

ROCKWALL CITY COUNCIL REGULAR MEETING

Monday, December 05, 2022 - 5:00 PM

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

I. Call Public Meeting to Order

II. Executive Session.

The City of Rockwall City Council will Recess into Executive Session to discuss the following matter as authorized by Chapter 551 of the Texas Government Code:

1. Discussion regarding filling vacancy for City Council Member Place 5, pursuant to Section 551.074 (Personnel Matters) and Section §551.071 (Consultation with Attorney)
2. Discussion regarding (re)appointments to city regulatory boards, commissions, and committees - specifically the Board of Adjustments (BOA) - pursuant to Section 551.074 (Personnel Matters)

III. Adjourn Executive Session

IV. Reconvene Public Meeting (6:00 P.M.)

V. Invocation and Pledge of Allegiance - Mayor Fowler

VI. Open Forum

This is a time for anyone to address the Council and public on any topic not already listed on the agenda or set for a public hearing. Per Council policy, public comments should be limited to three minutes out of respect for other citizens' time. If you have a topic that warrants longer time, please contact the City Secretary at kteague@rockwall.com to be placed on the Agenda during the "Appointment Items" portion of the meeting. This will allow your topic to be provided sufficient time for discussion and will permit proper notice to be given to the public. On topics raised during Open Forum, please know Council is not permitted to respond to your comments during the meeting since the topic has not been specifically listed on the agenda (the Texas Open Meetings Act requires that topics of discussion/deliberation be posted on an agenda not less than 72 hours in advance of the Council meeting). This, in part, is so that other citizens who may have the same concern may also be involved in the discussion.

VII. Take any Action as a Result of Executive Session

VIII. Consent Agenda

These agenda items are routine/administrative in nature, have previously been discussed at a prior City Council meeting, and/or they do not warrant Council deliberation. If you would like to discuss one of these items, please let the City Secretary know before the meeting starts so that you may speak during "Open Forum."

1. Consider approval of the minutes from the November 21, 2022 regular city council meeting, and take any action necessary.
2. **Z2022-047** - Consider a request by Javier Silva and JMS Custom Homes, LLC for the approval of an ordinance for a Zoning Change from Agricultural (AG) District to a General Retail (GR) District for a 1.837-acre tract of land identified as Tract 6 of the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located on the east side of FM-1141 south of the intersection of Waters Edge Drive and FM-1141, and take any action necessary (**2nd Reading**).

3. **Z2022-049** - Consider a request by Deanna Welch-Williams of Sheldon Custom Homes on behalf of Kenneth and Debbie Wade for the approval of an **ordinance** for a *Specific Use Permit (SUP)* for *Residential Infill Adjacent to an Established Subdivision* for the purpose of constructing a single-family home on a 0.3080-acre parcel of land identified as Lot 6, Block A, Eagle Point Estates Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, situated within the Scenic Overlay (SOV) District, addressed as 1505 S. Alamo Street, and take any action necessary (**2nd Reading**).
4. **Z2022-050** - Consider approval of an **ordinance** for a *Text Amendment* to Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] for the purpose of making minor changes to Subsection 06.16, *Lake Ray Hubbard Takeline Overlay (TL OV) District*, and take any action necessary (**2nd Reading**).
5. **P2022-057** - Consider a request by Jeff Kilburg of Apex Design Build on behalf of Chad Capps of CMH Real Estate, LLC for the approval of a *Replat* for Lot 12, Block B, Horizon Ridge Addition being a 1.253-acre parcel of land identified as Lot 5, Block B, Horizon Ridge Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, situated at the northwest corner of the intersection of Rockwall Parkway and Summer Lee Drive, and take any action necessary.
6. Consider approval of a 12 month service agreement with Fidelis Security in the amount of \$48,000 for cybersecurity consulting to be funded by the Information Technology Department Operating Budget, and authorize the City Manager to execute the agreement, and take any action necessary.
7. Consider approving and authorizing the City Manager to execute a contract with Riverstone Fence Co. for installation of 800 linear feet of wrought iron perimeter fence at the 66 cemetery in the amount of \$44,250.00 to be funded by the Cemetery Fund, and take any action necessary.

IX. Appointment Items

1. Appointment with Planning & Zoning Commission representative to discuss and answer any questions regarding planning-related cases on the agenda.

X. Public Hearing Items

If you would like to speak regarding an item listed below, please turn in a (yellow) "Request to Address City Council" form to the City Secretary either before the meeting or as you approach the podium. The Mayor or Mayor Pro Tem will call upon you to come forth at the proper time. Please limit your comments to no more than three minutes.

1. **Z2022-048** - Hold a public hearing to discuss and consider a request by Bryan Cook for the approval of an **ordinance** for a *Specific Use Permit (SUP)* for a *Guest Quarters/Secondary Living Unit/Detached Garage/Carport* on a one (1) acre parcel of land identified as Lot 13, Block A, Saddlebrook Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 2348 Saddlebrook Lane, and take any action necessary (**1st Reading**).

XI. Action Items

If your comments are regarding an agenda item below, you are asked to wait until that particular agenda item is up for discussion, and the Mayor or Mayor Pro Tem will call you forth to the podium to hear your comments (please limit to 3 minutes or less). This allows for all public comments to be grouped with each specific agenda item for the Council to consider, and they are then easily referenced in meeting recordings.

1. **Z2019-027** - Discuss and consider a request by Raymond Jowers of Jowers, Inc. for the extension of Ordinance No. 20-01 (S-212) allowing outside storage in conjunction with an existing trailer and parts sales and service facility (*Big-Tex Trailers*) on a 4.4317-acre tract of land identified as Tract 22-01 of the R. Irvine Survey, Abstract No. 120, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 2260 E. IH-30, and take any action necessary.
2. **MIS2022-023** - Discuss and consider a request by Patricia Mejia on behalf of the Children's Advocacy Center of Rockwall County for the approval of a *Miscellaneous Case* for an *Exception* to the *Street Improvement Requirements* contained in the Municipal Code of Ordinances for a 7.497-acre tract of land identified as Tract 68 of the R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, generally located northwest of the curve connecting Airport Road and E. Washington Street, and take any action necessary.

XII. City Manager's Report, Departmental Reports and related discussions pertaining to current city activities, upcoming meetings, future legislative activities, and other related matters.

1. Building Inspections Department Monthly Report - October 2022
2. Fire Department Monthly Report - October 2022
3. Parks & Recreation Department Monthly Report - October 2022
4. Police Department Monthly Report - October 2022
5. Sales Tax Historical Comparison
6. Water Consumption Historical Statistics

XIII. Executive Session.

The City of Rockwall City Council will Recess into Executive Session to discuss the following matter as authorized by Chapter 551 of the Texas Government Code:

1. Discussion regarding filling vacancy for City Council Member Place 5, pursuant to Section 551.074 (Personnel Matters) and Section §551.071 (Consultation with Attorney)
2. Discussion regarding (re)appointments to city regulatory boards, commissions, and committees - specifically the Board of Adjustments (BOA) - pursuant to Section 551.074 (Personnel Matters)

XIV. Reconvene Public Meeting & Take Any Action as Result of Executive Session

XV. Adjournment

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

The City of Rockwall City Council reserves the right to adjourn into executive session at any time to discuss any of the matters listed on the agenda above, as authorized by Texas Government Code ¶ 551.071 (Consultation with Attorney) ¶ 551.072 (Deliberations about Real Property) ¶ 551.074 (Personnel Matters) and ¶ 551.087 (Economic Development)

I, Kristy Teague, 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 2nd day of Dec., 2022 at 4:00 p.m. and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

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

Date Removed

ROCKWALL CITY COUNCIL REGULAR MEETING

Monday, November 21, 2022 - 5:00 PM

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

I. CALL PUBLIC MEETING TO ORDER

Mayor Fowler called the meeting to order at 5:00 p.m. Present were Mayor Kevin Fowler, Mayor Pro Tem Trace Johannesen, and Councilmembers Clarence Jorif, Dana Macalik, Anna Campbell, Bennie Daniels and Mark Moeller. Also present were City Manager Mary Smith and Assistant City Manager Joey Boyd. City Attorney Frank Garza joined Ex. Session by telephone.

Mayor Fowler then read the below listed discussion item into the public record before recessing the meeting to go into Executive Session.

II. EXECUTIVE SESSION.

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

1. Discussion regarding status of case in the Northern District of Texas, Dallas Division pursuant to Section §551.071 (Consultation with Attorney).

III. ADJOURN EXECUTIVE SESSION

Council adjourned from Ex. Session at 5:30 p.m.

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

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

V. INVOCATION AND PLEDGE OF ALLEGIANCE - MAYOR PRO TEM JOHANNESEN

Mayor Pro Tem Johannesen delivered the invocation and led the Pledge of Allegiance.

VI. OPEN FORUM

Mayor Fowler explained how Open Forum is conducted, asking if anyone would like to come forth and speak at this time. He then called forth Cedric Thomas, Chairman of the Planning & Zoning Commission, who briefed the Council on recommendations of the Commission regarding planning-related items on tonight's agenda.

No one else indicated a desire to come forth and speak at this time, so Mayor Fowler closed Open Forum.

VII. TAKE ANY ACTION AS A RESULT OF EXECUTIVE SESSION

Council took no action as a result of Executive Session.

VIII. CONSENT AGENDA

1. Consider approval of the minutes from the November 7, 2022 regular city council meeting, and take any action necessary.
2. Consider approval of an **ordinance** regarding City of Rockwall’s participation in the Texas Enterprise Zone Program for the following project: Channell Commercial Corporation located at 1700 Justin Road, Rockwall, TX 75087 as a Texas Enterprise Zone Project to the Office of the Governor Economic Development and Tourism, and take any action necessary. **(2nd Reading)**
3. Consider approval of an **ordinance** amending Chapter 12, Article XII, Section 12 by amending Section 12-1250 through 12-1253 of the Code of Ordinances regarding regulation of non-emergency ambulance services in the City, and take any action necessary **(2nd reading)**.
4. Consider authorizing the City Manager to execute a contract with Birkhoff, Hendricks & Carter, LLP. for the John King Blvd. Utility Relocation Project in the amount of \$582,780.00 to be funded by Water/Sewer Bonds, and take any action necessary.
5. Consider awarding a bid to Axis Construction and authorizing the City Manager to execute the contract for modifications to the Squabble Creek Sewer Bypass Pump in the amount of \$33,630 to be funded by the Wastewater Operating Budget, and take any action necessary.
6. **P2022-055** - Consider a request by Meredith Joyce of Michael Joyce Properties on behalf of Peter H. Shaddock, Jr. of SH Dev Klutts Rockwall, LLC for the approval of a Final Plat for Phase 1 of the Homestead Subdivision consisting of 175 single-family residential lots and being a 129.485-acre portion of a larger 195.3177-acre tract of land identified as Tract 6 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 92 (PD-92), generally located at the northeast corner of the intersection of FM-549 and FM-1139, and take any action necessary.
7. **P2022-056** - Consider a request by Ryan Joyce of Michael Joyce Properties on behalf of William Johnson of LTL Family Holdings, LLC for the approval of a Final Plat for the Marina Village Subdivision being a 6.88-acre tract of land identified as Lot 4, Block A, Spyglass Hill #4 Addition and Tract 134-12 of the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) [Ordinance No. 92-39] for Zero Lot Line (ZL-5) District land uses, generally located on the south side of Henry M. Chandler Drive west of Ridge Road [FM-740], and take any action necessary.

Mayor Fowler pulled items #3 and 7. Mayor Pro Tem Johannesen then moved to approve the remaining items (#s 1, 2, 4, 5, and 6). Councilmember Jorif seconded the motion. The ordinance for #2 was read as follows:

**CITY OF ROCKWALL
ORDINANCE NO. 22-58**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, ORDAINING THE CITY’S PARTICIPATION IN THE TEXAS ENTERPRISE ZONE PROGRAM PURSUANT TO THE TEXAS ENTERPRISE ZONE ACT, CHAPTER 2303, TEXAS GOVERNMENT CODE (“ACT”), PROVIDING TAX INCENTIVES, DESIGNATING THE CITY MANAGER AS A LIAISON; NOMINATING CHANNELL COMMERCIAL CORPORATION (“CHANNELL”) TO THE OFFICE OF THE GOVERNOR ECONOMIC DEVELOPMENT & TOURISM (“EDT”) THROUGH THE ECONOMIC DEVELOPMENT BANK (BANK) AS AN ENTERPRISE PROJECT (“PROJECT”); AND PROVIDING FOR AN EFFECTIVE DATE.

Regarding Consent Agenda item #3, Councilmember Jorif recused himself. Councilmember Macalik then moved to approve Consent Agenda item #3. Councilmember Campbell seconded the motion. The ordinance caption was read as follows:

**CITY OF ROCKWALL
ORDINANCE NO. 22-59**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING CHAPTER 12, ARTICLE XII, SECTION 12 BY AMENDING SECTIONS 12-1250 THROUGH 12-1253 OF THE CODE OF ORDINANCES, REGULATING AMBULANCE SERVICES IN THE CITY; PROVIDING FOR RELATED MATTERS; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY PROVISION; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

The motion passed by a vote of 6 in favor with 1 abstention (Jorif).

Regarding Consent Agenda item #7, Councilmember Macalik asked the Planning Director to provide clarification on if this final plat approval has anything to do with the landscaping. Mr. Miller generally explained that landscaping gets addressed later in the development process. Councilmember Macalik then moved to approve Consent Agenda item #7. Councilmember Campbell seconded the motion, which passed by a vote of 7 ayes to 0 nays.

IX. PUBLIC HEARING ITEMS

1. **Z2022-047** - Hold a public hearing to discuss and consider a request by Javier Silva and JMS Custom Homes, LLC for the approval of an **ordinance** for a Zoning Change from Agricultural (AG) District to a General Retail (GR) District for a 1.837-acre tract of land identified as Tract 6 of the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located on the east side of FM-1141 south of the intersection of Waters Edge Drive and FM-1141, and take any action necessary **(1st Reading)**.

Planning Director, Ryan Miller provided background information concerning this agenda item. The Planning & Zoning Commission did review this case and has recommended its approval to the City Council. Fifty-six notifications were mailed to adjacent property / land owners living within 500' of the subject property, and the Caruth Lakes HOA was also notified. Staff has received two notices from two property owners in opposition to this request.

Mayor Fowler opened the public hearing, asking if anyone would like to come forth and speak at this time. There being no one indicating such, he then closed the Public Hearing.

Councilmember Jorif asked for and received clarification on the future process associated with this piece of property. Jorif wants to ensure that whatever ends up being built on the property is appropriate and takes into consideration the adjacent homes and homeowners. Indication was given that "General Retail" is more restrictive than "Commercial" zoning.

Councilmember Daniels moved to approve Z2022-047. Councilmember Moeller seconded the motion. The ordinance was read as follows:

**CITY OF ROCKWALL
ORDINANCE NO. 22-XX**

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 APPROVE A CHANGE IN ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO A GENERAL

RETAIL (GR) DISTRICT FOR A 1.837-ACRE TRACT OF LAND IDENTIFIED AS TRACT 6 OF THE M. B. JONES SURVEY, ABSTRACT NO. 122, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* AND *EXHIBIT 'B'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

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

2. **Z2022-048** - Hold a public hearing to discuss and consider a request by Bryan Cook for the approval of an ordinance for a *Specific Use Permit (SUP)* allowing a *Guest Quarters/Secondary Living Unit* and *Detached Garage* on a one (1) acre parcel of land identified as Lot 13, Block A, Saddlebrook Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 2348 Saddlebrook Lane, and take any action necessary (**1st Reading**).

Mayor Fowler announced that this agenda item will be heard and considered on Monday, December 5, 2022.

3. **Z2022-049** - Hold a public hearing to discuss and consider a request by Deanna Welch-Williams of Sheldon Custom Homes on behalf of Kenneth and Debbie Wade for the approval of an ordinance for a *Specific Use Permit (SUP)* for *Residential Infill Adjacent to an Established Subdivision* for the purpose of constructing a single-family home on a 0.3080-acre parcel of land identified as Lot 6, Block A, Eagle Point Estates Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, situated within the Scenic Overlay (SOV) District, addressed as 1505 S. Alamo Street, and take any action necessary (**1st Reading**).

Planning Director Ryan Miller provided background information concerning this agenda item. The applicant wants to construct a single-family home. The city council is being asked to consider the size, location and architecture of this proposed home when compared to adjacent, existing homes. Staff has performed and provided said comparative analysis. Council approving this SUP is discretionary on the part of City Council. The city's Planning & Zoning Commission has recommended approval of this SUP to the Council. Sixty-six notices were sent out to adjacent property owners and residents, and two notices in favor were received back. In addition, staff also notified the Waterstone Estates HOA.

Mayor Fowler opened and then closed the public hearing, as no one indicated a desire to come forth and speak.

Mayor Pro Tem Johannesen moved to approve Z2022-049. Councilmember Campbell seconded the motion. The ordinance caption was read as follows:

CITY OF ROCKWALL
ORDINANCE NO. 22-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 AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL ADJACENT TO AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.3080-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 6, BLOCK A, EAGLE POINT ESTATES 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.

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

4. **Z2022-050** - Hold a public hearing to discuss and consider approval of an ordinance for a *Text Amendment* to Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] for the purpose of making minor changes to Subsection 06.16, *Lake Ray Hubbard Takeline Overlay (TL OV) District*, and take any action necessary (**1st Reading**).

Planning Director, Ryan Miller provided background information concerning this agenda item. Mr. Miller explained that currently, in the city's Takeline Overlay District ordinance regulations, concrete seawalls with concrete caps are required. In addition, the city does not allow private walkways to be constructed of concrete. Instead, they may only be stone or pavers. Recently, it was brought to staff's attention that perhaps a change to these regulations would make more sense. This text amendment will allow concrete (walkways) to extend from the house down to the concrete seawall itself. The city's Planning & Zoning Commission voted 5-0 to recommend approval of this item to the City Council this evening.

Mayor Fowler opened the public hearing, asking if anyone would like to come forth and speak. There being no one indicating a desire to do so, he then closed the Public Hearing.

Councilmember Jorif moved to approve Z2022-050. Councilmember Campbell seconded the motion. The ordinance was read as follows:

**CITY OF ROCKWALL
ORDINANCE NO. 22-XX**

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, BY AMENDING ARTICLE 05, *DISTRICT DEVELOPMENT STANDARDS*, AS DEPCITED IN EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

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

X. EXECUTIVE SESSION.

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

- 1 Discussion regarding status of case in the Northern District of Texas, Dallas Division pursuant to Section §551.071 (Consultation with Attorney).

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

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

XII. ADJOURNMENT

Mayor Fowler adjourned the meeting at 6:24 p.m.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS ON THIS 5th
DAY OF DECEMBER, 2022.

KEVIN FOWLER, MAYOR

ATTEST:

KRISTY TEAGUE, CITY SECRETARY

CITY OF ROCKWALL

ORDINANCE NO. 22-60

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 APPROVE A CHANGE IN ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO A GENERAL RETAIL (GR) DISTRICT FOR A 1.837-ACRE TRACT OF LAND IDENTIFIED AS TRACT 6 OF THE M. B. JONES SURVEY, ABSTRACT NO. 122, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* AND *EXHIBIT 'B'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Javier Silva for the approval of a *Zoning Change* from an Agricultural (AG) District to a General Retail (GR) District for a 1.837-acre tract of land identified as Tract 6 of the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 883 FM-1141, and more fully described and depicted in *Exhibit 'A'* and *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the 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, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code (UDC) [*Ordinance No. 20-02*] 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, Texas, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to change the zoning of the *Subject Property* from an Agricultural (AG) District to a General Retail (GR) District;

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes provided for a *General Retail (GR) District* as stipulated in Subsection 01.01, *Use of Land and Buildings*, of Article 04, *Permissible Uses*, and Subsection 04.04, *General Retail (GR) District*, of Article 05, *District Development Standards*, of the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as maybe amended in the future;

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

zoning described herein;

SECTION 4. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars (\$2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 5. If any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code (UDC) 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; and

SECTION 6. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with 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 5TH DAY OF DECEMBER, 2022.

Kevin Fowler, Mayor

ATTEST:

Kristy Teague, City Secretary

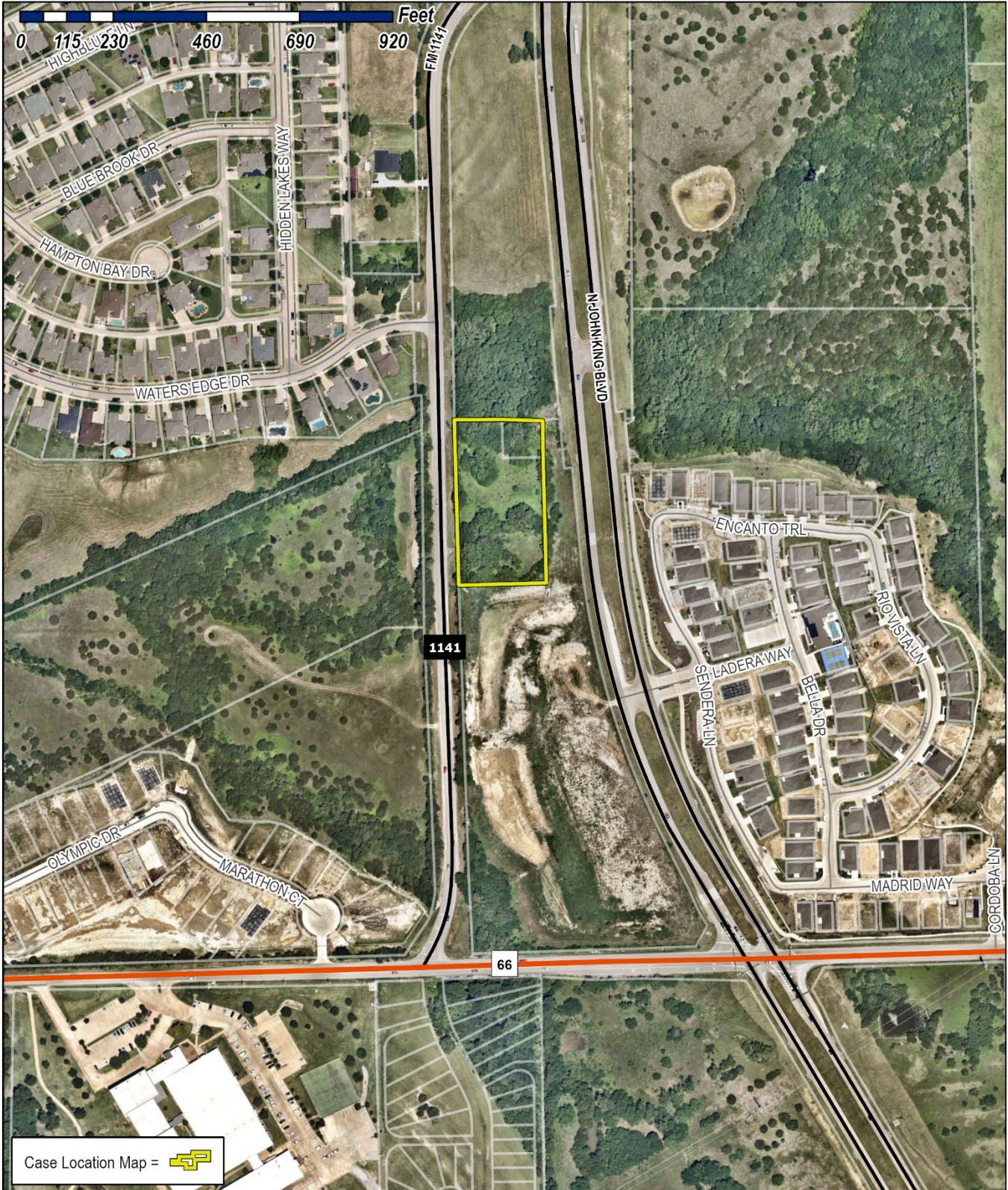
APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: November 21, 2022

2nd Reading: December 5, 2022

Legal Description: A 1.837-acre tract of land identified as Tract 6 of the M. B. Jones Survey, Abstract No. 122
Addressed As: 883 FM-1141



CITY OF ROCKWALL

ORDINANCE NO. 22-61

SPECIFIC USE PERMIT NO. S-290

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 AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL ADJACENT TO AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.3080-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 6, BLOCK A, EAGLE POINT ESTATES 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 from Deanna Welch-Williams of Sheldon Custom Homes for the approval of a Specific Use Permit (SUP) for *Residential Infill Adjacent to an Established Subdivision* to allow the construction of a single-family home on a 0.3080-acre parcel of land being described as Lot 6, Block A, Eagle Point Estates Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District land uses, situated within the Scenic Overlay (SOV) District, addressed as 1505 S. Alamo 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 Adjacent to an Established Subdivision* to allow the construction of a single-family home 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 03.07, *Single-Family 10 (SF-10) 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 with 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.
- 3) Once construction of the single-family home has been completed, inspected, and accepted by the City of Rockwall, 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 outlined 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 5th DAY OF DECEMBER, 2022.**

Kevin Fowler, Mayor

ATTEST:

Kristy Teague, City Secretary

APPROVED AS TO FORM:

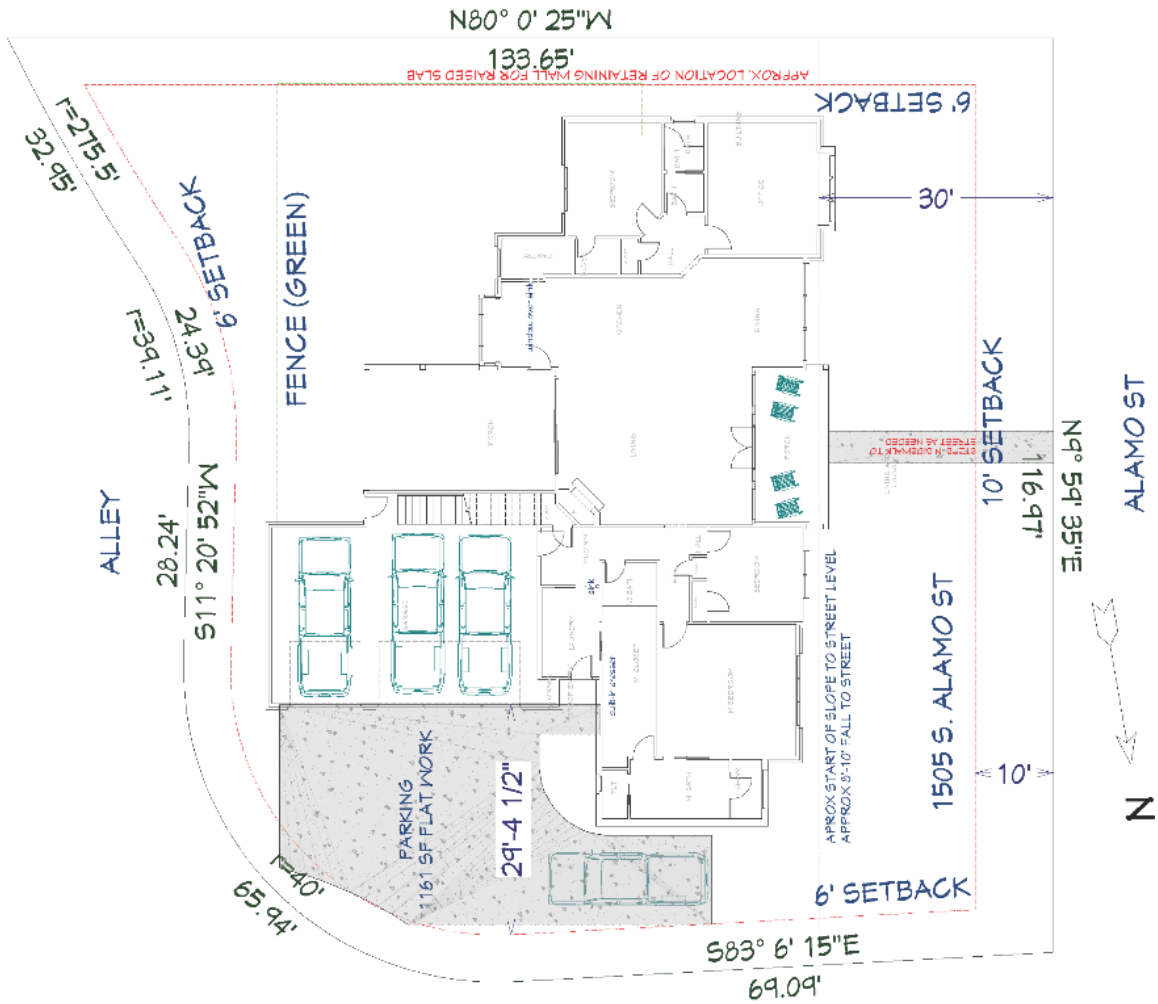
Frank J. Garza, City Attorney

1st Reading: November 21, 2022

2nd Reading: December 5, 2022

Address: 1505 S. Alamo Street
Legal Description: Lot 6, Block A, Eagle Point Estates Addition





PLOT PLAN

CITY OF ROCKWALL

ORDINANCE NO. 22-62

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, BY AMENDING ARTICLE 05, *DISTRICT DEVELOPMENT STANDARDS*, AS DEPCITED IN *EXHIBIT 'A'* OF THIS ORDINANCE; 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, an amendment to the City of Rockwall's Unified Development Code [*Ordinance No. 20-02*] has been initiated by the City Council of the City of Rockwall to amend Article 05, *District Development Standards*, of the Unified Development Code [*Ordinance No. 20-02*]; 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 city's corporate boundaries, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [*Ordinance No. 20-02*] should be amended as follows:

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

SECTION 1. That Article 05, *District Development Standards*, of the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended as specifically described in *Exhibit 'A'* of this ordinance;

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

SECTION 3. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code [*Ordinance No. 20-02*], 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. 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 5TH DAY OF DECEMBER, 2022.

Kevin Fowler, Mayor

ATTEST:

Kristy Teague, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: November 21, 2022

2nd Reading: December 5, 2022

See Next Page ...



MEMORANDUM

TO: Mary Smith, City Manager

CC: Honorable Mayor and City Council

FROM: Ryan Miller, Director of Planning and Zoning

DATE: December 5, 2022

SUBJECT: P2022-057; REPLAT FOR LOT 12, BLOCK B, HORIZON RIDGE ADDITION

Attachments

Case Memo
Development Applications
Location Map
Replat

Summary/Background Information

Consider a request by Jeff Kilburg of Apex Design Build on behalf of Chad Capps of CMH Real Estate, LLC for the approval of a *Replat* for Lot 12, Block B, Horizon Ridge Addition being a 1.253-acre parcel of land identified as Lot 5, Block B, Horizon Ridge Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, situated at the northwest corner of the intersection of Rockwall Parkway and Summer Lee Drive, and take any action necessary.

Action Needed

The City Council is being asked to approve, approve with conditions, or deny the proposed *Replat*.



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
DATE: December 5, 2022
APPLICANT: Jeff Kilburg; *Apex Design Build*
CASE NUMBER: P2022-057; *Replat for Lot 12, Block B, Horizon Ridge Addition*

SUMMARY

Consider a request by Jeff Kilburg of Apex Design Build on behalf of Chad Capps of CMH Real Estate, LLC for the approval of a Replat for Lot 12, Block B, Horizon Ridge Addition being a 1.253-acre parcel of land identified as Lot 5, Block B, Horizon Ridge Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, situated at the northwest corner of the intersection of Rockwall Parkway and Summer Lee Drive, and take any action necessary.

PLAT INFORMATION

- The applicant is requesting the approval of a Replat for a 1.253-acre parcel of land (*i.e. Lot 5, Block A, Horizon Ridge Addition*) for the purpose of establishing the fire lanes and utility easements necessary to develop a medical office on the subject property.
- The subject property was annexed into the City of Rockwall on October 29, 1973 by *Ordinance No. 73-44 [Case No. A1973-006]*. On November 12, 1973, the City Council approved Planned Development District 9 (PD-9) [*Ordinance No. 73-44*], which consisted of 192.10-acres including the subject property. The base zoning established for this Planned Development District was General Retail (GR) District. This Planned Development District has been amended nine (9) times since its adoption with four (4) of the amendments (*Ordinance No.'s 86-55, 87-30, 88-13 & 88-20*) effecting the subject property however, the subject property has remained vacant since annexation. On April 12, 2022, the Planning and Zoning Commission approved a Site Plan [*Case No. SP2022-009*] for a *Multi-Tenant Medical Office Building* on the subject property.
- The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for 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 Replat 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 Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the Replat for Lot 12, Block B, Horizon Ridge 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 Replat 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 November 29, 2022, the Planning and Zoning Commission approved a motion to recommend approval of the Replat by a vote of 6-0, with Commissioner Hustings absent.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.
NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.
DIRECTOR OF PLANNING:
CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:

MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹

PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹

FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹

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 & 2}

PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

TREE REMOVAL (\$75.00)

VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

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.

²: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 2348 Saddlebrook Ln.

SUBDIVISION Saddlebrook Estates LOT BLOCK

GENERAL LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING CURRENT USE

PROPOSED ZONING PROPOSED USE

ACREAGE 1 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 Bryan Cook APPLICANT SHM

CONTACT PERSON Bryan Cook CONTACT PERSON

ADDRESS 2348 Saddlebrook Ln ADDRESS

CITY, STATE & ZIP Rockwall TX 75087 CITY, STATE & ZIP

PHONE 714) 869-6197 PHONE

E-MAIL [REDACTED] E-MAIL

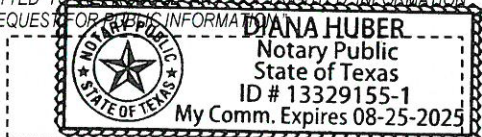
NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Bryan Cook [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 14 DAY OF October, 2022

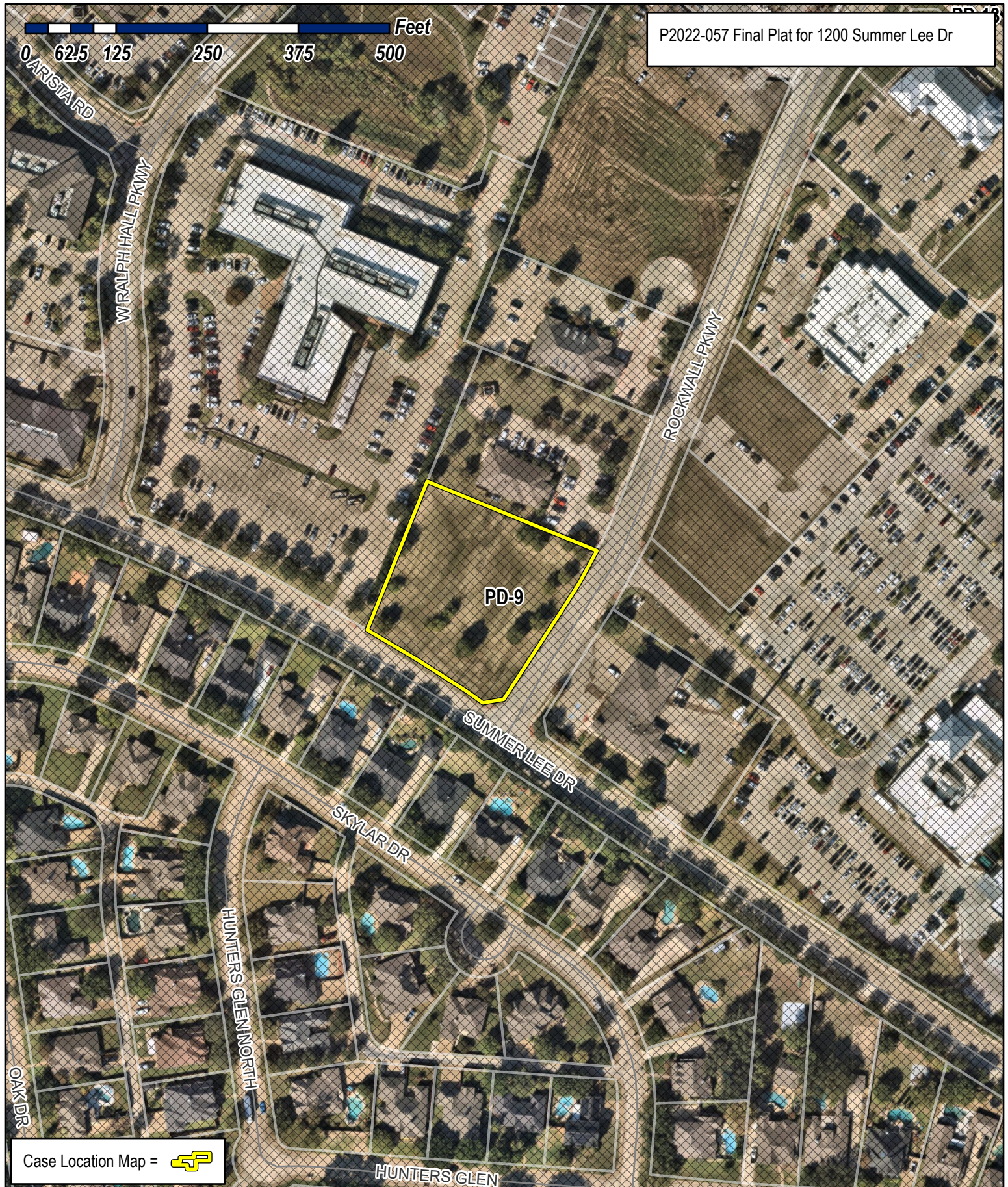
OWNER'S SIGNATURE [Signature]




NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS [Signature] MY COMMISSION EXPIRES 8.25.25

P2022-057 Final Plat for 1200 Summer Lee Dr

0 62.5 125 250 375 500 Feet



Case Location Map = 



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.



STATE OF TEXAS §
COUNTY OF ELLIS §

WHEREAS CHM Real Estate, LLC is the owner of a 1.253 acre tract of land situated in the E. Teal Survey, Abstract Number 207, Rockwall County, Texas, being all of Lot 5, Block B of Horizon Ridge Addition, an addition to the City of Rockwall, as recorded in Cabinet F, Page 130, Plat Records, Rockwall County, Texas and being all of a tract of land described to CHM Real Estate, LLC by Special Warranty Deed recorded in Instrument Number 20210000027224, Deed Records, Rockwall County, Texas and being more particularly described by metes and bounds as follows: (Bearings and Distances are based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (NAD83) (US Foot) with a combined scale factor of 1.000146135);

BEGINNING at a 5/8 inch rebar found for the southwest corner of said Lot 5, same being the southernmost corner of Lot 11, Block B of Horizon Ridge Addition, an addition to the City of Rockwall, as recorded in Cabinet F, Page 251, Plat Records, Rockwall County, Texas and lying on the north right-of-way line of Summer Lee Drive (60 foot right-of-way);

THENCE North 22 degrees 08 minutes 10 seconds East, departing the north right-of-way line of said Summer Lee Drive, with the southeast line of said Lot 11, a distance of 219.32 feet to a 1/2 inch rebar capped "WINDROSE" set for the southwest corner of Lot 10, Block B of Horizon Ridge Addition, an addition to the City of Rockwall, as recorded in Cabinet F, Page 225, Plat Records, Rockwall County, Texas, same being the northeast corner of said Lot 5;

THENCE South 67 degrees 51 minutes 50 seconds East, departing the east line of said Lot 11, with the south line of said Lot 10, a distance of 250.74 feet to a 1/2 inch rebar capped "WINDROSE" set for the southeast corner of said Lot 10, same being the northeast corner of said Lot 5, lying on the west right-of-way line of Rockwall Parkway (60 foot right-of-way) and being the beginning of a curve to the right with a radius of 855.00 feet, a central angle of 06 degrees 16 minutes 27 seconds and a chord bearing and distance of South 30 degrees 16 minutes 34 seconds West, a distance of 93.58 feet;

THENCE with said curve to the right, with the west right-of-way line of said Rockwall Parkway, an arc length of 93.63 feet to a 5/8 inch rebar found for corner;

THENCE South 33 degrees 26 minutes 32 seconds West, with the west right-of-way line of said Rockwall Parkway, a distance of 146.09 feet to a 5/8 inch rebar found at a corner clip at the intersection of the north right-of-way line of said Summer Lee Drive and the west right-of-way line of said Rockwall Parkway;

THENCE South 78 degrees 25 minutes 40 seconds West, with said corner clip, a distance of 28.29 feet to a 5/8 inch rebar found at the south end of said corner clip

THENCE North 56 degrees 35 minutes 12 seconds West, with the north right-of-way line of said Summer Lee Drive, a distance of 27.10 feet to a 5/8 inch rebar found for corner and being the beginning of a curve to the left with a radius of 2822.35 feet, a central angle of 03 degrees 16 minutes 09 seconds and a chord bearing and distance of North 58 degrees 13 minutes 13 seconds West, a distance of 161.01 feet;

THENCE with said curve to the left, with the north right-of-way line of said Summer Lee Drive, an arc length of 161.04 feet to THE POINT OF BEGINNING and containing 54,582 square feet or 1.253 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT WE **CHM Real Estate, LLC**, Owners, do hereby bind ourselves and our heirs, assignees, and successors of title this plat designating the herein above described property as **HORIZON RIDGE ADDITION**, an addition to the City of Rockwall, and do hereby dedicate to the public use forever the streets, alleys, and right of way easements shown thereon and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences trees, shrubs, or other improvements or growths that in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips, and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Rowlett, Texas.

Witness Our Hands at _____, _____, this _____ day of _____, 20__.

Authorized Representative - CHM Real Estate, LLC

Printed Name

Title / Date

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ 20__.

Notary Public in and for the State of Texas

Line Data Table		
Line #	Distance	Bearing
L1	7.12'	S33°26'32"W
L2	8.14'	N67°30'00"E
L3	1.44'	S56°39'56"E
L4	4.70'	N78°37'34"E
L5	36.54'	S56°22'26"E
L6	5.13'	N67°30'00"E
L7	9.03'	N31°28'53"E
L8	5.90'	N00°00'00"W
L9	12.58'	N53°40'09"W

Curve Data Table					
Curve #	Arc	Radius	Delta	Chord Bearing	Chord
C1	17.45'	25.25'	039°35'42"	N48°53'02"E	17.10'
C2	15.59'	25.00'	035°43'14"	N14°15'33"E	15.33'
C3	9.42'	6.00'	090°00'00"	N77°07'10"E	8.49'

STATE OF TEXAS §
COUNTY OF DENTON §

This is to certify that I, Mark N. Peeples, a Registered Professional Land Surveyor of the State of Texas, have platted the subdivision from an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT DATED 9/8/2022

Mark N. Peeples, R.P.L.S.
No. 6443

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Mark N. Peeples, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ 20__.

Notary Public in and for the State of Texas

CITY APPROVAL CERTIFICATE:

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 _____, 20__.

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.

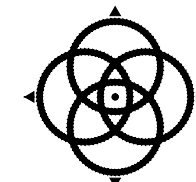
WITNESS OUR HANDS:

Mayor, City of Rockwall Date

City Secretary Date

City Engineer Date

Planning and Zoning Commission Chairman Date



WINDROSE
LAND SURVEYING | PLATTING

1955 LAKEWAY DRIVE, SUITE 220 | LEWISVILLE, TX 75067 | 214.217.2544
FIRM REGISTRATION NO. 10194331 | WINDROSESERVICES.COM
DRAWN BY: G.L.C. DATE: 07/15/2022 CHECKED BY: M.P. JOB NO.: D56655
Last Revision Date: 03/01/2021

ENGINEER
Claymoore Engineering
1903 Central Drive, Suite 406
Bedford, Texas 76021

OWNER/DEVELOPER
CHM Real Estate, LLC
740 Wilford Way,
Heath, Texas 75032

REPLAT
HORIZON RIDGE ADDITION
LOT 5R, BLOCK B
Being a Replat of Lot 5, Block B
Horizon Ridge Addition,
an addition to the City of Rockwall,
as recorded in Cab. F, Page 130, P.R.D.C.T.
City of Rockwall, Rockwall County, Texas



City of Rockwall
The New Horizon

MEMORANDUM

TO: Mary Smith, City Manager
Cc: Mayor and City Council Members
FROM: Denny Lassetter, Director of Information Technology
DATE: December 5, 2022
SUBJECT: Fidelis Security – (IT) Security Program/Testing as a Service

City of Rockwall's IT Department recognizes the need to build and maintain a sustainable, defensible cybersecurity program, both for the internal benefit of the organization and for the benefit of our citizens and the community. In order to support Rockwall in these goals, Fidelis Risk Advisory is proposing to provide two core services:

- 1) Security Program Management and Oversight
- 2) Security Testing of City of Rockwall's external and internal network.

Security program management and oversight are services designed to provide cost-effective support to assist in the building, implementation, and maturation of Rockwall's information security program. This support will allow the Rockwall Technology team to leverage information security expertise and maintain momentum related to the city's technology-related security initiatives.

Proposal Total: \$48,000.00 (12 Months)

The City Council is asked to consider approving this proposal and authorizing the City Manager to execute a contract for 12 months of consulting services with Fidelis Security. This project was approved in the 2022-2023 budget, and funds are available in the Information Technology Service Fund to pay for this 12-month contract. City Staff is available to answer any questions the Council may have concerning this matter.



CITY OF ROCKWALL, TEXAS MEMORANDUM

TO: Mary Smith, City Manager
Joey Boyd, Assistant City Manager
Lea Ann Ewing, Purchasing Agent

FROM: Travis E. Sales, Director Parks, Recreation and Animal Services

DATE: December 5, 2022

SUBJECT: Wrought Iron Fence (66 Cemetery Boundary Perimeter)

This project is for the installation of approximately 800' linear feet of wrought iron boundary perimeter fence on north and east sides of the 66 Cemetery. This is an approved 2022-2023 budget request.

The cost of this project including removal and storage of the existing original boundary fence that is in really bad shape is \$44,250.00. There was an approved budget of \$35,500.00 to be funded out of the Cemetery Fund / construction and repair account, so this line item will need to be increased by \$8,750.00 and there are reserves available in the Cemetery Fund.

The bid provided by Riverstone Fence Co. which was the low bid of two sealed bids that were opened at 3:00pm on Wednesday, November 23, 2022.

The City has met all formal bidding requirements pertaining to the purchase and install of this fence project.

For Council consideration is this wrought iron fence project bid award to the above listed vendor for the respective dollar amounts and authorize the City Manager to execute purchase orders and/or contracts for this project.



MEMORANDUM

TO: Mary Smith, City Manager

CC: Honorable Mayor and City Council

FROM: Ryan Miller, Director of Planning and Zoning

DATE: December 5, 2022

SUBJECT: Z2022-048; SPECIFIC USE PERMIT FOR A GUEST
QUARTERS/SECONDARY LIVING UNIT AND DETACHED GARAGE AT
2348 SADDLEBROOK LANE

Attachments

Case Memo
Development Application
Location Map
HOA Notification Map
Property Owner Notification Map
Property Owner Notification List
Public Notice
Property Owner Notifications
For and Against Map
Concept Plan
Building Elevations
Floor Plan
Electrical Plan
Accessory Structure Analysis
Draft Ordinance

Summary/Background Information

Hold a public hearing to discuss and consider a request by Bryan Cook for the approval of a n **ordinance** for a *Specific Use Permit (SUP)* for a *Guest Quarters/Secondary Living Unit/Detached Garage/Carport* on a one (1) acre parcel of land identified as Lot 13, Block A, Saddlebrook Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 2348 Saddlebrook Lane, and take any action necessary (**1st Reading**).

Action Needed

The City Council is being asked to approve, approve with conditions, or deny the proposed *Specific Use Permit (SUP)*. This case will require a supermajority vote for approval.



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: December 5, 2022
APPLICANT: Bryan Cook
CASE NUMBER: Z2022-048; *Specific Use Permit for a Guest Quarters/Secondary Living Unit and Detached Garage at 2348 Saddlebrook Lane*

SUMMARY

Hold a public hearing to discuss and consider a request by Bryan Cook for the approval of a Specific Use Permit (SUP) for a *Guest Quarters/Secondary Living Unit and Detached Garage* on a one (1) acre parcel of land identified as Lot 13, Block A, Saddlebrook Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 2348 Saddlebrook Lane, and take any action necessary.

BACKGROUND

The subject property was annexed into the City of Rockwall on August 30, 1999 by *Ordinance No. 99-33 [Case No. A1999-002]*. At the time of annexation, the subject property was zoned Agricultural (AG) District. On January 19, 2000, Saddlebrook Estates #2 Addition was adopted, establishing 45 single-family homes on 51.47-acres. Based on this information, at some point between the time of annexation and January 19, 2000, the subject property was rezoned to Single-Family 16 (SF-16) District. This remains the current zoning designation of the subject property. According to the Rockwall Central Appraisal District (RCAD), a 3,718 SF single-family home was constructed on the subject property in 2002. Also existing on the subject property is a 164 SF covered porch constructed in 2002, a 216 SF pergola constructed in 2008, and a 128 SF accessory building constructed in 2016.

PURPOSE

The applicant -- *Bryan Cook* -- is requesting the approval of a Specific Use Permit (SUP) to allow for the construction of a *Guest Quarters/Secondary Living Unit and Detached Garage* that exceeds the overall maximum allowable square footage.

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 2348 Saddlebrook Lane. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are two (2), one (1) acre lots (*i.e. Lots 14 and 15, Block A, Saddlebrook Estates #2*) zoned Single Family 16 (SF-16) District. Each of the lots currently has a single-family home situated on it. Beyond this is the corporate limits of the City of Rockwall followed by the Saddlebrook Estates Subdivision, which was established in 1978 and consisting of nine (9) single-family homes.

South: Directly south of the subject property is The Rock, which is classified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are three (3), one (1) acre lots (*i.e. Lots 10, 11, & 12, Block A, Saddlebrook Estates #2*), zoned Single Family 16 (SF-16) District. Each of the lots currently has a single-family home situated on it. Beyond that is the corporate limits of the City of Rockwall followed by several lots with single-family homes situated on them.

East: Directly east of the subject property is Saddlebrook Lane, which is classified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is ten (10), one (1) acre lots (*i.e. Lots 11-20, Block B, Saddlebrook Estates #2*)

zoned Single Family 16 (SF-16) District. Each of the lots currently has a single-family home situated on it. Beyond this is FM-1141, which is classified as an 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 a 17.51-acre parcel of land (*i.e. Lot 1, Block A, Cox Acres*) developed with a 4,295 SF single family home. Beyond this is a 2.12-acre parcel of land (*i.e. Lot 2, Block A, Utley Addition*) developed with a 2,475 SF single family home. Beyond this is E. Old Quail Run Road, which is classified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



CHARACTERISTICS OF THE REQUEST

The applicant has submitted an application, residential plot plan, and conceptual building elevations. The applicant is requesting to construct a 1,560 SF metal *Guest Quarters/Detached Garage*. The *Guest Quarters/Detached Garage* will have 1,200 SF of enclosed area and a 360 SF outdoor living area and carport. According to the applicant, the structure will be used as a garage; however, there will be a bathroom, which is one (1) element of a dwelling unit qualifying this request as a *Guest Quarters/Secondary Living Unit*.

CONFORMANCE WITH THE CITY’S CODES

Article 13, *Definitions*, of the Unified Development Code (UDC) defines a *Guest Quarters/Secondary Living Units* as “(a)n accessory building designed for the temporary occupancy of guests of the primary dwelling for which there is no remuneration and is not rented or otherwise used as separate domicile.” According to the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) a *Guest Quarters/Secondary Living Units* is permitted as an *Accessory* land use in a Single-Family Estate 1.5 (SFE-1.5) District, and -- according to Subsection 02.03 -- is subject to the following *Conditional Land Use Standards*: [1] the structure must be ancillary to a single-family home, [2] the square footage of the structure shall not exceed 30% of the square footage of the primary structure, and [3] the structure may not be sold or conveyed separately from the single-family home without meeting the zoning requirements for the district. The code goes on to state that *Guest Quarters/Secondary Living Units* not meeting these standards can be approved by the City Council through a Specific Use Permit (SUP). With regard to the *Detached Garage*, Section 07.04. *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) stipulates that the maximum size for a *Detached Garage* shall be 625 SF; however, this section of the code goes on to allow the City Council the ability to approve accessory structures that do not meet the minimum or maximum standards through a Specific Use Permit (SUP). In addition, the *Guest Quarters/Detached Garage* is required to meet the Single-Family 16 (SF-16) District density and dimensional requirements contained in Subsection 07.01, *Residential District Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) which are listed below.

<i>Ordinance Provisions</i>	<i>Zoning District Standards</i>	<i>Conformance to the Standards</i>
<i>Number of Accessory Structures Permitted</i>	2	X=2; In Conformance ¹
<i>Minimum Rear Yard Setback</i>	10-Feet	Estimated to be In Conformance
<i>Minimum Side Yard Setback</i>	8-Feet	Estimated to be In Conformance
<i>Maximum Building Height</i>	15-Feet	X=14-Feet; In Conformance
<i>Between Buildings</i>	10-feet	Estimated to be In Conformance

NOTES:

¹: As an operational condition of the case, the applicant will be required to remove one (1) of the existing accessory structures prior to the issuance of a building permit for the new accessory building. This will bring the property into conformance with the requirements of the Unified Development Code (UDC).

STAFF ANALYSIS

Guest Quarters/Secondary Living Unit are permitted to be 30.00% of the square footage of the primary structure. In this case, the applicant is permitted by right a 1,115.4 SF *Guest Quarters/Secondary Living Unit* (i.e. 3,718 SF * 30% = 1,115.4 SF). Staff should also point out that the maximum permissible size of a detached garage is 625 SF. With that being said the applicant is requesting a 1,560 SF *Guest Quarters/Detached Garage*, which exceeds the maximum permitted size of a *Guest Quarters/Secondary Living Unit* by 445 SF and represents 41.96% of the primary structure. This structure also exceeds the maximum permitted size of a *Detached Garage* by 935 SF. Based on this, the applicant is requesting a Specific Use Permit (SUP) to allow the construction of a *Guest Quarters/Detached Garage* that exceeds the maximum permissible size. For the purpose of comparing the proposed *Guest Quarters/Detached Garage* for the subject to other *Guest Quarters/Detached Garages* constructed in the Saddlebrook Estates Subdivision. Through this analysis, staff has identified ten (10) *Guest Quarters/Detached Garages* constructed in the subdivision. Two (2) of the structures are larger than what the applicant is proposing (i.e. an 1,836 SF detached garage at 2312 Saddlebrook Lane, and an 1,860 SF detached garage at 2364 Saddlebrook Lane), with the largest *Detached Garage* being 1,860 SF or 300 SF more than what is being proposed by the applicant. Staff should point out that both of these accessory structures were constructed with the same building materials as the primary structure, which was a requirement for detached garages under the previous zoning ordinance.

At the November 15, 2022 Planning and Zoning Commission meeting the applicant provided a site plan showing the location of the accessory building; however, the site plan did not show dimensions to other accessory structures or the property lines. Staff will ensure that the structure meets these requirements at the time of permitting if this case is approved. In addition, if the applicant’s Specific Use Permit (SUP) is approved, staff has included operational conditions in the Specific Use Permit (SUP) ordinance that tie down the size, height, and general architecture of the proposed structure. Staff has also included an operational condition requiring that the 128 SF existing accessory building be removed from the subject property prior to the construction of the *Guest Quarters/Detached Garage*. With this being said, the approval of a Specific Use Permit (SUP) request is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On October 20, 2022, staff mailed 24 notices to property owners and occupants within 500-feet of the subject property. Staff also sent a notice to the Stoney Hollow Homeowners Association (HOA), which is the only HOA or Neighborhood Organizations 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 had received the following:

- (1) Two (2) property owner notifications from within the 500-foot buffer in favor of the applicant's request.
- (2) Three (3) property owner notifications from within the 500-foot buffer in opposition of the applicant's request.

NOTE: According to Subsection 02.03(G), *Protest of a Zoning Change*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "(p)roperty owners adjacent to and within a radius of 200-feet of a property for which a zoning change or Specific Use Permit (SUP) is being considered have the right to file a written protest against the request. The land area of this 200-foot radius includes public right-of-way, open space and parkland. Whenever such written protest is signed by the owners of 20% or more of the area of the lots or land included in the request, or of the lots or land immediately adjoining the same and within the above mentioned 200-foot radius ... such zoning change or Specific Use Permit (SUP) shall require a supermajority vote (*i.e. a three-fourths vote of those members present*), with a minimum of four (4) votes in the affirmative required for approval." In accordance with this section of the Unified Development Code (UDC), staff has prepared a *For/Against Map* for the property owner notifications received within 200-feet of the subject property. Currently, the opposition to the applicant's request equates to 34.7% of the total land area within 200-feet of the subject property. This means that this case will require a supermajority vote of the City Council for approval.

CONDITIONS OF APPROVAL

If the City Council chooses to approve of the applicant's request for a Specific Use Permit (SUP) for a *Guest Quarters/Detached Garage*, 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 development of the *Subject Property* shall generally conform to the *Concept Plan* as depicted in *Exhibit 'B'* of the Specific Use Permit (SUP) ordinance.
 - (b) The construction of a *Guest Quarters/Secondary Living Unit* and *Detached Garage* on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of the Specific Use Permit (SUP) ordinance.
 - (c) The *Guest Quarters/Secondary Living Unit* and *Detached Garage* shall not exceed a maximum size of 1,560 SF.
 - (d) The *Guest Quarters/Secondary Living Unit* and *Detached Garage* shall include a paved driveway to the structure.
 - (e) The applicant is to remove the existing 128 SF accessory building prior to the construction of the *Guest Quarters/Secondary Living Unit* and *Detached Garage*.
 - (f) The maximum height of the *Guest Quarters/Secondary Living Unit* and *Detached Garage* shall not exceed a total height of 15-feet.
 - (g) The *Guest Quarters/Secondary Living Unit* and *Detached Garage* shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and the subdivision ordinance.
- (2) The applicant shall provide staff with a site plan that shows conformance to the with the *Residential District Development Standards* contained in Subsection 07.01 of Article 05, *District Development Standards*, of the Unified Development Code (UDC), before the issuance of a building permit.

- (3) Any construction resulting from the approval of this Specific Use Permit (SUP) 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 October 29, 2022, the Planning and Zoning Commission made a motion to recommend denial of the Specific Use Permit (SUP) by a vote of 6-0, with Commissioner Hustings absent. According to Subsection 02.03(G), *Protest of a Zoning Change*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "(i)f such change [zoning change or Specific Use Permit (SUP)] is recommended for denial by the Planning and Zoning Commission, such zoning change or Specific Use Permit (SUP) shall require a supermajority vote (i.e. three-fourths vote of those members present), with a minimum of four (4) votes in the affirmative required for approval."



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 & 2}

PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

TREE REMOVAL (\$75.00)

VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

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.

²: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 2348 Saddlebrook Ln.

SUBDIVISION Saddlebrook Estates LOT BLOCK

GENERAL LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING CURRENT USE

PROPOSED ZONING PROPOSED USE

ACREAGE 1 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 Bryan Cook APPLICANT SHM

CONTACT PERSON Bryan Cook CONTACT PERSON

ADDRESS 2348 Saddlebrook Ln ADDRESS

CITY, STATE & ZIP Rockwall TX 75087 CITY, STATE & ZIP

PHONE 714) 869-6197 PHONE

E-MAIL [REDACTED] E-MAIL

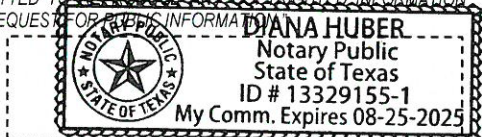
NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Bryan Cook [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 14 DAY OF October, 2022


OWNER'S SIGNATURE [Signature]



NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS [Signature] MY COMMISSION EXPIRES 8.25.25



Z2022-048: SUP for Guest Quarters/Secondary Living Unit at 2348 Saddlebrook Lane

Case 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.

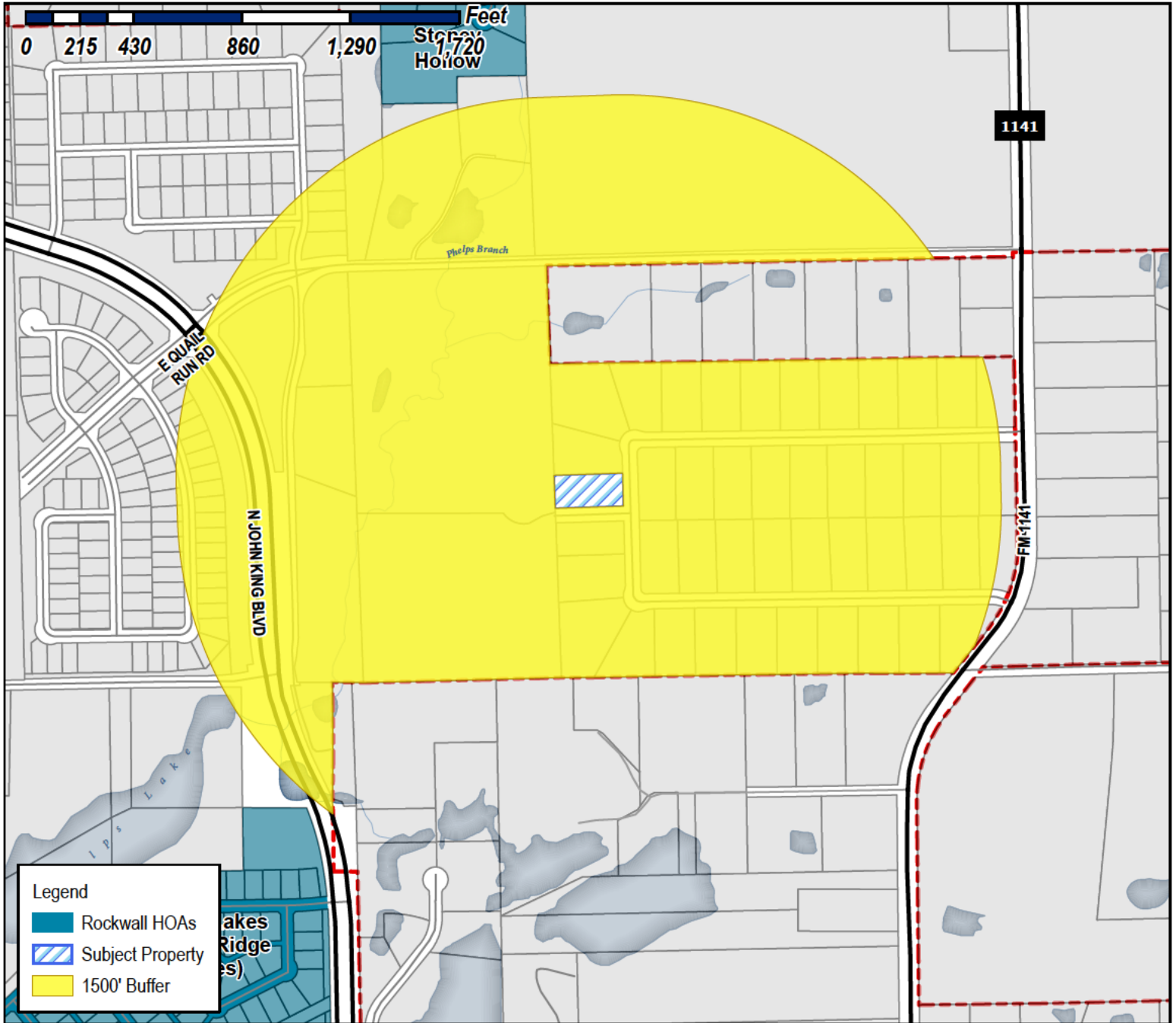




City of Rockwall

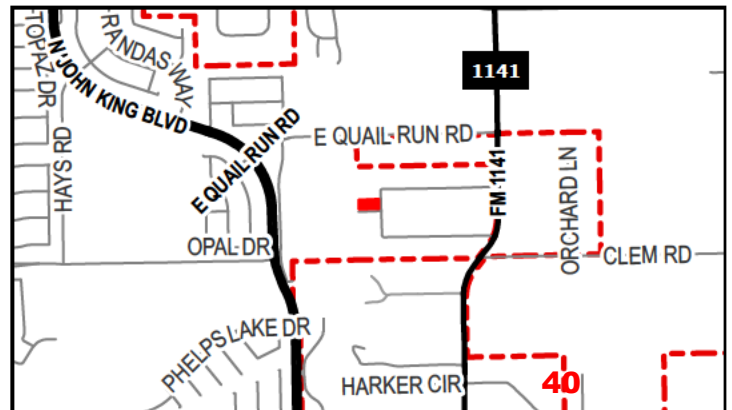
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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: Z2022-048
Case Name: SUP for Guest Quarters/ Secondary Living Unit
Case Type: Zoning
Zoning: Single-Family 16 (SF-16) District
Case Address: 2348 Saddlebrook Lane

Date Saved: 10/14/2022
 For Questions on this Case Call (972) 771-7745

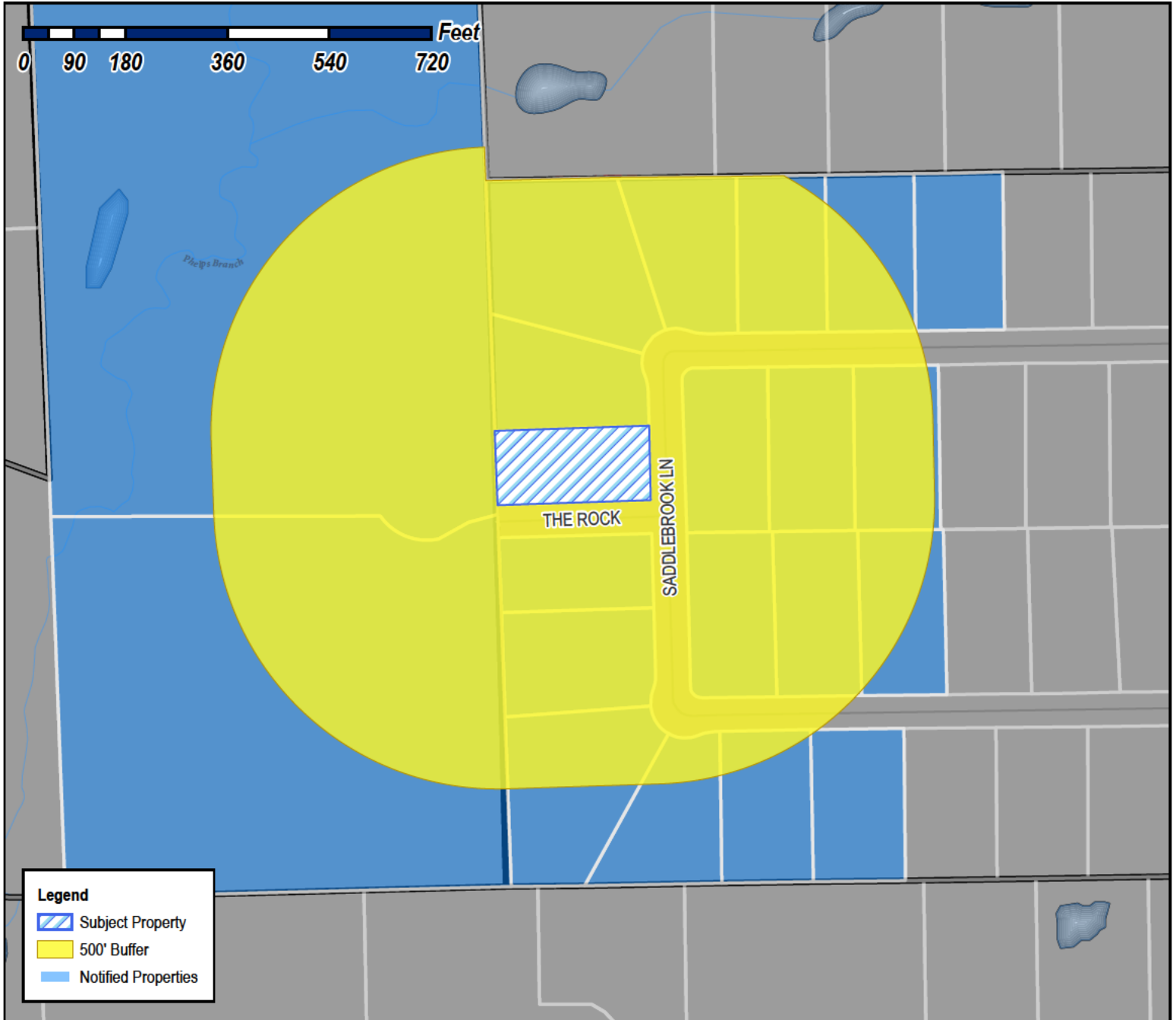




City of Rockwall

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.

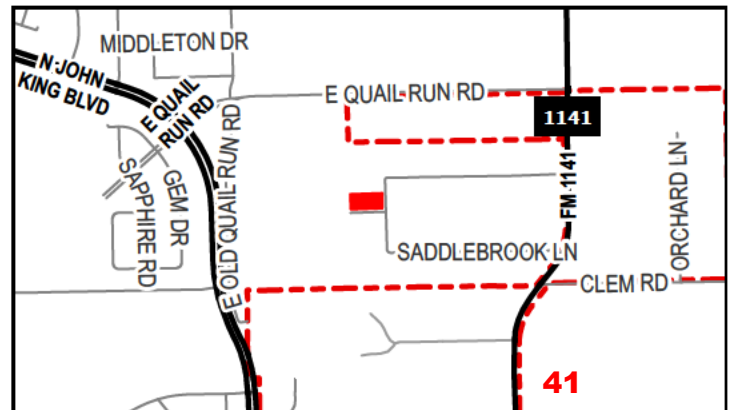


Legend

- Subject Property
- 500' Buffer
- Notified Properties

Case Number: Z2022-048
Case Name: SUP for Guest Quarters/Secondary Living Unit
Case Type: Zoning
Zoning: Single-Family 16 (SF-16) District
Case Address: 2348 Saddlebrook Lane

Date Saved: 10/14/2022
 For Questions on this Case Call (972) 771-7745



TYLER WILLIAM L AND VANITA RAE
1501 THE ROCK
ROCKWALL, TX 75087

COX GERALD GLEN AND ROSALBA CARRASCO
1800 E QUAIL RUN RD
ROCKWALL, TX 75087

FLANNERY SHEILA S & WILLIAM J III
JOINT TENANTS W/RIGHT SURVIVORSHIP
2095 E QUAIL RUN RD
ROCKWALL, TX 75087

FREDERICK CURTIS
2181 E QUAIL RUN RD
ROCKWALL, TX 75087

RESIDENT
2325 SADDLEBROOK LN
ROCKWALL, TX 75087

BROWN CHRISTOPHER & SHELLEY
2329 SADDLEBROOK LN
ROCKWALL, TX 75087

WHITE JOHN C & PAMELA E
2332 SADDLEBROOK LN
ROCKWALL, TX 75087

WHANNELL DAN & TAMMY
2333 SADDLEBROOK LANE
ROCKWALL, TX 75087

SHACK RANDY & JAMIE
2336 SADDLEBROOK LANE
ROCKWALL, TX 75087

THOMAS WILLARD L AND PEGGY J
2337 SADDLEBROOK LANE
ROCKWALL, TX 75087

WRIGHT MARTY ALLEN & DEBRA KAY
2340 SADDLEBROOK LN
ROCKWALL, TX 75087

TROISE GUTHRIE CHASE
2341 SADDLEBROOK LN
ROCKWALL, TX 75087

SCHALE WILLIAM AND CORTNEY
2345 SADDLEBROOK LN
ROCKWALL, TX 75087

GRIFFIN STEPHEN J
2348 SADDLEBROOK LN
ROCKWALL, TX 75087

JONES BRADLEY K AND SUSAN M
2352 SADDLEBROOK LANE
ROCKWALL, TX 75087

COX ROBERT & BEVERLY
2356 SADDLEBROOK LN
ROCKWALL, TX 75087

OROZCO ARTHUR
2360 SADDLEBROOK LANE
ROCKWALL, TX 75087

HARVEY LEE L AND
MARIA J PEREIRA
2361 SADDLEBROOK LANE
ROCKWALL, TX 75087

BERGER KEVIN M & DEBBIE R
2364 SADDLEBROOK LN
ROCKWALL, TX 75087

PROCTOR CAROLYN
2365 SADDLEBROOK LN
ROCKWALL, TX 75087

STELZER WADE L & MISTY M
2368 SADDLEBROOK LN
ROCKWALL, TX 75087

GILKINSON DOYLE D & LORA A
2369 SADDLEBROOK LN
ROCKWALL, TX 75087

ELLIS MELISSA A AND CHIMA O
2372 SADDLEBROOK LN
ROCKWALL, TX 75087

COX GERALD GLEN AND ROSALBA CARRASCO
815 T.L. TOWNSEND SUITE 101
ROCKWALL, TX 75087

PUBLIC NOTICE



CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

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

Z2022-048: Specific Use Permit for Guest Quarters/ Secondary Living Unit

Hold a public hearing to discuss and consider a request by Bryan Cook for the approval of a Specific Use Permit (SUP) for a Guest Quarters/Secondary Living Unit and Detached Garage on a one (1) acre parcel of land identified as Lot 13, Block A, Saddlebrook Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 2348 Saddlebrook Lane, 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, November 15, 2022 at 6:00 PM, and the City Council will hold a public hearing on Monday, November 21, 2022 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by Monday, November 21, 2022 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



MORE INFORMATION ON THIS CASE CAN BE FOUND AT: <https://sites.google.com/site/rockwallplanning/development/development-cases>

PLEASE RETURN THE BELOW FORM

Case No. Z2022-048: Specific Use Permit for Guest Quarters/ Secondary Living Unit

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

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).

Z2022 048

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

Respondent Information

Please provide your information.

First Name *

Doyle

Last Name *

Gilkinson

Address *

2369 Saddlebrook Ln

City *

Rockwall

State *

TX

Zip Code *

75087

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

Guevara, Angelica

From: Robert Cox <[REDACTED]>
Sent: Sunday, October 23, 2022 12:39 PM
To: Planning
Subject: Z2022-048: Permit for guest quarters.

Hello, my name is Robert Cox, I live at 2356 Saddlebrook Lane. I am opposed to the building of this secondary living unit. 1st of all, why having zoning if you are going to keep giving exceptions. 2nd, I built a workshop and it had to be built of like materials. This current zoning change request appears to be a metal building. I feel it will be unsightly and decrease property values. There has already been a metal building constructed in the neighborhood that we all voted against but was built anyway. Since we do not have a neighborhood association nor do we want one, the city codes should protect our best interest. This does not seem to be the case. Sincerely, Robert Cox

[Sent from AT&T Yahoo Mail on Android](#)

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.

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).

Z2022 048

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

SaddleBrook is 1 acre lots, I don't believe that has been approved before. There is already a pool and storage building there it is going to make it super crowded, the side street called The Rock is our back entry and we don't want it congested, used as parking.

Respondent Information

Please provide your information.

First Name *

Rosie

Last Name *

Cox

Address *

1800 E QUAIL RUN RD

City *

Rockwall

State *

TX

Zip Code *

75087

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: We work 3 miles away as well

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

PUBLIC NOTICE



CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

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

Z2022-048: Specific Use Permit for Guest Quarters/ Secondary Living Unit

Hold a public hearing to discuss and consider a request by Bryan Cook for the approval of a Specific Use Permit (SUP) for a Guest Quarters/Secondary Living Unit and Detached Garage on a one (1) acre parcel of land identified as Lot 13, Block A, Saddlebrook Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 2348 Saddlebrook Lane, 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, November 15, 2022 at 6:00 PM, and the City Council will hold a public hearing on Monday, November 21, 2022 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by Monday, November 21, 2022 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



MORE INFORMATION ON THIS CASE CAN BE FOUND AT: <https://sites.google.com/site/rockwallplanning/development/development-cases>

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

Case No. Z2022-048: Specific Use Permit for Guest Quarters/ Secondary Living Unit

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.

Because they have value, usage of their property

Name: *Tim & Susan Miller*

Address: *2348 Saddlebrook Lane 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

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).

Z2022-048

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.

Respondent Information

Please provide your information.

First Name *

Vanita

Last Name *

Tyler

Address *

1501 The Rock

City *

Rockwall

State *

TX

Zip Code *

75087

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? *

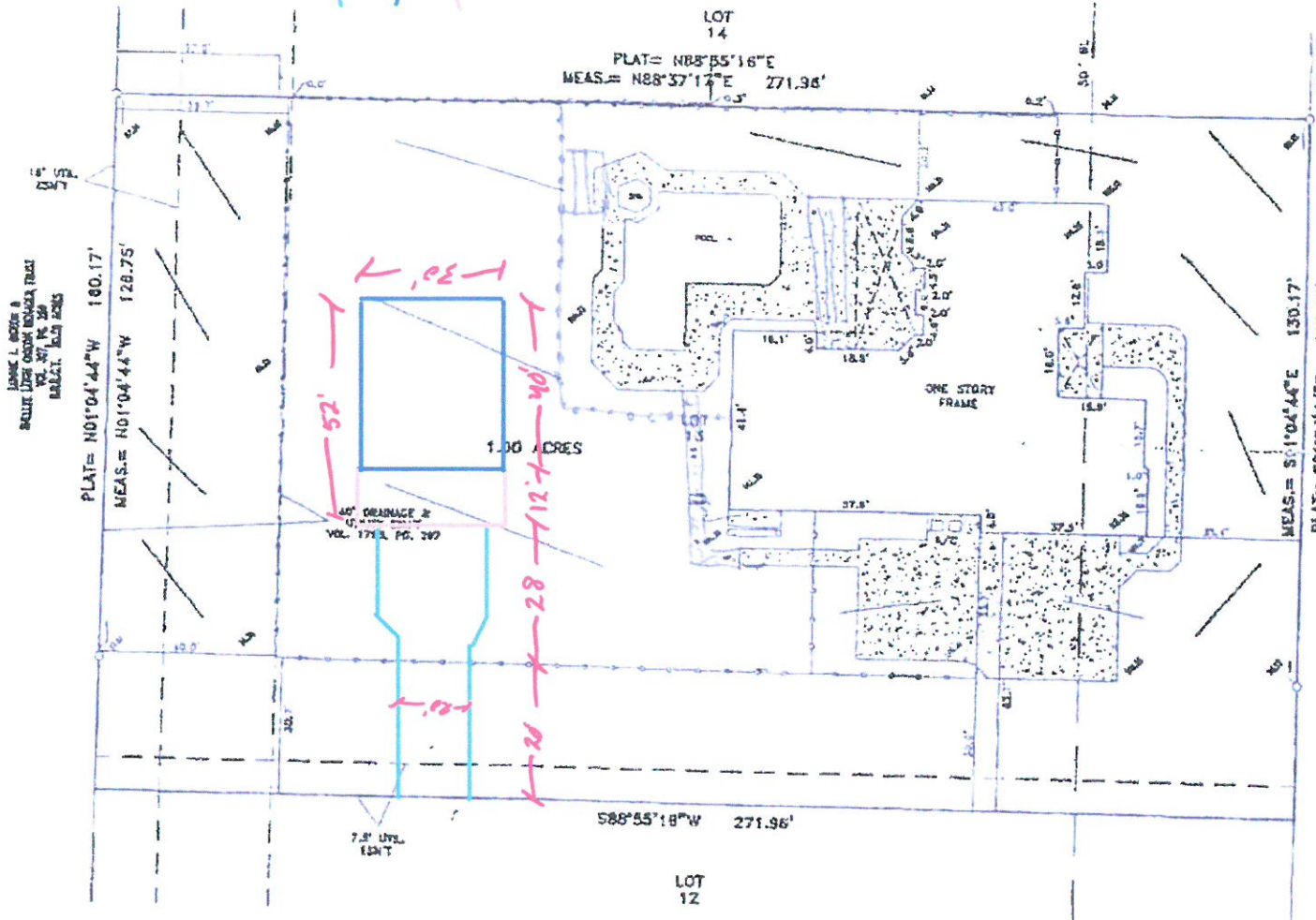
- I received a property owner notification in the mail.
- I read about the request on the City's website.
- I saw a zoning sign on the property.
- I read about the request in the Rockwall Herald Banner.
- My neighbors told me about the request.
- Other: _____

This content is neither created nor endorsed by Google.

Google Forms



— Driveway
 — Shop - 1200 Sf
 — Corridor
 — Alleyway



PROPERTY DESCRIPTION
 This is to certify that I have, this date, made a careful and accurate survey on the ground of property located of No. 2348 SADDLEBROOK LANE in the city of ROCKWALL, Texas, of Block No. 11, in the City of ROCKWALL, ROCKWALL COUNTY, Texas, according to the MAP THEREOF recorded in Volume 8 at Page 228 of the MAP Records of ROCKWALL County, Texas.

Richard Abbott 11-12-02
 Shaun Watts 11-12-02
 Mz
 April S. Hall

AGREED AND ACCEPTED BY:

SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Land Surveyor (Bryan Connally) hereby certifies to (ORR Title Company), in connection with the transactions described in G.F. 338122-103-02-E that, (a) this survey and the property description set forth herein were prepared from an actual on-the-ground survey; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually existed on the date of the survey, and any other parties and/or for other purposes shall be at User's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. The plat herein is a correct and accurate representation of the property lines and dimensions as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, all improvements are located within the boundaries the distances indicated and there are no visible and apparent encroachments or protrusions on the ground.

Executed this 8th day of November
 Bryan Connally
 Bryan Connally
 Registered Professional Land Surveyor



ACCEPTED BY: _____ 11-12-05

NOTE: According to the F.L.P.M. in Map No. 480243003358, this property does lie in Zone _____ and _____, and _____ to which the 100 year flood zone.

REVISIONS	
DATE	BY

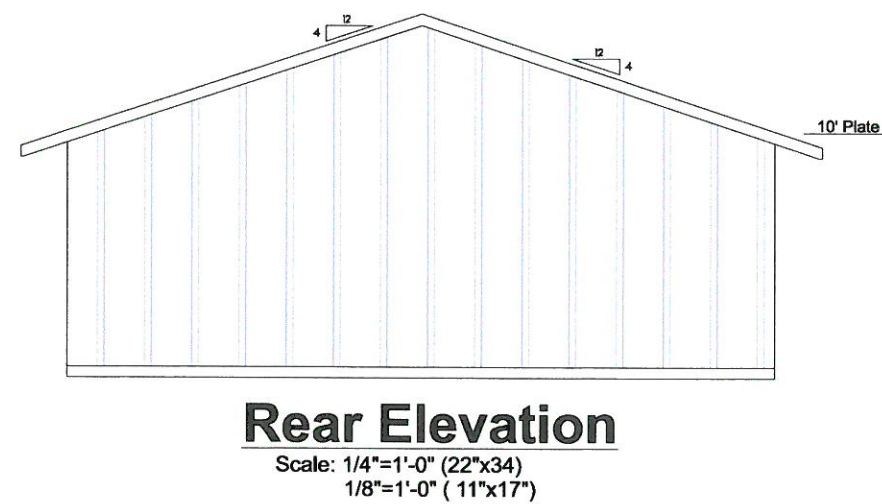
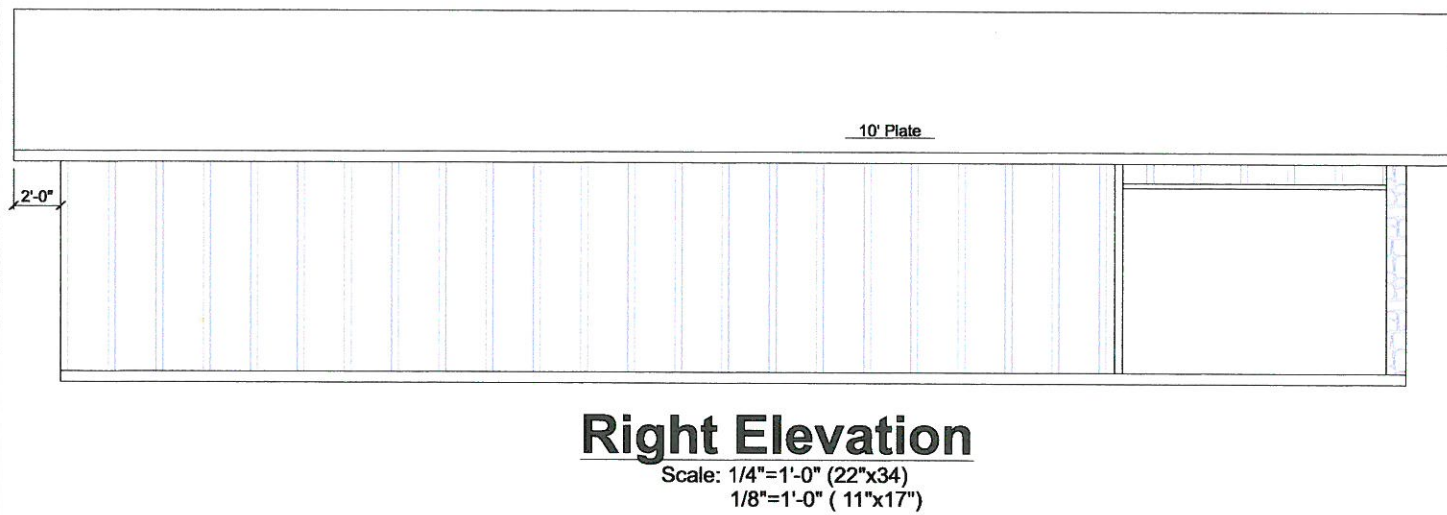
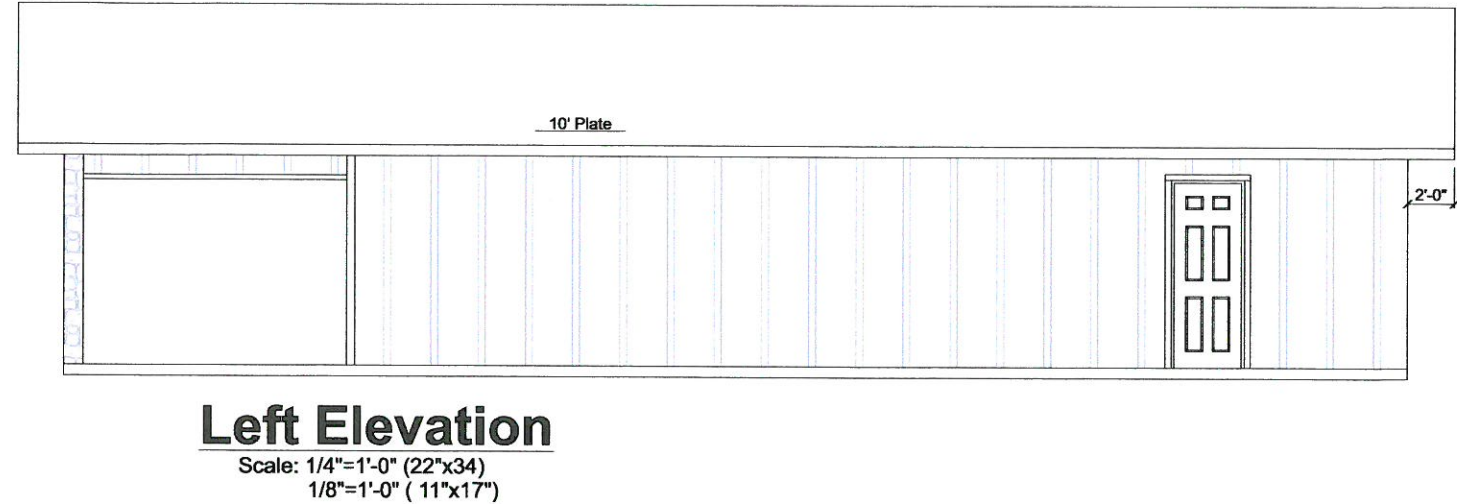
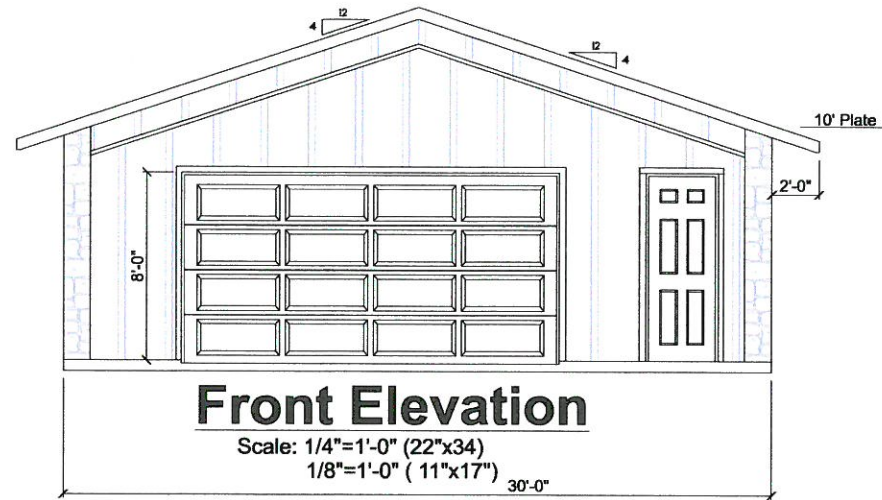
LEGEND	
1/2" blue red fence	metal pole
3/4" blue red fence	iron pipe
1" blue red fence	iron pipe
2" blue red fence	iron pipe
3" blue red fence	iron pipe
4" blue red fence	iron pipe
5" blue red fence	iron pipe
6" blue red fence	iron pipe
7" blue red fence	iron pipe
8" blue red fence	iron pipe
9" blue red fence	iron pipe
10" blue red fence	iron pipe
11" blue red fence	iron pipe
12" blue red fence	iron pipe
13" blue red fence	iron pipe
14" blue red fence	iron pipe
15" blue red fence	iron pipe
16" blue red fence	iron pipe
17" blue red fence	iron pipe
18" blue red fence	iron pipe
19" blue red fence	iron pipe
20" blue red fence	iron pipe

BOUNCE CONNALLY & ASSOC., P.C.
 6754 SKILLMAN STREET
 DALLAS, TEXAS 75243
 PHONE: (214) 349-9465
 FAX: (214) 348-2216
 www.bounce-surveying.com

SCALE	DATE	JOB NO.	S.F. NO.	INSTR.
1" = 20'	11-8-02	8024243-4	11913-17-01-E	ONDS

1.00 ACRE
 SADDLEBROOK ESTATES II:
 ROCKWALL, ROCKWALL COUNTY
 2348 SADDLEBROOK LANE

NOTE: REVISIONS ARE SHOWN ON SEPARATE PLAT AND ALL CHANGES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.



THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION DESIGN INFORMATION NECESSARY TO COMPLETE THIS STRUCTURE. FIELD VERIFY ON SITE THE ACCURACY OF THESE PLANS PRIOR TO CONSTRUCTION. LOCAL CODES, ORDINANCES AND RESTRICTIONS WILL APPLY SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND LOCAL REQUIREMENTS

PRINTED:
 11/15/2022
 04:40 PM

SMITH CUSTOM B&D
 Designed: Steven Smith
 Email: Steven@smithcustomllc.com
 Mobile: (903) 229-1025

Revisions:

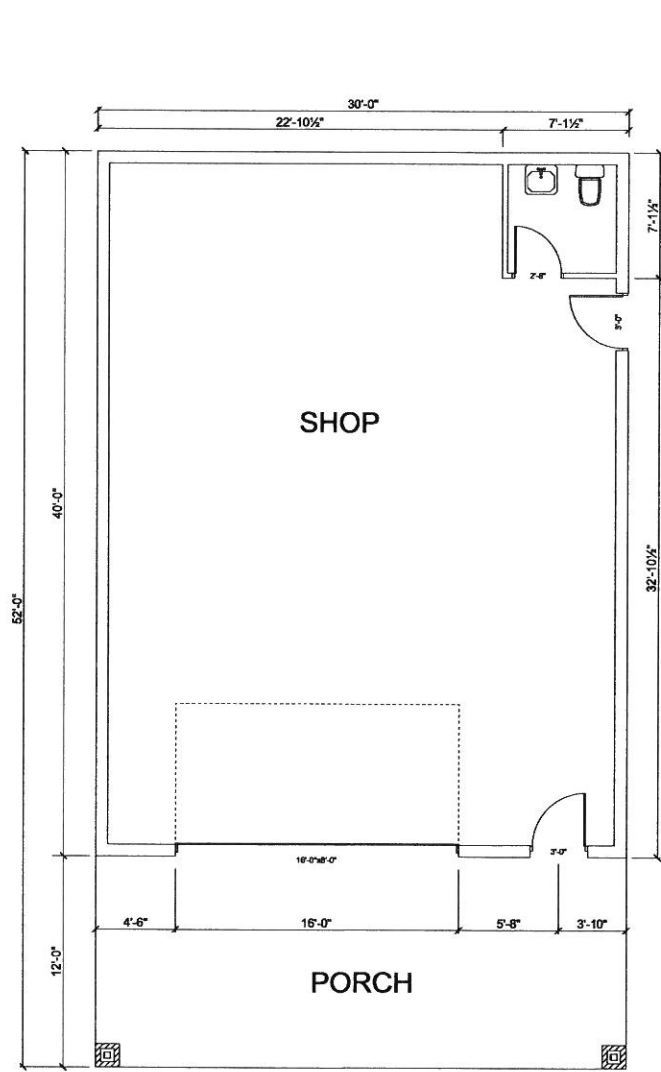
Elevation
 PLAN NAME:
2348 Saddlebrook Ln, Rockwall
 Construction Docs

SHEET NO.

A-1
 57

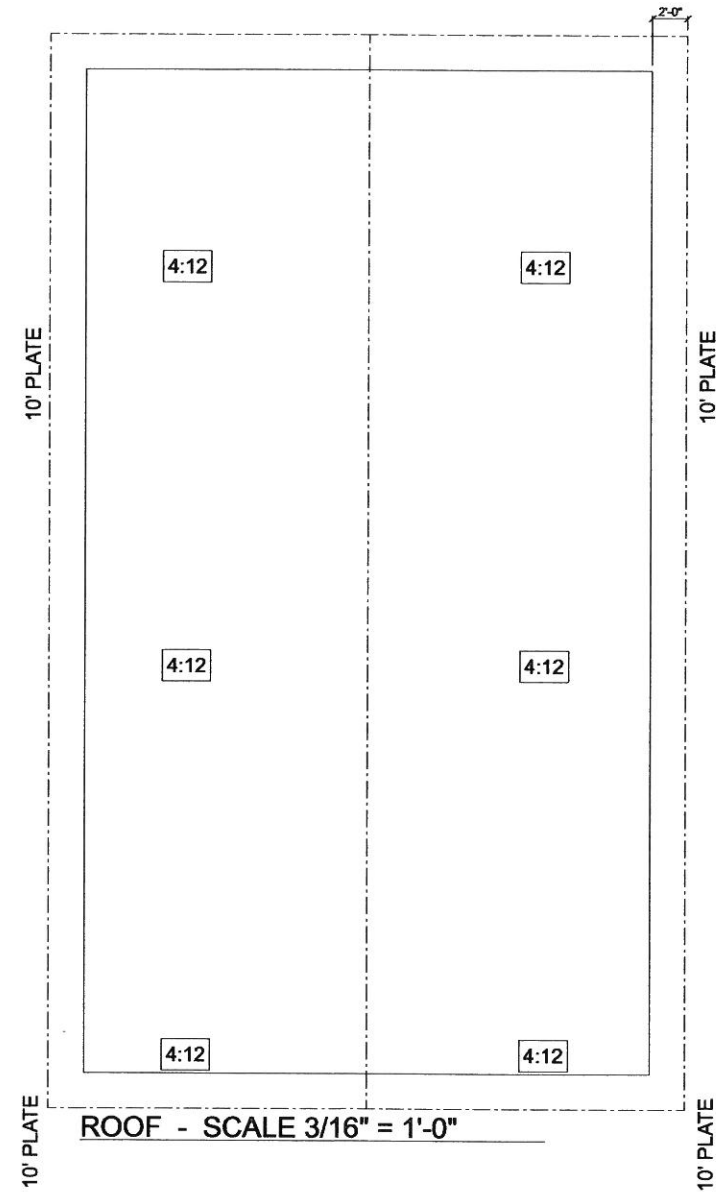
GENERAL NOTES:

: Builder responsible for compliance with all federal, state and local building codes, ordinances and deed restrictions. : Safety glass per code. : Weatherstrip attic access door(s). : Stairs and handrails per code : Gypsum board is required on all surfaces under stairs. (IRC R314.9) : Any projections that extend to less than five ft from a property line is required to have a one hour fire rating, this includes eofft and projections. : Brick ledges to be 5 1/2" : Angles to be 45 Degree unless noted otherwise. : shower heads to be @ 6'3" A.F.F. : door openings to be centered on wall unless noted otherwise : standard door jams to be 4" : tankless water heaters to be installed in master closet exterior wall. : Dimensions To Edge of Interior Walls and Outside of Brick at Exterior Walls : All Non-Load Bearing interior wall studs to be 24" O.C. : All Beams which are braced off of must be raised 1 1/2" from top plate. : Master shower blocking 40"-46" from wall bottom to top plate : Vanity Light Fixtures 2x4 blocking to be in all baths @ 86" A.F.F. : Block between studs @ all rakes w/ 2x material



FLOORPLAN - SCALE 3/16" = 1'-0"

AREA SCHEDULE	
Shop	- 1200
Porch	- 360
Total	- 1560



ROOF - SCALE 3/16" = 1'-0"

THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION DESIGN INFORMATION NECESSARY TO COMPLETE THE STRUCTURE. FIELD VERIFY ON SITE THE ACCURACY OF THESE PLANS PRIOR TO CONSTRUCTION. LOCAL CODES, ORDINANCES AND RESTRICTIONS WILL APPLY SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND LOCAL REQUIREMENTS

PRINTED:
11/15/2022
04:40 PM

SMITH CUSTOM B&D
Designed: Steven Smith
Email: Steven@smithcustomllc.com
Mobile: (903) 229-1025

Revisions:

Floorplan
PLAN NAME:
2348 Saddlebrook Ln, Rockwall
Construction Docs

SHEET NO.

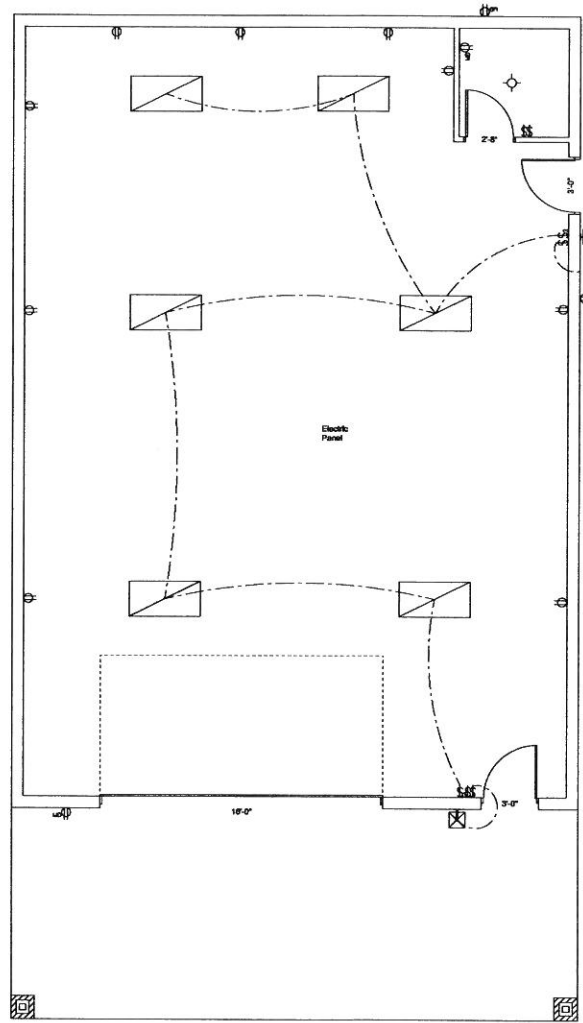
NOTES:

- : Install split outlet below sink for disposal and dishwasher and center at sink base, switch both.
- : HVAC contractor to supply and install all exhaust fans. electrician to wire install 16" from back of box to wall when possible and center over dryer & toilet.
- : Thermostat to be located 60" A.F.F. to center of box locations per plan.
- : CLG fans are supplied by lighting contractor and installed by electrical contractor
- : See specs for water softener outlet req.
- : Exterior EPI at A/C condenser should be located next to and at the same height as the disconnect.
- : Electrical switch and outlet boxes located in the kitchen backsplash shall be installed horizontally.
- : Electrical outlets to be arc-fault protected unless noted as GFI.

NOTES:

- : The builder is responsible for assuring compliance with all applicable local, state and federal requirements, whether or not there is any local jurisdiction.
- : Electrician responsible for assuring receptacle distribution per code (IRC E3801).
- : All kitchen and bathroom receptacle to be GFI (IRC E3802)
- : Supply 220v and 110v or gas and 110v to HVAC unit(s) in attic
- : All vents to rear of house where possible
- : All recessed can lights are required to be air tight rated (ic-at) (iecc 502.1.3)
- : Carbon Monoxide detector as required by code (IRC 315)
- : Builder to assure adequate appliance access per code
- : Provide Req'd combustion air to all req'd appliances per code (IRC Chapter 17424)
- : Provide light and plywood catwalk at HVAC unit(s) in attic
- : Smoke detectors to be installed and interconnected as req'd by the (IRC R317)
- : Provide motion sensors at all garage doors
- : Location of all floor outlets to be verified by other
- : Pre-wire for security, verify with owner
- : Makeup air for kitchen exhaust hood req'd when in fan in excess of 400 CFM. (IRC M1503.4)

ELECTRICAL LEGEND	
ELECTRICAL	SYMBOL
fluorescent light 2 x 4	
arts and craft exterior light	
light	
outlet	
outlet gfi	
switch	
switch 3 way	

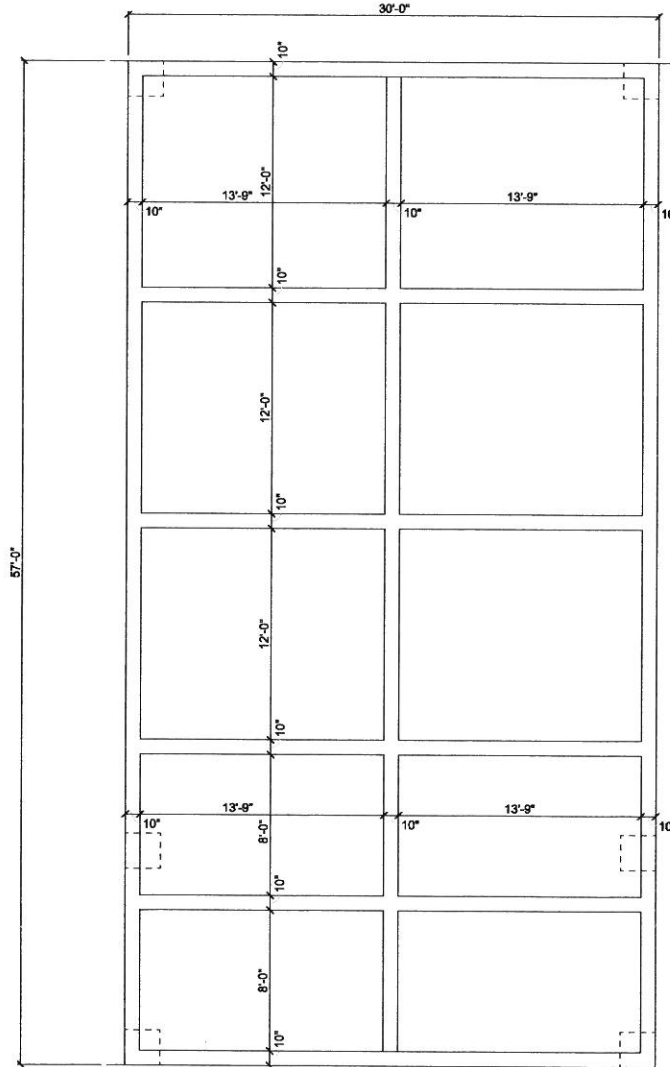


NOTES:

- : Breaker Box to be Located Per plan
- : Switches to be 54" A.F.F. (top of box)
- : Doorbell wiring per plan by community - Button to be at 42" A.F.F. Where applicable and location noted on plan.
- : Microwave/ Venthood Plug to be located at 16" A.F.F. (if over cook top). Microwave and Refrigerator outlets to be dedicated 20 AMP.
- : Telephones, T.V. and plug below knee space at computer desk to be at 13" A.F.F. to bottom of box
- : Walk in closet light be 18" from shelf
- : No wires to be run over attic cat walks
- : Light in attic at HVAC work platform (per IRC codes) to be switched in attic. Accessible from attic opening.

NOTE: STEEL REINF. TO BE WELDED SHALL CONFORM TO THE REQUIREMENTS OF ASTM A-106 AND THAT WELDING SHALL BE IN ACCORDANCE WITH AWS D1.4, STRUCTURAL WELDING CODE REINFORCING STEEL BY AMERICAN WELDING SOCIETY FOR COMPLIANCE WITH ACI 318-99, SECTION 3.5.

- FOR FRAMING AROUND ROOF HATCH, PROVIDE CHANNEL FRAMING AS SHOWN ON THE TYPICAL DETAIL FOR FRAMING AROUND MECHANICAL UNITS. (UNLESS NOTED OTHERWISE)
- KEEP STRUCTURE GUYED AND BRACED UNTIL ALL MASONRY/CONCRETE SHEAR WALLS, DIAGONAL BRACES, MOMENT FRAMES, FRAMED FLOORS AND ROOF DECKS ARE IN PLACE
- SEE ARCHITECT AND PLUMBING DRAWINGS FOR LOCATIONS OF ROOF DRAINS. ROOF IS DESIGNED FOR A MAXIMUM DEPTH OF 4" OF WATER AT ANY LOCATION OF THE ROOF. WATER SHALL BE RELIEVED BY EITHER SCUPPERS OR AN INDEPENDENT EMERGENCY OVERFLOW DRAIN AT THE 4" LEVEL
- FOR FRAMING AROUND THE PERIMETER OF A MECHANICAL UNIT, SEE TYPICAL DETAIL
- CONTRACTOR COORDINATE LOCATION OF OPENINGS AND WEIGHTS OF MECHANICAL UNITS, WITH THE MECHANICAL DRAWINGS. IF WEIGHTS EXCEED WHAT IS SHOWN ON THE STRUCTURAL PLAN, THEN NOTIFY THE STRUCTURAL ENGINEER OF THE CHANGE PRIOR TO ANY DETAILING OR FABRICATION OF JOIST, DECK OR STEEL



Notes:

1. Slab Thickness = 4" Slab
2. (EXT) Perimeter Beam Depts = 30"
3. (INT) Interior Beams = 26"
4. Beam Width = 10"

THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION DESIGN INFORMATION NECESSARY TO COMPLETE THIS STRUCTURE. FIELD VERIFY ON SITE THE ACCURACY OF THESE PLANS PRIOR TO CONSTRUCTION. LOCAL CODES, ORDINANCES AND RESTRICTIONS WILL APPLY. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND LOCAL REQUIREMENTS

PRINTED:
11/15/2022
04:40 PM

SMITH CUSTOM B&D
Designed: Steven Smith
Email: Steven@smithcustomllc.com
Mobile: (903) 229-1025

Revisions:

No.	Description

Electric
PLAN NAME:
2348 Saddlebrook Ln, Rockwall
Construction Docs

SHEET NO.

ADJACENT HOUSING ATTRIBUTES

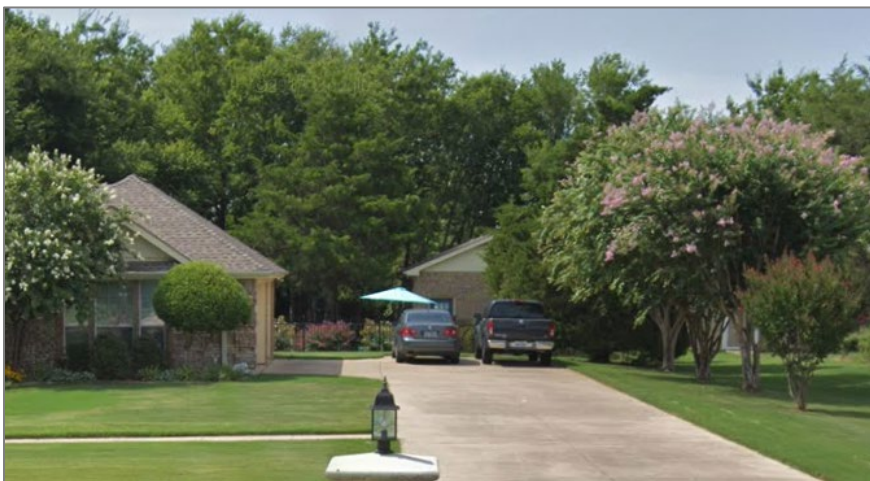
ADDRESS	TYPE	YEAR BUILT	ACCESSORY BUILDING	EXTERIOR MATERIALS
2312 Saddlebrook Lane	Detached Garage	2020	1,836 SF	Brick
2317 Saddlebrook Lane	Detached Garage	2005	750 SF	Brick
2325 Saddlebrook Lane	Detached Garage	2004	987 SF	Brick
2352 Saddlebrook Lane	Detached Garage	2020	625 SF	Brick and Siding
2356 Saddlebrook Lane	Detached Garage	2002	1,100 SF	Brick and Siding
2364 Saddlebrook Lane	Detached Garage	2007	1,860 SF	Brick
2365 Saddlebrook Lane	Detached Garage	2003	840 SF	Brick
2369 Saddlebrook Lane	Detached Garage	2018	720 SF	Brick
2385 Saddlebrook Lane	Detached Garage	2019	1,300 SF	Brick
AVERAGE:			1,113 SF	



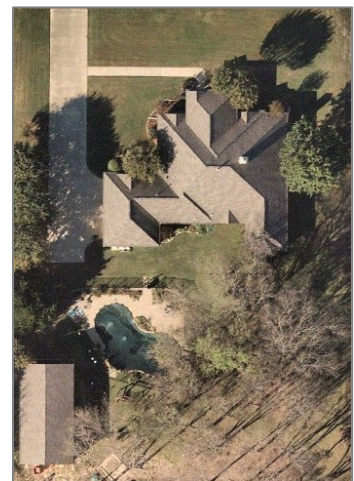
Address: 2312 Saddlebrook Lane



Address: 2317 Saddlebrook Lane

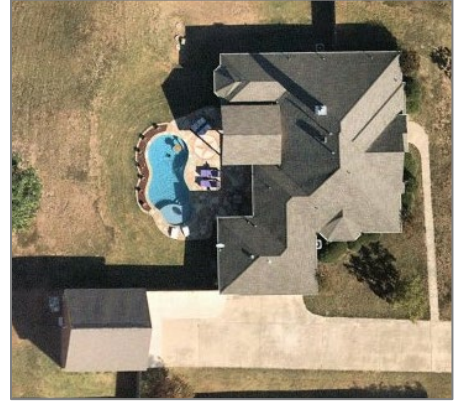


Address: 2325 Saddlebrook Lane





Address: 2352 Saddlebrook Lane



Address: 2356 Saddlebrook Lane

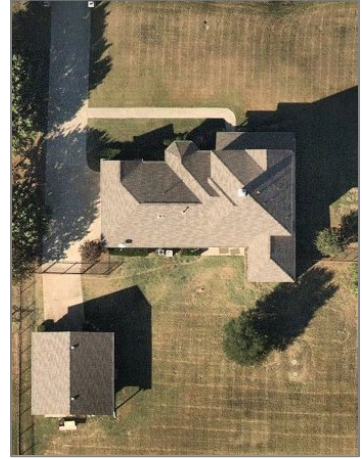


Address: 2364 Saddlebrook Lane





Address: 2365 Saddlebrook Lane



Address: 2369 Saddlebrook Lane



Address: 2385 Saddlebrook Lane



CITY OF ROCKWALL

ORDINANCE NO. 22-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 GUEST QUARTERS/SECONDARY LIVING QUARTERS AND DETACHED GARAGE ON A ONE (1) ACRE PARCEL OF LAND, IDENTIFIED AS LOT 13, BLOCK A, SADDLEBROOK ESTATES #2 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 from Bryan Cook for the approval of a Specific Use Permit (SUP) for a *Guest Quarters/Secondary Living Unit* and *Detached Garage* to allow for the construction of an *Accessory Building* on a one (1) acre parcel of land being identified as Lot 13, Block A, Saddlebrook Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 2348 Saddlebrook Lane, 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 *Guest Quarters/Secondary Living Unit* and *Detached Garage* to allow for the construction of an *Accessory Building* in accordance with Article 04, *Permissible Uses*, 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 03.01, *General Residential District Standards*; Subsection 03.06, *Single-Family 16 (SF-16) District*; and Subsection 07.04, *Accessory Structure Development Standards*, 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 with the following

conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the construction of a *Guest Quarters/Secondary Living Unit* and *Detached Garage* on the *Subject Property* and conformance to these operational conditions is required for continued operation:

- (1) The development of the *Subject Property* shall generally conform to the Site Plan as depicted in *Exhibit 'B'* of the Specific Use Permit (SUP) ordinance.
- (2) The construction of a *Guest Quarters/Secondary Living Unit* and *Detached Garage* on the *Subject Property* shall generally conform to the Building Elevations depicted in *Exhibit 'C'* of the Specific Use Permit (SUP) ordinance.
- (3) The *Guest Quarters/Secondary Living Unit* and *Detached Garage* shall not exceed a maximum size of 1,560 SF.
- (4) The *Guest Quarters/Secondary Living Unit* and *Detached Garage* shall include a paved driveway to the structure.
- (5) The applicant is to remove the existing 128 SF accessory structure.
- (6) The maximum height of the *Guest Quarters/Secondary Living Unit* and *Detached Garage* shall not exceed a total height of 15-feet as measured to midpoint of the pitched roof.
- (7) The *Guest Quarters* and *Detached Garage* shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.

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 or property owner 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 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 5TH DAY OF DECEMBER, 2022.

Kevin Fowler, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: *December 5, 2022*

2nd Reading: *December 19, 2022*

Address: 2348 Saddlebrook Lane

Legal Description: Lot 13, Block A, Saddlebrook Estates #2 Addition



DRAFT 12.05.2022

SHEET NO. A - 1	PLAN NAME: 2348 Saddletrook Ln, Rockwall	Elevation Construction Docs	Revisions: <table border="1" style="width: 100%; height: 40px; border-collapse: collapse;"> <tr> <td style="width: 5%;"> </td> <td style="width: 15%;"> </td> <td style="width: 15%;"> </td> <td style="width: 15%;"> </td> <td style="width: 15%;"> </td> <td style="width: 15%;"> </td> </tr> </table>						
THESE PLANS ARE INTENDED TO PROVIDE INFORMATION TO THE CLIENT AND TO BE USED AS A GUIDE ONLY. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING ALL LOCAL CODES, ORDINANCES AND RESTRICTIONS. THESE PLANS ARE INTENDED TO PROVIDE INFORMATION TO THE CLIENT AND TO BE USED AS A GUIDE ONLY. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING ALL LOCAL CODES, ORDINANCES AND RESTRICTIONS.	LOCAL CODES, ORDINANCES AND RESTRICTIONS WILL BE SHOWN IN DIMENSION BLOCKS. THESE PLANS ARE INTENDED TO PROVIDE INFORMATION TO THE CLIENT AND TO BE USED AS A GUIDE ONLY. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING ALL LOCAL CODES, ORDINANCES AND RESTRICTIONS.	S.M.I.T.H. ARCHITECTURE 11000 W. LAKELAND BLVD. SUITE 100 FORT WORTH, TX 76133 TEL: (817) 441-1111 FAX: (817) 441-1112 WWW.SMITHARCHITECTURE.COM	SMITH CUSTOM B&D Designed: Steven Smith Email: smithcustom@smithcustom.com Mobile: (903) 229-1025						

Front Elevation
 Scale: 1/4"=1'-0" (22"x34")
 1/8"=1'-0" (11"x17") 36.0"

Left Elevation
 Scale: 1/4"=1'-0" (22"x34")
 1/8"=1'-0" (11"x17")

Right Elevation
 Scale: 1/4"=1'-0" (22"x34")
 1/8"=1'-0" (11"x17")

Rear Elevation
 Scale: 1/4"=1'-0" (22"x34")
 1/8"=1'-0" (11"x17")



MEMORANDUM

TO: Mary Smith, City Manager

CC: Honorable Mayor and City Council

FROM: Ryan Miller, Director of Planning and Zoning

DATE: December 5, 2022

SUBJECT: Z2019-027; EXTENSION OF A SPECIFIC USE PERMIT (SUP) FOR BIG-TEX TRAILERS

Attachments

Memorandum

Location Map

Case Memo from Case No. Z2019-027

Ordinance No. 20-01

Summary/Background Information

Discuss and consider a request by Raymond Jowers of Jowers, Inc. for the extension of Ordinance No. 20-01 (S-212) allowing outside storage in conjunction with an existing trailer and parts sales and service facility (*Big-Tex Trailers*) on a 4.4317-acre tract of land identified as Tract 22-01 of the R. Irvine Survey, Abstract No. 120, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 2260 E. IH-30, and take any action necessary.

Action Needed

The City Council is being asked to approve, approve with conditions, or deny the applicant's request to extend SUP No. S-212.



CITY OF ROCKWALL
CITY COUNCIL MEMORANDUM

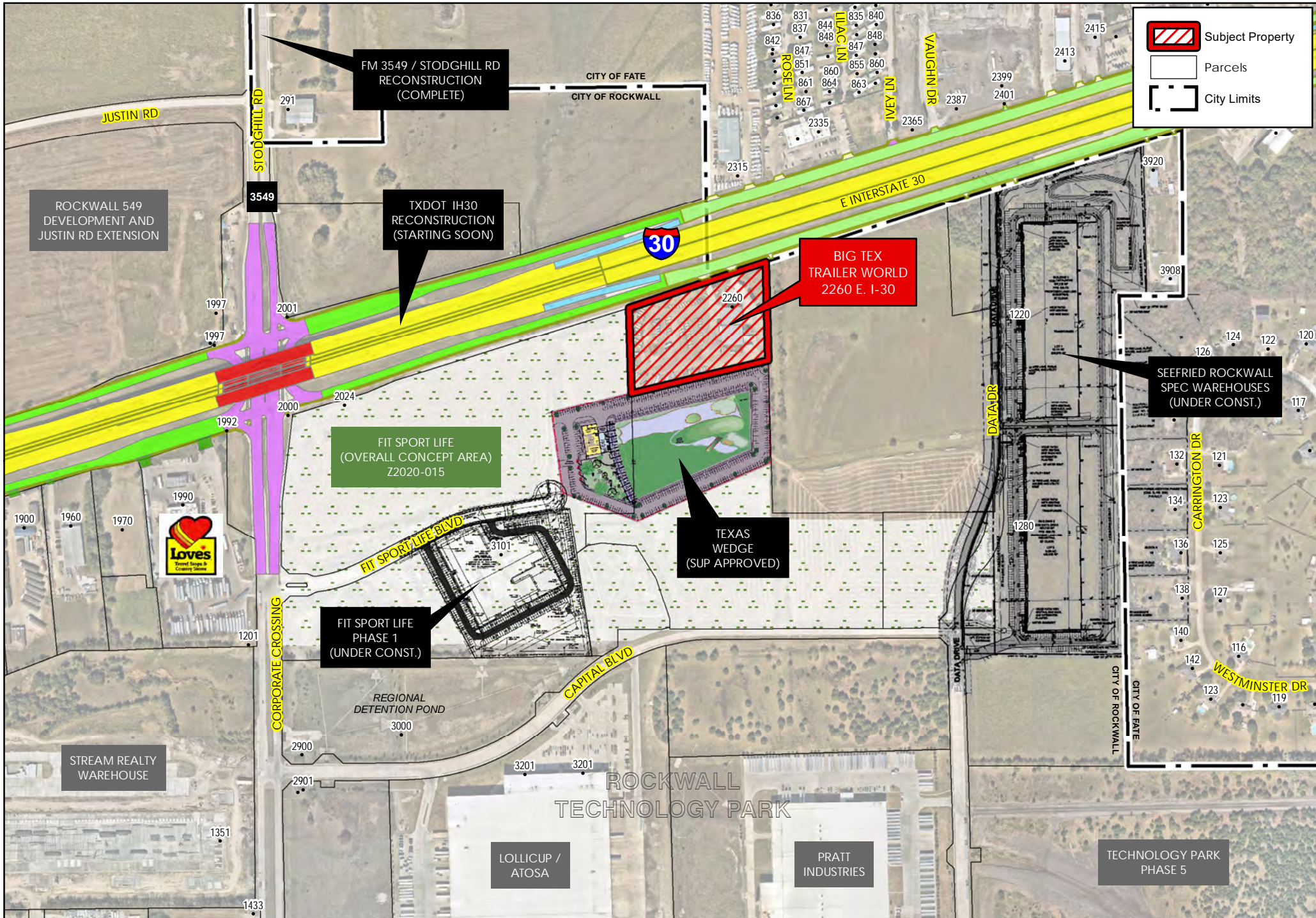
PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Mayor and City Council
CC: Mary Smith, *City Manager*
Joey Boyd, *Assistant City Manager*
FROM: Ryan Miller, *Director of Planning and Zoning*
DATE: December 5, 2022
SUBJECT: Z2019-027; *Extension of a Specific Use Permit (SUP) for Big-Tex Trailers*

On February 3, 2020, the City Council approved *Ordinance No. 20-01 (S-212)* allowing outside storage of trailers for *Big-Tex Trailers* on the subject property at 2260 E. IH-30. This Specific Use Permit (SUP) was an extension of a previously granted SUP that was originally adopted on August 4, 2008 (*i.e. Case No. Z2008-014; Ordinance No. 08-38; S-056*), extended on April 1, 2011 and April 7, 2014, and amended on February 14, 2017 (*i.e. Case No. Z2017-008; Ordinance No. 17-20; S-164*) [see the case memo for Case Z2019-027 in the attached packet for a complete history of the subject property]. As with the previous ordinances, *Ordinance No. 20-01* included an operational condition that stated the following:

The Specific Use Permit (SUP) shall be valid for a period of three (3) years from the date of the approval of this ordinance. If an extension of the SUP is necessary, the owner shall submit a request in writing to staff no less than 90 days prior to the expiration of the SUP. Upon receipt of the request, the City Council shall review the SUP and determine if an extension of the SUP is permitted based on the development of FM-549 and the IH-30 overpass construction and/or other development activity in the area.

In accordance with this operational condition, the property owner -- *Raymond Jowers of Jowers, Inc.* -- submitted a development application and letter requesting to extend the Specific Use Permit (SUP) on October 28, 2022. Based on this request, staff is bringing the case forward to the City Council for consideration of an extension. Staff should note that there are currently three (3) projects that have been approved on adjacent properties in the area. These include: [1] a sports complex (*i.e. Fit Sport Life*), which is currently under construction; [2] a *Golf Driving Range (i.e. the Texas Wedge)*, which was granted a Specific Use Permit (SUP) on October 3, 2022; and [3] two (2) *Warehouse/Distribution Facilities* off Data Drive, which are currently nearing completion of civil engineering plans. In addition, since *Ordinance No. 20-01* was approved, the FM-549 overpass construction was completed and the City has completed the utility relocations for the IH-30 improvements. The IH-30 project was also *let* on November 2, 2022. For the City Council's reference, staff has included a map showing the subject property in relation to the location of each of these projects. Should the City Council choose to grant the extension of the Specific Use Permit (SUP) for a period not to exceed three (3) years, no additional approvals or process will be necessary. If the City Council chooses to extend the Specific Use Permit (SUP) for a period in excess of three (3) years, staff will be required to advertise the case in accordance with the requirements of the Unified Development Code (UDC) and bring a revised ordinance forward to the Planning and Zoning and City Council for public hearing and action. If the City Council chooses not to grant the extension request, the Specific Use Permit (SUP) will expire in accordance with the operational conditions contained in *Ordinance No. 20-01*, and all outside storage activities on the site will be required to cease. Should the City Council have any questions concerning this request, staff and the applicant will be available at the December 5, 2022 City Council meeting.



Subject Property

Parcels

City Limits



0 150 300 Feet
Date: 11/22/2022

The data represented on this map was obtained with the best methods available. Data is supplied from various sources and accuracy may be out of the City of Rockwall's control. The verification of accuracy and / or content lies entirely with the end user. The City of Rockwall does not guarantee the accuracy of contained information. All Information is provided 'As Is' with no warranty being made, either expressed or implied.

SEC INTERSTATE 30 & CORPORATE CROSSING



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: January 21, 2020
APPLICANT: Raymond Jowers; *Jowers; Inc.*
CASE NUMBER: Z2019-027; *SUP for Big Tex Trailers*

SUMMARY

Hold a public hearing to discuss and consider a request by Raymond Jowers of Jowers, Inc. for the approval of an extension of Ordinance No. 17-20 (SUP No. S-164) granting a Specific Use Permit (SUP) allowing outside storage adjacent to IH-30 on a 4.4317-acre tract of land identified as Tract 22-01 of the R. Irvine Survey, Abstract No. 120, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 2260 E. IH-30, and take any action necessary.

BACKGROUND

The western portion of the subject property was annexed in 1985 [*Ordinance No. 85-69*]. Subsequently, the eastern portion of the subject property was annexed in 1997 [*Ordinance No. 97-14*]. On July 6, 1998, the City Council approved a request [*Case No. PZ1998-019; Ordinance No. 98-23*] for a change in zoning from an Agricultural (AG) District to a Highway Commercial (HWY-C) District on the subject property. On February 1, 1999, a Certificate of Occupancy (CO) was issued [*CO-1131*] to McGuire & Associates, Inc. for a truck driving school on the property. On February 22, 2001, the applicant submitted a request [*Case No. PZ2001-028*] on behalf of Mike Fredricks of Pleasant Homes for approval of a Conditional Use Permit (CUP) to allow a *manufactured home retail sales center* in a Highway Commercial (HWY-C) District; however, the request was withdrawn by the applicant on March 12, 2001. On August 6, 2001, the City Council approved a request [*Case No. PZ2001-04; Ordinance No 01-35; CUP No. 195*] for a Conditional Use Permit (CUP) to allow a *minor automotive repair facility (i.e. Heintschel Truck Tire Center)* in a Highway Commercial (HWY-C) District. On February 28, 2002 a Certificate of Occupancy (CO) was issued [*CO-1797*] to Heintschel Tire & Service. On June 7, 2004, the City Council approved a City-initiated request [*Case No. Z2004-006; Ordinance No. 04-38*], establishing the Unified Development Code (UDC), which replaced the Comprehensive Zoning Ordinance [*Ordinance No. 83-23*]. Specifically, the Unified Development Code (UDC) [*Ordinance No. 04-38*] removed the Highway Commercial (HWY-C) District from the City's zoning districts re-classified the zoning of the subject property to Light Industrial (LI) District. This ordinance also replaced Conditional Use Permits (CUP's) with Specific Use Permits (SUP's) and established the development standards for certain overlay districts (*i.e. the IH-30 Overlay [IH-30 OV] District*) within the City.

On August 4, 2008, the City Council approved a request [*Case No. Z2008-014*] for approval of a Specific Use Permit (SUP) [*Ordinance No. 08-38; SUP No. S-056*] to allow a *recreational vehicle "RV" sales and service facility* in a Light Industrial (LI) District. At that time, a condition of approval stated that the Specific Use Permit (SUP) would be valid for a period of three (3) years, commencing on the date a Certificate of Occupancy (CO) was issued for the use; however, the SUP ordinance permitted the owner to petition the City Council for an extension of the Specific Use Permit (SUP) for 90-days prior to the date of expiration. The intent was to allow the City Council to examine the status of the FM-549 overpass construction and/or development activity in the area to determine if an extension to the Specific Use Permit (SUP) is warranted.

On September 16, 2008, a Certificate of Occupancy (CO) [CO2008-0217] was issued to Walkabout RV, LLC and when the business owner changed, a new Certificate of Occupancy (CO) [CO2009-0100] was issued to Big-Tex Trailers (*i.e. the current occupant*). On April 1, 2011, the applicant submitted a request for an extension to the Specific Use Permit (SUP), which was granted by the City Council [Ordinance No. 08-38; SUP No. S-056] on April 18, 2011. Subsequently, the City Council approved the second extension of the Specific Use Permit (SUP) [Ordinance No. 08-38; SUP No. S-056] on April 7, 2014. On February 14, 2017, the applicant submitted a third request [Case No. Z2017-008] for extension of the Specific Use Permit (SUP). In response to this, the City Council requested that the applicant amend the Specific Use Permit (SUP) from *recreational vehicle (RV) sales and service facility to outside storage* to reflect the changes in use of the property. Subsequently, on April 17, 2017 the City Council rescinded Ordinance No. 08-38; SUP No. S-056 and approved Ordinance No. 17-20; SUP No. S-164, allowing outside storage in a Light Industrial (LI) District. A condition of approval stated that the SUP ordinance would expire three (3) years from date of approval (*i.e. April 17, 2020*) and permitted the applicant to request an extension to the Specific Use Permit (SUP) no less than 90-days prior to the date of expiration.

PURPOSE

The applicant has submitted a request for an extension to the Specific Use Permit (SUP) in accordance with Ordinance No. 17-20; SUP No. S-164. The applicant has stated that the purpose of this request is to permit the continued operation of the existing *recreational vehicle (RV) sales and service facility (i.e. Big-Tex Trailers)* on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is located at 2260 E. IH-30. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is IH-30, which is identified by a *TxDOT6D (Texas Department of Transportation, principle arterial, six [6]-lane, divided roadway)* on the City's Master Thoroughfare Plan. Beyond this, there is a large vacant tract of land that is zoned Commercial (C) District and a recreational vehicle (RV) dealership (*i.e. Happy Trails, USA RV Supercenter*) that is not located within the city limits of Rockwall.

South: Directly south of the subject property, there is a large vacant tract of land followed by a light-industrial facility (*i.e. Pratt Industries*). Adjacent to Pratt Industries, there is a light industrial facility (*i.e. Lollicup, USA*) that is currently under construction. Following this is Discovery Boulevard, which is identified as a *M4U (major collector, four [4]-lane, undivided roadway)* on the City's Master Thoroughfare Plan. Beyond this, there is a light-industrial facility (*i.e. Bimbo Bakery*). These areas are zoned Commercial and Light Industrial (LI) District.

East: Directly east of the subject property, there is a vacant tract of land and a minor automotive repair garage in conjunction with a truck rental facility (*i.e. GearHeads Hot Rod Garage/U-Haul*) that are zoned Light-Industrial (LI) District. Following this there is a single-family residential subdivision that is not located within the city limits of Rockwall.

West: Directly west of the subject property, there area several large vacant tracts of land followed by Corporate Crossing, which is identified as a *TxDOT4D (Texas Department of Transportation, principle arterial, four [4]-lane, divided roadway)* on the City's Master Thoroughfare Plan. Following this, there is a *truck stop with gasoline sales and accessory services (i.e. Love's Country Stores)*. These areas are zoned Commercial (C) and Light Industrial (LI) District.

CHARACTERISTICS OF THE REQUEST

The applicant is requesting approval of an extension to a Specific Use Permit (SUP) [*Ordinance No. 17-20; SUP No. S-164*] to allow outside storage on a property adjacent to IH-30 and zoned Light Industrial (LI) District. Currently, the subject property is occupied with an existing *recreational vehicle (RV) sales and service facility (i.e. Big Tex Trailers)*, which has been in operation at this location since 2009 [*CO2009-0100*]. The main structure is approximately 8,080 SF, is constructed of a combination of metal and stone, and -- *according to the Rockwall County Appraisal District (RCA)* -- was constructed in 1985. The existing trailers are stored outdoors and are partially screened with a combination of a chain-link fence and shrubs. According to the applicant, there have been no operational changes since the approval of *Ordinance No. 17-20; SUP No. S-156* and the intent is for the facility to continue to operate in the same manner.

INFRASTRUCTURE

In accordance to the existing Specific Use Permit (SUP) [*Ordinance No. 07-20; SUP No. S-164*], the City Council approval of the Specific Use Permit (SUP) includes a temporary waiver to certain engineering and fire department standards, including but not limited to, concrete paving requirements and the extension of a 12-inch water line from FM-549. Future development of the property shall be subject to the engineering and fire department standards in effect at the time of development. In this case, the applicant is proposing to continue the existing land use on the property and has not indicated any imminent development of the subject property. As a result, the existing temporary waiver to certain engineering and fire department standards has been included as a condition of approval in this case memo and the attached draft ordinance. Staff should note, approval of this condition is a discretionary decision for the City Council, pending a recommendation from the Planning and Zoning Commission.

CONFORMANCE WITH THE CITY'S CODES

According to Subsection 2, *Outside Storage and/or Outside Display*, of Subsection J, *Wholesale, Distribution, and Storage Land Uses*, of Subsection 2.03, *Conditional Land Use Standards*, of Section 2, *Conditional Land Use Standards and Definitions*, of Article IV, *Permissible Uses*, of the Unified Development Code (UDC), no outside storage is allowing in any zoning district adjacent to IH-30 with the exception of properties that are zoned Light Industrial (LI) District. The Unified Development Code (UDC) gives the City Council the ability to consider a Specific Use Permit (SUP) on a case-by-case basis to allow outside storage and/or display as an accessory use for properties located adjacent to IH-30 and zoned Light-Industrial (LI) District. In this case, since no changes are being proposed, the existing recreational vehicle (RV) sales and service facility (i.e. Big Tex Trailers) appears to be in conformance with conditional land use standards as stipulated in the Unified Development Code (UDC) [*Ordinance No. 04-38*].

STAFF ANALYSIS

When examining the applicant's request, staff should point out that the current facility has been in operation since 2009 (*i.e. approximately 11 years*). At the time *Ordinance No. 08-38; SUP No. S-156* was approved, it appears that a majority of the surrounding properties were either undeveloped or not within the city limits of Rockwall. The construction of the FM-549 overpass was anticipated to begin between February and July of 2010 (*i.e. within two [2] years of approval of the SUP*) and would take approximately 18-24 months to complete. At that time, the City Council expressed an interest for the applicant to limit the leasing of the property to Big-Tex Trailers for a period of less than three (3) years. This appears to correspond to the anticipated completion date of the proposed overpass construction and the City Council's expectation that the area would re-develop at that time. With no additional development taking place during that time, it seems that subsequent extensions of the Specific Use Permit (SUP) were granted by the City Council. The construction of the FM-549 overpass was delayed and did not start until 2017 (*i.e. approximately seven [7] years after the anticipated start date*) and was completed in 2019. Other development since the previous extension of the Specific Use Permit (SUP)

includes the construction of Pratt Industries, Lollicup USA, and other properties within the Rockwall Technology Park. Staff should point out that the screening standards that were in effect at the time that *Ordinance No.'s 08-38 and 17-20* were approved have been amended. Should this request be approved, staff has recommended to the applicant that the current screening requirements (*i.e. a landscape buffer consisting of a berm and a combination of a wrought-iron fence, canopy trees, accent trees, and shrubs*) be met adjacent to IH-30. This will bring the property further into conformance with the landscape standards in the Unified Development Code (UDC) and has been made a condition of approval in the draft ordinance. Staff should note, although approval of this request does not appear to negatively impact the subject property or the adjacent properties, this is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission

NOTIFICATIONS

On December 18, 2019, staff notified four (4) property owners and occupants within 500-feet of the subject property. There are no Homeowner's Associations (HOA's)/Neighborhood Associations within 1,500-feet of the subject property and are participating in the Neighborhood Notification Program. At the time this report was written, staff had not received any notices concerning this request.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the applicant's request then staff would propose the following conditions of approval:

- (1) The Specific Use Permit (SUP) shall be valid for a period of three (3) years from the date of the approval of this ordinance. If an extension of the SUP is necessary, the owner shall submit a request in writing to staff no less than 90 days prior to the expiration of the SUP. Upon receipt of the request, the City Council shall review the SUP and determine if an extension of the SUP is permitted based on the development of FM-549 and the IH-30 overpass construction and/or other development activity in the area.
- (2) All outside display and outside storage of trailers shall generally conform to the concept plan depicted in Exhibit 'B' of the attached ordinance, which shall be incorporated herein by reference.
- (3) The outside display and outside storage of semi-trailers and tractor-trailers shall be prohibited.
- (4) That the subject property shall be brought into conformance to the screening requirements stipulated in the Unified Development Code (UDC) prior to subsequent extension requests for the SUP.
- (5) City Council approval of the SUP includes a temporary waiver to certain engineering and fire department standards, including but not limited to, concrete paving requirements and the extension of a 12-inch water line from FM-549. Future development of the subject property will be subject to the Engineering and Fire Department standards in effect at the time of development.
- (6) In the event that the development expands the existing structure or adds additional buildings, the development will be subject to meet the requirements for fire protection.
- (7) 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 January 14, 2020, the Planning and Zoning Commission's motion to recommend approval of the applicant's request with staff's conditions of approval passed by a vote of 6-0 with Commissioner Logan absent.

CITY OF ROCKWALL

ORDINANCE NO. 20-01

SPECIFIC USE PERMIT NO. S-212

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW OUTSIDE STORAGE IN A LIGHT INDUSTRIAL (LI) DISTRICT WITHIN THE IH-30 OVERLAY (IH-30 OV) DISTRICT ON A 4.4317-ACRE PARCEL OF LAND, IDENTIFIED AS TRACT 22-01 OF THE R. IRVINE SURVEY, ABSTRACT NO. 120, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY 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 from Raymond Jowers for the approval of a Specific Use Permit (SUP) to allow outside storage on a 4.4317-acre parcel of land being described as Tract 22-01, Abstract No. 120, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 2260 E. IH-30 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 (UDC) [*Ordinance No. 04-38*] and *Ordinance No. 17-20* 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 approval of this ordinance shall supersede all requirements stipulated in *Ordinance No's. 17-20*;

SECTION 2. That the Unified Development Code (UDC) [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing *outside storage* as stipulated by Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*, the Unified Development Code (UDC) [*Ordinance No. 04-38*] on the *Subject Property*; and,

SECTION 3. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in

Section 5, *Industrial Districts*, and Subsection 6.06, *IH-30 Overlay (IH-30 OV) District*, of Article V, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 04-38] as heretofore amended and as may be amended in the future, and shall be subject to the following conditions:

3.1 OPERATIONAL CONDITIONS

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

- 1) The Specific Use Permit (SUP) shall be valid for a period of three (3) years from the date of the approval of this ordinance. If an extension of the SUP is necessary, the owner shall submit a request in writing to staff no less than 90 days prior to the expiration of the SUP. Upon receipt of the request, the City Council shall review the SUP and determine if an extension of the SUP is permitted based on the development of FM-549 and the IH-30 overpass construction and/or other development activity in the area.
- 2) All outside display and outside storage of trailers shall generally conform to the concept plan depicted in *Exhibit 'B'* of this ordinance, which shall be incorporated herein by reference.
- 3) The outside display and outside storage of semi-trailers and tractor-trailers shall be prohibited.
- 4) City Council approval of the SUP includes a temporary waiver to certain engineering and fire department standards, including but not limited to, concrete paving requirements and the extension of a 12-inch water line from FM-549. Future development of the subject property will be subject to the Engineering and Fire Department standards in effect at the time of development.
- 5) In the event that the development expands the existing structure or adds additional buildings, the development will be subject to meet the requirements for fire protection.

3.2 COMPLIANCE

Approval of this ordinance – *in accordance with Subsection 2.05, City Council Action, of Article XI, Zoning Related Applications, of the Unified Development Code (UDC)* -- will require compliance to the following:

- 1) Upon obtaining approval of this Specific Use Permit (SUP), should the property owner 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.D(3) of Article XI, *Zoning Related Applications*, of the Unified Development Code (UDC).

SECTION 4. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 5. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 6. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS (\$2,000.00)* for each offence and each and

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

SECTION 7. If any section 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 8. 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 3RD DAY OF FEBRUARY, 2020.**



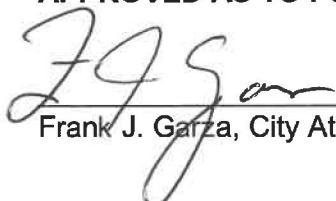
Jim Pruitt, Mayor

ATTEST:



Kristy Cole, City Secretary

APPROVED AS TO FORM:



Frank J. Garza, City Attorney

1st Reading: January 21, 2020

2nd Reading: February 3, 2020

Exhibit 'A'
Zoning Exhibit

Address: 2260 E. IH 30

Legal Description: Tract 22-01 of the R. Irvine Survey, Abstract No. 120

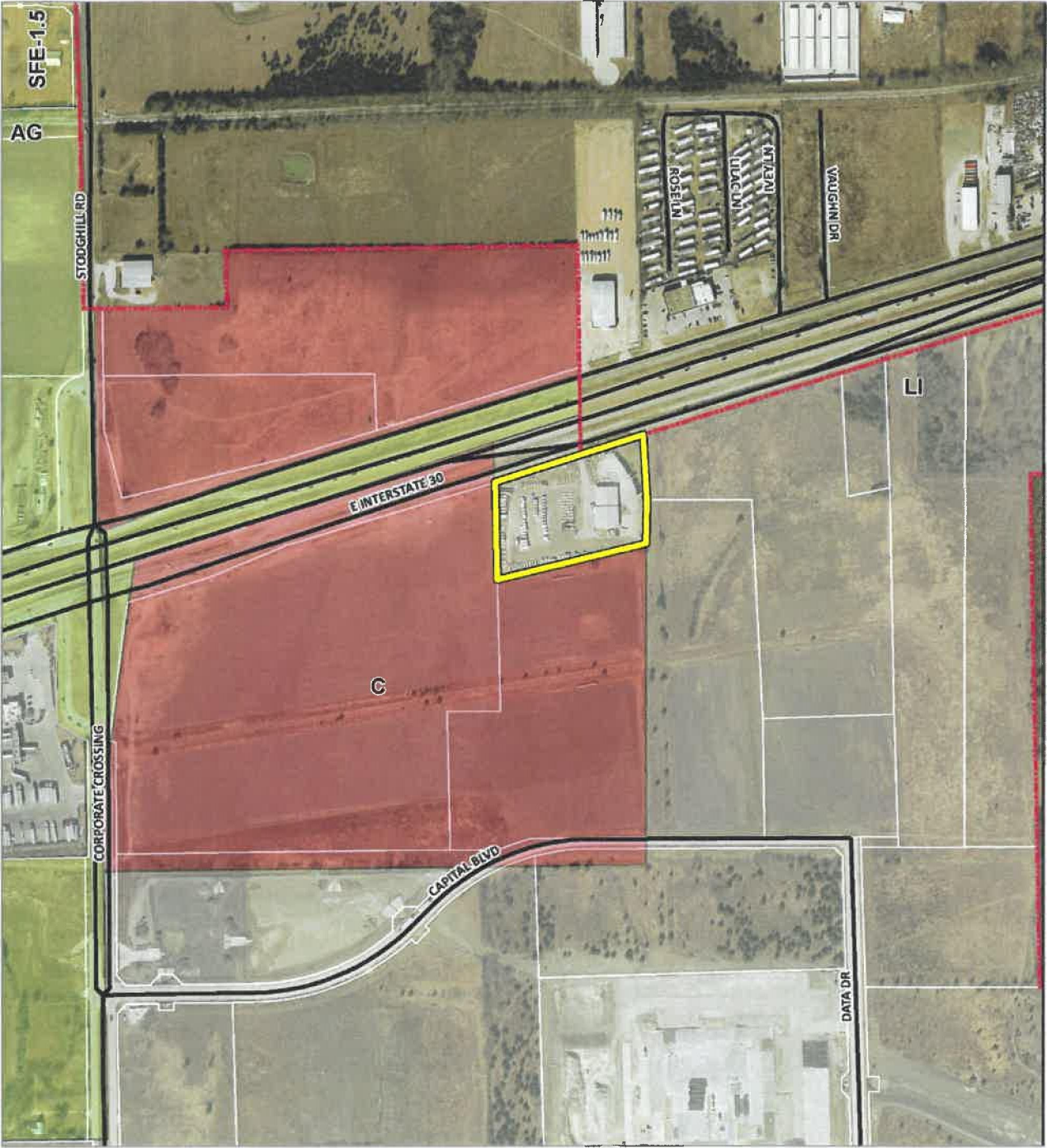
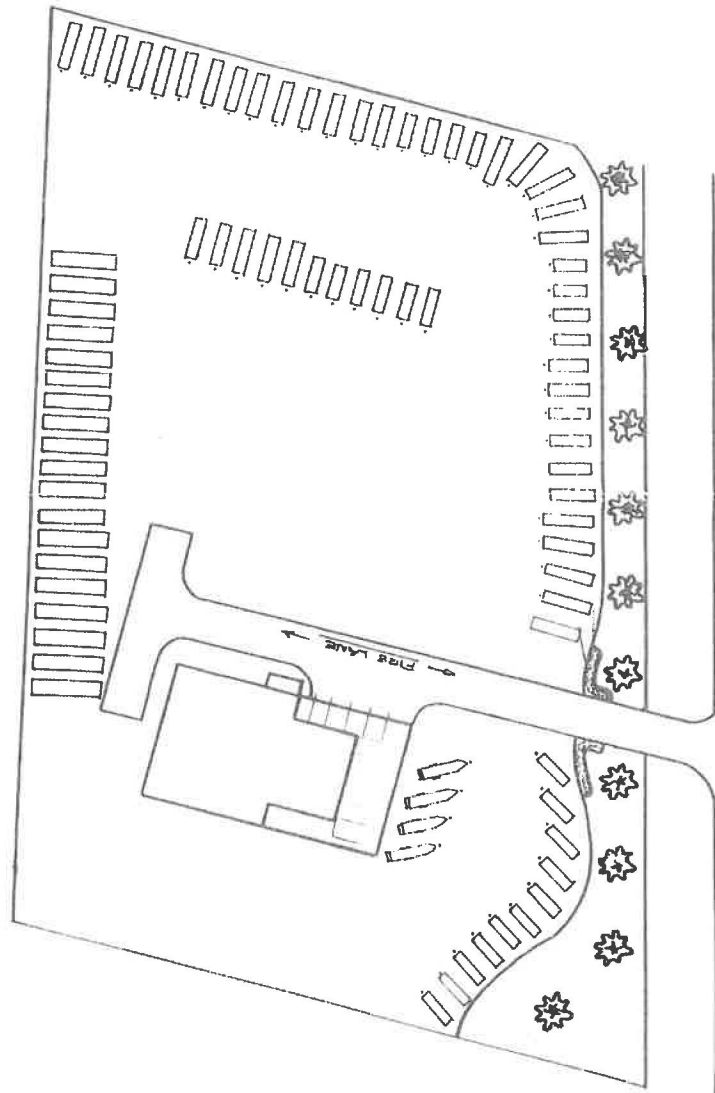


Exhibit 'B'
Concept Plan



TOWERS 2200 E I-30	DATE	9/2. 271. 1522
PROJECT #	ISSUED	
BY	REVISIONS	



MEMORANDUM

TO: Mary Smith, City Manager

CC: Honorable Mayor and City Council

FROM: Ryan Miller, Director of Planning and Zoning

DATE: December 5, 2022

SUBJECT: MIS2022-023; EXCEPTION TO THE STREET IMPROVEMENT REQUIREMENTS OF CHAPTER 38, SUBDIVISIONS, OF THE MUNICIPAL CODE OF ORDINANCES FOR THE CHILDREN’S ADVOCACY CENTER

Attachments

Memorandum
Location Map
Applicant's Letter
Concept Plan

Summary/Background Information

Discuss and consider a request by Patricia Mejia on behalf of the Children’s Advocacy Center of Rockwall County for the approval of a *Miscellaneous Case* for an *Exception* to the *Street Improvement Requirements* contained in the Municipal Code of Ordinances for a 7.497-acre tract of land identified as Tract 68 of the R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, generally located northwest of the curve connecting Airport Road and E. Washington Street, and take any action necessary.

Action Needed

The City Council is being asked to approve, approve with conditions, or deny the applicant's request for an exception to the street improvement requirements of the Municipal Code of Ordinances.



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: Mary Smith, *City Manager*
Joey Boyd, *Assistant City Manager*

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

DATE: December 5, 2022

SUBJECT: MIS2022-023; *Exception to the Street Improvement Requirements of Chapter 38, Subdivisions, of the Municipal Code of Ordinances for the Children’s Advocacy Center*

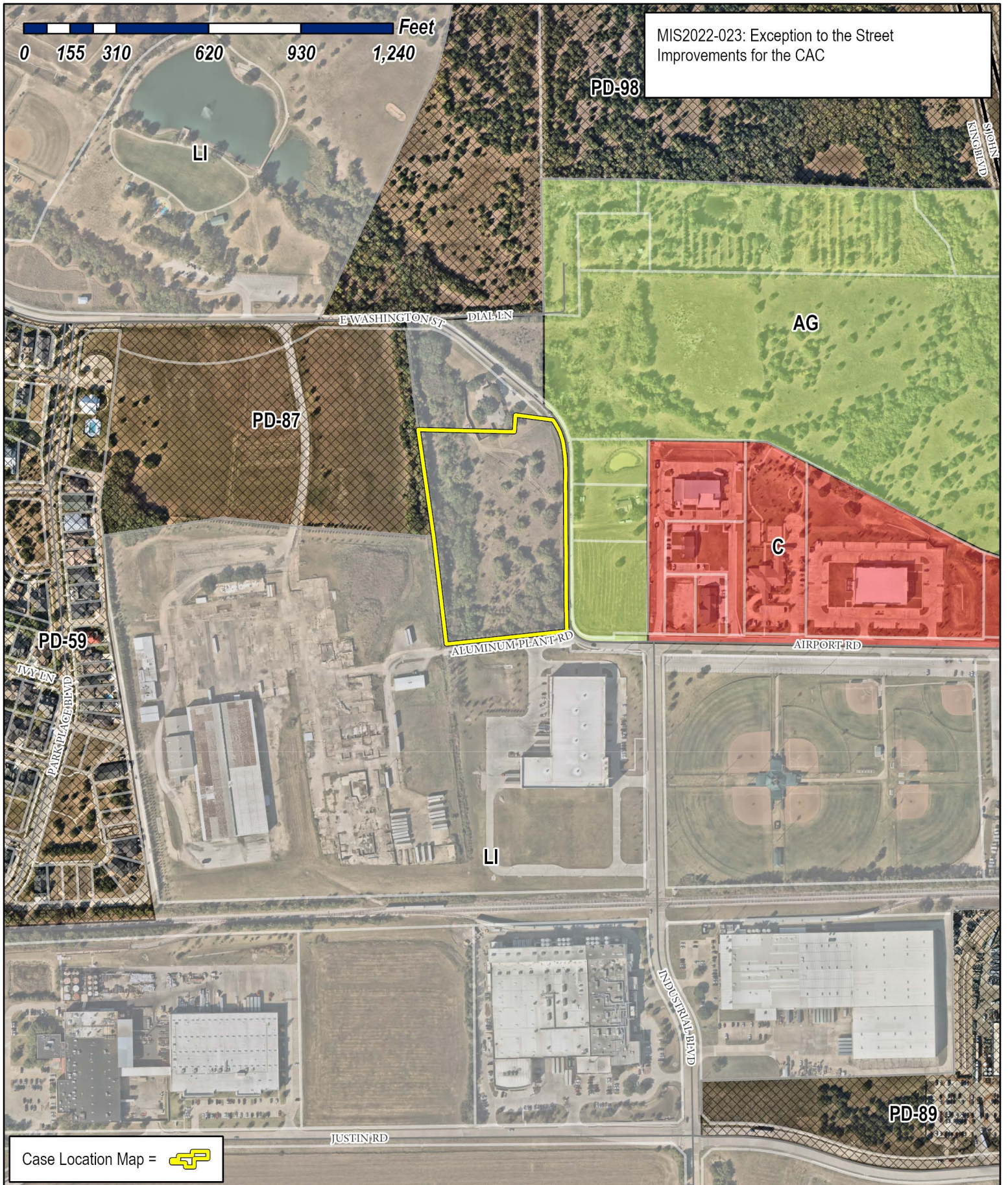
On November 17, 2022, City staff met with representatives of the Children’s Advocacy Center of Rockwall County (CACRC) to discuss the potential purchase of land for the purpose of constructing a new *Social Service Provider* facility. The subject property is directly south of the CACRC’s current facility, which is located in the Soroptimist House at 1350 E. Washington Street. The 7.497-acre vacant tract of land (*i.e. Tract 68 of the R. Ballard Survey, Abstract No. 29*) is zoned Light Industrial (LI) District and is situated at the northwest corner of the curve that connects Airport Road to E. Washington Street.

At the meeting with City staff, the CACRC provided a concept plan that showed the potential construction of a 31,500 SF facility on the subject property. Based on the concept plan, the proposed facility would only be accessible from a drive approach off of a private drive that runs adjacent to the southern property line. The purpose of providing limited access for this site is to ensure that the site has a controlled/secured access point that is not easily accessible. This private drive approach is the old alignment of Aluminum Plant Road, which was purchased by SPR Packaging as part of their expansion in 2016. The representatives of the CACRC indicated that they have worked with representatives of SPR Packaging, and based on the existing public access easement can access the site as depicted on the concept plan. Also, indicated at this meeting was the need to dedicate the right-of-way for E. Washington Street, which would need to be widened in accordance with the requirements of Section 38-19, *Street Improvements and Oversizing*, of Chapter 38, *Street Improvements and Oversizing*, of the Municipal Code of Ordinances. These requirements state “(w)hen a proposed subdivision of land abuts on both sides of an existing substandard road, or one side of said road, being substandard according to the then existing City standard specifications, the developer shall be required to improve the existing road, including sidewalks, to bring the same to City standards, or to replace it with a standard City street at no cost to the City ...” E. Washington Street is identified as a M4U (*i.e. major collector, four [4] lane, undivided roadway*) on the City’s Master Thoroughfare Plan, which consists of 65-feet of right-of-way with a 45-foot *back-to-back* concrete street. This means that if the CACRC develops the property, they would need to ensure that 32½-feet from the center line of the roadway is dedicated, and a minimum of a 24-foot concrete street section with five (5) foot sidewalks be constructed in the total right-of-way of the roadway.

Based on this requirement, the President and CEO of the CACRC -- *Patricia Mejia* -- has submitted a letter requesting an exception to the construction of the roadway and sidewalks for E. Washington Street. The letter does indicate a willingness to provide the necessary right-of-way for the future roadway and is only requesting the exception for the street improvements. As stated in the letter, this request is predicated on the CACRC’s plans to not take access off of E. Washington Street, and to reduce the costs associated with this street on the *Social Service Provider*. Based on Section 38-19 of the Municipal Code of Ordinances, the City Council has the ability to grant an exception to the street improvement requirements stating “(w)here in its judgement the public convenience and welfare will be substantially served and the appropriate use of the neighboring property will not be substantially injured upon recommendation by the City Planning and Zoning Commission, the City Council may, in specific cases, at a regular meeting of the City Council, and subject to appropriate conditions and safeguards, authorize special exceptions to these regulations in order to permit reasonable to these regulations in order to permit reasonable development and improvement of property where the literal enforcement of these regulations would result in an unnecessary hardship.” In this case, granting this exception does not appear to change the essential character of the area nor would it substantially injure any adjacent properties; however, this request is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission. Based on this, staff is brought the case forward to the Planning and Zoning Commission on November 30, 2022 for a recommendation, and after deliberation the Planning and

Zoning Commission approved a motion to recommend approval of the exception by a vote of 6-0 (*with Commissioner Hustings absent*).

Staff should note that these types of requests are typically considered with the submission of a subdivision plat; however, since the CACRC is in its due diligence period and this requirement could affect the feasibility of this project, staff considered it prudent to bring this forward as a miscellaneous request. In the attached packet staff has included a location map, the applicant's letter, and the proposed concept plan. Should the City Council have any questions, staff and the applicant will be available at the December 5, 2022 City Council meeting.



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.





November 18, 2022

Board of Directors

Ryan Miller, Director of Planning
City of Rockwall
385 S. Goliad St
Rockwall, TX 75087

President

Rick Carroll

Vice President

Felicia Oliphant

Treasurer

Kevin Hadawi

Secretary

Dawn Redig

Parliamentarian

Gary Freedman

Past President

Cindy Lindley

Director Emeritus

Kenda Culpepper

Directors

John Beaman

David Billings

Donas Cole

Karen Coughlin

Taryne Dismuke

Terry Garrett

Eva Hummel

Janet Nichol

Sheri Starkey-Parks

Leigh-Ann Riley

Cindy Tayem

JJ Villarreal

Dear Mr. Miller:

Our sincere thanks to you, your staff, and all City departments that met with the Children's Advocacy Center for Rockwall County (CACRC) Planning Committee yesterday.

The CACRC offers hope and healing for children and families affected by abuse, trauma, and violence, and advocates for the prevention of child abuse through education and training. As the population of Rockwall County continues to grow, the CACRC experiences an increase in the number of children and families served. In an effort to continue to appropriately serve families and children that have been impacted by abuse or witness to a violent crime, CACRC must grow.

CACRC is exploring the feasibility of a potential purchase of a parcel of land adjacent to our existing location. Given information obtained in surveys, engineering studies, and feedback received from the City staff, we would request an agenda item on the Council Agenda as soon as possible. The purpose of the agenda item will be to request a variance from the reconstruction of portions of E. Washington Street. As you are aware, especially in light of the comments from the Police Department yesterday, security for this site is of utmost concern. Access to the property would need to be severely restricted due to the nature of the services being provided for the children of our county. There will be no access to this property from E. Washington St and only one entrance off the SPR Public Access Road. We would request a variance from having to rebuild the pavement and sidewalks on E. Washington St. This in no way will affect the right-of-way dedication that the CACRC has agreed to along that roadway.

We are grateful for your assistance in this matter and appreciate the expertise of your team. This project will only happen if we can bring our community together in support.

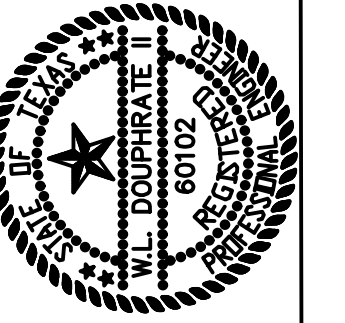
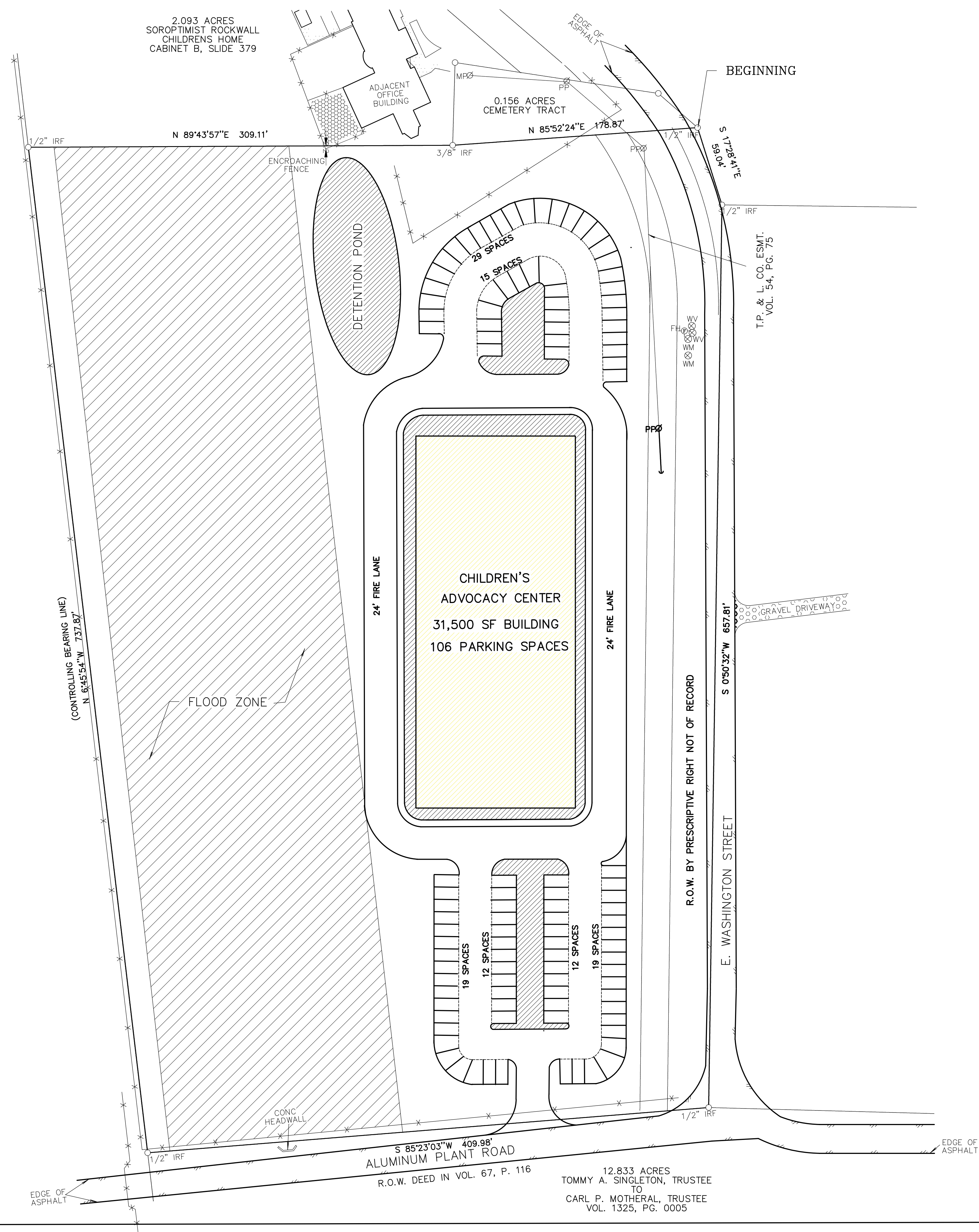
Respectfully submitted,

Patricia E. Mejia

Patricia E. Mejia, MBA, EdD (ABD)
President & CEO



CROSSPOINT CHURCH



THE SEAL APPEARING ON THIS
DRAWING WAS PREPARED BY
W.L. DOUPHRATE II TEXAS P.E.
NO. 67002 F-886 ON
6/11/02
DATE: NOV 17, 2022

DOUPHRATE & ASSOCIATES, INC.
ENGINEERING PROJECT MANAGEMENT SURVEYING
2235 RIDGE RD., # 200 ROCKWALL, TEXAS 75087
PHONE: (972)771-9004 FAX: (972)771-9005

CONCEPT PLAN
CHILDREN'S ADVOCACY CENTER
WASHINGTON STREET ROCKWALL TEXAS
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

REVISION	W.L.D.
CHECKED	W.L.D.
DRAWN	W.L.D.
SCALE	1" = 40' ±
DATE	NOV 17, 2022
PROJECT	22031 SITE PL
	20



City of Rockwall
The New Horizon

Building Inspections Department Monthly Report

October 2022

Permits

Total Permits Issued:	326
Building Permits:	27
Contractor Permits:	299
Total Commercial Permit Values:	\$16,456,865.00
Building Permits:	\$7,472,450.00
Contractor Permits:	\$8,984,415.00
Total Fees Collected:	\$274,314.07
Building Permits:	\$196,427.80
Contractor Permits:	\$77,886.27

Board of Adjustment

Board of Adjustment Cases: 0

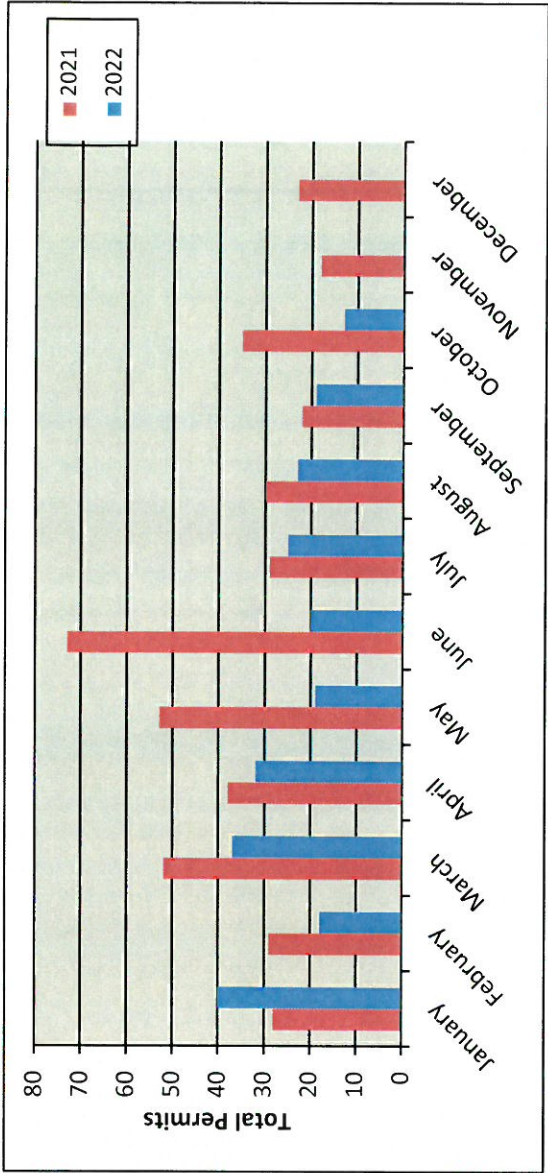
City of Rockwall
PERMITS ISSUED - Summary by Type and Subtype
For the Period 10/1/2022 to 10/31/2022

Type/Subtype	# of Permits Issued	Valuation of Work	Fees Charged
Commercial Building Permit	47	\$16,456,865.00	\$154,903.61
Certificate of Occupancy	5	0.00	\$382.50
Electrical Permit	5	10,190.00	\$398.32
Fence Permit	1	1.00	\$51.00
Irrigation Permit	3		\$8,665.99
New Construction	3	7,472,450.00	\$104,050.98
Plumbing Permit	2	42,500.00	\$689.83
Pool	1		\$153.00
Remodel	12	8,883,059.00	\$39,034.49
Sign Permit	14	48,665.00	\$1,375.50
Temporary Construction Trailer	1		\$102.00
Residential Building Permit	279		\$119,410.46
Accessory Building Permit	5		\$463.73
Addition	1		\$836.36
Concrete Permit	15		\$1,520.48
Deck Permit	1		\$127.50
Demolition	1		\$51.00
Driveway Permit	1		\$548.35
Electrical Permit	12		\$1,574.00
Fence Permit	42		\$2,138.19
Generator	2		\$306.00
Irrigation Permit	35		\$2,670.00
Mechanical Permit	18		\$2,088.50
New Construction	1		\$10,861.15
New Single Family Residential	12		\$79,807.58
Outdoor Kitchen Permit	1		\$125.00
Patio Cover/Pergola	11		\$1,811.24
Plumbing Permit	42		\$3,388.50
Pool	8		\$1,212.00
Remodel	3		\$381.50
Retaining Wall Permit	3		\$151.00
Roofing Permit	37		\$2,827.80
Solar Panel Permit	12		\$5,551.58
Takeline - Boat House	5		\$408.00
Takeline - Seawall	2		\$102.00
Window & Door Permit	9		\$459.00
Totals:	326		\$274,314.07

New Residential Permits

Calendar Year

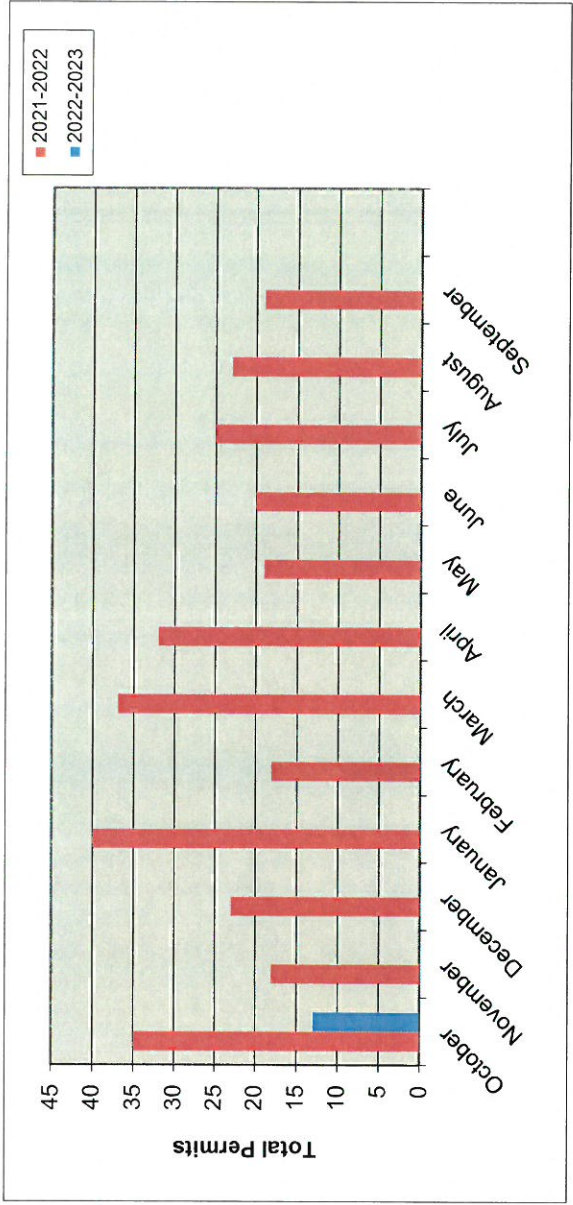
	Year	
	2021	2022
January	28	40
February	29	18
March	52	37
April	38	32
May	53	19
June	73	20
July	29	25
August	30	23
September	22	19
October	35	13
November	18	
December	23	
Totals	430	246



New Residential Permits

Fiscal Year

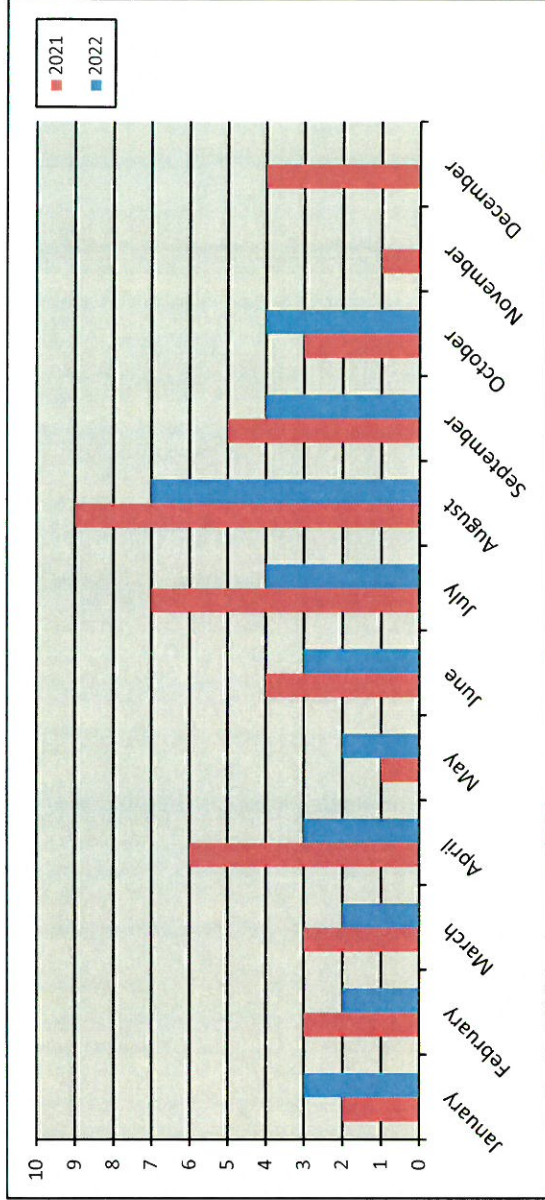
	Year	
	2021-2022	2022-2023
October	35	13
November	18	
December	23	
January	40	
February	18	
March	37	
April	32	
May	19	
June	20	
July	25	
August	23	
September	19	
Totals	309	13



Residential Remodel Permits

Calendar Year

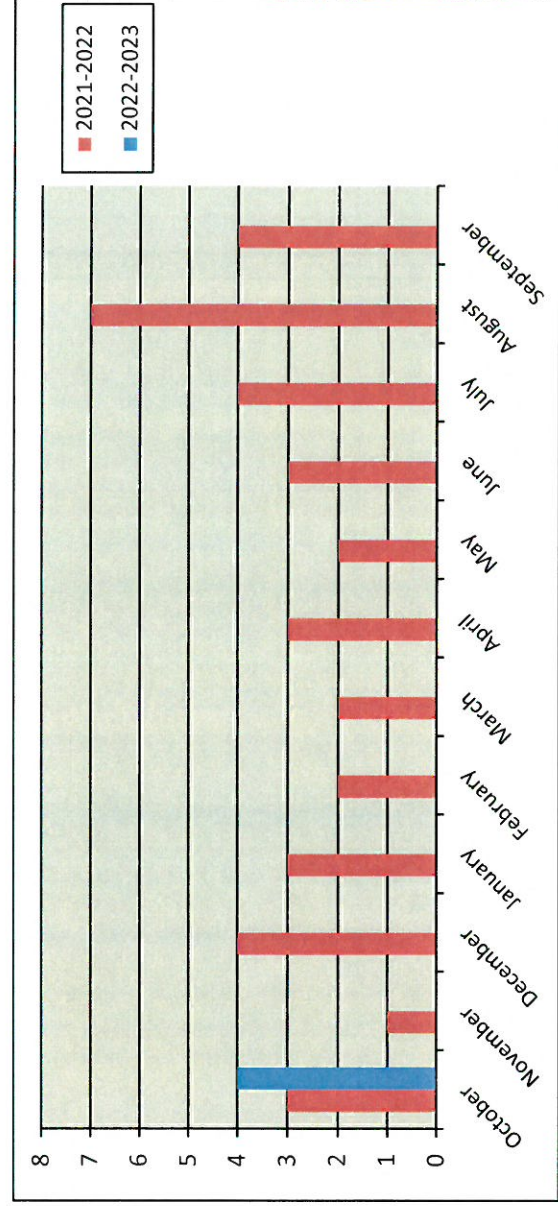
	Year	
	2021	2022
January	2	3
February	3	2
March	3	2
April	6	3
May	1	2
June	4	3
July	7	4
August	9	7
September	5	4
October	3	4
November	1	4
December	4	
Totals	48	34



Residential Remodel Permits

Fiscal Year

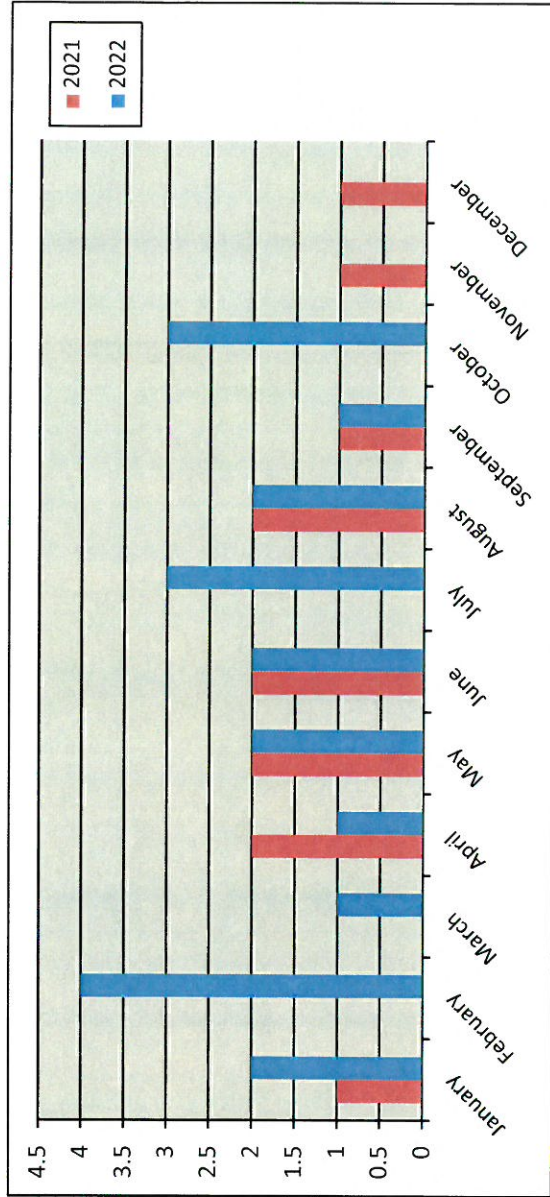
	Year	
	2021-2022	2022-2023
October	3	4
November	1	
December	4	
January	3	
February	2	
March	2	
April	3	
May	2	
June	3	
July	4	
August	7	
September	4	
Totals	38	4



New Commercial Permits

Calendar Year

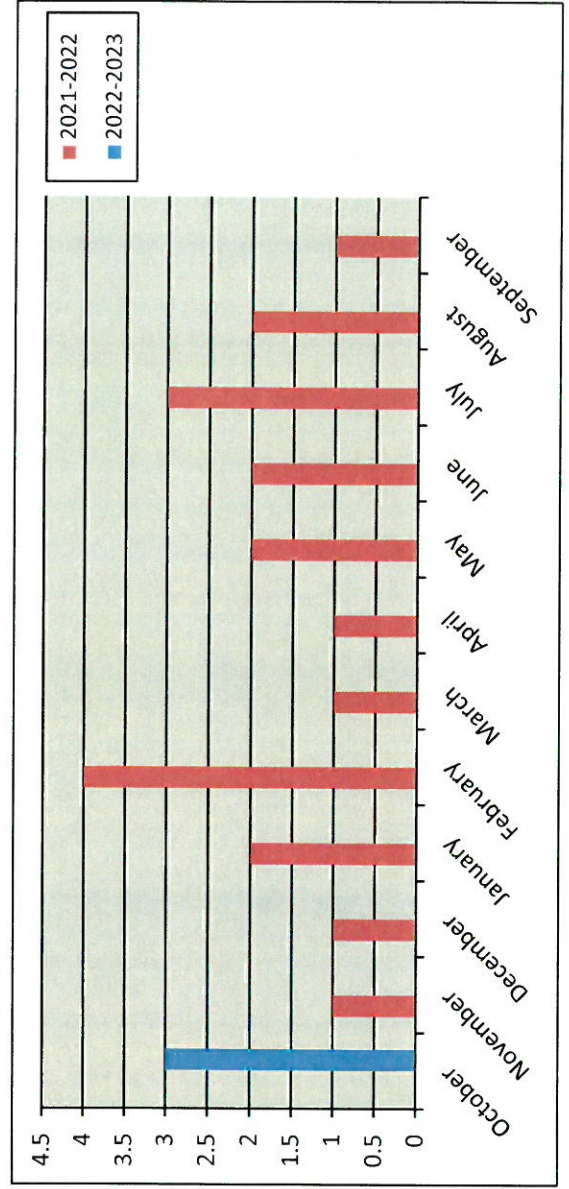
	Year	
	2021	2022
January	1	2
February	0	4
March	0	1
April	2	1
May	2	2
June	2	2
July	0	3
August	2	2
September	1	1
October	0	3
November	1	
December	1	
Totals	12	21



New Commercial Permits

Fiscal Year

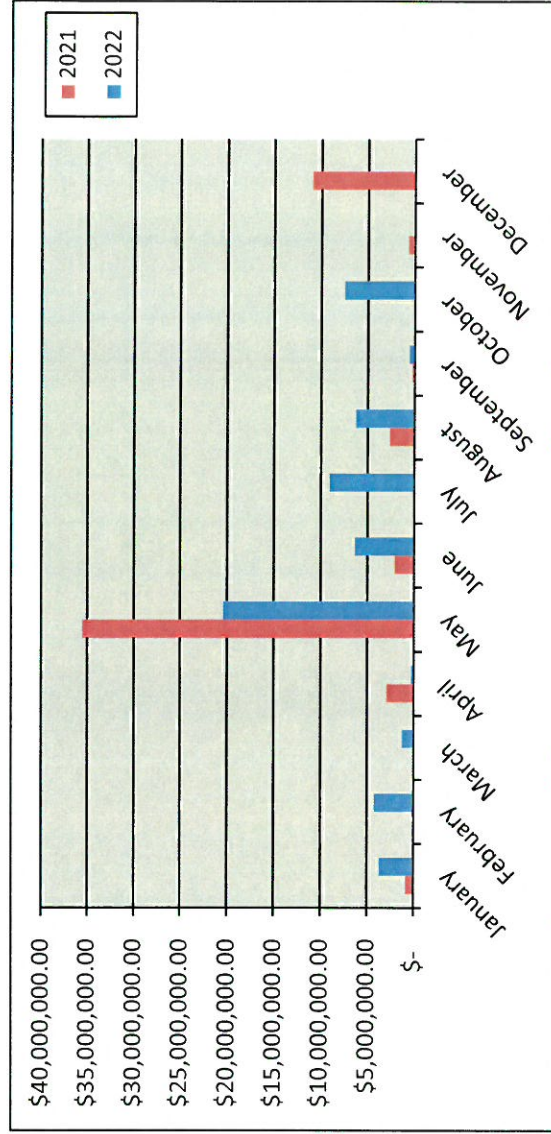
	Year	
	2021-2022	2022-2023
October	0	3
November	1	
December	1	
January	2	
February	4	
March	1	
April	1	
May	2	
June	2	
July	3	
August	2	
September	1	
Totals	20	3



New Commercial Value

Calendar Year

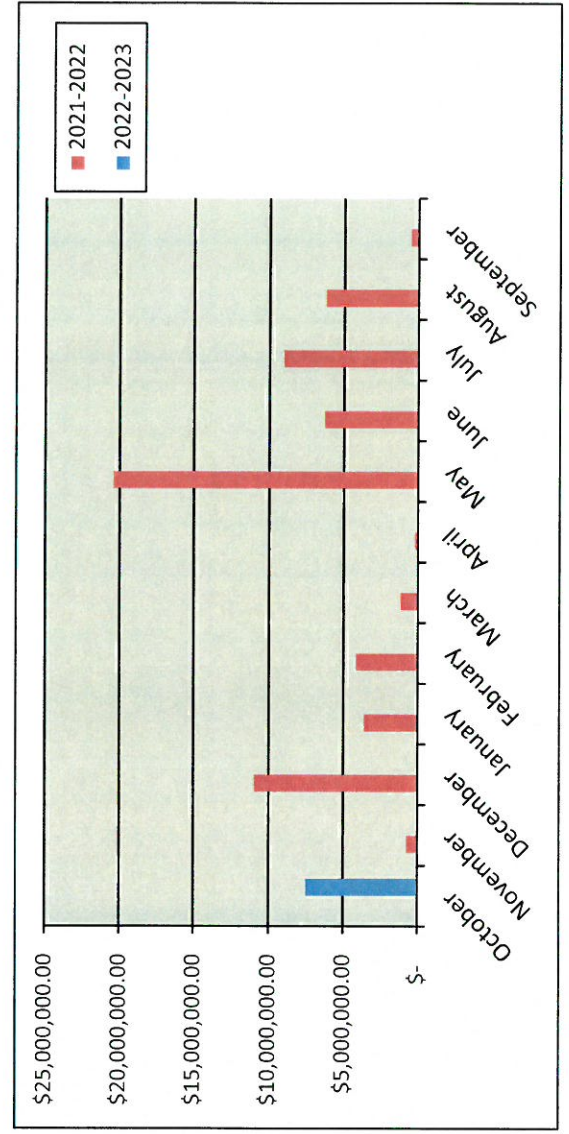
	Year	
	2021	2022
January	\$ 885,000.00	\$ 3,625,000.00
February	\$ -	\$ 4,186,300.00
March	\$ -	\$ 1,200,000.00
April	\$ 2,900,000.00	\$ 250,000.00
May	\$ 35,500,000.00	\$ 20,400,000.00
June	\$ 2,080,000.00	\$ 6,300,000.00
July	\$ -	\$ 9,075,000.00
August	\$ 2,650,000.00	\$ 6,244,700.00
September	\$ 286,200.00	\$ 550,000.00
October	\$ -	\$ 7,472,450.00
November	\$ 750,000.00	
December	\$ 11,000,000.00	
Totals	\$ 56,051,200.00	\$ 59,303,450.00



New Commercial Value

Fiscal Year

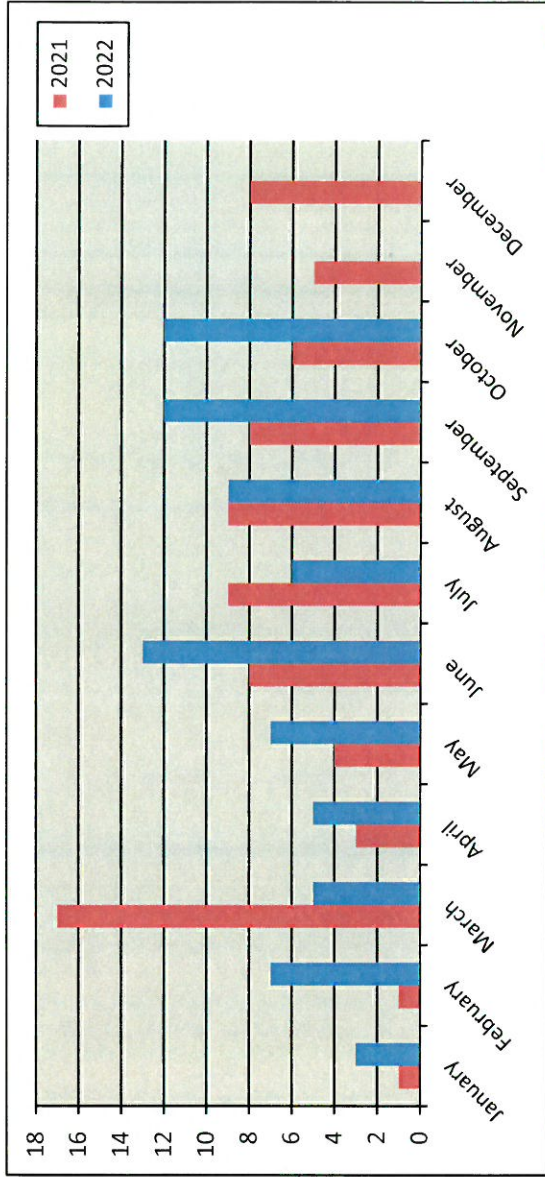
	Year	
	2021-2022	2022-2023
October	\$ -	\$ 7,472,450.00
November	\$ 750,000.00	
December	\$ 11,000,000.00	
January	\$ 3,625,000.00	
February	\$ 4,186,300.00	
March	\$ 1,200,000.00	
April	\$ 250,000.00	
May	\$ 20,400,000.00	
June	\$ 6,300,000.00	
July	\$ 9,075,000.00	
August	\$ 6,244,700.00	
September	\$ 550,000.00	
Totals	\$ 63,581,000.00	\$ 7,472,450.00



Commercial Remodel Permits

Calendar Year

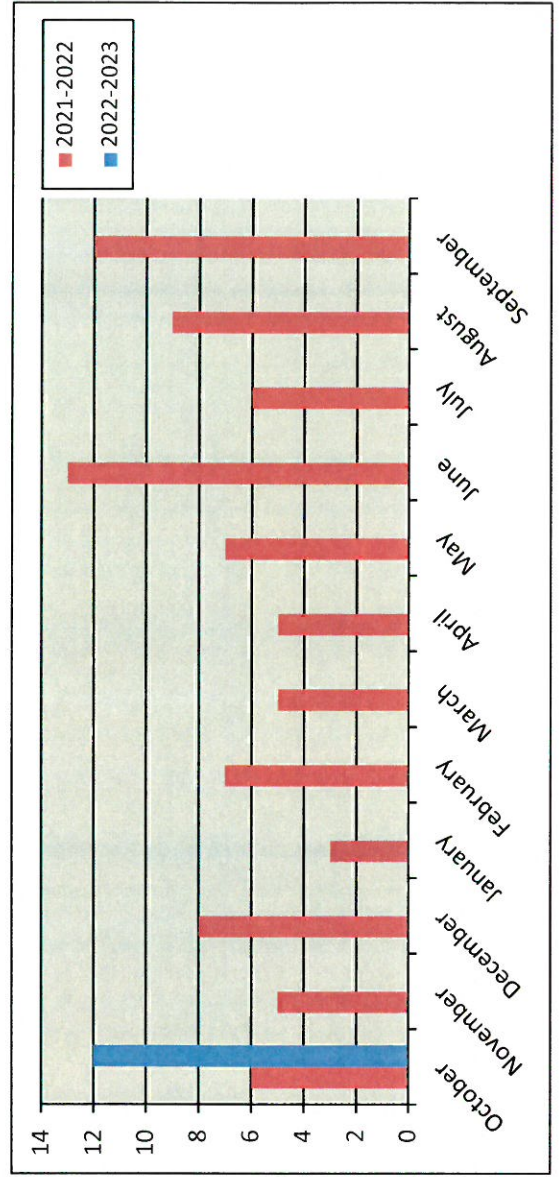
	Year	
	2021	2022
January	1	3
February	1	7
March	17	5
April	3	5
May	4	7
June	8	13
July	9	6
August	9	9
September	8	12
October	6	12
November	5	
December	8	
Totals	79	79



Commercial Remodel Permits

Fiscal Year

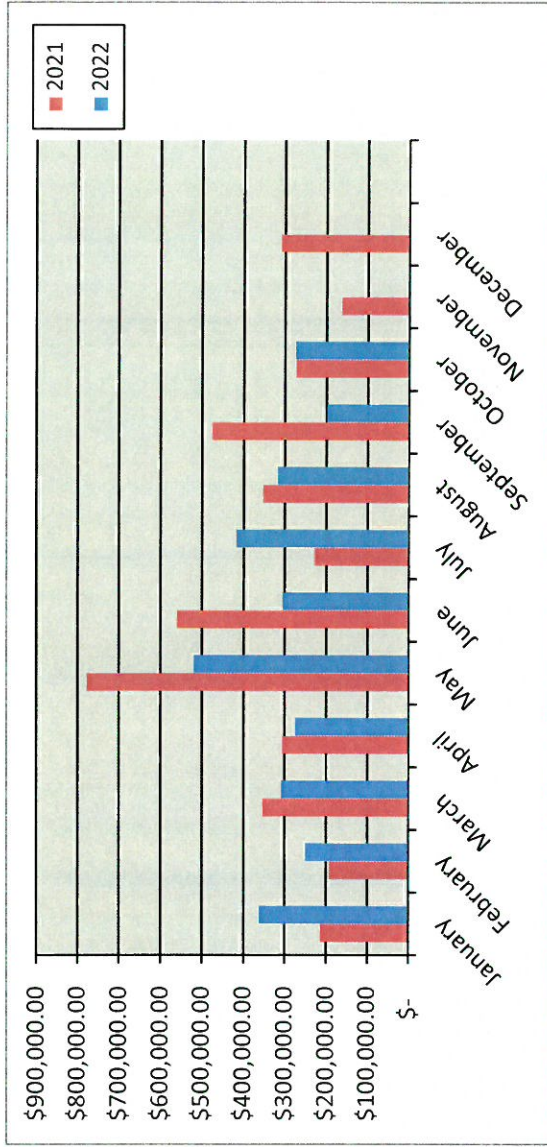
	Year	
	2021-2022	2022-2023
October	6	12
November	5	
December	8	
January	3	
February	7	
March	5	
April	5	
May	7	
June	13	
July	6	
August	9	
September	12	
Totals	86	12



Total Fees Collected

Calendar Year

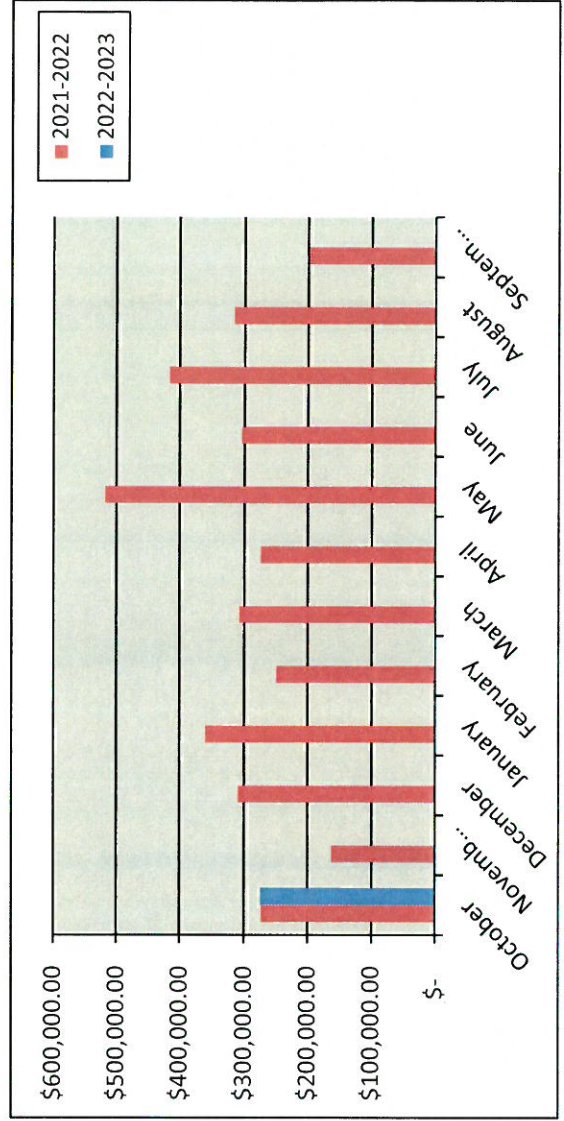
	Year	
	2021	2022
January	\$ 214,263.11	\$ 361,270.18
February	\$ 193,245.03	\$ 250,094.89
March	\$ 354,901.19	\$ 307,866.69
April	\$ 306,654.35	\$ 274,768.54
May	\$ 778,422.17	\$ 518,725.96
June	\$ 561,245.38	\$ 304,895.03
July	\$ 228,777.52	\$ 416,616.46
August	\$ 353,601.69	\$ 317,170.14
September	\$ 476,935.40	\$ 197,419.77
October	\$ 273,670.22	\$ 274,314.07
November	\$ 163,206.06	
December	\$ 310,002.73	
Totals	\$ 4,214,924.85	\$ 3,223,141.73



Total Fees Collected

Fiscal Year

	Year	
	2021-2022	2022-2023
October	\$ 273,670.22	\$ 274,314.07
November	\$ 163,206.06	
December	\$ 310,002.73	
January	\$ 361,270.18	
February	\$ 250,094.89	
March	\$ 307,866.69	
April	\$ 274,768.54	
May	\$ 518,725.96	
June	\$ 304,895.03	
July	\$ 416,616.46	
August	\$ 317,170.14	
September	\$ 197,419.77	
Totals	\$ 3,695,706.67	\$ 274,314.07



12:31:14PM

CERTIFICATES OF OCCUPANCY ISSUED

For the Period 10/1/2022 to 10/31/2022

Permit Number	Permit Type	Site Address	Total Fees	
Application Date	Subtype	Parcel Number		
Issue Date	Status of Permit	Subdivision Name	Valuation	Total SQFT
		Plan Number		Fees Paid
COM2022-5064	Commercial Building Permit			
08/11/2022	Certificate of Occupancy	2861 RIDGE RD, 117,	\$0.00	\$76.50
10/19/2022	ISSUED	ROCKWALL, TX, 75032		4,600.00

Contact Type	Contact Name	Contact Address			
	Business Phone				
Applicant	Hung Ta	2861 Ridge Rd, Suite 117	Rockwall	TX	75087
Property Owner	Hung Ta	2861 Ridge Rd, Suite 117	Rockwall	TX	75087
Inspection Report (Hung Ta					

Contractors

Contact Type	Contact Name	Contact Address			
	Business Phone				
Applicant	Hung Ta	2861 Ridge Rd, Suite 117	Rockwall	TX	75087
Property Owner	Hung Ta	2861 Ridge Rd, Suite 117	Rockwall	TX	75087
Inspection Report (Hung Ta					

Contractors

COM2022-6053	Commercial Building Permit			
09/22/2022	Certificate of Occupancy	112 E RUSK ST		\$76.50
10/12/2022	ISSUED			3,800.00

Contact Type	Contact Name	Contact Address			
	Business Phone				
Business Owner	Andy Cheshire 972-BBQ-GRLL	112 E Rusk	Rockwall	TX	75087
Property Owner	112 E Rusk LLC	2500 Discovery Blvd, S. 200	Rockwall	TX	75032
Applicant	Charlie Cheshire				

Contractors

COM2022-6410	Commercial Building Permit			
10/06/2022	Certificate of Occupancy	1053 E INTERSTATE 30,		\$76.50
10/11/2022	ISSUED	113, ROCKWALL, TX, 75032		1,567.00

CERTIFICATES OF OCCUPANCY ISSUED

For the Period 10/1/2022 to 10/31/2022

Permit Number	Permit Type	Site Address		Total Fees	
Application Date	Subtype	Parcel Number		Total SQFT	Fees Paid
Issue Date	Status of Permit	Subdivision Name	Valuation		
		Plan Number			

Contact Type	Contact Name	Contact Address			
	Business Phone				
Business Owner	Vincent Mai 214-274-1078	3237 Forestbrook Dr	Richardson	TX	75082
Property Owner	Shopcore Properties	1065 E Southlake Blvd	Southlake	TX	76092
Applicant	Donna	4207 Broadway Ave	Haltom City	TX	76117

Contractors

COM2022-6578	Commercial Building Permit				
10/14/2022	Certificate of Occupancy	1053 E INTERSTATE 30,			\$76.50
10/21/2022	ISSUED	109, ROCKWALL, TX, 75032			3,083.00

Contact Type	Contact Name	Contact Address			
	Business Phone				
Business Owner	Sandeep Khurana 945-236-3063	1053 E Interstate 30, S. 109	Rockwall	TX	75087
Property Owner	EXCEL ROCKWALL LLC	10920 VIA FRONTERA, S. 220	San Diego	CA	92127

Contractors

COM2022-877	Commercial Building Permit				
02/22/2022	Certificate of Occupancy	2901 RIDGE RD, S. 102,			\$76.50
10/11/2022	ISSUED	ROCKWALL, TX 75032			2,737.00

Contact Type	Contact Name	Contact Address			
	Business Phone				
Business Owner	BLAKE GRAVES 469-887-6100	2900 MCKINNON ST, UNIT 504	DALLAS	TX	75201
Property Owner	SDI S ROCKWALL LLC	2901 RIDGE RD	ROCKWALL	TX	75032

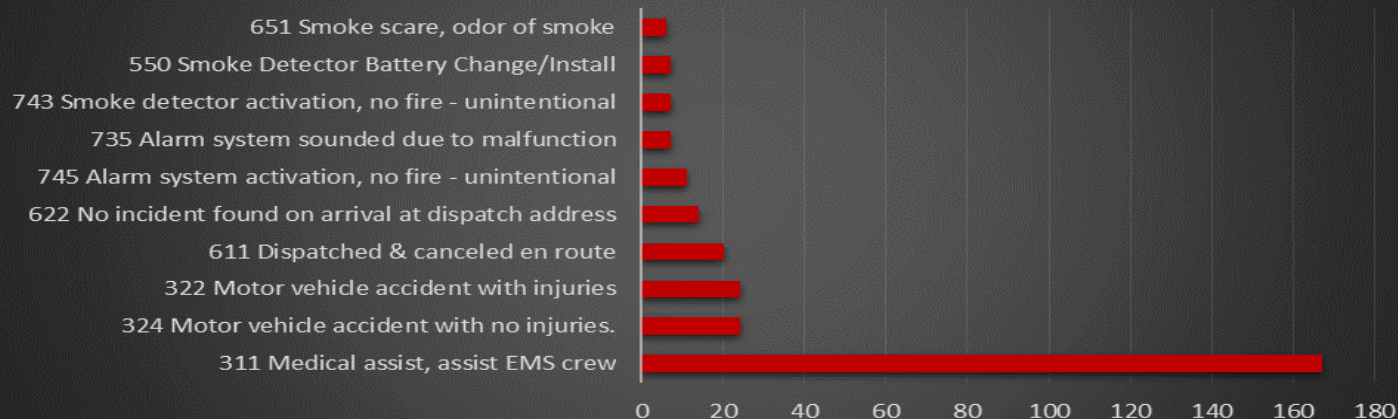
Contractors

Total Valuation: \$0.00
Total Fees: \$459.00
Total Fees Paid: \$459.00



October 2022 Monthly Report

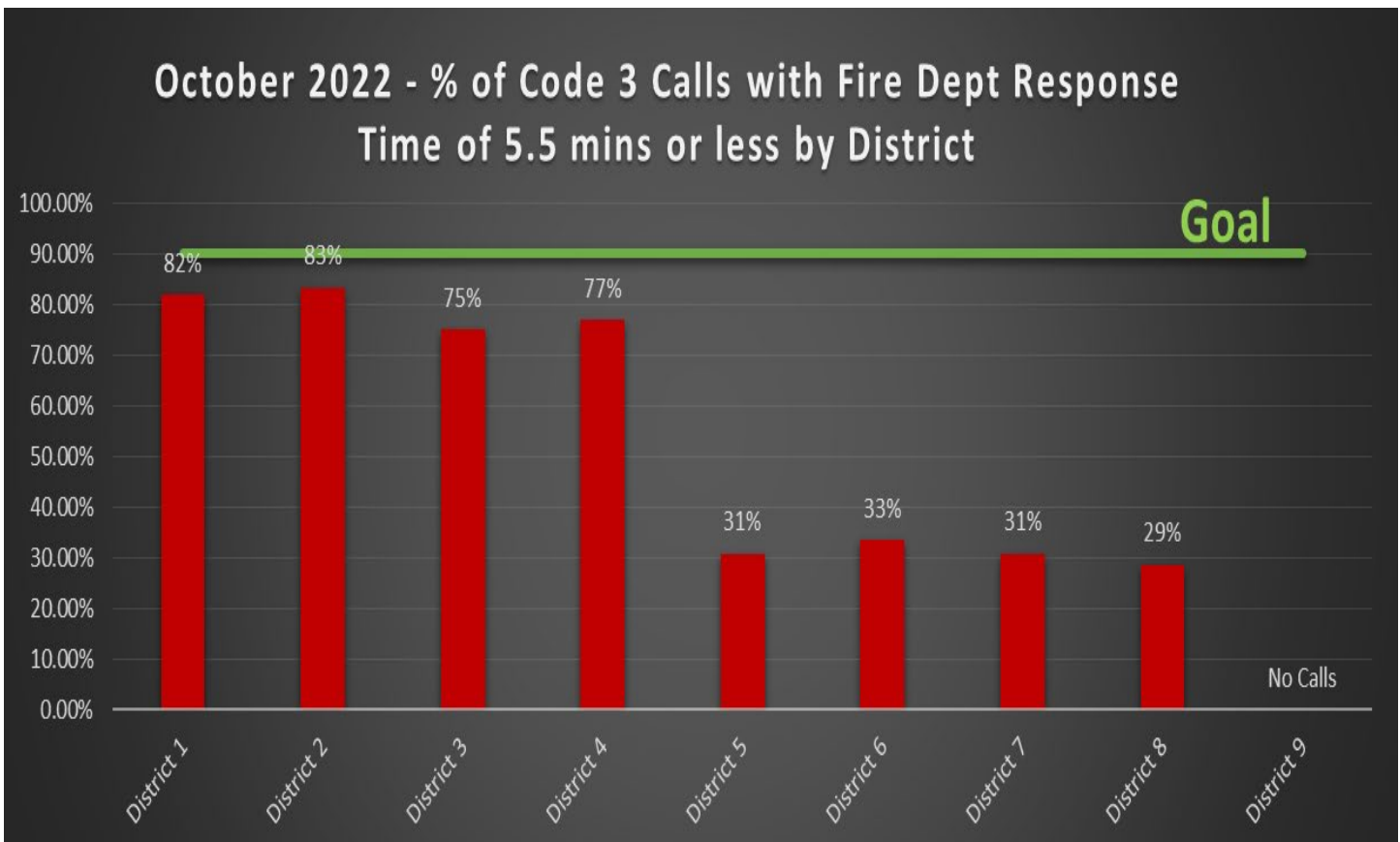
Top 10 NFIRS Call Types



All Calls By NFIRS Call Type	Incident Count
111 Building fire	2
113 Cooking fire, confined to container	1
131 Passenger vehicle fire (cars, pickups, SUV's)	1
142 Brush or brush-and-grass mixture fire	2
143 Grass fire	1
151 Outside rubbish, trash or waste fire	3
154 Dumpster or other outside trash receptacle fire	1
160 Special outside fire, other	1
161 Outside storage fire	1
221 Overpressure rupture of air or gas pipe/pipeline	1
300 Rescue, EMS incident, other	1
311 Medical assist, assist EMS crew	167
322 Motor vehicle accident with injuries	24
323 Motor vehicle/pedestrian accident (MV Ped)	1
324 Motor vehicle accident with no injuries.	24
342 Search for person in water	1
365 Watercraft rescue	1
411 Gasoline or other flammable liquid spill	1
412 Gas leak (natural gas or LPG)	5
442 Overheated motor	1
444 Power line down	3
445 Arcing, shorted electrical equipment	4
511 Lock-out	2
520 Water problem, other	3
531 Smoke or odor removal	1
550 Public service assistance, other	2
550 Smoke Detector Battery Change/Install	7
555 Defective elevator, no occupants	1
600 Good intent call, other	2
611 Dispatched & canceled en route	20
622 No incident found on arrival at dispatch address	14
651 Smoke scare, odor of smoke	6
700 False alarm or false call, other	2
715 Local alarm system, malicious false alarm	1
730 System malfunction, other	1
731 Sprinkler activation due to malfunction	1
733 Smoke detector activation due to malfunction	2
735 Alarm system sounded due to malfunction	7
736 CO detector activation due to malfunction	1
740 Unintentional transmission of alarm, other	1
741 Sprinkler activation, no fire - unintentional	1
743 Smoke detector activation, no fire - unintentional	7
744 Detector activation, no fire - unintentional	2
745 Alarm system activation, no fire - unintentional	11
746 Carbon monoxide detector activation, no CO	3
Grand Total	345

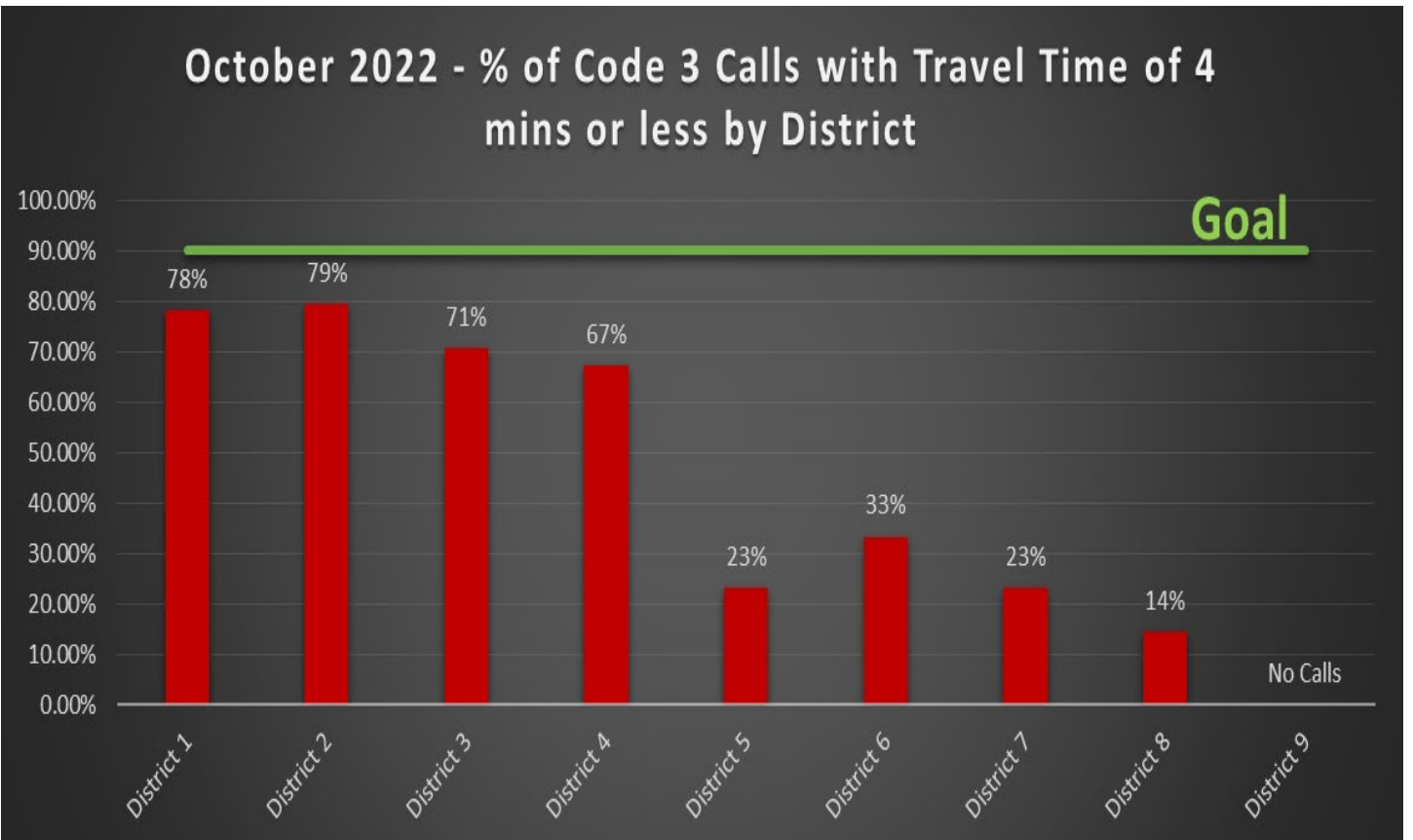
October 2022 Dispatch to Arrival Analysis

District	Total Number of Calls	Percent of Runs per District	Number of Calls in 5.5 mins or Less	Average FD Response Time Minutes	% in 5.5 min or less	Goal of 90%
District 1	78	29%	64	0:04:08	82%	90%
District 2	78	29%	65	0:04:25	83%	90%
District 3	24	9%	18	0:04:30	75%	90%
District 4	52	19%	40	0:05:11	77%	90%
District 5	13	5%	4	0:06:56	31%	90%
District 6	3	1%	1	0:04:42	33%	90%
District 7	13	5%	4	0:06:16	31%	90%
District 8	7	3%	2	0:05:50	29%	90%
District 9	0	0%	0	0:00:00	No Calls	90%
Department	268	100%	198	0:04:45	74%	90%



October 2022 Travel Times by District

District	Total Number of Calls	Percent of Runs per District	Number of Calls in 4 or Less	Average Travel Time Minutes	% in 4 min or less	Goal of 90%
District 1	78	29%	61	0:03:07	78%	90%
District 2	78	29%	62	0:03:28	79%	90%
District 3	24	9%	17	0:03:38	71%	90%
District 4	52	19%	35	0:04:14	67%	90%
District 5	13	5%	3	0:05:50	23%	90%
District 6	3	1%	1	0:04:09	33%	90%
District 7	13	5%	3	0:05:15	23%	90%
District 8	7	3%	1	0:04:58	14%	90%
District 9	0	0%	0	0:00:00	No Calls	90%
Department	268	100%	183	0:03:47	68%	90%





Total Dollar Losses

October 2022



City of Rockwall
The New Horizon

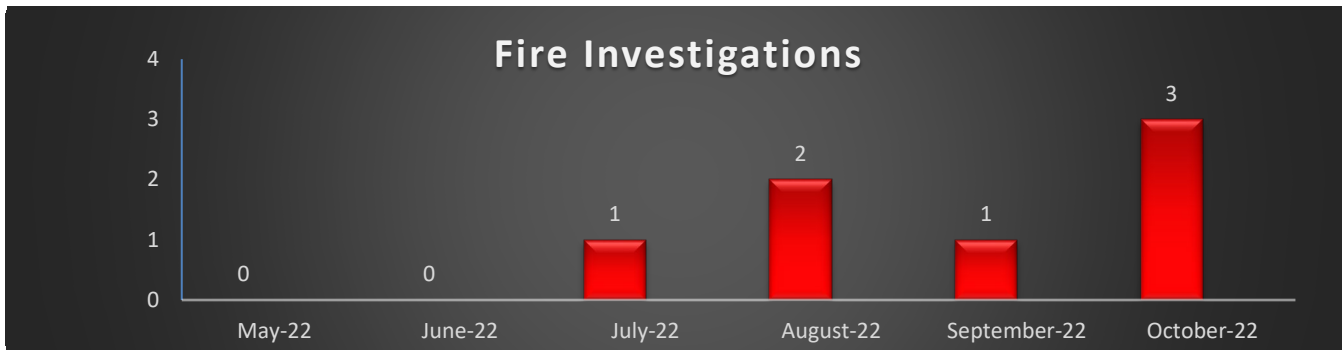
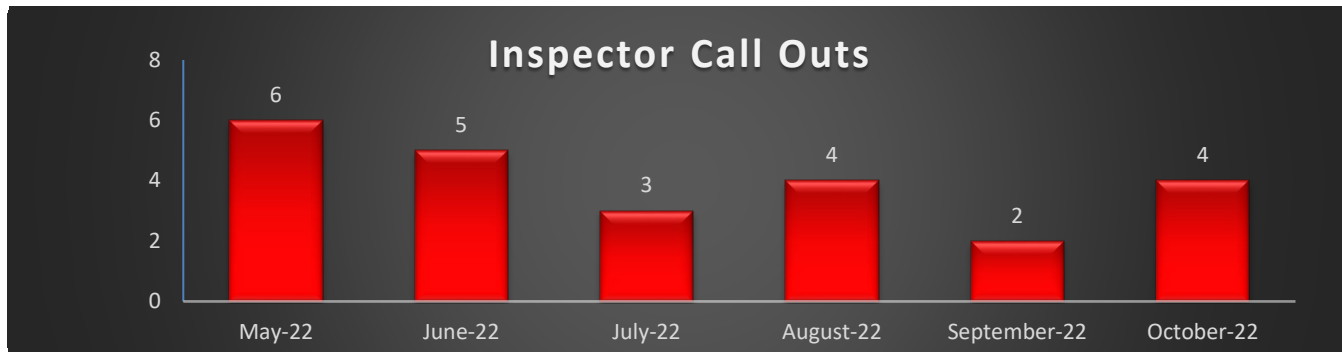
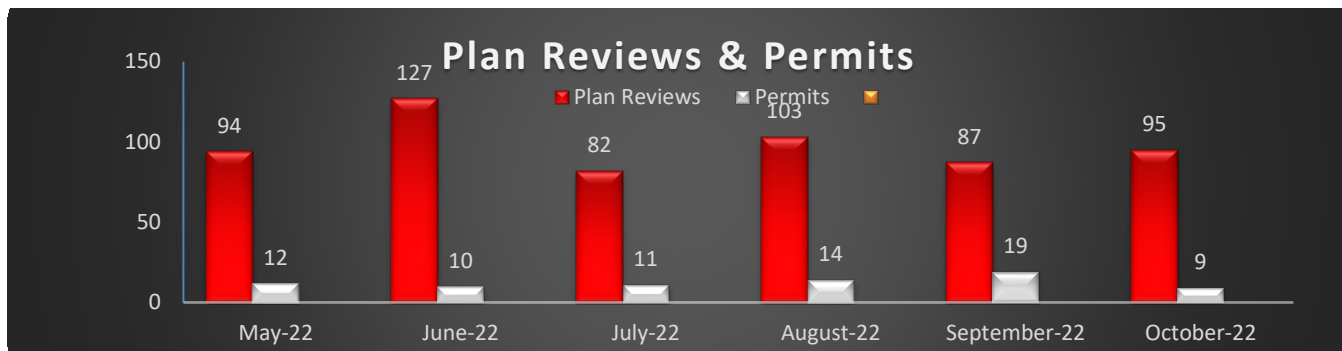
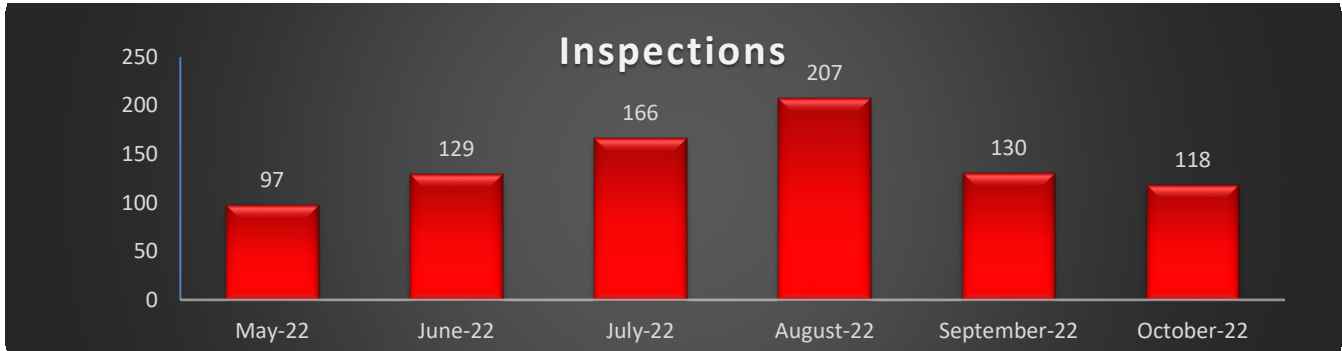
Rockwall Fire Department

Print Date/Time: 11/04/2022 10:50
Login ID: rck\dgang
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:	\$30,000.00	\$32,500.00	\$0.00	\$1,031,220.00	\$243,350.00
Total Content Loss:	\$25,150.00	\$500.00	\$0.00	\$895,650.00	\$96,600.00
Total Property Pre-Incident Value:	\$10,370,590.00	\$1,057,710.00	\$0.00	\$72,412,910.00	\$27,709,429.00
Total Contents Pre-Incident Value	\$100,000.00	\$200,000.00	\$0.00	\$22,096,975.00	\$11,157,699.60
Total Losses:	\$55,150.00	\$33,000.00	\$0.00	\$1,926,870.00	\$55,150.00
Total Value:	\$10,470,590.00	\$1,257,710.00	\$0.00	\$94,509,885.00	\$38,867,128.60

Fire Prevention, Education, & Investigations Division Monthly Report October 2022





Monthly Report October 2022



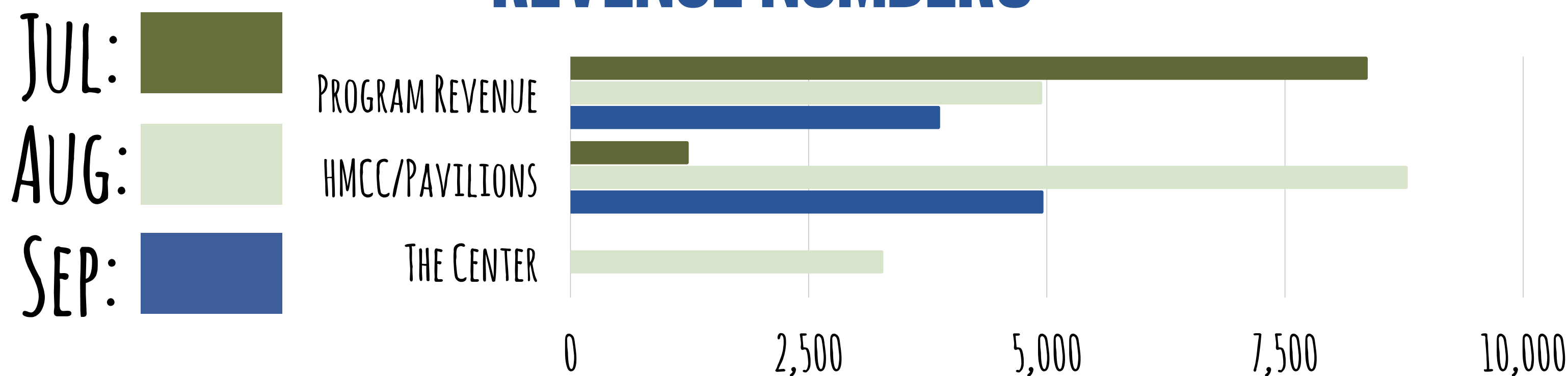
RIB RUB RUN AND ROLL
5,000 ATTENDEES



HALLOWEEN SENIOR LUNCHEON
60 ATTENDEES



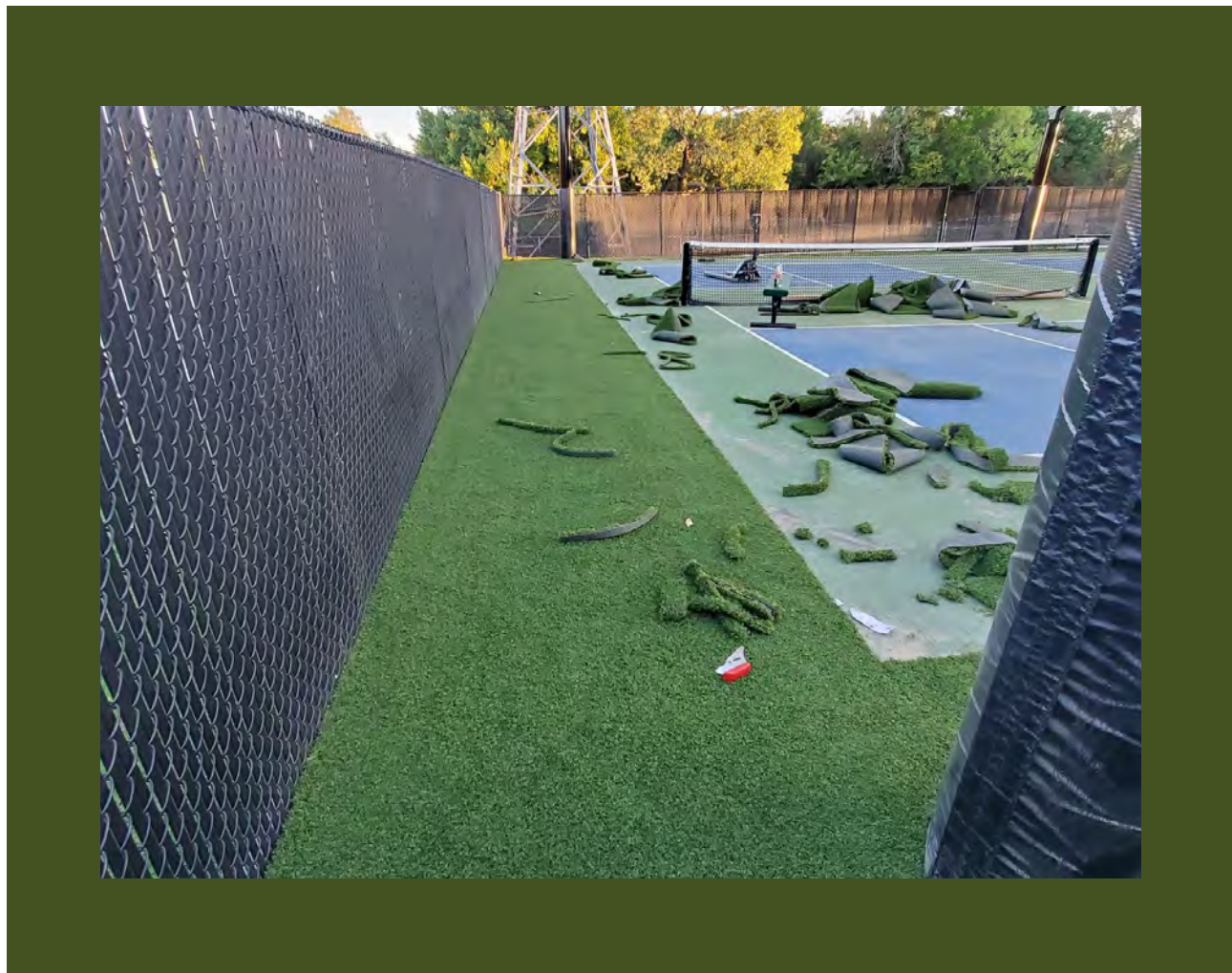
REVENUE NUMBERS



Upcoming:

Breakfast with Santa	Dec. 10 - The Center
Daddy Daughter Dance	Jan. 21 - The Hilton Bella Harbor
Spring RBSL Registration Open!	Online at PLAYROCKWALL.COM

PARKS PROJECT UPDATE – OCTOBER 2022



HARRY MYERS PICKLEBALL COURT
ARTIFICIAL TURF INSTALLATION



PICKLE BALL COURT CLEANING



4TH ANNUAL ARBOR DAY



EAGLE SCOUT PROJECT AT FIRE STATION #2

Other Projects

MEMORIAL PLAQUE INSTALLATION

Rockwall Police Department

Monthly Activity Report

October-2022

ACTIVITY	CURRENT MONTH OCTOBER	PREVIOUS MONTH SEPTEMBER	YTD 2022	YTD 2021	YTD % CHANGE
----------	---------------------------------	------------------------------------	---------------------	---------------------	-------------------------

PART 1 OFFENSES

Homicide / Manslaughter	0	0	0	0	0.00%
Sexual Assault	0	1	11	16	-31.25%
Robbery	1	3	13	4	225.00%
Aggravated Assault	2	2	26	25	4.00%
Burglary	3	1	29	28	3.57%
Larceny	51	72	582	489	19.02%
Motor Vehicle Theft	3	10	49	43	13.95%
TOTAL PART I	60	89	710	605	17.36%
TOTAL PART II	120	106	1256	1242	1.13%
TOTAL OFFENSES	180	195	1966	1847	6.44%

ADDITIONAL STATISTICS

FAMILY VIOLENCE	8	9	79	97	-18.56%
D.W.I.	11	7	142	170	-16.47%

ARRESTS

FELONY	20	23	238	220	8.18%
MISDEMEANOR	65	46	556	476	16.81%
WARRANT ARREST	7	5	70	82	-14.63%
JUVENILE	4	1	64	31	106.45%
TOTAL ARRESTS	96	75	928	809	14.71%

DISPATCH

CALLS FOR SERVICE	2165	2101	20096	20668	-2.77%
-------------------	------	------	-------	-------	---------------

ACCIDENTS

INJURY	0	2	33	46	-28.26%
NON-INJURY	103	83	772	719	7.37%
FATALITY	1	0	2	1	100.00%
TOTAL	104	85	807	766	5.35%

FALSE ALARMS

RESIDENT ALARMS	55	51	463	433	6.93%
BUSINESS ALARMS	157	171	1589	1353	17.44%
TOTAL FALSE ALARMS	212	222	2052	1786	14.89%
Estimated Lost Hours	139.92	146.52	1354.32	1178.76	14.89%
Estimated Cost	\$3,328.40	\$3,485.40	\$32,216.40	\$28,040.20	14.89%

ROCKWALL NARCOTICS UNIT

Number of Cases	7
Arrests	0
Arrest Warrants	0
Search Warrants	0
Seized	
Methamphetamine	206 grams

Rockwall Police Department

Dispatch and Response Times

October 2022

Police Department

Average Response Time		
Priority 1		Number of Calls 193
Call to Dispatch	0:00:50	
Call to Arrival	0:05:54	
% over 7 minutes	30%	
Average Response Time		
Priority 2		Number of Calls 820
Call to Dispatch	0:02:42	
Call to Arrival	0:09:50	
% over 7 minutes	20%	
Average Response Time		
Priority 3		Number of Calls 75
Call to Dispatch	0:03:49	
Call to Arrival	0:10:38	
% over 7 minutes	44%	

Average dispatch response time goals are as follows:

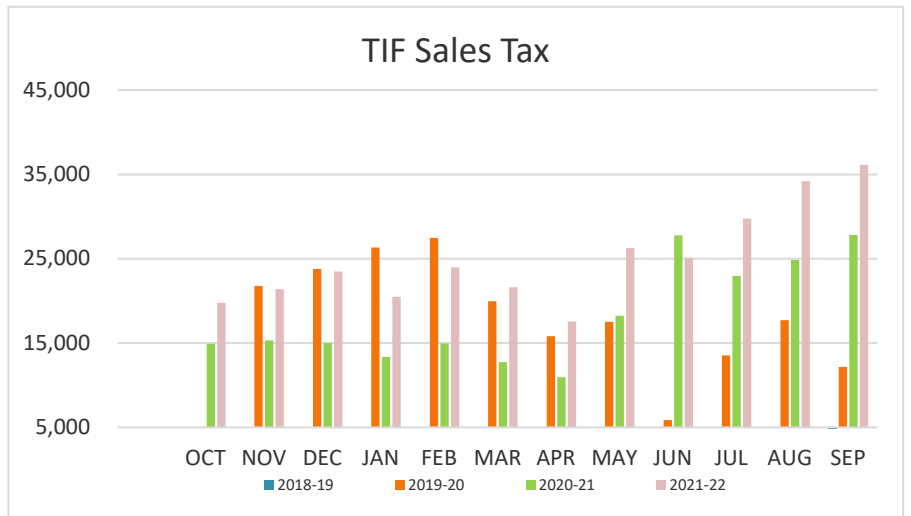
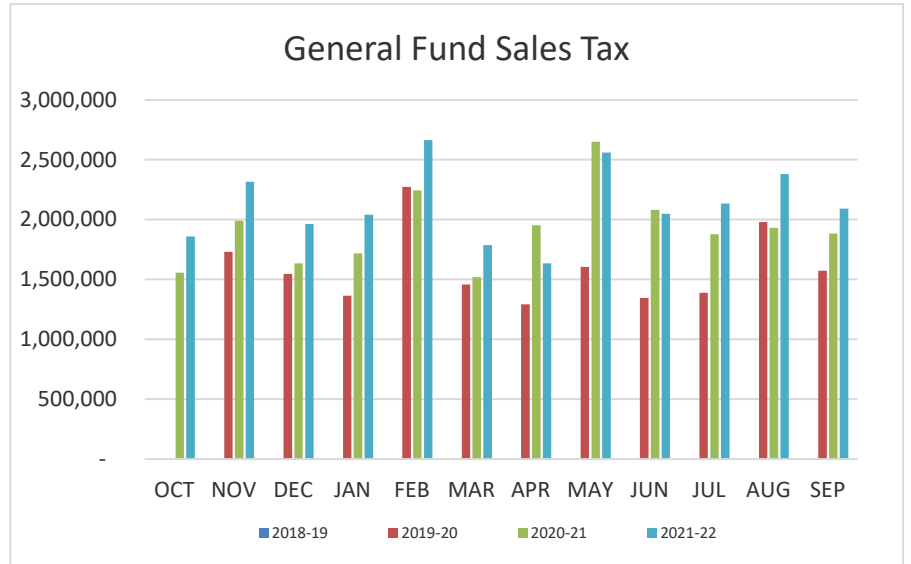
Priority 1: 1 Minute

Priority 2: 1 Minute, 30 Seconds

Priority 3: 3 Minutes

Sales Tax Collections - Rolling 36 Months

	<u>General Fund</u>	<u>TIF</u>
	<u>Sales Tax</u>	<u>Sales Tax</u>
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
Apr-20	1,292,639	15,829
May-20	1,605,986	17,538
Jun-20	1,345,598	5,881
Jul-20	1,376,026	13,529
Aug-20	1,979,539	17,706
Sep-20	1,573,352	12,179
Oct-20	1,558,570	14,888
Nov-20	1,989,955	15,299
Dec-20	1,634,280	14,994
Jan-21	1,718,364	13,341
Feb-21	2,244,778	14,935
Mar-21	1,521,031	12,738
Apr-21	1,952,165	10,954
May-21	2,651,412	18,252
Jun-21	2,080,645	27,773
Jul-21	1,877,982	22,940
Aug-21	1,930,521	24,860
Sep-21	1,882,276	27,803
Oct-21	1,860,016	19,744
Nov-21	2,317,862	21,385
Dec-21	1,963,345	23,464
Jan-22	2,040,002	20,495
Feb-22	2,664,185	23,976
Mar-22	1,786,902	21,605
Apr-22	1,633,850	17,548
May-22	2,559,349	26,254
Jun-22	2,050,066	25,127
Jul-22	2,135,457	29,738
Aug-22	2,381,510	34,190
Sep-22	2,092,217	36,105
Oct-22	1,626,425	25,420



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

Monthly Water Consumption - Rolling 27 Months

	<u>Total Gallons</u>	<u>Daily Average</u>	<u>Maximum Day</u>
Aug-20	590,693,550	19,054,630	22,031,522
Sep-20	363,112,688	12,103,756	14,870,959
Oct-20	397,801,934	12,832,320	15,751,199
Nov-20	295,091,494	9,836,383	11,452,738
Dec-20	179,571,968	7,371,629	8,653,526
Jan-21	157,800,928	6,718,182	7,179,987
Feb-21	199,821,312	8,288,901	17,044,360
Mar-21	230,130,315	7,423,560	9,739,996
Apr-21	289,545,756	9,651,525	12,683,656
May-21	247,421,005	7,981,324	10,400,411
Jun-21	342,904,230	11,430,141	16,988,604
Jul-21	446,687,809	14,409,284	17,918,524
Aug-21	486,443,590	15,691,730	18,928,160
Sep-21	377,898,464	17,173,544	19,016,086
Oct-21	293,280,384	11,880,576	15,338,545
Nov-21	280,398,508	9,346,618	12,584,820
Dec-21	262,730,021	8,475,163	10,313,293
Jan-22	245,557,172	7,921,199	10,742,941
Feb-22	211,955,941	7,569,855	10,394,759
Mar-22	256,035,618	8,529,214	10,544,988
Apr-22	281,707,217	9,390,241	11,718,730
May-22	356,050,664	11,485,506	15,634,756
Jun-22	496,374,560	16,545,820	21,414,344
Jul-22	679,705,160	21,925,974	24,474,168
Aug-22	534,145,350	17,230,494	23,206,750
Sep-22	434,247,536	14,474,915	17,617,728
Oct-22	421,229,833	13,588,058	17,692,206

Source: SCADA Monthly Reports generated at the Water Pump Stations

