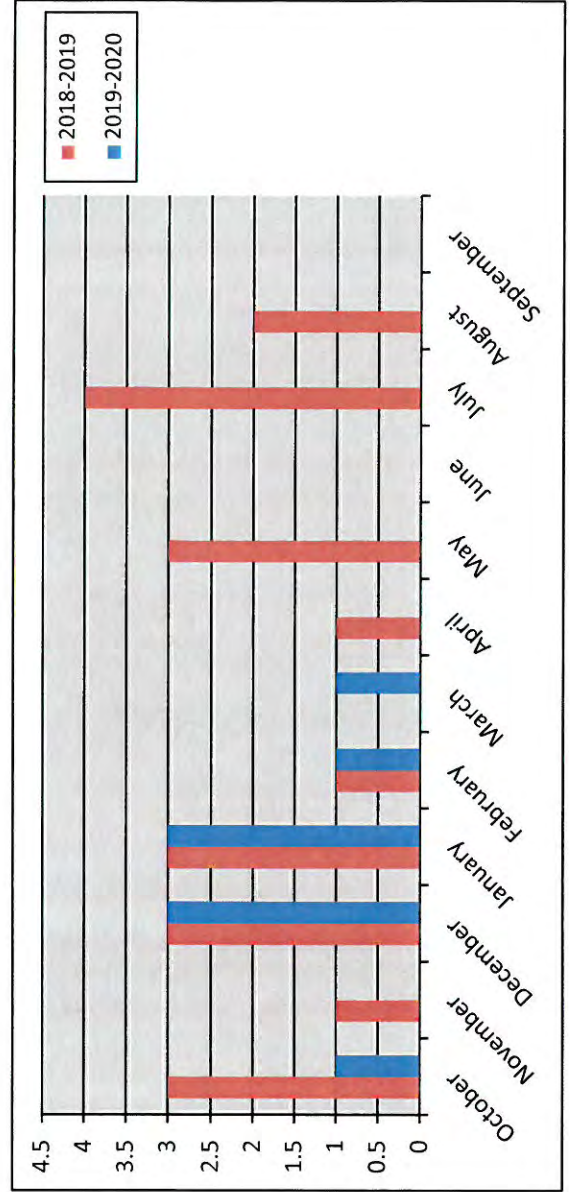
	Year	
	2019	2020
January	3	3
February	1	1
March	0	1
April	1	
May	3	
June	0	
July	4	
August	2	
September	0	
October	1	
November	0	
December	3	
Totals	18	5



New Commercial Permits

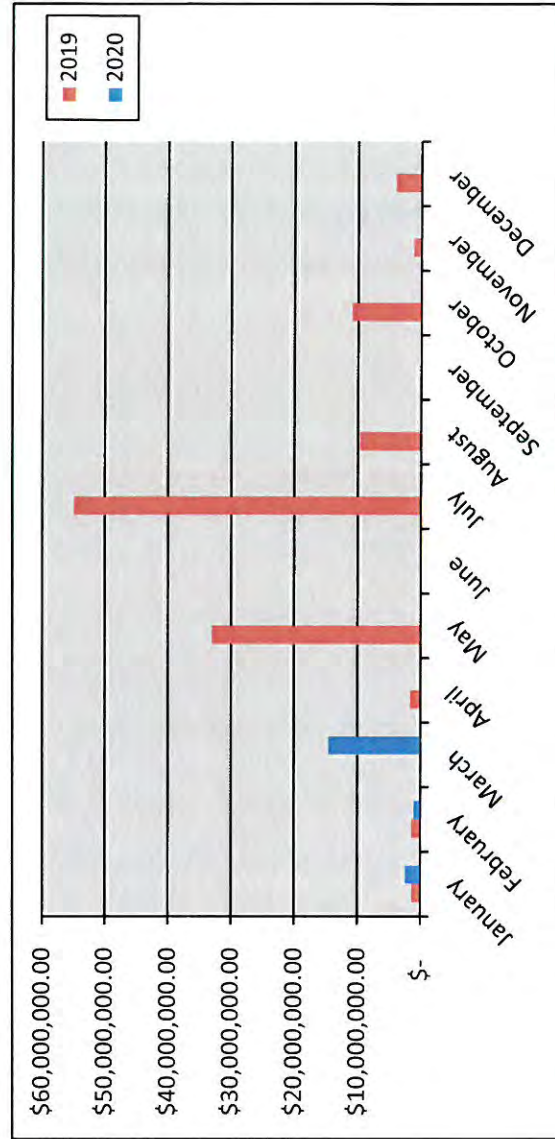
Fiscal Year

	Year	
	2018-2019	2019-2020
October	3	1
November	1	0
December	3	3
January	3	3
February	1	1
March	0	1
April	1	
May	3	
June	0	
July	4	
August	2	
September	0	
Totals	21	9



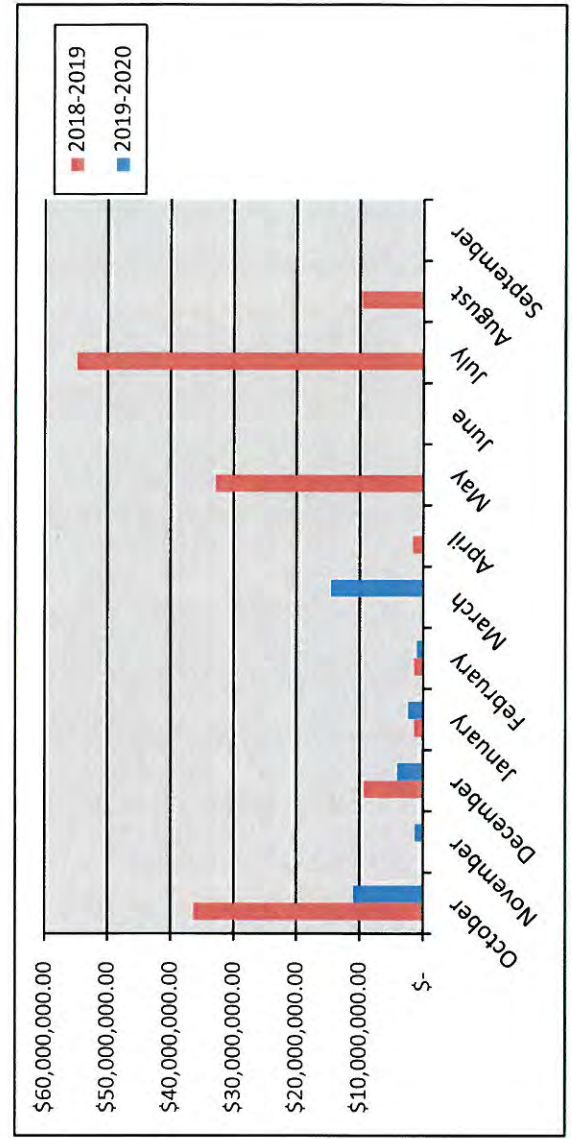
New Commercial Value Calendar Year

Year		
	2019	2020
January	\$ 1,530,000.00	\$ 2,375,000.00
February	\$ 1,500,000.00	\$ 995,000.00
March	\$ -	\$ 14,500,000.00
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	\$ 17,870,000.00



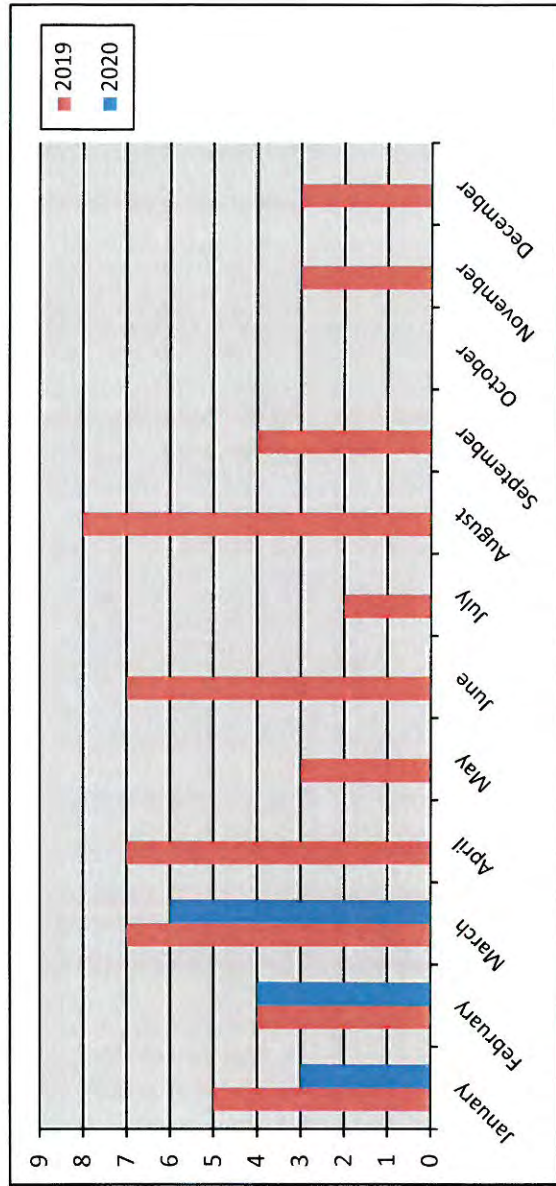
New Commercial Value Fiscal Year

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	\$ 995,000.00
March	\$ -	\$ 14,500,000.00
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	\$ 34,257,930.72



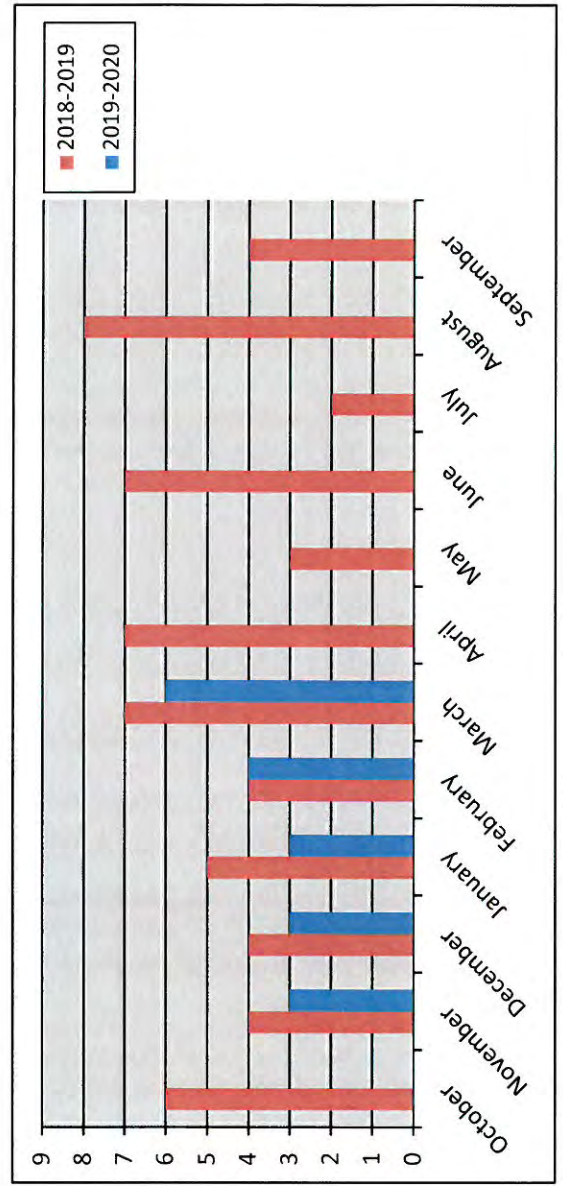
Commercial Remodel Permits Calendar Year

	Year	
	2019	2020
January	5	3
February	4	4
March	7	6
April	7	
May	3	
June	7	
July	2	
August	8	
September	4	
October	0	
November	3	
December	3	
Totals	53	13



Commercial Remodel Permits Fiscal Year

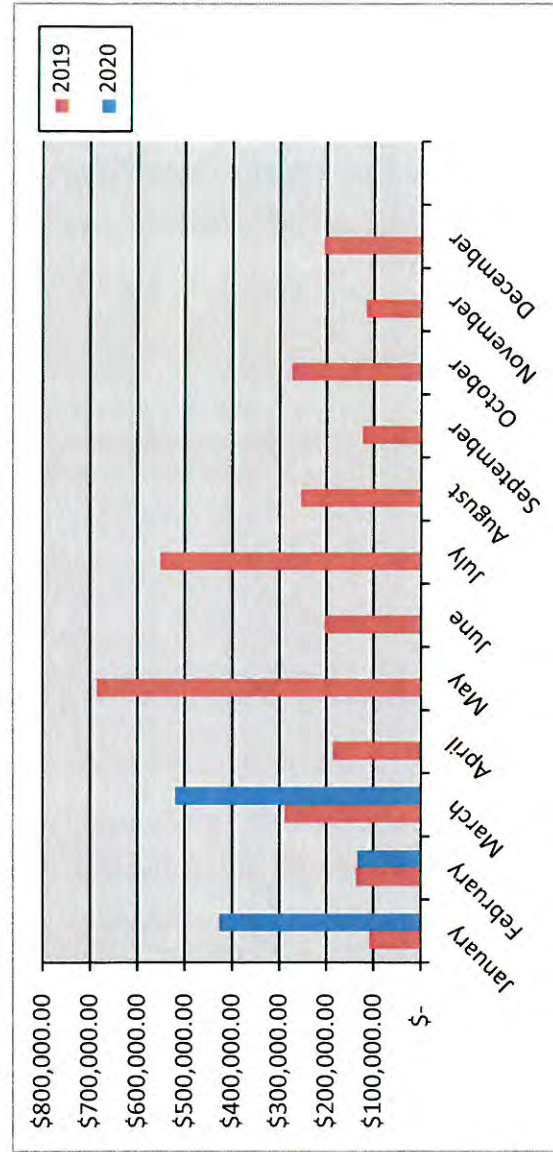
	Year	
	2018-2019	2019-2020
October	6	0
November	4	3
December	4	3
January	5	3
February	4	4
March	7	6
April	7	
May	3	
June	7	
July	2	
August	8	
September	4	
Totals	61	19



Total Fees Collected

Calendar Year

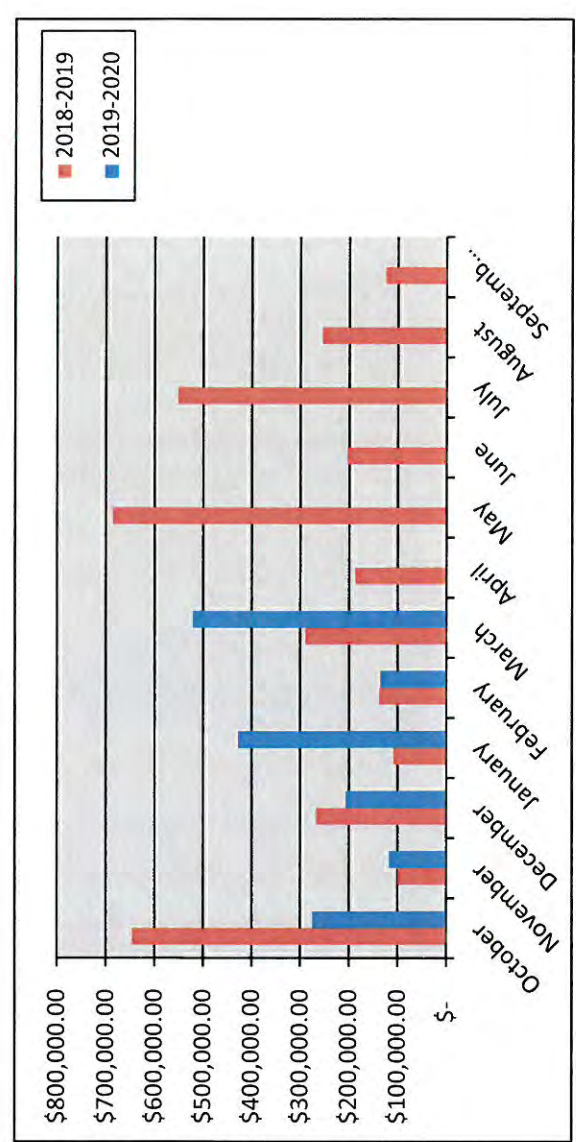
Year		
	2019	2020
January	\$ 108,325.23	\$ 427,697.11
February	\$ 137,260.79	\$ 134,061.03
March	\$ 288,576.03	\$ 521,238.63
April	\$ 186,555.47	
May	\$ 685,938.85	
June	\$ 203,335.14	
July	\$ 551,248.76	
August	\$ 254,601.49	
September	\$ 123,811.68	
October	\$ 274,121.49	
November	\$ 116,656.13	
December	\$ 205,859.61	
Totals	\$ 3,136,290.67	\$ 1,082,996.77



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	\$ 134,061.03
March	\$ 288,576.03	\$ 521,238.63
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	\$ 1,679,634.00



City of Rockwall
PERMITS ISSUED
For the Period 3/1/2020 thru 3/31/2020

Permit Number	Permit Type	Site Address	Valuation	Total Fees	Fees Paid
Application Date	Subtype	Parcel Number			
Issue Date	Status of Permit	Permit Name			
CO2019-0095	CO	1505 Airport Rd 100	0.00	76.50	76.50
09/12/2019	BUSINESS	4296-000A-0003-00-0R			
03/13/2020	Active	Jungle Quest Rockwall LLC			
Contact Type	Contact Name	Contact Address	Phone Number		
APPLICANT	T. Kyle Samford	1505 Airport Rd, Suite 100, ROCKWALL, TX 75087	(832) 906-0746		
BUS OWNER	Steven Arze, MD	929 Anna Cade Rd, Rockwall, TX 75087	(469) 834-6757		
BUSINESS	Jungle Quest Rockwall LLC	1505 Airport Rd, Suite 100, ROCKWALL, TX 75087	(469) 834-6757		
MANAGER	Kyle Samford	Facilities Manager, ,	(832) 906-0746		
OWNER	Steven Arze, MD	929 Anna Cade Rd, Rockwall, TX 75087	(469) 834-6757		
PROP OWNER	Steven Arze, MD	929 Anna Cade Rd, Rockwall, TX 75087	(469) 834-6757		
CO2020-0007	CO	1830 IH 30 East	0.00	76.50	76.50
01/27/2020	BUSINESS	0134-0000-0009-02-0R			
03/10/2020	Active	Legends Fit			
Contact Type	Contact Name	Contact Address	Phone Number		
BUS OWNER	Travis Clark	1830 IH 30 East, ROCKWALL, TX 75087	(214) 516-1693		
BUSINESS	Legends Fit	1830 IH 30 East, ROCKWALL, TX 75087	(469) 863-1024		
OWNER	Scott Self	1830 IH 30 East, Rockwall, TX 75087	(214) 803-0025		
CO2020-0010	CO	114 N San Jacinto	0.00	75.00	75.00
02/03/2020	BUSINESS	4820-000K-0003-A0-0R			
03/06/2020	Active	The Kitschy Cupboard			
Contact Type	Contact Name	Contact Address	Phone Number		
APPLICANT	Keli Philips	PO Box 1197, Rockwall, TX 75087	(469) 441-8307		
BUS OWNER	Keli Philips	PO Box 1197, Rockwall, TX 75087	(469) 441-8307		
BUSINESS	The Kitschy Cupboard	114 N. San Jacinto, Rockwall, TX 75087			
OWNER	Keli Philips	PO Box 1197, Rockwall, TX 75087	(469) 441-8307		
PROP OWNER	RUTH DIANE RUSSELL	RUTH DIANE RUSSELL- TRUSTEE, FORT WORTH, TX 76111	(443) 666-7079		
CO2020-0014	CO	2309 S Goliad St 105	0.00	76.50	76.50
02/14/2020	BUSINESS	0065-0000-0002-03-0R			
03/09/2020	Active	Carnation Nails Spa			
Contact Type	Contact Name	Contact Address	Phone Number		
APPLICANT	Nguyen Nguyen	2309 S. Goliad St, Suite 105, Rockwall, TX 75032	(504) 439-5083		
BUS OWNER	Nguyen Nguyen	2309 S. Goliad St, Suite 105, Rockwall, TX 75032	(504) 439-5083		
BUSINESS	Carnation Nails Spa	2309 S. Goliad St, Suite 105, Rockwall, TX 75032	(504) 439-5083		
OWNER	Nguyen Nguyen	2309 S. Goliad St, Suite 105, Rockwall, TX 75032	(504) 439-5083		
PROP OWNER	LEVO GROUP LLC	THIET LE, ALLEN, TX 75002			

City of Rockwall
PERMITS ISSUED
For the Period 3/1/2020 thru 3/31/2020

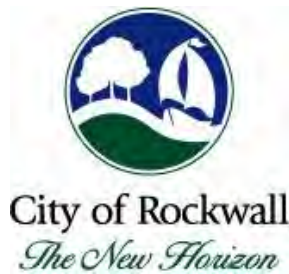
Permit Number	Permit Type	Site Address			
Application Date	Subtype	Parcel Number			
Issue Date	Status of Permit	Permit Name	Valuation	Total Fees	Fees Paid
CO2020-0016	CO	2635 Observation Trail 120	0.00	76.50	76.50
02/21/2020	BUSINESS	4816-000D-0007-00-OR			
03/06/2020	Active	Interstate Wire Co., Inc.			
Contact Type	Contact Name	Contact Address	Phone Number		
APPLICANT	Jeff Fleming	2635 Obsrvation Trail, Rockwall,	(214) 553-1311		
BUS OWNER	Jeff Fleming	2635 Obsrvation Trail, Rockwall,	(214) 553-1311		
BUSINESS	Interstate Wire Co., Inc.	2635 Obsrvation Trail, S.120, Rockwall,	(214) 864-9112		
OWNER	Jeff Fleming	2635 Obsrvation Trail, Rockwall,	(214) 553-1311		
PERMIT TECH	Chad Conyac	DB Constructors Inc. ,			
PROP OWNER	JR Fleming Investments LLC	2635 Obsrvation Trail, Rockwall,	(214) 553-1311		
CO2020-0018	CO	2635 Observation Trail 130	0.00	76.50	76.50
02/21/2020	BUSINESS	4816-000D-0007-00-OR			
03/06/2020	Active	Agave Wire, Ltd.			
Contact Type	Contact Name	Contact Address	Phone Number		
APPLICANT	Jeff Fleming	2635 Obsrvation Trail, Rockwall,	(214) 553-1311		
BUS OWNER	Jeff Fleming	2635 Obsrvation Trail, Rockwall,	(214) 553-1311		
BUSINESS	Agave Wire, Ltd.	2635 Obsrvation Trail, S. 130, Rockwall,			
OWNER	Jeff Fleming	2635 Obsrvation Trail, Rockwall,	(214) 553-1311		
PERMIT TECH	Chad Conyac	DB Constructors Inc. ,			
PROP OWNER	JR Fleming Investments LLC	2635 Obsrvation Trail, Rockwall,	(214) 553-1311		
CO2020-0022	CO	1020 W Ralph Hall Pkwy 101	0.00	75.00	75.00
02/28/2020	BUSINESS	4009-000A-0022-00-OR			
03/13/2020	Active	Women's Health Specialists of Dallas			
Contact Type	Contact Name	Contact Address	Phone Number		
BUS OWNER	Jonathan Brough	1020 W. Ralph Hall Pkwy Suite 101, Rockwall, TX 75032	(214) 363-4421		
BUSINESS	Women's Health Specialists o	1020 W Ralph Hall Pkwy Suite 101, Rockwall, TX 75032	(214) 363-4421		
INSP RPT EMAIL	Javier Silva	, ,	(972) 814-9462		
OWNER	Wagon Ranch	1717 Main St., Dallas, TX 75201	(214) 673-9418		
CO2020-0023	CO	882 W Rusk St	0.00	76.50	76.50
03/05/2020	BUSINESS	3140-0000-0000-M0-OR			
03/06/2020	Active	Fit Body Boot Camp			
Contact Type	Contact Name	Contact Address	Phone Number		
APPLICANT	Rob Grand-Lienard	2625 Discovery Blvd., Rockwall, TX 75032	(972) 880-6370		
BUS OWNER	Rob Grand-Lienard	2625 Discovery Blvd., Rockwall, TX 75032	(972) 880-6370		
BUSINESS	Fit Body Boot Camp	882 W Rusk St, ROCKWALL, TX 75087	(817) 939-7889		
OWNER	Fredrick Grace	3309 Fairmont Dr., NASHVILLE, TN 37203	(561) 459-5300		

City of Rockwall
PERMITS ISSUED
For the Period 3/1/2020 thru 3/31/2020

Permit Number	Permit Type	Site Address			
Application Date	Subtype	Parcel Number			
Issue Date	Status of Permit	Permit Name	Valuation	Total Fees	Fees Paid
CO2020-0024	CO	1109 Ridge Rd	0.00	76.50	76.50
03/05/2020	BUSINESS	3570-0484-A003-00-0R			
03/12/2020	Active	Beard Boss Barbershop			
Contact Type	Contact Name	Contact Address	Phone Number		
APPLICANT	Jose Cerda	1109 Ridge Rd, ROCKWALL, TX 75087	(469) 338-1333		
BUS OWNER	Jose Cerda	1109 Ridge Rd, ROCKWALL, TX 75087	(469) 338-1333		
OWNER	Benbrooke Ridge Partners	115 W 7th Street, Fort Worth, TX 76102	(817) 870-1316		
PERMIT TECH	Beard Boss Barbershop	1109 Ridge Rd, ROCKWALL, TX 75087	(469) 338-1333		

Total Valuation:	0.00
Total Fees:	685.50
Total Fees Paid:	685.50

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MEMORANDUM

TO: Rick Crowley, City Manager

FROM: Mary Smith, Assistant City Manager

DATE: April 30, 2020

SUBJECT: FY 2020 Budget Report

The following analysis is offered for the period ended March 31, 2020 budget report. The budget is established in broad categories with line item estimates. In each category actual expenses as a whole should be considered rather than at the line item level. At this time of year we would expect actual expenses to be approximately 50% of budgets. Those categories which exceed that threshold by any significant amount are explained below.

General Fund

- Property taxes are primarily collected in the months of December and January each fiscal year.
- Sales tax increased by 9.6% for the period ended March 31 which reflect store sales between August and January. We are anticipating the first report for sales since the pandemic began and will get those figures on May 6.
- All other revenues are reflective of typical levels this time of year.

General Fund Expenditures

- Mayor/Council Contractual – E&O coverage is paid annually in this budget
- Internal Ops Contractual – several annual contracts have been paid this quarter
- Finance Contractual – Insurance coverage for property and liability are paid annually in this budget
- Communications – annual software maintenance has been paid
- Patrol Operations – recruiting expenses are running ahead of budget but will be offset by salary savings in the vacant positions. In addition several training events have been cancelled and therefore many travel credits are pending at this time.
- CID Contractual – annual maintenance agreements have been paid
- Planning Contractual – annual GIS software maintenance has been paid
- Parks Supplies – supplies for all budgeted parks projects have been purchased and projects completed
- Harbor Contractual – Fountain basin liner project has been completed as budgeted
- Recreation Contractual – Fireworks down payment for July 4th has been made – the second installment is due at the time of the show.

Water / Sewer Revenues

- Water sales – for the period water sales were sales were up by 23.4% over the prior year due primarily to an 18.5% increase in consumption for the corresponding period.

Water / Sewer Expenditures

- All expenditures are in line for this time of year.

**CITY OF ROCKWALL
REPORT OF REVENUES
FOR THE PERIOD ENDED MARCH 31, 2020
WITH COMPARATIVE TOTAL FROM PRIOR YEAR**

GENERAL FUND

	Fiscal Year 2019			Fiscal Year 2020		
	Amended	Actual	Percentage	Amended	Actual	Percentage
00 REVENUES						
311 - PROPERTY TAXES						
4100 - CURRENT PROPERTY TAXES	12,275,000	11,805,589	96.18%	12,701,650	12,123,493	95.45%
4105 - DELINQUENT PROPERTY TAX	80,000	38,873	48.59%	80,000	91,807	114.76%
4110 - PENALTY AND INTEREST	60,000	30,701	51.17%	60,000	24,979	41.63%
311 - PROPERTY TAXES Total	12,415,000	11,875,163	95.65%	12,841,650	12,240,279	95.32%
313 - SALES TAXES						
4150 - CITY SALES TAX	17,796,350	9,070,626	50.97%	18,406,550	9,944,637	54.03%
4155 - BEVERAGE TAXES	300,000	73,906	24.64%	300,000	82,873	27.62%
4160 - SALES TAX REBATES	-	(10,362)	0.00%	-	(3,590)	0.00%
313 - SALES TAXES Total	18,096,350	9,134,170	50.48%	18,706,550	10,023,920	53.59%
315 - FRANCHISE FEES						
4201 - ELECTRIC FRANCHISE FEES	1,810,000	1,162,656	64.24%	1,960,000	796,078	40.62%
4203 - TELEPHONE FRANCHISE FEES	125,000	71,869	57.50%	120,000	65,597	54.66%
4205 - GAS FRANCHISE FEES	497,500	606,624	121.93%	620,000	502,836	81.10%
4207 - CABLE TV FRANCHISE FEE	450,000	219,366	48.75%	275,000	225,137	81.87%
4209 - GARBAGE FRANCHISE FEE	290,000	111,717	38.52%	305,000	136,273	44.68%
315 - FRANCHISE FEES Total	3,172,500	2,172,232	68.47%	3,280,000	1,725,921	52.62%
318 - FEES						
4250 - BALLFIELD RENTALS	-	2,493	0.00%	3,000	985	32.83%
4250 - PARK & RECREATION FEES	35,000	16,198	46.28%	35,000	15,350	43.86%
4251 - MUNICIPAL POOL FEES	22,000	1,660	7.55%	22,000	-	0.00%
4253 - CENTER RENTALS-7%	39,500	22,173	56.13%	39,500	13,675	34.62%
4255 - HARBOR RENTALS	10,000	-	0.00%	10,000	-	0.00%
4260 - TAX CERTIFICATE FEE	250	-	0.00%	-	-	0.00%
4270 - CODE ENFORCEMENT FEES	5,000	18,063	361.25%	10,000	26,156	261.56%
4280 - PLANNING AND ZONING FEES	65,000	31,675	48.73%	60,000	23,086	38.48%
4283 - CONSTRUCTION INSPECTION	450,000	205,918	45.76%	500,000	265,937	53.19%
4295 - FIRE-PLAN REVIEW FEES	4,500	2,650	58.89%	4,500	2,805	62.33%
318 - FEES Total	631,250	300,829	47.66%	684,000	347,994	50.88%
321 - PERMITS						
4288 - MIXED BEVERAGE PERMIT FEE	12,000	2,905	24.21%	15,000	5,610	37.40%
4300 - BUILDING PERMITS	1,000,000	568,583	56.86%	1,000,000	543,806	54.38%
4302 - FENCE PERMITS	20,000	8,525	42.63%	20,000	12,625	63.13%
4304 - ELECTRICAL PERMITS	30,000	9,168	30.56%	20,000	16,360	81.80%
4306 - PLUMBING PERMITS	50,000	23,793	47.59%	50,000	34,851	69.70%
4308 - MECHANICAL PERMITS	65,000	24,605	37.85%	55,000	13,168	23.94%
4310 - DAY CARE CENTER PERMITS	5,500	3,020	54.91%	5,500	2,140	38.91%
4312 - HEALTH PERMITS	132,000	105,508	79.93%	132,000	107,360	81.33%
4314 - SIGN PERMITS	20,000	8,875	44.38%	20,000	11,900	59.50%
4320 - MISC. PERMITS	50,000	34,689	69.38%	50,000	29,197	58.39%
321 - PERMITS Total	1,384,500	789,671	57.04%	1,367,500	777,016	56.82%

322 - MUNICIPAL COURT

4400 - COURT FINES	450,000	169,747	37.72%	350,000	176,538	50.44%
4402 - COURT FEES	115,000	35,059	30.49%	90,000	46,046	51.16%
4404 - WARRANT FEES	45,000	20,441	45.43%	40,000	21,974	54.93%
4406 - COURT DEFERRAL FEES	205,000	62,972	30.72%	195,000	76,880	39.43%
4408 - ANIMAL REGISTRATION FEE	5,000	2,850	57.00%	5,000	1,751	35.02%
4414 - ALARM FEES AND FINES	80,000	22,762	28.45%	64,000	22,436	35.06%
322 - MUNICIPAL COURT Total	900,000	313,831	34.87%	744,000	345,624	46.45%

323 - MISCELLANEOUS REVENUE

4001 - INTEREST EARNINGS	85,000	159,334	187.45%	200,000	106,956	53.48%
4007 - SALE OF SUPPLIES	500	342	68.42%	500	63	12.53%
4010 - AUCTION /SCRAP PROCEEDS	40,000	21,525	53.81%	40,000	898	2.24%
4019 - MISCELLANEOUS REVENUE	20,000	19,296	96.48%	20,000	8,840	44.20%
323 - MISCELLANEOUS REVENUE Total	145,500	200,497	137.80%	260,500	116,756	44.82%

330 - INTERGOVERNMENTAL REVENUES

4500 - GRANT PROCEEDS	-	10,528	0.00%	-	30,904	0.00%
4510 - SCHOOL PATROLS	603,750	201,259	33.33%	621,850	345,495	55.56%
4520 - COUNTY CONTRACTS	1,000	240	24.00%	1,000	640	64.00%
4530 - CITY CONTRACTS	466,150	116,531	25.00%	452,250	186,473	41.23%
330 - INTERGOVERNMENTAL REVENUES Total	1,070,900	328,558	30.68%	1,075,100	563,511	52.41%

391 - OPERATING TRANSFERS

4902 - TRANSFER IN - W/S	-	-	0.00%	200,000	200,000	100.00%
4911 - TRANSFER IN - POLICE INV	37,500	-	0.00%	13,200	13,200	100.00%
4913 - TRANSFER IN - PID	37,500	-	0.00%	-	-	0.00%
391 - OPERATING TRANSFERS Total	75,000	-	0.00%	213,200	213,200	100.00%

NON - NON-OPERATING REVENUES

4480 - TOWER LEASES	51,000	10,614	20.81%	25,000	10,577	42.31%
4680 - DEVELOPER CONTRIBUTIONS	35,500	-	0.00%	64,000	27,729	43.33%
NON - NON-OPERATING REVENUES Total	86,500	10,614	12.27%	89,000	38,306	43.04%

00 REVENUES Total	37,977,500	25,125,564	66.16%	39,261,500	26,392,528	67.22%
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874,010
0.096356

**CITY OF ROCKWALL
REPORT OF EXPENDITURES
FOR THE PERIOD ENDED MARCH 31, 2020
WITH COMPARATIVE TOTAL FROM PRIOR YEAR**

GENERAL FUND

	Fiscal Year 2019			Fiscal Year 2020		
	Amended Budget	Actual	Percentage	Amended Budget	Actual	Percentage
10 GENERAL GOVERNMENT						
01 MAYOR/COUNCIL						
10 - PERSONNEL SERVICES	24,200	12,111	50.04%	24,200	12,111	50.04%
20 - CONTRACTUAL	41,150	35,416	86.07%	38,350	33,228	86.65%
30 - SUPPLIES	900	-	0.00%	1,250	-	0.00%
40 - OPERATIONS	58,000	26,674	45.99%	58,000	27,164	46.83%
01 MAYOR/COUNCIL Total	124,250	74,201	59.72%	121,800	72,503	59.53%
05 ADMINISTRATION						
10 - PERSONNEL SERVICES	1,104,850	621,578	56.26%	1,100,300	511,236	46.46%
20 - CONTRACTUAL	813,900	406,671	49.97%	822,200	413,981	50.35%
30 - SUPPLIES	18,000	8,477	47.09%	19,500	7,879	40.41%
391 - OPERATING TRANSFERS	3,188,000	2,680,000	84.07%	2,882,700	2,882,700	100.00%
40 - OPERATIONS	74,750	39,556	52.92%	74,750	37,932	50.75%
50 - UTILITIES	5,600	2,753	49.15%	7,050	2,531	35.90%
05 ADMINISTRATION Total	5,205,100	3,759,034	72.22%	4,906,500	3,856,260	78.59%
06 ADMINISTRATIVE SERVICES						
10 - PERSONNEL SERVICES	514,550	242,901	47.21%	513,350	257,834	50.23%
20 - CONTRACTUAL	7,050	5,978	84.79%	7,050	91	1.29%
30 - SUPPLIES	3,000	507	16.88%	3,000	324	10.79%
40 - OPERATIONS	59,900	28,095	46.90%	61,900	21,791	35.20%
50 - UTILITIES	3,100	1,392	44.90%	3,500	1,088	31.09%
06 ADMINISTRATIVE SERVICES Tot	587,600	278,872	47.46%	588,800	281,127	47.75%
09 INTERNAL OPERATIONS						
10 - PERSONNEL SERVICES	1,165,650	521,243	44.72%	1,030,950	498,262	48.33%
20 - CONTRACTUAL	692,700	355,889	51.38%	758,850	506,579	66.76%
30 - SUPPLIES	97,400	44,784	45.98%	96,000	49,089	51.13%
40 - OPERATIONS	14,600	4,180	28.63%	11,900	3,926	32.99%
50 - UTILITIES	331,800	156,785	47.25%	349,400	180,178	51.57%
60 - CAPITAL	51,000	61,257	120.11%	178,700	135,649	75.91%
09 INTERNAL OPERATIONS Total	2,353,150	1,144,138	48.62%	2,425,800	1,373,684	56.63%
15 FINANCE						
11 FINANCE						
10 - PERSONNEL SERVICES	444,650	164,644	37.03%	466,500	168,042	36.02%
20 - CONTRACTUAL	315,800	195,537	61.92%	311,000	223,848	71.98%
30 - SUPPLIES	64,750	33,683	52.02%	61,250	32,010	52.26%
40 - OPERATIONS	9,000	4,393	48.81%	9,000	3,694	41.04%
50 - UTILITIES	1,250	564	45.12%	1,250	517	41.36%
11 FINANCE Total	835,450	398,821	47.74%	849,000	428,110	50.43%
15 MUNICIPAL COURT						
10 - PERSONNEL SERVICES	343,450	145,392	42.33%	352,350	165,240	46.90%
20 - CONTRACTUAL	93,900	35,026	37.30%	89,300	32,973	36.92%
30 - SUPPLIES	7,250	4,160	57.38%	7,250	1,731	23.88%
40 - OPERATIONS	5,500	1,292	23.50%	5,500	1,764	32.07%
15 MUNICIPAL COURT Total	450,100	185,871	41.30%	454,400	201,708	44.39%

20 FIRE**25 OPERATIONS**

10 - PERSONNEL SERVICES	3,826,800	1,619,225	42.31%	4,551,600	1,860,353	40.87%
20 - CONTRACTUAL	249,700	152,789	61.19%	248,950	76,897	30.89%
30 - SUPPLIES	121,800	47,089	38.66%	111,650	44,648	39.99%
40 - OPERATIONS	63,700	17,597	27.62%	51,900	20,241	39.00%
50 - UTILITIES	2,800	1,706	60.93%	4,300	1,650	38.37%
60 - CAPITAL	70,900	70,888	99.98%	-	-	0.00%
25 OPERATIONS Total	4,335,700	1,909,294	44.04%	4,968,400	2,003,789	40.33%

29 FIRE MARSHAL

10 - PERSONNEL SERVICES	507,200	236,891	46.71%	549,150	255,373	46.50%
20 - CONTRACTUAL	16,500	20,327	123.19%	24,150	12,082	50.03%
30 - SUPPLIES	75,300	28,823	38.28%	57,500	18,163	31.59%
40 - OPERATIONS	23,000	3,789	16.48%	23,000	13,101	56.96%
50 - UTILITIES	5,000	2,256	45.12%	5,000	2,068	41.36%
60 - CAPITAL	13,500	13,421	99.41%	15,450	15,411	99.75%
29 FIRE MARSHAL Total	640,500	305,508	47.70%	674,250	316,199	46.90%

30 POLICE**31 POLICE ADMINISTRATION**

10 - PERSONNEL SERVICES	1,111,650	552,245	49.68%	1,164,350	654,049	56.17%
20 - CONTRACTUAL	59,000	39,197	66.44%	57,000	42,270	74.16%
30 - SUPPLIES	17,600	8,016	45.54%	19,500	7,713	39.55%
40 - OPERATIONS	32,150	15,461	48.09%	39,150	16,684	42.62%
50 - UTILITIES	8,600	3,642	42.35%	9,000	3,847	42.75%
60 - CAPITAL	35,000	34,554	98.73%	-	-	0.00%
31 POLICE ADMINISTRATION Total	1,264,000	653,115	51.67%	1,289,000	724,563	56.21%

32 COMMUNICATIONS

10 - PERSONNEL SERVICES	959,650	455,845	47.50%	1,058,550	451,413	42.64%
20 - CONTRACTUAL	265,000	211,852	79.94%	231,650	217,054	93.70%
30 - SUPPLIES	5,950	821	13.80%	5,950	3,026	50.86%
40 - OPERATIONS	11,550	3,293	28.51%	11,550	1,623	14.05%
50 - UTILITIES	3,700	564	15.24%	3,700	1,551	41.92%
32 COMMUNICATIONS Total	1,245,850	672,376	53.97%	1,311,400	674,666	51.45%

33 PATROL

10 - PERSONNEL SERVICES	5,211,750	2,312,283	44.37%	5,120,650	2,327,090	45.45%
20 - CONTRACTUAL	77,800	70,185	90.21%	102,800	75,266	73.22%
30 - SUPPLIES	316,600	169,462	53.53%	295,800	144,406	48.82%
40 - OPERATIONS	36,800	24,092	65.47%	36,800	18,482	50.22%
50 - UTILITIES	10,000	3,450	34.50%	10,000	4,320	43.20%
60 - CAPITAL	293,000	279,263	95.31%	546,650	518,436	94.84%
33 PATROL Total	5,945,950	2,858,735	48.08%	6,112,700	3,088,001	50.52%

34 CRIMINAL INVESTIGATIONS

10 - PERSONNEL SERVICES	1,268,250	554,471	43.72%	1,533,150	764,102	49.84%
20 - CONTRACTUAL	36,700	16,033	43.69%	49,700	40,662	81.81%
30 - SUPPLIES	53,350	22,493	42.16%	46,800	16,902	36.11%
40 - OPERATIONS	13,700	3,598	26.26%	13,700	3,465	25.29%
50 - UTILITIES	15,050	5,807	38.58%	17,050	6,618	38.82%
60 - CAPITAL	84,500	73,622	87.13%	62,000	53,196	85.80%
34 CRIMINAL INVESTIGATIONS Total	1,471,550	676,023	45.94%	1,722,400	884,945	51.38%

35 COMMUNITY SERVICES

10 - PERSONNEL SERVICES	1,318,350	554,735	42.08%	1,384,150	628,493	45.41%
20 - CONTRACTUAL	33,150	22,197	66.96%	37,150	16,572	44.61%
30 - SUPPLIES	79,550	27,369	34.41%	75,550	30,315	40.13%
40 - OPERATIONS	9,900	1,208	12.20%	9,900	1,833	18.51%
50 - UTILITIES	4,900	1,128	23.02%	4,900	1,019	20.80%
35 COMMUNITY SERVICES Total	1,445,850	606,637	41.96%	1,511,650	678,232	44.87%

36 WARRANTS

10 - PERSONNEL SERVICES	254,700	118,321	46.46%	238,150	101,574	42.65%
20 - CONTRACTUAL	2,600	450	17.31%	2,600	450	17.31%
30 - SUPPLIES	2,700	1,072	39.71%	2,700	1,395	51.67%
50 - UTILITIES	900	259	28.73%	900	312	34.71%
36 WARRANTS Total	260,900	120,102	46.03%	244,350	103,731	42.45%

37 POLICE RECORDS

10 - PERSONNEL SERVICES	450,350	213,613	47.43%	472,500	227,664	48.18%
20 - CONTRACTUAL	7,350	1,650	22.45%	7,150	2,426	33.92%
30 - SUPPLIES	1,450	1,042	71.84%	1,950	975	49.99%
40 - OPERATIONS	7,600	6,167	81.14%	12,600	5,289	41.98%
50 - UTILITIES	3,400	1,692	49.76%	4,200	1,551	36.93%
37 POLICE RECORDS Total	470,150	224,163	47.68%	498,400	237,905	47.73%

40 COMMUNITY DEVELOPMENT**41 PLANNING**

10 - PERSONNEL SERVICES	756,800	321,973	42.54%	724,300	308,139	42.54%
20 - CONTRACTUAL	121,600	44,140	36.30%	70,800	59,222	83.65%
30 - SUPPLIES	4,400	3,600	81.81%	4,400	945	21.48%
40 - OPERATIONS	23,550	11,269	47.85%	31,950	11,191	35.03%
50 - UTILITIES	1,350	564	41.78%	1,300	517	39.77%
60 - CAPITAL	202,500	-	0.00%	-	-	0.00%
41 PLANNING Total	1,110,200	381,546	34.37%	832,750	380,014	45.63%

42 NEIGHBORHOOD IMPROVEMENTS

10 - PERSONNEL SERVICES	342,800	135,242	39.45%	354,150	165,480	46.73%
20 - CONTRACTUAL	159,750	48,012	30.05%	161,650	47,128	29.15%
30 - SUPPLIES	20,050	6,211	30.98%	18,900	4,591	24.29%
40 - OPERATIONS	9,650	2,935	30.41%	9,650	2,444	25.33%
50 - UTILITIES	2,950	1,567	53.13%	4,100	1,595	38.90%
60 - CAPITAL	50,450	47,926	95.00%	-	-	0.00%
42 NEIGHBORHOOD IMPROVEMENTS Total	585,650	241,892	41.30%	548,450	221,238	40.34%

43 BUILDING INSPECTIONS

10 - PERSONNEL SERVICES	651,800	301,036	46.19%	666,250	313,052	46.99%
20 - CONTRACTUAL	74,900	2,144	2.86%	104,500	2,756	2.64%
30 - SUPPLIES	13,600	3,711	27.29%	13,000	3,884	29.88%
40 - OPERATIONS	9,750	3,346	34.32%	9,750	2,946	30.22%
50 - UTILITIES	4,600	2,350	51.09%	6,400	2,339	36.54%
60 - CAPITAL	53,450	47,526	88.92%	28,200	24,637	87.36%
43 BUILDING INSPECTIONS Total	808,100	360,114	44.56%	828,100	349,614	42.22%

45 PARKS AND RECREATION

45 PARKS						
10 - PERSONNEL SERVICES	1,070,550	506,055	47.27%	1,349,800	577,737	42.80%
20 - CONTRACTUAL	669,000	160,436	23.98%	695,200	239,828	34.50%
30 - SUPPLIES	438,750	320,625	73.08%	462,850	260,039	56.18%
40 - OPERATIONS	15,750	12,403	78.75%	17,250	9,072	52.59%
50 - UTILITIES	330,900	102,955	31.11%	342,500	122,328	35.72%
60 - CAPITAL	219,150	206,255	94.12%	238,050	93,932	39.46%
45 PARKS Total	2,744,100	1,308,728	47.69%	3,105,650	1,302,935	41.95%
46 HARBOR O & M						
10 - PERSONNEL SERVICES	122,550	45,408	37.05%	96,950	49,451	51.01%
20 - CONTRACTUAL	169,300	110,289	65.14%	381,300	245,018	64.26%
30 - SUPPLIES	78,000	37,043	47.49%	94,500	28,088	29.72%
40 - OPERATIONS	4,550	-	0.00%	4,550	150	3.30%
50 - UTILITIES	149,700	35,549	23.75%	150,600	45,891	30.47%
46 HARBOR O & M Total	524,100	228,289	43.56%	727,900	368,598	50.64%
47 RECREATION						
10 - PERSONNEL SERVICES	715,050	289,171	40.44%	760,450	258,348	33.97%
20 - CONTRACTUAL	41,550	14,992	36.08%	41,550	12,947	31.16%
30 - SUPPLIES	61,650	27,419	44.47%	66,250	19,675	29.70%
40 - OPERATIONS	76,700	39,785	51.87%	77,700	42,204	54.32%
50 - UTILITIES	77,700	25,647	33.01%	79,000	33,861	42.86%
60 - CAPITAL	33,700	30,520	90.56%	-	-	0.00%
47 RECREATION Total	1,006,350	427,534	42.48%	1,024,950	367,035	35.81%
48 ANIMAL SERVICES						
10 - PERSONNEL SERVICES	195,050	99,429	50.98%	207,050	107,429	51.89%
20 - CONTRACTUAL	425,500	222,848	52.37%	426,500	220,859	51.78%
30 - SUPPLIES	14,400	3,996	27.75%	15,250	3,394	22.25%
40 - OPERATIONS	3,750	50	1.33%	3,750	1,857	49.52%
50 - UTILITIES	3,800	2,071	54.51%	7,500	1,757	23.43%
60 - CAPITAL	56,150	56,546	100.71%	-	-	0.00%
48 ANIMAL SERVICES Total	698,650	384,940	55.10%	660,050	335,295	50.80%
50 PUBLIC WORKS						
53 ENGINEERING						
10 - PERSONNEL SERVICES	827,900	378,777	45.75%	855,100	397,754	46.52%
20 - CONTRACTUAL	285,200	29,832	10.46%	231,400	44,718	19.32%
30 - SUPPLIES	19,850	8,304	41.83%	21,850	8,047	36.83%
40 - OPERATIONS	23,700	4,614	19.47%	23,700	12,273	51.78%
50 - UTILITIES	10,050	3,909	38.90%	12,500	3,673	29.39%
60 - CAPITAL	-	-	0.00%	57,000	54,105	0.00%
53 ENGINEERING Total	1,166,700	425,436	36.46%	1,201,550	520,570	43.32%
59 STREETS						
10 - PERSONNEL SERVICES	771,600	344,751	44.68%	785,700	421,476	53.64%
20 - CONTRACTUAL	270,750	80,404	29.70%	284,550	81,215	28.54%
30 - SUPPLIES	2,760,550	2,148,421	77.83%	2,348,500	707,098	30.11%
40 - OPERATIONS	11,500	1,364	11.86%	11,500	3,728	32.41%
50 - UTILITIES	522,700	171,453	32.80%	487,300	214,532	44.02%
60 - CAPITAL	87,800	85,138	96.97%	240,650	190,462	79.14%
59 STREETS Total	4,424,900	2,831,531	63.99%	4,158,200	1,618,511	38.92%
Grand Total	35,369,150	18,547,604	52.44%	35,798,050	18,385,442	51.36%

**CITY OF ROCKWALL
REPORT OF REVENUES
FOR THE PERIOD ENDED MARCH 31, 2020
WITH COMPARATIVE TOTAL FROM PRIOR YEAR**

WATER & SEWER

	Fiscal Year 2019			Fiscal Year 2020		
	Amended Budget	Actual	Percentage	Amended Budget	Actual	Percentage
00 REVENUES						
323 - MISCELLANEOUS REVENUE						
4001 - INTEREST EARNINGS	85,000	101,651	119.59%	150,000	68,061	45.37%
4010 - AUCTION /SCRAP PROCEEDS	15,000	3,352	22.35%	15,000	6,028	40.18%
4019 - MISCELLANEOUS REVENUE	15,000	(5,751)	-38.34%	15,000	61,435	409.57%
323 - MISCELLANEOUS REVENUE Total	115,000	99,252	86.31%	180,000	135,524	75.29%
340 - UTILITY SALES						
4601 - RETAIL WATER SALES	16,390,000	5,370,478	32.77%	15,795,000	6,629,195	41.97%
4603 - SEWER CHARGES	8,400,000	3,822,024	45.50%	9,097,000	4,628,462	50.88%
4605 - PRETREATMENT CHARGES	53,000	23,200	43.77%	83,150	30,933	37.20%
4609 - HOUSE HAZARDOUS WASTE FEE	125,000	60,524	48.42%	125,000	64,000	51.20%
4610 - PENALTIES	250,000	160,529	64.21%	250,000	178,942	71.58%
4611 - PORTABLE METER WATER SALES	100,000	62,834	62.83%	150,000	78,139	52.09%
340 - UTILITY SALES Total	25,318,000	9,499,590	37.52%	25,500,150	11,609,671	45.53%
CONT - TOTAL CONTRACT SALES						
4622 - RCH WATER CORP-WATER SALE	1,300,000	352,799	27.14%	1,425,000	599,872	42.10%
4632 - BLACKLAND-WATER SALES	903,000	259,155	28.70%	885,000	340,810	38.51%
4640 - MCLENDON CHISHOLM SEWER CHARG	15,000	70,203	468.02%	225,000	60,529	26.90%
4650 - CITY OF HEATH-WATER SALES	1,830,000	1,088,317	59.47%	1,960,900	998,781	50.93%
TOTAL CONTRACT SALES Total	4,048,000	1,770,474	43.74%	4,495,900	1,999,992	44.48%
NON - NON-OPERATING REVENUES						
4480 - TOWER LEASES	200,000	126,053	63.03%	225,000	125,562	55.81%
4670 - WATER IMPACT FEES	700,000	314,674	44.95%	700,000	432,213	61.74%
4672 - SEWER IMPACT FEES	450,000	218,745	48.61%	450,000	331,256	73.61%
4676 - WATER PRO RATA	-	7,502	0.00%	-	-	0.00%
4678 - SEWER PRO RATA	-	426	0.00%	-	1,192	0.00%
NON-OPERATING REVENUES Total	1,350,000	667,399	49.44%	1,375,000	890,222	64.74%
OTHE - TOTAL OTHER RECEIPTS						
4660 - WATER TAPS	120,000	71,402	59.50%	120,000	62,879	52.40%
4662 - SEWER TAPS	30,000	14,937	49.79%	30,000	7,700	25.67%
4665 - METER RENTAL FEES	22,000	28,598	129.99%	22,000	27,400	124.55%
OTHER RECEIPTS Total	172,000	114,937	66.82%	172,000	97,979	56.96%
00 REVENUES Total	31,003,000	12,151,652	39.20%	31,723,050	14,733,388	46.44%

**CITY OF ROCKWALL
REPORT OF EXPENDITURES
FOR THE PERIOD ENDED MARCH 31, 2020
WITH COMPARATIVE TOTAL FROM PRIOR YEAR**

WATER & SEWER FUND

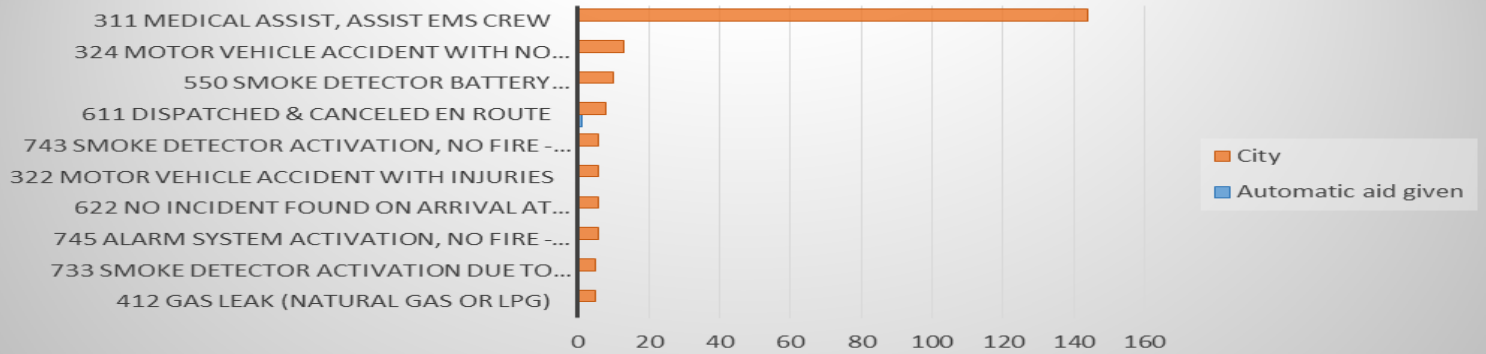
	Fiscal Year 2019			Fiscal Year 2020		
	Amended Budget	Actual	Percentage	Amended Budget	Actual	Percentage
10 GENERAL GOVERNMENT						
05 ADMINISTRATION						
391 - OPERATING TRANSFERS	1,023,100	955,000	93.34%	1,134,150	1,134,150	100.00%
05 ADMINISTRATION Total	1,023,100	955,000	93.34%	1,134,150	1,134,150	100.00%
60 UTILITY SERVICES						
61 BILLING SERVICES						
10 - PERSONNEL SERVICES	473,750	251,979	53.19%	474,450	223,972	47.21%
20 - CONTRACTUAL	493,200	256,609	52.03%	492,700	220,524	44.76%
30 - SUPPLIES	90,800	47,962	52.82%	90,800	45,428	50.03%
40 - OPERATIONS	154,300	2,844	1.84%	205,900	73,981	35.93%
61 BILLING SERVICES Total	1,212,050	559,394	46.15%	1,263,850	563,905	44.62%
62 DEBT SERVICE						
70 - DEBT SERVICE	5,119,850	849,920	16.60%	5,100,450	797,041	15.63%
62 DEBT SERVICE Total	5,119,850	849,920	16.60%	5,100,450	797,041	15.63%
63 WATER OPERATIONS						
10 - PERSONNEL SERVICES	967,900	469,401	48.50%	1,129,100	489,531	43.36%
20 - CONTRACTUAL	11,837,650	6,886,140	58.17%	12,474,800	6,608,413	52.97%
30 - SUPPLIES	457,200	335,983	73.49%	617,900	272,741	44.14%
40 - OPERATIONS	15,900	6,559	41.25%	16,400	8,315	50.70%
50 - UTILITIES	280,550	93,195	33.22%	268,000	118,105	44.07%
60 - CAPITAL	30,000	21,345	71.15%	652,000	598,997	91.87%
63 WATER OPERATIONS Total	13,589,200	7,812,623	57.49%	15,158,200	8,096,102	53.41%
67 SEWER OPERATIONS						
10 - PERSONNEL SERVICES	1,016,650	443,360	43.61%	975,500	516,057	52.90%
20 - CONTRACTUAL	7,100,500	3,808,336	53.63%	7,341,550	3,712,764	50.57%
30 - SUPPLIES	218,000	80,084	36.74%	215,650	62,525	28.99%
40 - OPERATIONS	14,650	4,488	30.63%	14,450	7,530	52.11%
50 - UTILITIES	106,400	32,562	30.60%	103,500	70,819	68.42%
60 - CAPITAL	246,100	234,715	95.37%	682,450	495,945	72.67%
67 SEWER OPERATIONS Total	8,702,300	4,603,545	52.90%	9,333,100	4,865,640	52.13%
Grand Total	29,646,500	14,780,481	49.86%	31,989,750	15,456,838	48.32%

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March Monthly Report 2020

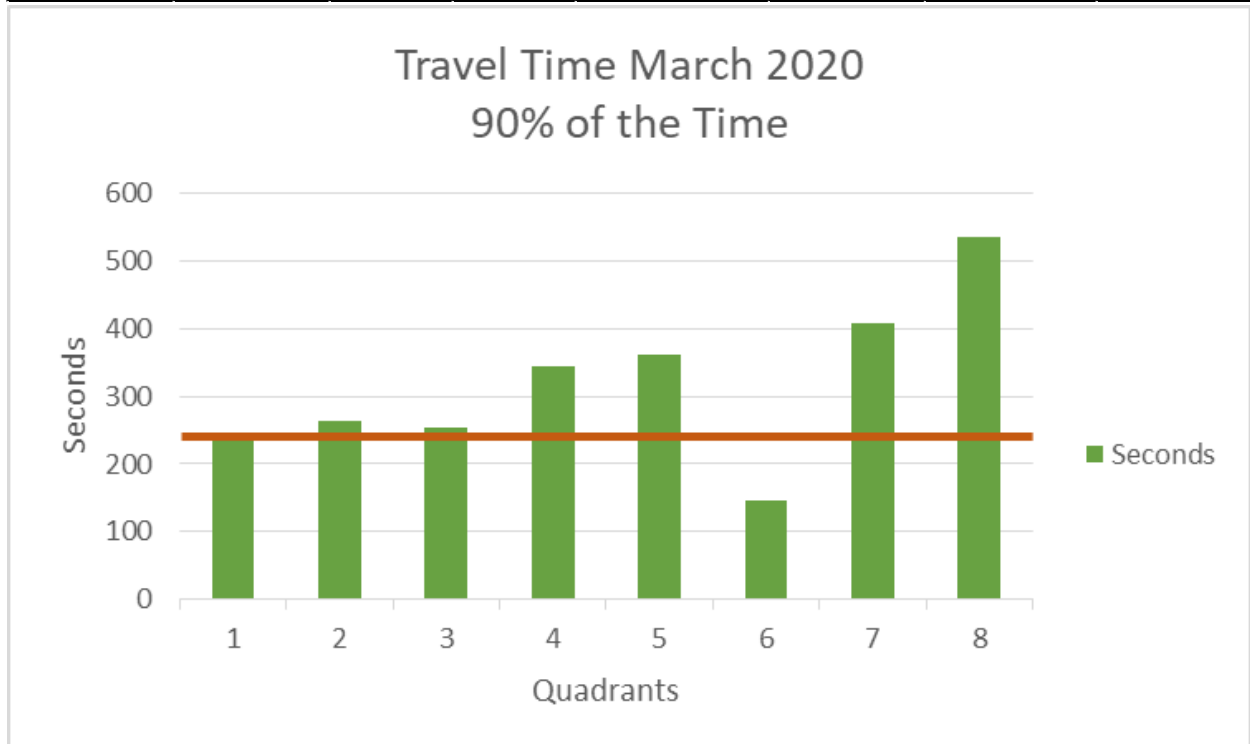
March 2020 Top Ten Calls



March 2020- All Calls		
Situation Type	Automatic aid given	City
561 Unauthorized burning	1	1
611 Dispatched & canceled en route	1	8
735 Alarm system sounded due to malfunction		4
142 Brush or brush-and-grass mixture fire		1
520 Water problem, other		1
143 Grass fire		1
700 False alarm or false call, other		1
151 Outside rubbish, trash or waste fire		1
744 Detector activation, no fire - unintentional		2
251 Excessive heat, scorch burns with no ignition		1
550 Smoke Detector Battery Change/Install		10
311 Medical assist, assist EMS crew		144
651 Smoke scare, odor of smoke		4
322 Motor vehicle accident with injuries		6
731 Sprinkler activation due to malfunction		2
324 Motor vehicle accident with no injuries.		13
740 Unintentional transmission of alarm, other		1
342 Search for person in water		1
746 Carbon monoxide detector activation, no CO		1
365 Watercraft rescue		3
522 Water or steam leak		1
411 Gasoline or other flammable liquid spill		3
555 Defective elevator, no occupants		1
131 Passenger vehicle fire (cars, pickups, SUV's)		1
622 No incident found on arrival at dispatch address		6
412 Gas leak (natural gas or LPG)		5
631 Authorized controlled burning		2
424 Carbon monoxide incident		1
652 Steam, vapor, fog or dust thought to be smoke		2
440 Electrical wiring/equipment problem, other		2
714 Central station, malicious false alarm		1
444 Power line down		1
733 Smoke detector activation due to malfunction		5
445 Arcing, shorted electrical equipment		1
736 CO detector activation due to malfunction		4
460 Accident, potential accident, other		1
743 Smoke detector activation, no fire - unintentional		6
462 Aircraft standby		1
745 Alarm system activation, no fire - unintentional		6
511 Lock-out		1
111 Building fire		3
512 Ring or jewelry removal		1
Totals	2	459

Travel Time-March 2020

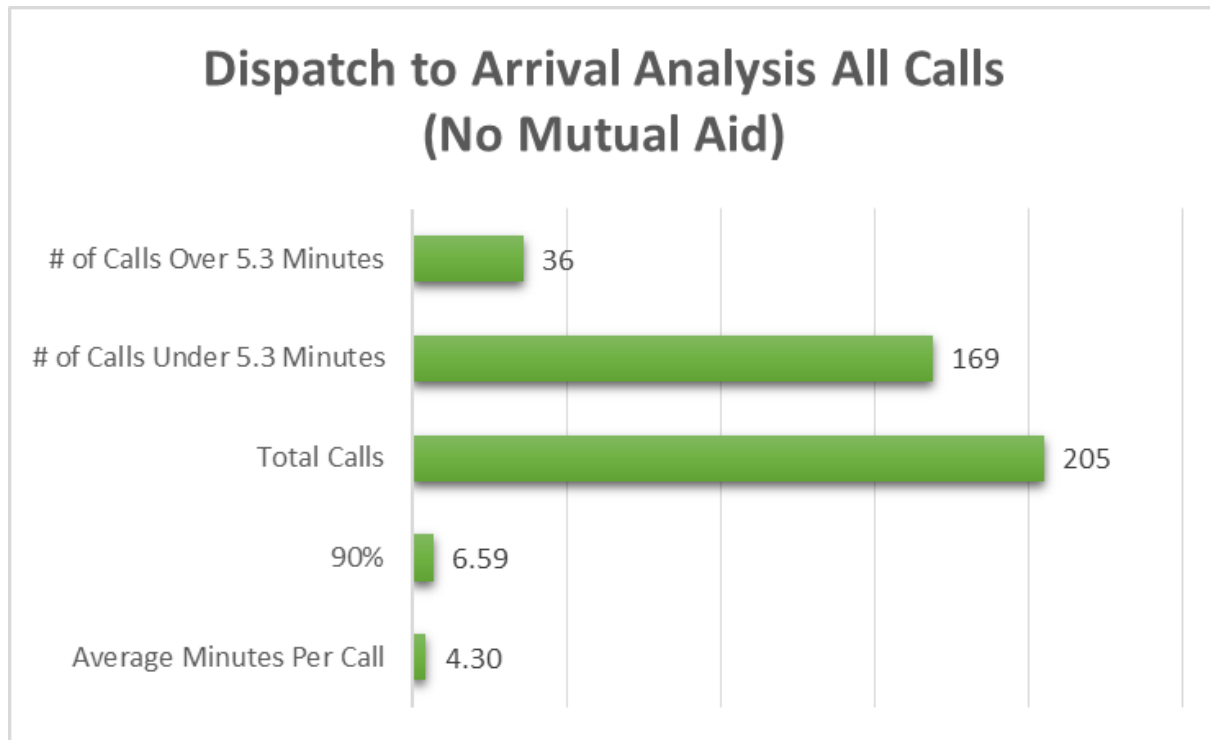
Travel Time Analysis- <i>By District</i> ALL CALLS- (No Mutual Aid)				Total Number of Calls	Average Travel Time Minutes	Percent of Runs per District
% in 4 min or less	All Code 3 Calls-No Cancelled enroute calls					
86%	<u>100s</u>	On Scene in	4.0 minutes or less	74	2.49	36.10%
78%	<u>200s</u>	On Scene in	4.0 minutes or less	50	2.97	24.39%
84%	<u>300s</u>	On Scene in	4.0 minutes or less	20	2.65	9.76%
71%	<u>400s</u>	On Scene in	4.0 minutes or less	42	4.00	20.49%
17%	500s	On Scene in	4.0 minutes or less	6	4.88	2.93%
100%	600s	On Scene in	4.0 minutes or less	1	2.42	0.49%
9%	700s	On Scene in	4.0 minutes or less	11	5.15	5.37%
0%	800s	On Scene in	4.0 minutes or less	1	8.93	0.49%
	900s	On Scene in	4.0 minutes or less	0		
Total Calls				205		



March 2020

Dispatch to Arrival Analysis

<i>Dispatch to Arrival Analysis-(No Mutual Aid)</i>				Total Calls
80.19%	On Scene in	5.3	minutes or less	169
85.02%	On Scene in	6.0	minutes or less	178
92.75%	On Scene in	7.0	minutes or less	194
96.62%	On Scene in	8.0	minutes or less	201
98.07%	On Scene in	9.0	minutes or less	204
99.03%	On Scene in	14.0	minutes or less	205
	Total Calls		205	





Total Dollar Losses

March 2020



City of Rockwall
The New Horizon

Rockwall Fire Department

Print Date/Time: 04/23/2020 15:25
Login ID: rck\sdean
Layer: All
Areas: All

ORI Number: TX504
Incident Type: All
Station: All

	Current Month	Last Month	Same Month Last Year	Year To Date	Last Year To Date
Total Property Loss:	\$600.00	\$0.00	\$59,715.00	\$10,600.00	\$64,715.00
Total Content Loss:	\$1,500.00	\$0.00	\$40,000.00	\$21,500.00	\$40,000.00
Total Property Pre-Incident Value:	\$27,560.00	\$0.00	\$506,494.92	\$9,027,560.00	\$4,107,494.92
Total Contents Pre-Incident Value	\$12,500.00	\$0.00	\$303,896.35	\$1,012,500.00	\$303,896.35
Total Losses:	\$2,100.00	\$0.00	\$99,715.00	\$32,100.00	\$2,100.00
Total Value:	\$40,060.00	\$0.00	\$810,391.27	\$10,040,060.00	\$4,411,391.27



Fire Marshal Division

Monthly Report - March 2020

Inspection Status Report

Total for the Month	136
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Fire Investigations Status Report

Active Investigations	0
Closed Investigations	4
Total for the Month	4

Fire Permit Report

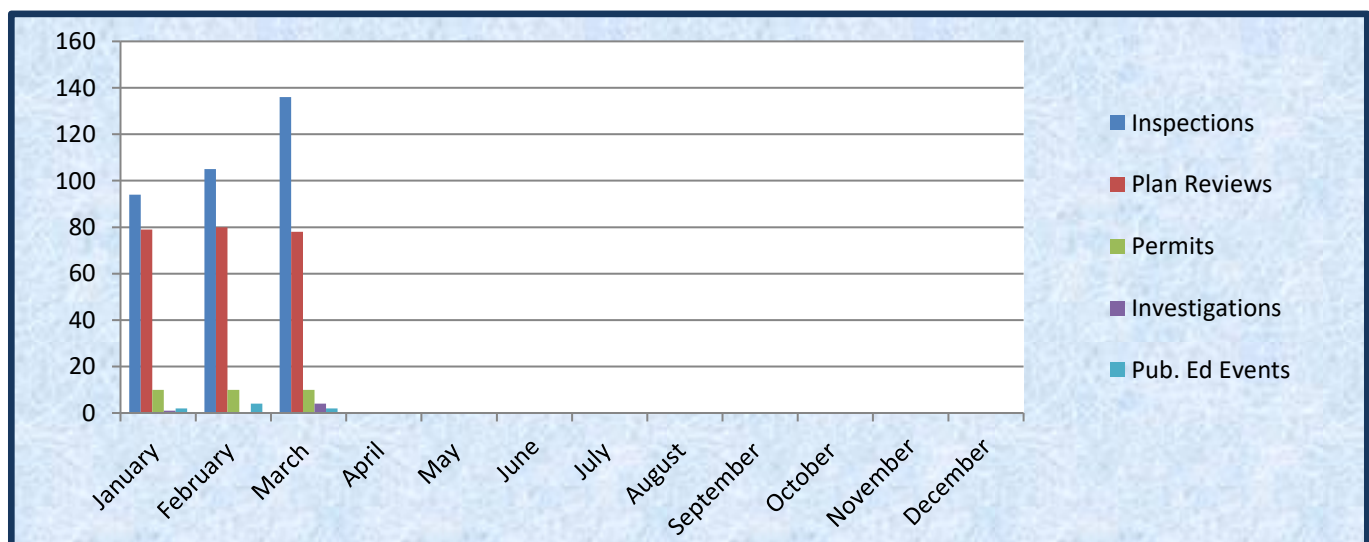
Doors-Access Control	1
Emergency Radio System	1
Fire Alarm	3
Fire Sprinkler	2
Temp. Aboveground Tank	2
Underground Sprinkler	1
Total for the Month	10

Plan Review Report

CO	6
COMM	41
Engineering	8
Miscellaneous	1
Plat	8
Single Family	2
Site Plan	4
TCO	1
Zoning	7
Total for the Month	78

Public Education Events

Total for the Month	2
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MARCH 2020 MONTHLY REPORT



**ROCKWALL PARKS
& RECREATION**

PARTICIPATION



R.O.C.K CAMP: 50 PARTICIPANTS



COVID-19 - PSA'S



ACTIVITIES THAT CAN BE DONE
AT HOME

MONTHLY OVERVIEW

MAR '20

Part Time Labor Hours	278
Program Offerings	10
Program Participants	204
Resident Participants	109
Non-Resident Participants	95
Programs that Made	10
Cancelled Programs	0
% of Programs Cancelled	0%

FEE BASED RESIDENT VS NON-RESIDENT

10 programs

53%

47%

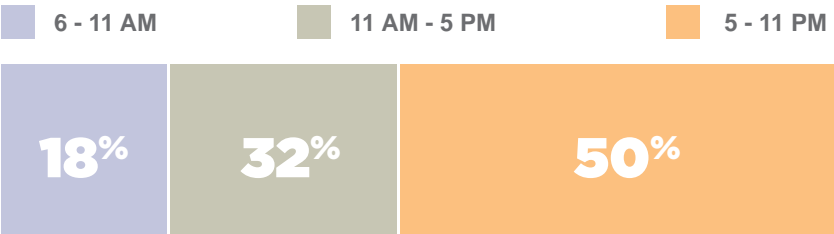
RENTALS



HMCC	MAR '20
Time Blocks Rented	22
Monthly Revenue	\$880

HMCC RENTAL ACTIVITY BY TIME BLOCK

22 Rentals



PAVILIONS	MAR '20
Time Blocks Rented	8
Monthly Revenue	\$320

PAVILION RENTAL ACTIVITY BY TIME BLOCK

8 Rentals



PARKS



PUBLIC HEALTH SAFETY:

Basketball rims removed for Covid 19 response

PUBLIC HEALTH SAFETY:

Swings removed for Covid 19 response



FACILITY RENOVATIONS AND UPGRADES:

The Park at Breezy Hill split rail fence installation and Myers Park split rail fence installation



MARKETING

FACEBOOK PAGE LIKES



FEB

GAIN OR LOSS

+24

MAR

+102

TOTAL LIKES THRU 3/31/2020



14,246

ONLINE REGISTRATION ACCOUNTS THROUGH ACTIVE

FEB

ACCOUNTS

9413

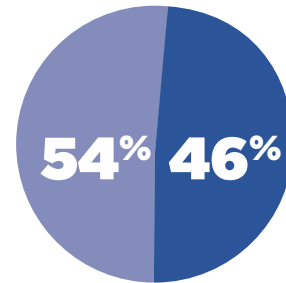
GAIN OR LOSS

+110

MAR

9444

+31



**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 March 2020.

45,943

SESSIONS

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

8,686

USERS

Visitors to playrockwall.com

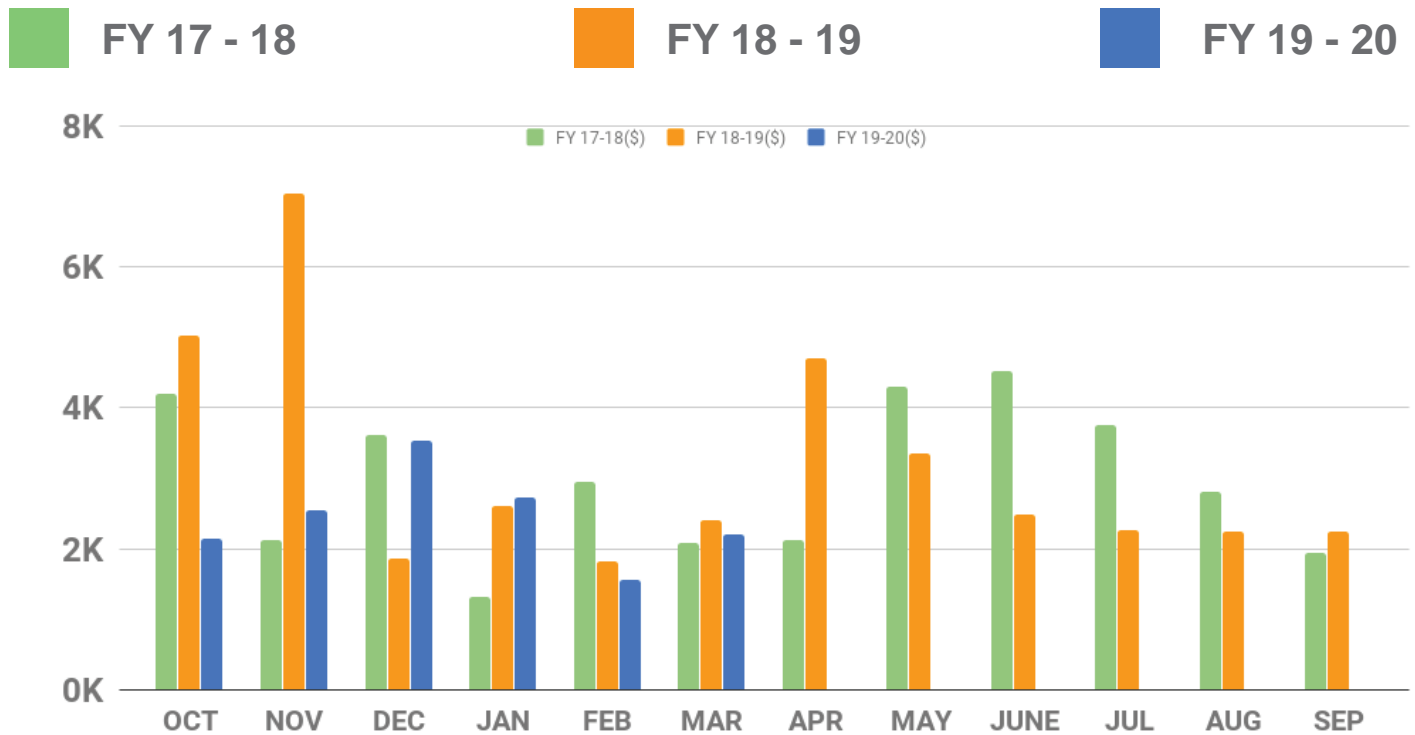
6,209

468

REVENUE

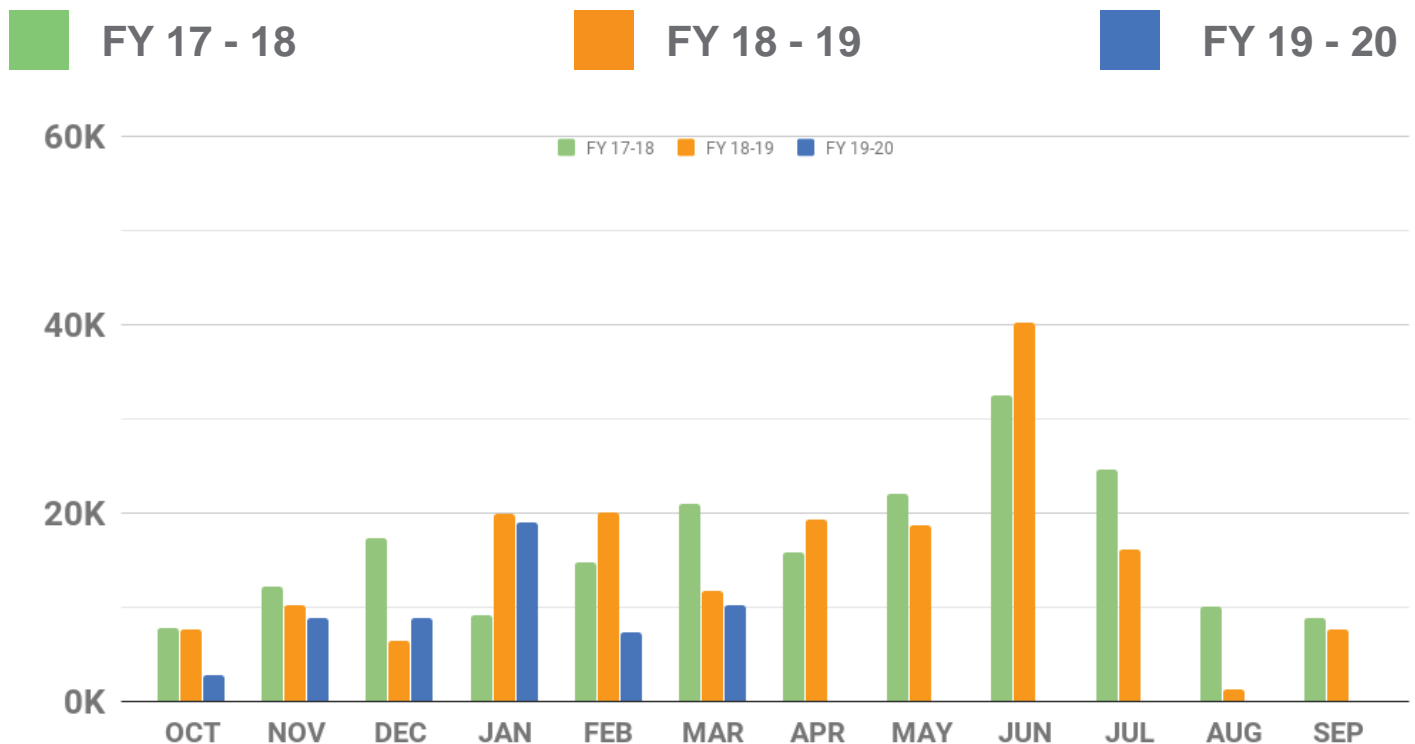
FEE BASED PROGRAM REVENUE BY MONTH

3 fiscal years



FACILITY REVENUE BY MONTH

3 fiscal years



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Rockwall Police Department

Monthly Activity Report

March-2020

ACTIVITY	CURRENT MONTH MARCH	PREVIOUS MONTH FEBRUARY	YTD 2020	YTD 2019	YTD % CHANGE
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PART 1 OFFENSES

Homicide / Manslaughter	0	0	0	0	0.00%
Sexual Assault	0	0	0	5	-500.00%
Robbery	1	0	5	1	400.00%
Aggravated Assault	2	1	5	5	0.00%
Burglary	6	7	21	12	75.00%
Larceny	44	56	156	137	13.87%
Motor Vehicle Theft	9	6	23	11	109.09%
TOTAL PART I	62	70	210	171	22.81%
TOTAL PART II	134	112	376	439	-14.35%
TOTAL OFFENSES	196	182	586	610	-3.93%

ADDITIONAL STATISTICS

FAMILY VIOLENCE	11	10	32	51	-37.25%
D.W.I.	12	20	45	59	-23.73%

ARRESTS

FELONY	34	23	93	115	-19.13%
MISDEMEANOR	44	56	152	201	-24.38%
WARRANT ARREST	14	14	40	27	48.15%
JUVENILE	2	5	25	7	257.14%
TOTAL ARRESTS	94	98	310	350	-11.43%

DISPATCH

CALLS FOR SERVICE	1283	1417	4131	4192	-1.46%
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ACCIDENTS

INJURY	6	6	19	30	-36.67%
NON-INJURY	35	58	162	178	-8.99%
FATALITY	0	0	0	0	0.00%
TOTAL	41	64	181	208	-12.98%

FALSE ALARMS

RESIDENT ALARMS	53	52	147	146	0.68%
BUSINESS ALARMS	124	107	331	375	-11.73%
TOTAL FALSE ALARMS	177	159	478	521	-8.25%
Estimated Lost Hours	116.82	104.94	315.48	343.86	-8.25%
Estimated Cost	\$2,778.90	\$2,496.30	\$7,504.60	\$8,179.70	-8.25%

ROCKWALL NARCOTICS UNIT

Number of Cases	5
Arrests	7
Arrest Warrants	3
Search Warrants	3
Seized	
Cocaine	227.2g
Dangerous Drugs	50 pills
Ecstasy	4g
Hydrocodone	250 pills
Marijuana	1.25oz
Methamphetamine	180g

Rockwall Police Department

Dispatch and Response Times

March 2020

Police Department

Average Response Time		
Priority 1		Number of Calls 106
Call to Dispatch	0:01:35	
Call to Arrival	0:06:17	
% over 7 minutes	32%	
Average Response Time		
Priority 2		Number of Calls 253
Call to Dispatch	0:03:22	
Call to Arrival	0:09:25	
% over 7 minutes	56%	
Average Response Time		
Priority 3		Number of Calls 63
Call to Dispatch	0:14:31	
Call to Arrival	0:21:14	
% over 7 minutes	56%	

Average dispatch response time goals are as follows:

Priority 1: 1 Minute

Priority 2: 1 Minute, 30 Seconds

Priority 3: 3 Minutes

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Sales Tax Collections - Rolling 27 Months

	General Fund Sales Tax	TIF Sales Tax
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	1,365,040	26,330
Feb-20	2,273,520	27,472
Mar-20	1,458,193	19,955

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>
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
Feb-20	196,611,134	6,779,695	7,579,604
Mar-20	197,281,791	6,363,929	8,569,168

Source: SCADA Monthly Reports generated at the Water Pump Stations
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