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## ROCKWALL CITY COUNCIL REGULAR MEETING

Monday, June 17, 2019 - **5:00 PM**

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

**I. CALL PUBLIC MEETING TO ORDER**

**II. EXECUTIVE SESSION.**

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

1. Discussion regarding legal advice associated with homeowners association (HOA) regulations within the city pursuant to Section 551.071 (Consultation with Attorney).
2. Discussion regarding appointment of city council subcommittees and board liaisons pursuant to Section, §551.074 (Personnel Matters)
3. Discussion regarding purchase, sale or lease of real property in the vicinity of Rockwall Municipal Airport, Downtown and The Harbor as well as city owned land at Fire Station No. 2 pursuant to Section §551.072 (Real Property) and Section §551.071 (Consultation with Attorney).
4. Discussion regarding the appeal to the Public Utility Commission filed by the cities of Garland, Mesquite, Plano and Richardson against the North Texas Municipal Water District (NTMWD) regarding water rates pursuant to Section §551.071 (Consultation with Attorney)

**III. ADJOURN EXECUTIVE SESSION**

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

**V. TAKE ANY ACTION AS A RESULT OF EXECUTIVE SESSION**

**VI. INVOCATION AND PLEDGE OF ALLEGIANCE – MAYOR PRO TEM MACALIK**

**VII. PROCLAMATIONS**

**VIII. OPEN FORUM**

**IX. CONSENT AGENDA**

- p.6** 1. Consider approval of the minutes from the June 3, 2019 regular city council meeting, and take any action necessary.
- p.14** 2. Consider awarding a bid to Magnum Manhole and authorizing the City Manager to execute a Purchase Order for Lift Station Wet Well Lining Project in the amount of \$68,390 to be funded out of the Water and Sewer Fund, Wastewater Operations Budget, and take any action necessary.

- p.16 3.** Consider approval of a facility use agreement at Gloria Williams Pool between the City and the Rockwall YMCA for the purposes of providing swim lessons to members of the Boys and Girls Club, and take any action necessary.
- p.23 4. P2019-024** - Consider a request by Charles Corbett for the approval of a vacating plat establishing Lots 17 & 18, Block B, Lago Vista Addition being a 1.09-acre parcel of land currently identified as Lot 19, Block B, Lago Vista Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 18 (PD-18) for single family land uses, addressed as 2835 Marcie Lane, and take any action necessary.

**X. APPOINTMENT ITEMS**

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

**XI. PUBLIC HEARING ITEMS**

- p.28 1. Z2019-012** - Hold a public hearing to discuss and consider a request by Ryan Joyce of Michael Joyce Properties on behalf of Jen-Liang Wu of Unison Investment for the approval of an **ordinance** for a zoning change from an Agricultural (AG) District to a Planned Development District for Single Family-1 (SF-1) District land uses on a 61.45-acre tract of land identified as Tract 4 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, located on the west side of Stodghill Road [FM-3549] north of the intersection of Stodghill Road [FM-3549] and Cornelius Road, and take any action necessary (**1st Reading**).
- p.60 2. Z2019-013** - Hold a public hearing to discuss and consider a request by Jimmy Strohmeyer of Strohmeyer Architects, Inc. on behalf of Dan Bobst of J-BR2, LLC for the approval of an **ordinance** for a PD Development Plan within Planned Development District 32 (PD-32), on a 2.893-acre parcel of land identified as Lot 1, Block B, Harbor District Addition, City of Rockwall, Rockwall County, Texas, situated within the Hillside Sub-District of Planned Development District 32 (PD-32), located within the IH-30 Overlay (IH-30 OV) District, located at the southwest corner of the intersection of the IH-30 frontage road and Sunset Ridge Drive, and take any action necessary (**1st Reading**).

**XII. ACTION ITEMS**

- p.85 1.** Hear update and discuss and consider city strategic planning, and take any action necessary.
- p.100 2.** Discuss and consider overview of the city's budget process and outlook for Fiscal Year 2020, and take any action necessary



**XIII. EXECUTIVE SESSION**

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

1. Discussion regarding legal advice associated with homeowners association (HOA) regulations within the city pursuant to Section 551.071 (Consultation with Attorney).
2. Discussion regarding appointment of city council subcommittees and board liaisons pursuant to Section, §551.074 (Personnel Matters)
3. Discussion regarding purchase, sale or lease of real property in the vicinity of Rockwall Municipal Airport, Downtown and The Harbor as well as city owned land at Fire Station No. 2 pursuant to Section §551.072 (Real Property) and Section §551.071 (Consultation with Attorney).
4. Discussion regarding the appeal to the Public Utility Commission filed by the cities of Garland, Mesquite, Plano and Richardson against the North Texas Municipal Water District (NTMWD) regarding water rates pursuant to Section §551.071 (Consultation with Attorney)


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

**XV. ADJOURNMENT**

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

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

I, Kristy Cole, City Secretary for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 14th day of June, 2019 at 4:30 p.m. and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

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

\_\_\_\_\_  
Date Removed

## **ROCKWALL CITY COUNCIL REGULAR MEETING**

**Monday, June 03, 2019 - 5:00 PM**

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

### **I. CALL PUBLIC MEETING TO ORDER**

Mayor Pro Tem Macalik called the meeting to order at 5:00 p.m. with the following council members and staff being present: Mayor Pro Tem Dana Macalik, Council Members Patrick Trowbridge, John Hohenshelt, Kevin Fowler, Bennie Daniels and Trace Johannesen as well as City Manager Rick Crowley, Assistant City Managers Mary Smith and Joey Boyd and City Attorney Frank Garza. Mayor Pruitt arrived to the meeting and joined Executive Session at 5:06 p.m.

### **II. EXECUTIVE SESSION.**

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

1. Discussion regarding purchase, sale or lease of real property in the vicinity of Rockwall Municipal Airport, Downtown and The Harbor pursuant to Section §551.072 (Real Property) and Section §551.071 (Consultation with Attorney).
2. Discussion regarding appointment of city council subcommittees and board liaisons pursuant to Section, §551.074 (Personnel Matters)
3. Discussion regarding the appeal to the Public Utility Commission filed by the cities of Garland, Mesquite, Plano and Richardson against the North Texas Municipal Water District (NTMWD) regarding water rates pursuant to Section §551.071 (Consultation with Attorney)

### **III. ADJOURN EXECUTIVE SESSION**

**Council adjourned from Executive Session at 5:56 p.m.**

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

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

### **V. TAKE ANY ACTION AS A RESULT OF EXECUTIVE SESSION**

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

### **VI. INVOCATION AND PLEDGE OF ALLEGIANCE – COUNCILMEMBER TROWBRIDGE**

**Councilman Trowbridge spoke brief words of remembrance for recent victims of a city-related shooting that occurred in the City of Virginia Beach. He then delivered the invocation and led the Pledge of Allegiance.**

## VII. OPEN FORUM

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

Kevin Hadawi  
723 Turtle Cove Boulevard  
Rockwall, TX

Mr. Hadawi came forth and shared that he recently moved to Rockwall in October. He is concerned about the proposed religious facility that may be constructed near the Turtle Cove subdivision in which he lives. He is concerned that this - one of the last, valuable pieces of property - may end up being a non-profit, non-tax paying building.

There being no one else wishing come forth, the mayor closed Open Forum.

## VIII. CONSENT AGENDA

1. Consider approval of the minutes from the May 20, 2019 regular city council meeting, and take any action necessary.
2. Consider approval of a contract for professional engineering services with Cardinal Strategies Engineering Services, LLC to perform the Squabble Creek Watershed Hydrologic & Hydraulic Update Phase 1 in an amount not to exceed \$105,000, to be paid for from the Engineering Consulting Budget, and take any action necessary.
3. **2019-009** - Consider a request by Chris Lam, PE of Lam Consulting Engineering on behalf of Price Pointer of TCB Construction Group, LLC for the approval of an **ordinance** for a Specific Use Permit (SUP) allowing a restaurant less than 2,000 SF without a drive-through or drive-in on a 0.23-acre parcel of land identified as Block 20B of the Amick Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential Office (RO) District land uses, situated within the North Goliad Corridor Overlay (NGC OV) District, addressed as 505 N. Goliad Street, and take any action necessary **(2nd Reading)**.
4. **2019-010** - Consider a request by Dwayne Cain of EVSR (D), LLC for the approval of an **ordinance** for a Specific Use Permit (SUP) allowing a guest quarters/secondary living unit and barn or agricultural accessory building on a 10.61-acre portion of a larger 26.078-acre tract of land identified as Tract 2 & 2-4 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 777 & 839 Cornelius Road, and take any action necessary **(2nd Reading)**.
5. Consider approval of a Cooperative Purchasing Agreement with the City of Mesquite and bid award to Phillips Lawn Sprinkler Co. for \$25,000 for Northshore Park irrigation project from Recreation Development Fund authorizing the City Manager to execute the Coop Agreement and Irrigation Contract and take any action necessary.
6. Consider a request by Phil Wagner of the Rockwall Economic Development Corporation for the approval of a resolution abandoning the right-of-way for Aluminum Plant Road being a 0.40-acre tract of land situated within the R. Ballard Survey, Abstract No. 21, City of Rockwall, Rockwall County, Texas, and take any action necessary.

7. **P2019-020** - Consider a request by Robert Howman of Glenn Engineering on behalf of William Salee of the Rockwall Independent School District (RISD) for the approval of replat for Lot 2, Block A, RISD Elementary School Addition being a 17.2922-acre tract of land being identified as Lot 1, Block A, RISD Elementary School Addition and Tract 2-7 of the W. T. Dewese Survey, Abstract No. 71, City of Rockwall, Rockwall, Texas, zoned Planned Development District 70 (PD-70) for single family land uses, located at the southeast corner of Greenway Boulevard and FM-552, and take any action necessary.
8. **P2019-021** - Consider a request by Cameron Slown of FC Cuny Corporation on behalf of Tom Kirkland of Greencrest TPS Hotel, LP for the approval of a final plat of Lots 1-3, Block A, Town Place Marriott Addition being an 8.715-acre tract of land identified as a portion of Lot 1, Block B, Goldencrest Addition and Tract 4 of the J. D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, situated north of the intersection of Greencrest Boulevard and the IH-30 Frontage Road, and take any action necessary.
9. **P2019-022** - Consider a request by Cameron Slown of F. C. Cuny Corporation on behalf of Phillip McNeill of MHC Rockwall, LLC and Jason Lentz of Atticus of Atticus Summer Lee Townhomes for the approval of a replat for Lot 5, Block A, Harbor Village Addition, being a 2.12-acre tract of land currently identified as Lot 3, Block A, Harbor Village Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the Scenic Overlay (SOV) District, located on the south side of Summer Lee Drive southwest of the intersection of Horizon Road [FM-3097] and Summer Lee Drive, and take any action necessary.

**Mayor Pruitt pulled item #2 for further discussion. Mayor Pro Tem Macalik moved to approve the Consent Agenda, minus item #2 (#s 1, 3, 4, 5, 6, 7, 8, and 9). Councilman Trowbridge seconded the motion. The ordinances were read as follows:**

**CITY OF ROCKWALL  
ORDINANCE NO. 19-22  
SPECIFIC USE PERMIT NO. S-208**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 50 (PD-50) [ORDINANCE NO. 17-19] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A RESTAURANT LESS THAN 2,000 SF WITHOUT A DRIVE-THROUGH OR DRIVE-IN FACILITY ON A 0.23-ACRE PARCEL OF LAND, ZONED PLANNED DEVELOPMENT DISTRICT 50 (PD-50) FOR RESIDENTIAL OFFICE (RO) DISTRICT LAND USES, AND BEING IDENTIFIED AS BLOCK 20B OF THE AMICK ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.**

**CITY OF ROCKWALL**

ORDINANCE NO. 19-23  
SPECIFIC USE PERMIT NO. S-209

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) OF THE CITY OF ROCKWALL, ROCKWALL COUNTY TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A *GUEST QUARTERS/SECONDARY LIVING UNIT AND BARN OR AGRICULTURAL ACCESSORY BUILDING* IN AN AGRICULTURAL (AG) DISTRICT, SITUATED ON A 10.61-ACRE PORTION OF A LARGER 26.078-ACRE TRACT OF LAND, IDENTIFIED AS TRACT 2 & 2-4 OF THE W. M. DALTON SURVEY, ABSTRACT NO. 72, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; 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.

Regarding Consent Agenda item #2, Mayor Pruitt generally expressed concern about the city spending this much money on a study of this nature. Indication was given that this study, in part, is taking place in order to update the hydraulic study on the existing Squabble Creek Watershed. Ms. Williams, City Engineer, explained that this study will produce information that may be used, for example, by residents who would like to work with FEMA to be removed from the floodplain. This will help those individuals with their insurance premiums. Mr. Crowley further explained that this study will help determine if and how future structures or building will adversely impact the watershed. Mr. Garza, city attorney, indicated that the city could not require developers to do flood control in the future if our study is not up-to-date. Mr. Crowley shared that this type of study will eventually have to be done on each watershed within the city. Mayor Pruitt's concerns generally seemed to relate to the high cost of this study and his belief that the 'return' the city will receive will generally not justify the cost.

Councilmember Fowler moved to approve Consent Agenda item #2. Councilmember Johannesen seconded the motion, which passed by a vote of 5 ayes with 2 against (Pruitt and Macalik).

**IX. APPOINTMENT ITEMS**

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

Indication was given that this item was not necessary this evening, so it was not discussed/addressed.

**X. ACTION ITEMS**

1. **Z2019-011** Discuss and consider a request by Scott Lewis of RRDC, LTD for the approval of an ordinance amending the development standards contained in Planned Development District 47 (PD-47) [Ordinances 99-17 & 07-04] being a 14.4715-acre tract of land identified as Tract 104 of the E. Teal Survey, Abstract No. 207 and Lot 1, Block A, First Christian Church, Disciples of Christ Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 47 (PD-47) for Single-Family 10 (SF-10) District land uses, situated within the Scenic Overlay (SOV) District, generally located at the northeast corner of the intersection of Ridge Road [FM-740] and White Road, and take any action necessary **(2nd Reading)**.

Mr. Miller shared that this item was placed as an “Action Item” this evening rather than “Consent” because it did not receive unanimous approval during first reading at the last council meeting. Indication was given that this version does reflect the modifications to the garages that were discussed at the last council meeting. Councilmember Hohenshelt then moved to approve Z2019-011. Mayor Pro Tem Macalik seconded the motion. The ordinance was read as follows:

**CITY OF ROCKWALL  
ORDINANCE NO. 19-24**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 47 (PD-47) [ORDINANCES 99-17 AND 07-04] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, BY AMENDING THE DEVELOPMENT STANDARDS APPROVED WITH ORDINANCE NO. 99-17, BEING A 14.4712-ACRE TRACT OF LAND IDENTIFIED TRACT 104 OF THE E. TEAL SURVEY, ABSTRACT NO. 207 AND LOT 1, BLOCK A, FIRST CHRISTIAN CHURCH DISCIPLES OF CHRIST ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ZONED PLANNED DEVELOPMENT DISTRICT 47 (PD-47) AND MORE FULLY DEPICTED HEREIN BY EXHIBIT ‘A’ AND DESCRIBED HEREIN BY EXHIBIT ‘B’; 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 6 ayes with 1 against (Pruitt).

2. Discuss and consider a request from Butch Clarke of Alpha Graphics and representatives from Texas Health Presbyterian Hospital for an approval of a sign plan located at 3150 Horizon Road, and take any action necessary.

Building Official Jeffrey Widmer provided brief, introductory comments concerning this agenda item. Mr. Clarke then came forth with a representative of Presby Hospital. They generally expressed that this updated, proposed sign is being brought forth so that the signage is more visible and in response to the hospital’s campus, which has grown a lot since the hospital initially opened. Also, this updated signage aligns with Presbyterian Hospital’s updated, new brand standards.

Mr. Widmer came forth and clarified what the city’s current sign ordinance allows for regarding both signage that abuts a public roadway (an entry sign) and signage that is interior, located onsite (not adjacent to a roadway). City Manager Rick Crowley asked Mr. Widmer to walk the city council members through each of the proposed, eight signs so there is a clear understanding on what’s being requested.

Councilmember Hohenshelt moved to approve the sign plan with the maximum height of each sign be granted at 10’ tall. Councilmember Trowbridge seconded the motion, which passed by a vote of 7 ayes to 0 nays.

3. Discuss and consider a resolution repealing Resolution No. 17-23 and approving Resolution 19-15 to establish an updated fee schedule for Permit, Health and Misc. Fees, for the city, and take any action necessary.

**Building Official Jeffrey Widmer provided background information concerning this agenda item. Following brief discussion, Councilmember Johannesen moved to approve the resolution. Councilmember Hohenshelt seconded the motion, which passed by a vote of 7 ayes to 0 nays.**

4. Discuss and consider filling a vacancy on the city's Architectural Review Board, and take any action necessary.

**Councilmember Daniels moved to appoint Derek Deckard to fill a vacancy on the Architectural Review Board for a term that will expire in August 2020 (replacing Adan Tovar). Councilman Hohenshelt seconded the motion, which passed by a vote of 7 ayes to 0 nays.**

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

**1. Departmental Reports**

- Building Inspections Monthly Report - April 2019
- GIS Division Monthly Report - April 2019
- Harbor PD Monthly Report - April 2019
- Internal Operations Department Monthly Report - April 2019
- Police Departments Monthly Activity Report-April 2019
- Recreation Monthly Report - April 2019
- Rockwall Animal Adoption Center Monthly Report - April 2019
- Rockwall Fire Department Monthly Report - April 2019
- STAR Transit Monthly Report - April 2019

**2. City Manager's Report**

**City Manager Rick Crowley commented that a small tornado caused minor damage at the city's Tuttle ballfields last week.**

**XII. EXECUTIVE SESSION**

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

1. Discussion regarding purchase, sale or lease of real property in the vicinity of Rockwall Municipal Airport, Downtown and The Harbor pursuant to Section §551.072 (Real Property) and Section §551.071 (Consultation with Attorney).
2. Discussion regarding appointment of city council subcommittees and board liaisons pursuant to Section, §551.074 (Personnel Matters)

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

**XIII. 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.**

**XIV. ADJOURNMENT**

**Mayor Pruitt adjourned the meeting at 6:37 p.m.**

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS 17<sup>TH</sup> DAY OF JUNE, 2019.**

**ATTEST:**

\_\_\_\_\_  
**JIM PRUITT, MAYOR**

\_\_\_\_\_  
**KRISTY COLE, CITY SECRETARY**



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City of Rockwall  
*The New Horizon*

## MEMORANDUM

**To: Rick Crowley, City Manager**

**From: Lea Ann Ewing, Purchasing Agent**

**Date: June 7, 2019**

**Subject: Replace Wet Well Linings at 3 Lift Station Sites**

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Approved in the Water Sewer Fund, Wastewater operating budget is \$70,000 to contract for the cleaning, remove debris, remove existing lining (coating), prepare all surfaces and recoat the wet wells at FM 3097, Fontana Ranch and Preserve lift stations. Sealed competitive bids were solicited for this work. Bids were received from Magnum Manhole \$68,390 and T Gray Utility \$255,240. Apparent low bidder is Magnum Manhole.

Only two bids submitted due to the Engineering specification for the new lining is Raven 405 and the lining manufacturer requires the applicator to be certified by the manufacturer to apply this product. Staff contacted both vendors after the bid opening to confirm their bid amounts because of the large difference between the two. We are familiar with Magnum and they have performed this work for the City in the past. Magnum Manhole has been in business doing this same work for more than 20 years, where T Gray Utilities as of 2011 main business is underground utilities construction in the Gulf areas of Texas and Louisiana. Staff concluded that the bid amount difference can be summed up to 1) Magnum is located in Dallas; T Gray in Houston so greater distance greater overhead cost of employees and equipment. 2) T Gray's mobilization is about 40% of their cost where Magnum has no mobilization cost. 3) Magnum has been using Raven Lining products for more than 20 years affording them to give the City a 30% discount on the lining product. Both companies gave a 40 to 45 day completion. Magnum Manhole recently performed this same work on the City's Squabble Creek Lift Station wet well while working as a Subcontractor on the Squabble Creek Lift Station expansion project last year.

For Council consideration is the bid award to Magnum Manhole for \$68,390 and authorize the City Manager to execute a contract for the work.

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## **CITY OF ROCKWALL, TEXAS MEMORANDUM**

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**TO:** Honorable Mayor and City Council

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

**FROM:** Andy Hesser, Director of Parks and Recreation

**DATE:** June 12, 2019

**SUBJECT:** YMCA SWIM LESSON AGREEMENT AT GLORIA WILLIAMS POOL

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J.E.R. Chilton YMCA of Rockwall has approached the staff about a partnership to utilize Gloria Williams Pool this summer to provide swim lessons to members of the local Boys and Girls Club. This partnership would provide access to the pool during week day mornings prior to the pool's public swim times. YMCA would provide all of their own guards, swim instructors and team leader during the program at their cost. This program has no impact on City costs or operations.

There would be no additional costs to the City and the program is scheduled during times that the pool is available. The facility use agreement draft is attached and has been reviewed by the City Attorney. Park Board voted unanimously to recommend that City Council authorize the City Manager to execute the agreement.



**YMCA OF METROPOLITAN DALLAS  
SAFETY AROUND WATER – AGREEMENT FOR SWIM CLASSES**

This agreement is made and entered into as of the date of signing by and between City of Rockwal, a political subdivision of the State of Texas (Hereafter referred to as "POOL OWNER") and the YMCA of Metropolitan Dallas (Hereafter referred to as "YMCA").

**WITNESSETH**

WHEREAS, POOL OWNER wants to have the YMCA conduct Safety Around Water swim classes at 801 DAVEY CROCKETT ("Pool") belonging to POOL OWNER for the 2019 season; and,

WHEREAS, the YMCA wants to utilize the Pool in order to conduct Safety Around Water Swim Classes; and,

WHEREAS, it is the desire of the parties to memorialize this understanding in a written agreement in which the YMCA shall conduct and staff swim classes at the Pool owned by POOL OWNER and the YMCA shall be allowed to conduct swimming classes pursuant to the terms and conditions of this Agreement.

**1) TERM**

- a) Unless modified or extended by written consent of both parties, this agreement will be effective from June 10<sup>th</sup> 2019 through August 9<sup>th</sup> 2019.

**2) SCHEDULE**

- a) Unless modified or extended by written consent of both parties, this agreement will provide swimming lessons according to an agreed upon schedule to be defined using a daily sign in and sign out pool log signed by both a YMCA representative as well as a Pool Owner representative for each day of swim lessons.
- b) The YMCA staff reserve the right to cancel swim classes or limit the number of swimmers for any known unsafe condition this includes but is not limited to unsafe weather conditions, bather load that exceeds ratios, unsafe water condition, etc.

**3) FEES**

- a) The operating cost per session is \$1500.00. The YMCA agrees to fund 100% through their Annual Campaign fundraising efforts. POOL OWNER agrees to pay the YMCA for or obtain a sponsor for the remaining amount of \$0.
- b) A monthly invoice of \$0 will be issued from JUNE to AUGUST, 2019 according to the below schedule. This invoice must be paid within seven days of receipt.

THE YMCA IS TAKING CARE OF THE PAYMENT IN FULL



**YMCA OF METROPOLITAN DALLAS  
SAFETY AROUND WATER – AGREEMENT FOR SWIM CLASSES**

**4) RESPONSIBILITIES OF THE YMCA**

- a) The YMCA will provide a team of lifeguards, swim instructors and a team leader during YMCA Safety Around Water swim classes only.
- b) The YMCA will hire, staff, train and supervise all pool supervisors, lifeguards and swimming lesson program staff. All pool supervisors, lifeguards, and swim instructors shall be employees of the YMCA.
- c) The YMCA will provide YMCA swim classes to participants. YMCA Staff will conduct Know Before You Go safety lessons outside of the pool area if upon arrival there are any readily apparent safety concerns with the pool.

**5) RESPONSIBILITIES OF THE POOL OWNER**

- a) POOL OWNER shall be responsible for full compliance with all local, state, county, municipal, and federal laws and regulations. The POOL OWNER will be responsible for all fines, assessments, penalties, or liabilities of any kind resulting from the enforcement of any local, state, county, municipal or federal law or regulation pertaining to the pool environment, issued by any agency.
- b) POOL OWNER shall provide for, at its own cost and expense, the normal operation, maintenance and water clarity upkeep of the pool.

**State guidelines related to pool chemicals:**

Texas Department of State Health Services

*Section 265.204 Figure: 25 TAC, §265.204(a)*

Free chlorine:	1ppm-8ppm	<i>(ideal 2ppm-3ppm)</i>
pH:	7.0-7.8	<i>(ideal 7.4-7.6)</i>

Water must be clear to the bottom. All drain covers must be in compliance with the VGB Act and all filtration and pump systems must be in good working order.

Swimming pools outside of these parameters should be closed to all patrons and proper adjustments made before reopening.

Please contact your local pool maintenance service for additional information and guidance.

- c) The POOL OWNER will provide for minimum pool safety equipment consistent with local pool codes including but not limited to a "Shepherd's Crook", one throw line, one ring buoy, and an operable telephone within 200 feet of the pool.
- d) **POOL OWNER shall ensure that the YMCA will have exclusive use of the pool and pool area while the YMCA is present.** Failure to provide exclusive use of the pool and pool area will result in the YMCA cancelling swim classes.



**YMCA OF METROPOLITAN DALLAS  
SAFETY AROUND WATER – AGREEMENT FOR SWIM CLASSES**

**6) INSURANCE** POOL OWNER is not required to carry the YMCA on their insurance

POOL OWNER shall obtain and maintain in full force for the duration of the period of service or agreement, at their sole expense, Commercial General Liability Insurance: including, but not limited to, Premises/Operations, Personal & Advertising Injury, Products/Completed Operations, Independent Contractors and Contractual Liability with minimum combined bodily injury (including death) and property damage limits of \$1,000,000 per occurrence.

YMCA shall obtain and maintain in full force for the duration of the period of service or agreement, at their sole expense, insurance coverage in the following type(s) and amounts:

Commercial General Liability Insurance: including, but not limited to, Premises/Operations, Personal & Advertising Injury, Products/Completed Operations, Independent Contractors and Contractual Liability with minimum combined bodily injury (including death) and property damage limits of \$1,000,000 per occurrence.

Worker's Compensation with statutory limits; Employers Liability with minimum limits for bodily injury: a) by accident, \$500,000 per each accident, b) by disease, \$500,000 per employee with a per policy aggregate of \$500,000.

Upon the request of either Party, the Parties shall furnish a certificate(s) of insurance demonstrating proof of insurance in the above types and amounts.

**7) INDEMNIFICATION**

**YMCA SHALL INDEMNIFY, DEFEND WITH COMPETENT COUNSEL AND HOLD POOL OWNER, ITS EMPLOYEES AND AGENTS HARMLESS OF AND FROM ANY LOSS, DAMAGE, CLAIM OR EXPENSE INCLUDING REASONABLE ATTORNEY'S FEES ARISING OUT OF ANY NEGLIGENT ACTION OR INACTION BY YMCA AND/OR A YMCA EMPLOYEE OR AGENT WHICH CAUSES HARM OF ANY TYPE TO A YMCA EMPLOYEE OR PARTICIPANT WHILE IN, AROUND OR ABOUT THE POOL OWNER'S PROPERTY.**

**POOL OWNER SHALL INDEMNIFY, DEFEND WITH COMPETENT COUNSEL AND HOLD THE YMCA, ITS EMPLOYEES AND AGENTS HARMLESS OF AND FROM ANY LOSS, DAMAGE, CLAIM OR EXPENSE INCLUDING REASONABLE ATTORNEY'S FEES ARISING OUT OF ANY NEGLIGENT ACTION OR INACTION BY POOL OWNER AND/OR A POOL OWNER EMPLOYEE OR AGENT WHICH CAUSES HARM OF ANY TYPE TO AN EMPLOYEE OR PARTICIPANT WHILE IN, AROUND OR ABOUT THE POOL OWNER'S PROPERTY.**

**YMCA AND POOL OWNER FURTHER AGREE THAT THE YMCA IS ONLY RESPONSIBLE FOR PROVIDING LIFEGUARDS DURING YMCA SAFETY AROUND WATER SWIM CLASSES ACCORDING TO THE DAILY SIGN-IN AND SIGN-OUT LOG. ANY LOSS, INJURY OR DAMAGE OCCURRING OUTSIDE THE YMCA'S USE OF THE POOL IS THE SOLE RESPONSIBILITY OF THE POOL OWNER.**

**8) MEDIATION**

In the event a dispute shall arise between the parties to this agreement, the parties agree to participate in at least four hours of mediation in accordance with the mediation procedures of United States Arbitration & Mediation. The parties agree to share equally in the costs of the mediation. The mediation shall be administered by a local USA&M office to be designated by USA&M National Headquarters.



**YMCA OF METROPOLITAN DALLAS  
SAFETY AROUND WATER – AGREEMENT FOR SWIM CLASSES**

**9) SEVERIBILITY**

POOL OWNER and YMCA expressly agree that the forgoing INDEMNITY AGREEMENT is intended to be as broad and inclusive as is permitted by the law of the State of Texas and that if any portion thereof is held invalid, it is agreed that the balance shall, notwithstanding, continue in full legal force and effect.

It is further mutually agreed that this agreement is the product of joint negotiation and drafting. No provision herein will be construed against either party on the basis that that party drafted the language in question.

**10) NOTICES**

The parties designate the individual named below as their agent for purposes of notices pursuant to this agreement. All notices and/or correspondence between the parties shall be delivered to the persons at the addresses set forth below. Any notice received under any provision of the agreement shall be deemed given upon personal delivery acknowledged in writing or when mailed, postage paid, to the address shown below. Either party may change its agent and/or address by giving five business days' written notice to the other party.

EXECUTED in duplicate originals as of the date of last signature below, to become effective as provided above.

YMCA OF METROPOLITAN DALLAS  
1621 W. WALNUT HILL LANE  
IRVING, TX 75038  
(214)880-9622

**CLINT ELLIOTT YMCA EXECUTIVE DIRECTOR:**

Printed Name	Signature	Date
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**YMCA OFFICER:**

Brandy Perryman, COO Printed Name	Signature	Date
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**POOL OWNER AUTHORIZED REPRESENTATIVE:**

I, Andrew Ainsworth, agree to this Safety Around Water program being conducted on the premises listed herein and agree to allow YMCA staff necessary access to the pool and pool area as required per this contract and in conjunction with the third-party resident services contractor listed below *(if applicable)*.

Gloria Williams Pool  
801 Davey Crockett  
972-771-7744  
AAAinsworth@rockwall.com IL ADDRESS

Printed Name	Signature	Date
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**YMCA OF METROPOLITAN DALLAS  
SAFETY AROUND WATER – AGREEMENT FOR SWIM CLASSES**

**THIRD-PARTY CONTRACTOR** *(if applicable):*

INSERT RESIDENT SERVICES ORGANIZATION NAME  
INSERT REPRESENTATIVE NAME  
INSERT CONTACT PHONE NUMBER  
INSERT CONTACT EMAIL ADDRESS

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

THIS CONTRACT IS CONTINGENT ON THE HIRING AND TRAINING OF LIFEGUARDS AND SWIM INSTRUCTORS TO STAFF THIS AGREEMENT. IF ADEQUATE STAFFING CANNOT BE MET, THIS AGREEMENT IS NULL AND VOID.

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# CITY OF ROCKWALL

## CITY COUNCIL CASE MEMO

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

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**TO:** Mayor and City Council  
**DATE:** June 17, 2019  
**APPLICANT:** Charles Corbett  
**CASE NUMBER:** P2019-024; *Lots 17 & 18, Block B, Lago Vista Addition*

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### SUMMARY

Consider a request by Charles Corbett for the approval of a vacating plat establishing Lots 17 & 18, Block B, Lago Vista Addition being a 1.09-acre parcel of land currently identified as Lot 19, Block B, Lago Vista Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 18 (PD-18) for single-family land uses, addressed as 2835 Marcie Lane, and take any action necessary.

### PLAT INFORMATION

- The applicant is requesting approval of a vacating plat for the purpose of vacating one (1) lot (*i.e. Lot 19, Block B*) to re-establish two (2) lots (*i.e. Lots 17 & 18, Block B*) in order to sell the two (2) lots.
- On July 6, 1982, the City Council approved *Ordinance No. 82-32*, which established the development standards for Planned Development District 18 (PD-18). The ordinance was amended in 1985 [*Ordinance No. 85-23*], and amended in 1994 [*Ordinance No. 94-18*]. On April 14, 1994, the City Council approved a final plat [*Case No. PZ-94-52*], which established the Lago Vista Subdivision.
- On November 28, 2005, an administrative replat was approved to combine two (2) lots (*i.e. Lots 17 & 18, Block*) into one (1) lot (*i.e. Lot 19, Block B*).
- The surveyor has completed the majority of the technical revisions requested by staff, and this plat - *conforming to the requirements for final plats as stipulated by the Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the Municipal Code of Ordinances.

### CONDITIONS OF APPROVAL

If the City Council chooses to approve the vacating plat for *Lots 17 & 18, Block B, Lago Vista 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;


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

**PLANNING AND ZONING COMMISSION**

On June 11, 2019, the Planning and Zoning Commission's motion to recommend approval of the applicant's request passed by a vote of 6-0 with Chair Lyons absent.



0 20 40 80 120 160 Feet

P2019-024 - LOT 17 & 18, BLOCK B, LAGO VISTA  
MINOR PLAT - LOCATION MAP = 



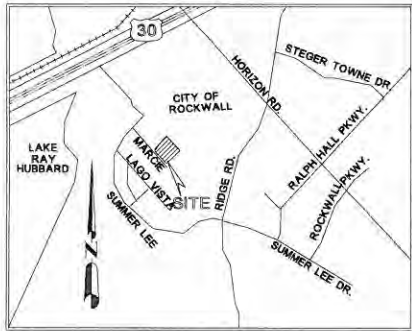
# City of Rockwall

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

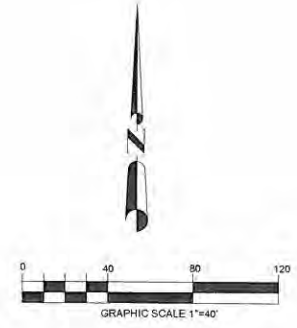
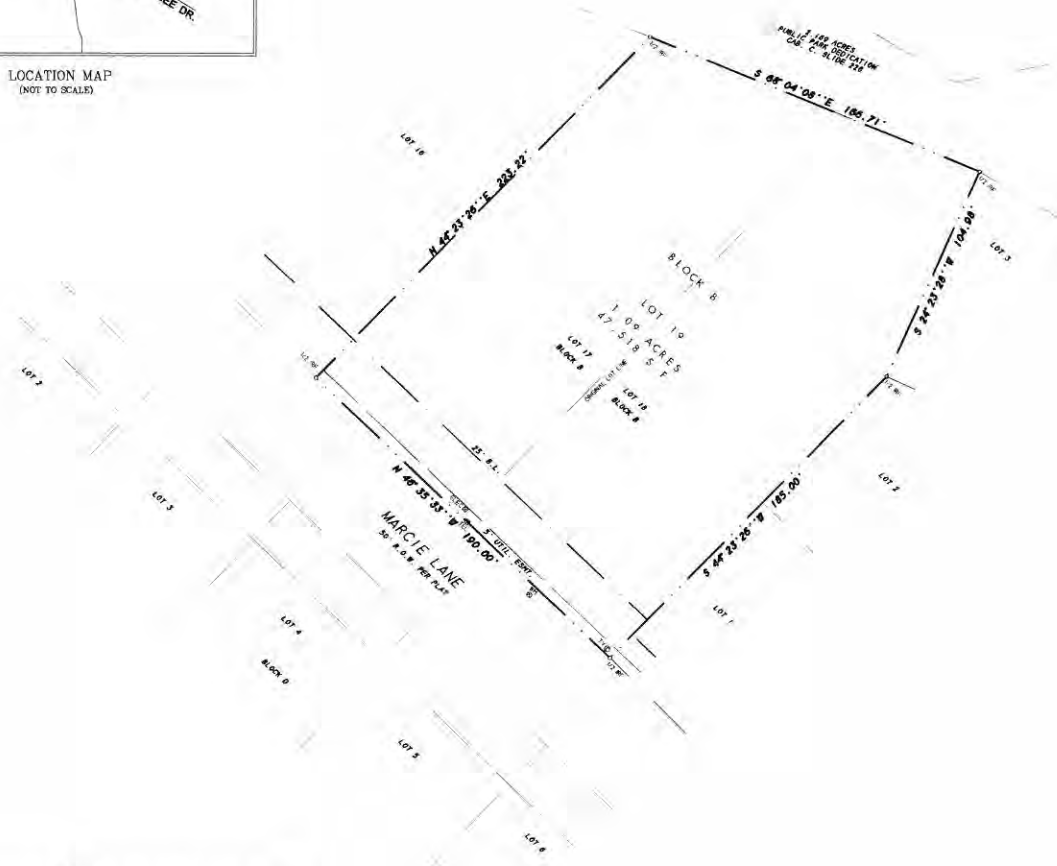
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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







LOCATION MAP  
(NOT TO SCALE)



VACATING PLAT  
LAGO VISTA  
LOT 17 AND LOT 18  
BLOCK B  
AN ADDITION TO THE CITY OF ROCKWALL  
EDWARD TEAL SURVEY, A-207  
ROCKWALL COUNTY, TEXAS

NOTES

- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0030L dated SEPT 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
- 2) BEARING SOURCE: CITY OF ROCKWALL CONTROL MONUMENT SYSTEM.
- 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."
- 4) PROPERTY OWNER TO MAINTAIN, REPAIR, AND REPLACE DRAINAGE SYSTEMS ON SITE.
- 5) THE PURPOSE OF THIS PLAT IS TO VACATE THE REPLAT AND RETURN THE LOTS TO THE ORIGINAL PLAT BEING LOTS 17 AND 18, BLOCK B, LAGO VISTA PER CAB. C. SLIDE 226, M.R.R.C.T.

OWNER  
CHARLES CORBETT  
2835 MARCIE LANE  
ROCKWALL, TX 75032  
469-951-6748

SHEET 1 OF 2

SYMBOL LEGEND	
	Surveyed Boundary
	Proposed Boundary
	Easement
	Right-of-Way
	Encroachment
	Monument
	Iron Pipe Stake
	Survey Station
	Survey Line
	Survey Point
	Survey Line Extension
	Survey Point Extension

H.D. Fetty Land Surveyor, LLC  
Firm Registration no. 10150900  
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SURVEY DATE JANUARY 2014  
SCALE 1" = 20' FILE # 2014  
CLIENT SURBESSE

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# CITY OF ROCKWALL

## CITY COUNCIL CASE MEMO

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

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**TO:** Mayor and City Council  
**DATE:** June 17, 2019  
**APPLICANT:** Ryan Joyce; *Michael Joyce Properties*  
**CASE NUMBER:** Z2019-012; *Zoning Change (AG to PD)*

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### **SUMMARY**

Hold a public hearing to discuss and consider a request by Ryan Joyce of Michael Joyce Properties on behalf of Jen-Liang Wu of Unison Investment for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single Family-1 (SF-1) District land uses on a 61.45-acre tract of land identified as Tract 4 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, located on the west side of Stodghill Road [FM-3549] north of the intersection of Stodghill Road [FM-3549] and Cornelius Road, and take any action necessary.

### **BACKGROUND**

The subject property was annexed in 2008 [*Ordinance No. 08-66*], is located on the west side of Stodghill Road [FM-3549] north of the intersection of Stodghill Road [FM-3549] and Cornelius Road, and is zoned Agricultural (AG) District.

### **PURPOSE**

The applicant is requesting a change in zoning from an Agricultural (AG) District to a Planned Development District for Single-Family 1 (SF-1) District land uses on a 61.45-acre tract of land, which is currently vacant.

### **ADJACENT LAND USES AND ACCESS**

The subject property is located on the west side of Stodghill Road [FM-3549] north of the intersection of Stodghill Road [FM-3549] and Cornelius Road. The land uses adjacent to the subject property are as follows:

**North:** Directly north of the subject property is Clem Road, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan. Beyond this there are several single-family homes that are zoned Single-Family Estate 4 (SFE-4.0), Single-Family Estate 1.5 (SFE-1.5), and Single-Family 1 (SF-1) District.

**South:** Directly south of the subject property there are several single family home that are outside of the city limits of the City of Rockwall. Beyond this is Cornelius Road, which is identified as a M4U (*major collector, four [4] lane, undivided roadway*) on the City's Master Thoroughfare Plan and delineates the city limits of Rockwall.

**East:** Directly east of the subject property is Stodghill Road [FM-3549], which is identified as a TXDOT4D (*Texas Department of Transportation, four (4) lane, divided roadway*) on the City's Master Thoroughfare Plan and delineates the city limits of Rockwall.



West: Directly west of the subject property, there are several single-family homes that are zoned Agricultural (AG) District followed by the city limits of the City of Rockwall. Beyond this there is a large tract of land that is zoned Agricultural (AG) District followed by FM-1141, which is identified as a M4D (*major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan.

**CHARACTERISTICS OF THE REQUEST**

The applicant is requesting a change in zoning from an Agricultural (AG) District to a Planned Development District for Single-Family 1 (SF-1) District land uses. The concept plan shows that the 61.45-acre property will consist of 40 single-family lots that will broken-down into two (2) lot types (*i.e. 120' x 200' & 130' x 400'*). Specifically, the development will include 17 lots that will be a minimum of 120' x 200' and 23 lots that will be a minimum of 130' x 400'. Of the 40 proposed lots 39 of the lots will range in size from 43,560 SF (*i.e. one [1] acre*) to 65,340 SF (*i.e. one and one half [1½]-acres*). There will be one (1) lot that will be 235,299 SF (*i.e. ~ five and one half [5½] acres*). The proposed minimum size of each dwelling unit (*i.e. air conditioned space*) will be 2,500 SF. The applicant has stated that the homes will be custom homes and will vary from lot to lot. The product will also be a rural style estate lot, which will incorporate a rural-local roadway (*i.e. will not be curb and gutter*) and a minimum front yard setback of 70-feet. The proposed housing product will have a minimum masonry requirement of 80%, with up to 50% cementitious fiberboard horizontal lap siding (*e.g. HardiBoard or Hardy Plan*) and stucco (*i.e. three [3] part stucco or a comparable product -- to be determined be staff*) being permitted. The proposed housing product conforms to the City's minimum masonry and anti-monotony requirements and will allow both *traditional swing (i.e. j-swing)*, side entry, and flat front entry (*i.e. setback behind the width of the double car garage that is access from the traditional swing configuration*) garage configurations. All garage doors will incorporate upgraded finishes (*e.g. divided garage bay doors, carriage style hardware and lighting elements, cedar clad garage doors, or a similar alternative -- to be determined by staff*). The development will incorporate less than the required 20% open space; however, it will have a 30-foot landscape buffer adjacent to FM-3549 that will incorporate ground cover, a built-up berm and/or shrubbery -- *or a combination thereof* -- and trees and a five (5) foot sidewalk along the entire frontage. In addition, the applicant has stated that by virtue of the development incorporating larger lots without stockade or solid fencing, it will achieve the same feel as more dense developments that incorporate the required 20% open space. The proposed Planned Development District will be subject to the land uses and requirements stipulated for the Single-Family 1 (SF-1) District unless specifically called out in the Planned Development District ordinance. A summary of the proposed development standards for each lot type is as follows:

<i>Lot Type (see Concept Plan) ►</i>	<b>A</b>	<b>B</b>
<i>Minimum Lot Width <sup>(1)</sup></i>	120'	130'
<i>Minimum Lot Depth</i>	200'	400'
<i>Minimum Lot Area</i>	43,560 SF	65,340 SF
<i>Minimum Front Yard Setback <sup>(2) &amp; (5)</sup></i>	70'	70'
<i>Minimum Side Yard Setback</i>	25'	25'
<i>Minimum Side Yard Setback (Adjacent to a Street) <sup>(2) &amp; (5)</sup></i>	30'	30'
<i>Minimum Length of Driveway Pavement</i>	70'	70'
<i>Maximum Height <sup>(3)</sup></i>	38'	38'
<i>Minimum Rear Yard Setback <sup>(4)</sup></i>	50'	50'
<i>Minimum Area/Dwelling Unit (SF) [Air Conditioned Space]</i>	2,500 SF	2,500 SF
<i>Maximum Lot Coverage</i>	20%	20%
<i>Permitted Encroachment in Required Setbacks<sup>(5)</sup></i>	Allowed	Allowed

General Notes:

1. The minimum lot width shall be measured at the *Front Yard Building Setback*.
2. The location of the *Front Yard Building Setback* as measured from the front property line.
3. The *Maximum Height* shall be measured to the eave or top plate (*whichever is greater*) of the single-family home.
4. As measured from the rear yard property line.
5. Sunrooms, porches, stoops, bay windows, balconies, masonry clad chimney, eaves, and similar architectural features may encroach beyond the *Front Yard Building Setback* by up to ten (10) feet for a property; however, the

encroachment shall not exceed five (5) feet on side yard setbacks (adjacent to a street) and shall not encroach into public right-of-way. A sunroom is an enclosed room no more than 15-feet in width that has glass on at least 50% of each of the encroaching faces.

## **INFRASTRUCTURE**

Based on the applicant's concept plan and proposed density, the following infrastructure will be required to be constructed to provide adequate public services to the subject property:

Water. The Master Water Plan indicates that the subject property is located within Water Service Area 780 (*i.e. not serviced by the City of Rockwall*); however, there is some dispute as to whether the City of Rockwall or Mt. Zion Water Supply has the right to serve this property. As a result, the applicant will be required to contact Mt. Zion Supply Corporation in order to determine if the property can be serviced.

Wastewater. The Master Wastewater Plan indicates that there is no wastewater infrastructure in the vicinity. There are no immediate plans for the City to install infrastructure in the area. As a result, the applicant must get approval from the City Council in order to utilize septic systems to serve the development.

Stormwater. Detention on the site may be required if the existing culvert under Clem Road does not have the necessary capacity to accommodate the increased runoff. A unit hydrograph method will need to be used in calculating detention for more than 20-acre.

Roadways. According to the Master Thoroughfare Plan, Clem Road is indicated as a *Minor Collector*, which requires a 60-foot right-of-way with a 41-foot *back to back street*. The applicant is required to construct 21-feet of right-of-way the entire length of the property along Clem Road. FM-3549 is indicated as a TXDOT4D (*Texas Department of Transportation, four (4) lane, divided roadway*), which requires a 120-foot right-of-way. The applicant must dedicate 60-feet from the centerline of FM-3549 for the future expansion of this roadway.

All proposed infrastructure improvements must meet the Engineering Department's *Standards of Design and Construction*.

## **CONFORMANCE WITH THE CITY'S CODES**

The proposed Planned Development District conforms to the majority of the City's code requirements; however, it should be noted that the development standards contained within the Planned Development District ordinance deviate from the requirements of the Unified Development Code (UDC) and the Engineering Department's *Standards of Design and Construction Manual* in the following ways:

- ☑ The Engineering Department's *Standards of Design and Construction Manual* stipulates that, "(A)lleys shall be provided in all residential areas and shall be paved with steel reinforced concrete ..."; however, the code does grant the City Council the ability to "... waive the residential alley requirement, if it is in the best interest of the City." (*Section 2.11; Page 14*)
- ☑ The Unified Development Code (UDC) requires that, "(i)n single-family or duplex districts, parking garages must be located at least 20-feet behind the front building façade for front entry garages, unless it is a *J-Swing [or traditional swing]* garage where the garage door is perpendicular to the street." (*Sec. 4.1; Art. VI; UDC*)
- ☑ According to Section 1.2, *Nature of PD Districts and Minimum Standards*, of Article X, *Planned Development Regulations*, of the UDC, "... (u)nless otherwise provided by the PD Ordinance, a minimum of 20 percent of the gross land area within the entire PD District shall be devoted to open space."

In this case, the applicant is proposing to allow traditional swing, side entry, and flat-front entry garages in lieu of alleyways. All flat-front entry garages will be setback either [1] behind the width of a double garage that is accessed from a traditional swing or [2] flush with the front façade of the home for the standard flat-front entry garages. As a compensatory measure for not meeting the required 20-foot setback stipulated by the Unified Development Code (UDC) for flat-front entry garages, the applicant is requiring that all garage doors incorporate upgraded finishes (e.g. *divided garage bay doors, carriage style hardware and lighting elements, cedar clad garage doors or a similar alternative*). With regard to the open space requirement, the applicant has stated that estate style lots with non-transparent fencing provide a similar aesthetic as traditional neighborhoods that incorporate opaque fencing and 20% open space. Staff has incorporated these requirements into the draft ordinance and by approving this case, the City Council would be waiving these requirements.

## **CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN**

The OURHometown Vision 2040 Comprehensive Plan indicates that the subject property is located in the *Northeast Residential District* and is designated for *Low Density Residential (LDR)* land uses. The *Northeast Residential District* is characterized by its low-density subdivisions and rural/estate style lots. This district has several large vacant tracts of land that are suitable for low-density residential development, and it is anticipated that this district will be a future growth center for the City. The *Low Density Residential (LDR)* land use category consists of residential subdivisions that are two (2) units per gross acre or less. Primary land uses in this district are suburban, estate, and rural developments. In this case, the development is an estate style subdivision with a density of 0.63 units per gross acre. This is substantially in conformance to intent of the *Northeast Residential District* and the *Low Density Residential (LDR)* land use designation.

In addition, the OURHometown Vision 2040 Comprehensive Plan seeks to “...(p)reserve the City’s current residential to non-residential land use ratio (i.e. *80% Residential; 20% Commercial*) in order to maintain a balance mix of land uses for fiscal sustainability.” The *Land Use Plan* contained in the Comprehensive Plan was created to guide the City toward the desired 80% residential to 20% non-residential land use balance. Currently, the land use balance is at 75.48% residential to 24.52% non-residential. If the City Council chooses to approve this case -- since this case is proposing zoning in conformance to the *Land Use Plan* -- the ratio will remain the same. A more detailed view of the current and proposed land use ratios has been included in the attached packet. With all this being said, zoning requests are discretionary decisions for the City Council pending a recommendation from the Planning and Zoning Commission.

## **NOTIFICATIONS**

On May 24, 2019, staff mailed 13 notices to property owners and occupants within 500-feet of the subject property and located within the City Limits. There are no Homeowner’s Associations (HOA’s) or neighborhood groups within 1,500-feet of the subject property and participating in the Neighborhood Notification Program. At the time this report was written, staff had not received any notices concerning this case.

## **CONDITIONS OF APPROVAL**

If the City Council chooses to approve the applicant’s request to request for a change in zoning from an Agricultural (AG) District to a Planned Development District (PD) for Single-Family 1 (SF-1) District land uses, then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the conditions contained within the *Planned Development District* ordinance;


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

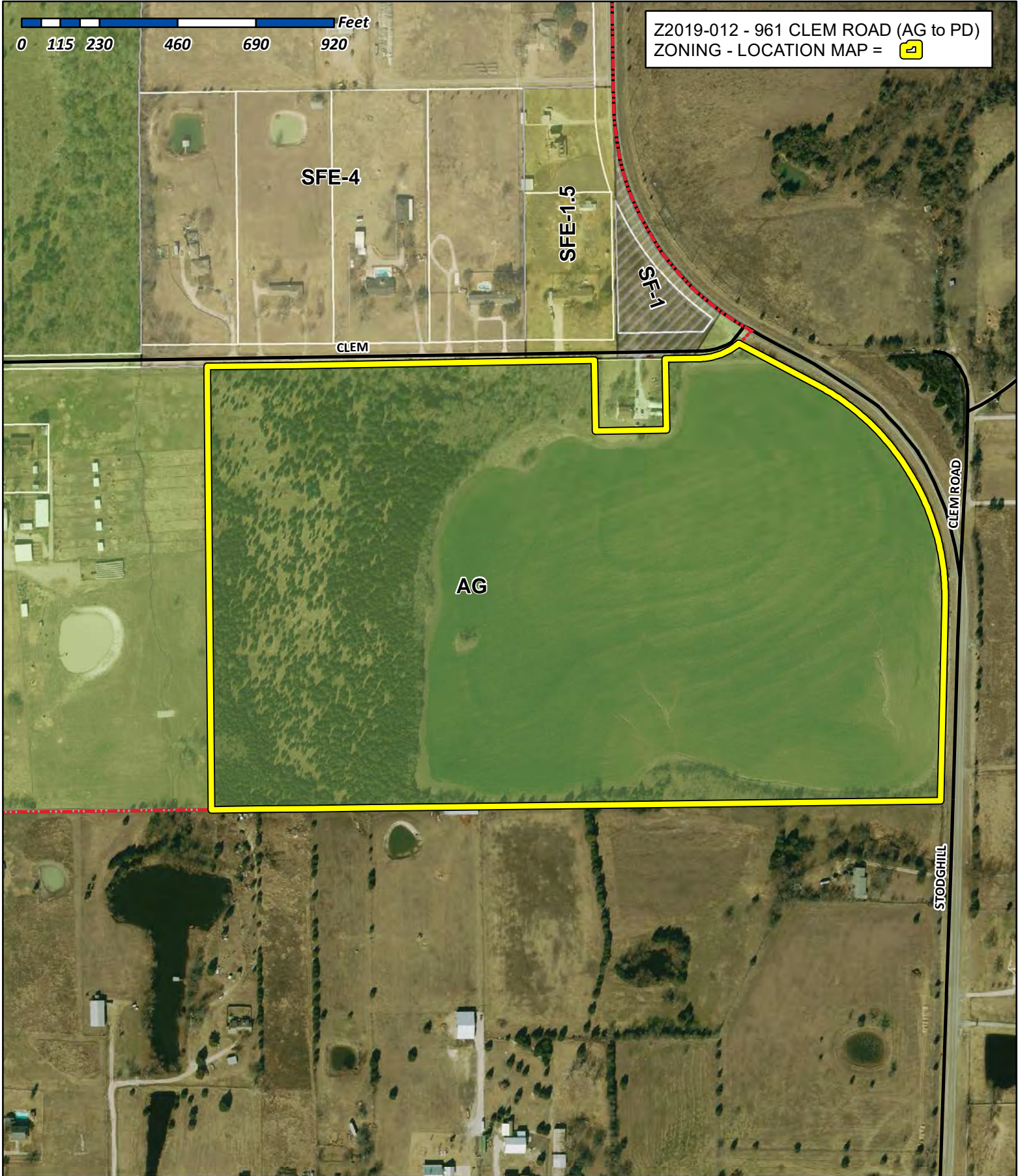
**PLANNING AND ZONING COMMISSION**

On June 11, 2019, the Planning and Zoning Commission's motion to recommend approval of the applicant's request passed by a vote of 6-0 with Chair Lyons absent.



0 115 230 460 690 920 Feet

Z2019-012 - 961 CLEM ROAD (AG to PD)  
ZONING - LOCATION MAP = 



# City of Rockwall

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

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



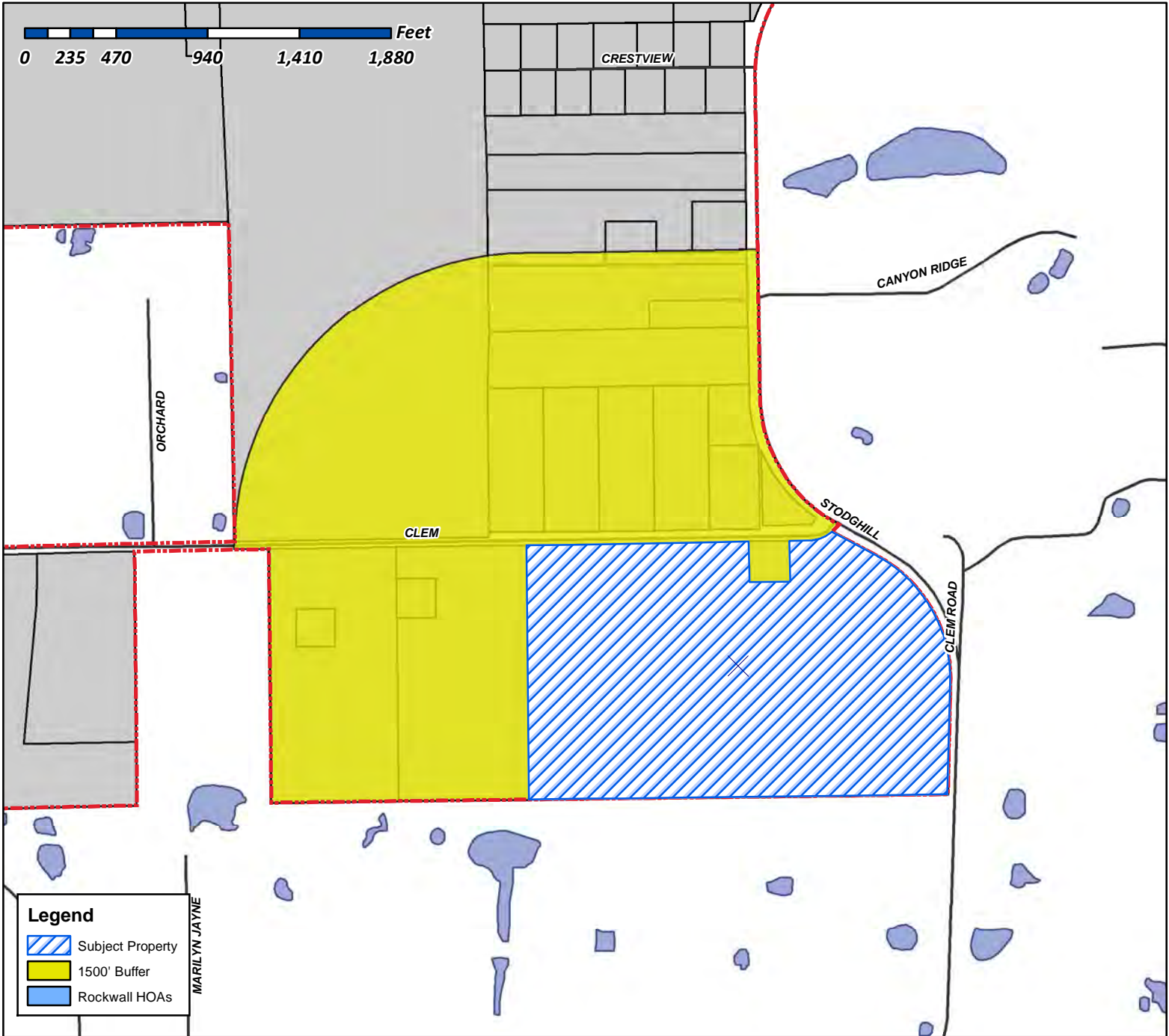




# City of Rockwall

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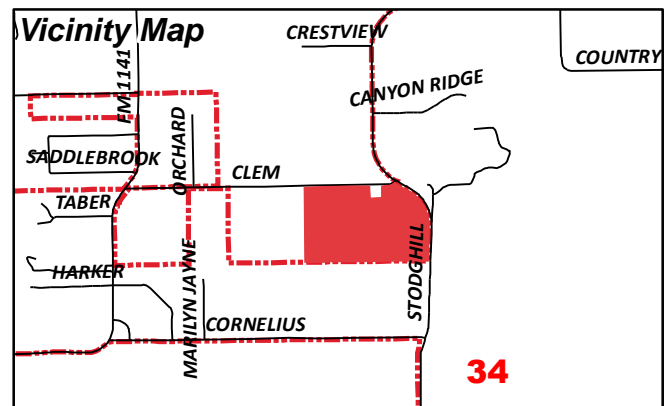
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**Case Number:** Z2019-012  
**Case Name:** Zoning Change (AG to PD)  
**Case Type:** Zoning  
**Zoning:** Agricultural (AG) District  
**Case Address:** 961 Clem Road

**Date Created:** 5/21/2019

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

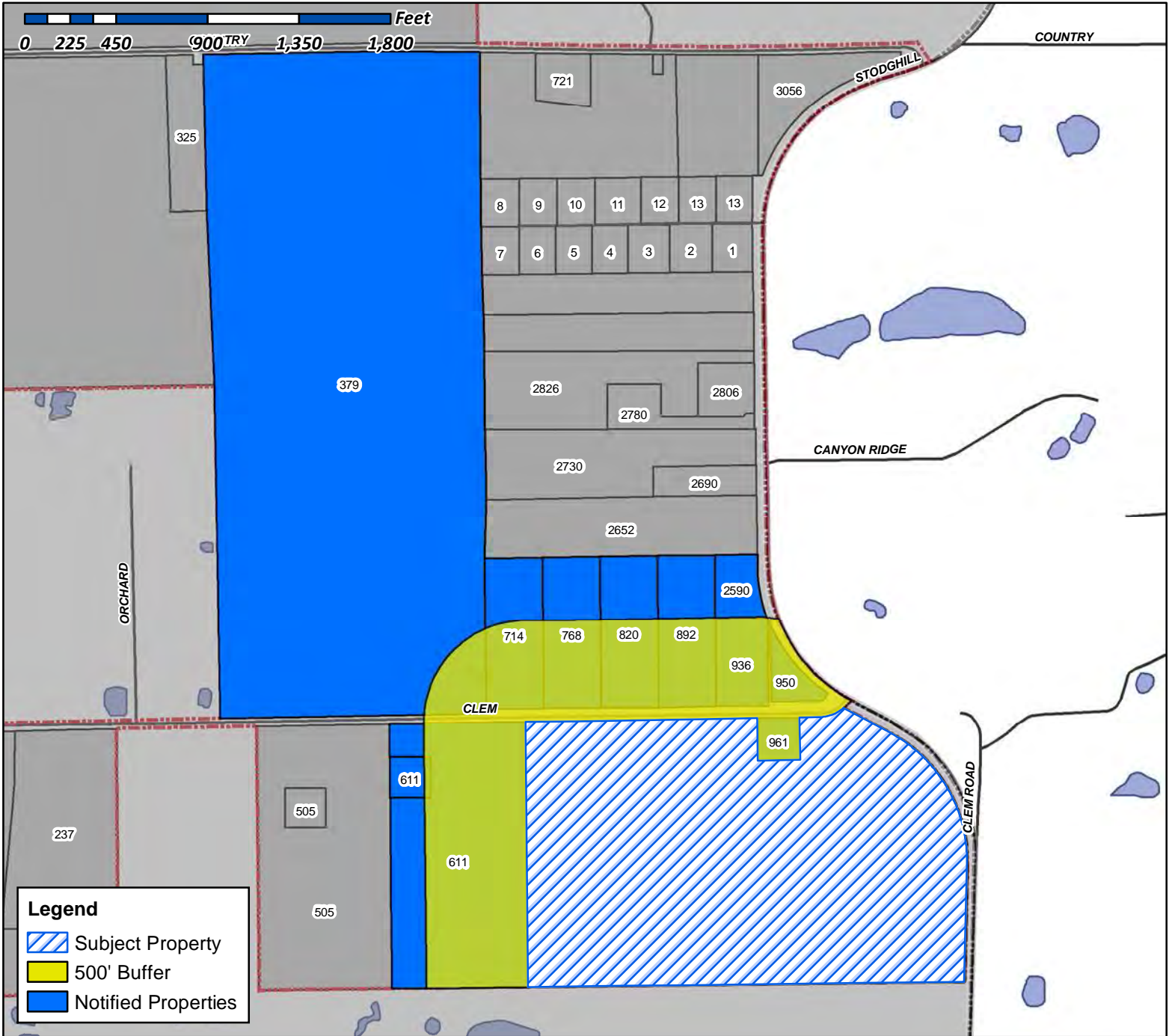




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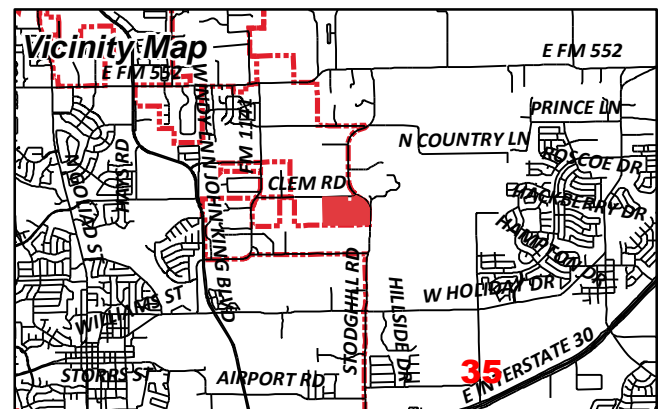
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TURNHAM DAVID & LORI  
1485 MADISON DR  
ROCKWALL, TX 75032

MCCALLUM CRAIG WILLIAM  
1983 N STODGHILL RD  
ROCKWALL, TX 75087

ERWIN KARL DANIEL EXECUTOR  
KARL W ERWIN ESTATE  
2030 CROSSWOOD LANE  
IRVING, TX 75063

UNISON INVESTMENT  
23545 CRENSHAW BLVD STE 201  
TORRANCE, CA 90505

BURNETT LEE K  
2590 FM 3549 STODGHILL RD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
379 N COUNTRY LN  
ROCKWALL, TX 75032

CURRENT RESIDENT  
611 CLEM RD  
ROCKWALL, TX 75032

CANAVAN JOHN P & RITA  
714 CLEM RD  
ROCKWALL, TX 75087

BELL SALLY REDDICK  
768 CLEM RD  
ROCKWALL, TX 75087

SHLENSKY HOWARD J & DARLA A  
820 CLEM RD  
ROCKWALL, TX 75087

MOREAU ROBERT G JR & SHERRY L  
892 CLEM ROAD  
ROCKWALL, TX 75087

BENNETT JILL M  
936 CLEM RD  
ROCKWALL, TX 75087

MARTIN DANIEL AND LAURA  
961 CLEM RD  
ROCKWALL, TX 75087





# NOTICE OF PUBLIC HEARING

## CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

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

To Whom It May Concern:

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

**Case No. Z2019-012: 961 Clem Road (AG to SF-1)**

*Hold a public hearing to discuss and consider a request by Ryan Joyce of Michael Joyce Properties on behalf of Jen-Liang Wu of Unison Investment for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single Family-1 (SF-1) District land uses on a 61.45-acre tract of land identified as Tract 4 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, located on the west side of Stodgehill Road [FM-3549] north of the intersection of Stodgehill Road [FM-3549] and Cornelius Road, 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, 6/11/2019 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday, 6/17/2019 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

**Korey Brooks**  
**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](mailto: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 **6/17/2019** 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 ON THE CITY'S WEBSITE:  
[HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES](https://sites.google.com/site/rockwallplanning/development-cases)

PLEASE RETURN THE BELOW FORM

**Case No. Z2019-012: 961 Clem Road (AG to SF-1)**

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.

Four horizontal grey bars for providing reasons for the response.

Name:

Grey bar for Name input.

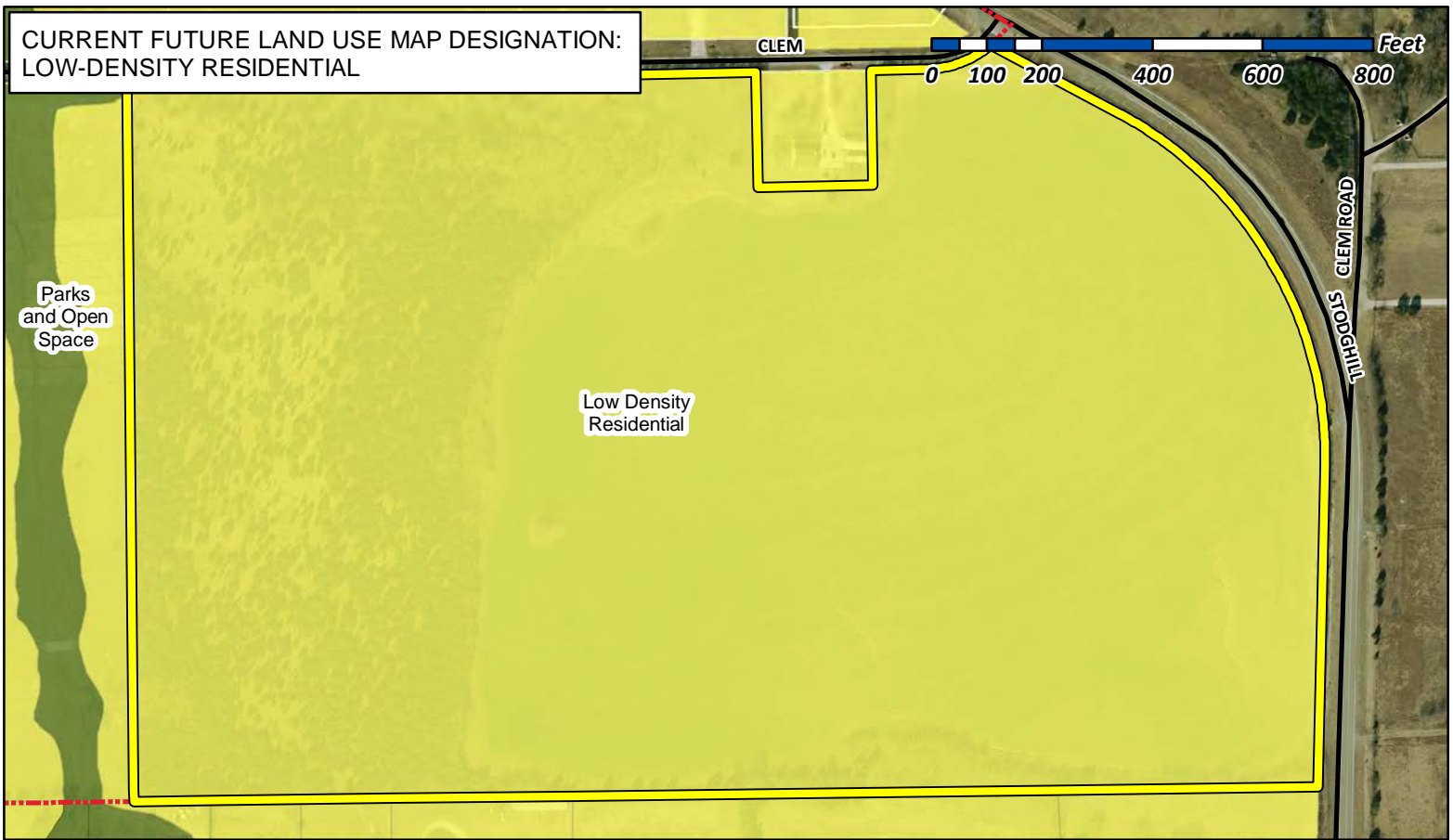
Address:

Grey bar for Address input.

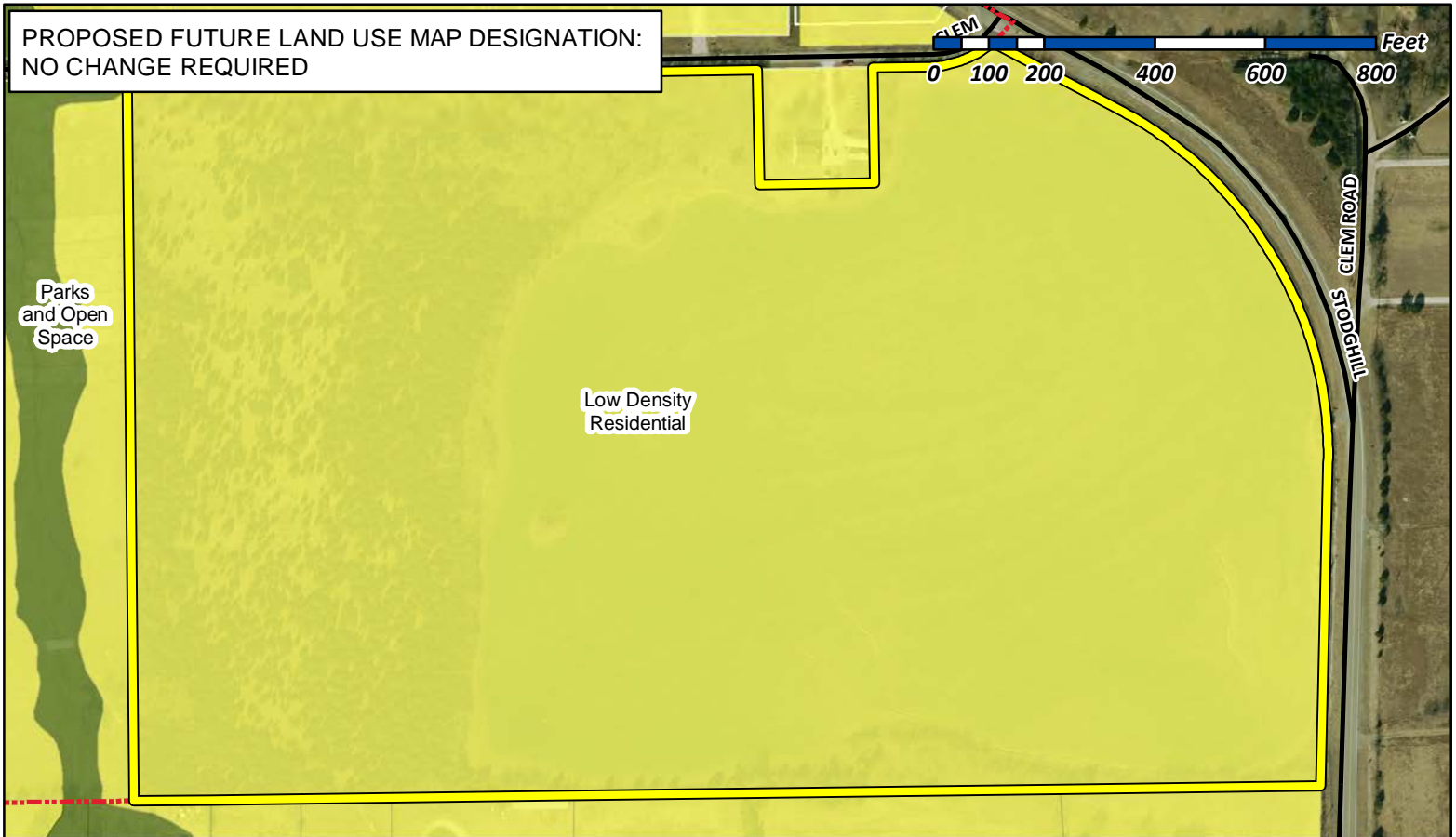
**Tex. Loc. Gov. Code, Sec. 211.006 (d)** If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must 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

CURRENT FUTURE LAND USE MAP DESIGNATION:  
LOW-DENSITY RESIDENTIAL



PROPOSED FUTURE LAND USE MAP DESIGNATION:  
NO CHANGE REQUIRED



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# 11 NORTHEAST RESIDENTIAL DISTRICT

↑ NORTHERN ESTATES DISTRICT (PAGE 1-24)

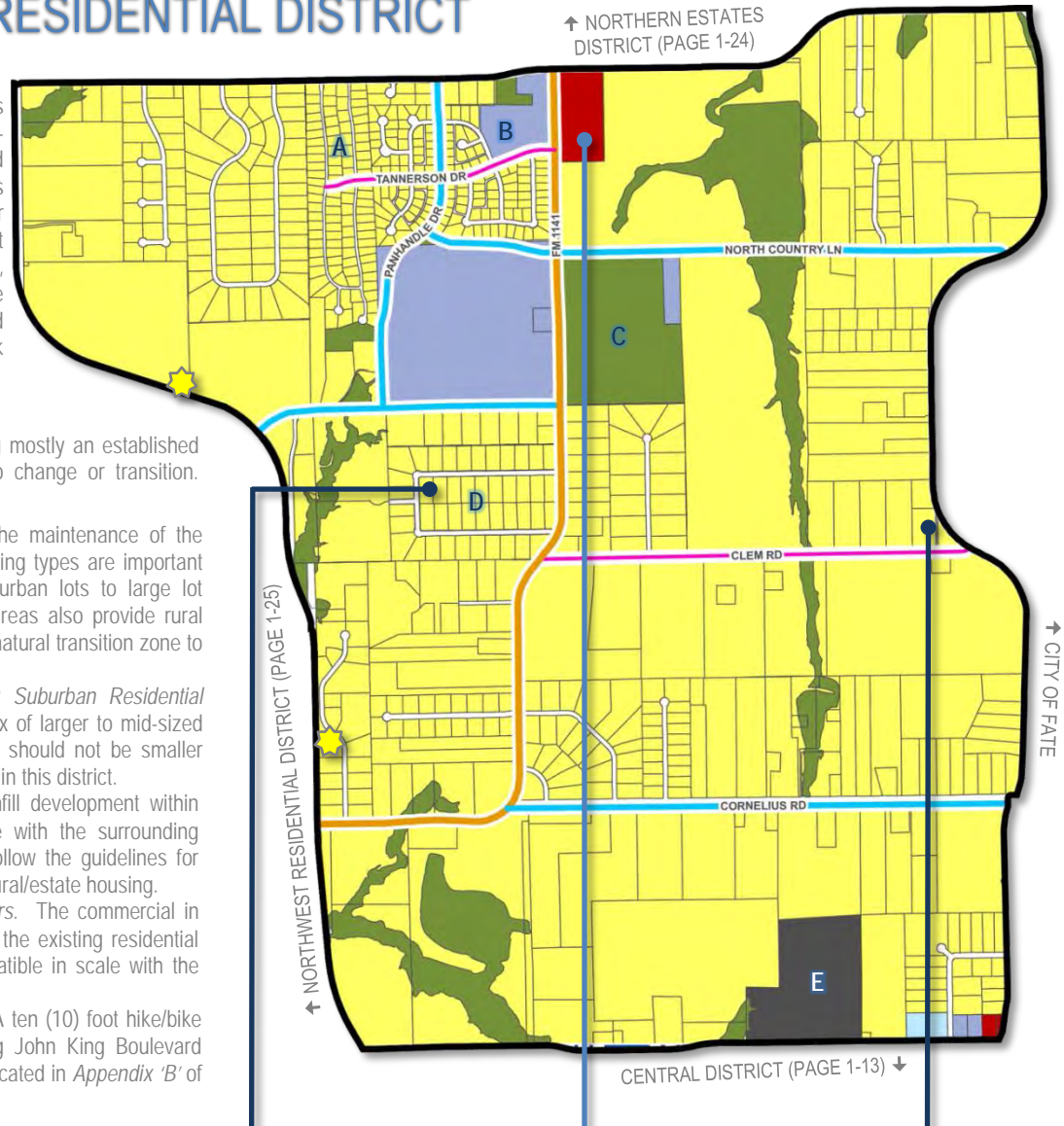
## DISTRICT DESCRIPTION

The *Northeast Residential District* is characterized by its established low-density residential subdivisions and rural/estate style lots. This district is anticipated to be a future growth center for the City, having several large vacant tracts of land suitable for low-density, residential development. In addition, the City currently owns a large tract of land that will be a northern community park and serve this district in the future.

## DISTRICT STRATEGIES

The *Northeast Residential District* being mostly an established residential district, is not anticipated to change or transition. The strategies for this district are:

- 1 **Estate and Rural Residential.** The maintenance of the *Estate and Rural Residential* housing types are important to balancing the diversity of suburban lots to large lot housing within the City. These areas also provide rural reserves for the City and create a natural transition zone to the east, towards FM-3549.
- 2 **Suburban Residential.** Any new *Suburban Residential* developments should include a mix of larger to mid-sized lots. Lots in these developments should not be smaller than existing *Suburban Residential* in this district.
- 3 **Infill Development.** Residential infill development within this district should be compatible with the surrounding structures and should generally follow the guidelines for low density, suburban housing or rural/estate housing.
- 4 **Neighborhood/Convenience Centers.** The commercial in this district is intended to support the existing residential subdivisions and should be compatible in scale with the adjacent residential structures.
- 5 **John King Boulevard Trail Plan.** A ten (10) foot hike/bike trail should be incorporated along John King Boulevard with rest stops and signage as indicated in *Appendix 'B'* of this Comprehensive Plan.



## POINTS OF REFERENCE

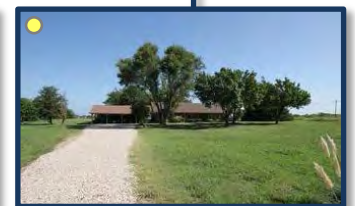
- A. Stoney Hollow Subdivision
- B. Celia Hays Elementary School
- C. North Country Lane Park
- D. Saddlebrook Estates Subdivision
- E. Resthaven Funeral Home



2 Current Suburban Residential



4 Future Neighborhood/Convenience Center



1 Current Rural Residential

## LAND USE PALETTES

- Current Land Use
- Future Land Use

John King Boulevard Trail Plan Rest Stop/Trailblazer Pylon

BUILD OUT 1,964

BUILD OUT 5,794

% OF ROCKWALL 3.13%

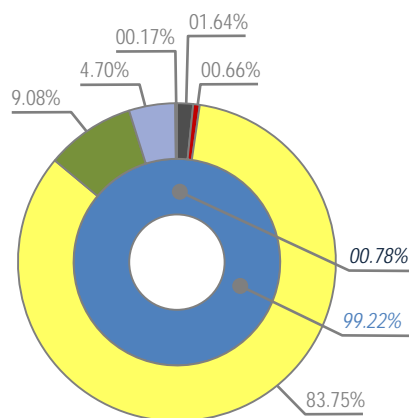
% OF ROCKWALL 0.99%

% OF ROCKWALL 3.10%

CURRENT 625

CURRENT 18

CURRENT 1,844



MINOR COLLECTOR	0.78%
M4U	99.22%
M4D	0.00%
CEMETERY (CEM)	32.34-ACRES
COMMERCIAL/RETAIL (CR)	13.02-ACRES
LOW DENSITY RESIDENTIAL (LDR)	1,646.83-ACRES
PARKS AND OPEN SPACE (OS)	178.54-ACRES
PUBLIC (P)	92.45-ACRES
QUASI-PUBLIC (QP)	3.25-ACRES



# FISCAL IMPACT ANALYSIS TOOL

**ASSUMPTIONS:** (1) All values are based on the Appraised Value and not the Market Value; (2) All Agricultural (AG) District land is assumed to be residential under Current Zoning and zoned in accordance to the Future Land Use Map under Current Zoning at Build Out.

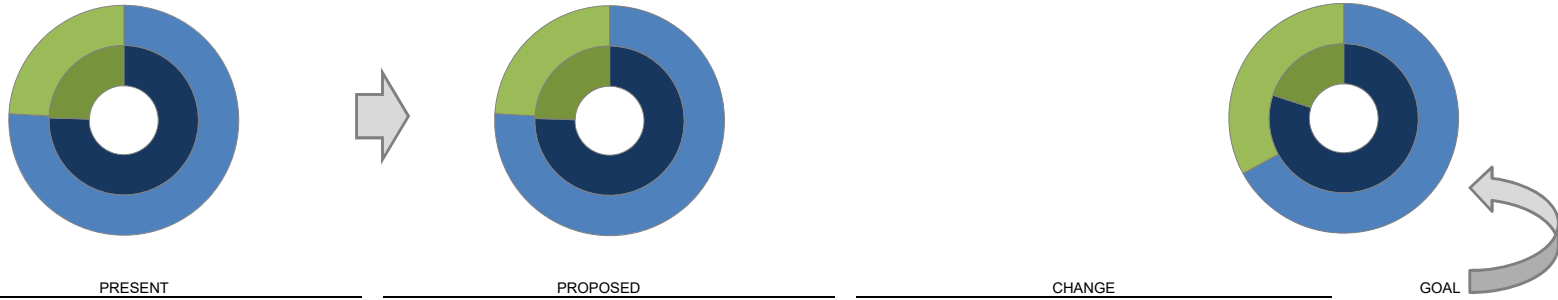
**DISCLAIMER:** The information provided below is not a reasonable basis for the approval or denial of any zoning case. This is a general tool that is meant to assist elected and appointed officials in the understanding the potential fiscal impacts of a zoning request, and to track conformance to the Comprehensive Plan's targeted land use ratios of 80% residential to 20% commercial land use, which is intended to yield a 67% residential value to 33% commercial value.

**SUMMARY OF METHODOLOGY:** The methods used in this study are based on a rough fiscal impact analysis, and involve reducing the City's land values down to a per square footage cost to estimate potential impact on existing property value. The cost of service model is constructed around the City's current fiscal year costs versus the percentage of land area that is currently residential and non-residential. A per capita multiplier and average cost method were used to estimate sales tax.

**CASE NO.:** Z2019-012

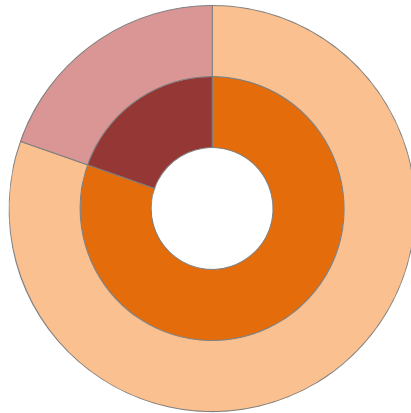
**CASE NAME:** Zoning Change (AG to PD) for Northgate Estates

## ZONING MAP



	PRESENT				PROPOSED				CHANGE				GOAL		
	LAND USE		LAND VALUE		LAND USE		LAND VALUE		LAND USE		LAND VALUE		ACREAGE	VALUE	DIFFERENCE
	ACRES	%	EST. PROP. VALUE	%	ACRES	%	EST. PROP. VALUE	%	CH. ACRES	% CHANGE	CHANGE IN VALUE	% CHANGE			
RESIDENTIAL	10,932.42	75.48%	\$ 4,084,912,315.77	75.90%	10,932.42	75.48%	4,104,283,002.17	75.98%	(0.00)	0.00%	19,370,686.40	0.36%	80%	67%	-8.98%
NON-RESIDENTIAL	3,552.00	24.52%	\$ 1,297,389,588.23	24.10%	3,552.00	24.52%	1,297,389,588.23	24.02%	-	0.00%	-	0.00%	20%	33%	-8.98%
	14,484.42	100.00%	\$ 5,382,301,904.00	100.00%	14,484.42	100.00%	5,401,672,590.40	100.00%			19,370,686.40	0.36%	100%	100%	
OPEN SPACE	2,487.57		\$ 380,531,381.26		2,487.57		\$ 381,558,120.00								
TOTAL	16,971.99		\$ 5,762,833,285.26		16,971.99		\$ 5,783,230,710.40								

PRESENT		
	ACRES	%
RESIDENTIAL	19,687.93	80.37%
NON-RESIDENTIAL	4,809.14	19.63%
	24,497.07	100.00%
OPEN SPACE	6,114.49	
TOTAL	30,611.56	
PROPOSED		
	ACRES	%
RESIDENTIAL	19,687.93	80.37%
NON-RESIDENTIAL	4,809.14	19.63%
	24,497.07	100.00%
OPEN SPACE	6,114.49	
TOTAL	30,611.56	
CHANGE		
	ACRES	%
RESIDENTIAL	-	0.00%
NON-RESIDENTIAL	-	0.00%



## FUTURE LAND USE MAP

## ESTIMATED COST/REVENUES

### BENCHMARKS

	[A] Current Zoning	[B] Current Zoning Potential @ BO	[C] Proposed Zoning @ BO	[B] - [C] Difference of Proposed vs. Current
Residential Value	\$ -	\$ 64,989,778.99	\$ 19,370,686.40	\$ (45,619,092.59)
Non-Residential Value	\$ 1,284,540.00	\$ -	\$ -	\$ -
Residential Acreage	-	-	62.66	\$ 62.66
Non-Residential Acreage	62.66	62.66	-	\$ (62.66)

### ANNUAL REVENUES

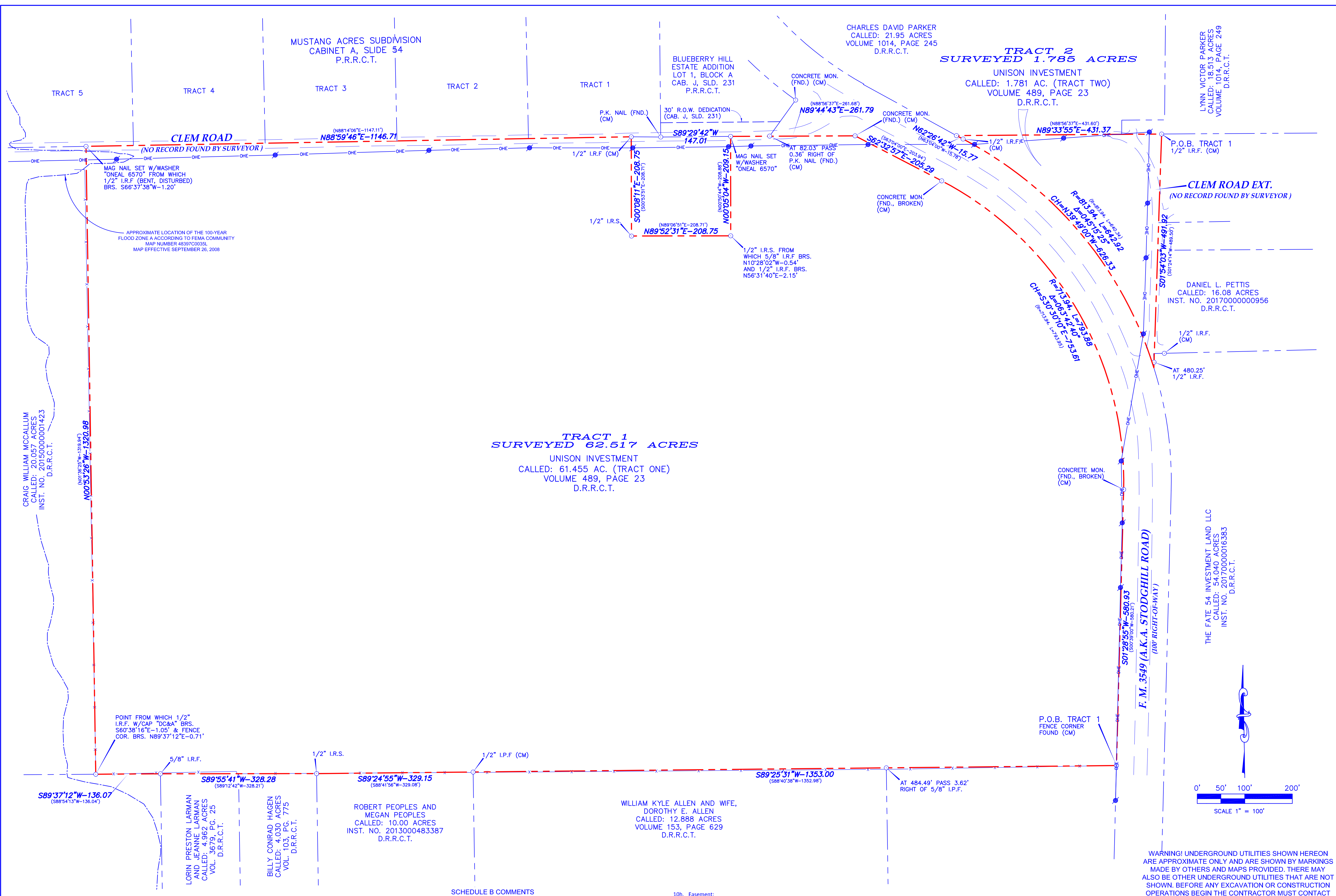
	[A] Current Zoning	[B] Current Zoning Potential @ BO	[C] Proposed Zoning @ BO	[B] - [C] Difference of Proposed vs. Current
Residential Revenues	\$ -	\$ 261,503.60	\$ 77,889.53	\$ (183,614.07)
Non-Residential Revenues	\$ 5,165.14	\$ -	\$ -	\$ -
Direct Sales Tax Increase	\$ -	\$ -	\$ -	\$ -
Indirect Sales Tax Increase	\$ -	\$ 24,847.93	\$ 108,237.59	\$ 83,389.66
Total Revenues	\$ 5,165.14	\$ 286,351.53	\$ 186,127.12	\$ (100,224.42)

### ANNUAL EXPENDITURES

	[A] Current Zoning	[B] Current Zoning Potential @ BO	[C] Proposed Zoning @ BO	[B] - [C] Difference of Proposed vs. Current
Cost of Community Service for Residential	\$ -	\$ (649,417.01)	\$ (149,865.46)	\$ 499,551.55
Cost of Community Service for Non-Residential	\$ -	\$ -	\$ -	\$ -
Total Estimated Expenditures	\$ -	\$ (649,417.01)	\$ (149,865.46)	\$ 499,551.55

### EST. ANN. COST/REVENUES

	[A] Current Zoning	[B] Current Zoning Potential @ BO	[C] Proposed Zoning @ BO	[B] - [C] Difference of Proposed vs. Current
EST. ANN. COST/REVENUES	\$ 5,165.14	\$ (363,065.48)	\$ 36,261.65	\$ 399,327.13
OTHER BENCHMARKS				
Additional Citizens Added to Population		273	115	(158)
Estimated Non-Resident Consumers in City		-	-	-



**LEGAL DESCRIPTION**

**TRACT 1**  
 BEING 61.455 ACRES OF LAND LOCATED IN THE WILLIAM DALTON SURVEY, ABSTRACT NUMBER 72, ELLIS COUNTY, TEXAS, BEING ALL OF THAT CERTAIN CALLED 61.455 ACRE TRACT AS DESCRIBED TO UNISON INVESTMENT BY DEED RECORDED IN VOLUME 489, PAGE 23, DEED RECORDS, ROCKWALL COUNTY, TEXAS (D.R.R.C.T.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:  
 BEGINNING AT A FENCE CORNER FOUND IN THE WEST LINE OF FARM-TO-MARKET ROAD 3549 (100' RIGHT-OF-WAY) AT THE SOUTHWEST CORNER OF THE ABOVE-MENTIONED 61.455 ACRE TRACT;  
 THENCE SOUTH 99 DEGREES 25 MINUTES 31 SECONDS WEST, AT A DISTANCE OF 484.40 FEET PASS 3.62 FEET RIGHT OF A 5/8" IRON PIPE FOUND AND CONTINUING FOR A TOTAL DISTANCE OF 1353.00 FEET WITH THE SOUTH LINE OF SAID 61.455 ACRE TRACT TO A 1/2" IRON PIPE FOUND AT THE NORTHWEST CORNER OF THE ABOVE-MENTIONED 61.455 ACRE TRACT AS DESCRIBED IN VOLUME 153, PAGE 629, (D.R.R.C.T.) AND THE NORTHEAST CORNER OF THE ROBERT PEOPLES AND MEGAN PEOPLES 10.00 ACRE TRACT AS DESCRIBED IN INSTRUMENT NUMBER 2013000483387, (D.R.R.C.T.);  
 THENCE SOUTH 89 DEGREES 34 MINUTES 55 SECONDS WEST, A DISTANCE OF 329.15 FEET WITH THE SOUTH LINE OF SAID 61.455 ACRE TRACT TO A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET AT THE NORTHWEST CORNER OF THE ABOVE-MENTIONED 10.00 ACRE TRACT AND THE NORTHEAST CORNER OF THE BILLY CONRAD HAGEN 4.030 ACRE TRACT AS DESCRIBED IN VOLUME 103, PAGE 775, (D.R.R.C.T.);  
 THENCE SOUTH 89 DEGREES 35 MINUTES 41 SECONDS WEST, A DISTANCE OF 328.28 FEET WITH THE SOUTH LINE OF SAID 61.455 ACRE TRACT, SAME BEING THE COMMON NORTH LINE OF THE ABOVE-MENTIONED 4.030 ACRE TRACT AND THE LORIN PRESTON LARMAN AND JEANNE LARMAN 4.862 ACRE TRACT AS DESCRIBED IN VOLUME 3679, PAGE 25, (D.R.R.C.T.) TO A 5/8" IRON ROD FOUND AT THE NORTHWEST CORNER OF THE JUST MENTIONED 4.862 ACRE TRACT;  
 THENCE SOUTH 99 DEGREES 35 MINUTES 41 SECONDS WEST, A DISTANCE OF 136.67 FEET TO THE SOUTHWEST CORNER OF SAID 61.455 ACRE TRACT, SAME BEING THE COMMON SOUTHWEST CORNER OF THE CRAIG WILLIAM MCCALLUM 20.057 ACRE TRACT AS DESCRIBED IN INSTRUMENT NUMBER 20150000001423, (D.R.R.C.T.), FROM WHICH A 1/2" IRON ROD WITH CAP STAMPED "DCKA" BEARS SOUTH 60 DEGREES 38 MINUTES 16 SECONDS EAST, A DISTANCE OF 1.05 FEET AND A FENCE CORNER BEARS NORTH 89 DEGREES 37 MINUTES 12 SECONDS EAST, A DISTANCE OF 0.71 FEET;  
 THENCE NORTH 00 DEGREES 53 MINUTES 26 SECONDS WEST, A DISTANCE OF 1320.98 FEET TO A MAG NAIL WITH WASHER STAMPED "ONEAL 6570" SET IN THE APPROXIMATE CENTERLINE OF CLEM ROAD (NO RECORD FOUND BY SURVEYOR) AT THE NORTHWEST CORNER OF SAID 61.455 ACRE TRACT AND THE NORTHEAST CORNER OF THE ABOVE-MENTIONED 20.057 ACRE TRACT;  
 THENCE NORTH 88 DEGREES 59 MINUTES 46 SECONDS EAST, A DISTANCE OF 1146.71 FEET WITH THE APPROXIMATE CENTERLINE OF CLEM ROAD AND THE NORTH LINE OF SAID 61.455 ACRE TRACT TO A 1/2" IRON ROD FOUND;  
 THENCE SOUTH 90 DEGREES 08 MINUTES 11 SECONDS EAST, A DISTANCE OF 208.75 FEET LEAVING CLEM ROAD TO A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET AT AN INTERIOR CORNER OF SAID 61.455 ACRE TRACT;  
 THENCE NORTH 89 DEGREES 52 MINUTES 31 SECONDS EAST, A DISTANCE OF 208.75 FEET TO A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET AT AN INTERIOR CORNER OF SAID 61.455 ACRE TRACT;  
 THENCE NORTH 00 DEGREES 05 MINUTES 04 SECONDS WEST, A DISTANCE OF 209.15 FEET TO A MAG NAIL WITH WASHER STAMPED "ONEAL 6570" SET IN THE APPROXIMATE CENTERLINE OF CLEM ROAD AND AN EXTERIOR CORNER OF SAID 61.455 ACRE TRACT;  
 THENCE NORTH 89 DEGREES 44 MINUTES 43 SECONDS EAST, A DISTANCE OF 261.79 FEET WITH THE NORTH LINE OF SAID 61.455 ACRE TRACT TO A CONCRETE MONUMENT FOUND IN THE SOUTHWEST LINE OF FARM-TO-MARKET ROAD 3549;  
 THENCE SOUTH 62 DEGREES 32 MINUTES 57 SECONDS EAST, A DISTANCE OF 208.28 FEET WITH THE SOUTHWEST LINE OF FARM-TO-MARKET ROAD 3549 AND THE COMMON NORTHEAST LINE OF SAID 61.455 ACRE TRACT, TO A BROKEN CONCRETE MONUMENT FOUND AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 63 DEGREES 42 MINUTES 40 SECONDS, A RADIUS OF 713.94 FEET AND A LONG CHORD THAT BEARS SOUTH 10 DEGREES 30 MINUTES 10 SECONDS EAST FOR A DISTANCE OF 753.61 FEET;  
 THENCE SOUTHEASTERLY WITH SAID CURVE TO THE RIGHT AND THE SOUTHWEST LINE OF FARM-TO-MARKET ROAD 3549 AND THE COMMON NORTHEAST LINE OF SAID 61.455 ACRE TRACT, AN ARC LENGTH OF 793.88 FEET TO A BROKEN CONCRETE MONUMENT FOUND;  
 THENCE SOUTH 01 DEGREES 28 MINUTES 55 SECONDS WEST, WITH THE WEST LINE OF FARM-TO-MARKET ROAD 3549 AND THE COMMON EAST LINE OF SAID 61.455 ACRE TRACT, A DISTANCE OF 890.50 FEET TO THE POINT OF BEGINNING AND CONTAINING 62.517 ACRES OF LAND, MORE OR LESS.

**TRACT 2**  
 BEING 1.785 ACRES OF LAND LOCATED IN THE WILLIAM DALTON SURVEY, ABSTRACT NUMBER 72, ELLIS COUNTY, TEXAS, BEING ALL OF THAT CERTAIN CALLED 1.781 ACRE TRACT AS DESCRIBED TO UNISON INVESTMENT BY DEED RECORDED IN VOLUME 489, PAGE 23, DEED RECORDS, ROCKWALL COUNTY, TEXAS (D.R.R.C.T.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:  
 BEGINNING AT A 1/2" IRON ROD FOUND AT THE NORTHEAST CORNER OF THE ABOVE-MENTIONED 1.781 ACRE TRACT;  
 THENCE SOUTH 01 DEGREES 54 MINUTES 03 SECONDS WEST, AT 480.25 FEET PASS A 1/2" IRON ROD FOUND AND CONTINUING FOR A TOTAL DISTANCE OF 491.92 FEET TO A POINT FOR CORNER IN THE NORTHEAST LINE OF FARM-TO-MARKET ROAD 3549 AT THE SOUTH CORNER OF SAID 1.781 ACRE TRACT AND BEING AT THE BEGINNING OF A CURVE TO THE LEFT HAVING A DELTA ANGLE OF 65 DEGREES 15 MINUTES 25 SECONDS, A RADIUS OF 613.96 FEET AND A LONG CHORD THAT BEARS NORTH 39 DEGREES 09 MINUTES 37 SECONDS WEST FOR A DISTANCE OF 626.33 FEET;  
 THENCE NORTHWESTERLY WITH SAID CURVE TO THE LEFT AND THE NORTHEAST LINE OF FARM-TO-MARKET ROAD 3549 AND THE SOUTHWEST LINE OF SAID 1.781 ACRE TRACT, AN ARC LENGTH OF 642.92 FEET TO A 1/2" IRON ROD FOUND;  
 THENCE NORTH 62 DEGREES 28 MINUTES 42 SECONDS WEST, A DISTANCE OF 15.77 FEET WITH THE NORTHEAST LINE OF FARM-TO-MARKET ROAD 3549 TO A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET AT THE WEST CORNER OF SAID 1.781 ACRE TRACT;  
 THENCE NORTH 89 DEGREES 33 MINUTES 55 SECONDS WEST, A DISTANCE OF 431.37 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.785 ACRES OF LAND, MORE OR LESS.

**SURVEYOR'S CERTIFICATE**

TO: OAK NATIONAL HOLDINGS, LLC; TITLE RESOURCES GUARANTY COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(g), 7(g), & 9, 11, 13, 16 & 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 19, 2019.

**PRELIMINARY**

BY: DANIEL CHASE O'NEAL  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 STATE OF TEXAS NO. 6570  
 daniel.oneal@onealsurveying.com

**O'NEAL SURVEYING CO.**  
 3111 COLE AVE., STE 103  
 DALLAS, TX 75204  
 TBPLS FIRM # 10194132  
 WWW.ONEALSURVEYING.COM

**REVISIONS**

NO.	DATE	DESCRIPTION

**LEGEND**

(CM)	CONTROLLING MONUMENT
P.O.B.	POINT OF BEGINNING
I.R.F.	IRON ROD FOUND
I.P.F.	IRON PIPE FOUND
I.R.S.	1/2" IRON ROD SET WITH RED CAP STAMPED "ONEAL 6570"
(XXX)	RECORD BEARING AND DISTANCE
D.R.R.C.T.	DEED RECORDS, ROCKWALL COUNTY, TEXAS
○	MONUMENT AS NOTED
◆	SEWER MAN HOLE
◇	FIRE HYDRANT
⊕	WATER VALVE
⊖	UTILITY POLE
⊙	COMMUNICATIONS MARKER
—	FENCE
—	OVERHEAD POWER
—	BOUNDARY LINE
—	ADJOINER LINE

**BEARING BASIS**  
 ALL BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983(2011), NORTH CENTRAL ZONE (4202).

**SURVEYOR'S NOTES**

- NO BUILDINGS EXISTING ON THE SURVEYED PROPERTY EXCEPT AS SHOWN
- NO PARKING LOTS, BILLBOARDS, SIGNS, OR OTHER SUBSTANTIAL FEATURES EXIST ON PROPERTY EXCEPT AS SHOWN
- THE FIELD WORK WAS COMPLETED ON JUNE 6, 2019
- THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS, OR OTHER MATTERS, NOT SHOWN.
- ALL DISTANCES SHOWN ARE IN U.S. SURVEY FEET

**PROPERTY ADDRESS:**  
 ADDRESS NOT PROVIDED OR OBSERVED DURING COURSE OF SURVEY

**ZONING**  
 ZONING: NOT PROVIDED BY INSURER

**SETBACK REQUIREMENTS:** NOT PROVIDED BY INSURER

**HEIGHT AND FLOOR SPACE AREA RESTRICTIONS:** NOT PROVIDED BY INSURER

**SCHEDULE B COMMENTS**  
 Items corresponding to the Commitment for Title Insurance Issued March 11, 2019 by Old Republic National Title Insurance Company bearing an effective date of February 27, 2019, Commitment GF No. 1988173-10GH  
 1-10e: Intentionally omitted by surveyor

10f. Easement:  
 Recorded: Volume 76, Page 482, Deed Records, Rockwall County, Texas.  
 To: Lone Star Gas Company  
 Describes surveyed property, blanket in nature

10g. Easement:  
 Recorded: Volume 82, Page 324, Deed Records, Rockwall County, Texas.  
 To: Mt. Zion Water Supply Corp.  
 Unable to plot, surveyor needs Vol. 40, Pg. 476

**FLOOD ZONE CLASSIFICATION**  
 ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP NO. 48397C0036L, DATED SEPTEMBER 26, 2008, A PORTION OF THIS PROPERTY LIES WITHIN FLOOD ZONE X AND A PORTION OF THIS PROPERTY LIES WITHIN FLOOD ZONE A AS SHOWN

**EARTH MOVING STATEMENT**  
 NO EVIDENCE OF EARTH MOVING OBSERVED BY SURVEYOR.

**PROPOSED CHANGE IN RIGHT-OF-WAY STATEMENT**  
 NO EVIDENCE OF CHANGE IN RIGHT-OF-WAY PROVIDED TO SURVEYOR.

**UTILITIES NOTE:**  
 THE FOLLOWING UTILITIES WERE SHOWN TO OPERATE IN THE AREA ACCORDING TO TEXAS811 LOCATE REQUEST TICKET NUMBER 1965666146

**COMPANY:**  
 ATMOS MIDTTEX PIPELINE  
 FARMERS ELECTRIC COOPERATIVE  
 SPRINT NEXTEL

**WARNING!** UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE ONLY AND ARE SHOWN BY MARKINGS MADE BY OTHERS AND MAPS PROVIDED. THERE MAY ALSO BE OTHER UNDERGROUND UTILITIES THAT ARE NOT SHOWN. BEFORE ANY EXCAVATION OR CONSTRUCTION OPERATIONS BEGIN THE CONTRACTOR MUST CONTACT ONE CALL UTILITY LOCATION SERVICES AND THE OWNERS OF THE UTILITIES TO VERIFY THEIR LOCATION.

**BEFORE YOU DIG**  
**Texas811.com**

**ALTA/NSPS LAND TITLE SURVEY**  
 SHOWING  
 A PORTION OF THE  
**WILLIAM DALTON SURVEY, ABSTRACT NO. 72**  
 ROCKWALL COUNTY, TEXAS

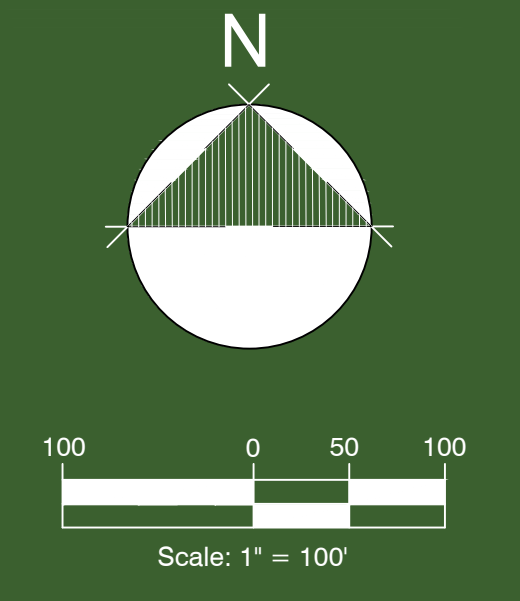
**PREPARED FOR:**  
**MICHAEL JOYCE PROPERTIES**

**PROJECT NO. 19081.00**  
**DRAWN BY: DCO**  
**CHECKED BY: DCO**  
**SCALE: 1"=100'**  
**DATE: JUNE 5, 2019**  
**SHEET NO. 1 of 1**

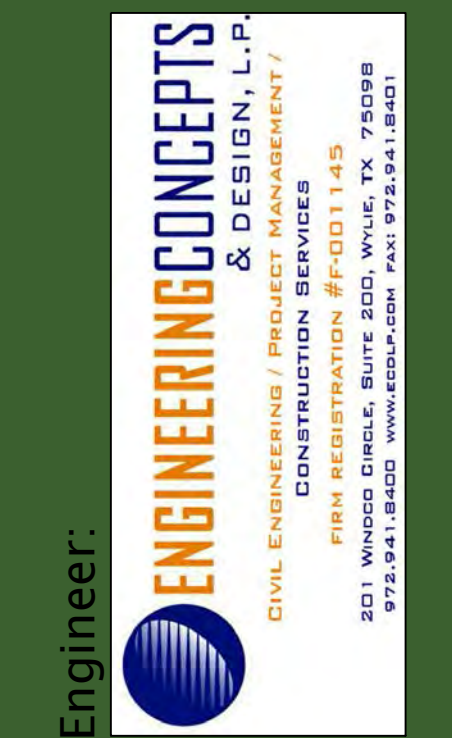




**62.455 ACRES**  
**40 LOTS**  
**1.0 ACRE MINIMUM**



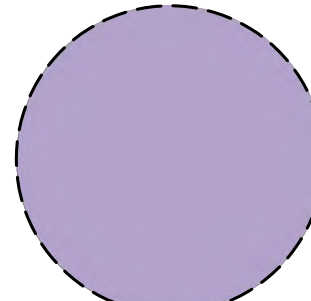
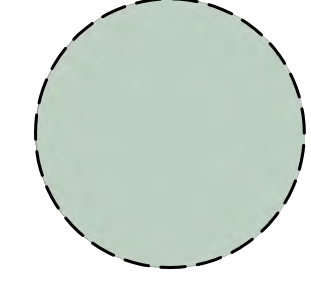
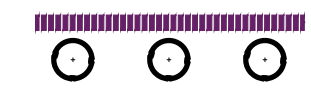
**CONCEPT PLAN F**  
**NORTHGATE**  
**ROCKWALL, TEXAS**

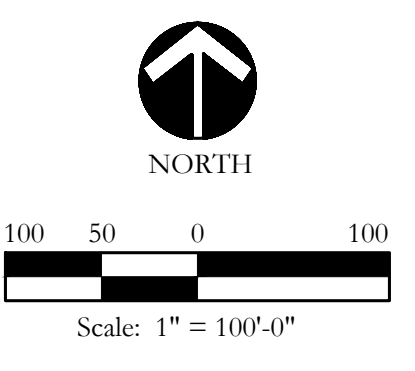


Engineer:  
 February 28, 2019  
 SHEET NO. 1 OF 1  
 PROJECT #00000



**SITE LEGEND**

-  MAIN ENTRY MONUMENTATION
-  MINOR ENTRY MONUMENTATION
-  6'-0" HT. ORNAMENTAL METAL FENCE W/ 6'-6" HT. STONE COLUMN SPACED 45' O.C. MAXIMUM PROVIDE 1-3" CALIPER TREE/50 LF OF ROAD FRONTAGE

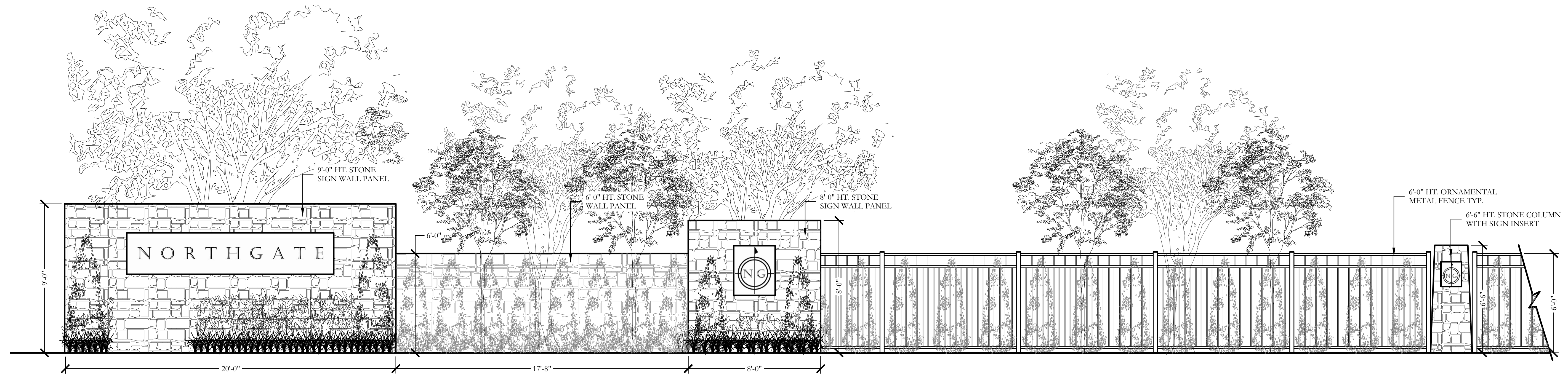


**NORTHGATE CONCEPT PLAN**

City of Rockwall, Texas

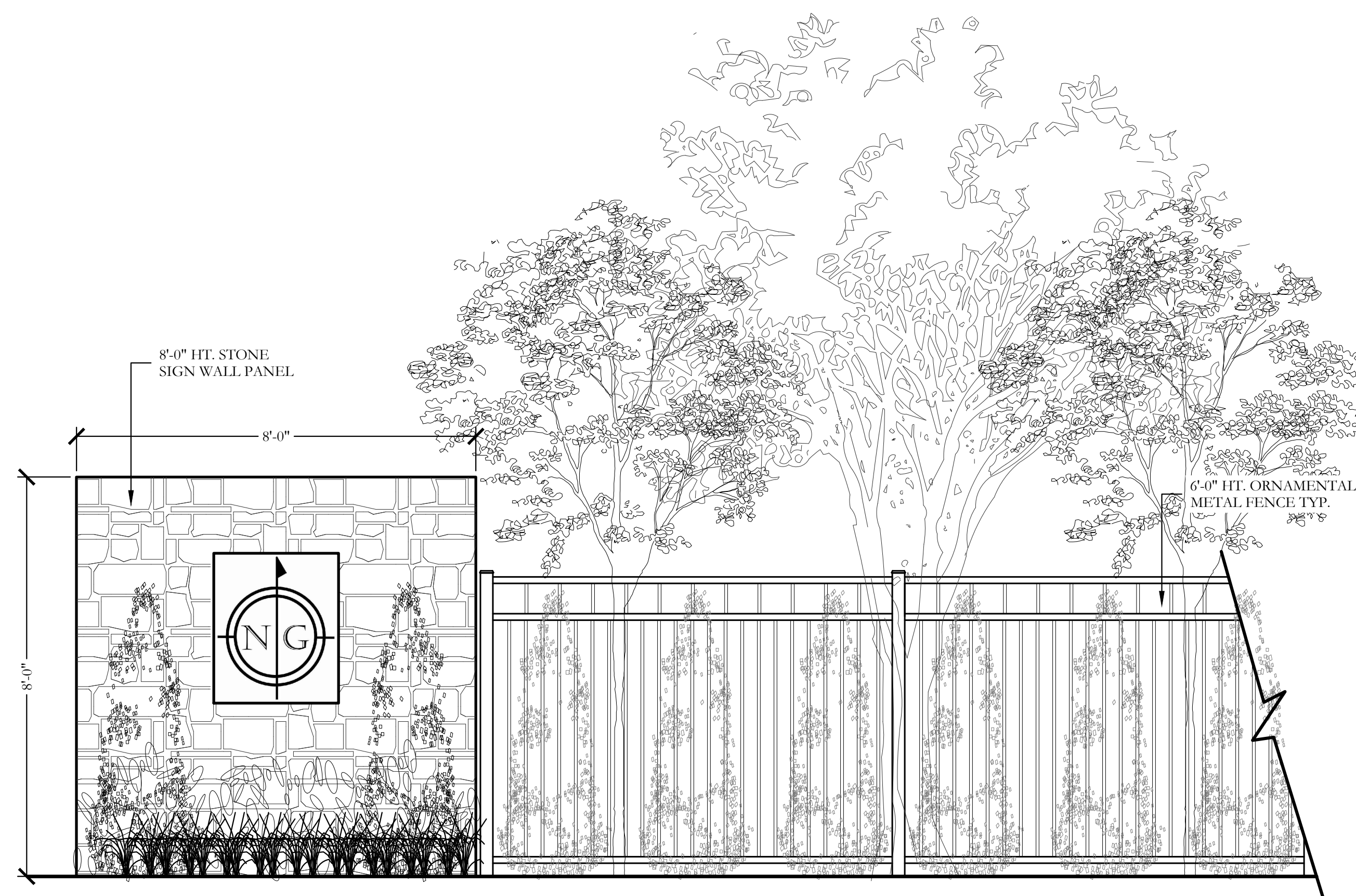






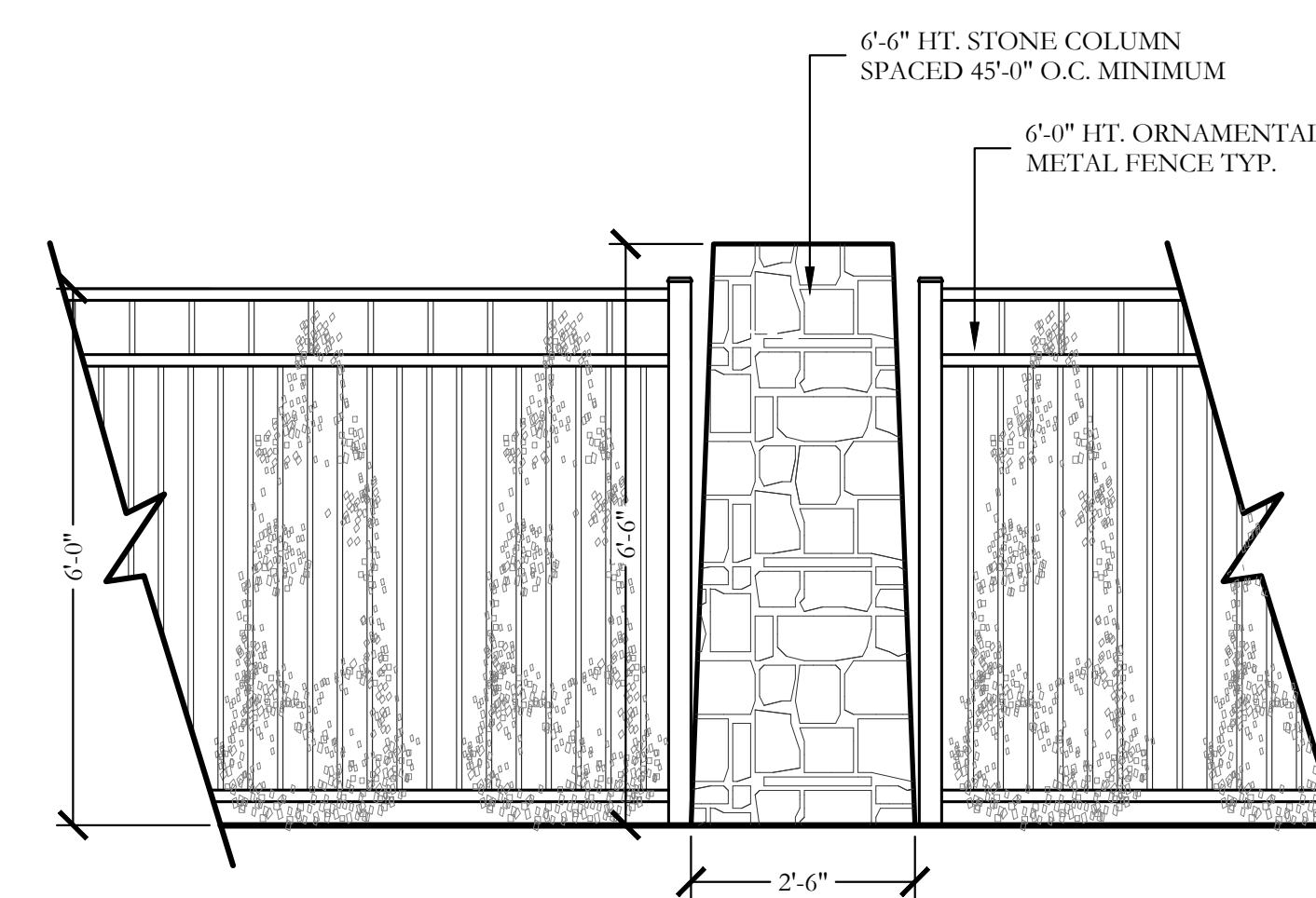
MAIN ENTRY MONUMENT ELEVATION

NOT TO SCALE



MINOR ENTRY MONUMENT ELEVATION

NOT TO SCALE



COLUMN AND FENCE ELEVATION

NOT TO SCALE

NORTHGATE CONCEPT PLAN

City of Rockwall, Texas



CITY OF ROCKWALL

ORDINANCE NO. 19-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO PLANNED DEVELOPMENT DISTRICT XX (PD-XX) FOR SINGLE FAMILY 1 (SF-1) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 62.45-ACRE TRACT OF LAND IDENTIFIED AS TRACT 4 OF THE W. M. DALTON SURVEY, ABSTRACT NO. 72, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY EXHIBIT 'A' AND DEPICTED HEREIN BY EXHIBIT 'B'; 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 by Ryan Joyce of Michael Joyce Properties on behalf of Jen-Liang Wu of Unison Investment for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single Family 1 (SF-1) District land uses, on a 62.45-acre tract of land identified as Tract 4 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas and more fully described in *Exhibit 'A'* and depicted in *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 [*Ordinance No. 04-38*] should be amended as follows:

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

**SECTION 1.** That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

**SECTION 2.** That development of the *Subject Property* shall generally be in accordance with the *Planned Development Concept Plan*, depicted in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

**SECTION 3.** That development of the *Subject Property* shall generally be in accordance with the *Density and Development Standards*, outlined in *Exhibit 'D'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'D'*, which is deemed hereby to be a

condition of approval of the amended zoning classification for the *Subject Property*;

**SECTION 4.** That a *Master Parks and Open Space Plan* for the *Subject Property*, prepared in accordance with this ordinance and consistent with the *Planned Development Concept Plan* described in *Exhibit 'C'* of this ordinance, shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.

**SECTION 5.** That development of the *Subject Property* shall be in conformance with the schedule listed below (*except as set forth below with regard to simultaneous processing and approvals*).

- (a) The procedures set forth in the City's subdivision regulations on the date this ordinance is approved by the City, as amended by this ordinance (*including Subsections 6(b) through 6(f) below*), shall be the exclusive procedures applicable to the subdivision and platting of the *Subject Property*.
- (b) The following plans and plats shall be required in the order listed below (*except as set forth below with regard to simultaneous processing and approvals*). The City Council shall act on an application for a *Master Parks and Open Space Plan* in accordance with the time period specified in *Section 212.009* of the *Texas Local Government Code*.
  - (1) Master Parks and Open Space Plan
  - (2) Master Plat
  - (3) Preliminary Plat
  - (4) PD Site Plan
  - (5) Final Plat
- (c) *Master Parks and Open Space Plan*. An *Master Parks and Open Space Plan* for the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, prepared in accordance with this ordinance, shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.
- (d) *Master Plat*. A *Master Plat* for the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted and shall identify the proposed timing of each phase of the proposed development. A *Master Plat* application may be processed by the City concurrently with a *Master Parks and Open Space Plan* application for the development.
- (e) *Preliminary Plat*. A *Preliminary Plat* for each phase of the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted in accordance with the phasing plan established by the *Master Plat* and shall include a *Treescape Plan* for the phase being *Preliminary Platted*. A *Preliminary Plat* application may be processed by the City concurrently with a *Master Plat* and a *Master Parks and Open Space Plan* application for the development.
- (f) *PD Site Plan*. A *PD Site Plan* for each phase of the development of the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted and shall identify all site/landscape/hardscape plan(s) for all open space, neighborhood parks, trail systems, street buffers and entry features. A *PD Site Plan* application may be processed by the City concurrently with a *Final Plat* application for the development.
- (g) *Final Plat*. Prior to the issuance of any building permits, a *Final Plat*, conforming to the *Preliminary Plat*, shall be submitted for approval.

**SECTION 6.** 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 7.** 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, 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 8.** The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

**SECTION 9.** 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 1<sup>ST</sup> DAY OF JULY, 2019.**

\_\_\_\_\_  
Jim Pruitt, *Mayor*

**ATTEST:**

\_\_\_\_\_  
Kristy Cole, *City Secretary*

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Frank J. Garza, *City Attorney*

1<sup>st</sup> Reading: June 17, 2019

2<sup>nd</sup> Reading: July 1, 2019

**Exhibit 'A':**  
*Legal Description*

**BEING** 62.517 acres of land located in the WILLIAM DALTON SURVEY, ABSTRACT NUMBER 72, Ellis County, Texas, being all of that certain called 61.455 acre tract as described to Unison Investment by deed recorded in volume 489, page 23, Deed Records, Rockwall County, Texas (D.R.R.C.T.) and being more particularly described by metes and bounds as follows:

**BEGINNING** at a fence corner found in the west line of Farm-to-Market Road 3549 (100' right-of-way) at the southeast corner of the above-mentioned 61.455 acre tract;

**THENCE** South 89 degrees 25 minutes 31 seconds West, at a distance of 484.49 feet pass 3.62 feet right of a 5/8" iron pipe found and continuing for a total distance of 1353.00 feet with the south line of said 61.455 acre tract to a 1/2" iron pipe found at the northwest corner of the William Kyle Allen et ux 12.888 acre tract as described in Volume 153, Page 629, (D.R.R.C.T.) and the northeast corner of the Robert Peoples and Megan Peoples 10.00 acre tract as described in Instrument Number 2013000483387, (D.R.R.C.T.);

**THENCE** South 89 degrees 24 minutes 55 seconds West, a distance of 329.15 feet with the south line of said 61.455 acre tract to a 1/2" iron rod with red cap stamped "ONEAL 6570" set at the northwest corner of the above-mentioned 10.00 acre tract and the northeast corner of the Billy Conrad Hagen 4.030 acre tract as described in Volume 103, Page 775, (D.R.R.C.T.);

**THENCE** South 89 degrees 55 minutes 41 seconds West, a distance of 328.28 feet with the south line of said 61.455 acre tract, same being the common north line of the above-mentioned 4.030 acre tract and the Lorin Preston Larman and Jeanne Larman 4.962 acre tract as described in Volume 3679, Page 25, (D.R.R.C.T.) to a 5/8" iron rod found at the northwest corner of the just mentioned 4.962 acre tract;

**THENCE** South 89 degrees 37 minutes 12 seconds West, a distance of 136.07 feet to the southwest corner of said 61.455 acre tract, same being the common southeast corner of the Craig William Mccallum 20.057 acre tract as described in Instrument Number 20150000001423, (D.R.R.C.T.), from which a 1/2" iron rod with cap stamped "DC&A" bears South 60 degrees 38 minutes 16 seconds East, a distance of 1.05 feet and a fence corner bears North 89 degrees 37 minutes 12 seconds East, a distance of 0.71 feet;

**THENCE** North 00 degrees 53 minutes 26 seconds West, a distance of 1320.98 feet to a mag nail with washer stamped "ONEAL 6570" set in the approximate centerline of Clem Road (no record found by surveyor) at the northwest corner of said 61.455 acre tract and the northeast corner of the above-mentioned 20.057 acre tract;

**THENCE** North 88 degrees 59 minutes 46 seconds East, a distance of 1146.71 feet with the approximate centerline of Clem Road and the north line of said 61.455 acre tract to a 1/2" iron rod found;

**THENCE** South 00 degrees 08 minutes 11 seconds East, a distance of 208.75 feet leaving Clem Road to a 1/2" iron rod with red cap stamped "ONEAL 6570" set at an interior corner of said 61.455 acre tract;

**THENCE** North 89 degrees 52 minutes 31 seconds East, a distance of 208.75 feet to a 1/2" iron rod with red cap stamped "ONEAL 6570" set for an interior corner of said 61.455 acre tract;

**THENCE** North 00 degrees 05 minutes 04 seconds West, a distance of 209.15 feet to a mag nail with washer stamped "ONEAL 6570" set in the approximate centerline of Clem Road and an

**Exhibit 'A':**  
*Legal Description*

exterior corner of said 61.455 acre tract;

**THENCE** North 89 degrees 44 minutes 43 seconds East, a distance of 261.79 feet with the north line of said 61.455 acre tract to a concrete monument found in the southwest line of Farm-To-Market Road 3549;

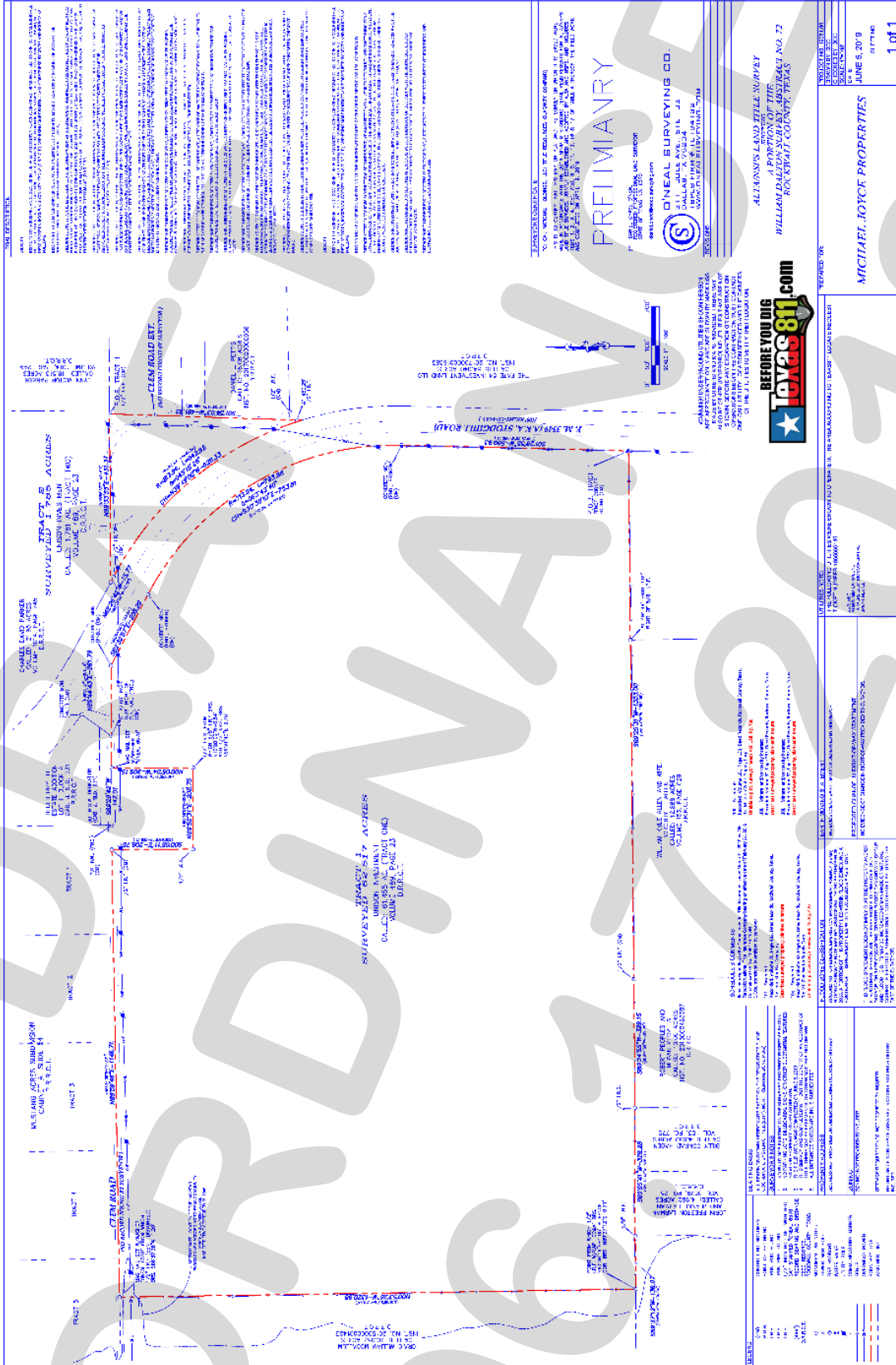
**THENCE** South 62 degrees 32 minutes 57 seconds East, a distance of 205.29 feet with the southwest line of Farm-To-Market Road 3549 and the common northeast line of said 61.455 acre tract, to a broken concrete monument found at the beginning of a curve to the right having a delta angle of 063 degrees 42 minutes 40 seconds, a radius of 713.94 feet and a long chord that bears South 30 degrees 30 minutes 10 seconds East for a distance of 753.61 feet;

**THENCE** southeasterly with said curve to the right and the southwest line of Farm-To-Market Road 3549 and the common northeast line of said 61.455 acre tract, an arc length of 793.88 feet to a broken concrete monument found;

**THENCE** south 01 degrees 28 minutes 55 seconds west, with the west line of Farm-To-Market Road 3549 and the common east line of said 61.455 acre tract, a distance of 580.93 feet to the **POINT OF BEGINNING** and containing 62.517 acres of land, more or less.



Exhibit 'B':  
Survey



**Exhibit 'C':  
Concept Development Plan**



**Exhibit 'D':  
Density and Development Standards**

**Density and Development Standards.**

1. *Permitted Uses.* Unless specifically provided by this Planned Development District ordinance, only those uses permitted within the Single Family 1 (SF-1) District, as stipulated by the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of the Unified Development Code (UDC), are allowed on the *Subject Property*.
2. *Lot Composition and Layout.* The lot layout and composition shall generally conform to the *Concept Plan* depicted in *Exhibit 'C'* and stated in *Table 1*, which is as follows:

Table 1: Lot Composition

Lot Type	Minimum Lot Size (FT)	Minimum Lot Size (SF)	Dwelling Units (#)	Dwelling Units (%)
A	120' x 200'	43,560 SF	17	42%
B	130' x 400'	65,340 SF	23	58%
<i>Maximum Permitted Units:</i>			40	100.00%

3. *Density and Dimensional Requirements.* Unless specifically provided by this Planned Development District ordinance, the development standards stipulated by the Single Family 1 (SF-1) District, as specified by Article V, *District Development Standards*, of the Unified Development Code (UDC) are applicable to all development on the *Subject Property*. The maximum permissible density for the *Subject Property* shall not exceed 0.65 dwelling units per gross acre of land; however, in no case should the proposed development exceed 40 units. All lots shall conform to the standards depicted in *Table 2*, which are as follows:

Table 2: Lot Dimensional Requirements

Lot Type (see Concept Plan) ▶	A	B
<i>Minimum Lot Width</i> <sup>(1)</sup>	120'	130'
<i>Minimum Lot Depth</i>	200'	400'
<i>Minimum Lot Area</i>	43,560 SF	65,340 SF
<i>Minimum Front Yard Setback</i> <sup>(2) &amp; (5)</sup>	70'	70'
<i>Minimum Side Yard Setback</i>	25'	25'
<i>Minimum Side Yard Setback (Adjacent to a Street)</i> <sup>(2) &amp; (5)</sup>	30'	30'
<i>Minimum Length of Driveway Pavement</i>	70'	70'
<i>Maximum Height</i> <sup>(3)</sup>	38'	38'
<i>Minimum Rear Yard Setback</i> <sup>(4)</sup>	50'	50'
<i>Minimum Area/Dwelling Unit (SF) [Air Conditioned Space]</i>	2,500 SF	2,500 SF
<i>Maximum Lot Coverage</i>	20%	20%
<i>Permitted Encroachment in Required Setbacks</i> <sup>(5)</sup>	Allowed	Allowed

General Notes:

- 1: The minimum lot width shall be measured at the *Front Yard Building Setback*.
- 2: The location of the *Front Yard Building Setback* as measured from the front property line.
- 3: The *Maximum Height* shall be measured to the eave or top plate (*whichever is greater*) of the single-family home.
- 4: As measured from the rear yard property line.
- 5: Sunrooms, porches, stoops, bay windows, balconies, masonry clad chimney, eaves, and similar architectural features may encroach beyond the *Front Yard Building Setback* by up to ten (10) feet for a property; however, the encroachment shall not exceed five (5) feet on side yard setbacks (adjacent to a street) and shall not encroach into public right-of-way. A sunroom is an enclosed room no more than 15-feet in width that has glass on at least 50% of each of the encroaching faces.



**Exhibit 'D':**  
*Density and Development Standards*

4. **Building Standards.** All development shall adhere to the following building standards:

- (a) **Masonry Requirement.** The minimum masonry requirement for the exterior façades of all buildings shall be 80%. For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementitious fiberboard horizontal lap-siding (e.g. *HardiBoard* or *Hardy Plank*) and stucco (i.e. *three [3] part stucco* or a comparable -- to be determined by staff) may be used for up to 50% of the masonry requirement.
- (b) **Roof Pitch.** A minimum of an 8:12 roof pitch is required on all structures with the exception of porches, which shall have a minimum of a 4:12 roof pitch.
- (c) **Garage Orientation.** Garages shall be oriented in a *traditional swing* (or *j-swing*), side entry, or in a flat-front entry configuration (i.e. *even with the front façade of the primary structure*). Garages utilizing a *traditional swing* (or *j-swing*) are permitted to have a single garage door facing the street that is behind the width of the double car garage that is accessed from a *traditional swing* configuration. All garage doors shall be required to have upgraded finishes (e.g. *divided garage bay doors, carriage style hardware and lighting elements, cedar clad garage doors, or a similar alternative -- to be approved by staff*) [examples of acceptable garage configurations are depicted in Figure 1].

**Figure 1:** Example Garage Doors



5. **Anti-Monotony Restrictions.** The development shall adhere to the *Anti-Monotony Matrix* depicted in Table 3 below (for spacing requirements see Figures 2 & 3 below).

**Table 3 : Anti-Monotony Matrix**

<u>Lot Type</u>	<u>Minimum Lot Size</u>	<u>Elevation Features</u>
A	120' x 200'	(1), (2), (3)
B	130' x 400'	(1), (2), (3)

- (1) Identical brick blends or paint colors may not occur on adjacent (*side-by-side*) properties along any block face without at least five (5) intervening homes of differing materials on the same side of the street beginning with the adjacent property and six (6) intervening homes of differing materials on the opposite side of the street.
- (2) Front building elevations shall not repeat along any block face without at least five (5) intervening homes of differing appearance on the same side of the street and six (6) intervening homes of differing appearance on the opposite side of the street. The rear elevation of homes backing to open spaces or Clem Road shall not repeat without at least five (5) intervening homes of differing appearance. Homes are considered to have a differing appearance if any of the following two (2) items deviate:

**Exhibit 'D':**  
*Density and Development Standards*

- (a) Number of Stories
  - (b) Permitted Encroachment Type and Layout
  - (c) Roof Type and Layout
  - (d) Articulation of the Front Façade
- (3) Permitted encroachment (*i.e. porches*) elevations shall not repeat or be the same along any block face without at least five (5) intervening homes of sufficient dissimilarity on the same side of the street beginning with the home adjacent to the subject property and six (6) intervening homes beginning with the home on the opposite side of the street.
- (4) Each phase of the subdivision will allow for a maximum of four (4) compatible roof colors, and all roof shingles shall be an architectural or dimensional shingle (*3-Tab Roofing Shingles are prohibited*).

Figure 2: Properties line up on the opposite side of the street. Where **RED** is the subject property.



Figure 3: Properties do not line up on opposite side of the street. Where **RED** is the subject property.



6. **Fencing Standards.** All individual residential fencing and walls shall be architecturally compatible with the design, materials and colors of the primary structure on the same lot, and meet the following standards:

- (a) **Wrought Iron/Tubular Steel.** All Lots shall utilize fencing materials that shall be open in nature and not to exceed six (6) feet in height. Fences that extend beyond the

**Exhibit 'D':**  
*Density and Development Standards*

- front building line of any structure shall be required to be pipe-rail or similar. No chain link or wooden fencing shall be allowed.
- (b) *Wrought Iron/Tubular Steel*. Lots located along the perimeter of the subdivision, abutting open spaces, greenbelts and parks shall be required to install a wrought iron or tubular steel fence. Wrought iron/tubular steel fences shall not exceed six (6) feet in height. All perimeter fencing of the development shall incorporate masonry columns at 45-feet off center spacing.

7. *Landscape and Hardscape Standards.*

- (1) *Landscape*. Landscaping shall be reviewed and approved with the PD Site Plan. All *Canopy/Shade Trees* planted within this development shall be a minimum of four (4) caliper inches in size and all *Accent/Ornamental/Under-Story Trees* shall be a minimum of four (4) feet in total height.
- (2) *Landscape Buffers*. All landscape buffers and plantings located within the buffers shall be maintained by the Homeowner's Association (HOA).
- (a) *Landscape Buffer and Sidewalks (FM-3549)*. A minimum of a 30-foot landscape buffer shall be provided along FM-3549 (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and/or shrubbery or a combination thereof along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. The developer shall also be responsible for the construction of a five (5) foot sidewalk situated within the 30-foot landscape buffer adjacent to FM-3549.
- (b) *Landscape Buffer and Sidewalks (Clem Road)*. A minimum 20-foot landscape buffer shall be provided
- (3) *Street Trees*. Prior to issuance of a Certificate of Occupancy (CO), all residential single-family lots situated within the proposed subdivision shall be landscaped with canopy trees from the list stipulated by Section 7.1 of this ordinance in the following sizes and proportions:
- (i) Three (3), three (3) inch trees measured six (6) inches above the root ball shall be planted in the front yard of the required lots
  - (ii) Two (2), three (3) inch trees measured six (6) inches above the root ball shall be planted in the rear yards of the required lots.
  - (iii) Two (2), three (3) inch trees measured six (6) inches above the root ball shall be planted in the side yards facing the street.
- (4) *Irrigation Requirements*. Irrigation shall be installed for all required landscaping located within common areas, landscape buffers and/or open space. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or landscape architect and shall be maintained by the Homeowner's Association (HOA).

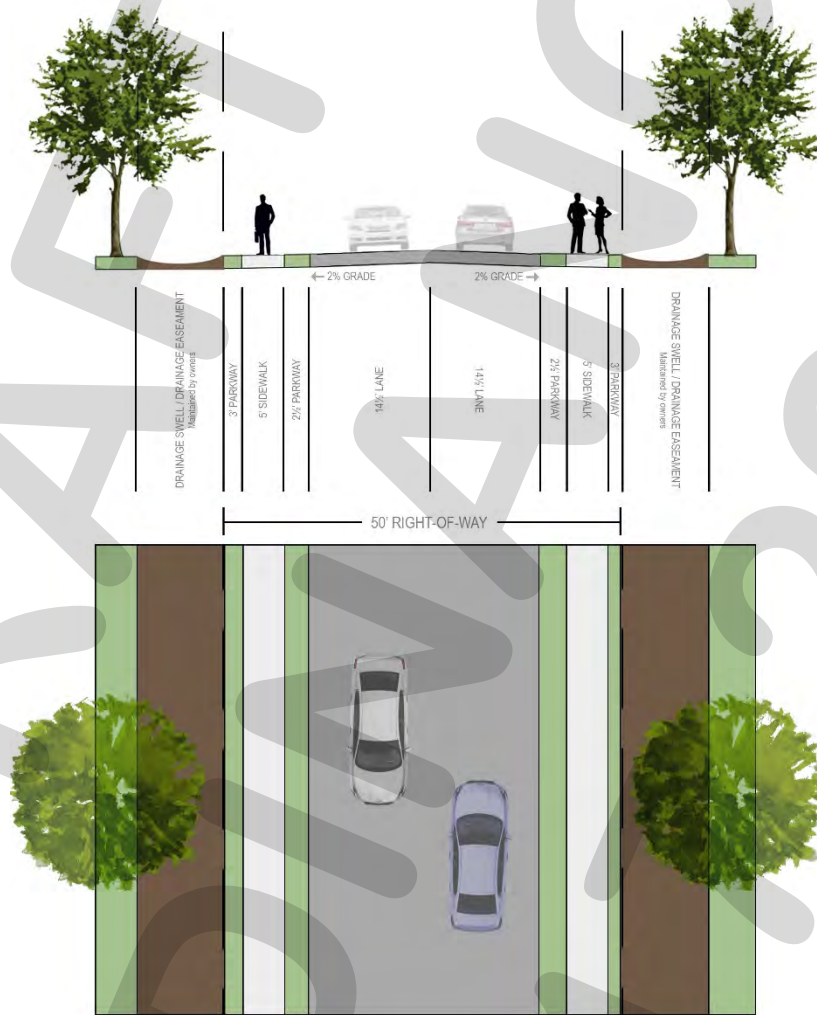


**Exhibit 'D':  
Density and Development Standards**

(5) *Hardscape*. Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the *PD Site Plan*.

8. *Streets*. All streets (*excluding drives, fire lanes and private parking areas*) shall be built according to the City's street standards as shown below in *Figure 3*.

**Figure 3: Rural-Local Roadway Cross-section**



9. *Lighting*. Light poles shall not exceed 20-feet in total height (*i.e. base and lighting standard*). All fixtures shall be directed downward and be positioned to contain all light within the development area.

10. *Sidewalks*. All sidewalks adjacent to a street shall be a maximum of three (3) feet inside the right-of-way line and be five (5) feet in overall width.

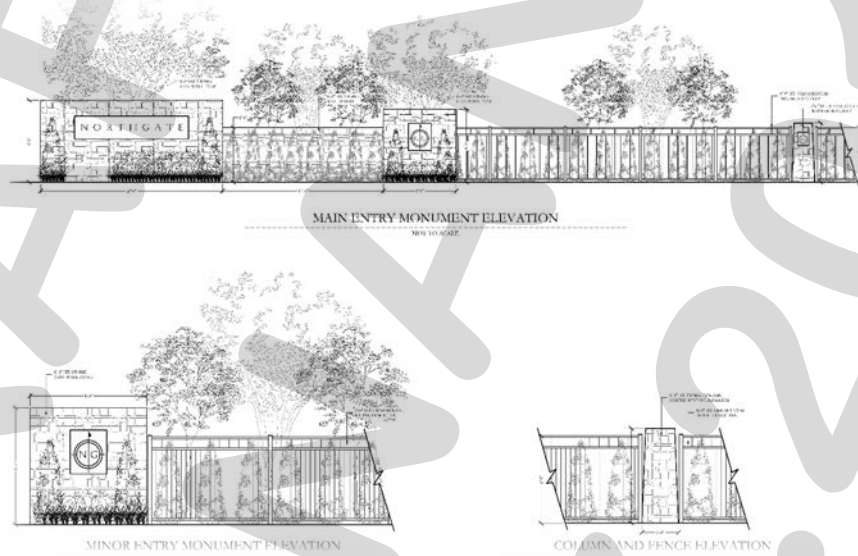
11. *Buried Utilities*. New distribution power-lines required to serve the *Subject Property* shall be placed underground, whether such lines are located internally or along the perimeter of the *Subject Property*, unless otherwise authorized by the City Council. Temporary power-lines constructed across undeveloped portions of the *Subject Property* to facilitate development phasing and looping may be allowed above ground, but shall not be

**Exhibit 'D':**  
*Density and Development Standards*

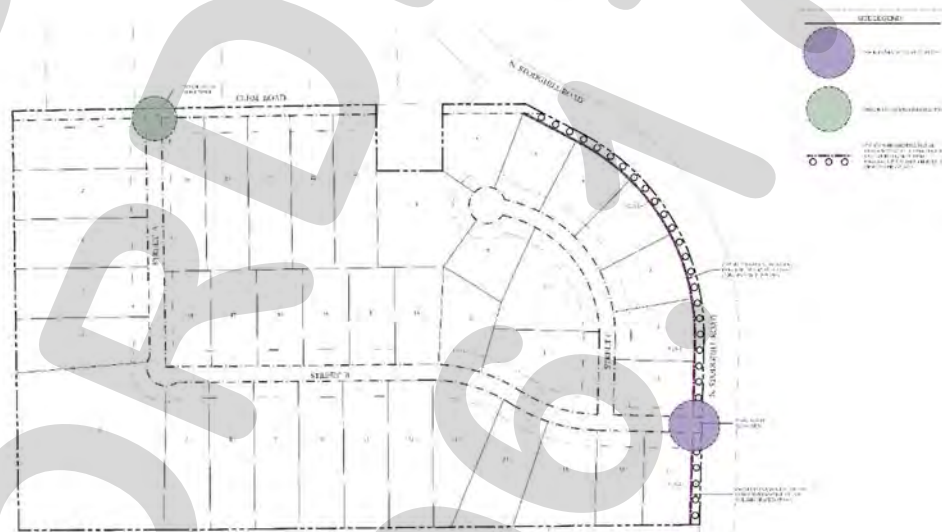
considered *existing lines* at the time the area is developed, and if they are to become permanent facilities, such lines shall be placed underground pursuant to this paragraph. Franchise utilities shall be placed within a ten (10) foot public utility easement behind the sidewalk, between the home and the property line.

12. *Neighborhood Signage and Enhancements.* Permanent subdivision identification signage shall be permitted at all major and minor entry points for the proposed subdivision (shown in Figure 5 below). Final design and location of any entry features shall be reviewed and approved with the *PD Site Plan*. The developer shall provide enhanced landscaping areas within the Subject Property as generally depicted in Figure 4. The final design of these areas shall be provided on the PD Site Plan.

**Figure 4: Neighborhood Signage**



**Figure 5: Neighborhood Signage/Enhanced Landscaping Areas**



**Exhibit 'D':**  
*Density and Development Standards*

13. *Homeowner's Association (HOA)*. A Homeowner's Association shall be created to enforce the restrictions established in accordance with the requirements of *Section 38-15 of the Subdivision Regulations* contained within the Municipal Code of Ordinances of the City of Rockwall. The HOA shall also maintain all private neighborhood parks, trails, open space and common areas (*including drainage facilities*), irrigation, landscaping, screening fences and neighborhood signage associated with this development.
14. *On-Site Sewage Facilities. Septic Systems* are permitted on all lots within this subdivision pending conformance to the following standards:
  - (a) All *Septic Systems* shall be designed by a licensed *On-Site Sewage Facility (OSSF)* professional (e.g. *licensed engineer, sanitarian, and etcetera*).
  - (b) A stamped and signed copy of the *Septic System* plans indicating the full limits of the septic field shall be submitted to the city at the time of building permit on a *lot-by-lot* basis.
  - (c) All *Septic Systems* shall be inspected and approved by the City's chosen inspector.
15. *Variances*. The variance procedures and standards for approval that are set forth in the Unified Development Code shall apply to any application for variances to this ordinance.



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# CITY OF ROCKWALL

## CITY COUNCIL CASE MEMO

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

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**TO:** Planning and Zoning Commission  
**DATE:** June 17, 2019  
**APPLICANT:** Jimmy Strohmeyer, *Strohmeyer Architects, Inc.*  
**CASE NUMBER:** Z2019-013; *Amended PD Development Plan for PD-32*

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### **SUMMARY**

Hold a public hearing to discuss and consider a request by Jimmy Strohmeyer of Strohmeyer Architects, Inc. on behalf of Dan Bobst of J-BR2, LLC for the approval of a ordinance for a PD Development Plan within Planned Development District 32 (PD-32), on a 2.893-acre parcel of land identified as Lot 1, Block B, Harbor District Addition, City of Rockwall, Rockwall County, Texas, situated within the *Hillside Sub-District* of Planned Development District 32 (PD-32), located within the IH-30 Overlay (IH-30 OV) District, located at the southwest corner of the intersection of the IH-30 frontage road and Sunset Ridge Drive, and take any action necessary.

### **BACKGROUND**

On September 20, 2010, the City Council passed *Ordinance No. 10-21 [Planned Development District 32 (PD-32)]*, which established a concept plan and development standards for the approximate 78.89-acre tract of land commonly referred to as *PD-32* or the *Harbor District*. Within the approved concept plan, *PD-32* was divided into ten (10) subdistricts that contained individual development and land use standards. On November 17, 2014, the City Council adopted *Ordinance No. 14-51*, which contained a PD Development Plan for a 2.893-acre tract of land located in the *Hillside Subdistrict*. This PD Development Plan showed a series of buildings would be constructed along Harbor Heights Drive in conformance to the requirements of *Ordinance No. 10-21*. With the approval of *Ordinance No. 14-51*, the City Council also approved waivers to the building placement requirements and pedestrian access requirements to allow retaining walls ranging from seven (7) to nine (9) feet in height to be established along Harbor Heights Drive. The approval of these walls were tied to building elevations submitted by the applicant and which were tied down as apart of the City Council's approval. On May 1, 2017, the City Council adopted *Ordinance No. 17-22*, which amended *Ordinance No. 10-21* to update various exhibits in the ordinance; however, no changes were made to the requirements of the *Hillside Subdistrict* or for the subject property.

### **PURPOSE**

On May 15, 2019, the applicant -- *Jimmy Strohmeyer of Strohmeyer Architects, Inc.* -- submitted an application requesting to amend *Ordinance No. 14-51* to change the *PD Concept Plan* approved for the subject property. According to *Ordinance No. 17-22 [the regulating ordinance for Planned Development District 32 (PD-32)]*, the purpose of a PD Development Plan is to ensure that a proposed development meets the intent of the subdistrict and/or to address any waivers required by the development. *Ordinance No. 17-22* goes on to state that the *Hillside Subdistrict*, in which the subject property is located, is intended "... to provide a cluster of restaurant anchors that can contribute to the creation of a vibrant, pedestrian oriented character within the Harbor District." In this case, the applicants proposed development meets this intent of the *Hillside Subdistrict*; however, the submitted *PD Concept Plan* will require waivers to the building placement and parking requirements stipulated in *Ordinance No. 17-22*.

## **ADJACENT LAND USES AND ACCESS**

The subject property is located at the southwest corner of the intersection of the IH-30 frontage road and Sunset Ridge Drive. The land uses adjacent to the subject property are as follows:

**North:** Directly north of the subject property is a 0.293-acre tract of land zoned Planned Development District 32 (PD-32), which is located within the *Hillside Subdistrict*. Currently situated on this property is a ~3,743 SF multi-tenant office building. Beyond this are the frontage roads and main lanes of IH-30.

**South:** Directly south of the subject property is Harbor Heights Drive, which is classified as a *Street Type 'D'* according to Planned Development District 32 (PD-32) [*Ordinance No. 17-22*]. Beyond this is a 6.1978-acre tract of land owned by the City of Rockwall, and which currently has a parking lot that serves the greater *Harbor District*. This property is zoned Planned Development District 32 (PD-32) and is located within the *Hillside Mixed-Use Subdistrict*.

**East:** Directly east of the subject property is Sunset Ridge Drive, which is identified as a *Street Type 'B'* and *'E'* according to Planned Development District 32 (PD-32) [*Ordinance No. 17-22*]. East of this roadway is a seven (7) story office building (*i.e. Trend Tower*), which is situated on a 2.0617-acre parcel of land that is located within the *Summit Office Subdistrict*.

**West:** Directly east of the subject property is a restaurant (*i.e. Culpepper Steakhouse*), which is situated on a 1.40-acre parcel of land that is located within the *Hillside Subdistrict*. Beyond this is Shoreline Trail, which is identified as a *Street Type 'A'* according to Planned Development District 32 (PD-32) [*Ordinance No. 17-22*]. Beyond this is a restaurant (*i.e. the Oar House*), which is situated on a 0.65-acre parcel of land that is located within the *Freeway Frontage Subdistrict*.

All property within these areas are zoned Planned Development District 32 (PD-32) and are subject to the requirements of *Ordinance No. 17-22*.

## **CHARACTERISTICS OF THE REQUEST AND STAFF ANALYSIS**

The concept plan for the *Hillside Subdistrict* contained in *Ordinance No. 17-22* calls for existing slopes between 8-12% with the incorporation of two (2) pedestrian opportunities extending perpendicular to Harbor Heights Drive at not more than 2% slope. Harbor Heights Drive -- *which is intended to serve as the "...primary connector to the existing Harbor Development and is a primary street frontage for retail, residential and mix use development within [the] adjacent subdistricts..."* -- is designated as a *Street Type 'D'*, and was constructed by the City with slopes of 10.3% with one (1) pedestrian crossing, situated in the center of the roadway, constructed at a 1% slope in accordance to the concept plan. Additionally, the original concept plan contained in *Ordinance No. 17-22* depicted smaller pad sites that stepped down to adjust for the slope of the street, which allowed for storefronts and patios to be *at or closer to grade*. The PD Concept Plan approved with *Ordinance No. 14-51* incorporated larger pad sites, which made it more difficult to step the buildings down to a pedestrian level. As a result, the ordinance was approved allowing the use of retaining walls, ranging in size from seven (7) to nine (9) feet adjacent to Harbor Heights Drive. A major consideration in allowing the retaining walls was the incorporation of building elevations showing how the retaining walls would be incorporated into the development. In this case, the amended PD Concept Plan reduces the number of buildings adjacent to Harbor Heights Drive, but continues to incorporate larger pad sites that may require retaining walls. Since the applicant has not submitted building elevations with the revised PD Development Plan, staff has included a condition of approval allowing retaining walls -- *not to exceed seven (7) feet in height* -- that will require discretionary approval by the Planning and Zoning Commission pending a recommendation from the Architectural Review Board (ARB).

In addition, the submitted PD Concept Plan shows that the continuous row of buildings adjacent to Harbor Heights Drive, approved with *Ordinance No. 14-51*, will be broken up to incorporate a park/central green space. The removed building square footage will be increased and relocated adjacent to Sunset Ridge Drive. While this does deviate from the concept plan approved with *Ordinance No. 17-22*, it does not appear to have a negative impact on the adjacent properties, the *Hillside Subdistrict* as a whole, or the greater Harbor District.

### **CONFORMANCE WITH PLANNED DEVELOPMENT DISTRICT 32 (PD-32)**

According to *Ordinance No. 17-22*, “(i)n order to provide flexibility and create high quality projects, an applicant for development within the PD District [PD-32] may request a waiver of the following District or Subdistrict standards: (1) Building Placement Requirements, (2) Landscape Standards, (3) Parking Requirements, (4) Parking Garage Design Standards, and (5) Increased Building Height in any Subdistrict.” Based on the applicant’s submittal staff has identified the following waivers to the requirements of *Ordinance No. 17-22*:

#### (1) *Building Placement.*

(a) *Building Form.* According to *Exhibit ‘E-2’ of Ordinance No. 17-22*, a minimum of 85% of the block face along Harbor Heights Drive must be defined by a building façade. In this case the applicant is showing that only 63% of the block face along Harbor Heights Drive is defined by a building façade. As a compensatory measure staff has suggested to the applicant that the incorporation of a seat wall adjacent to the park/central green space would help off-set the requested waiver. The applicant has agreed to incorporate this design element in accordance with the design guidelines contained in *Resolution No. 10-40*.

(b) *Setbacks.* According to *Exhibit ‘E-2’ of Ordinance No. 17-22*, the minimum building setback from the right-of-way line adjacent to IH-30 is 250-feet. The submitted PD Concept Plan shows that the buildings adjacent to Sunset Ridge Drive will be situated within this setback. Staff should note that the existing restaurant (*i.e. Culpepper Steakhouse*) and adjacent office building located at Shoreline Trail and the IH-30 frontage road is currently are both within this setback, and that this waiver would not set a precedence within the *Hillside Subdistrict*.

#### (2) *Parking.*

(a) *Surface Parking Setbacks.* According to *Exhibit ‘E-2’ of Ordinance No. 17-22*, the minimum parking setback from the IH-30 frontage road right-of-way line is 20-feet. The submitted PD Concept Plan shows that one (1) parking space will be located approximately 15-feet from the right-of-way line. Staff should point out that both the existing restaurant (*i.e. Culpepper Steakhouse*) and the adjacent office building have parking that does not conform to this requirement. In addition, staff has examined this waiver request and determined that is should not pose a negative impact on the remainder of the Hillside Subdistrict. As a compensatory measure, staff has included a condition of approval that the applicant incorporate additional landscape screening in this area.

With regard to granting waivers, *Ordinance No. 17-22* states that “... (w)aiuers may only be approved by the City Council following a recommendation by the Planning and Zoning Commission ... [and] In order to approve a waiver, the City Council must find that the waiver:

- (1) Meets the general intent of the PD District or Subdistrict in which the property is located; and,
- (2) Will result in an improved project which will be an attractive contribution to the PD District or Subdistrict; and,
- (3) Will not prevent the implementation of the intent of this PD District.”

In this case, the proposed project does appear to meet the general intent of the *Hillside Subdistrict*, which according to *Ordinance No. 17-22* is "...to provide a cluster of restaurant anchors that can contribute to the creation of a vibrant, pedestrian oriented character within the Harbor District". Staff should also point out, that the applicant and staff have proposed several compensatory measures that may help to off-set the requested waivers; however, granting any waivers to the requirements of *Ordinance No. 17-22* is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

## **INFRASTRUCTURE**

There are no infrastructure requirements associated with the proposed PD Development Plan beyond the standard requirements stipulated by the Municipal Code of Ordinances, the Unified Development Code (UDC), and the Engineering Department's *Standards of Design and Construction* manual.

## **CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN**

By virtue of being in Planned Development District 32 (PD-32) and generally conforming to *Ordinance No. 17-22*, the proposed PD Development Plan conforms to the majority of the district strategies intended for properties in the *Harbor District* of the *Land Use Plan* as stipulated by the OURHometown Vision 2040 Comprehensive Plan. Looking at the specific goals and policies identified for *Mix-Use Developments* contained in Chapter 1, *Land Use and Growth Management*, of the OURHometown Vision 2040 Comprehensive Plan, the proposed PD Development Plan conforms to all the policies with the exception of *Policy #4 of Goal # 1*, which states that developments should, "(r)educe barriers (e.g. walls, parking lots, solid landscaping, fences, etc.) between land uses to encourage pedestrian connectivity." In this case, retaining walls may be necessary to accommodate larger pad sites. As a result, staff will work with the applicant through the site planning process to try and reduce the impact of these walls on the pedestrian frontage.

Staff should also point out that the incorporation of the park/central green space -- *while not conforming to the building form requirements* -- does conform to the goals and policies contained in Chapter 3, *Parks, Open Space, and Trails*, of the OURHometown Vision 2040 Comprehensive Plan. Specifically, this section states that staff should, "(e)ncourage the creation of small, private greens and common areas in new neighborhoods, commercial shopping centers, and industrial developments for the purpose of enhancing the character, desirability and quality of social interaction in the city." The programing and layout of the proposed park/central green space will require a recommendation from the Parks & Recreation Board as part of site plan approval. This has been added as a condition of approval of this case memo.

## **NOTIFICATIONS**

On May 24, 2019, staff mailed 25 notices to property owners and residents within 500 feet of the *Hillside Subdistrict*. Staff also emailed notices to the Lakeside Village and Lago Vista Homeowner's Associations (HOA), which are the only HOA's located within 1,500 feet of the subject property. 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 case memo was drafted no responses were received by staff.

## **CONDITIONS OF APPROVAL**

If the City Council chooses to approve the applicant's request to amend *Ordinance No. 14-51* by approving the proposed PD Development Plan and requested waivers, then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the conditions contained within the PD Development Plan ordinance and which are summarized as follows:



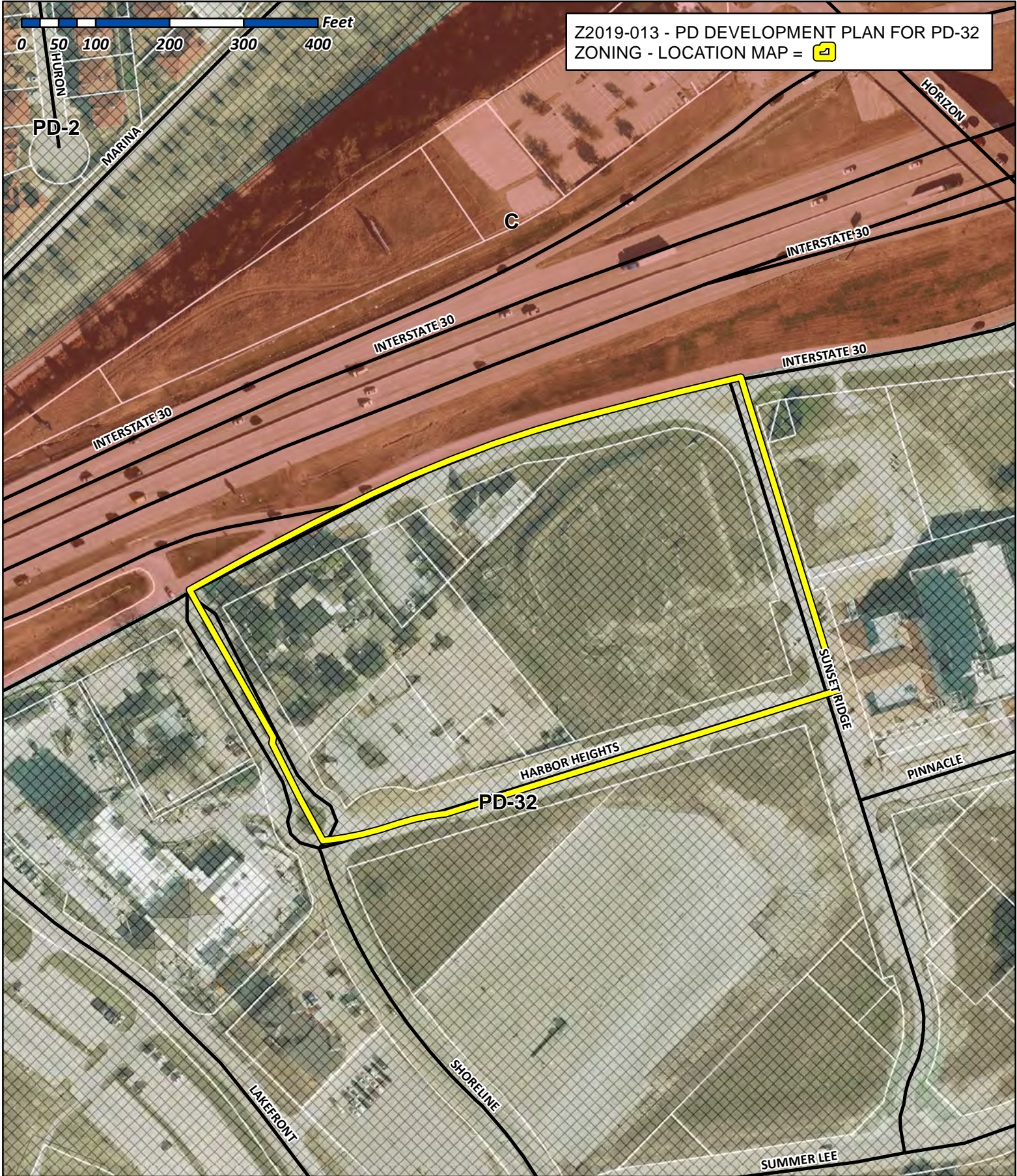
- (a) Development of this property shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of the attached PD Development Plan ordinance;
  - (b) All buildings shall be developed with consideration to the pedestrian access easements/pedestrian ways perpendicular to Harbor Heights Drive, and a seat wall shall be incorporated into the area identified as *Park* in the *Concept Plan* depicted in *Exhibit 'B'* of the attached PD Development Plan ordinance. The pedestrian access easements/pedestrian ways shall be consistent with the design guidelines contained in *Resolution No. 10-40*;
  - (c) All pedestrian access easements/pedestrian ways shall be required to be dedicated as easements at the time the property is replatted;
  - (d) All building materials and color schemes proposed for this development should conform to the requirements stipulated by Planned Development District 32 (PD-32) [*as amended*];
  - (e) Prior to the issuance of a building permit the applicant shall submit and seek approval for a detailed *PD Site Plan* that demonstrates compliance with all applicable standards of Planned Development District 32 (PD-32) [*as amended*] and with the requirements approved in this ordinance;
  - (f) All buildings throughout the development shall be constructed with a consistent design scheme, incorporate four (4) sided architecture that creates a dual entry appearance, and be approved by the Architectural Review Board (ARB) at the time of the *PD Site Plan*;
  - (g) Prior to the issuance of a building permit the applicant shall submit and seek approval for a replat that indicates all necessary easements; and,
  - (h) The proposed uses for this development shall be required to demonstrate that they have access to a sufficient number of parking spaces within the development itself to support the use.
- (2) An Open Space/Master Plan for the park/central green space shall be submitted at the time of site plan, and will require a recommendation from the Parks & Recreation Board concerning its conformance to *Resolution No. 10-40* as part of the approval process;
  - (3) Screening, in the form of trees and bushes, should be incorporated adjacent to the parking areas -- *specifically adjacent to the parking space that is situated approximately 15-feet from the IH-30 frontage road and for which a waiver is request* -- to reduce the visibility of these areas;
  - (4) A maximum of a seven (7) foot retaining wall will be permitted adjacent to Harbor Heights Drive; however, every effort should be made to reduce or remove retaining walls adjacent to pedestrian frontages. All retaining walls adjacent to pedestrian frontages will be reviewed at the time of site plan and the Planning and Zoning Commission will retain discretion with regard to proposed retaining walls between three (3) and seven (7) feet in height pending a recommendation from the Architectural Review Board (ARB);
  - (5) A seat wall shall be incorporated into the design of the proposed park/central green space adjacent to Harbor Heights Drive. The seat wall shall be designed in accordance with the design guidelines contained in *Resolution No. 10-40*;
  - (6) Pedestrian landscaping elements should be incorporated into the landscape plan submitted with the site plan. Specifically, irrigated pots should be incorporated adjacent to the seat wall along Harbor Heights Drive and throughout the development in accordance with the design guidelines contained in *Resolution No. 10-40*; and,

(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 June 11, 2019, the Planning and Zoning Commission approved a motion to recommend approval per staff's conditions of approval by a vote of 6-0, with Commissioner Lyons absent.





Z2019-013 - PD DEVELOPMENT PLAN FOR PD-32  
 ZONING - LOCATION MAP = [icon]



# City of Rockwall

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

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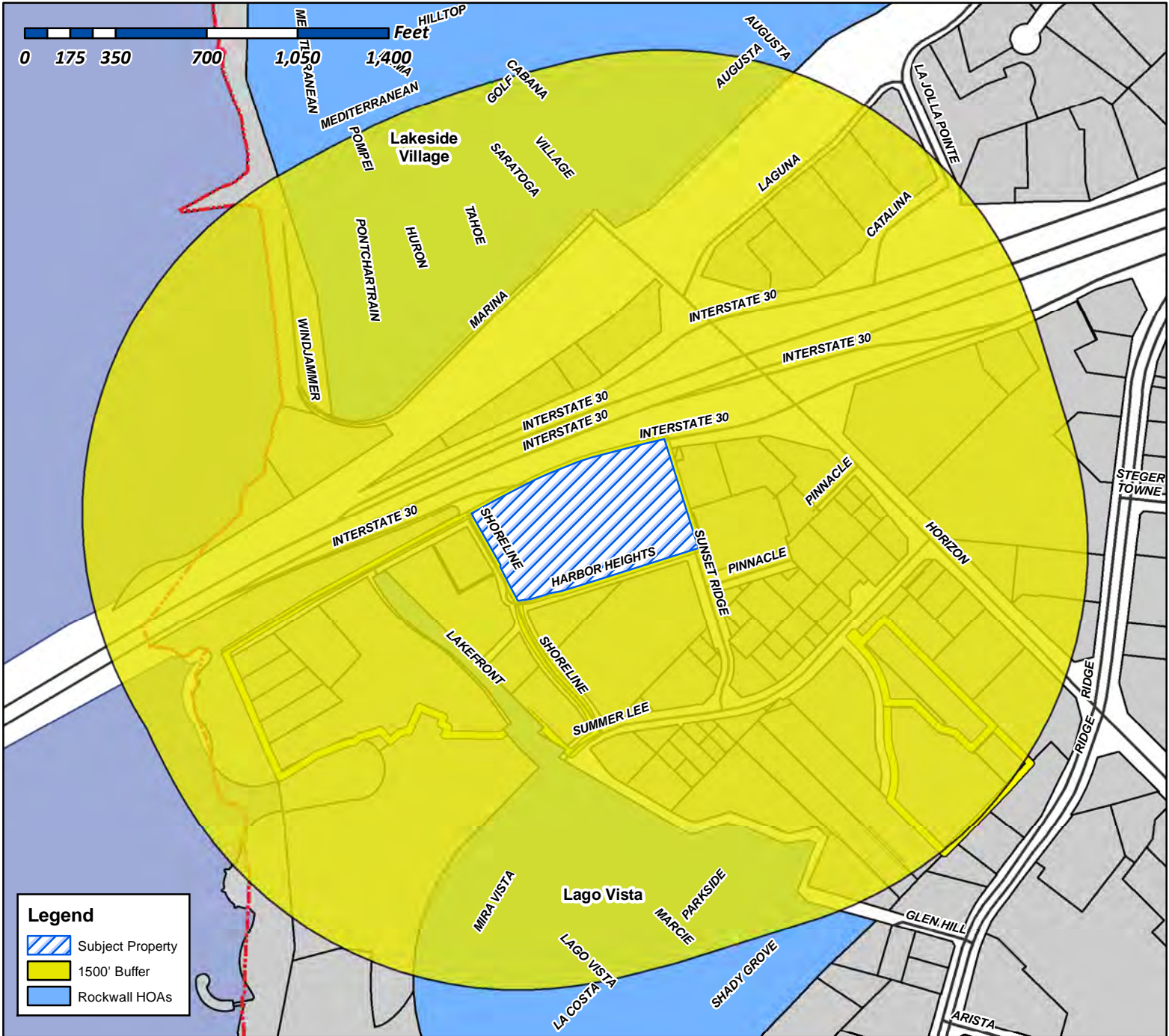




# City of Rockwall

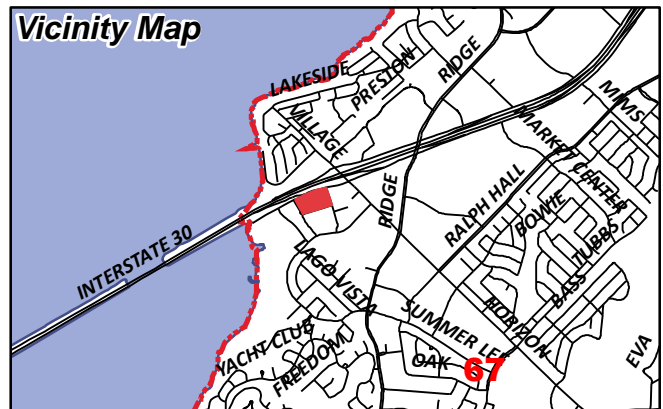
Planning & Zoning Department  
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**Case Number:** Z2019-013  
**Case Name:** PD Development Plan for PD-32  
**Case Type:** Zoning  
**Zoning:** PD-32  
**Case Address:** Sunset Ridge Dr

**Date Created:** 5/21/2019  
 For Questions on this Case Call (972) 771-7745



**From:** [Morales, Laura](#)  
**To:** [REDACTED]  
**Cc:** [Miller, Ryan](#); [Gonzales, David](#); [Brooks, Corey](#)  
**Subject:** Neighborhood Notification Program: Notice of zoning request  
**Date:** Friday, May 24, 2019 9:34:21 AM  
**Attachments:** [Z2019-013\\_HOA\\_Map.pdf](#)  
[PUBLIC NOTICE.PDF](#)

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To whom it may concern:

Per your participation in the Neighborhood Notification Program, you are receiving this notification to inform your organization and residents of a request for a zoning change that lies within 1,500 feet of the boundaries of your neighborhood or subdivision. As the primary contact for the organization, you are encouraged to share this information with the residents of your subdivision. Please find attached a map detailing the location of the subject property requesting the zoning change in relation to your subdivision boundaries. Additionally, below is a summary of the zoning request that will be published in the Rockwall Herald Banner **May 24, 2019**. The Planning and Zoning Commission will hold a public hearing on **Tuesday 6/11/2019 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday 6/17/2019 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. If you have any questions or comments regarding this request, the contact information for the Planning Department is listed below. Additional information can also be found at

<https://sites.google.com/site/rockwallplanning/development/development-cases>

**Z2019-013- Hold a public hearing to discuss and consider a request by Jimmy Strohmeyer of Strohmeyer Architects, Inc. on behalf of Dan Bobst of J-BR2, LLC for the approval of a PD Development Plan within Planned Development District 32 (PD-32), on a 2.893-acre parcel of land identified as Lot 1, Block B, Harbor District Addition, City of Rockwall, Rockwall County, Texas, situated within the Hillside Sub-District of Planned Development District 32 (PD-32), located within the IH-30 Overlay (IH-30 OV) District, located at the southwest corner of the intersection of the IH-30 frontage road and Sunset Ridge Drive, and take any action necessary.**

If this email is reaching you in error, please forward it to your HOA or neighborhood group representative and update the contact information at <http://www.rockwall.com/planning/hoa.asp>.

Sincerely,

*Laura Morales*

Planning & Zoning Coordinator  
City of Rockwall Planning & Zoning Department  
972-771-7745 | 972-772-6438  
[Lmorales@rockwall.com](mailto:Lmorales@rockwall.com) | <http://www.rockwall.com/planning/>

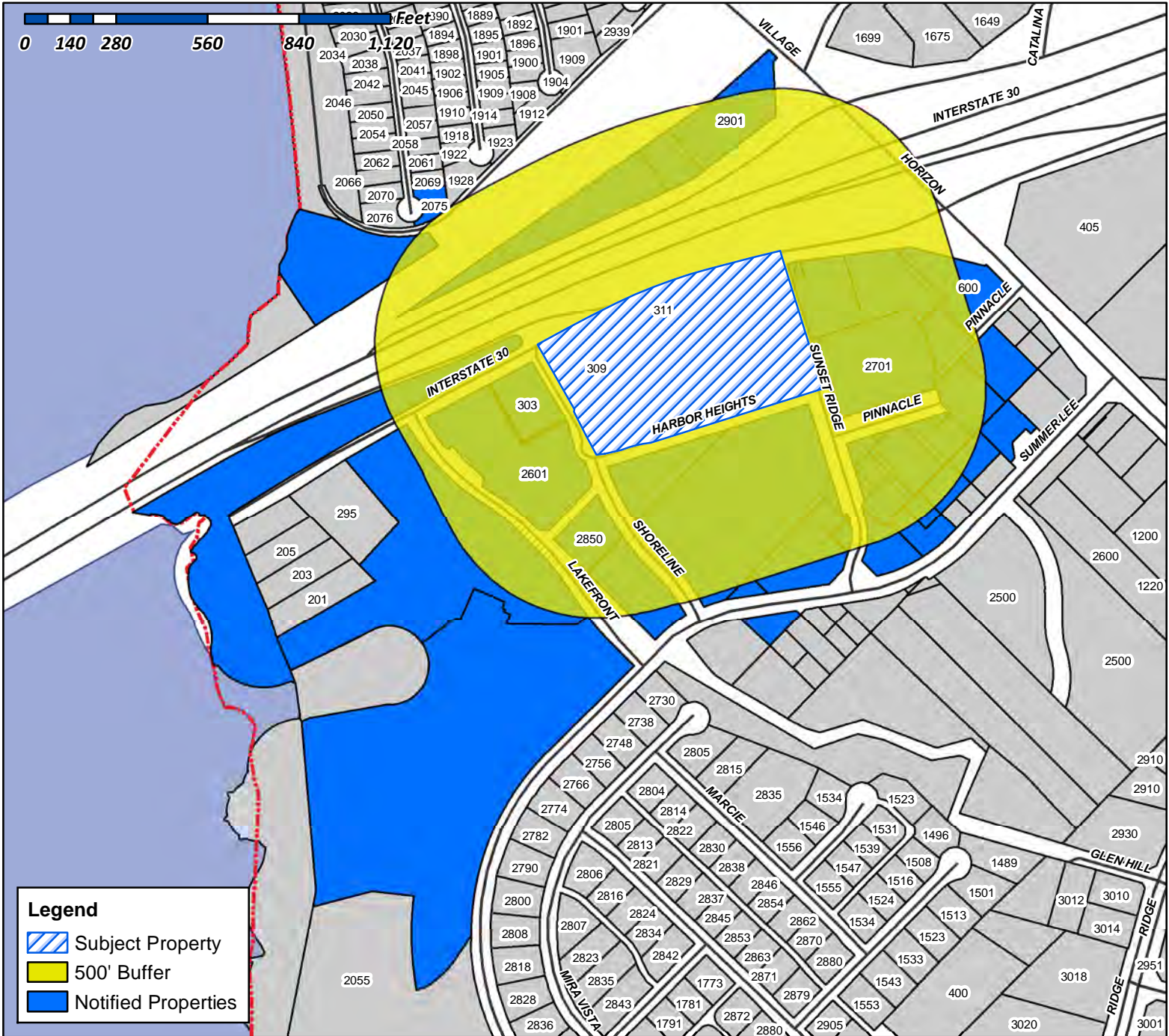




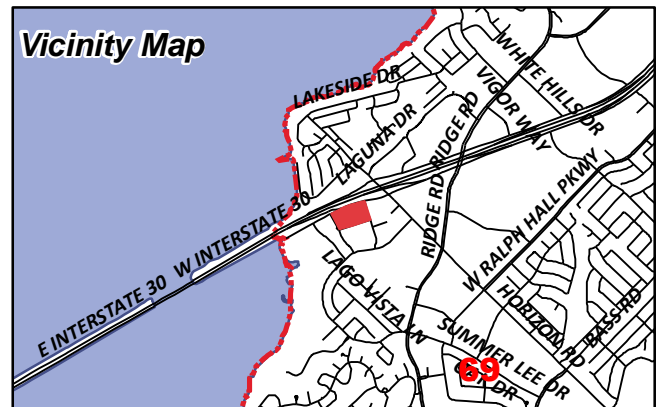
# City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
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**Case Number:** Z2019-013  
**Case Name:** PD Development Plan for PD-32  
**Case Type:** Zoning  
**Zoning:** PD-32  
**Case Address:** Sunset Ridge Dr



**Date Created:** 5/20/2019  
 For Questions on this Case Call (972) 771-7745

ANDERSON ALLEN D ETUX  
1208 S LAKESHORE DR  
ROCKWALL, TX 75087

CN ROCKWALL INVESTORS LLC  
12720 HILLCREST ROAD SUITE 650  
DALLAS, TX 75230

TRITON I-30 ROCKWALL LLC  
1845 WOODALL ROGERS FREEWAY, SUITE 1100  
DALLAS, TX 75201

MANDARI JEMA  
2075 PONTCHARTRAIN DR  
ROCKWALL, TX 75087

WHITE MICHAEL AND  
MARION E WILSON AND DIMENSIONS REAL  
ESTATE SERVICES LLC  
2304 W WHEATLAND RD  
DALLAS, TX 75232

CURRENT RESIDENT  
2601 LAKEFRONT TR SUITE 401  
ROCKWALL, TX 75032

101 HUBBARD DR LLC  
2701 SUNSET RIDGE DR SUITE 610  
ROCKWALL, TX 75032

HARBOR HEIGHTS INVESTORS LP  
2701 SUNSET RIDGE DR SUITE 610  
ROCKWALL, TX 75032

LAKEFRONT TRAIL ROCKWALL HOTEL LP  
c/o OLDHAM GOODWIN GROUP LLC  
2800 S. TEXAS AVE. SUITE 401  
BRYAN, TX 77802

LAKE FRONT TRAIL LP  
2850 SHORELINE TR SUITE 200  
ROCKWALL, TX 75032

CURRENT RESIDENT  
2901 VILLAGE DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
303 E I30  
ROCKWALL, TX 75087

CURRENT RESIDENT  
309 E I30  
ROCKWALL, TX 75087

CURRENT RESIDENT  
311 E I30  
ROCKWALL, TX 75087

FAULKNER INVESTMENT CO. LTD  
3401 MAIN ST  
ROWLETT, TX 75088

LAKESIDE VILLAGE HOMEOWNERS  
4100 VILLAGE DR  
ROCKWALL, TX 75087

BRIDGE VALHALLA INC  
519 E I 30 #157  
ROCKWALL, TX 75087

ATTICUS REAL ESTATE SERVICES INC  
5339 ALPHA RD STE 300  
DALLAS, TX 75240

EIGHTYTWO REAL ESTATE HOLDINGS LLC  
5740 PROSPECT AVE SUITE 2001  
DALLAS, TX 75206

CURRENT RESIDENT  
600 HORIZON DR SUITE 650  
ROCKWALL, TX 75032

CARSON MARK R  
701 N MUNSON RD  
ROYSE CITY, TX 75189

PA HARBOR RETAIL LLC  
8222 DOUGLAS AVENUE SUITE 390  
DALLAS, TX 75201

CLEMENTS BOB L  
PO BOX 1850  
MCKINNEY, TX 75070

CULPEPPER/SPATEX JV  
%GARY SHULTZ  
PO BOX 190569  
DALLAS, TX 75219

ROCKWALL RENTAL PROPERTIES LP  
PO BOX 818  
TERRELL, TX 75160



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

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

To Whom It May Concern:

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

**Case No. Z2019-013: PD Development Plan for PD-32**

*Hold a public hearing to discuss and consider a request by Jimmy Strohmeier of Strohmeier Architects, Inc. on behalf of Dan Bobst of J-BR2, LLC for the approval of a PD Development Plan within Planned Development District 32 (PD-32), on a 2.893-acre parcel of land identified as Lot 1, Block B, Harbor District Addition, City of Rockwall, Rockwall County, Texas, situated within the Hillside Sub-District of Planned Development District 32 (PD-32), located within the IH-30 Overlay (IH-30 OV) District, located at the southwest corner of the intersection of the IH-30 frontage road and Sunset Ridge Drive, and take any action necessary.*

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 6/11/2019 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday, 6/17/2019 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

**Ryan Miller**  
**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](mailto: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 **6/17/2019** 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 ON THE CITY'S WEBSITE:**  
[HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES](https://sites.google.com/site/rockwallplanning/development-cases)

--- PLEASE RETURN THE BELOW FORM ---

**Case No. Z2019-013: PD Development Plan for PD-32**

**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**



CITY OF ROCKWALL

ORDINANCE NO. 14-51

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING *ORDINANCE NO. 10-21* OF PLANNED DEVELOPMENT DISTRICT 32 (PD-32) AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A DEVELOPMENT PLAN FOR RETAIL/RESTAURANT PAD SITES ON A 2.893-ACRE PARCEL OF LAND IDENTIFIED AS LOT 1, BLOCK B, HARBOR DISTRICT ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request from Jimmy Strohmeyer of Strohmeyer Architects, Inc. on behalf of D. W. Bobst of J-BR2, LLC for an amendment to *Ordinance No. 10-21* of Planned Development District 32 (PD-32) and the Unified Development Code [*Ordinance No. 04-38*] for the purpose of establishing a PD Development Plan for retail/restaurant pad sites within the *Hillside Subdistrict*, on a 2.893-acre parcel of land identified as Lot 1, Block B, Harbor District Addition, City of Rockwall, Rockwall County, Texas and more fully described in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

**WHEREAS**, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 32 (PD-32) [*Ordinance No. 10-21*] and the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

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

**SECTION 1.** That Planned Development District 32 (PD-32) [*Ordinance No. 10-21*] and the Unified Development Code [*Ordinance No. 04-38*], as heretofore amended, shall be further amended by adopting this PD Development Plan and amending the official zoning map of the City of Rockwall for the *Subject Property*; and,

**SECTION 2.** That development of the *Subject Property* shall generally be in accordance with the PD Development Plan, described in *Exhibit 'B'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'B'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*; and,

**SECTION 3.** That development of the *Subject Property* shall generally be in accordance with the Concept Building Elevations, described in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*; and,



**SECTION 4.** That the *Subject Property* shall be used only in the manner and for the purposes provided for in Planned Development District 32 (PD-32) [*Ordinance No. 10-21*], the Unified Development Code [*Ordinance No. 04-38*], and in compliance with the following conditions and requirements:

- 1) Development of this property shall generally conform to the *PD Development Plan* depicted in *Exhibit 'B'* of this ordinance;
- 2) Development of this property shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of this ordinance;
- 3) All buildings shall be developed with consideration to the pedestrian access adjacent to Harbor Heights Drive. Additionally, the design of the buildings shall include four (4) sided architecture that creates a dual entry appearance, with buildings fronting on to IH-30 and Harbor Heights Drive;
- 4) Building façades must be situated no greater than 27-feet from the build-to-line adjacent to Harbor Heights Drive;
- 5) All building materials and color schemes proposed for this development should conform to the requirements stipulated by Planned Development District 32 (PD-32);
- 6) Prior to the issuance of a Building Permit the applicant shall submit and seek approval for a detailed *PD Site Plan* that demonstrates compliance with all applicable standards of Planned Development District 32 (PD-32) [*as amended*] and with the requirements approved in this ordinance;
- 7) All buildings throughout the development shall be constructed with a consistent design scheme, and be approved by the Architectural Review Board (ARB) at the time of the *PD Site Plan*;
- 8) Prior to the issuance of a Building Permit the applicant shall submit and seek approval for a replat that indicates all necessary easements; and,
- 9) The proposed uses for this development shall be required to demonstrate that they have access to a sufficient number of parking spaces within the development itself to support the use.

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

**SECTION 6.** 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, 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;

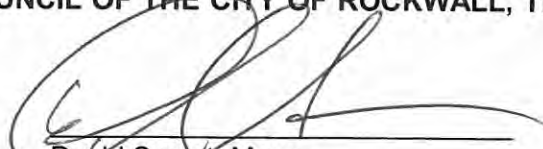
**SECTION 7.** The standards in this ordinance shall control in the event of a conflict between this



ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

**SECTION 8.** That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides;

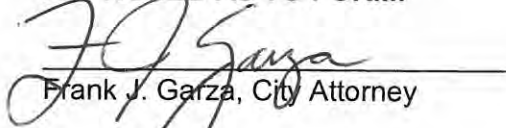
**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,  
THIS THE 17<sup>TH</sup> DAY OF NOVEMBER, 2014.**

  
David Sweet, Mayor

**ATTEST:**

  
Kristy Ashberry, City Secretary

**APPROVED AS TO FORM:**

  
Frank J. Garza, City Attorney



1<sup>st</sup> Reading: 11/03/2014

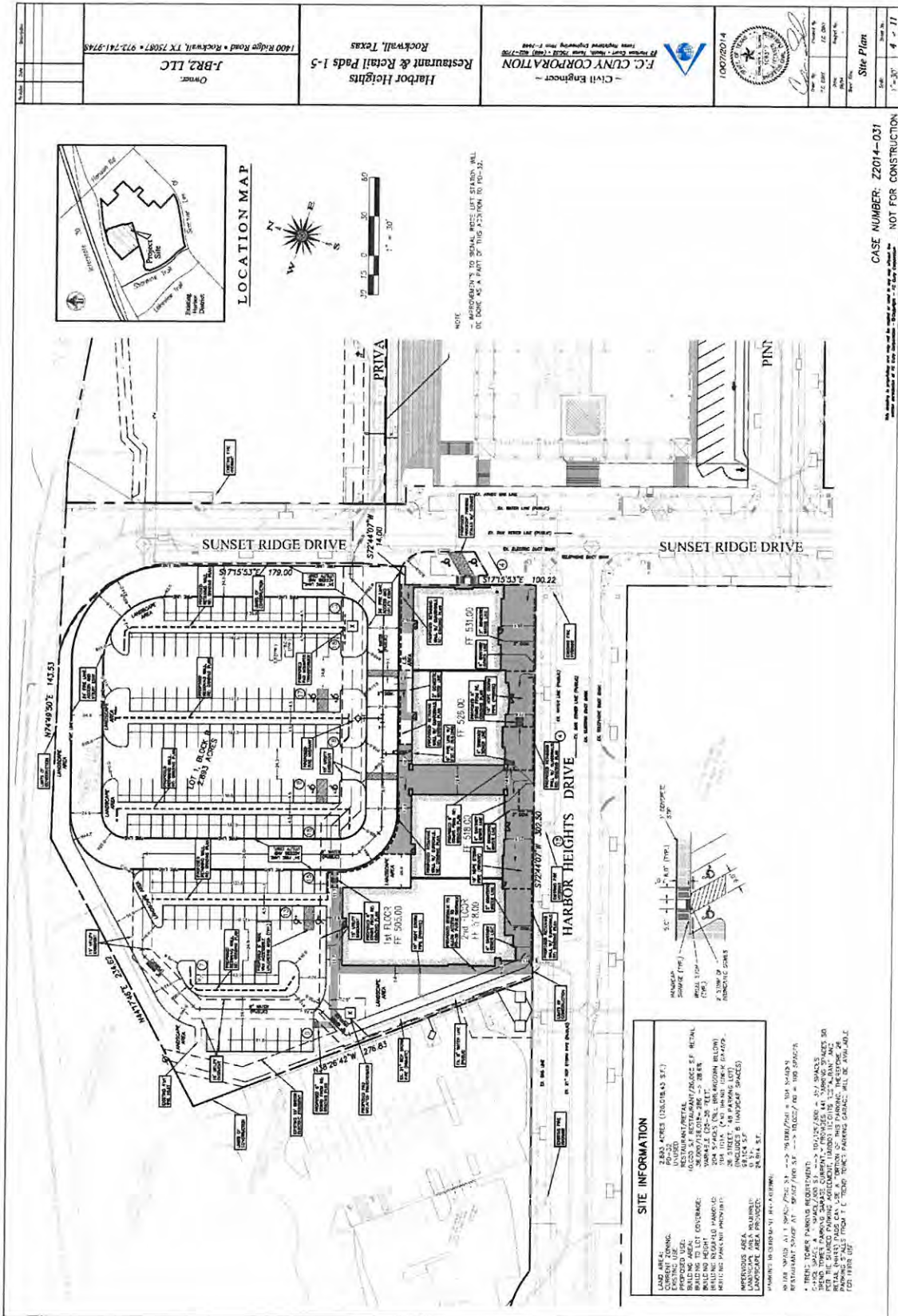
2<sup>nd</sup> Reading: 11/17/2014

**Exhibit 'A':  
Legal Description  
(Lot 1, Block B, Harbor District Addition)**





# Exhibit 'B': PD Development Plan



**Exhibit 'C':  
Building Elevations**



**STROHMEIER  
ARCHITECTS INC.**

Consultants:

CIVIL

STRUCTURAL

M/E/P

FOOD SERVICE

LANDSCAPING

ELEVATIONS

**NOT FOR  
CONSTRUCTION**

**OWNER  
JLR22, LLC  
1400 RIDGE ROAD  
ROCKWALL, TEXAS  
75087**

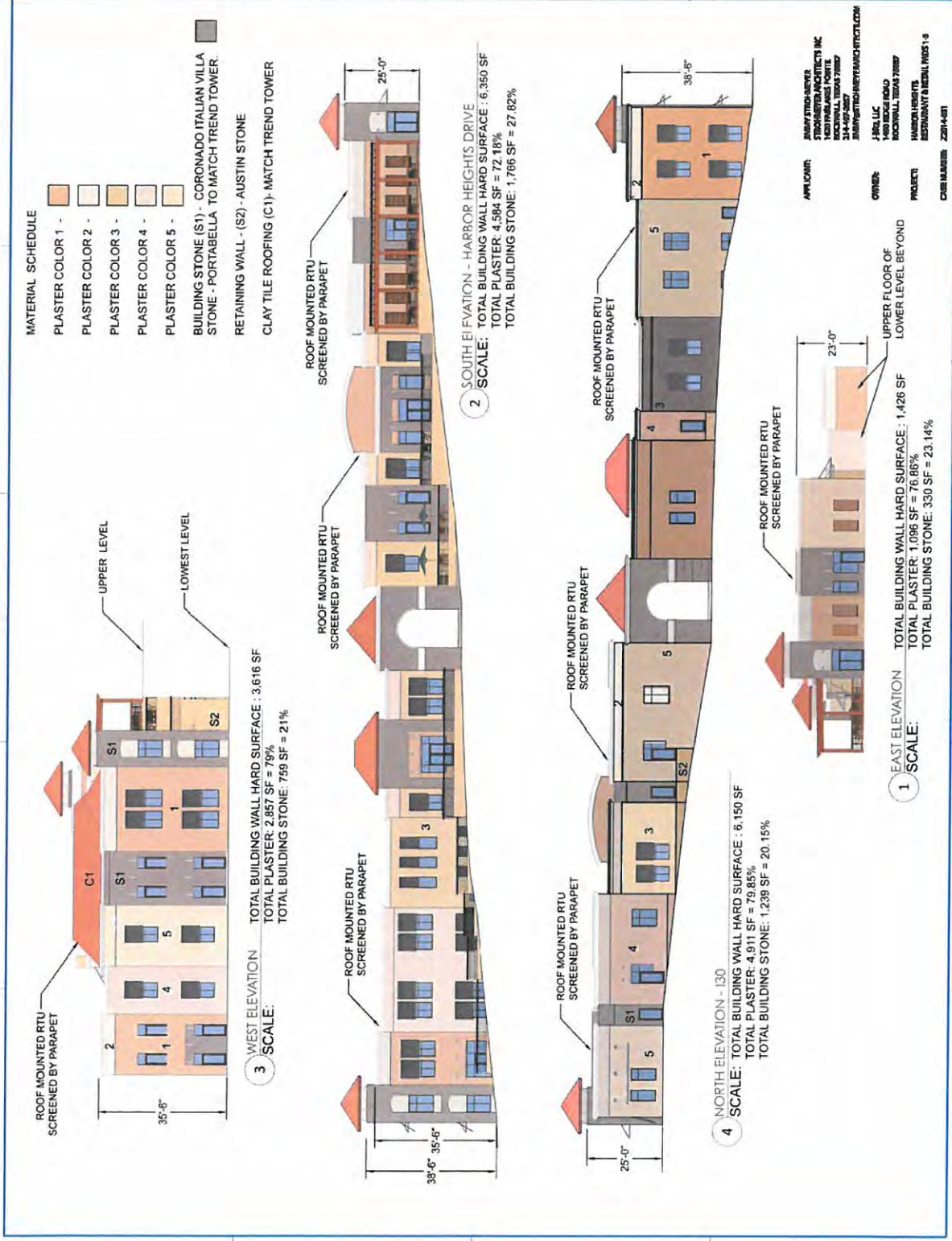
**HARBOR HEIGHTS  
RESTAURANT &  
RETAIL PADS 1-5  
ROCKWALL, TEXAS**

Project Number: 081532  
Drawing Date: 02/29/14  
Drawn By: [Redacted]  
Checked By: [Redacted]  
Scale: AS SHOWN  
ACAD File: HHR22-20214-C0208.dwg  
© 2014 Strohmeier Architects, Inc.

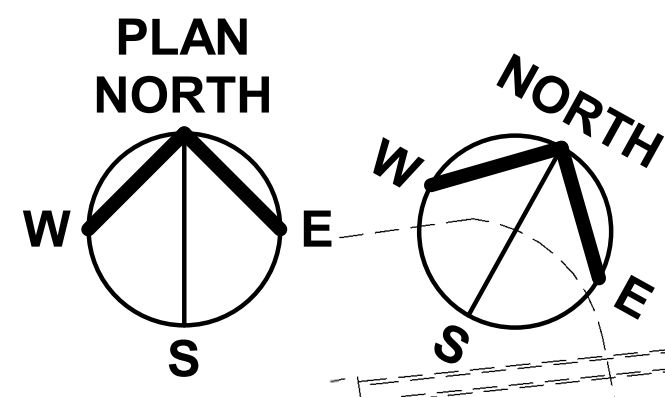
Revisions:

Sheet Title:

**A-201**







P.O.

Interstate

TERESA M.  
VOLUME 211,  
D.R.R.C.

PLAZA ADDITION  
D, SLIDE 28  
R.C.T.

LOT  
2.893 AC  
26,018.45  
BLOCK

HARBOR HEIGHTS TO  
PARCELS  
31 -  
4011-00444  
D.R.R.C.T.

DOC #2013  
D.R.R.C.

BLOCK B  
3 ACRES

ENTRANCE  
68' - 11 3/8"  
RETAIL  
FF = 516.00'  
4,000 SF

VIPLEX  
700 SF  
PARK

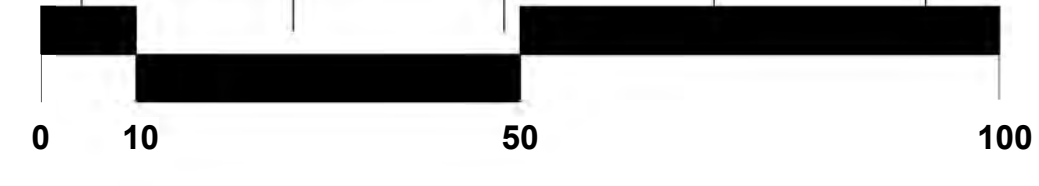
ENTRANCE  
119' - 10 7/8"  
BANK  
FF = 526.00'  
2,500 SF  
2 STORY  
FF = 531.00'  
15,200 SF

RESTAURANT  
FF = 527.00'  
6,000 SF

RESTAURANT  
FF = 528.00'  
2,500 SF  
FF = 529.00'  
2,500 SF

**1 DEVELOPMENT CONCEPT PLAN**

1" = 20'-0"



63% FRONTAGE PROVIDED  
HARBOR HEIGHTS DRIVE

IRRIGATED POTS WITH LANDSCAPING  
ADJ. TO BUILDINGS - TYP. AT HARBOR  
HEIGHTS DR.

SUNSET RIDGE DRIVE

TREND TOWER

**Z2019-013**

**PRELIMINARY - NOT FOR CONSTRUCTION, PERMITTING OR REGULATORY APPROVAL**



**STROHMEYER**  
ARCHITECTS INC.

CIVIL  
FC CUNY CORPORATION  
#2 HORIZON COURT  
SUITE 500  
HEATH, TEXAS 75032

Project Number:  
Drawing Date: 5.16.2019  
Drawn: PC  
Checked: JS  
Scale: 1" = 20'-0"

© 2018 Strohmeier Architects, Inc.

Revisions:

#	Revision Date	Revision Description

Sheet Title:  
**DEVELOPMENT  
CONCEPT PLAN**

**A100**

E:\MY DOCUMENTS\HRRR SCHEME\_1\_prcraddock.rvt

6/3/2019 12:22:52 PM



CITY OF ROCKWALL

ORDINANCE NO. 19-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING *ORDINANCE NO. 14-51 & 17-22* OF PLANNED DEVELOPMENT DISTRICT 32 (PD-32) AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A PD DEVELOPMENT PLAN FOR RETAIL/RESTAURANT PAD SITES ON A 2.893-ACRE PARCEL OF LAND IDENTIFIED AS LOT 1, BLOCK B, HARBOR DISTRICT ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request from Jimmy Strohmeier of Strohmeier Architects, Inc. on behalf of D. W. Bobst of J-BR2, LLC for an amendment to *Ordinance No. 14-51* of Planned Development District 32 (PD-32) [*Ordinance No. 14-51*] and the Unified Development Code [*Ordinance No. 04-38*] for the purpose of establishing a PD Development Plan for retail/restaurant pad sites within the *Hillside Subdistrict*, on a 2.893-acre parcel of land identified as Lot 1, Block B, Harbor District Addition, City of Rockwall, Rockwall County, Texas and more fully described in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

**WHEREAS**, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 32 (PD-32) [*Ordinance No.'s 14-51 & 17-22*] and the Unified Development Code [*Ordinance No. 04-38*] 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. 14-51*;

**SECTION 2.** That Planned Development District 32 (PD-32) [*Ordinance No. 17-22*] and the Unified Development Code [*Ordinance No. 04-38*], as heretofore amended, shall be further amended by adopting this PD Development Plan and amending the official zoning map of the City of Rockwall for the *Subject Property*; and,

**SECTION 3.** That development of the *Subject Property* shall generally be in accordance with the PD Development Plan, described in *Exhibit 'B'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'B'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*; and,

**SECTION 4.** That the *Subject Property* shall be used only in the manner and for the purposes provided for in Planned Development District 32 (PD-32) [*Ordinance No. 17-22*], the Unified Development Code [*Ordinance No. 04-38*], and in compliance with the following conditions and requirements:

- 1) Development of this property shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance;
- 2) All buildings shall be developed with consideration to the pedestrian access easements/pedestrian ways perpendicular to Harbor Heights Drive, and a seat wall shall be incorporated into the area identified as *Park* in the *Concept Plan* depicted in *Exhibit 'B'*. The pedestrian access easements/pedestrian ways shall be consistent with the design guidelines contained in *Resolution No. 10-40*;
- 3) All pedestrian access easements/pedestrian ways shall be required to be dedicated as easements at the time the property is replatted;
- 4) All building materials and color schemes proposed for this development should conform to the requirements stipulated by Planned Development District 32 (PD-32) [*as amended*];
- 5) Prior to the issuance of a building permit the applicant shall submit and seek approval for a detailed *PD Site Plan* that demonstrates compliance with all applicable standards of Planned Development District 32 (PD-32) [*as amended*] and with the requirements approved in this ordinance;
- 6) All buildings throughout the development shall be constructed with a consistent design scheme, incorporate four (4) sided architecture that creates a dual entry appearance, and be approved by the Architectural Review Board (ARB) at the time of the *PD Site Plan*;
- 7) Prior to the issuance of a building permit the applicant shall submit and seek approval for a replat that indicates all necessary easements; and,
- 8) The proposed uses for this development shall be required to demonstrate that they have access to a sufficient number of parking spaces within the development itself to support the use.

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

**SECTION 6.** 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, 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 7.** The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

**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 1<sup>ST</sup> DAY OF JULY, 2019.**

\_\_\_\_\_  
Jim Pruitt, *Mayor*

**ATTEST:**

\_\_\_\_\_  
Kristy Cole, *City Secretary*

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Frank J. Garza, *City Attorney*

1<sup>st</sup> Reading: June 17, 2019

2<sup>nd</sup> Reading: July 1, 2019

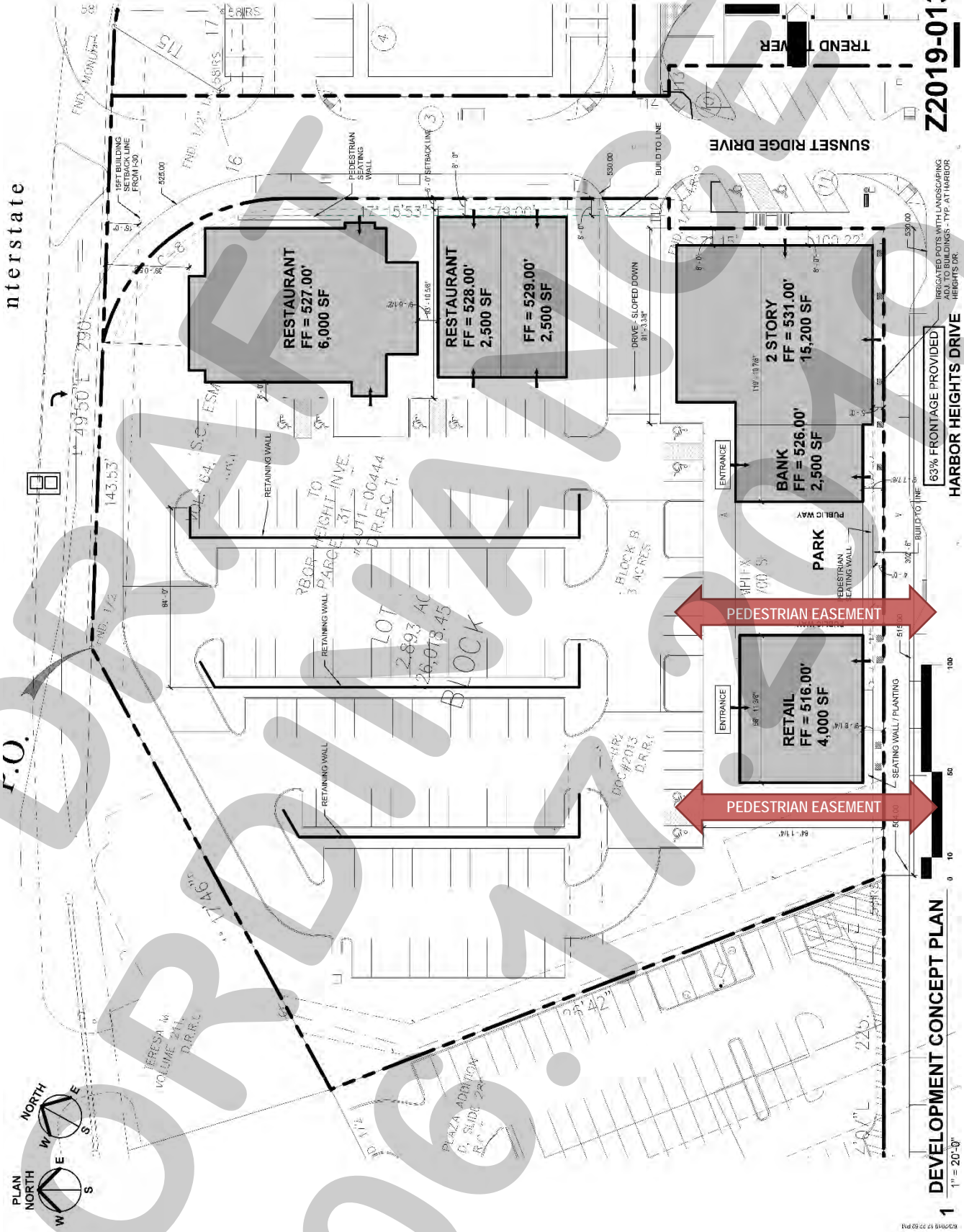
**Exhibit 'A':  
Legal Description  
(Lot 1, Block B, Harbor District Addition)**





Exhibit 'B':  
Concept Plan

Z2019-013

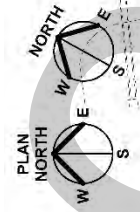


63% FRONTAGE PROVIDED  
HARBOR HEIGHTS DRIVE

1 DEVELOPMENT CONCEPT PLAN  
1" = 20'-0"

Interstate

r.o.



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City of Rockwall  
*The New Horizon*

## MEMORANDUM

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**TO:** Mayor and City Council  
**FROM:** Rick Crowley, City Manager  
**DATE:** June 14, 2019  
**SUBJECT:** Strategic Planning Report

---

As previously indicated, I will be providing a report to the Council on the status of strategic planning which will include a status update on current and completed initiatives as well as upcoming initiatives identified by the various departments of the City in support of the Council-adopted strategic goals. We will, of course, welcome comments and suggestions from the Mayor and Council as well. If there are additions, changes, or corrections it will be a good time to make those as well.

The following report continues use of the format which has been used in the past; however, several prior initiatives that have been completed (or which have become a part of day-to-day operations and, thus, are no longer strategic) have been moved to a separate section following the more current presentation of strategic planning items.

If you have any questions, please let me know.



**Strategy 1: Maintain percentage of residential assessed value close to 67%.**

Department	Departmental Strategic Goal	Strategic Initiatives	Target Completion Date	Completion
Finance	Initiate an acquisition process for the "Right to Serve" the 23 unique areas of the City which are served by rural Water Supply Corporations (WSC).	Contract renewal negotiations in progress which will include acquisition and strong caps on new connections	Q1 FY 2020	
P&Z	Balance and maintain the city's current land use ratio.	Determine and implement response to changes in state law affecting our development standards and processes	Q4 FY 2019	
Public Works	Assist the development community to better understand the infrastructure requirements and provide decision makers with the tools to allow for optimal selection of development options.	Assess the drainage and floodways as shown in the current Master Drainage Study to provide better information to the development community within the city limits and our ETJ.	Q4 FY 2020	Phase 1 will be complete by September 30, 2019
		Present revised Standards of Design and Construction to City Council for adoption, then inform and educate the development community regarding the criteria for development within the city.	Q2 FY 2019	Revise to Q4 FY 2019 to adopt Standards of Design
		Complete Master Water/Sewer Plan update and Water and Sewer Impact Fee Study to present to City Council for adoption.	Q4 FY 2019	On schedule

PARD	Ensure developers make equitable contributions to the park system	Evaluate the current Parkland Dedication ordinance relative to future needs, costs alignment with Comprehensive Plan	Q2 FY 2019	Park Board Subcommittee assigned to review. In progress - revise to Q4 FY 2019
		Park Board to develop and present recommendations to City Council for consideration.	Q3 FY 2019	Revise to Q4 FY 2019
		Produce report and recommendation on implementing the Comprehensive Plan policy for non-residential park contributions as indicated in the adopted plan.	Q1 FY 2020	

**Strategy 2: Maintain the high per capita sales tax revenue of \$399.**

Department	Departmental Strategic Goal	Strategic Initiatives	Target Completion Date	Completion
Administration	Develop strong relationship with Retail Developers and Brokers	Use information from relationships with retail developers and brokers to assess current zoning requirements applicability to emerging detail trends	Q2 FY 2020	
		Propose short and long-term alternatives for use of Hotel Occupancy Tax (HOT) Revenue.	Provide assistance to the Council to explore alternatives for future Convention and Visitors Bureau activities and related fund uses	Q2 FY 2019
		Schedule work session with local and statewide HOT related groups as directed and prepare strategic plan for consideration	Q1 FY 2020	
	Preserve and protect commerce in the I-30 corridor during I-30 construction	Coordinate with Royse City, Fate and Rowlett: I-30 construction response program	Q1 FY 2020	
P&Z	Maintain or increase the current per capita sales tax revenue.	Review the City's zoning code to ensure regulations on non-commercial development are not a hindrance to attracting high-quality development.	Q1 FY 2020	
		Use information from relationships with retail developers and brokers to assess current zoning requirements applicability to emerging retail trends	Q1 FY 2021	



**Strategy 3: Develop and implement a thoughtful and funded long term street/sewer/water infrastructure plan.**

Department	Departmental Strategic Goal	Strategic Initiatives	Target Completion Date	Completion
Administration	Provide assistance in the development of a long-term plan for boundary planning, future annexation, water and wastewater service options.	Develop water/wastewater planning for future growth.	Q2 FY 2020	
	Define the City's role in developing an overall plan for the Outer Loop.	Engage with state and regional officials to help facilitate planning for route studies south of I-30.	Q1 FY 2020	
		Engage with Rockwall County Consortium in ways to accelerate beginning of construction of outer loop (North).	Q3 FY 2020	
PARD	Develop South Community Park.	Identify and acquire ~50 acre site south of I-30 for the south community park.	Q2 FY 2020	
	Develop Lakeside Park	Expand takeline lease area to secure the opportunity to develop a lakeside park and open space, from the Shores Golf Course north to the county line	Q3 FY 2019	Pending Dallas City Council agenda items
		Conduct preliminary cost estimates, phasing of development, and determine funding source and potential grant opportunities	Q4 FY 2020	
Public Works	Develop an infrastructure life cycle management program that provides a comprehensive review of the investments needed to sustain service through the operations, maintenance, and renewal of existing infrastructure.	Complete engineering design of 8 street rehabilitation projects within the 2018 Street Bond funding	Q4 FY 2020	

Public Works		Highland Drive and portions of Stonebridge and Shoretrail project construction to commence	Q2 FY 2019	Construction near completion on Highland Drive
		Begin implementation of program to replace water pipes below six-inch in diameter, related to pressure, and fire protection issues	Q4 FY 2020	The 2018 Street Bond projects will replace all water lines less than eight-inch, but non-street bond water projects are pending funding source
		Begin implementation of program to replace sewer pipes constructed of vitrified clay tile (VCT), cast iron, and ductile iron.	Q4 FY 2020	The 2018 Street Bond projects will replace all sewer lines not constructed of PVC, but non-street bond sewer projects are pending funding source

**Strategy 4: Public Safety**

Department	Departmental Strategic Goal	Strategic Initiatives	Target Completion Date	Completion
Administration	Enhance public notification of severe weather in Rockwall	Implement replacement program for aging outdoor emergency warning siren system	Q1 FY 2020	
HR	Staff will work with Council to begin the development of a comprehensive, in-house study of employee compensation for FY 2019	Work with Council to propose and adopt compensation philosophies and specific goals	Q4 FY 2019	Historical and current compensation information has been provided to Council Subcommittee. Work with Council Subcommittee is underway.
		Work with hiring supervisors and interview boards to evaluate causes and pursue alternatives to resolve identified recruitment and retention challenges.	Q4 FY 2019	
Fire	Provide on duty staffing levels sufficient to respond simultaneously to a structure fire in a single family home and a second incident, e.g. a motor vehicle collision (MVC) – 16 on duty personnel to be achieved utilizing full-time and/or part-time personnel	Have 100% of new recruits trained to the level of TCFP Basic Firefighter within 6 months of their start date	Q2 FY 2019	Complete - Although we have not brought on additional volunteers in some time, we have a program to get personnel certified should we recruit new volunteer members. The process is taking closer to 9 months than 6.
		Conduct 2 semi-annual, multi-company live fire drills	Q4 FY 2020	



Fire		Have 100% of Driver Engineers and higher ranking positions certified in Blue Card ICS.	Q1 FY 2020	
		In conjunction with RPD, develop a concept plan for a regional police/fire training facility.	Q2 FY 2020	
	Provide rapid response times for service delivery	Report quarterly on our ability to have a full alarm assignment (13 adequately trained personnel) on scene at working structure fires within 8 minutes 90% of the time.	Q1 FY 2020	
	Open new fire stations as needed	Evaluate the need for and/or begin the planning of an additional station when: (1)The number of built-upon street miles in a district without a station is equal to 50% of the average built-upon street miles in districts with stations  (2)The number of calls for service in a district without a station is 50% of the average number of calls for service in districts with stations  (3)When drive times to calls for service in a district without a station exceed 4 minutes 50% of the time	Ongoing assessment	Ongoing assessment
	Implement policies and programs that assist in minimizing community risks.	Establish a community risk-based fire inspection program.	Q4 FY 2019	Initial steps are complete. We anticipate refining the process upon the completion of the grant-funded community risk assessment, which will be completed in August 2019.

Fire		Improve efficiency of inspections.	Q3 FY 2019	Mobile Eyes software has been purchased and is expected to be fully implemented by the end of June 2019
		Enhance public education programs offered within the City through the implementation of a Public Educator.	Q2 FY 2020	
		Implement a Jr. Fire Academy Summer Camp Program.	Q4 FY 2019	
		Implement a Fire Explorer Program.	Q1 FY 2020	
		Implement a Company Officer Annual Inspection Program.	Q3 FY 2020	
	Retain or improve the ISO rating which is currently a 2.	Work to ensure that organizational decisions concerning communications, fire operations, water supply, and fire prevention and public education are consistent with maintaining said ISO rating.	Ongoing assessment	Ongoing assessment
	Attain Texas Fire Chiefs Assoc. Best Practices Recognition	Complete 1/3 of the total 117 Best Practices	Q4 FY 2020	
PD	Ensure safety and security through crime prevention and crime reduction.	Improving outcomes for people with mental health issues with a full-time mental health officer. The Mental Health Officer would collaborate with mental health professionals, provide compassionate and dedicated specialized police response to mental health consumers and their families. In an effort to reduce demands on police resources, while improving safety for officers, and our community.	Q1 FY 2020	

		Utilize License Plate Reader to enhance officers' abilities to recover stolen vehicles, locate missing persons, and retrieve valuable data for investigative purposes.	Q1 FY 2020	
	Ensure organizational Wellness and Resiliency	Schedule educational seminar for officers, supervisors and spouses to help understand and deal with "Reducing Organizational Stress in Law Enforcement."	Q2 FY 2020	



**Strategy 1: Maintain percentage of residential assessed value close to 67%.**

Department	Departmental Strategic Goal	Strategic Initiatives	Target Completion Date	Completion
Finance	Ensure rates are established sufficient to account for future water/wastewater system costs.	Complete rate study and present results to Council for consideration and implementation	Q1 FY 2019	Complete
P&Z	Balance and maintain the city's current land use ratio.	Amend the Comprehensive Plan to incorporate policies targeted at maintaining the current ratio of residential to non-residential assessed value.	Q1 FY 2019	Complete
		Re-evaluate the Future Land Use Map to ensure compliance to the targeted ratio and make any necessary corrections.	Q1 FY 2019	Complete
		Develop a process to provide the City Council with information relating to land use ratios and assessed value ratios with every zoning case.	Q1 FY 2020	Complete
		Revise the Planning and Zoning Division's case memorandums to include information concerning changes to the City's targeted ratio of residential to non-residential assessed value.	Q2 FY 2019	Complete

**Strategy 2: Maintain the high per capita sales tax revenue of \$399.**

Department	Departmental Strategic Goal	Strategic Initiatives	Target Completion Date	Completion
Administration	Finalize appropriate retail development and recruitment initiatives related to achievement of strategic/financial strategies of the City Council.	Work with the City Council to determine appropriate City and EDC role in retail recruitment including any associated costs that may be applicable.	Q1 FY 2020 finalize & report	Complete - the REDC Board prior policy of not emphasizing retail reconfirmed
	Propose short and long-term alternatives for use of Hotel Occupancy Tax (HOT) Revenue.	Provide assistance to the Council to explore alternatives for future Convention and Visitors Bureau activities and related fund uses	Q2 FY 2019	Complete
P&Z	Maintain or increase the current per capita sales tax revenue.	Amend the comprehensive plan to layout the city's demographic data and perceived trade area.	Q1 FY 2019	Complete
		Create IH-30 commercial corridor plan targeted at emphasizing strategic properties and development opportunities.	Q3 FY 2019	Complete

**Strategy 3: Develop and implement a thoughtful and funded long term street/sewer/water infrastructure plan.**

Department	Departmental Strategic Goal	Strategic Initiatives	Target Completion Date	Completion
Administration	Provide assistance in the development of a long-term plan for boundary planning, future annexation, water and wastewater service options.	Prepare and assemble data for City Council to consider regarding boundary planning, future annexation, water and wastewater service options.	Q4 FY 2019	Complete
	Define the City's role in developing an overall plan for the Outer Loop.	Work with County and other cities north of I-30 and encourage completion of more detailed route study north of I-30.	Q4 FY 2019	Complete

## Strategy 4: Public Safety

Department	Departmental Strategic Goal	Strategic Initiatives	Target Completion Date	Completion
Fire	Provide on duty staffing levels sufficient to respond simultaneously to a structure fire in a single family home and a second incident, e.g. a motor vehicle collision (MVC) – 16 on duty personnel to be achieved utilizing full-time and/or part-time personnel	Enhance the training program through the implementation of a Training/Safety Officer position (part-time to full-time position)	Q1 FY 2019	Complete
		Enhance the accountability system so that personnel can be organized into crews on 100% of incidents	Q1 FY 2019	Complete
		Have 100% of new recruits trained to the level of TCFP Basic Firefighter within 6 months of their start date	Q2 FY 2019	Complete - Although we have not brought on additional volunteers in some time, we have a program to get personnel certified should we recruit new volunteer members. The process is taking closer to 9 months than 6.
		Evaluate the benefit of certifying personnel in Blue Card ICS	Q2 FY 2018	Complete
	Ensure the health and safety of the membership	100% of members to complete a Huguley Assessment (or similar assessment) annually	Q1 FY 2019	Complete
		Develop a program for the cleaning and inspection (and documentation of said cleaning and inspection) of 100% of PPE on an annual basis.	Q3 FY 2018	Complete
	Provide rapid response times for service delivery	Report quarterly on our ability to have a 4 minute drive time or less to 90% of code 3 incidents within the city limits	Q2 FY 2018	Complete
	Replace fire apparatus at the end of its useful life	Evaluate apparatus replacement guidelines	Q4 FY 2018	Complete

		Evaluate the type of apparatus (ladder, engine, etc.) that are housed in stations	Q4 FY 2018	Complete
		Enhance fire investigation through improved policies and procedures.	Q2 FY 2019	Complete
PD	Ensure safety and security through crime prevention and crime reduction.	Enhance school safety by expanding our School Resource Officer program, requiring an additional sergeant position in the Community Services Unit	Q1 FY 2019	Complete
		Implement the Guardian Program that is designed to assist officers during encounters with members of the community with special needs. Officers will have access to critical information that is collected in advance on Alzheimer's, Autism or other intellectual or mental health disabilities to help safely reunite families of registered participants.	Q1 FY 2019	Complete
	Improve transparency and accountability within our community.	Upgrade our current TASER Less Lethal to the new TASER Smart Weapon that is built on an all-digital platform. The new devices have the ability to regulate charge output, perform health checks, update firmware over the web, and provide analytics, displaying how and when someone uses the device.	Q2 FY 2018	Complete
	Improve departmental recruiting and retention of police officers	Evaluate recruitment and retention options through study and comparison and provide recommendation to the City Manager. Schedule Officers, Supervisors and family educational sessions to help understand and deal with "Organizational Stressor in Law Enforcement."	Q3 FY 2019	Complete



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City of Rockwall  
*The New Horizon*

**MEMORANDUM**

**TO: Rick Crowley, City Manager**  
**FROM: Mary Smith, Assistant City Manager**  
**DATE: June 14, 2019**  
**SUBJECT: Budget Planning Overview**

Tax Rate Overview

The City is developing the FY2020 budget with preliminary tax information from the Rockwall Central Appraisal District (RCAD). RCAD is working through the protest period now. All of the below figures and calculations are based on **estimates** as we know them now. Final figures are due to the taxing entities in late July. For example, the total assessed value has been preliminarily reported to the City as \$6,011,892,072 and is not used in any planning since it changed as soon as the first protest relief was granted.

Assessed Value	\$ 5,891,654,231
Senior Property Values	590,103,724

Percentage Increase:	
Overall	3.49%

Effective Tax Rate Estimate	40.37 cents per hundred
Current FY19 Tax Rate	40.21 cents per hundred

Estimated Debt Service Tax Rate	18.07 cents per hundred (current rate is 17.92 cents)
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Rollback Rate Estimate	42.84 cents per hundred
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Debt Projections

We anticipate issuing approximately \$27,000,000 in new debt in late FY 2019 for which the first interest and principal payments will be due in FY20. This will include the remainder of the construction dollars for the roadway bond projects approved in the 2012 bond election which include County Line Road, Summit Ridge and Lakeshore, the first

installment of engineering and project costs for the 2018 bond election, and two fire truck which were approved late last year and for which we will accept delivery late summer.

### Water and Sewer Fund

Following the comprehensive rate study completed in late 2018 rates were increased for calendar year 2019. Consumption and the corresponding billings have increased significantly despite a rainy spring. We still see about 45% of all our sales in the summer months. The financial position of the water and sewer fund has strengthened due to the increased rates and consumption. The district has notified the City of the intent to increase the cost of treated water by 5% as well as double-digit increases in the regional wastewater systems due to plant maintenance and expansion needs.

### Revenue Projections

Staff has estimated total General Fund revenues for fiscal year 2020 to be at least \$39,033,000.

We are carefully considering the estimation of sales tax revenue for fiscal year 2020. The 2019 revenues were projected to increase by 3% but instead are in the 5.2% range. Looking back at increases for the last five, ten and fifteen year period shows average growth of 4.88 – 7.27% each of those periods.

An additional major source of revenues for the City – Building Permits, and other construction related revenues, have moderated from the increases seen in FY2017-18 and we will be cautious in projecting that major revenue source.

Franchise fees continue to decline from prior years due in large part to the transition away from AT&T's Uverse and back to satellite dish technology. The introduction of Uverse a number of years ago caused our Cable franchise fees to more than double. Telephone franchise fees continue to steadily decline. Recent changes in state law regarding telecommunications franchise fees will cause this revenue source to decrease. Electric and Gas increase each year though.

### Total Requested Expenditures

Department budget requests were submitted and the total is \$42,814,691. The department heads were instructed to complete their budgets asking for those items or personnel they feel are needed for next year without regard to the potential for funding. This practice of the last several years allows Council to see the full impact of items that may be deferred due to a lack of available funding.

Meetings with department heads are underway and the process of building the proposed budget is in progress. As always, it is the obligation of the City Manager to propose a "balanced budget" to the Council for consideration. We are coordinating Council calendars to find a date to propose for the budget work session.

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