

## ROCKWALL CITY COUNCIL REGULAR MEETING

Monday, May 01, 2023 - 5:00 PM

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

**I. Call Public Meeting to Order**

**II. Executive Session.**

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

1. Discussion regarding possible sale/purchase/lease of real property in the vicinity of the downtown area, pursuant to Section §551.072 (Real Property) and Section §551.071 (Consultation with Attorney)
2. Discussion regarding process associated with filling upcoming vacancy for City Council Member - Place 4, pursuant to Section 551.074 (Personnel Matters) and Section §551.071 (Consultation with Attorney)
3. Discussion regarding status of *North TX Municipal Water District (NTMWD) v. City of Heath* lawsuit, pursuant to Section 551.071 (Consultation with Attorney)

**III. Adjourn Executive Session**

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

**V. Invocation and Pledge of Allegiance - Councilmember Moeller**

**VI. Proclamations / Awards / Recognitions**

1. Lemonade Day Proclamation - Rockwall Area Chamber of Commerce
2. Professional Municipal Clerks Week Proclamation
3. National Day of Prayer Proclamation
4. Mental Health Awareness Month Proclamation
5. Rockwall County's Sesquicentennial Recognition Day Proclamation
6. Recognition of outgoing city councilmembers - Bennie Daniels (Place 1) and Kevin Fowler (Mayor)

**VII. Open Forum**

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

**VIII. Take any Action as a Result of Executive Session**

**IX. Consent Agenda**

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

1. Consider approval of the minutes from the April 17, 2023 regular city council meeting, and take any action necessary.
2. **Z2023-014** - Consider a request by Julius Waffer for the approval of an **ordinance** for a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* on a 1.0620-acre parcel of land identified as Lot 22 of the Canup Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 512 Dickey Street, and take any action necessary **(2nd Reading)**.
3. **Z2023-015** - Consider a request by Martha Balleza and Ana Quezada for the approval of an **ordinance** for a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* on a 0.1650-acre parcel of land identified as Lot 1290 of the Lake Rockwall Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District, addressed as 223 Russell Drive, and take any action necessary **(2nd Reading)**.
4. **Z2023-017** - Consider a request by Javier Silva on behalf of Nixon Estate and Judy Wible the approval of an **ordinance** for a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* on a 0.16-acre parcel of land identified as Lot 11, Block C, Foree Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 711 Parks Avenue, and take any action necessary **(2nd Reading)**.
5. **Z2023-019** - Consider the approval of an **ordinance** for a *Text Amendment* to Article 04, *Permissible Uses*, and Article 13, *Definitions*, of the Unified Development Code (UDC) to create a *Credit Access Business* land use, and take any action necessary **(2nd Reading)**.
6. **Z2023-020** - Consider the approval of an **ordinance** for an *Amendment* to the Comprehensive Plan for the purpose of adopting changes to the Master Thoroughfare Plan contained in Appendix 'C', *Maps*, and take any action necessary **(2nd Reading)**.
7. **P2023-008** - Consider a request by Daniel Boswell of RIV Properties on behalf of Brad Boswell of RIV Properties for the approval of a *Conveyance Plat* for Lots 1 & 2, Block A, George Morton Estates Addition being a 3.59-acre tract of land identified as Lots 1 & 2, Block 1; Lots 1, 2, 3, & 4, Block 2; Lots 1, 2, 3, & 4, Block 3; Lots 1, 2, 3, & 4, Block 5; Lots 1 & 2 and a portion of Lots 3 & 4, Block 6; Lots 2, 3, & 4, Block 7; Lots 1 & 2, Block 8; and Lots 1, 2, 3, & 4, Block 9, Moton Addition, City of Rockwall, Rockwall County, Texas, situated within the Hillside Mixed Use Subdistrict and the Horizon/Summer Lee Subdistrict of Planned Development District 32 (PD-32), generally located at the southwest corner of the intersection of Horizon Road and Summer Lee Drive, and take any action necessary.
8. **P2023-009** - Consider a request by Bob Pruet of Urban Structure on behalf of Garrett Poindexter of Cambridge Properties, LLC for the approval of a *Final Plat* for Lots 1 & 2, Block A, Cambridge Estates Addition being a 6.247-acre tract of land identified as Tract 3 of the J. M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 10 (PD-10) for Commercial (C) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District and the SH-276 Overlay (SH-276 OV) District, situated at the southeast corner of the intersection of John King Boulevard and Discovery Boulevard, and take any action necessary.

**X. Appointment Items**

1. Appointment with representatives of the City of Rockwall Youth Advisory Council (YAC) to hear year-end program report and recognize graduating high schools seniors.

**XI. Action Items**

*If your comments are regarding an agenda item below, you are usually asked by the Mayor to come forth to speak during Open Forum (near the start of the public meeting agenda (see above)). During Open Forum, please wait until the Mayor or Mayor Pro Tem calls you forth to the podium to speak (please limit to 3 minutes or less). Also, please turn in a (yellow) 'Request to Address City Council' form to the City Secretary either before the meeting or as you approach the podium.*

1. Discuss and consider (re)appointments to the city's Historic Preservation Advisory Board and the Main Street Advisory Board, and take any action necessary.



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

1. Building Inspections Department Monthly Report - March 2023
2. Fire Department Monthly Report - March 2023
3. Police Department Monthly Report - March 2023
4. Parks & Recreation Monthly Report - March 2023
5. Sales Tax Historical Comparison
6. Water Consumption Historical Statistics

**XIII. Executive Session.**

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

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

**XV. Adjournment**

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

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

I, Kristy Teague, City Secretary for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 28th day of April, 2023 at 4PM and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

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

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Date Removed

Rockwall,  Texas  
**Proclamation**

*Whereas*, Lemonade Day is a free, community-wide, educational initiative designed to teach children how to own and operate their own business; and

*Whereas*, this fun event introduces youth to foundational lessons by providing participants with the real world experience of starting and running a lemonade stand, the quintessential first business experience for many entrepreneurial youth in America; and

*Whereas*, program participants are encouraged to focus on four things – (1) set a goal; (2) make a plan; (3) work the plan; and (4) achieve their dreams; and

*Whereas*, the curriculum, activities, services, products and resources associated with Lemonade Day are made possible through generous donations from individuals, corporations, community organizations and foundations; and

*Whereas*, the Rockwall Area Chamber of Commerce’s first ever Lemonade Day will be held Saturday, May 6 from 8 AM until 12 Noon.

*Now, Therefore*, I, Kevin Fowler, Mayor of the City of Rockwall, do hereby proclaim **MAY 6, 2023**, as




**LEMONADE DAY**

in the City of Rockwall, encouraging all local area residents and businesses to support these young entrepreneurs as they work diligently to create and run the very best lemonade stands and to thank all those who have worked to plan, execute, and participate in this most worthwhile learning experience.

*In Witness Whereof*, I hereunto affix my hand and official seal this 1<sup>st</sup> day of May, 2023.

  
Kevin Fowler, Mayor

Rockwall,  Texas  
**Proclamation**

*Whereas*, the Office of “Municipal Clerk” is a time-honored, vital part of local government that exists throughout the world and is the oldest known public servant position; and

*Whereas*, the Municipal Clerk, also known as the “City Secretary,” provides a professional link between citizens, elected officials, and professional staff throughout all areas of the local government organization; and

*Whereas*, the City Secretary is ever mindful of her neutrality and impartiality, pledging to render equal and professional services to all persons, both inside and outside of the organization; and

*Whereas*, some of the services the Rockwall’s City Secretary Office provides include managing public information requests; preparing agendas and minutes for Council meetings; serving as the official record keeper and records manager for the City; preparing honorary recognitions in partnership with the Mayor, Council and other city departments; managing municipal elections; leading an internal team of employees to promote a positive culture within the organization; and working with Council to administer the Rockwall Youth Advisory Council program; and

*Whereas*, the Rockwall City Secretary’s Office continually focuses on professionalism and knowledge, regularly participating in educational programs, seminars, and workshops, with Rockwall’s City Secretary having attained and maintained a “Texas Registered Municipal Clerk” professional certification.

*Now, Therefore*, I, Kevin Fowler, Mayor of the City of Rockwall, Texas, do hereby proclaim the week of **APRIL 30 - MAY 6, 2023** as

**PROFESSIONAL MUNICIPAL CLERKS WEEK**

in the City of Rockwall and urge all citizens to become informed of the various responsibilities of the Rockwall City Secretary’s office and to honor those staff members for the key role they play in the overall success of this organization.

*In Witness Whereof*, I hereunto set my hand and official seal on this 1<sup>st</sup> day of May, 2023.



Kevin Fowler, Mayor

Rockwall,  Texas  
**Proclamation**

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

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

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

*Whereas*, this year's theme, "Pray Fervently in Righteousness and Avail Much," is based on the verse in James 5:16b, which tells us, "the effective, fervent prayer of a righteous man avails much;" and

*Whereas*, on Thursday, May 4<sup>th</sup> from 8:00 - 9:30 a.m., mayors from cities throughout Rockwall County will convene for the the annual Mayors' Prayer Breakfast at The Center near downtown Rockwall.

*Now, Therefore*, I, Kevin Fowler, Mayor of the City of Rockwall, do hereby proclaim **May 4, 2023**, as:

## **NATIONAL DAY OF PRAYER**

in the City of Rockwall, and invite all citizens to join me on May 4<sup>th</sup> and every day to pray for our nation, our state and our city.

*In Witness Whereof*, I hereunto set my hand and official seal this 1<sup>st</sup> day of May 2023.

  
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Kevin Fowler, Mayor

Rockwall,  Texas

# Proclamation

*Whereas*, each year millions of Americans face the reality of living with mental illness, with almost everyone having been touched by it - either directly or through someone they care about - regardless of geography, gender, age, politics, or socio-economic status; and

*Whereas*, navigating life with a mental health condition can be tough, with stigma, bullying and discrimination often posing large obstacles to early identification and effective treatment that could potentially allow impacted individuals an ability to lead fuller, more productive lives; and

*Whereas*, in the last year, the Rockwall Police Department has seen a 21 percent increase in calls for service in which mental health-related issues were involved; and

*Whereas*, the need for comprehensive, coordinated mental health services for children, youth, young adults, and families in our community is a critical responsibility; and

*Whereas*, we as a city vow to come together to help end the silence and stigma surrounding mental illness, which for far too long has made people feel isolated and alone and caused them to not seek the help they truly need.

*Now, Therefore*, I, Kevin Fowler, Mayor of the City of Rockwall, Texas, do hereby proclaim **May 2023** as

## **MENTAL HEALTH AWARENESS MONTH**

in the City of Rockwall and urge all citizens to help support mental health awareness and to display compassion and understanding to those who are navigating these types of challenges in their own, personal lives.

*In Witness Whereof*, I hereunto set my hand and official seal this 1<sup>st</sup> day of May, 2023.



Kevin Fowler, Mayor

Rockwall,  Texas  
Proclamation

*Whereas*, Rockwall County celebrated its 150<sup>th</sup> anniversary on March 1, 2023; and

*Whereas*, Rockwall County was formed out of Kaufman County, as the then county seat was too inconvenient for citizens to travel to during those times; and

*Whereas*, Rockwall County covers 147 square miles, giving it the distinction of the smallest county in Texas and ranking it 40<sup>th</sup> in population out of 254 counties in the state; and

*Whereas*, the county formed with just under 3,000 population and is currently the 6<sup>th</sup> fastest growing county in the nation, with a population of approximately 116,000 people; and

*Whereas*, the county's first election was held in 1874 for 5 county officials, with Rockwall County now having 23 elected officials and 360 employees; and

*Whereas*, Rockwall County has always strived to provide a high quality of life to its citizenry; and

*Whereas*, it is fitting that the City of Rockwall join in the expression of pride and gratitude for the many benefits the Rockwall County community has enjoyed over the past 150 years due to its growth and prosperity.

*Now, Therefore*, I, Kevin Fowler, Mayor of the City of Rockwall, do hereby celebrate Rockwall County on this 150<sup>th</sup> year anniversary, declaring **MAY 1, 2023**, as

**ROCKWALL COUNTY'S  
SESQUICENTENNIAL RECOGNITION DAY**

in the City of Rockwall, encouraging all citizens to join together to congratulate Rockwall County on this most noteworthy milestone and to honor the individuals that have shaped the county's history, growth and development over the last 150 years.

*In Witness Whereof*, I hereunto affix my hand and official seal this 1<sup>st</sup> day of May, 2023.

  
Kevin Fowler, Mayor



Rockwall,  Texas

# Proclamation

*Whereas*, Bennie Daniels and his wife of nearly 61 years, Gloria, are beloved, forty-seven year residents of Rockwall, with Bennie having enjoyed a 22-year long career as the owner of the first local State Farm insurance agency in town; and

*Whereas*, Bennie Daniels was elected to Place 3 on the Rockwall City Council in May of 2011, a position he held until 2015; and

*Whereas*, Bennie then returned to the City Council in Place 1 in May of 2017 and has now met the maximum terms of service after an additional six years on Council; and

*Whereas*, during the last six years, Bennie has passionately championed several efforts, including but not limited to, the following:

- Ongoing, devoted service as a Rockwall Police “Citizens on Patrol” volunteer;
- Spearheading and advocating efforts for the office space expansion of the Police Department’s Community Services Division, funding a new location at the Rockwall Technology Park, which provided a much-needed operational base South of IH-30, especially considering the upcoming, 5-year IH-30 reconstruction project;
- Partnering with residents David Cutcomb and John Adams to initiate and help bring to fruition the 190’ tall pole displaying a 50’x80’ American flag on IH-30, establishing a grand, patriotic entryway feature for citizens and visitors to enjoy for years to come;
- Consistently supporting the Council’s lowering of the tax rate from 50.31 cents in fiscal year 2012 down to 29.25 cents in the most recent fiscal year;
- Providing unwavering support to our public safety departments, always supporting additional fire and police personnel and associated, vital equipment.

*Now, Therefore*, I, Kevin Fowler, Mayor of the City of Rockwall, Texas, do hereby proclaim **May 1, 2023** as

## **BENNIE DANIELS APPRECIATION DAY**

in the City of Rockwall and urge all citizens to recognize and applaud Councilmember Daniels for his vision, leadership and many dedicated years of service to our great city.

*In Witness Whereof*, I hereunto set my hand and official seal this 1st day of May, 2023.



Kevin Fowler, Mayor



# Proclamation

*Whereas*, Kevin Fowler was elected to the Rockwall City Council, Place 3 in May of 2015, thereafter serving as Mayor Pro Tem and becoming Mayor in May of 2021; and

*Whereas*, now having served the maximum allowable years of service, it is fitting to recognize the mayor for his many contributions to our great city; and

*Whereas*, with a commitment to Rockwall's strong history, Kevin led efforts for Council's funding and completion of the Discovery Statue, a project originally envisioned in 2004; and

*Whereas*, with a commitment to the city's Art in Public Places, Kevin supported Council's efforts to bring to fruition the citywide Guitar Project and Butterfly Project; and

*Whereas*, with a commitment to the taxpayers, Kevin consistently supported lowering the city tax rate, reducing it from 49.55 cents in 2015 down to 29.25 cents in this fiscal year; and

*Whereas*, with a commitment to patriotism, Kevin provided support for the city's American Flag project on IH-30, nationally showcasing it on Fox News upon its completion; and

*Whereas*, with a commitment to planning for future growth, Kevin served on the Countywide Road Consortium, with its most recent project being the IH-30 expansion - the largest public infrastructure investment in the history of Rockwall County; and

*Whereas*, with a commitment to public safety, Kevin supported adding 16 police officers and 28 firefighters during his tenure, which more than doubled Fire Department staffing; and

*Whereas*, over the years, Kevin has had a history of servitude, volunteering his time to benefit numerous noteworthy boards, commissions, committees and organizations.

*Now, Therefore*, I, Trace Johannesen, Mayor Pro Tem of the City of Rockwall, Texas, do hereby proclaim May 1, 2023 as

## **MAYOR KEVIN FOWLER APPRECIATION DAY**

in the City of Rockwall and encourage all citizens to applaud Mayor Fowler for his years of service on the Rockwall City Council and to wish him the very best in his future endeavors.

*In Witness Whereof*, I hereunto set my hand and official seal this the 1st day of May, 2023.

Trace Johannesen, Mayor Pro Tem

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**ROCKWALL CITY COUNCIL REGULAR MEETING**  
**Monday, April 17, 2023 - 5:00 PM**  
**City Hall Council Chambers - 385 Goliad St., Rockwall, TX 75087**

**I. CALL PUBLIC MEETING TO ORDER**

Mayor Fowler called the public meeting to order at 5:00 p.m. Present were Mayor Kevin Fowler, Mayor Pro Tem Trace Johannesen, and Councilmembers Dennis Lewis, Clarence Jorif, Anna Campbell, and Bennie Daniels. Assistant City Manager Joey Boyd was also present, and City Attorney Frank Garza was present for Executive Session via video teleconference (ZOOM). City Councilmember Mark Moeller and City Manager Mary Smith were absent from the meeting.

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

**II. EXECUTIVE SESSION.**

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

1. Discussion regarding (re)appointments to city regulatory boards, commissions, and committees - specifically the N. TX Municipal Water District (NTMWD) - pursuant to Section 551.074 (Personnel Matters)
2. Discussion regarding process associated with filling upcoming vacancy for City Council Member - Place 4, pursuant to Section 551.074 (Personnel Matters) and Section §551.071 (Consultation with Attorney)  
Discussion regarding status of *North TX Municipal Water District (NTMWD) v. City of Heath* lawsuit ,
3. pursuant to Section 551.071 (Consultation with Attorney)
4. Discuss and consider the approval of an **ordinance** amending Article IV, *Noise*, of Chapter 16, *Environment*, of the Municipal Code of Ordinances for the purpose of extending the applicability of this section, and take any action necessary. (1<sup>st</sup> Reading)

**III. ADJOURN EXECUTIVE SESSION**

**Council adjourned Ex. Session at 5:57 p.m.**

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

**Mayor Fowler reconvened the public meeting at 6:00 p.m.**

**V. INVOCATION AND PLEDGE OF ALLEGIANCE - COUNCILMEMBER DANIELS**

**Councilmember Daniels delivered the invocation and led the Pledge of Allegiance.**

**VI. PROCLAMATIONS / AWARDS / RECOGNITIONS**

1. "Happy 103rd, Harvey!" Day Proclamation
2. Citizen Lifesaving Award - Gustavo Rubio - Rockwall Fire Department Explorer
3. Outstanding Unit Citation – Rockwall Fire Department, Engine 2 Shift A & Rockwall County EMS  
Firefighter Michael Sauder  
Firefighter Julio Peralta  
Firefighter Bogdan Rusmanica

Harvey Ladd came forth and was recognized for his 103<sup>rd</sup> birthday by Mayor Fowler and representatives from Representative Justin Holland's and Senator Bob Hall's office.

Regarding items #2 and #3 above, Fire Chief Kenneth Cullins came forth, along with representatives from Rockwall County EMS/Medic Rescue to recognize each of these individuals for saving lives. Gustavo Rubio, a high school student currently participating in the Rockwall Fire Department's "Explorers Program" was recognized for performing the Heimlich maneuver on a fellow student at his high school – North Forney High – and saving the student's life.

Regarding Firefighters Sauder, Peralta and Rusmanica, Chief Cullins read and presented an Outstanding Unit Citation, for this crew helping save the life of a patient who had been choking and was unresponsive when they arrived, yet ended up making a full recovery thereafter.

Regarding this same choking incident, Russ Warren, Chief of Operations with Rockwall County EMS, then read and presented awards to two paramedics – Riley Watson and Seth Bogard - who worked on the same patient, also helping to save the choking patient's life.

#### VII. OPEN FORUM

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

Scott Mullen  
1190 Crestcove Drive  
Rockwall, TX

Mr. Mullen shared that he is one of the business owners of "The Northside (Bar & Grill)," which he generally indicated is an outdoor, family friendly entertainment venue (located just outside of Rockwall's north city limits). His business caters to people ranging in age from 25 to 55 years old and their families. Mr. Mullen shared that his business has been more popular than expected. He is privy to comments made at a city council meeting a couple of meetings ago. He is here to set the record straight. He indicated his venue is not open until 2AM. He has cameras on site that will indicate otherwise. Furthermore, he has been on site since March 4, and only one person has reached out to him to ask about the noise. And, when that person did reach out, the music was turned down. It stays open until 9PM on weekdays and closes at 11PM on Fridays and Saturdays. Live music is played from 6-9PM on Fridays and from 5-8PM on Saturdays and from 2-5PM on Sundays. On Tuesdays, there is karaoke, and on Thursdays there are family friendly movies shown. He explained that he would like the opportunity to continue operating his business in a respectful manner here in Rockwall County.

Don Mullen  
814 Petterson Street  
Royse City, TX

Mr. Mullen shared that he is the father of Scott Mullen (mentioned above). He fears that information previously provided to the city council at a prior council meeting was not accurate. Mr. Mullen shared that his venue has never been open until 2AM. He does not agree that they are open that late and that there is loud music and nuisances occurring. He shared that about 95% of the feedback he has heard regarding the venue has been very positive. He is not aware of a lot of complaints that have been brought to his or his son's attention. He believes his son's venue provides a much-needed entertainment venue to the north side of the community. He encouraged city leadership to come out to see and visit the venue

in person before making any ordinance-related changes that would restrict noise. He generally shared that he would like to work with everyone to make everyone happy.

Keith Austin  
3918 Gatewick  
(in the Castle Ridge Estates subdivision)

Mr. Austin came forth and shared that he lives in a home that directly abuts The Northside venue, and he and his wife hear no nuisance-related noise when sitting out on their back patio at night.

Jana Durfee  
828 Cedarbluff Drive  
Rockwall, TX 75087

Mrs. Durfree came forth and shared that her home also abuts The Northside, and she never hears the music while inside of her home. Also, on occasion, she can hear the noise while outside in her backyard, but it is no louder than what she would hear if a neighbor or herself were playing music while outdoors.

Jennifer Dayman  
519 Cellars Court  
Rockwall, TX  
(the Harland Park subdivision)

Mrs. Dayman came forth and shared that she is glad to know that some of her neighbors are not having the issues that she and her family are experiencing related to loud music and noise coming from The Northside venue. However, where she personally lives, the noise is loud, and it happens even on weeknights. For example, she had to call the Sheriff's office because at 9:57 PM on a Tuesday night the noise was occurring, and it went on until about 10:45 p.m. that night. She went on to express that when she calls the venue, no one answers, and there is no ability to leave a message. So she remains frustrated, recognizing it may not be the best time to have dialogue (when she's frustrated). She invited Council Members to come visit her back yard and/or her home to listen to and experience the loud noise and music she is having to deal with on a regular, recurring basis at her home. She generally encouraged the Council to pass a noise-related ordinance that would help rectify the situation.

Dennis Dayman  
519 Cellars Court  
Rockwall, TX

Mr. Dayman came forth and shared sentiments that the owners of The Northside venue are not "neighbor friendly." He expressed the belief that the Northside Bar and Grill does not care about the neighbors or their concerns. He strongly encouraged the City to evaluate how to rectify – not only the loud music and noise – but also patrons parking in areas where they should not be parking and trespassing on private property. He generally expressed strong concern about public nuisance-related activities taking place in and around the Northside Bar and Grill venue.

Yvonne Sullivan  
521 Cellars Court  
Rockwall, TX

Mrs. Sullivan shared that she agrees with what The Dayman's have come forth and shared. She personally has a frustration level that is quite high, and she is at a loss to know what to do. Mrs. Sullivan shared that

she welcomes ‘common sense.’ She believes this is a matter of – “not what we *CAN* do” – but, rather “what we *should* do.” Mrs. Sullivan shared that windows in her living room bang and clatter due to the loud music.

Sulaine Callaway  
517 Cellars Court  
Rockwall, TX

Mrs. Callaway shared that she and some of her neighbors met with the owners of The Northside venue prior to it being established, and residents were assured that the things that are now occurring would in fact not occur. However, unfortunately, that is not true. She generally went on to describe the nature of the loud music that only seems to get worse and worse and louder and louder. Also, the music is not just on the weekends – it occurs on weekdays as well. She will appreciate any help that the City can possibly provide regarding these concerns.

Tisa White  
3718 Huntcliff Drive  
Rockwall, TX 75087

Mrs. White shared that she lives near The Northside venue. She asked ‘if there are no problems occurring, then what is the problem with the city passing a noise-related ordinance?’ Mrs. White shared that she and her family moved here in 1990. A few years ago, she and her husband bought their dream home in Castle Ridge, and they absolutely love their home. She speaks to folks about ‘death and dying’ a lot in her course of work. So, coming home is a reprieve, and – although she wants her home to be her ‘sanctuary’ – it is not able to be so due to the loud, awful noise / music. She begged the Council to do what they can to make the noise stop.

Jennifer Ziesk  
7120 Hunt Lane  
Rockwall, TX 75087

Mrs. Ziesk shared that she has been a resident at this address since 2013. She lives 2.9 miles from the venue, and – from her back yard – she can hear the entire musical playlist from The Northside venue. It is not fun to hear from her home. It is a complete nuisance. She invited Council to come visit her back yard and hear and observe what she hears and is experiencing. She believes that the loud music noise needs to be scaled back. She went on to read brief letters of concern from Robert and Connie Brennan at 505 Bessie Street and Gilbert and Georgia Pier at 7133 Hunt Lane. They are two neighbors who live even further away from the outdoor music venue than she does, and they too hear awfully loud music and noises from their homes. She generally expressed support for rectifying the noise and nuisances.

Chase Myrick  
2224 Barlass Drive  
Rockwall, TX 75087

Mr. Myrick came forth, indicating he is one of the owners of The Northside Bar & Grill. He shared that he is happy to adjust the sound volumes and redirect the speakers so as to help be respectful of neighbors.

There being no one else wishing to come forth and speak at this time, Mayor Fowler then closed Open Forum.

VIII. TAKE ANY ACTION AS A RESULT OF EXECUTIVE SESSION



**Mayor Pro Tem Johannesen moved to reappoint Chip Imrie to serve an additional, two-year term on the North Texas Municipal Water District Board of Directors (from June 1 2023 – May 31, 2025). Councilmember Jorif seconded the motion, which passed by a vote of 6 ayes with 1 absence (Moeller).**

**IX. CONSENT AGENDA**

1. Consider approval of the minutes from the April 3, 2023 regular city council meeting, and take any action necessary.
2. Consider approval of an **ordinance** amending Chapter 10. Building and Building Regulations, Articles III, IV, V, VI, VII, VIII, IX, X, and XI of the Municipal Code of Ordinances and adopting a new Article XVII, for the purpose of adopting the 2021 International Building, Residential, Mechanical, Plumbing, Fuel Gas, Energy Conservation, Electrical, Building, and Swimming Pool and Spa Codes, including reflecting local amendments, exceptions and related changes, and take any action necessary. **(2nd reading)**
3. Consider an **ordinance** repealing Article II. Fire Code Standards, Secs. 18-32 and 18-33 of Chapter 18. Fire Prevention and Protection of the Rockwall Municipal Code of Ordinances and adopting new Secs. 18-32 and 18-33 for the purpose of adopting the 2021 International Fire Code including certain Appendices (B, D, H, L and N) and reflecting local amendments, exceptions, and related changes while retaining Subsection (41) (2006 IFC, Section 903.2, as adopted by Ord. 11-24), and take any action necessary. **(2nd reading)**
4. Consider an **ordinance** amending Section 26-505, *Prohibited in Specific Places*, of Article VII, *Stopping, Standing, or Parking*, of Chapter 26, *Motor Vehicles & Traffic*, of the Municipal Code of Ordinances to include the prohibition of parking on N. Goliad Street from FM-552 to John King Boulevard and on Shenandoah Lane from All Angels Hill Lane to the eastern terminus of Shenandoah Lane, and take any action necessary. **(2nd reading)**
5. **P2023-006** - Consider a request by Matthew Deyermond on behalf of Donald Wallace for the approval of a Final Plat for Lots 1-3, Block A, Wallace Addition being a 8.17-acre tract of land being identified as all of Tracts 45-02 & 45-07 and a portion of Tract 44-01 of the W. W. Ford Survey, Abstract No. 80 of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 1.5 (SFE-1.5) District, generally located on the northside of Wallace Lane, and take any action necessary.
6. **P2023-007** - Consider a request by Ryan Joyce on Michael Joyce Properties on behalf of Bret Pedigo of TM Terraces, LCC for the approval of a Final Plat for the Terraces Subdivision consisting of 181 single-family residential lots on a 94.144-acre tract of land being identified as a portion of Tract 4 & 4-01 of the M. B. Jones Survey, Abstract No. 122 and Tracts 13 & 25 and a portion of Tracts 25-1 & 26 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Planned Development District 93 (PD-93) for Single-Family 10 (SF-10) District land uses, situated within the SH-66 Overlay (SH-66 OV) District, located south of the intersection of Cornelius Road and FM-1141, and take any action necessary.
7. Consider approval of a resolution affirming application for a 2023 Texas Parks and Wildlife Boating Access Grant in the amount of \$1,250,000.00 for parking expansion at the SH-66 Boat Ramp with City matching funds in the amount of \$312,500.00 to be funded by 'reserves,' and take any action necessary.

**Councilmember Lewis moved to approve the entire Consent Agenda (#s 1, 2, 3, 4, 5, 6 and 7). Councilmember Jorif seconded the motion. The ordinance captions were read as follows:**

**CITY OF ROCKWALL  
ORDINANCE NO. 23-24**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING CHAPTER 10 BUILDINGS AND BUILDING REGULATIONS, ARTICLES III, IV, V, VI, VII, VIII, IX AND X OF THE CODE OF ORDINANCES; REPEALING ARTICLES III, IV, V, VI, VII, VIII, IX, AND X IN THEIR ENTIRETY; AMENDING ARTICLE XI, DIVISION 2, SECTION 10-425; ADOPTING A NEW ARTICLE XVII. "SWIMMING POOL AND SPA CODE;" PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE AND A SEPARATE OFFENSE SHALL BE DEEMED COMMITTED ON EACH DAY DURING OR ON WHICH A VIOLATION OCCURS; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.**

CITY OF ROCKWALL, TEXAS  
ORDINANCE NO. 23-25

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, REPEALING ARTICLE II. FIRE CODE STANDARDS, SEC. 18-32 AND SEC. 18-33 OF CHAPTER 18 FIRE PREVENTION AND PROTECTION OF THE ROCKWALL MUNICIPAL CODE OF ORDINANCES AND ADOPTING A NEW SEC. 18-32 AND A NEW SEC. 18-33 OF SAID CHAPTER AND ARTICLE, INCLUDING SPECIFIED LOCAL AMENDMENTS TO THE 2021 INTERNATIONAL FIRE CODE, INCLUDING APPENDICIES B, D, H, L, AND N WITH THE EXCEPTION OF SUBSECTION (41) (2006 IFC, SECTION 903.2, AS ADOPTED BY ORD. 11-24); PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE AND A SEPARATE OFFENSE SHALL BE DEEMED COMMITTED ON EACH DAY DURING OR ON WHICH A VIOLATION OCCURS; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

CITY OF ROCKWALL  
ORDINANCE NO. 23-26

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE MUNICIPAL CODE ORDINANCES OF THE CITY OF ROCKWALL, BY AMENDING SECTION 26-505, *PROHIBITED IN SPECIFIC PLACES*, OF ARTICLE VII, *STOPPING, STANDING OR PARKING*, OF CHAPTER 26, *MOTOR VEHICLES AND TRAFFIC*, TO INCORPORATE ADDITIONAL STREETS SUBJECT TO THE PROHIBITED PARKING REQUIREMENTS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO HUNDRED DOLLARS (\$200.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

The motion to approve the Consent Agenda items passed by a vote of 6 ayes with 1 absence (Moeller).

**X. APPOINTMENT ITEMS**

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

Sedric Thomas, Chairman of the city's Planning & Zoning Commission, came forth and briefed the Council on recommendations of the Commission regarding planning-related items on tonight's agenda. Council took no action at this time as a result of Mr. Thomas' briefing.

At this time, Mayor Fowler reordered the meeting agenda to address Action Item #1 next.

**XI. PUBLIC HEARING ITEMS**

1. **Z2023-014** - Hold a public hearing to discuss and consider a request by Julius Waffer for the approval of an ordinance for a *Specific Use Permit (SUP)* for Residential Infill in an Established Subdivision on a 1.0620-acre parcel of land identified as Lot 22 of the Canup Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 512 Dickey Street, and take any action necessary (**1st Reading**).

Planning Director, Ryan Miller, provided background information concerning this agenda item. This is a request that will allow the applicant to construct a single-family home within the existing Southside Neighborhood. The city's P&Z Commission voted 6 to 0 to recommend approval of this request. In addition, following zoning notification letters being sent out to adjacent property and land owners located within 500' of the subject property, staff did receive one notice and one email back in favor of the applicant's request.

Council is being asked to consider the proposed size, location and architecture of the proposed home when compared to the existing, nearby housing.

In this case, the applicant's proposed garage is oriented in front of the front façade of the proposed single-family home; however, staff should point out that this is not atypical for this subdivision or properties located within the Southside Neighborhood Residential Overlay (SRO) District. A waiver to the garage orientation is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission. If this Specific Use Permit (SUP) request is approved by the Planning and Zoning Commission and City Council, the garage setback requirement will be waived. With the exception of the garage orientation, the proposed single-family home meets all of the density and dimensional requirements as stipulated by the Unified Development Code (UDC) for a property in a Single-Family 7 (SF-7) District and the Southside Residential Neighborhood Overlay (SRO) District.

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

Mrs. Dina Salgado  
510 Dickie Street  
Rockwall, TX

Mrs. Salgado came forth and expressed that she and her husband have concerns about where the driveway of this home may be placed / configured. Mr. Miller, Planning Director, invited Ms. Salgado to contact him, outside of the council meeting, to further discuss her concerns.

There being no one else wishing to come forth and speak, Mayor Fowler closed the Public Hearing.

Councilmember Daniels moved to approve Z2023-014. Councilmember Johannesen seconded the motion. The ordinance caption was read as follows:

**CITY OF ROCKWALL  
ORDINANCE NO. 23-XX  
SPECIFIC USE PERMIT NO. S-2XX**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 1.0620-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 22 OF THE CANUP ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.**

The motion passed by a vote of 6 ayes to 0 nays.

2. **Z2023-015** - Hold a public hearing to discuss and consider a request by Martha Balleza and Ana Quezada for the approval of an ordinance for a *Specific Use Permit (SUP) for Residential Infill in an Established Subdivision* on a 0.1650-acre parcel of land identified as Lot 1290 of the Lake Rockwall Estates (LRE) #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District, addressed as 223 Russell Drive, and take any action necessary (**1st Reading**).

Mr. Miller, Planning Director, provided background information concerning this agenda item. The applicant would like to construct a single-family home with in the LRE Subdivision. Council is being asked to consider the size, location and architecture of the proposed home when compared to the existing,

nearby housing. According to Section 04, Residential Parking, of Article 06, Parking and Loading, of the Unified Development Code (UDC), “(i)n single-family or duplex districts, parking garages must be located at least 20-feet behind the front façade for front entry garages ...” In this case, the applicant’s proposed garage is oriented in front of the front façade of the proposed single-family home by six (6) feet, three (3) inches. Staff pointed out that this is not atypical for this subdivision. A waiver to the garage orientation is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission. If approved as part of the Specific Use Permit (SUP) request, the City Council will be waiving the garage orientation requirement. With this being said, staff pointed out -- that with the exception of the garage orientation -- the proposed single-family home meets all of the density and dimensional requirements stipulated by Planned Development District 75 (PD-75) [Ordinance No. 09-37] and the Unified Development Code (UDC).

Staff mailed 147 notices to property owners and occupants within 500-feet of the subject property. There are no Homeowner’s Associations (HOAs) or Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Staff received one (1) notification in favor of the request.

Mayor Fowler opened and then closed the public hearing, as no one wished to come forth and speak at this time. Councilmember Lewis then moved to approve Z2023-015. Councilmember Jorif seconded the motion. The ordinance caption was read as follows:

**CITY OF ROCKWALL  
ORDINANCE NO. 23-XX  
SPECIFIC USE PERMIT NO. S-2XX**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 75 (PD-75) [ORDINANCE NO. 16-01] AND THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.1690-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 1290 OF THE LAKE ROCKWALL ESTATES #2 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT ‘A’* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.**

The motion passed by a vote of 6 ayes with 1 absence (Moeller).

3. **Z2023-016** - Hold a public hearing to discuss and consider a request by Johnathan Martinez on behalf of Donna C. Pritchard for the approval of an ordinance for a *Specific Use Permit (SUP)* allowing a *Bail Bond Service* on a 0.423-acre parcel of land identified as Lot 1, Block 1, Garland Federal Savings & Loan Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1901 S. Goliad Street [SH-205], and take any action necessary (**1st Reading**).

Mr. Miller, Planning Director, provided background information concerning this agenda item. The applicant would like to open a bail bond service in this “commercial” shopping center location. According to the Rockwall Central Appraisal District (RCAD) there is an existing 2,984 SF shopping center situated on the subject property. In this case, the applicant is requesting to operate out of one (1) of the three (3) suites in the existing building. According to the applicant’s letter, the applicant currently has four (4) employees that would work at this location. The business would operate seven (7) days a week from 8am-8pm, with the phone lines staying open 24-hours a day. There is another bail bond service business operating directly across from this property.

On March 21, 2023, staff mailed 34 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Waterstone Homeowner's Association (HOA), which is the only HOA/Neighborhood Organization within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Four notices were received back in opposition, and one was received back in favor of the request. The city's P&Z Commission denied this request by a vote of 6 to 0. Because of the denial, any potential approval will require a  $\frac{3}{4}$  super majority vote of Council (5 of the 6 council members in attendance) in order to be approved.

Jonathan Martinez  
3237 Tower Trail  
Dallas, TX

Mr. Martinez indicated that this business exists at another location in Dallas County already, and there is also an office in Tarrant County. They get multiple calls for service out of Rockwall County. So that is why they are trying to do business here in Rockwall.

Nadia Godiness  
10011 Pebble Valley Lane  
Dallas, TX 75217

Ms. Godiness shared that she is the office manager of the other locations, and they are covered by insurance as a "financial casualty insurance." Their company helps all kinds of people in need. They work closely with the sheriff offices too. She is disappointed that the P&Z denied this request. She generally appealed to the Council to approve this request, despite it having been denied by the P&Z.

Mayor Pro Tem Johannesen shared that the City's Planning & Zoning Commission voted this request down because it is not in conformance with the city's overall, comprehensive plan that has been created by citizens of the City. Therefore, there would have to be an overwhelmingly compelling reason to overturn the recommendation of the P&Z Commission. He indicated that he is not in favor of approving this request.

Councilmember Jorif moved to deny Z2023-016. Councilmember Daniels seconded the motion. The motion to deny the item passed by a vote of 6 ayes with 1 absence (Moeller).

4. **Z2023-017** - Hold a public hearing to discuss and consider a request by Javier Silva on behalf of Nixon Estate and Judy Wible the approval of an ordinance for a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* on a 0.16-acre parcel of land identified as Lot 11, Block C, Foree Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 711 Parks Avenue, and take any action necessary (1st Reading).

Mr. Miller, Planning Director, provided background information concerning this agenda item. The applicant would like to construct a single-family home near Parks Avenue and Heath Street. Council is being asked to consider the size, location and architecture of the proposed home when compared to the existing, nearby housing. In this case, the applicant's proposed garage is oriented in front of the front façade of the proposed single-family home. A waiver to the garage orientation is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission. If approved as part of the Specific Use Permit (SUP) request, the City Council will be waiving the garage orientation requirement. With this being said, staff pointed out that, with the exception of the garage orientation, the proposed single-family home meets all of the density and dimensional requirements for a property located in a Single-Family 7 (SF-7) District. Also, it is believed that the proposed house will not have a negative impact on the existing subdivision.

On March 21, 2023, staff mailed out 115 notices to property owners and occupants within 500-feet of the subject property. Staff also sent a notice to the Caruth Lakes Homeowner's Association (HOA),



which is the only HOAs or Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Staff received two (2) notices from one (1) property owner in favor of the applicant's request. Also, the Planning & Zoning Commission has unanimously voted to recommend approval of this request.

Mayor Fowler opened the public hearing, but no one wished to come forth and speak, so he closed the Public Hearing.

Councilmember Lewis moved to approve Z2023-017. Councilmember Campbell seconded the motion.

Councilmember Daniels asked the city engineer about the water runoff, as was mentioned in one of the 'notices' the city received back following the notification process. Ms. Amy Williams generally indicated that when they turn in their building plans, they will have to turn in a grading plan. In these older subdivisions, the lots drain 'lot to lot,' and so the water will have to continue to drain as it currently drains. She indicated that the home's downspouts can be pointed towards the back or the front of the lot. Ms. Williams indicated that the person who submitted the notice expressing concern about water drainage does live 'downstream' of this location. So that water has always gone towards their lots. So staff will ask that the downspouts be configured to face either the back or the front of the property so that way the water will at least go across part of the yard before it gets into the property downstream.

There being no further discussion, the ordinance caption was read as follows:

**CITY OF ROCKWALL  
ORDINANCE NO. 23-XX  
SPECIFIC USE PERMIT NO. S-2XX**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.16-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 11, BLOCK C, FOREE ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.**

The motion to approve passed by a vote of 6 ayes with 1 absence (Moeller).

5. **Z2023-019** - Hold a public hearing to discuss and consider the approval of an ordinance for a *Text Amendment* to Article 04, *Permissible Uses*, and Article 13, *Definitions*, of the Unified Development Code (UDC) to create a *Credit Access Business* land use, and take any action necessary (**1st Reading**).

Mr. Miller, Planning Director, provided brief background information concerning this agenda item. Mr. Miller explained that the city council previously directed staff to look into adding a 'credit access business land use' to the city's use charts. Examples of these types of businesses are auto title loan and payday lending. Currently there are only two businesses in Rockwall that fall under this land use category. Typically they tend to like to congregate in shopping centers and along major roadways. He generally explained that our city is not looking to overly restrict these types of business; however, the city is attempting to specifically identify where, within the city, that these types of business can be established. Staff did put notice of this public hearing / case into the newspaper as required by state law. In addition, the P&Z Commission did unanimously recommend approval of this item.

Mayor Fowler opened the public hearing but then closed it, as no one was present to speak.



Councilmember Johannesen moved to approve Z2023-019. Councilmember Lewis seconded the motion. The ordinance caption was read as follows:

CITY OF ROCKWALL  
ORDINANCE NO. 23-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, BY AMENDING ARTICLE 04, *PERMISSIBLE USES*, AND ARTICLE 13, *DEFINITIONS*, AS DEPCITED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

The motion to approve this item passed by a vote of 6 ayes with 1 absence (Moeller).

6. **Z2023-020** - Hold a public hearing to discuss and consider the approval of an ordinance for an *Amendment* to the Comprehensive Plan for the purpose of adopting changes to the Master Thoroughfare Plan contained in Appendix 'C', *Maps*, and take any action necessary (1st Reading).

Planning Director, Ryan Miller indicated that on January 10, 2022, the City of Rockwall entered into a Professional Services Engineering Contract with Freese and Nichols, Inc. to review the City's Master Thoroughfare Plan (MTP) and provide recommendations concerning the classification of the City's roadways. Due to some issues concerning the North Central Texas Council of Government's (NCTOG's) regional model, the project was delayed; however, on February 28, 2023, the City's consultant provided staff with the final recommendations, and their memorandum has been provided to the City Council. On March 20, 2023, the City Council reviewed these changes and directed staff to proceed with amending the Comprehensive Plan in accordance with the City's Charter and the Texas Local Government Code. In accordance with this direction, staff has sent out a 15-day notice to the Rockwall Herald Banner in accordance with all applicable state laws and Section 02.03(A)(3) of Article 11, Development Applications and Review Procedures, of the Unified Development Code (UDC), and taken the proposed amendment to the Planning and Zoning Commission for a recommendation. On April 11, 2023, the Planning and Zoning Commission approved a motion to recommend approval of the amendment by a vote of 6-0, with Commissioner Womble absent.

Mayor Fowler opened the public hearing but then closed it, as no one was present to speak.

Councilmember Lewis moved to approve Z2023-010. Councilmember Campbell seconded the motion. The ordinance caption was read as follows:

CITY OF ROCKWALL  
ORDINANCE NO. 23-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, ADOPTING REVISIONS TO THE MASTER THOROUGHFARE PLAN CONTAINED WITHIN THE OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN IN ACCORDANCE WITH THE CITY'S HOME RULE CHARTER.

The motion to approve passed unanimously of Council present (Moeller – absent).

**XII. ACTION ITEMS**

1. Discuss and consider the approval of an ordinance amending Article IV, *Noise*, of Chapter 16, *Environment*, of the Municipal Code of Ordinances for the purpose of extending the applicability of this section, and take any action necessary. (1<sup>st</sup> Reading)

Mr. Miller, Planning Director, explained that the proposed ordinance would extend the city's noise related regulations into the extraterritorial jurisdiction by 500'. Mr. Miller further shared that the city attorney has reviewed the draft ordinance, and he has provided input regarding its contents. At the request of Councilmember Jorif, Mr. Miller further explained that state law allows a city to extend nuisance-related ordinances into the extraterritorial jurisdiction (ETJ) by up to 5,000 feet. So, again - this ordinance will extend the city's noise ordinance in to the ETJ area by 500'.

Councilmember Daniels generally shared that he would like to see the city's impacted residents and The Northside Bar & Grill owners get together to sit down and talk to each other and try and satisfactorily resolve these issues and concerns. At this point, he personally feels he does not have a sufficient amount of information to make an informed decision concerning this draft ordinance. So he would like to table action concerning this ordinance. Mayor Fowler shared that he wonders 'what level of compliance' is acceptable. The city and city staff can insert certain decibel levels into an ordinance, but – to some extent – that is arbitrary. The business owner has a right to own and operate the business. Also, the neighbors have a right to have quiet, but some level of music might be okay. He, like Councilmember Daniels, encouraged the impacted parties to get together in a room – perhaps with an arbitrator – to discuss the various concerns and try to come to an amicable resolution.

Councilmember Jorif pointed out that this ordinance would not only impact this particular area of the city's ETJ but also all of the ETJ surrounding the entirety of the city's city limits. He also strongly encouraged the parties to get together and attempt to work out the concerns on their own. He also does not feel he has enough information to make an informed decision at this point. He too prefers to table this item and allow for additional discussions to take place between those impacted (the neighbors and the business owners). Mayor Pro Tem Johannesen generally expressed that he prefers to not have government involvement, when possible. He too seemed to generally agree that he prefers to not take any action this evening on this proposed ordinance.

Councilmember Jorif indicated that he is willing to sit down with the neighbors and with the business owner(s) of The Northside Bar and Grill to try and mediate the various concerns and arrive at a mutually amicable resolution to concerns expressed by both sides.

Council took no formal action concerning this agenda item.

Public Hearing item were addressed next.

XIV. ADJOURNMENT

Mayor Fowler adjourned the meeting at 7:46 p.m.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS ON THIS 1st DAY OF MAY, 2023.

\_\_\_\_\_  
KEVIN FOWLER, MAYOR

ATTEST:

\_\_\_\_\_  
KRISTY TEAGUE, CITY SECRETARY

CITY OF ROCKWALL

ORDINANCE NO. 23-27

SPECIFIC USE PERMIT NO. S-302

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 1.0620-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 22 OF THE CANUP ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request by Julius Waffer for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a 1.0620-acre parcel of land identified as Lot 22 of the Canup Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 512 Dickey Street, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

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

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

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

## 2.1 OPERATIONAL CONDITIONS

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

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

## 2.2 COMPLIANCE

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

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

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

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

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

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

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,  
THIS THE 1<sup>st</sup> DAY OF MAY, 2023.**

\_\_\_\_\_  
Kevin Fowler, Mayor

**ATTEST:**

\_\_\_\_\_  
Kristy Teague, City Secretary

**APPROVED AS TO FORM:**

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

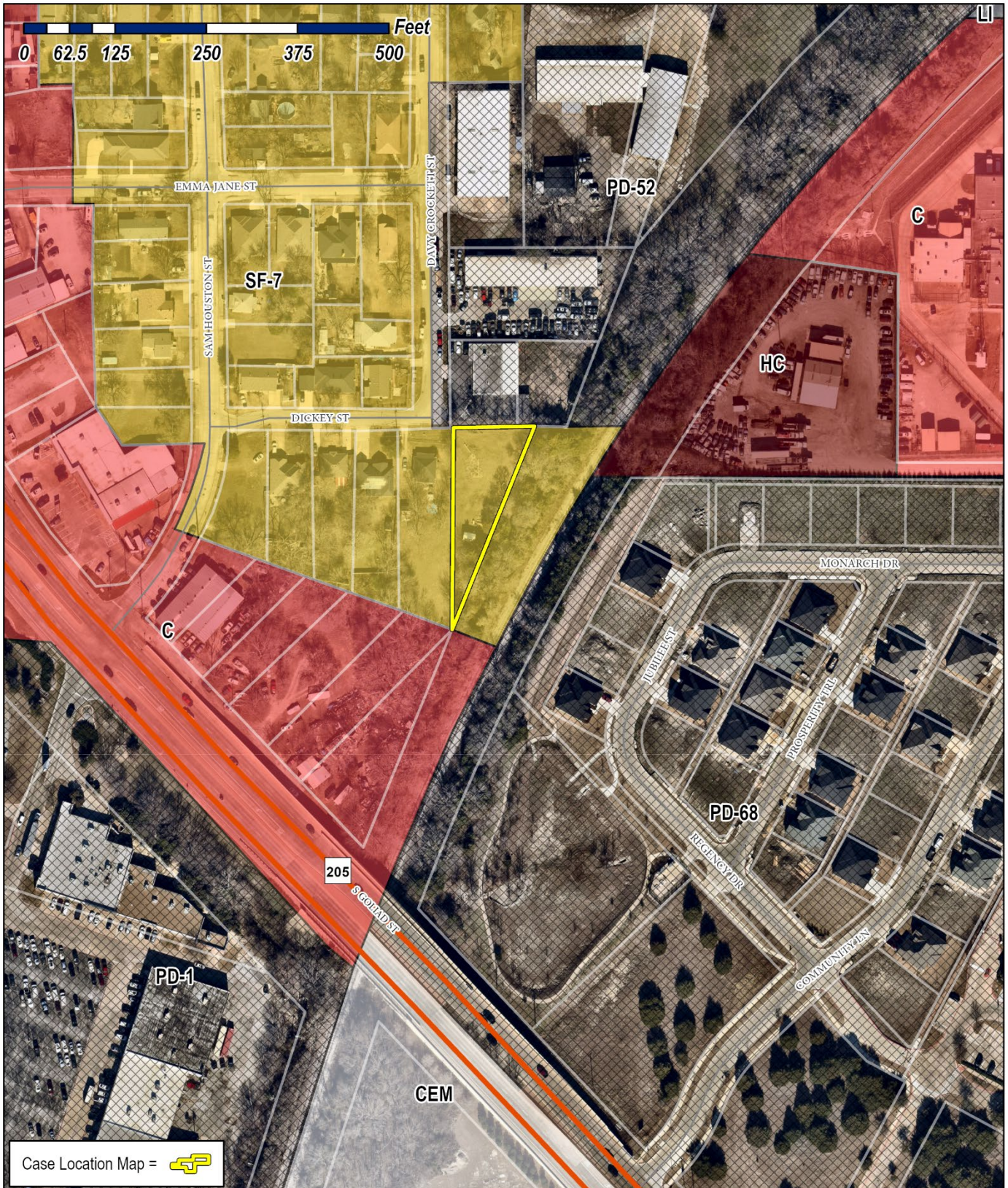
1<sup>st</sup> Reading: April 17, 2023

2<sup>nd</sup> Reading: May 1, 2023



Address: 512 Dickey Street

Legal Description: Lot 22, Canup Addition

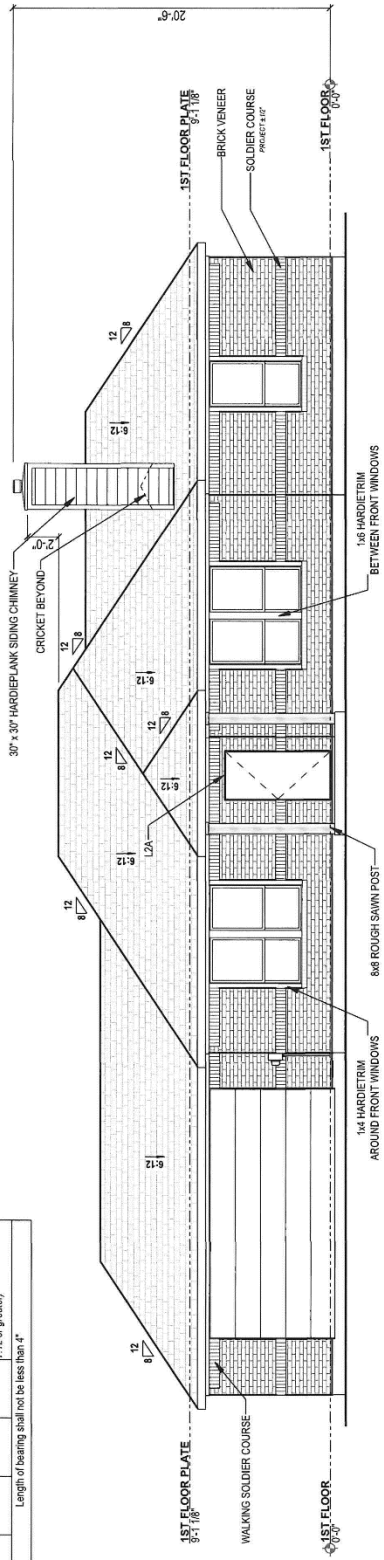




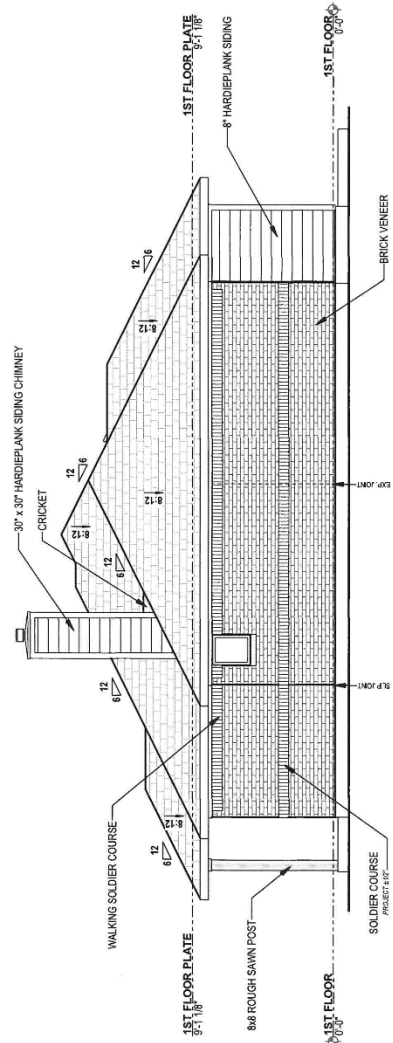


STEEL LINTEL SELECTION		
Type	Size	HEIGHT OF MASONRY ABOVE LINTEL MAXIMUM CLEAR SPAN OF LINTELS
L1	3x3x1/4"	6'-0" to 12'-0"
L2	4x3x1/4"	6'-0" to 12'-0"
L2A	3x4x1/4"	6'-0" to 12'-0"
L3	6x4x5/16"	14'-0" to 18'-2"
L4	6x4x5/16"	18'-2" to 24'-0"
L5	6x4x5/16"	14'-0" to 24'-0"

Notes:  
 1. Height of masonry shall not be less than 4".  
 2. Length of bearing shall not be less than 4".  
 3. Slopes required on slopes 7:12 or greater.



**1 FRONT ELEVATION**  
1/8" = 1'-0"



**2 RIGHT ELEVATION**  
1/8" = 1'-0"



CITY OF ROCKWALL

ORDINANCE NO. 23-28

SPECIFIC USE PERMIT NO. S-303

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 75 (PD-75) [ORDINANCE NO. 16-01] AND THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.1690-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 1290 OF THE LAKE ROCKWALL ESTATES #2 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request by Martha Balleza and Ana Quezada for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a 0.1690-acre parcel of land identified as Lot 1290 of the Lake Rockwall Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 223 Russell Drive, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

**WHEREAS**, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that Planned Development District 75 (PD-75) [*Ordinance No. 16-01*] and the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall should be amended as follows:

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

**SECTION 1.** That Planned Development District 75 (PD-75) [*Ordinance No. 16-01*] and the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* to allow for the construction of a single-family home in an established subdivision in accordance with Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

**SECTION 2.** That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Planned Development District 75 (PD-75) [*Ordinance No. 16-01*] and Subsection 03.01, *General Residential District Standards*, and Subsection 03.09, *Single-Family 7 (SF-7) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] -- as heretofore amended and may be amended in the future -- and with the following conditions:

## **2.1 OPERATIONAL CONDITIONS**

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

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

## **2.2 COMPLIANCE**

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

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

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

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

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

**SECTION 6.** If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the



ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,  
THIS THE 1<sup>st</sup> DAY OF MAY, 2023.**

---

Kevin Fowler, Mayor

**ATTEST:**

---

Kristy Teague, City Secretary

**APPROVED AS TO FORM:**

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Frank J. Garza, City Attorney

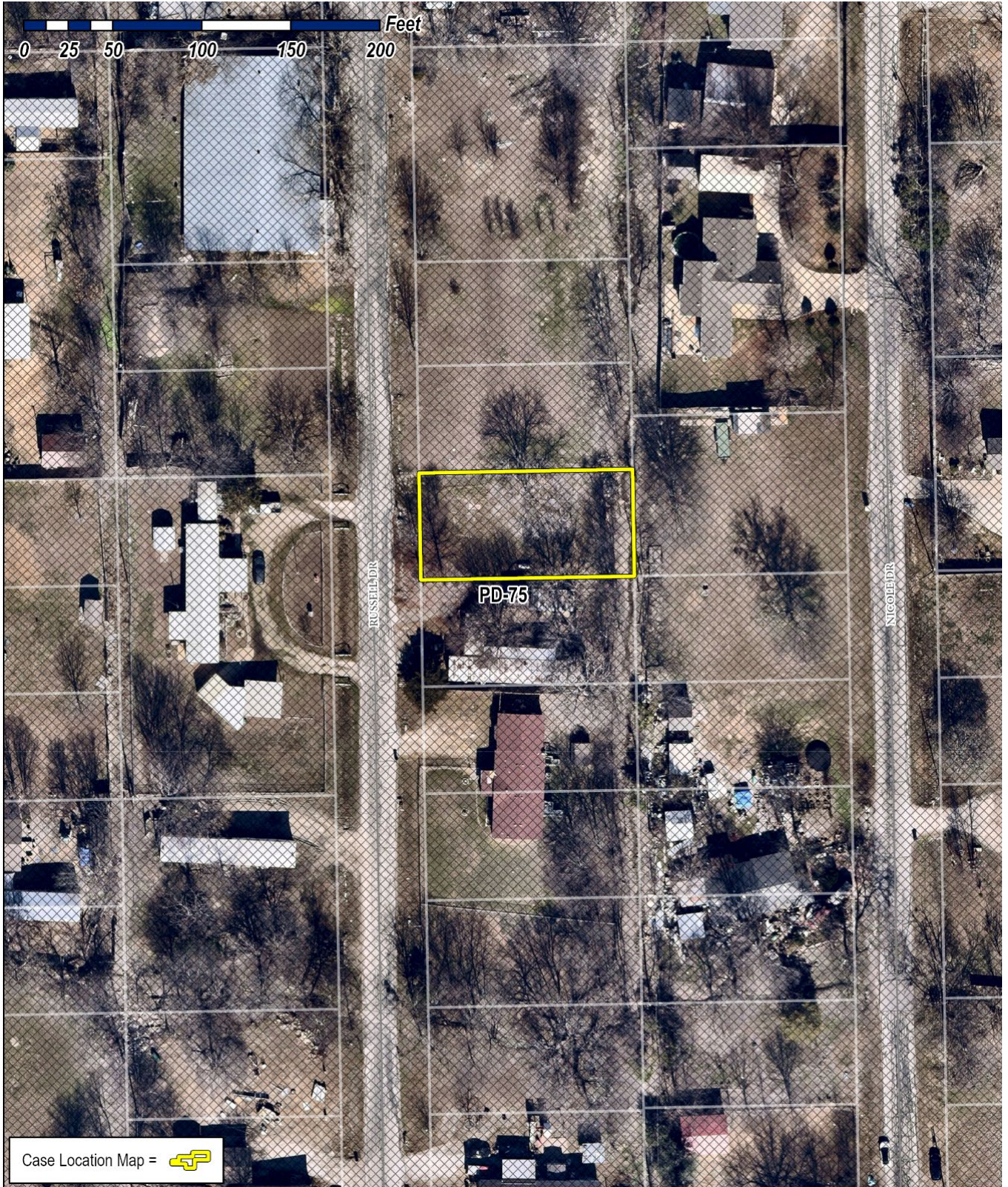
1<sup>st</sup> Reading: April 17, 2023

2<sup>nd</sup> Reading: May 1, 2023



Address: 223 Russell Drive

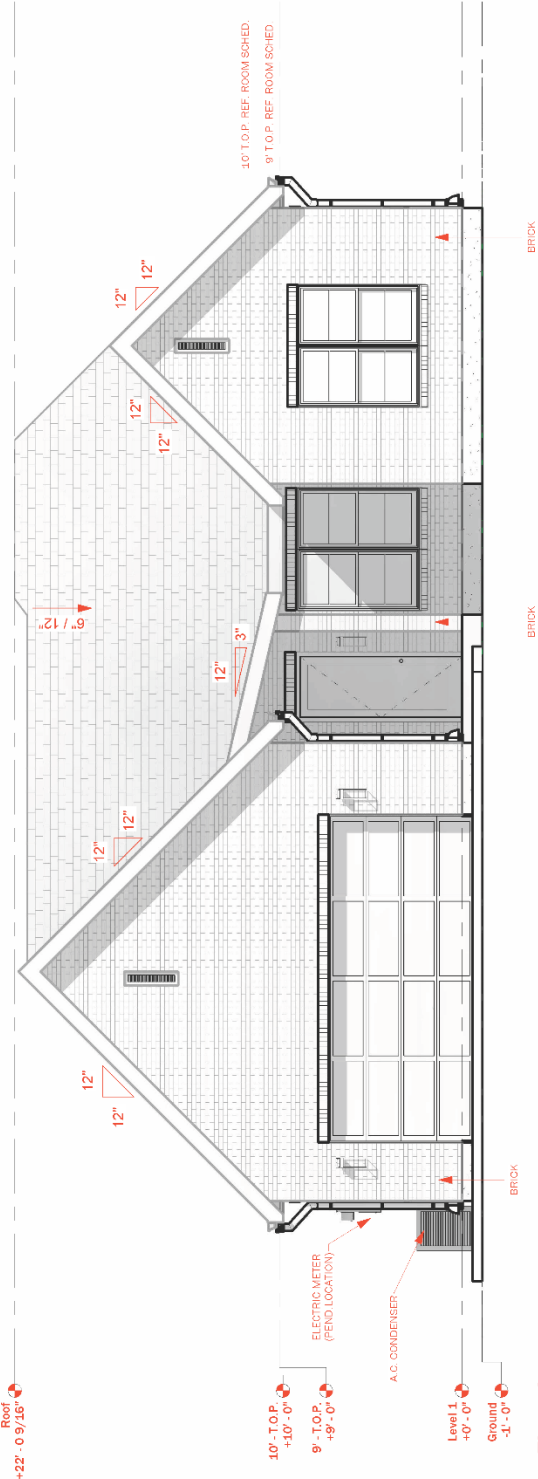
Legal Description: Lot 1290 of the Lake Rockwall Estates #2 Addition



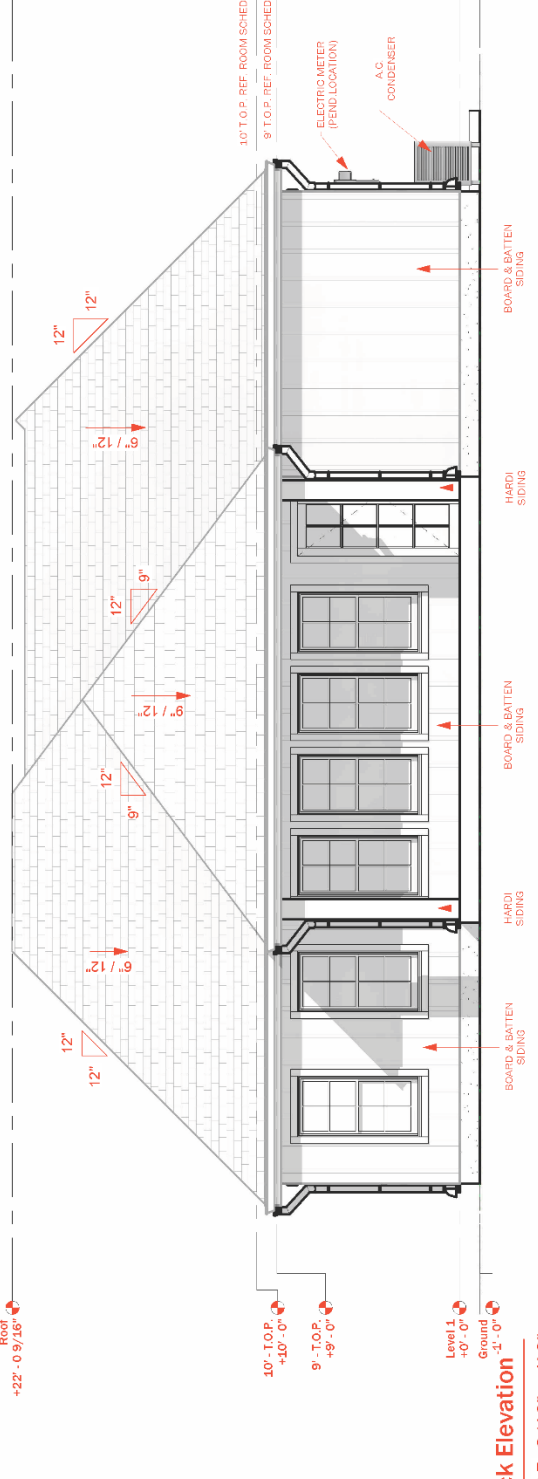
Case Location Map = 







**1**  
**Front Elevation**  
 SCALE: 3/16" = 1'-0"



**2**  
**Back Elevation**  
 SCALE: 3/16" = 1'-0"





CITY OF ROCKWALL

ORDINANCE NO. 23-29

SPECIFIC USE PERMIT NO. S-304

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.16-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 11, BLOCK C, FOREE ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request by Javier Silva of the JMS Custom Homes, LLC on behalf of the Nixon Estate for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* on a 0.16-acre parcel of land identified as Lot 11, Block C, of the Foree Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 711 Parks Avenue, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

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

**SECTION 2.** That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential District Standards*, and Subsection 03.07, *Single-Family 7 (SF-7) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] -- as heretofore amended and may be amended in the future -- and

with the following conditions:

## 2.1 OPERATIONAL CONDITIONS

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

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

## 2.2 COMPLIANCE

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

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

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

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

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

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

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,  
THIS THE 1<sup>st</sup> DAY OF MAY, 2023.**

---

Kevin Fowler, Mayor

**ATTEST:**

---

Kristy Teague, City Secretary

**APPROVED AS TO FORM:**

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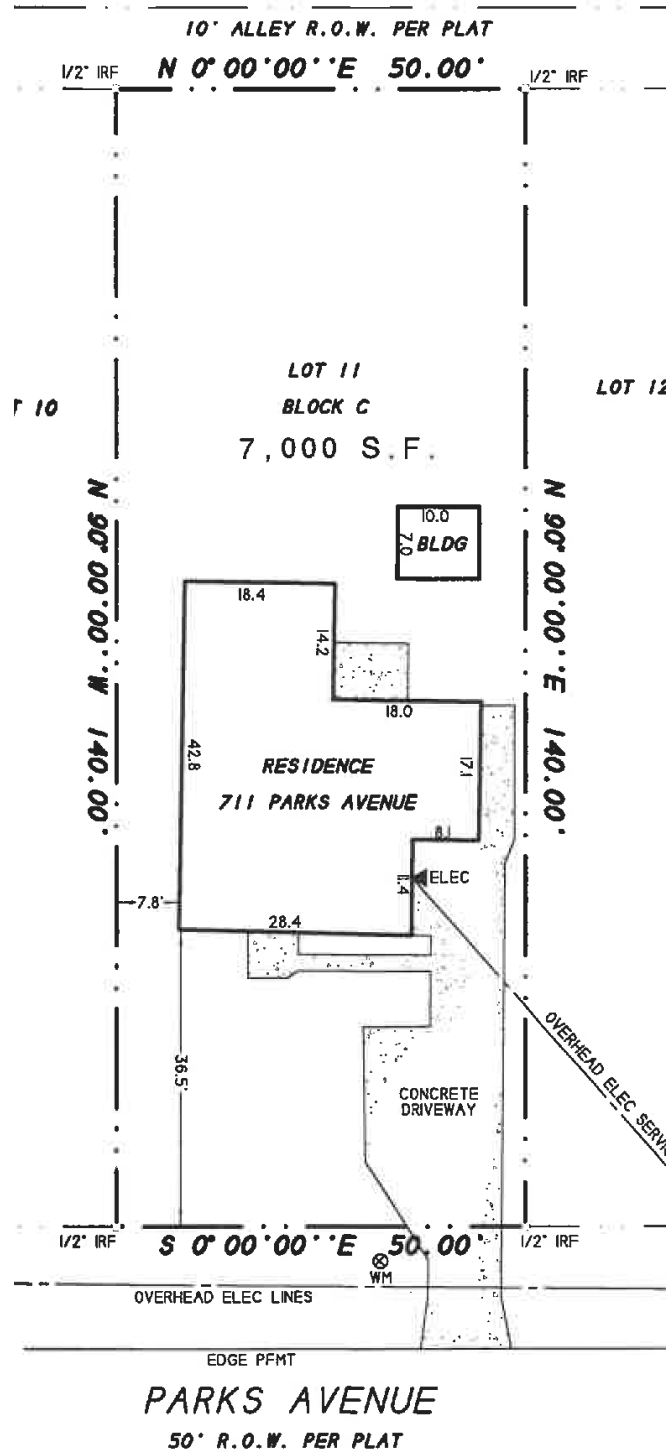
Frank J. Garza, City Attorney

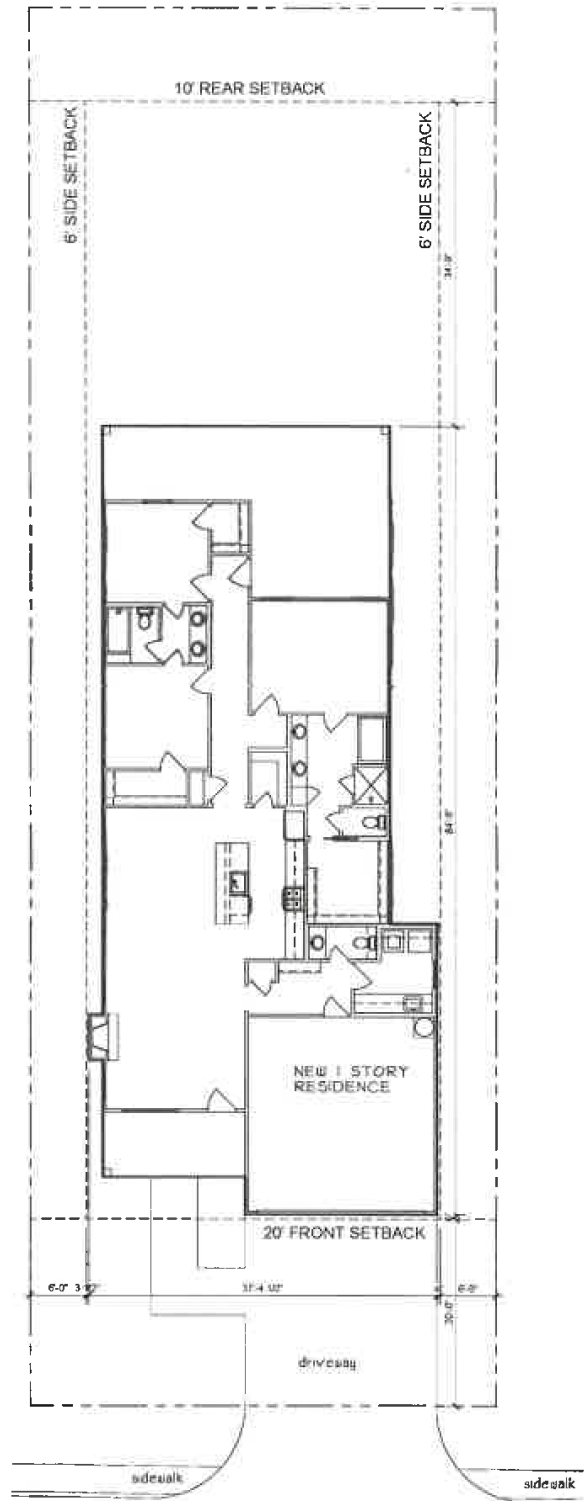
1<sup>st</sup> Reading: April 17, 2023

2<sup>nd</sup> Reading: May 1, 2023

Address: 711 Parks Avenue

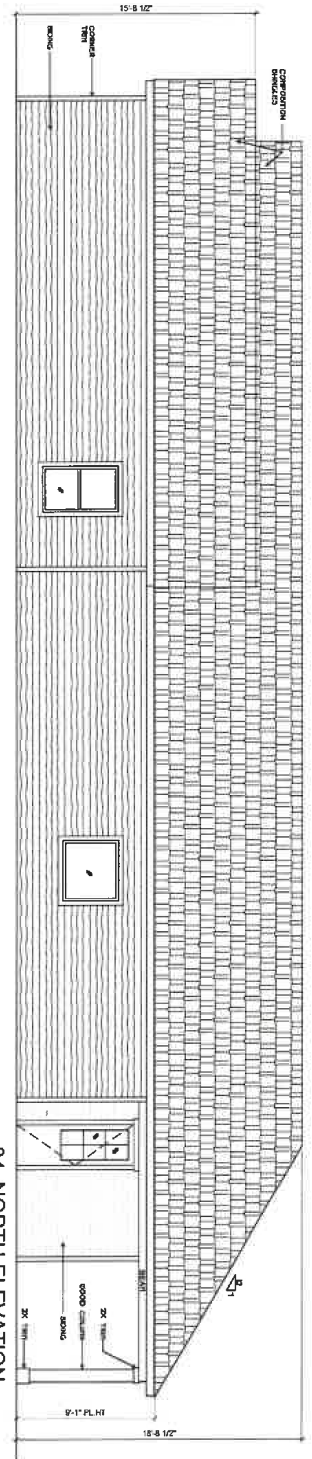
Legal Description: Lot 11, Block C, Foree Addition



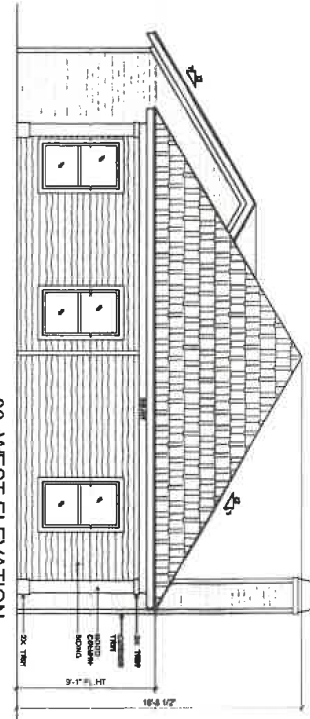


PARKS AVE.

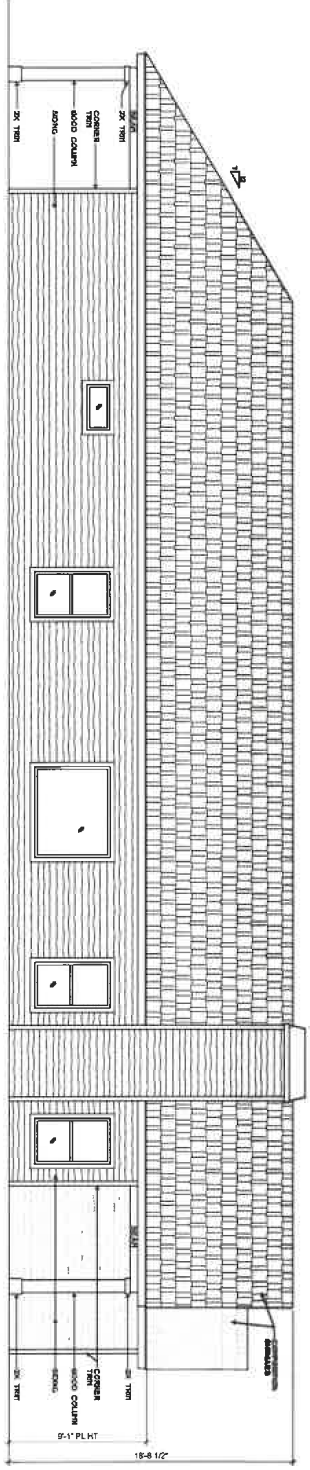




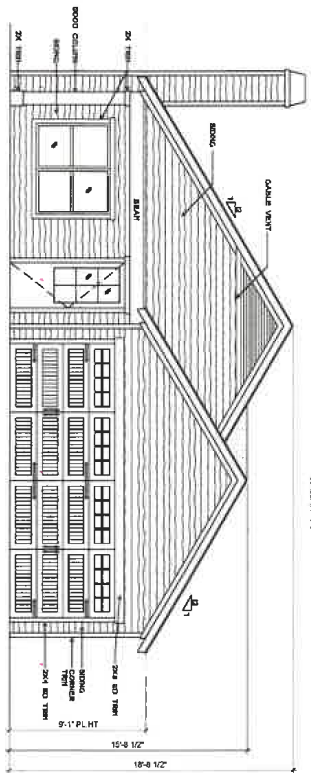
04 NORTH ELEVATION  
SCALE: 1/8"=1'-0"



03 WEST ELEVATION  
SCALE: 1/8"=1'-0"



02 SOUTH ELEVATION  
SCALE: 1/8"=1'-0"



01 EAST ELEVATION  
SCALE: 1/8"=1'-0"

CITY OF ROCKWALL

ORDINANCE NO. 23-30

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, BY AMENDING ARTICLE 04, *PERMISSIBLE USES*, AND ARTICLE 13, *DEFINITIONS*, AS DEPCITED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, an amendment to the City of Rockwall's Unified Development Code [*Ordinance No. 20-02*] has been initiated by the City Council of the City of Rockwall to amend Article 04, *Permissible Uses*, and Article 13, *Definitions*, of the Unified Development Code [*Ordinance No. 20-02*] to create the *Credit Access Business* land use; and,

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

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

**SECTION 1.** That Article 04, *Permissible Uses*, and Article 13, *Definitions*, of the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended as specifically described in *Exhibit 'A'* of this ordinance;

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

**SECTION 3.** That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code [*Ordinance No. 20-02*], and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

**SECTION 4.** That this ordinance shall take effect immediately from and after its passage.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 1<sup>ST</sup> DAY OF MAY, 2023.**

---

Kevin Fowler, Mayor

**ATTEST:**

---

Kristy Teague, City Secretary

**APPROVED AS TO FORM:**

---

Frank J. Garza, City Attorney

1<sup>st</sup> Reading: April 17, 2023

2<sup>nd</sup> Reading: May 1, 2023

*Continued on Next Page ...*



from parcel to parcel). A Specific Use Permit (SUP) shall be required for any facility located closer than 1,000-feet.

- (b) Such facilities shall be licensed as a Community Residential Facility under Chapter 508, Parole and Mandatory Supervision, of the Texas Health and Safety Code.

(7) Public or Private Primary School.

- (a) Adequate pick-up and drop-off areas shall be provided to ensure that street traffic/neighborhood traffic is not impeded. This shall be determined by the Director of Planning and Zoning or his/her designee at the time of site plan.

(8) Public or Private Secondary School.

- (a) The school shall be located on a Minor Collector or larger roadway.
- (b) Adequate pick-up and drop-off areas shall be provided to ensure that street traffic/neighborhood traffic is not impeded. This shall be determined by the Director of Planning and Zoning or his/her designee at the time of site plan.

(9) Temporary Education Buildings for a Public or Private School.

- (a) The City Manager or his/her designee may approve temporary educational buildings for a public school pending the submission of a letter from the independent school district indicating the duration the buildings will remain on-site. The City Manager or his/her designee may also require the temporary buildings to adhere to the procedures and requirements of Subsection 02.03(C)(9)(b) below.
- (b) All other applications of temporary educational buildings will require a Specific Use Permit (SUP) that shall be approved by the Planning and Zoning Commission and City Council, and that shall include the following operational conditions:
  - (1) The buildings shall be screened from the view of adjacent properties, public right-of-way, and parks and open space by the primary structure or landscape screening that incorporates three (3) tiered screening (i.e. small to mid-sized shrubs, large shrubs or accent trees, and canopy trees).
  - (2) The applicant shall provide a plan indicating the expected phasing-out of all temporary structures.
  - (3) The Specific Use Permit (SUP) shall be valid for a period not to exceed five (5) years.

(D) Office and Professional Land Uses.

(1) Credit Access Business.

- (a) Any lot or parcel of land with a *Credit Access Business* establishment shall be located a minimum of 1,000-feet from any other lot or parcel of land with another *Credit Access Business*, as measured in a straight line between

the nearest points of one (1) of the lots or parcels of land to the other lot or parcel of land.

- (b) A *Credit Access Business* shall not be located within 500-feet of a residentially zoned property, a public or private school, and/or an existing daycare facility.

~~(4)~~(2) Financial Institution with Drive-Through.

- (a) Drive-throughs shall not be located on a property adjacent to a residentially zoned or used property. Drive-throughs shall be separated from residentially zoned or used properties by an intervening building or parcel of land.
- (b) Drive-throughs shall not have access to local residential streets.
- (c) Stacking lanes for drive-through service windows shall accommodate at least six (6) standard sized motor vehicles per lane, unless specifically approved by the Planning and Zoning Commission.

(E) Recreation, Entertainment and Amusement Land Uses.

(1) Temporary Carnival, Circus, or Amusement Ride.

- (a) The duration of these temporary uses shall not exceed 14-days.
- (b) Carnival, circus and amusement ride uses shall be no closer than 300-feet to a residentially zoned or used property unless otherwise approved by the Planning and Zoning Commission and City Council.
- (c) Such events must obtain a permit from the City of Rockwall.

(2) Indoor Commercial Amusement/Recreation.

- (a) Exemptions to this use include:
  - (1) Skill or coin-operated machines kept in private residences or apartments and used without charge by members of the family or bona fide guests.
  - (2) Skill or coin-operated machines on the premises of religious, charitable, educational or fraternal organizations for the use of members or their guests, and not for private profit, although a charge is made for playing.
  - (3) Billiard or pool tables on the premises of publicly owned facilities.

(3) Outdoor Commercial Amusement/Recreation.

- (a) Outdoor Commercial Amusement/Recreation includes uses that provide outdoor entertainment (e.g. amusement parks, golf courses, outdoor music venues, batting cages, miniature golf etc.), but excludes drive-in movie theaters.
- (b) Outdoor Commercial Amusement/Recreation includes temporary structures (e.g. tents, canopies, etc.) for events; however, temporary in this case does not include structures intended to serve uses for longer than 14-days.
- (c) Outdoor Commercial Amusement/Recreation shall be a minimum of 300-feet from all residentially zoned or used



# LAND USE SCHEDULE

**LEGEND:**

	Land Use <i>NOT</i> Permitted
P	Land Use Permitted <i>By-Right</i>
P	Land Use Permitted with Conditions
S	Land Use Permitted Specific Use Permit (SUP)
X	Land Use Prohibited by Overlay District
A	Land Use Permitted as an Accessory Use

LAND USES	LAND USE DEFINITION REFERENCE [Reference Article 13, <i>Definitions</i> ]	CONDITIONAL USE REFERENCE Reference [Article 04, <i>Permissible Uses</i> ]	RESIDENTIAL DISTRICTS												MIXED USE DISTRICTS		NON-RESIDENTIAL DISTRICTS						OVERLAY DISTRICTS	
			Agricultural (AG) District	Single Family Estate 1.5 (SFE-1.5) District	Single Family Estate 2.0 (SFE-2.0) District	Single Family Estate 4.0 (SFE-4.0) District	Single Family 1 (SF-1) District	Single Family 16 (SF-16) District	Single Family 10 (SF-10) District	Single Family 8.4 (SF-8.4) District	Single Family 7 (SF-7) District	Zero Lot-Line (ZL-5) District	Two-Family (2F) District	Multi-Family 14 (MF-14) District	Downtown (DT) District	Residential Office (RO) District	Neighborhood Services (NS) District	General Retail (GR) District	Commercial (C) District	Heavy Commercial (HC) District	Light Industrial (LI) District	Heavy Industrial (HI) District	Scenic Overlay (SOV) District	SH-66 Overlay (SH-66) District
Congregate Care Facility/Elderly Housing	<a href="#">(7)</a>	<a href="#">(3)</a>												P	S	S	S	S	S		S			
Crematorium	<a href="#">(8)</a>																			S	P			
Daycare with Seven (7) or More Children	<a href="#">(9)</a>	<a href="#">(4)</a>	S	S	S	S	S	S	S	S	S	S	S	S	S	S	P	P	P	P	S	S		
Emergency Ground Ambulance Services	<a href="#">(10)</a>																P	P	P	P	P			
Group or Community Home	<a href="#">(11)</a>	<a href="#">(5)</a>	P	P	P	P	P	P	P	P	P	P	P			P	P	P						
Government Facility	<a href="#">(12)</a>													S			P	P	P	P	P			
Halfway House	<a href="#">(13)</a>	<a href="#">(6)</a>													S									
Hospice	<a href="#">(14)</a>												S			P	P	P	P	S	S			
Hospital	<a href="#">(15)</a>																P	P	P	P	S			
Public Library, Art Gallery or Museum	<a href="#">(16)</a>													P	P	P	P	P	P	P	P			
Mortuary or Funeral Chapel	<a href="#">(17)</a>																P	P	P	P				
Local Post Office	<a href="#">(18)</a>													P		P	P	P	P	P	P			
Regional Post Office	<a href="#">(19)</a>																		P	P	P			
Prison/Custodial Institution	<a href="#">(20)</a>																		P	P	P			
Public or Private Primary School	<a href="#">(21)</a>	<a href="#">(7)</a>	S	S	S	S	S	S	S	S	S	S	S	S			P	P	P	P	P			
Public or Private Secondary School	<a href="#">(22)</a>	<a href="#">(8)</a>	S	S	S	S	S	S	S	S	S	S	S	S			P	P	P	P	P			
Temporary Education Building for a Public or Private School	<a href="#">(23)</a>	<a href="#">(9)</a>	S	S	S	S	S	S	S	S	S	S	S			S	S	S	S					
Rescue Mission or Shelter for the Homeless	<a href="#">(24)</a>																		S	P	P			
Social Service Provider (Except Rescue Mission or Homeless Shelter)	<a href="#">(25)</a>																S		P	P	P			
<b>OFFICE AND PROFESSIONAL LAND USES</b>	2.02(D)	2.03(D)																						
<b>Credit Access Business</b>	<a href="#">(1)</a>	<a href="#">(1)</a>												S		S	S	P	P	P	P			
Financial Institution with Drive-Through	<a href="#">(42)</a>	<a href="#">(42)</a>														S	P	P	P	P	P			
Financial Institution without Drive-Through	<a href="#">(42)</a>												P		P	P	P	P	P	P				

# LAND USE SCHEDULE

**LEGEND:**

	Land Use <i>NOT</i> Permitted
P	Land Use Permitted <i>By-Right</i>
P	Land Use Permitted with Conditions
S	Land Use Permitted Specific Use Permit (SUP)
X	Land Use Prohibited by Overlay District
A	Land Use Permitted as an Accessory Use

LAND USES	LAND USE DEFINITION REFERENCE [Reference <a href="#">Article 13, Definitions</a> ]	CONDITIONAL USE REFERENCE Reference <a href="#">Article 04, Permissible Uses</a>	RESIDENTIAL DISTRICTS											MIXED USE DISTRICTS		NON-RESIDENTIAL DISTRICTS					OVERLAY DISTRICTS				
			Agricultural (AG) District	Single Family Estate 1.5 (SFE-1.5) District	Single Family Estate 2.0 (SFE-2.0) District	Single Family Estate 4.0 (SFE-4.0) District	Single Family 1 (SF-1) District	Single Family 16 (SF-16) District	Single Family 10 (SF-10) District	Single Family 8.4 (SF-8.4) District	Single Family 7 (SF-7) District	Zero Lot-Line (ZL-5) District	Two-Family (2F) District	Multi-Family 14 (MF-14) District	Downtown (DT) District	Residential Office (RO) District	Neighborhood Services (NS) District	General Retail (GR) District	Commercial (C) District	Heavy Commercial (HC) District	Light Industrial (LI) District	Heavy Industrial (HI) District	Scenic Overlay (SOV) District	SH-66 Overlay (SH-66) District	IH-30 Overlay (IH-30 OV) District
Office Building less than 5,000 SF	<a href="#">(23)</a>													P	P	P	P	P	P	P					
Office Building 5,000 SF or Greater	<a href="#">(23)</a>													P	S	S	P	P	P	P					
<b>RECREATION, ENTERTAINMENT AND AMUSEMENT LAND USES</b>																									
Temporary Carnival, Circus, or Amusement Ride	<a href="#">(1)</a>	<a href="#">(1)</a>													S		S	P	P	P	P				
Indoor Commercial Amusement/Recreation	<a href="#">(2)</a>	<a href="#">(2)</a>												S			S	P	P	P	P				
Outdoor Commercial Amusement/Recreation	<a href="#">(3)</a>	<a href="#">(3)</a>															S	S	P	S	P				
Public or Private Community or Recreation Club as an Accessory Use	<a href="#">(4)</a>		S	S	S	S	S	S	S	S	S	S	S	S			S	P	P	P	P				
Private Country Club	<a href="#">(5)</a>		S	S	S	S	S	S	S	S	S	S	S				S	S	S	P	P	P			
Golf Driving Range	<a href="#">(6)</a>																S	S	S	P	P	P			
Temporary Fundraising Events by Non-Profit	<a href="#">(7)</a>	<a href="#">(4)</a>	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P				
Indoor Gun Club with Skeet or Target Range	<a href="#">(8)</a>	<a href="#">(5)</a>																S	P	P	P	P			
Outdoor Gun Club with Skeet or Target Range	<a href="#">(8)</a>		S																	P		S			
Health Club or Gym	<a href="#">(9)</a>												A	P			S	P	P	P	P	P			
Private Club, Lodge or Fraternal Organization	<a href="#">(10)</a>	<a href="#">(6)</a>												S			S	S	P	P	P	S			
Private Sports Arena, Stadium, and/or Track	<a href="#">(11)</a>																	S	P	P	P				
Public Park or Playground	<a href="#">(12)</a>		P	P	P	P	P	P	P	P	P	P	P	P			P	P	P	P	P				
Sexually Oriented Businesses <a href="#">[Art. XI; CH. 12; Municipal Code]</a>	<a href="#">(13)</a>	<a href="#">(7)</a>																			S	S			
Tennis Courts (i.e. Not Accessory to a Public or Private Country Club)	<a href="#">(14)</a>		S	S	S	S	S	S	S	S	S	S	S				S	S	S	P	P	P			
Theater	<a href="#">(15)</a>													P			S	P	P	P	P				
<b>RETAIL AND PERSONAL SERVICES LAND USES</b>																									
Antique/Collectible Store	<a href="#">(1)</a>														S		S	P	P	P					
Astrologer, Hypnotist, or Psychic	<a href="#">(2)</a>													S	P		P	P	P						
Banquet Facility/Event Hall	<a href="#">(3)</a>													S				P	P	P					



or families with no regular home or residential address. A *Rescue Mission or Shelter for the Homeless* shall house a maximum of 15 individuals for a period not to exceed a maximum of 30-days.

(25) *Social Service Provider (Except Rescue Mission or Shelter for the Homeless)*. Any organization operating under a non-profit charter, the activities of which are devoted exclusively to charitable, benevolent, patriotic, employment related, or educational purposes not currently listed elsewhere in [Section 01, Land Use Schedule, of Article 04, Permissible Uses](#).

(D) *Office and Professional Land Uses.*

(1) *Credit Access Business*. A *Credit Access Business* is a business or credit services organization that obtains for a consumer or assists a consumer in obtaining an extension of consumer credit in the form of a deferred presentment transaction or a motor vehicle title loan (or as otherwise defined by Section 393.6001 of the Texas Finance Code).

(2) *Financial Institution*. A facility that is open to the public for the deposit, custody, loan, exchange or issue of money, the extension of credit, and/or facilitating the transmission of funds and that is licensed by the appropriate state or federal agency as a bank, savings and loan association, or credit union. Accessory uses may include automatic teller machines, drive through service, offices, and parking. This excludes bail bonds, pawnshops, payday advance/loan businesses, and motor vehicle title loan businesses.

(3) *Office Building*. A facility that provides executive, management, administrative, or professional services not specifically listed elsewhere in [Section 01, Land Use Schedule, of Article 04, Permissible Uses](#), but not involving the sale of merchandise except as incidental to a permitted use. Typical examples include real estate, insurance, property management, investment, employment, travel, advertising, law, architecture, design, engineering, accounting, call centers, and similar offices. Accessory uses may include cafeterias, health facilities, parking, or other amenities primarily for the use of employees in the firm or building.

(E) *Recreation, Entertainment and Amusement Land Uses.*

(1) *Temporary Carnival, Circus, or Amusement Ride*. A temporary, traveling show or exhibition that has no permanent structure or installation, and is intended to attract people to a site where there may or may not be an admission charge. These activities include: carnivals, circuses, rides, entertainment, gaming booths, food stands, exhibitions, and animal displays. Outdoor or indoor commercial amusement provided on a temporary basis.

(2) *Indoor Commercial Amusement/Recreation*. Any enterprise whose main purpose is to provide the general public with a variety of amusing or entertaining activities, including such activities as skating rinks, bowling alleys, video arcades, billiard tables and similar enterprises, but does not include theaters and auditoriums.

(3) *Outdoor Commercial Amusement/Recreation*. An amusement enterprise that offers entertainment or games of skill to the

general public for a fee or charge wherein any portion of the activity takes place in the open.

(4) *Public or Private Community Recreation Club as an Accessory Use*. (1) *Public*: A facility or area that is owned and/or operated by a nonprofit organization and that provides for sports, leisure, and recreation activities operated for the general public. (2) *Private*: A recreation facility operated for the exclusive use of private residents or neighborhood groups and their guests, and not the general public.

(5) *Private Country Club*. A facility or area laid out for recreational, athletic, and social purposes, with limited membership, and the use of which is primarily restricted to members and their guests. A golf course may be included as an additional principal use. Accessory uses may include retail sales, a club house, and other recreational facilities.

(6) *Golf Driving Range*. An area improved with trees, greens, fairways, hazards, and which may include a clubhouse, dining room, and accessory recreational uses.

(7) *Temporary Fundraising Events by Non-profit*. An event sponsored by a recognized legal nonprofit organization, intended to attract people to a site where there may or may not be an admission charge.

(8) *Gun Club with Skeet or Target Range*. A facility or area for the sport of shooting at targets to test accuracy in rifles, pistols, or archery practice, owned or operated by a corporation, association, or persons.

(9) *Health Club or Gym*. A public or private facility operated to promote physical health and fitness. Activities may include exercise, physical therapy, training, and education pertaining to health and fitness. Uses or combinations of uses or facilities would typically include -- but are not limited to -- game courts, weight lifting and exercise equipment, aerobics, swimming pools and spas, and running or jogging tracks.

(10) *Private Club, Lodge or Fraternal Organization*. (1) *Private Club*. Private quarters for a private organization, a principal purpose of which is the preparation and service of food and/or drink for members and their guests only and falling within the definition of and permitted by Chapter 32, *Private Club Registration Permit*, of the Texas Alcoholic Beverage Code. (2) *Lodge or Fraternal Organization*. A facility or area for a special purpose organization or for the sharing of sports, arts, literature, politics, or other similar interests, but not primarily for profit or to render a service that is customarily carried on as a business, excluding churches, synagogues, or other houses of worship or religious assembly.

(11) *Private Sports Arena, Stadium, and/or Track*. An athletic field or stadium that is not owned or operated by a public agency such as a city or school and operated for the exclusive use of its members and their guests and not the general public

(12) *Public Park or Playground*. A facility or area for recreational, cultural, or aesthetic use owned or operated by a public agency and available to the general public. This definition may include -- but is not limited to -- lawns, decorative plantings, walkways, active and passive recreation areas, playgrounds, fountains, swimming pools, pavilions, wooded areas, and water courses.

CITY OF ROCKWALL

ORDINANCE NO. 23-31

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, ADOPTING REVISIONS TO THE MASTER THOROUGHFARE PLAN CONTAINED WITHIN THE OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN IN ACCORDANCE WITH THE CITY'S HOME RULE CHARTER.

**WHEREAS**, the *Home Rule Charter* of the City of Rockwall, Texas, states that the Comprehensive Plan will contain recommendations for the growth, development and beautification of the City and its Extraterritorial Jurisdiction (ETJ); and

**WHEREAS**, the City Council of the City of Rockwall has previously authorized a study to update the Comprehensive Plan, also referred to as the Master Plan; and

**WHEREAS**, the citizens of the City of Rockwall were involved in the development of the Comprehensive Plan through participation in committee and public meetings; and

**WHEREAS**, the Comprehensive Plan shall serve as a guide to all future City Council action concerning land use and development regulations and expenditures for capital improvements; and

**WHEREAS**, Section 213.003, *Adoption or Amendment of Comprehensive Plan*, of Chapter 213, *Municipal Comprehensive Plans*, of the *Texas Local Government Code* states that the adoption of, or amendment to, a Comprehensive Plan requires a hearing at which the public is given the opportunity to give testimony and present written evidence, and as required by the *Home Rule Charter* of the *City of Rockwall* a public hearing has been held on the proposed revisions to the Comprehensive Plan, and the governing body -- *in the exercise of its legislative discretion* -- has concluded that the Comprehensive Plan should be amended as follows:

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

**SECTION 1.** The Master Thoroughfare Plan contained within the OURHometown Vision 2040 Comprehensive Plan be amended as depicted in *Exhibit 'A'* of this ordinance; and,

**SECTION 2.** The Comprehensive Plan shall be used by the City Staff in planning and as a guide for future development of the City of Rockwall; and,

**SECTION 3.** 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 APRIL, 2023.**

\_\_\_\_\_  
Kevin Fowler, Mayor

**ATTEST:**

\_\_\_\_\_  
Kristy Teague, City Secretary

**APPROVED AS TO FORM:**

---

Frank J. Garza, City Attorney

1<sup>st</sup> Reading: March 20, 2023

2<sup>nd</sup> Reading: April 3, 2023





NOTE: CHANGE ID'S CORRESPOND TO CASE MEMO

CHANGE ID	STREET NAME	CURRENT	NEW CLASS	DESCRIPTION
U1	E SH 66	M4D	P6D	Upgrade from M4D to P6D
U2	SECURITY DR	MC	A4D	Upgrade from Minor Collector to A4D
U3	TURTLE COVE BLVD	R2U	MC	Upgrade from R2U to Minor Collector
U4	S JOHN KING BLVD	MC	M4U	Upgrade from Minor Collector to M4U
U5	FM 551	M4U	A4D	Upgrade from M4U to A4D
U6	POETRY RD	MC	M4U	Upgrade from Minor Collector to M4U
U7	OLD FM 550	MC	A4D	Upgrade from M4U to A4D
U8	FM 550	M4U	A4D	Upgrade from M4U to A4D
D1	PROMENADE PL	MC	R2U	Downgrade from Minor Collector to R2U
D2	TANNERSON DR	MC	R2U	Downgrade from Minor Collector to R2U
D3	PANHANDLE DR	M4U	R2U	Downgrade from M4U to R2U
D4	LOS ALTOS DR	MC	R2U	Downgrade from Minor Collector to R2U
D5	N FANNIN ST	MC	R2U	Downgrade from Minor Collector to R2U
D6	RENFRO ST	MC	R2U	Downgrade from Minor Collector to R2U
D7	S LAKESHORE DR	MC	R2U	Downgrade from Minor Collector to R2U
D8	S LAKESHORE DR	MC	R2U	Downgrade from Minor Collector to R2U
D8	LAKEVIEW DR	MC	R2U	Downgrade from Minor Collector to R2U
D9	SUMMIT RIDGE	MC	R2U	Downgrade from Minor Collector to R2U
D10	LAKEDALE DR	MC	R2U	Downgrade from Minor Collector to R2U
D11	(Future)	M4U	MC	Downgrade from M4U to Minor Collector
D12	MIMS RD	M4U	MC	Downgrade from M4U to Minor Collector
D13	SIDS RD	M4U	MC	Downgrade from M4U to Minor Collector
D14	GLEN HILL WAY	MC	LOCAL	Downgrade from Minor Collector to Local Road
D15	OLD SH 276	M4U	MC	Downgrade from M4U to Minor Collector
R1	E SH 66	MC		Remove from FM1141 to John King Blvd
R2	(Future)	M4U		Remove M4U to Minor Collector
R3	VILLAGE DR	MC		Remove Village Dr

**ROADWAY CLASS**

- County
- Outer Loop
- M4D
- M4U
- M4U-M
- Minor
- P3U
- P6D
- TxDOT4D
- TxDOT6D

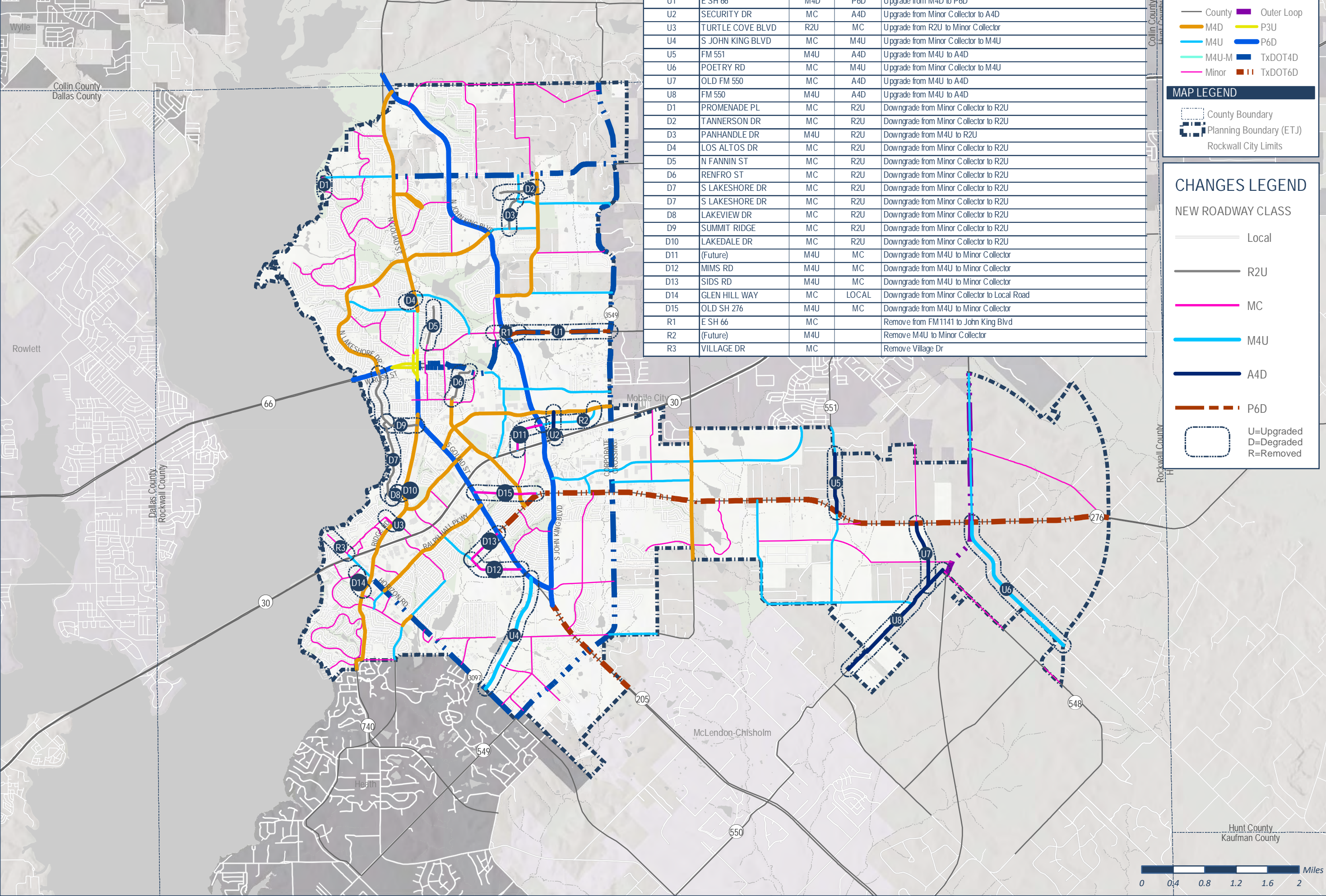
**MAP LEGEND**

- County Boundary
- Planning Boundary (ETJ)
- Rockwall City Limits

**CHANGES LEGEND**

**NEW ROADWAY CLASS**

- Local
- R2U
- MC
- M4U
- A4D
- P6D
- U=Upgraded
- D=Degraded
- R=Removed



**MASTER THOROUGHFARE PLAN**

**COMPREHENSIVE PLAN 04 | INFRASTRUCTURE**



## MEMORANDUM

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**TO:** Mary Smith, City Manager

**CC:** Honorable Mayor and City Council

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

**DATE:** May 1, 2023

**SUBJECT:** P2023-008; CONVEYANCE PLAT FOR LOTS 1-3, BLOCK A, GEORGE MORTON ESTATE ADDITION

---

### Attachments

Case Memo  
Development Application  
Location Map  
Final Plat

### Summary/Background Information

Consider a request by Daniel Boswell of RIV Properties on behalf of Brad Boswell of RIV Properties for the approval of a *Conveyance Plat* for Lots 1 & 2, Block A, George Morton Estates Addition being a 3.59-acre tract of land identified as Lots 1 & 2, Block 1; Lots 1, 2, 3, & 4, Block 2; Lots 1, 2, 3, & 4, Block 3; Lots 1, 2, 3, & 4, Block 5; Lots 1 & 2 and a portion of Lots 3 & 4, Block 6; Lots 2, 3, & 4, Block 7; Lots 1 & 2, Block 8; and Lots 1, 2, 3, & 4, Block 9, Moton Addition, City of Rockwall, Rockwall County, Texas, situated within the Hillside Mixed Use Subdistrict and the Horizon/Summer Lee Subdistrict of Planned Development District 32 (PD-32), generally located at the southwest corner of the intersection of Horizon Road and Summer Lee Drive, and take any action necessary.

### Action Needed

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





**CITY OF ROCKWALL**  
CITY COUNCIL MEMORANDUM

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

---

**TO:** Mayor and City Council  
**DATE:** May 1, 2023  
**APPLICANT:** Daniel Boswell; *RIV Properties LLC*  
**CASE NUMBER:** P2023-008; *Conveyance Plat for Lots 1-3, Block A, George Morton Estate Addition*

---

**SUMMARY**

Consider a request by Daniel Boswell of RIV Properties on behalf of Brad Boswell of RIV Properties for the approval of a Conveyance Plat for Lots 1-3, Block A, George Morton Estates Addition being a 3.59-acre tract of land identified as Lots 1 & 2, Block 1; Lots 1, 2, 3, & 4, Block 2; Lots 1, 2, 3, & 4, Block 3; Lots 1, 2, 3, & 4, Block 5; Lots 1 & 2 and a portion of Lots 3 & 4, Block 6; Lots 2, 3, & 4, Block 7; Lots 1 & 2, Block 8; and Lots 1, 2, 3, & 4, Block 9, Moton Addition, City of Rockwall, Rockwall County, Texas, situated within the Hillside Mixed Use Subdistrict and the Horizon/Summer Lee Subdistrict of Planned Development District 32 (PD-32), generally located at the southwest corner of the intersection of Horizon Road and Summer Lee Drive, and take any action necessary.

**PLAT INFORMATION**

- Purpose. The applicant is requesting the approval of a Conveyance Plat for a 3.59-acre parcel of land (*i.e. Lots 1 & 2, Block 1; Lots 1, 2, 3, & 4, Block 2; Lots 1, 2, 3, & 4, Block 3; Lots 1, 2, 3, & 4, Block 5; Lots 1 & 2 and a portion of Lots 3 & 4, Block 6; Lots 2, 3, & 4, Block 7; Lots 1 & 2, Block 8; and Lots 1, 2, 3, & 4, Block 9, Moton Addition*) for the purpose of creating three (3) parcels of land (*i.e. Lot 1-3, Block A, George Morton Estate Addition*). Currently, the subject property is vacant and divided into 27 separate lots. The applicant is requesting the Conveyance Plat in order to assemble the land into three (3) lots for future development on Lots 1 & 2, and Lot 3 being an open space lot. In addition, the applicant is proposing to dedicate right-of-way for Glen Hill Way and Pinnacle Drive, and is incorporating portions of the City's excess right-of-way in exchange for these proposed dedications.
- Background. The City Council annexed the subject property into the City of Rockwall on November 7, 1960 through the adoption of *Ordinance No. 60-03*. Upon annexation, the subject property was zoned Agricultural (AG) District. On December 7, 1966, the subject property was platted into its current configuration as part of the George Morton Estate Addition. Based on the May 16, 1983 and December 7, 1993 *Historic Zoning Maps*, at some point between these dates portions of the subject property adjacent to Horizon Road [*FM-3097*] were rezoned to General Retail (GR) District. On June 19, 1989, portions of the subject property were also rezoned to Planned Development District 32 (PD-32) [*Ordinance No. 89-20*]. The PD-32 ordinance was amended four (4) times by *Ordinance No.'s 89-20, 02-55, 08-11, & 10-21*. On March 7, 2022, the City Council approved a *PD Development Plan* [*Ordinance No. 22-10*] for the subject property. The *PD Development Plan* was amended twice by *Ordinance No.'s 22-36 & 23-05*. On March 14, the Planning and Zoning Commission approved a *Site Plan* [*Case No. SP2023-008*] to allow the construction of a 176-unit condominium building on the subject property.
- Conformance to the Subdivision Ordinance. The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional Approval. Conditional approval of this Conveyance Plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.

## **CONDITIONS OF APPROVAL**

If the City Council chooses to approve the Conveyance Plat for *Lots 1-3, Block A, George Morton Estate 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 Conveyance Plat; and,
- (2) Any construction resulting from the approval of this Conveyance Plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

## **PLANNING AND ZONING COMMISSION**

On April 25, 2023 Planning and Zoning Commission made a motion to approve the conveyance plat with a vote of 5-0, with Commissioner Llewellyn absent and Commissioner Womble recusing themselves.





# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. \_\_\_\_\_

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

DIRECTOR OF PLANNING: \_\_\_\_\_

CITY ENGINEER: \_\_\_\_\_

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

### PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE) <sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup> **\* Conveyance Plat \***
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
  - SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1 & 2</sup>
  - PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- OTHER APPLICATION FEES:**
- TREE REMOVAL (\$75.00)
  - VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) <sup>2</sup>

### NOTES:

<sup>1</sup>: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.  
<sup>2</sup>: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

### PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS

**ID# 19924 Legal Description Moton**

SUBDIVISION

**George Morton Estate**

LOT 1,2,3,4 BLOCK 2

GENERAL LOCATION

**Corner of Summer Lee & Horizon Drive**

### ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING

**PD-32**

CURRENT USE

**Undeveloped**

PROPOSED ZONING

**PD-32**

PROPOSED USE

**Condominium**

ACREAGE

**1.413**

LOTS [CURRENT]

**n/a**

LOTS [PROPOSED]

**n/a**

**SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

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

OWNER

**RIV Rockwall LLC**

APPLICANT

**RIV Rockwall LLC**

CONTACT PERSON

**Brad Boswell**

CONTACT PERSON

**Daniel Boswell**

ADDRESS

**2040 Century Center Blvd. Suite 10**

ADDRESS

**2040 Century Center Blvd Suite 10**

CITY, STATE & ZIP

**Irving, TX, 75062**

CITY, STATE & ZIP

**Irving, TX, 75062**

PHONE

**214-493-3346**

PHONE

**817-504-2231**

E-MAIL

**bboswell@psg-dallas.com**

E-MAIL

**dwboswell@psg-dallas.com**

### NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Brad Boswell [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

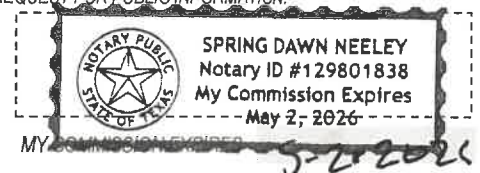
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 150.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 05th DAY OF February, 2023 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 05th DAY OF February, 2023

OWNER'S SIGNATURE

*[Signature]*

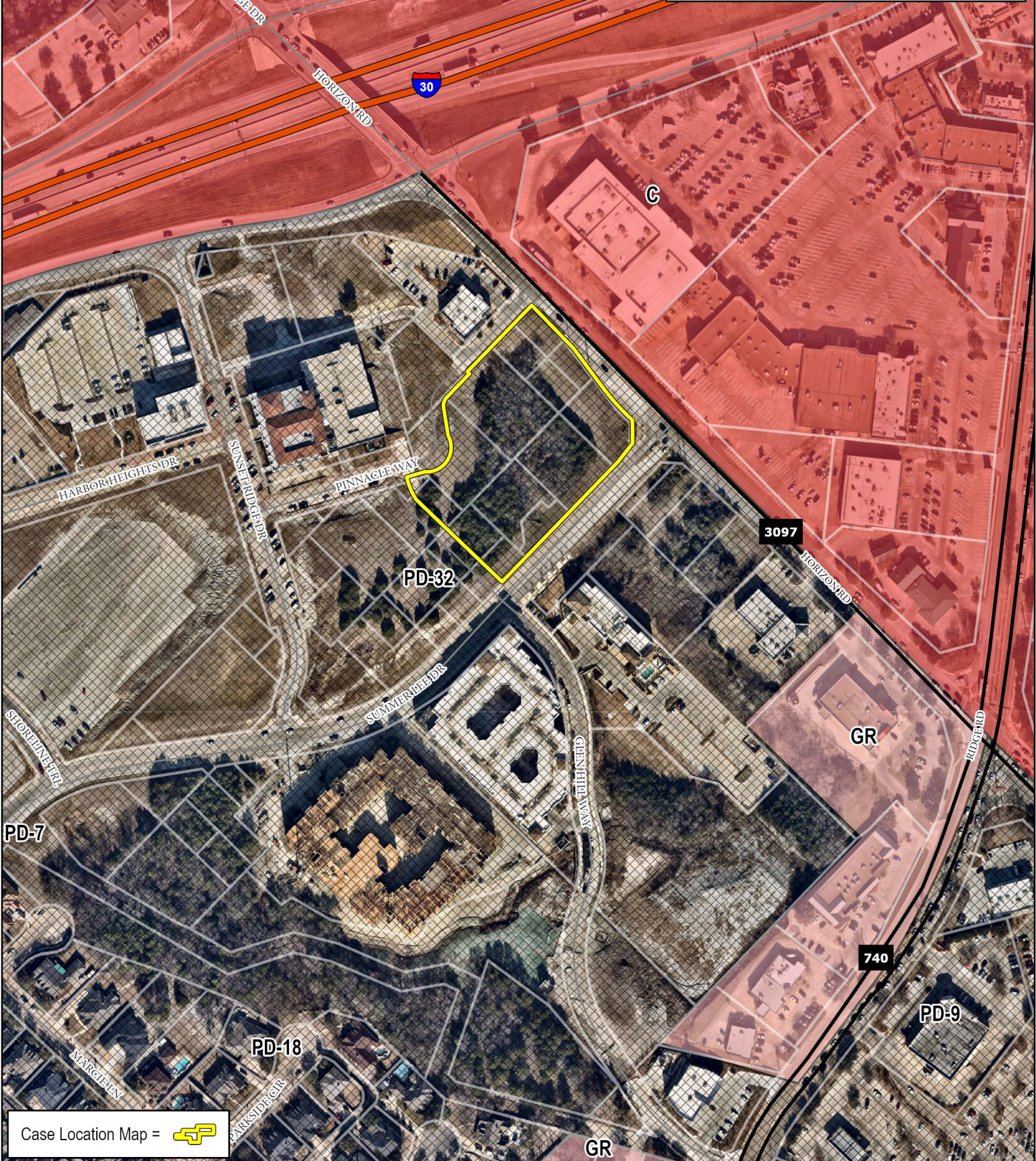
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS








P2023-008: Lots 1 & 2, George Morton Estate



Case Location Map = 



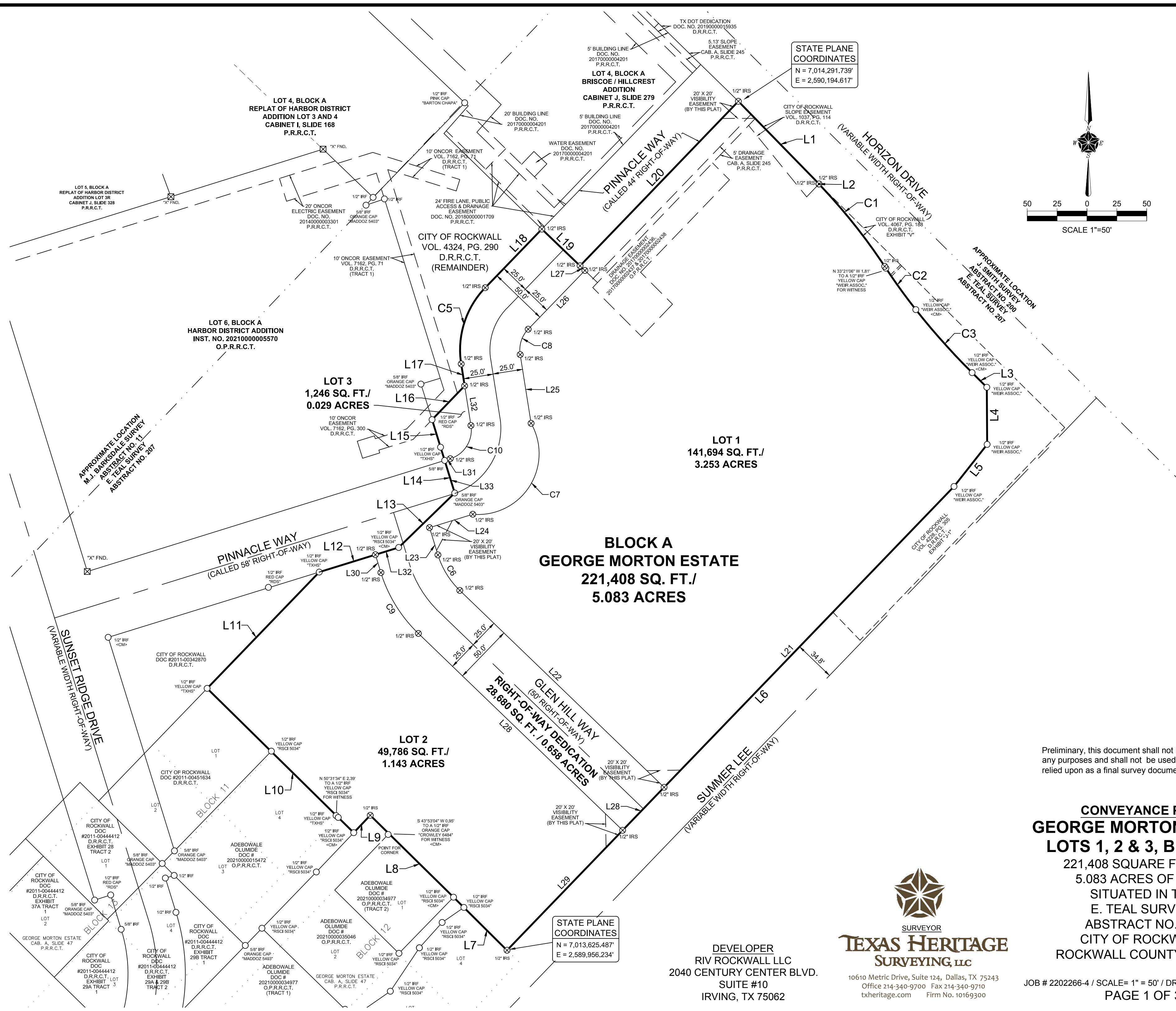
# City of Rockwall

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

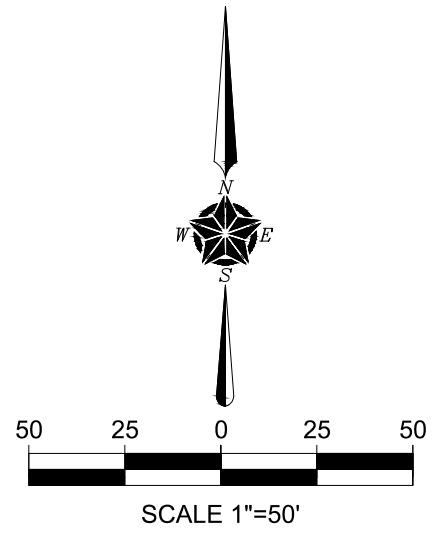
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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







STATE PLANE  
COORDINATES  
N = 7,014,291.739'  
E = 2,590,194.617'



**BLOCK A  
GEORGE MORTON ESTATE  
221,408 SQ. FT./  
5.083 ACRES**

STATE PLANE  
COORDINATES  
N = 7,013,625.487'  
E = 2,589,956.234'

Preliminary, this document shall not be recorded for any purposes and shall not be used or viewed or relied upon as a final survey document. (04/17/2023)

**CONVEYANCE PLAT  
GEORGE MORTON ESTATE  
LOTS 1, 2 & 3, BLOCK A**  
221,408 SQUARE FEET OR  
5.083 ACRES OF LAND  
SITUATED IN THE  
E. TEAL SURVEY,  
ABSTRACT NO. 207  
CITY OF ROCKWALL,  
ROCKWALL COUNTY, TEXAS



**TEXAS HERITAGE  
SURVEYING, LLC**

DEVELOPER  
RIV ROCKWALL LLC  
2040 CENTURY CENTER BLVD.  
SUITE #10  
IRVING, TX 75062

10610 Metric Drive, Suite 124, Dallas, TX 75243  
Office 214-340-9700 Fax 214-340-9710  
txheritage.com Firm No. 10169300

JOB # 2202266-4 / SCALE= 1" = 50' / DRAWN: KO / 04/14/2023  
PAGE 1 OF 3



OWNER'S CERTIFICATE  
(PUBLIC DEDICATION)

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS, RIV ROCKWALL LLC, is the owner of a tract of land situated in the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, being a portion of that tract of land described as George Morton Estate, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet A, Slide 47, Plat Records, Rockwall County, Texas, same being more particularly described by metes and bounds as follows;

BEGINNING at a 1/2 inch iron rod found with yellow plastic cap stamped "TXHS" for the intersection of the east corner of Pinnacle Way (called 44' right-of-way) and the southwest right-of-way line of Horizon Road (variable width right-of-way);

THENCE along the said southwest right-of-way line of Horizon Road the following bearings and distances;

THENCE South 44 degrees 18 minutes 46 seconds East, a distance of 96.72 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "TXHS" for an ell corner;

THENCE South 44 degrees 47 minutes 34 seconds West, a distance of 0.17 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "TXHS" for an ell corner, same being the start of a tangent curve to the right having a radius of 489.50 feet a delta angle of 10 degrees 20 minutes 09 seconds and a chord bearing and distance of South 38 degrees 37 minutes 33 seconds East 88.18 feet;

THENCE with the curve to the right, an arc distance of 88.30 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS" for the end of said curve, same being the start of a tangent curve to the left having a radius of 510.50 feet a delta angle of 05 degrees 00 minutes 25 seconds and a chord bearing and distance of South 35 degrees 45 minutes 12 seconds East 44.60 feet, from which a 1/2 inch iron rod found with yellow plastic cap stamped "WEIR ASSOC" bears North 33 degrees 21 minutes 06 seconds West 1.81 feet;

THENCE with the curve to the left, an arc distance of 44.61 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "WEIR ASSOC." for the end of said curve, same being the start of a tangent curve to the right having a radius of 576.50 feet a delta angle of 07 degrees 02 minutes 15 seconds and a chord bearing and distance of South 41 degrees 46 minutes 32 seconds East 70.77 feet;

THENCE with the curve to the right, an arc distance of 70.81 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "WEIR ASSOC." for the end of said curve;

THENCE South 45 degrees 02 minutes 23 seconds East, a distance of 17.32 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "WEIR ASSOC." for the north corner of a clip corner at the intersection of the present northwest right-of-way line of Summer Lee Drive (variable width right-of-way) and said southwest right-of-way line of Horizon Road;

THENCE South 00 degrees 21 minutes 42 seconds East, along the clip corner transition from said Horizon Road to Summer Lee Drive, a distance of 47.83 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "WEIR ASSOC." for an angle point;

THENCE along the said present northwest right-of-way line of Summer Lee Drive the following bearings and distances;

THENCE South 38 degrees 15 minutes 42 seconds West, a distance of 44.82 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "WEIR ASSOC. for an angle point"

THENCE South 43 degrees 56 minutes 20 seconds West, a distance of 539.17 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS" ell corner;

THENCE North 45 degrees 10 minutes 59 seconds West, with said present northwest right-of-way line of Summer Lee Drive, passing at a distance of 50.90 feet a 1/2 inch iron rod found with yellow plastic cap stamped "RSCI 5034" for the southeast corner of that tract of land described as Tract 2 in Special Warranty Deed to Olumide Adebowale as recorded in Document No. 2021-0000035046, Official Public Records, Rockwall County, Texas and continuing for a total distance of 63.07 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "RSCI 5034" for the east corner of that tract of land described as Tract 2 in Special Warranty Deed to Olumide Adebowale as recorded in Document No. 2021-0000034977, Official Public Records, Rockwall County, Texas;

THENCE North 45 degrees 30 minutes 04 seconds West, along the northeast line of said Olumide Adebowale tracts, a distance of 97.78 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS" for an ell corner;

THENCE South 43 degrees 34 minutes 18 seconds West, along the northwest line of said Adebowale 2021-0000035046 tract, a distance of 20.05 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "RSCI 5034" for the east corner of that tract of land described in General Warranty Deed to Olumide Adebowale as recorded in Document No. 2021-0000015472, Official Public Records, Rockwall County, Texas;

THENCE North 45 Degrees 27 minutes 27 seconds West, along the northeast line of said Adebowale 2021-0000015472 tract, passing at a distance of 96.96 feet the north corner of said Adebowale 2021-0000015472 tract, same being the east corner of that tract of land described in General Warranty Deed to City of Rockwall as recorded in Document No. 2011-0000451634, Official Public Records, Rockwall County, Texas, and continuing for a total distance of 172.17 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "TXHS" in the southeast line of that tract of land described in General Warranty Deed to RIV Rockwall LLC as recorded in Document No. 2011-0000342870, Official Public Records, Rockwall County, Texas;

THENCE North 43 degrees 56 minutes 50 seconds East, along the southeast line of RIV ROCKWALL LLC tract 2011-0000342870, a distance of 135.24 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "TXHS" in the southeast right-of-way line of Pinnacle Way (called 58' right-of-way);

THENCE North 72 degrees 48 minutes 50 seconds East, along the said southeast right-of-way line of Pinnacle Way, a distance of 69.59 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "RSCI 5034";

THENCE North 45 degrees 47 minutes 44 seconds East, traversing said Pinnacle Way, a distance of 65.45 feet to a 5/8 inch iron rod found with orange plastic cap stamped "MADDOX 5403" for an angle corner;

THENCE North 17 degrees 11 minutes 07 seconds West, along the northeast end of said Pinnacle way, passing a 5/8 inch iron rod found at a distance of 28.53 feet for the northeast corner of said Pinnacle Way, same being the east corner of Lot 6, Block A, Harbor District Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Document No. 2021000005570, Plat Records, Rockwall County, Texas, and continuing along the south northeast line of said Lot 6, Block A for a total distance of 40.12 feet to a 1/2 inch iron rod found for the south corner of the remainder of that tract of land described in General Warranty Deed to City of Rockwall recorded in Volume 4324, Page 290, Deed Records, Rockwall, County, Texas;

THENCE North 17 degrees 03 minutes 53 seconds West, continuing along the south northeast line of said Lot 6, Block A, a distance of 24.13 feet to a 1/2 inch iron rod found with red plastic cap stamped "RDS";

THENCE North 43 degrees 53 minutes 04 seconds East, along the southeast line of said City of Rockwall remainder tract, a distance of 39.31 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS" for an angle point;

THENCE North 08 degrees 59 minutes 31 seconds West, traversing said City of Rockwall remainder tract, a distance of 18.52 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS" for the start of a tangent curve to the right having a radius of 75.00 feet a delta angle of 52 degrees 59 minutes 15 seconds and a chord bearing and distance of North 17 degrees 30 minutes 06 seconds East 66.92 feet;

THENCE along said curve to the right, continuing to traverse said City of Rockwall remainder tract, an arc distance of 69.36 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS" for the end of said curve;

THENCE North 43 degrees 59 minutes 44 seconds East, continuing to traverse said City of Rockwall remainder tract, a distance of 68.22 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS" for the south corner of Lot 4, Block A, Briscoe / Hillcrest Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet J, Slide 279, Plat Records, Rockwall County, Texas;

THENCE South 46 degrees 00 minutes 16 seconds East along the northeast line of said City of Rockwall remainder tract, along the southwest end of Pinnacle Way, a distance of 44.37 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS" for the south corner of said Pinnacle Way at the northwest line of the northwest 20' easement of the George Morton Estate plat;

THENCE North 43 degrees 53 minutes 04 seconds East, along the southeast line of said Pinnacle Way, a distance of 191.23 feet to the POINT OF BEGINNING and containing 221,408 square feet of 5.083 acres of land more or less.

BOUNDARY LINE TABLE			BOUNDARY LINE TABLE			INSIDE LINE TABLE		
LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
L1	96.72'	S44°18'46"E	L11	135.24'	N43°56'50"E	L22	237.45'	S46°03'40"E
L2	0.17'	S44°47'34"W	L12	69.59'	N72°48'50"E	L23	23.92'	S17°11'10"E
L3	17.32'	S45°02'23"E	L13	65.45'	N45°47'44"E	L24	37.91'	S72°48'50"W
L4	47.83'	S0°21'42"E	L14	40.12'	N17°11'07"W	L25	58.21'	S8°59'31"E
L5	44.82'	S38°15'42"W	L15	24.13'	N17°03'53"W	L26	68.31'	S43°59'44"W
L6	539.17'	S43°56'20"W	L16	39.31'	N43°53'04"E	L27	5.63'	N46°06'56"W
L7	63.07'	N45°10'59"W	L17	18.52'	N8°59'31"W	L28	237.45'	N46°03'40"W
L8	97.78'	N45°30'04"W	L18	68.22'	N43°59'44"E	L30	15.66'	N17°11'10"W
L9	20.05'	S43°34'18"W	L19	44.37'	S46°06'56"E	L31	4.92'	N72°48'50"E
L10	172.17'	N45°27'27"W	L20	191.14'	N43°53'04"E	L32	33.63'	S8°59'29"E

BOUNDARY CURVE TABLE					INSIDE CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD	CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	88.30'	489.50'	10°20'09"	S38° 37' 33"E 88.18'	C7	111.15'	51.00'	124°52'19"	S32° 39' 00"W 90.42'
C2	44.61'	510.50'	5°00'25"	S35° 45' 12"E 44.60'	C8	23.12'	25.00'	52°59'15"	S17° 30' 06"W 22.31'
C3	70.81'	576.50'	7°02'15"	S41° 46' 32"E 70.77'	C9	60.48'	120.00'	28°52'29"	N31° 37' 25"W 59.84'
C5	69.36'	75.00'	52°59'15"	N17° 30' 06"E 66.92'	C10	35.69'	25.00'	81°48'21"	S31° 54' 39"W 32.74'
C6	35.28'	70.00'	28°52'29"	S31° 37' 25"E 34.91'					

DEVELOPER  
RIV ROCKWALL LLC  
2040 CENTURY CENTER BLVD.  
SUITE #10  
IRVING, TX 75062



**TEXAS HERITAGE**  
SURVEYING, LLC

10610 Metric Drive, Suite 124, Dallas, TX 75243  
Office 214-340-9700 Fax 214-340-9710  
txheritage.com Firm No. 10169300

**CONVEYANCE PLAT**  
**GEORGE MORTON ESTATE**  
**LOTS 1, 2 & 3, BLOCK A**  
221,408 SQUARE FEET OR  
5.083 ACRES OF LAND  
SITUATED IN THE  
E. TEAL SURVEY,  
ABSTRACT NO. 207  
CITY OF ROCKWALL,  
ROCKWALL COUNTY, TEXAS

JOB # 2202266-4 / SCALE= 1" = 50' / DRAWN: KO / 04/14/2023  
PAGE 2 OF 3

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS

COUNTY OF ROCKWALL

THAT THE CITY OF ROCKWALL, acting herein by and through it's duly authorized officers, do hereby adopt this plat designating the herein above described property as **GEORGE MORTON ESTATE, LOTS 1, 2 & 3, BLOCK A**, an addition to the City of Rockwall, Rockwall County, Texas, and do hereby dedicate to the public use forever the streets and alleys shown thereon, and does hereby reserve the easement strips shown on this plat for the mutual use and accommodations of all public utilities desiring to or using same. Any public utility shall have the right to remove and keep removed all or part of any building, fence, trees, shrubs or other growths or improvements which in any way endangers or interferes with the construction, reconstruction, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the necessity at any time procuring permission of anyone.

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the [SUBDIVISION NAME] subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the [SUBDIVISION NAME] subdivision have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following;

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

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

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

I (we) further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public

services required in order that the development will comport with the present and future growth needs of the City; I (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein.

\_\_\_\_\_  
Property Owner Signature

STATE OF TEXAS

COUNTY OF ROCKWALL

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

Given upon my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

I, Gary E. Johnson, a Registered Professional Land Surveyor R.P.L.S. 5299, do hereby certify that this plat was prepared from an actual survey made on the ground and that the monuments shown hereon were found or placed with 1/2" iron rods with yellow plastic caps stamped "TXHS" under my direction and supervision.

Dated this the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Preliminary, this document shall not be recorded for any purposes and shall not be used or viewed or relied upon as a final survey document. (04/17/2023)

Gary E. Johnson  
Texas Registered Professional Land Surveyor No. 5299

STATE OF TEXAS

COUNTY OF DALLAS

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

Given upon my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

CITY SIGNATURE BLOCK

\_\_\_\_\_  
PLANNING AND ZONING COMMISSION      DATE

APPROVED

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF AN ADDITION TO THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

THIS APPROVAL SHALL BE INVALID UNLESS THE APPROVED PLAT FOR SUCH ADDITION IS RECORDED IN THE OFFICE OF THE COUNTY CLERK OF ROCKWALL, COUNTY, TEXAS, WITHIN ONE HUNDRED EIGHTY (180) DAYS FROM SAID DATE OF FINAL APPROVAL.

WITNESS OUR HANDS, THIS \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
MAYOR, CITY OF ROCKWALL      CITY SECRETARY      CITY ENGINEER

DEVELOPER  
RIV ROCKWALL LLC  
2040 CENTURY CENTER BLVD.  
SUITE #10  
IRVING, TX 75062



SURVEYOR  
**TEXAS HERITAGE**  
SURVEYING, LLC  
10610 Metric Drive, Suite 124, Dallas, TX 75243  
Office 214-340-9700 Fax 214-340-9710  
txheritage.com Firm No. 10169300

**CONVEYANCE PLAT**  
**GEORGE MORTON ESTATE**  
**LOTS 1, 2 & 3, BLOCK A**  
221,408 SQUARE FEET OR  
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SITUATED IN THE  
E. TEAL SURVEY,  
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CITY OF ROCKWALL,  
ROCKWALL COUNTY, TEXAS

JOB # 2202266-4 / SCALE= 1" = 50' / DRAWN: KO / 04/14/2023

PAGE 3 OF 3





## MEMORANDUM

---

**TO:** Mary Smith, City Manager

**CC:** Honorable Mayor and City Council

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

**DATE:** May 1, 2023

**SUBJECT:** P2023-009; FINAL PLAT FOR LOTS 1 & 2, BLOCK A, CAMBRIDGE ESTATES ADDITION

---

### Attachments

Case Memo  
Development Application  
Location Map  
Final Plat  
Closure Report

### Summary/Background Information

Consider a request by Bob Pruett of Urban Structure on behalf of Garrett Poindexter of Cambridge Properties, LLC for the approval of a *Final Plat* for Lots 1 & 2, Block A, Cambridge Estates Addition being a 6.247-acre tract of land identified as Tract 3 of the J. M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 10 (PD-10) for Commercial (C) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District and the SH-276 Overlay (SH-276 OV) District, situated at the southeast corner of the intersection of John King Boulevard and Discovery Boulevard, and take any action necessary.

### Action Needed

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



**CITY OF ROCKWALL**  
CITY COUNCIL MEMORANDUM

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

---

**TO:** Mayor and City Council  
**DATE:** May 1, 2023  
**APPLICANT:** Bob Pruett; Urban Structure  
**CASE NUMBER:** P2023-009; *Final Plat for Lots 1 & 2, Block A, Cambridge Estates*

---

**SUMMARY**

Consider a request by Bob Pruett of Urban Structure on behalf of Garrett Poindexter of Cambridge Properties, LLC for the approval of a Final Plat for Lots 1 & 2, Block A, Cambridge Estates Addition being a 6.247-acre tract of land identified as Tract 3 of the J. M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 10 (PD-10) for Commercial (C) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District and the SH-276 Overlay (SH-276 OV) District, situated at the southeast corner of the intersection of John King Boulevard and Discovery Boulevard, and take any action necessary.

**PLAT INFORMATION**

- Purpose. The applicant is requesting the approval of a Final Plat for a 6.247-acre tract of land (*i.e. Tract 3 of the J. M. Allen Survey, Abstract No. 2*) for the purpose of creating (2) parcels of land (*i.e. Lot 1 & 2, Block A, Cambridge Estates Addition*) and establishing access, fire lane, and utility easements necessary to develop a *Mini-Warehouse Facility*.
- Background. On September 16, 1974, the subject property was annexed by *Ordinance No. 74-26 [Case No. A1974-006]*. At the time of annexation, the subject property was zoned Agricultural (AG) District; however, on November 4, 1974 the subject property was rezoned to Planned Development District 10 (PD-10) [*Ordinance No. 74-32*] for *Multi-Family* land uses. On April 5, 2004, the City Council amended Planned Development District 10 (PD-10) through the adoption of *Ordinance No. 04-25*, which changed the designation of the subject property from being designated for *Multi-Family* land uses to *Commercial* land uses. On July 2, 2012, the City Council amended Planned Development District 10 (PD-10) by *Ordinance No. 12-13 [Case No. Z2012-006]*; however, this ordinance did not change the designation or development standards for the subject property. On September 13, 2022, the Planning and Zoning Commission approved a *Site Plan*, and -- on September 19, 2022 -- the City Council approved an *exception* to the building height for the development of a *Mini-Warehouse Facility*. On January 10, 2023, the Planning and Zoning Commission approved an *Amended Site Plan* amending the building elevations for the approved *Mini-Warehouse Facility*.
- Conformance to the Subdivision Ordinance. The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional Approval. Conditional approval of this Final Plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.

**CONDITIONS OF APPROVAL**

If the City Council chooses to approve the Final Plat for *Lots 1 & 2, Block A, Cambridge Estates 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 Final Plat; and,

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

### **PLANNING AND ZONING COMMISSION**

On April 25, 2023, the Planning and Zoning Commission approved a motion to recommend approval of the Final Plat by a vote of 6-0, with Commissioner Llewellyn absent.



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

P2023-009

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

### PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE) <sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1 & 2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) <sup>2</sup>

#### NOTES:

<sup>1</sup>: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.  
<sup>2</sup>: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS **NE CORNER OF JOHN KING BLVD & US 276**

SUBDIVISION **UNPLATTED**

LOT

BLOCK

GENERAL LOCATION **NE CORNER OF JOHN KING BLVD & US 276**

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **PD 10 W/ HIGHWAY OVERLAY**

CURRENT USE **VACANT**

PROPOSED ZONING **PD 10 W/ HIGHWAY OVERLAY**

PROPOSED USE **MINI-WAREHOUSE**

ACREAGE **6.247 ACRES**

LOTS [CURRENT] **0**

LOTS [PROPOSED] **2**

**SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

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

OWNER **ADV ROCKWALL JOHN KING PROPERTY OWNER, LLC**

APPLICANT **URBAN STRATEGY**

CONTACT PERSON **DAVIS DEADMAN**

CONTACT PERSON **BOB PRUETT**

ADDRESS **2221 LAKESIDE BLVD  
SUITE 1260**

ADDRESS **1100 E. CAMPBELL ROAD  
SUITE 210**

CITY, STATE & ZIP **RICHARDSON, TX 75082**

CITY, STATE & ZIP **RICHARDSON, TX 75081**

PHONE **972-832-8933**

PHONE **214-295-5347**

E-MAIL **DAVIS@ADVANTAGESTORAGE.NET**

E-MAIL **BOBP@URBANSTRATEGY.US**

## NOTARY VERIFICATION [REQUIRED]

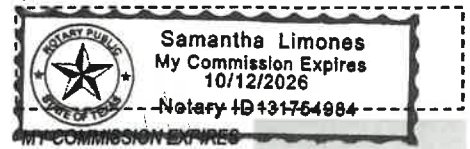
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED **DAVIS DEADMAN** [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 440.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14<sup>TH</sup> DAY OF APRIL, 20 23. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

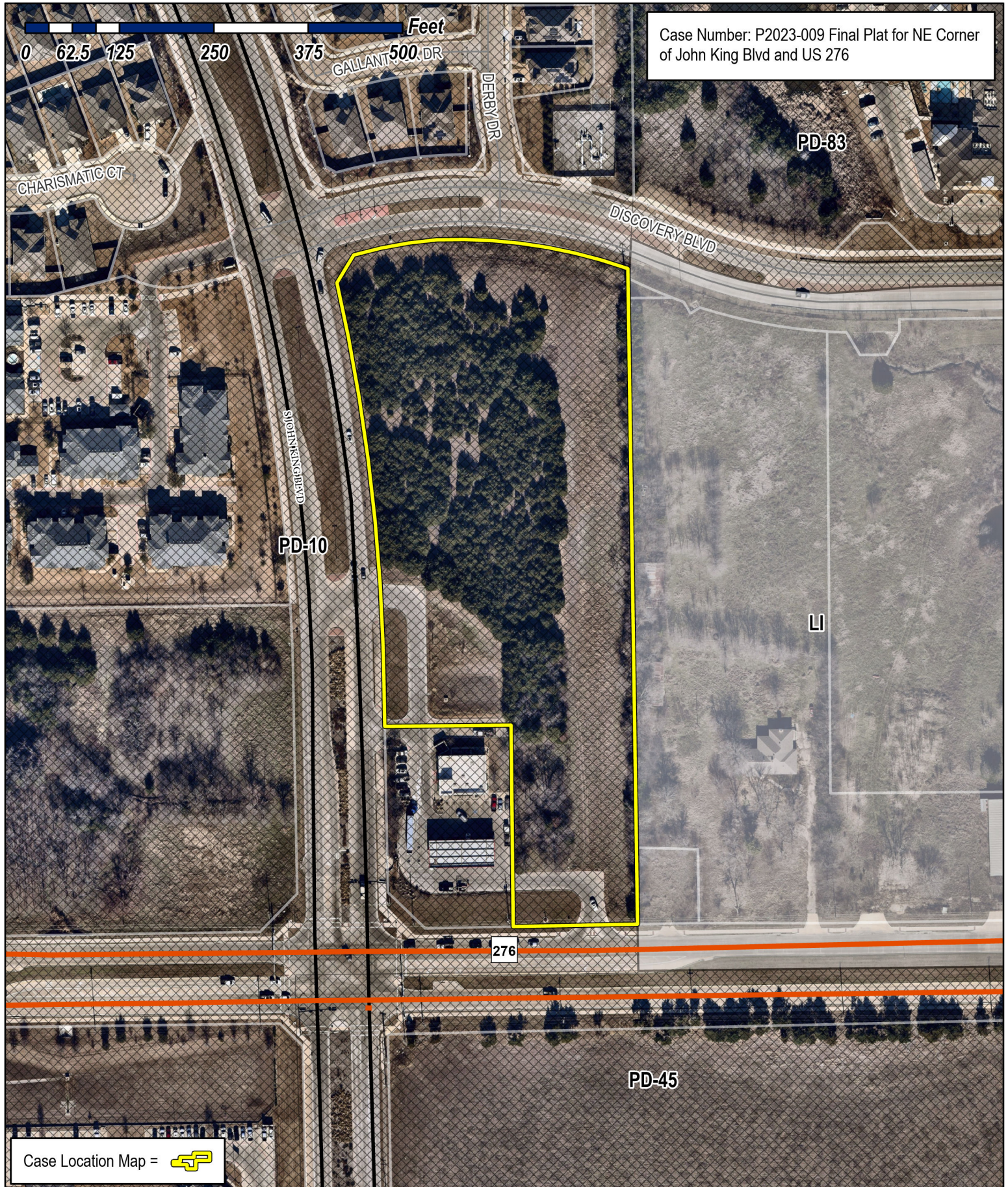
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13<sup>th</sup> DAY OF April, 2023.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS







Case Number: P2023-009 Final Plat for NE Corner of John King Blvd and US 276

Case Location Map = 



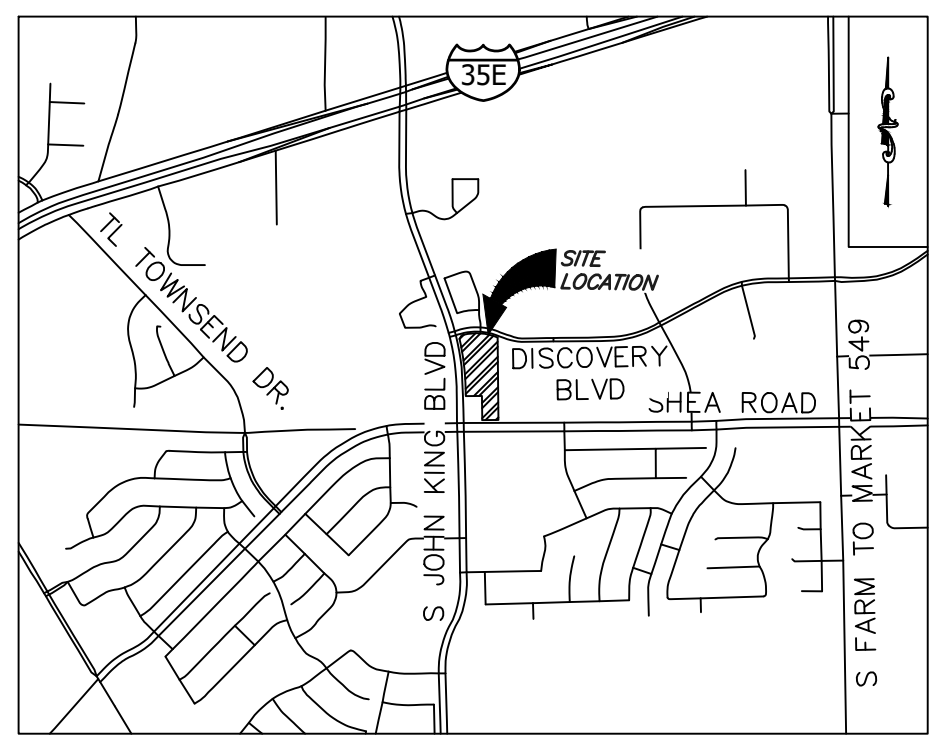
# City of Rockwall

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

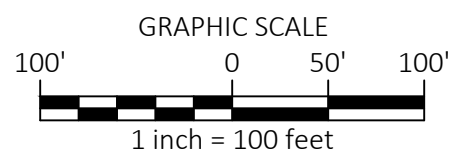
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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







VICINITY MAP  
(NOT TO SCALE)



GENERAL NOTES

- ALL BEARINGS, DISTANCES, AND COORDINATE VALUES SHOWN HEREON ARE GRID BASED UPON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), U.S. SURVEY FEET, NORTH AMERICAN DATUM OF 1983, AS DERIVED BY GNSS.
- NOT ALL LOT LINES OUTSIDE OF THE BOUNDARY OF THE SUBJECT PROPERTY SHOW HEREON HAVE BEEN SURVEYED AND ARE SHOWN AS GRAPHICAL DEPICTION BASED ON RECORDED INFORMATION AND TAX MAPS ONLY.
- SURVEYOR DID NOT ABSTRACT THE SUBJECT TRACT. THERE MAY BE EASEMENTS OR OTHER ENCUMBRANCES THAT AFFECT THE SUBJECT TRACT THAT ARE NOT SHOWN HEREON.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 48397C0045L, DATED 09/26/2008 FOR ROCKWALL COUNTY, TEXAS, THIS PROPERTY IS LOCATED IN NON-SHADED "ZONE X", DETERMINED BY SCALING AND GRAPHICAL PLOTTING ONLY. SURVEYOR MAKES NO GUARANTEE AS TO THE ACCURACY OF THAT MAP.
- IT SHALL BE THE POLICY OF THE CITY OF ROCKWALL TO WITHHOLD ISSUING BUILDING PERMITS UNTIL ALL STREETS, WATER, SEWER AND STORM DRAINAGE SYSTEMS HAVE BEEN ACCEPTED BY THE CITY. THE APPROVAL OF A PLAT BY THE CITY DOES NOT CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE THAT ANY BUILDING WITHIN SUCH PLAT SHALL BE APPROVED, AUTHORIZED OR PERMIT THEREFORE ISSUED, NOR SHALL SUCH APPROVAL CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE BY THE CITY OF THE ADEQUACY AND AVAILABILITY FOR WATER FOR PERSONAL USE AND FIRE PROTECTION WITHIN SUCH PLAT, AS REQUIRED UNDER ORDINANCE 83-54.
- PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING, REPAIRING, AND REPLACING ALL SYSTEMS WITHIN THE DRAINAGE AND DETENTION EASEMENTS.

LEGEND

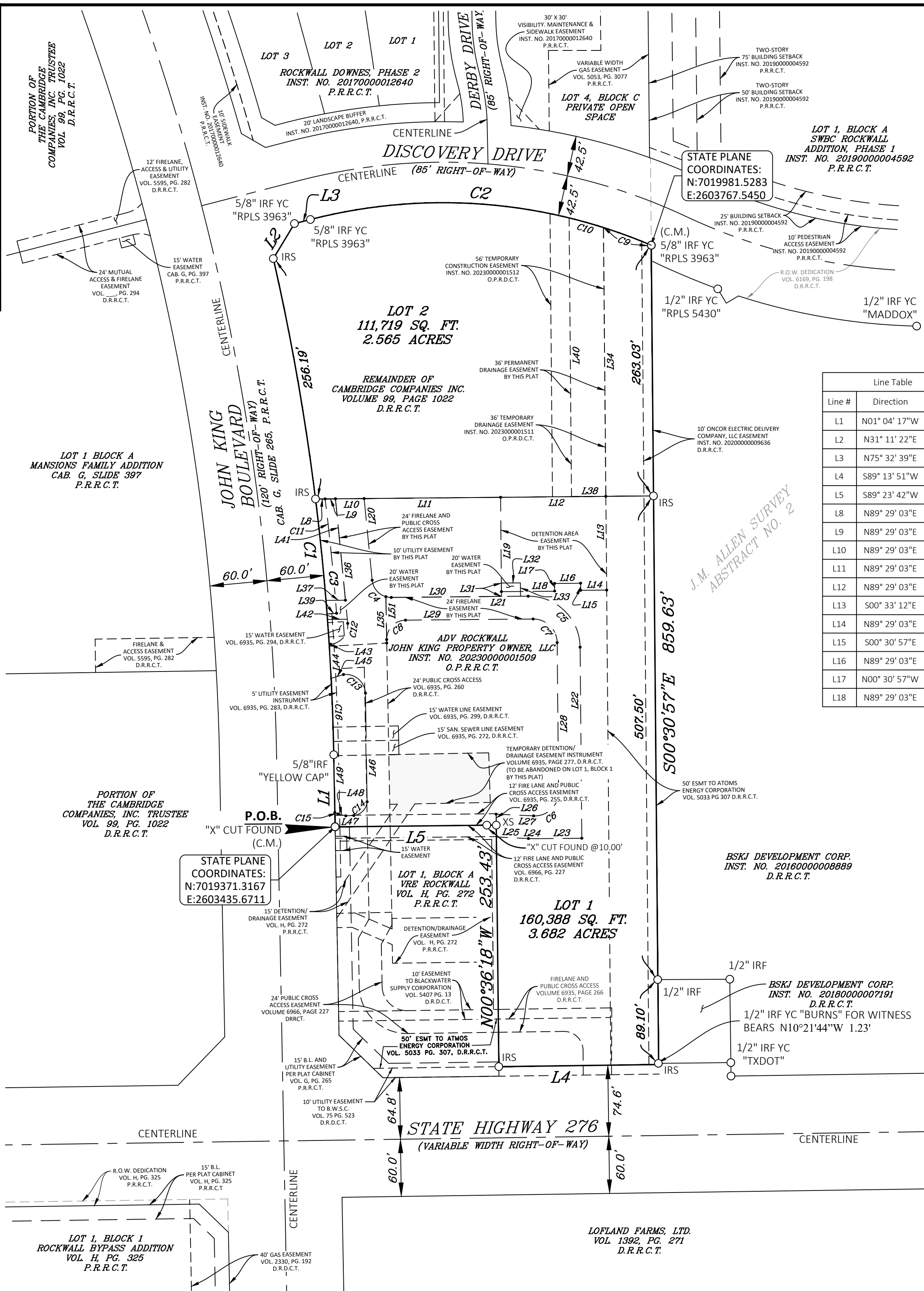
○ BOUNDARY/LOT CORNER

LINETYPES

--- STREET CENTERLINE  
- - - EASEMENT LINE

ABBREVIATIONS

- INST. NO. INSTRUMENT NUMBER  
M.R.D.C.T. MAP RECORDS, ROCKWALL COUNTY, TEXAS  
D.R.D.C.T. DEED RECORDS, ROCKWALL COUNTY, TEXAS  
O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS  
CAB. CABINET  
VOL. VOLUME  
PG. PAGE  
(XX' XX' XX") RECORD BEARING  
(XX.XX) RECORD DISTANCE  
P.O.B. POINT OF BEGINNING  
(C.M.) CONTROLLING MONUMENT  
IRS IRON ROD SET w/ ORANGE CAP STAMPED  
"U.S. + SURVEY, PLLC"  
IRF IRON ROD FOUND  
IPF IRON PIPE FOUND  
IRFC IRON ROD FOUND CAPPED  
ESMT EASEMENT  
XS "X" CUT SET



Curve Table					
Curve #	Delta	Radius	Length	Chord Bearing	Chord Distance
C1	11° 45' 29"	2560.00'	525.35'	N 06°57'02" W	524.43'
C2	37° 32' 50"	557.50'	365.34'	S 85°40'55" E	358.84'
C3	6° 01' 27"	2560.00'	269.16'	N 04°05'01" W	269.03'
C4	84° 52' 50"	20.00'	29.63'	S 48°04'32" E	26.99'
C5	90° 00' 00"	54.00'	84.82'	N 45°30'57" W	76.37'
C6	93° 11' 06"	25.00'	40.66'	N 46°04'35" E	36.32'
C7	90° 00' 00"	25.00'	39.27'	N 45°30'57" W	35.36'
C8	90° 33' 20"	20.00'	31.61'	S 44°12'23" W	28.42'
C11	2° 41' 18"	2570.00'	120.58'	N 05°43'33" W	120.57'
C12	90° 00' 00"	20.00'	31.42'	S 39°21'53" W	28.28'
C13	92° 47' 41"	20.85'	33.76'	N 49°44'28" W	30.19'
C14	78° 57' 19"	15.75'	21.70'	N 43°59'04" E	20.03'
C15	17° 50' 44"	11.64'	3.63'	S 62°20'27" E	3.61'
C16	1° 49' 01"	2559.70'	81.17'	N 01°57'23" W	81.17'

Line Table		
Line #	Direction	Length
L1	N01° 04' 17" W	75.66'
L2	N31° 11' 22" E	42.90'
L3	N75° 32' 39" E	17.26'
L4	S89° 13' 51" W	167.78'
L5	S89° 23' 42" W	169.18'
L8	N89° 29' 03" E	10.07'
L9	N89° 29' 03" E	10.85'
L10	N89° 29' 03" E	30.12'
L11	N89° 29' 03" E	143.25'
L12	N89° 29' 03" E	110.48'
L13	S00° 33' 12" E	98.33'
L14	N89° 29' 03" E	27.38'
L15	S00° 30' 57" E	7.46'
L16	N89° 29' 03" E	27.33'
L17	N00° 30' 57" W	8.13'
L18	N89° 29' 03" E	55.84'

Line Table		
Line #	Direction	Length
L19	S00° 30' 57" E	99.00'
L20	S05° 38' 07" E	86.13'
L21	N89° 29' 03" E	143.69'
L22	S00° 30' 57" E	200.50'
L23	S89° 29' 03" W	49.71'
L24	N88° 47' 11" W	6.29'
L25	N87° 12' 32" W	33.71'
L26	S00° 36' 24" E	23.97'
L27	N87° 19' 52" W	39.37'
L28	S00° 30' 57" E	156.62'
L29	N89° 29' 03" E	133.97'
L30	N89° 29' 03" E	115.64'
L31	N00° 30' 57" W	14.00'
L32	N89° 29' 03" E	20.00'
L33	S00° 30' 57" E	14.00'
L34	S00° 30' 07" E	282.08'

Line Table		
Line #	Direction	Length
L35	S01° 04' 17" E	48.64'
L36	S05° 38' 07" E	131.37'
L37	N89° 29' 03" E	20.42'
L38	S89° 29' 03" W	36.00'
L39	N85° 37' 06" E	10.00'
L40	S00° 30' 07" E	292.52'
L41	S05° 38' 07" E	106.93'
L42	N89° 29' 03" E	20.83'
L43	S84° 21' 53" W	1.51'
L44	S03° 15' 55" E	35.76'
L45	N72° 29' 35" E	13.60'
L46	S00° 52' 26" E	114.01'
L47	S87° 40' 01" W	8.43'
L48	N77° 18' 28" W	8.55'
L49	N01° 04' 21" W	59.50'
L51	S01° 04' 17" E	45.03'

**PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.**

**SURVEYOR**  
David A. Minton, RPLS  
Texas License No 6233  
Urban Strategy  
1100 E. Campbell, Ste 210  
214-396-2339  
davidm@urbanstrategy.us  
TBPELS Firm No. 1019461

**CIVIL**  
Urban Strategy  
4222 Main St.  
Dallas, TX 75226  
www.urbanstrategy.us  
214-295-5775

**DEVELOPER/ OWNER**  
Advantage Storage  
contact: Rick Jones  
2221 Lakeside Blvd., Suite 1260  
Richardson, TX 75082  
Phone: (972) 832-8933



4222 Main Street, Dallas, Texas 75226  
Firm Registration #F-22252, 214-369-2339  
www.urbanstrategy.us

FINAL PLAT

OF  
**CAMBRIDGE ESTATES**  
LOTS 1 AND 2, BLOCK 1  
6.247 ACRES / 272,107 SQUARE FEET  
BEING OUT OF THE  
OUT THE JAMES M. ALLEN SURVEY, ABSTRACT NO. 2  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



**OWNER'S CERTIFICATION**

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS The Cambridge Companies, Inc., Trustee, and ADV Rockwall John King Property Owner, LLC, are the sole owners of a 272,107 square foot or a 6.247 acre tract of land situated in the James M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas, being a part of that tract of land described to said Cambridge Companies Inc. by General Warranty Deed recorded in Volume 99, Page 1022, Deed Records, Rockwall County, Texas (D.R.R.C.T.), and being all of that tract of land described to said ADV Rockwall John King Property Owner, LLC, by Special Warranty Deed recorded in Instrument No. 2023000001509, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described as follows:

BEGINNING (P.O.B.) at an "X" cut found for the Northwest corner of Lot 1, Block A, VRE Rockwall, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Map thereof recorded in Volume H, Page 272, Plat Records, Rockwall County, Texas (P.R.R.C.T.); same being in the east Right-of-Way (R.O.W.) line of John King Boulevard (a 120' R.O.W.), as established by R.O.W. Dedication Plat for S.H. No. 205 Bypass, recorded in Volume G, Page 265, P.R.R.C.T.;

THENCE with the East R.O.W. line of said John King Boulevard, the following courses and distances:

North 01 degrees 04 minutes 17 seconds West, a distance of 75.66 feet to a 5/8 inch iron rod found with plastic yellow cap for the beginning of a tangent curve to the left, having a radius of 2560.00 feet, a central angle of 11 degrees 45 minutes 29 seconds, a chord bearing and distance of North 06 degrees 57 minutes 02 seconds West, 524.43 feet;

With said curve to the left, passing a 1/2" iron rod set with an orange plastic cap stamped "U.S. Plus Survey" at an arc length of 269.16 feet , and continuing a total arc length of 525.35 feet to a 1/2" iron rod set with an orange plastic cap stamped "U.S. Plus Survey", being the intersection of the East R.O.W. line of said John King Boulevard and the South R.O.W. line of Discovery Drive (an 85 foot R.O.W.);

THENCE North 31 degrees 11 minutes 22 seconds East, with said intersection, a distance of 42.90 feet to a 5/8 inch iron rod with plastic yellow cap stamped "RPLS 3963" in the South R.O.W. line of said Discovery Drive;

THENCE with the South R.O.W. line of said Discovery Drive, the following courses and distances:

NORTH 75 degrees 32 minutes 39 seconds East, a distance of 17.26 feet to a 5/8 inch iron rod found with plastic yellow cap stamped "RPLS 5963", being the beginning of a tangent curve to the right, having a radius of 557.50 feet, a central angle of 37 degrees 32 minutes 50 seconds, and a chord bearing and distance of South 85 degrees 40 minutes 55 seconds East, 358.84 feet;

With the South line of said Discovery Drive, and said cure to the right, an arc length of 365.34 feet to a 5/8 inch iron rod found with plastic yellow cap stamped "RPLS 5963" for the Northeast corner of the herein described tract;

THENCE South 00 degrees 30 minutes 57 seconds East, along the South R.O.W. line of said Discovery Drive, and the West line of a tract of land described to BSKJ Development Corp., by General Warranty Deed recorded in Instrument No. 2016000008889, D.R.R.C.T., passing a 1/2 inch iron rod set with plastic orange cap stamped "U.S. Plus Survey" for reference at a distance of 263.03 feet, passing a 1/2 inch iron rod found for reference at a distance of 507.50 feet, and continuing a total distance of 859.63 feet to a 1/2 inch iron rod set with plastic orange cap stamped "U.S. Plus Survey" in the north Right-of-Way line of State Highway 276 (a variable width Right-of-Way), from which a 1/2" iron rod found for reference bears North 10°21'44" West a distance of 1.23 feet;

THENCE South 89°13'51" West, with the north Right-of-Way line of said State Highway 276, a distance of 167.78 feet, to a 1/2 inch iron rod set with plastic orange cap stamped "U.S. Plus Survey" in the east line of aforesaid Lot 1, Block A;

THENCE with said Lot 1, Block A, the following courses:

North 00°36'18" West, a distance of 253.43 feet, to an "X" cut set in concrete, from which an "X" cut in concrete found for reference bears South 89°23'42" West a distance of 10.00 feet;

South 89°23'42" West, a distance of 169.18 feet, to the POINT OF BEGINNING (P.O.B.) and containing 272,107 square foot or a 6.247 acres of land, more or less.

**NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**

STATE OF TEXAS §
COUNTY OF ROCKWALL §

I, The Cambridge Companies, Inc., Trustee, acting by and through it's duly authorized agent, James J. Melino, and ADV Rockwall John King Property Owner, LLC, acting by and through it's duly authorized agent, \_\_\_\_\_, the undersigned owner(s) of the land shown on this plat, and designated herein as the CAMBRIDGE ESTATES subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the CAMBRIDGE ESTATES subdivision have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following;

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

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

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

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

The Cambridge Companies, Inc., Trustee

By: \_\_\_\_\_ Date: \_\_\_\_\_
James J. Melino

STATE OF TEXAS §
COUNTY OF NAME §

Before me, the undersigned authority, on this day personally appeared James J. Melino, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

Given under my hand and seal of office, this \_\_\_ day of \_\_\_\_\_, 2023.

Notary Public, in and for the State of Texas

**GENERAL NOTES**

- 1. ALL BEARINGS, DISTANCES, AND COORDINATE VALUES SHOWN HEREON ARE GRID BASED UPON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), U.S. SURVEY FEET, NORTH AMERICAN DATUM OF 1983, AS DERIVED BY GNSS.
2. NOT ALL LOT LINES OUTSIDE OF THE BOUNDARY OF THE SUBJECT PROPERTY SHOW HEREON HAVE BEEN SURVEYED AND ARE SHOWN AS GRAPHICAL DEPICTION BASED ON RECORDED INFORMATION AND TAX MAPS ONLY.
3. SURVEYOR DID NOT ABSTRACT THE SUBJECT TRACT. THERE MAY BE EASEMENTS OR OTHER ENCUMBRANCES THAT AFFECT THE SUBJECT TRACT THAT ARE NOT SHOWN HEREON.
4. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 48397C0045L, DATED 09/26/2008 FOR ROCKWALL COUNTY, TEXAS, THIS PROPERTY IS LOCATED IN NON-SHADED "ZONE X", DETERMINED BY SCALING AND GRAPHICAL PLOTTING ONLY. SURVEYOR MAKES NO GUARANTEE AS TO THE ACCURACY OF THAT MAP.
5. IT SHALL BE THE POLICY OF THE CITY OF ROCKWALL TO WITHHOLD ISSUING BUILDING PERMITS UNTIL ALL STREETS, WATER, SEWER AND STORM DRAINAGE SYSTEMS HAVE BEEN ACCEPTED BY THE CITY. THE APPROVAL OF A PLAT BY THE CITY DOES NOT CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE THAT ANY BUILDING WITHIN SUCH PLAT SHALL BE APPROVED, AUTHORIZED OR PERMIT THEREFORE ISSUED, NOR SHALL SUCH APPROVAL CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE BY THE CITY OF THE ADEQUACY AND AVAILABILITY FOR WATER FOR PERSONAL USE AND FIRE PROTECTION WITHIN SUCH PLAT, AS REQUIRED UNDER ORDINANCE 83-54.
6. PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING, REPAIRING, AND REPLACING ALL SYSTEMS WITHIN THE DRAINAGE AND DETENTION EASEMENTS.

This minor plat is hereby approved in accordance with Section 1.13.5 of the Unified Development Code of the City of Irving.

Planning & Zoning Commission, Chairman

Date

APPROVED: I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the \_\_\_ day of \_\_\_\_\_, 2023.

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

WITNESS OUT HANDS, this \_\_\_ day of \_\_\_\_\_, 2023.

Mayor, City of Rockwall City Secretary City Engineer

**SURVEYOR'S CERTIFICATE**

STATE OF TEXAS §
COUNTY OF ROCKWALL §

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, David A. Minton, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly places under my personal supervision.

Dated this the \_\_\_ day of \_\_\_\_\_, 2023.

David A. Minton, RPLS
Texas License No 6233

STATE OF TEXAS §
COUNTY OF HUNT §

Before me, the undersigned authority, a notary public in and for the said county and state, on this day personally appeared Clifford E. Cameron, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

Given under my hand and seal of office, this the \_\_\_ day of \_\_\_\_\_, 2023.

Notary Public, in and for the State of Texas

**SURVEYOR**

David A. Minton, RPLS
Texas License No 6233
Urban Strategy
1100 E. Campbell, Ste 210
114-396-2339
davidm@urbanstrategy.us
TBPELS Firm No. 1019461

**CIVIL**

Urban Strategy
4222 Main St.
Dallas, TX 75226
www.urbanstrategy.us
214-295-5775

**DEVELOPER/ OWNER**

Advantage Storage
contact: Rick Jones
2221 Lakeside Blvd., Suite 1260
Richardson, TX 75082
Richardson, TX 75082
Phone: (972) 832-8933



4222 Main Street, Dallas, Texas 75226
Firm Registration #F-22252, 214-369-2339
www.urbanstrategy.us

**FINAL PLAT**

OF
CAMBRIDGE ESTATES
LOTS 1 AND 2, BLOCK 1
6.247 ACRES / 272,107 SQUARE FEET
2548 COUNTY ROAD 2526
BEING OUT OF THE
OUT THE JAMES M. ALLEN SURVEY , ABSTRACT NO. 2
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

FILE NAME: 22577-FINAL-PLAT-WTH-DWG
FILE LOCATION: S:\survey\Team Folder\Projects\2022\22577-Advantage Storage Rockwall\3.68 acres\CAD\Sheets\22577-FINAL-PLAT-WTH.dwg
DATE PLOTTED: 03/01/2023 10:30 AM
PLOTTER DR: 4/14/2023 10:32 AM

# CLOSURE SHEET

P.O.B.: North: 7019371.32' East: 2603435.67'

Segment #7 : Line

Segment #1 : Line

Course: S89° 13' 51"W Length: 167.78'  
North: 7019119.68' East: 2603607.52'

Course: N01° 04' 17"W Length: 75.66'  
North: 7019446.96' East: 2603434.26'

Segment #8 : Line

Segment #2 : Curve

Course: N00° 36' 18"W Length: 253.43'  
North: 7019373.10' East: 2603604.84'

Length: 525.35' Radius: 2560.00'  
Delta: 011° 45' 28.60" Tangent: 263.60'  
Chord: 524.43' Course: N06° 57' 02"W  
Course In: S88° 55' 42"W Course Out: N77° 10' 14"E  
RP North: 7019399.08' East: 2600874.70'  
End North: 7019967.54' East: 2603370.79'

Segment #9 : Line

Course: S89° 23' 42"W Length: 169.18'  
North: 7019371.31' East: 2603435.67'

Segment #3 : Line

Perimeter: 2593.11' Area: 6.2467acres  
Error Closure: 0.01 Course: S18° 38' 18"E  
Error North: -0.005 East: 0.002

Course: N31° 11' 22"E Length: 42.90'  
North: 7020004.24' East: 2603393.01'

Precision 1: 246911.00

Segment #4 : Line

Course: N75° 32' 39"E Length: 17.26'  
North: 7020008.55' East: 2603409.72'

Segment #5 : Curve

Length: 365.34' Radius: 557.50'  
Delta: 037° 32' 49.81" Tangent: 189.50'  
Chord: 358.84' Course: S85° 40' 55"E  
Course In: S14° 27' 20"E Course Out: N23° 05' 30"E  
RP North: 7019468.70' East: 2603548.89'  
End North: 7019981.53' East: 2603767.55'

Segment #6 : Line

The Basis of Bearing is the State Plane Coordinate System,  
Texas North Central Zone 4202, North American Datum 1983,  
Adjustment Realization 2011.

Course: S00° 30' 57"E Length: 859.63'  
North: 7019121.93' East: 2603775.28'

## CLOSURE SHEET

CAMBRIDGE ESTATES  
LOTS 1 AND 2, BLOCK 1  
6.247 ACRES / 272,107 SQUARE FEET  
2548 COUNTY ROAD 2526  
BEING OUT OF THE  
OUT THE JAMES M. ALLEN SURVEY, ABSTRACT NO. 2  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



4222 Main Street, Dallas, Texas 75226  
Firm Registration #F-1019461, 214.396.2339  
www.urbanstrategy.us

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

# YAC Year End Review 2022-2023



# New To Join This Year

Ellie - Freshman at Rockwall High School

Contessa - Sophomore at Rockwall High School

James - Junior at Rockwall-Heath High School

Payton - Junior at Rockwall High School

Kaylen - Sophomore at Rockwall High School



# Graduating Seniors

Sorry to Say Goodbye...



Karmen

Plans to attend The University of Houston, studying Public Policy to become a City Manager.



Morgan

Plans to attend Baylor University and major in business.



Jaxson

Plans to attend Collin College for 4 years to obtain a Construction management degree.

# October Meeting

At our first meeting of the year we...

- played icebreaker games to get to know each other
- took our oaths of offices
- started to plan for the year by electing our officer positions
- Chair: Jaxson Stuart Vice Chair: Keaton Steen
- Secretary: Emily Nielsen Historian: James Martinez



# November Meeting

## Building Inspector tour

Met with Bill and Rusty and toured three homes, all in different stages of the building process we learned about...

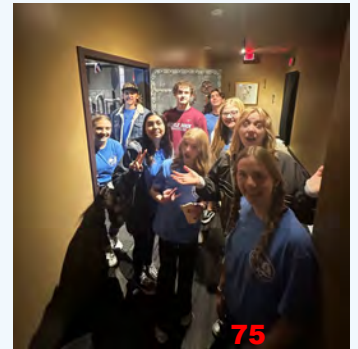
- the importance of a good foundation
- carbon monoxide detectors
- what building inspections checks for to ensure homes and occupants are safe



# November 13th- Escape Room

Our Social Bonding Event:

- We went to Shenanigans and did an escape room
- We bonded as a team through extreme stress
- Using teamwork we were able to find the code and escape the room





# November 16th- Teen Court

We visited Royse City's Teen Court program and served as jurors. We listened to cases and decided the sentence of teens who committed class 4 misdemeanors who pleaded guilty or no contest.



# December Meeting

- Guest speaker was Paul Liston, who serves our community as the Rockwall Municipal Court Prosecutor and the Royse City Municipal (and Teen) Court Judge.
- We learned about the Teen Court
- We learned how even you can possibly face the same amount of time if you're guilty by association.



# January Meeting

Our guest speakers were Kenda Culpepper and Lt. Aaron McGrew.

- We learned about our county's legal system from the beginning, the police, to the end, a trial
- Mrs. Culpepper explained to us the process of trying a case
- Lt. McGrew explained to us how the police department adapts to crime surges in Rockwall
- They both discussed how their jobs intertwine



# February 4-5th- YAC Summit

We attended the YAC Summit hosted by Dallas.

- We did stations that taught us valuable information like elevator speeches.
- We were given scenarios and had to learn to communicate to figure out the best possible solution.
- We learned teamwork and strategies that we could implement into our YAC Program

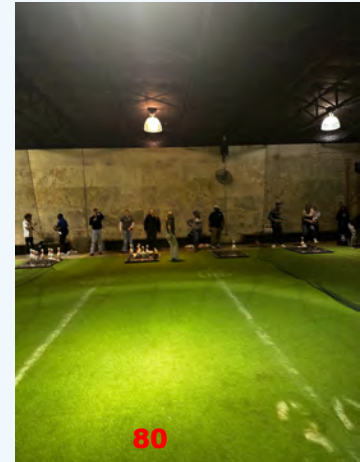




# February 4-5th- YAC Summit

We attended a social at Bowl Games. We played several rounds of “football bowling” and bonded as a team.

On the last day we learned about the importance of teamwork and communication



# February Meeting

Our guest speaker was Mr. Brian Brooks from the NTX Municipal Water District:

- We learned how water is collected, transported, and distributed across the district.
- We learned how the district is responding to the growth of Rockwall County and its need for water.
- We learned the innovative ways in which the district filters and recycles water.



# February

## Teen Dating Violence Awareness Month Proclamation



# April Meeting

We had City Manager Mary Smith talk to YAC

- She discussed what a average day looks like for her
- She talked about her job: what she does and who she's overseeing

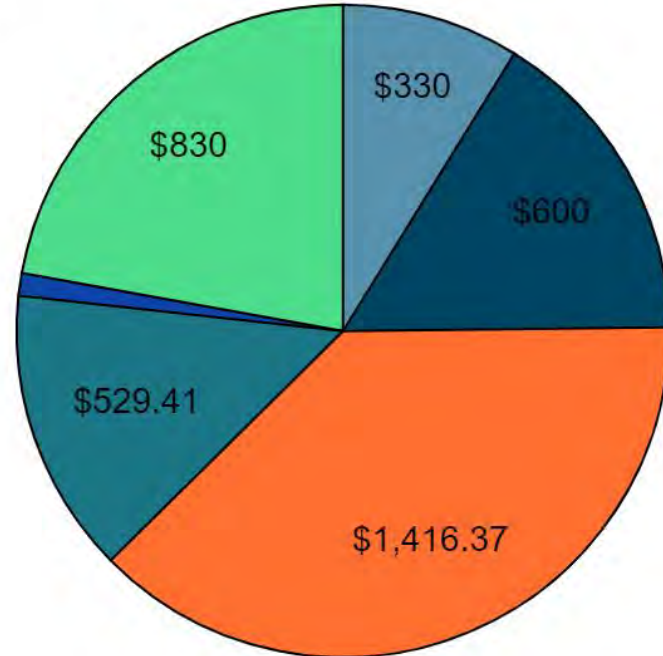




# Year Budget

## YAC Budget Review

- Team Building Escape Room
- YAC Summit Registration Fees
- YAC Summit Hotel Stay
- Lunch, Parking, and other Expenses for Summit
- YAC Polo Shirts
- Unused Funds



# Budget Considerations

- 2023 YAC Summit was local (Dallas, TX)
  - 2024 Summit location unknown, additional funding may be necessary.
- 2023 Student sponsorship (Heath & Fate) - 750.00
  - 2024 Sponsorship money currently unknown

# Thank you, Mrs.Kristy!

I think it's safe to say from the bottom of our hearts - The seniors will miss you, and you have taught us some valuable life lessons. Thank you for the laughters and the fun times. Until next year!

# Favorite Memory of the Year!!

**Jaxson**-I have many favorite memories throughout this year. I enjoyed attending teen court, touring unfinished houses, listening to Mrs. Kenda Culpepper and Lt. Aaron McGrew, and leading my peers at the YAC Summit.

**Morgan**- Some of my favorite memories throughout my time on YAC has been attending teen court this year and meeting with the fire department last year. I am so grateful to have been apart of this wonderful organization!

**Keaton**- My favorite memories from this year is our night serving on the jury of Teen Court, getting to hear from Mrs. Culpepper and Lt. McGrew at our February meeting, and getting to know my fellow YAC members better at the YAC Summit in February.

**Ellie**- My favorite memory is being able to bond with this amazing group of people at the YAC summit, and especially football bowling.

**Emily**- I loved attending the summit with these amazing people. Being able to bond and create so many new memories with everyone created a strong team. This program has taught me valuable skills.

**James**- Getting to bond with this amazing team and develop the quality skills to be able to run a city and learn more into detail about our local government was a blast!!

**Karmen**- I had fun doing teen court and getting to see the court process in action.

**Contessa**-My favorite YAC memory is when I went to building sites around Rockwall and learned about all of the work that goes into zoning and building structures within the city.

**Kaylen**- My favorite memory was getting to bond with everyone at the seminar in Dallas

**Miriam**-My favorite memory was all of us going to the summit together and the football/bean bag game I had an amazing time and I'm glad I got to spend it with my amazing YAC group!

**Maddoc**- My favorite memory was going to the neighborhood development and getting to see all the houses getting built and the different stages of constructions

**Payton**-I loved getting to go to teen court and experience that, and I loved riding in the van to the YAC summit and sharing laughs.



# Thank you, Council Members!

CREDITS: This presentation template was created by **Slidesgo**, including icons by **Flaticon** and infographics & images by **Freepik**



## MEMORANDUM

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**TO:** Mary Smith, City Manager

**CC:** Honorable Mayor and City Council

**FROM:** Kristy Teague, City Secretary/Asst. to the City Manager

**DATE:** May 1, 2023

**SUBJECT:** (RE)APPOINTMENTS TO HISTORIC PRESERVATION AND MAIN ST. BOARDS

---

### Attachments

Chad Fogg - MSAB app  
Allison McNeely app (HPAB)

### Summary/Background Information

Councilman Moeller is the liaison to the city's Historic Preservation Advisory Board (HPAB) and the Main Street Advisory Board (MSAB). He would like Council to consider the following:

- Appoint Chad Fogg to the MSAB for a partial term to run thru Jan. of 2025 (replacing Eva Cannon).
- Appoint Allison McNeely to the HPAB for a partial term to run thru Aug. of 2024 (replacing Alma McClintock).
- Reappoint Tiffany Miller to the HPAB for a term to run thru Aug. of 2024.


The applications submitted by Mr. Fogg and Mrs. McNeely are included here for Council's review (see two next pages).

### Action Needed

(See above)

**Subject:** FW: Boards & Commissions - Chad Fogg

**Sent:** Sunday, April 16, 2023 11:31 PM

 **Boards & Commissions**

**NAME & ADDRESS**  
Chad Fogg  
Street Address: [REDACTED]  
City: Rockwall  
State: Texas  
Zip Code: 75087

**VOTER REGISTRATION**  
**Registered Voter:** Yes  
**Voter Registration Number:** 1042920396

**PHONE NUMBER & EMAIL**  
**Phone:** [REDACTED] **Email:** [REDACTED]

**PERSONAL DETAILS**  
I have lived in Rockwall for over 20 years. I am Deputy Constable for Rockwall County PCT.1 and I am also an IT Engineer for over 32 Years. I live in Castle Ridge Estates and I love trying to improve Rockwall anywhere I can.  
I am part of a couple of boards in Rockwall and I love dedicating my time for great causes.

**BOARDS & COMMISSIONS OF INTEREST**  
Main Street Advisory Board (MSAB) - additional Q&A below

**Interested in Special Committee or Projects?** Yes

**ART COMMISSION**

**MAIN STREET BOARD**

You can [edit this submission](#) and [view all your submissions](#) easily.

**Subject:**

FW: Boards & Commissions - Allison McNeely

**Sent:** Saturday, April 1, 2023 2:22 PM



**Boards & Commissions**

**NAME & ADDRESS**

Allison McNeely  
Street Address: 505 Williams St  
City: Rockwall  
State: Texas  
Zip Code: 75087

**VOTER REGISTRATION**

**Registered Voter:** Yes  
**Voter Registration Number:** 1042990294

**PHONE NUMBER & EMAIL**

**Phone:** [REDACTED] **Email:** [REDACTED]

**PERSONAL DETAILS**

I have lived in Old Town Rockwall since 2019. We moved here after we purchased our home on Williams St and spent 9 months renovating it for our family of 8.

I am a stay at home Mom of 6 kids, 4 of whom attends RISD schools and 2 of whom are homeschooled by me.

I am a former employee of RISD (2001-2008) and my husband and I have lived in the Lake Ray Hubbard area for over 20 years.

**BOARDS & COMMISSIONS OF INTEREST**

Historic Preservation Advisory Board (HPAB)

**Interested in Special Committee or Projects?** No

**ART COMMISSION**

**MAIN STREET BOARD**





City of Rockwall  
*The New Horizon*

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# Building Inspections Department Monthly Report

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March 2023

## Permits

<b>Total Permits Issued:</b>	<b>312</b>
Building Permits:	32
Contractor Permits:	280
<b>Total Commercial Permit Values:</b>	<b>\$190,928,049.90</b>
Building Permits:	\$189,866,475.00
Contractor Permits:	\$1,061,574.90
<b>Total Fees Collected:</b>	<b>\$278,577.39</b>
Building Permits:	\$243,685.83
Contractor Permits:	\$34,891.56

## Board of Adjustment

Board of Adjustment Cases: 0

4/3/2023  
1:31:41PM

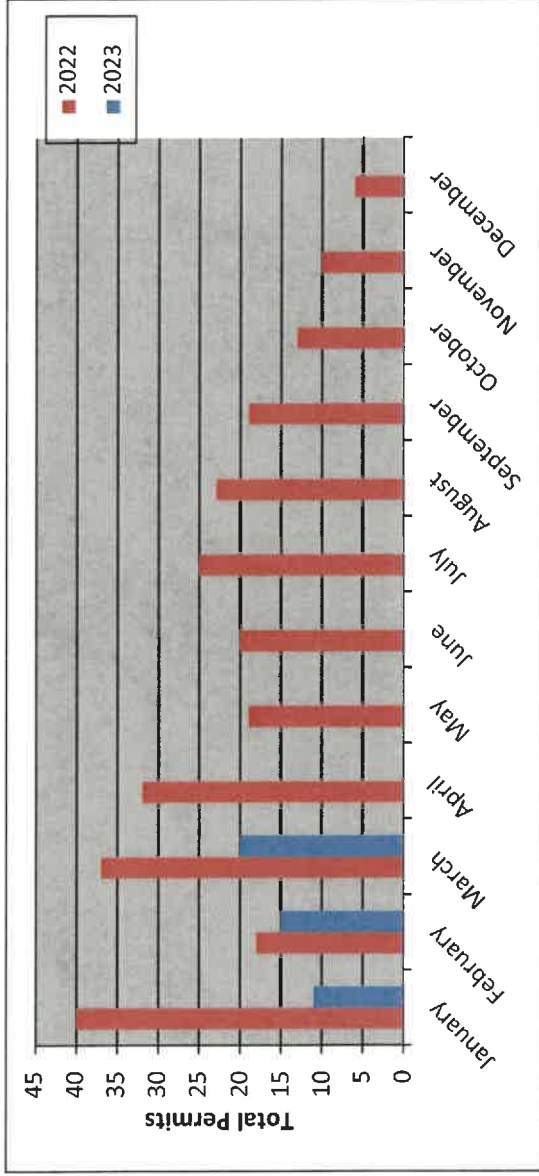
City of Rockwall  
PERMITS ISSUED - Summary by Type and Subtype  
For the Period 3/1/2023 to 3/31/2023

Type/Subtype	# of Permits Issued	Valuation of Work	Fees Charged
Commercial Building Permit	60	\$190,928,049.90	\$167,026.76
Accessory Building Permit	2	10,975.00	\$264.73
Addition	2	5,021,000.00	\$69,674.31
Backflow Permit	1	1,500.00	\$82.11
Certificate of Occupancy	10		\$757.50
Demolition	2		\$102.00
Electrical Permit	4	56,576.00	\$998.83
Fence Permit	1		\$51.00
Irrigation Permit	2		\$4,436.37
Mechanical Permit	3	32,600.00	\$632.67
New Construction	3	184,834,500.00	\$82,438.83
Plumbing Permit	6	43,700.00	\$1,319.64
Remodel	5	619,045.90	\$4,309.77
Roofing Permit	1	50,000.00	\$76.50
Sign Permit	14	258,153.00	\$1,066.50
Temporary Certificate of Occupancy	2		\$612.00
Temporary Construction Trailer	2		\$204.00
<b>Residential Building Permit</b>	<b>252</b>		<b>\$111,550.63</b>
Accessory Building Permit	5		\$405.14
Backflow Permit	1		\$76.50
Concrete Permit	6		\$572.06
Demolition	3		\$153.00
Driveway Permit	1		\$134.64
Electrical Permit	7		\$635.00
Fence Permit	46		\$2,334.00
Generator	6		\$915.00
Irrigation Permit	29		\$2,134.50
Mechanical Permit	11		\$1,395.00
New Single Family Residential	20		\$90,902.82
Outdoor Kitchen Permit	1		\$127.50
Patio Cover/Pergola	7		\$871.14
Plumbing Permit	38		\$2,923.50
Pool	8		\$1,261.00
Remodel	1		\$51.00
Retaining Wall Permit	3		\$204.00
Roofing Permit	35		\$2,676.00
Solar Panel Permit	8		\$2,966.83
Takeline - Seawall	1		\$51.00
Window & Door Permit	15		\$761.00
<b>Totals:</b>	<b>312</b>		<b>\$278,577.39</b>

## New Residential Permits

## Calendar Year

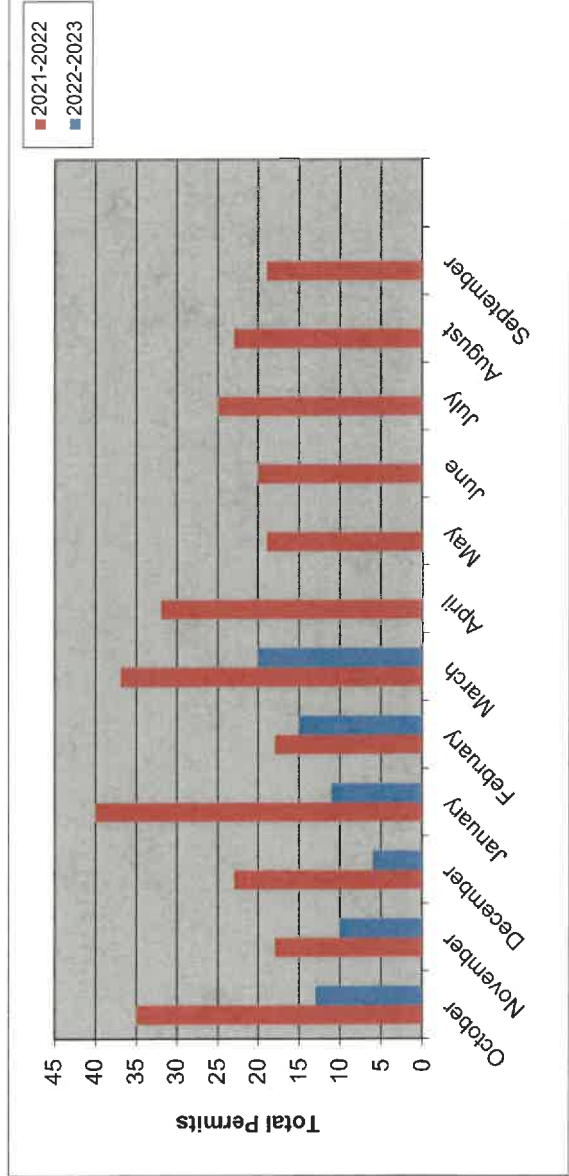
	Year	
	2022	2023
January	40	11
February	18	15
March	37	20
April	32	
May	19	
June	20	
July	25	
August	23	
September	19	
October	13	
November	10	
December	6	
<b>Totals</b>	<b>262</b>	<b>46</b>



## New Residential Permits

## Fiscal Year

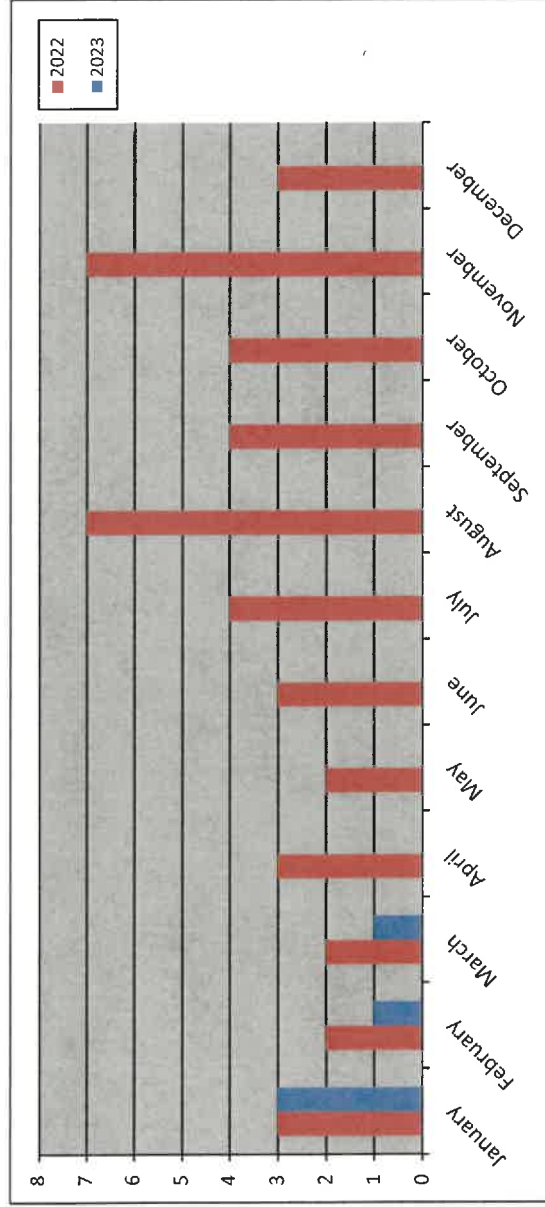
	Year	
	2021-2022	2022-2023
October	35	13
November	18	10
December	23	6
January	40	11
February	18	15
March	37	20
April	32	
May	19	
June	20	
July	25	
August	23	
September	19	
<b>Totals</b>	<b>309</b>	<b>75</b>



## Residential Remodel Permits

### Calendar Year

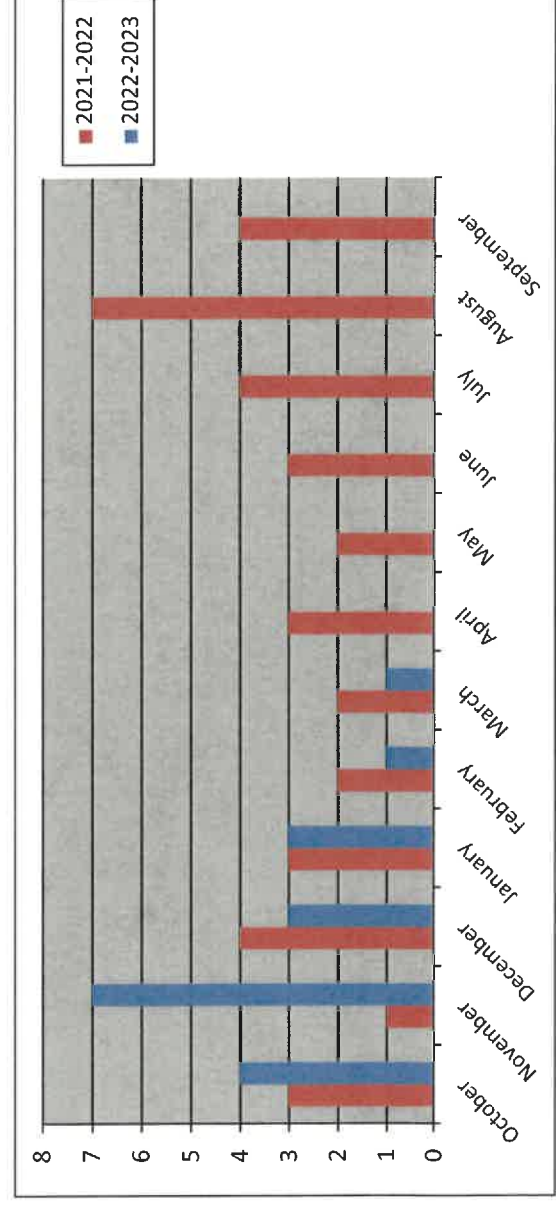
	Year	
	2022	2023
January	3	3
February	2	1
March	2	1
April	3	
May	2	
June	3	
July	4	
August	7	
September	4	
October	4	
November	7	
December	3	
<b>Totals</b>	<b>44</b>	<b>5</b>



## Residential Remodel Permits

### Fiscal Year

	Year	
	2021-2022	2022-2023
October	3	4
November	1	7
December	4	3
January	3	3
February	2	1
March	2	1
April	3	
May	2	
June	3	
July	4	
August	7	
September	4	
<b>Totals</b>	<b>38</b>	<b>19</b>

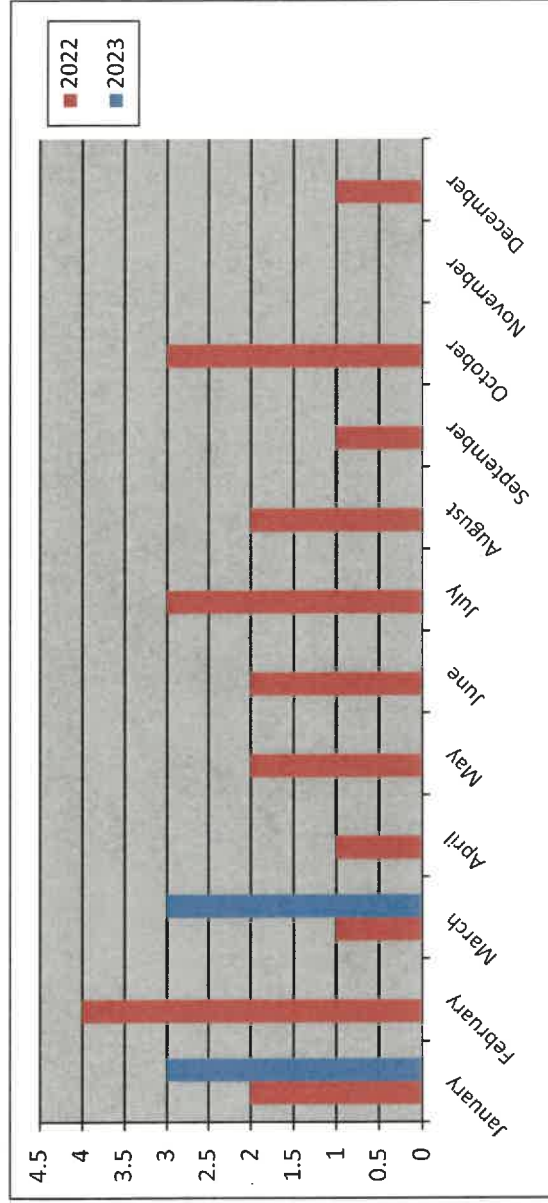




## New Commercial Permits

## Calendar Year

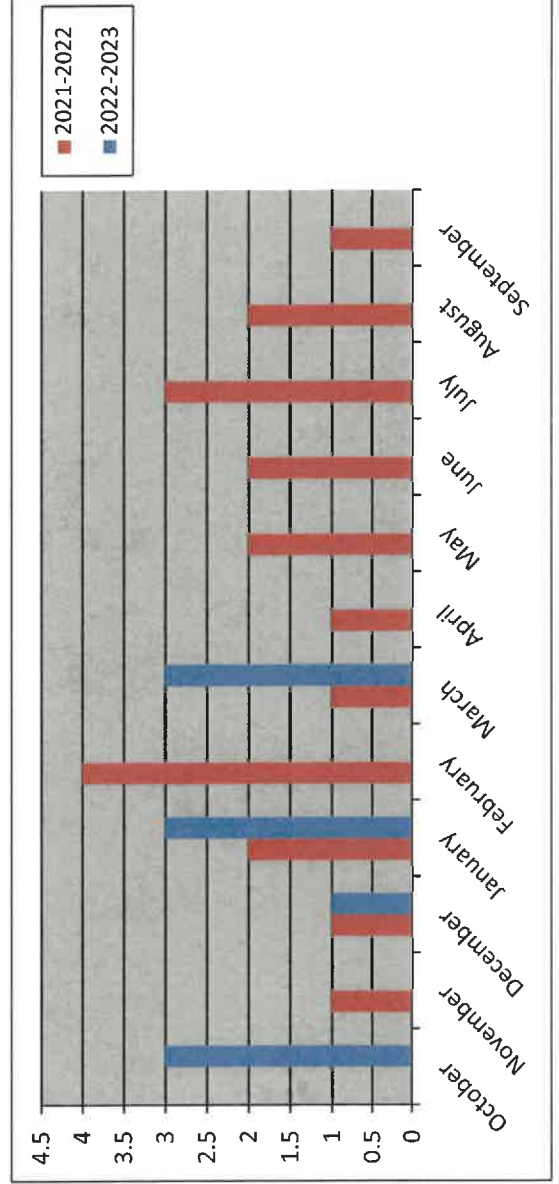
	Year	
	2022	2023
January	2	3
February	4	0
March	1	3
April	1	
May	2	
June	2	
July	3	
August	2	
September	1	
October	3	
November	0	
December	1	
<b>Totals</b>	<b>22</b>	<b>6</b>



## New Commercial Permits

## Fiscal Year

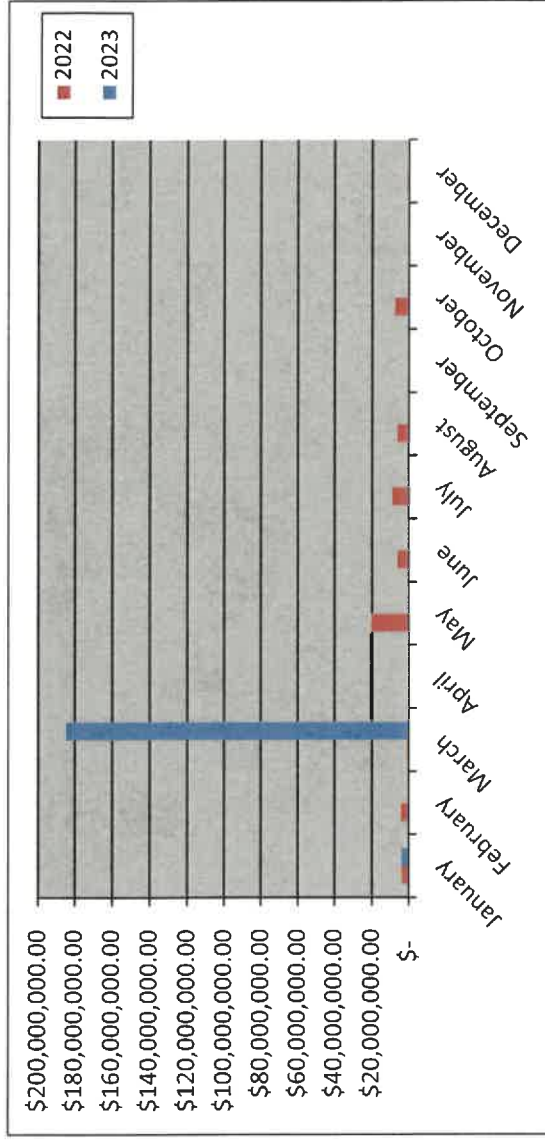
	Year	
	2021-2022	2022-2023
October	0	3
November	1	0
December	1	1
January	2	3
February	4	0
March	1	3
April	1	
May	2	
June	2	
July	3	
August	2	
September	1	
<b>Totals</b>	<b>20</b>	<b>10</b>



**New Commercial Value**

**Calendar Year**

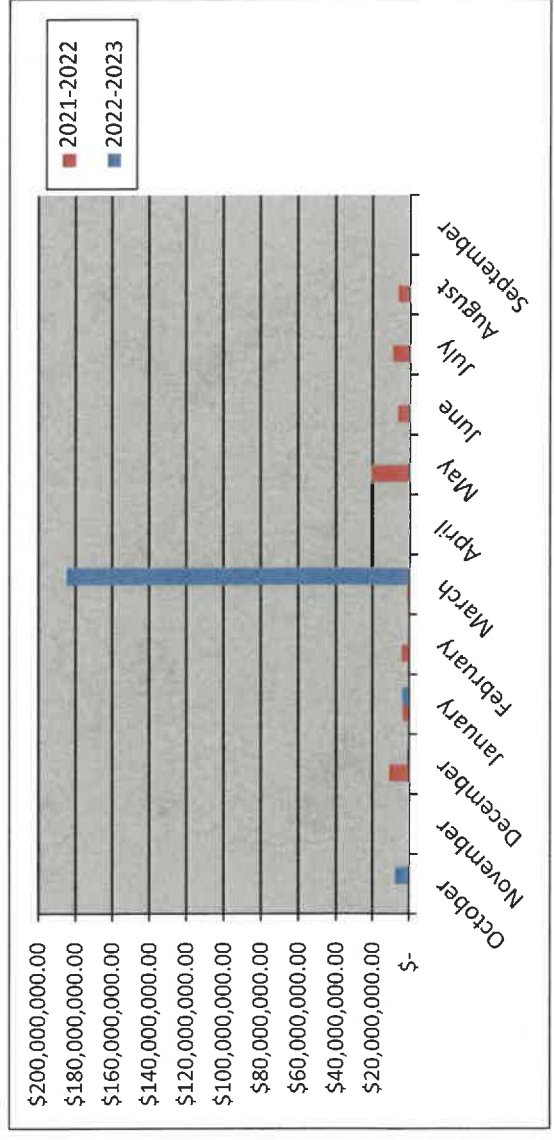
	Year	
	2022	2023
January	\$ 3,625,000.00	\$ 3,684,500.00
February	\$ 4,186,300.00	\$ -
March	\$ 1,200,000.00	\$ 184,834,500.00
April	\$ 250,000.00	
May	\$ 20,400,000.00	
June	\$ 6,300,000.00	
July	\$ 9,075,000.00	
August	\$ 6,244,700.00	
September	\$ 550,000.00	
October	\$ 7,472,450.00	
November	\$ -	
December	\$ 1,000,000.00	
<b>Totals</b>	<b>\$ 60,303,450.00</b>	<b>\$ 188,519,000.00</b>



**New Commercial Value**

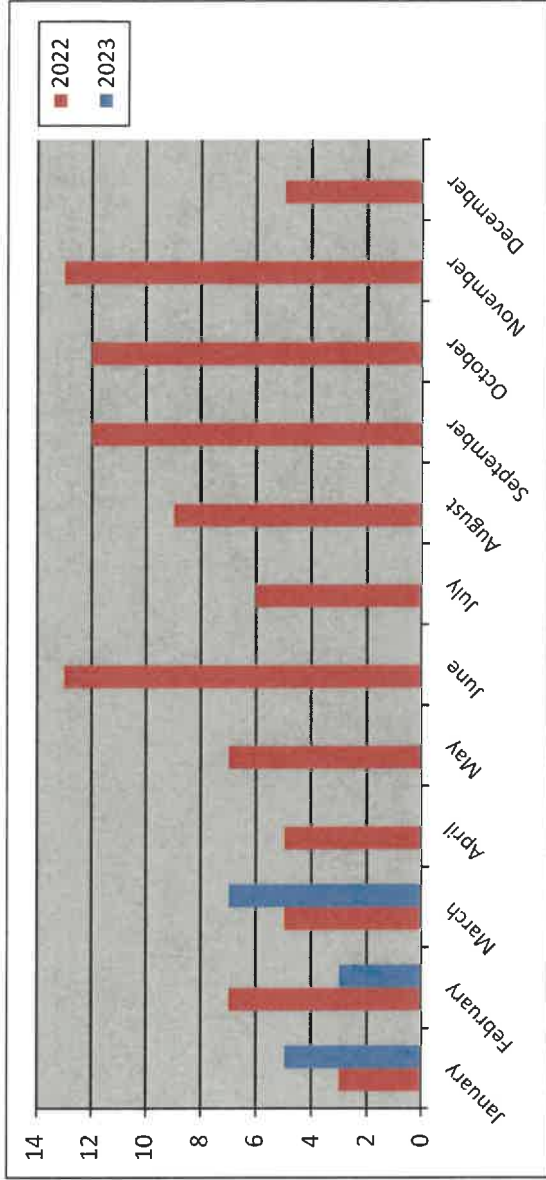
**Fiscal Year**

	Year	
	2021-2022	2022-2023
October	\$ -	\$ 7,472,450.00
November	\$ 750,000.00	\$ -
December	\$ 11,000,000.00	\$ 1,000,000.00
January	\$ 3,625,000.00	\$ 3,684,500.00
February	\$ 4,186,300.00	\$ -
March	\$ 1,200,000.00	\$ 184,834,500.00
April	\$ 250,000.00	
May	\$ 20,400,000.00	
June	\$ 6,300,000.00	
July	\$ 9,075,000.00	
August	\$ 6,244,700.00	
September	\$ 550,000.00	
<b>Totals</b>	<b>\$ 63,581,000.00</b>	<b>\$ 196,991,450.00</b>



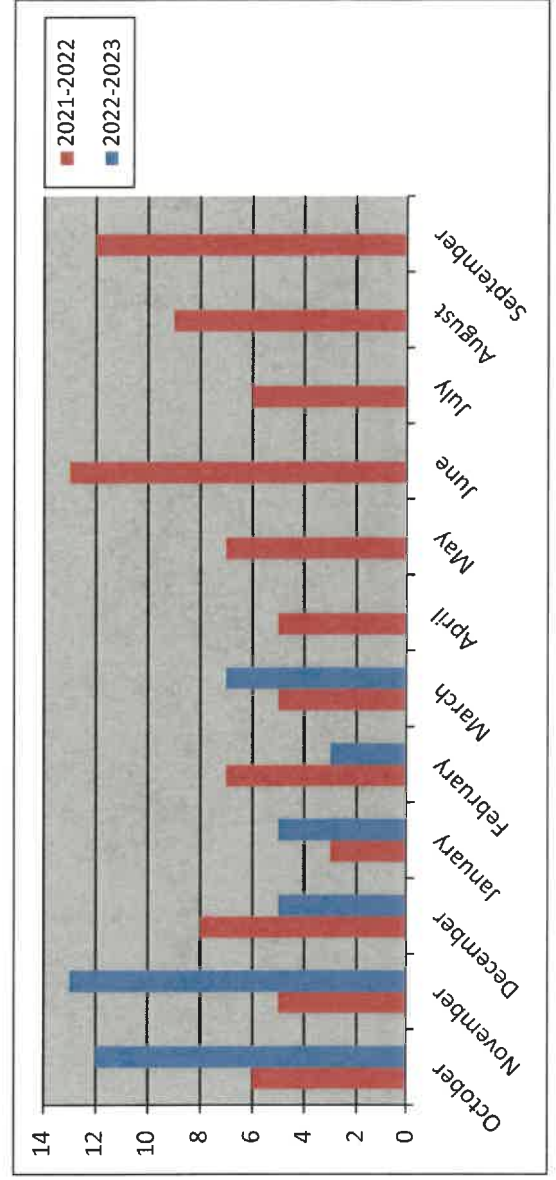
## Commercial Remodel Permits Calendar Year

	Year	
	2022	2023
January	3	5
February	7	3
March	5	7
April	5	
May	7	
June	13	
July	6	
August	9	
September	12	
October	12	
November	13	
December	5	
<b>Totals</b>	<b>97</b>	<b>15</b>



## Commercial Remodel Permits Fiscal Year

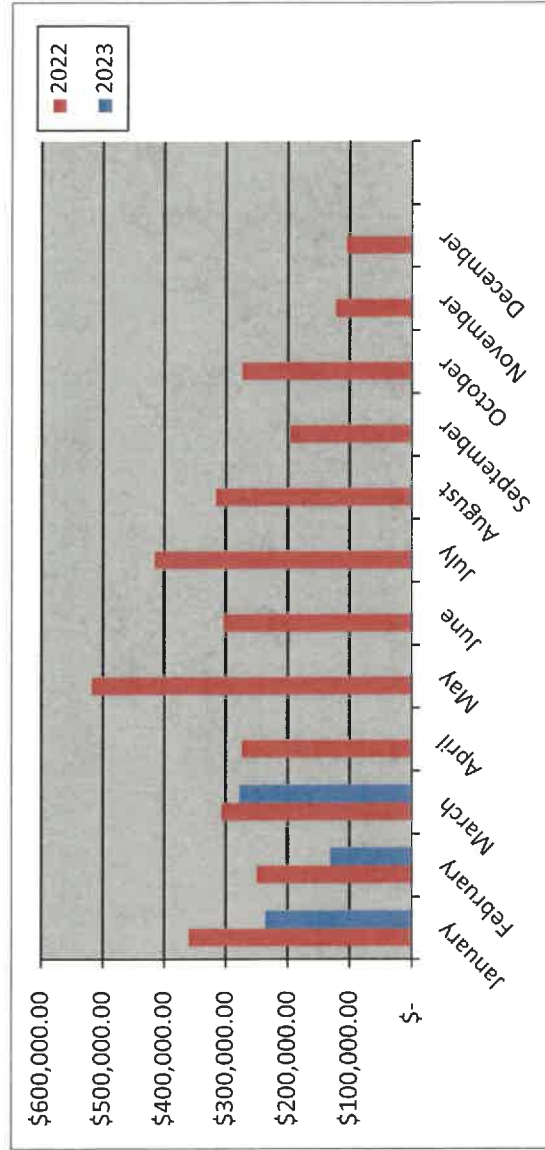
	Year	
	2021-2022	2022-2023
October	6	12
November	5	13
December	8	5
January	3	5
February	7	3
March	5	7
April	5	
May	7	
June	13	
July	6	
August	9	
September	12	
<b>Totals</b>	<b>86</b>	<b>45</b>



**Total Fees Collected**

**Calendar Year**

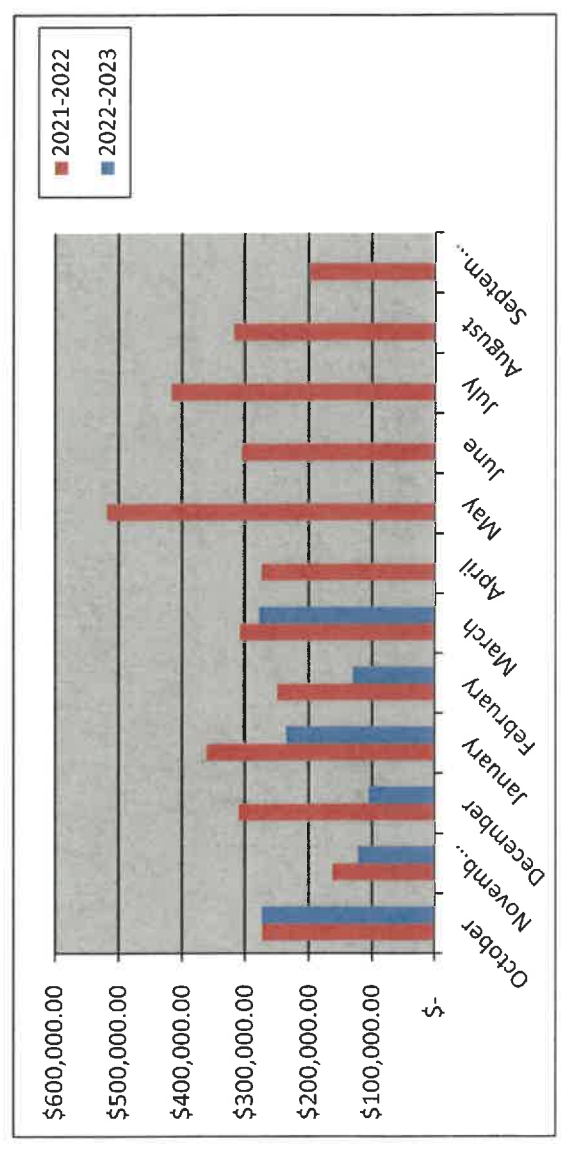
	Year	
	2022	2023
January	\$ 361,270.18	\$ 235,769.45
February	\$ 250,094.89	\$ 131,295.33
March	\$ 307,866.69	\$ 278,577.39
April	\$ 274,768.54	
May	\$ 518,725.96	
June	\$ 304,895.03	
July	\$ 416,616.46	
August	\$ 317,170.14	
September	\$ 197,419.77	
October	\$ 274,314.07	
November	\$ 122,821.42	
December	\$ 105,480.50	
<b>Totals</b>	<b>\$ 3,451,443.65</b>	<b>\$ 645,642.17</b>



**Total Fees Collected**

**Fiscal Year**

	Year	
	2021-2022	2022-2023
October	\$ 273,670.22	\$ 274,314.07
November	\$ 163,206.06	\$ 122,821.42
December	\$ 310,002.73	\$ 105,480.50
January	\$ 361,270.18	\$ 235,769.45
February	\$ 250,094.89	\$ 131,295.33
March	\$ 307,866.69	\$ 278,577.39
April	\$ 274,768.54	
May	\$ 518,725.96	
June	\$ 304,895.03	
July	\$ 416,616.46	
August	\$ 317,170.14	
September	\$ 197,419.77	
<b>Totals</b>	<b>\$ 3,695,706.67</b>	<b>\$ 1,148,258.16</b>





1:51:45PM

## CERTIFICATES OF OCCUPANCY ISSUED

For the Period 3/1/2023 to 3/31/2023

Permit Number	Permit Type	Site Address	Total Fees
Application Date	Subtype	Parcel Number	
Issue Date	Status of Permit	Subdivision Name	Total SQFT
	Business Name	Plan Number	Valuation
			Fees Paid
COM2023-1041	Commercial Building Permit		
03/14/2023	Certificate of Occupancy	106 W KAUFMAN ST	\$76.50
03/28/2023	ISSUED		2,007.00
	Precision Global Corp		

Contact Type	Contact Name	Contact Address			
	Business Phone				
Business Owner	Brian Sullivan	106 W Kaufman St	Rockwall	TX	75087
	214-769-7291				
Property Owner	Brian Sullivan	106 W Kaufman St	Rockwall	TX	75087

## Contractors

COM2023-1135	Commercial Building Permit		
03/20/2023	Certificate of Occupancy	560 E INTERSTATE 30,	\$75.00
03/31/2023	ISSUED	120, ROCKWALL, TX,	2,300.00
	Providence Title Co.	75087	

Contact Type	Contact Name	Contact Address			
	Business Phone				
Business Owner	Dan Foster	5001 US Hwy 287, S. 105	Arlington	TX	76017
	817-483-9100				
Property Owner	LOTL HOLDINGS, LLC.	320 PORTVIEW PL	ROCKWALL	TX	75032
Inspection Report C	Jason Potts	1160 Horizon Road	Rockwall	TX	75032

## Contractors

COM2023-348	Commercial Building Permit		
01/24/2023	Certificate of Occupancy	2268 N LAKESHORE DR,	\$76.50
03/16/2023	ISSUED	108, ROCKWALL, TX,	1,000.00
	Manfield Two Choice 3 LLC	75087	

Contact Type	Contact Name	Contact Address			
	Business Phone				
Business Owner	Umair Kaimkhani	10710 N Stemmons Fwy	Dallas	TX	75220
	972-505-2565				
Property Owner	Collett Retail	2626 Cole Ave	Dallas	TX	75204

## Contractors

COM2023-405	Commercial Building Permit		
01/26/2023	Certificate of Occupancy	105 W WASHINGTON	\$75.00
03/28/2023	ISSUED	ST, 101, ROCKWALL,	1,254.00
	105 W Washington LLC	TX, 75087	

1:51:45PM

CERTIFICATES OF OCCUPANCY ISSUED

For the Period 3/1/2023 to 3/31/2023

Permit Number	Permit Type	Site Address				Total Fees
Application Date	Subtype	Parcel Number				
Issue Date	Status of Permit	Subdivision Name				
	Business Name	Plan Number	Valuation	Total SQFT	Fees Paid	
Contact Type	Contact Name Business Phone	Contact Address				
Business Owner	Lorne & Paul Liecty 214-288-2854	105 W Washington St	Rockwall	TX	75087	
Property Owner	Lorne & Paul Liecty	105 W Washington St	Rockwall	TX	75087	
Applicant	Tommy Brown (GC)					
<b>Contractors</b>						

COM2023-728	Commercial Building Permit					
02/22/2023	Certificate of Occupancy	1018 RIDGE RD,				\$76.50
03/02/2023	ISSUED	ROCKWALL, TX 75087				\$76.50
	Behavioral Transformations LLC					1,153.00

Contact Type	Contact Name Business Phone	Contact Address				
Business Owner	Ben Klutts 972-965-8569	1018 Ridge Rd	Rockwall	TX	75087	
Property Owner	RD Vanderslice	1408 S Lakeshore	Rockwall	TX	75087	

**Contractors**

COM2023-79	Commercial Building Permit					
01/06/2023	Certificate of Occupancy	3064 N Goliad St,				\$76.50
03/03/2023	ISSUED	Rockwall, TX 75087				\$76.50
	SALAD AND GO					817.00

Contact Type	Contact Name Business Phone	Contact Address				
Business Owner	Andy Husley 504-432-3611	14800 Landmark Blvd S. 207	Dallas	TX	75254	
Inspection Report C	DARREL COLE, SUPERINTENDENT					
Applicant	CHAD IGNAGNI, PROJECT MGR	14800 LANDMARK BLVD, STE 207	DALLAS	TX	75254	
Property Owner	METROPLEX AQUISITION	1717 Woodstead, S .207	The Woodlands	TX	77380	

**Contractors**

COM2023-798	Commercial Building Permit					
02/27/2023	Certificate of Occupancy	939 E INTERSTATE 30,				\$75.00
03/21/2023	ISSUED	ROCKWALL, TX 75032				\$75.00
	Restoration Marketplace					4,000.00

1:51:45PM

## CERTIFICATES OF OCCUPANCY ISSUED

For the Period 3/1/2023 to 3/31/2023

Permit Number	Permit Type	Site Address		Total Fees	
Application Date	Subtype	Parcel Number		Total SQFT	Fees Paid
Issue Date	Status of Permit	Subdivision Name	Valuation		
	Business Name	Plan Number			
Contact Type	Contact Name Business Phone	Contact Address			
Business Owner	Missy Points 972-571-0007	939 E Interstate 30	Rockwall	TX	75032
Property Owner	Vista Properties	2227 Vantage St	Dallas	TX	75207
Contact	Amber DeWitt	Business Owner's daughter			
<b>Contractors</b>					

COM2023-830	Commercial Building Permit				
02/28/2023	Temporary Certificate of Occupancy	5651 STATE HIGHWAY		\$306.00	\$306.00
03/09/2023	ISSUED	276		13,500.00	
	Rockwall Friendship Baptist Church				

Contact Type	Contact Name Business Phone	Contact Address			
Business Owner	Rockwall Friendship 972-772-7520	5651 STATE HIGHWAY 276	Royse City	TX	75189
Property Owner	Rockwall Friendship	5651 STATE HIGHWAY 276	Royse City	TX	75189

**Contractors**

COM2023-867	Commercial Building Permit				
03/02/2023	Temporary Certificate of Occupancy	2350 DISCOVERY BLVD		\$306.00	\$306.00
03/07/2023	ISSUED	Bldg 2 (E)		34,739.00	
	The Royalton at Discovery PH2 Bldg 2 (E)				

Contact Type	Contact Name Business Phone	Contact Address			
Business Owner	SWBC RW2, LP 469-889-1661	5949 SHERRY LN, SUITE 750	Dallas	TX	75225
Property Owner	Spencer Byington	5949 Sherry Ln	Dallas	TX	75225

**Contractors**

COM2023-879	Commercial Building Permit				
03/03/2023	Certificate of Occupancy	3140 HORIZON RD, 103,		\$76.50	\$76.50
03/17/2023	ISSUED	ROCKWALL, TX, 75032		2,607.00	
	Rockwall Dental Associates				

**CERTIFICATES OF OCCUPANCY ISSUED**

For the Period 3/1/2023 to 3/31/2023

Permit Number	Permit Type	Site Address		Total Fees	
Application Date	Subtype	Parcel Number			
Issue Date	Status of Permit	Subdivision Name			
Contact Type	Contact Name Business Name Business Phone	Contact Address	Valuation	Total SQFT	Fees Paid
Business Owner	DFW Dental Associates PA 469-651-1776	15660 Dallas Parkway, Ste 925	Dallas	TX	75248
Property Owner	Lincoln Harris Properties	4510 Mecial Center Dr, Ste 110	Mckinney	TX	75069

**Contractors**

COM2023-901	Commercial Building Permit				
03/06/2023	Certificate of Occupancy	105 W WASHINGTON		\$75.00	\$75.00
03/28/2023	ISSUED	ST, 103, ROCKWALL, TX, 75087		1,293.00	
	105 W Washington LLC				

Contact Type	Contact Name Business Phone	Contact Address			
Business Owner	Lorne & Paul Liecty 214-288-2854	105 W Washington St	Rockwall	TX	75087
Property Owner	Lorne & Paul Liecty	105 W Washington St	Rockwall	TX	75087
Applicant	Tommy Brown (GC)				

**Contractors**

COM2023-977	Commercial Building Permit				
03/09/2023	Certificate of Occupancy	890 ROCKWALL PKWY,		\$75.00	\$75.00
03/29/2023	ISSUED	100, ROCKWALL, TX, 75032		4,318.00	
	North Pediatrics				

Contact Type	Contact Name Business Phone	Contact Address			
Business Owner	Mohrokh Hedayati 940-391-5076	890 Rockwall Pkwy	Rockwall	TX	75032
Property Owner	ARHC RMRWLTx01, LLC	PO Box 714405	Cincinnati	OH	45271

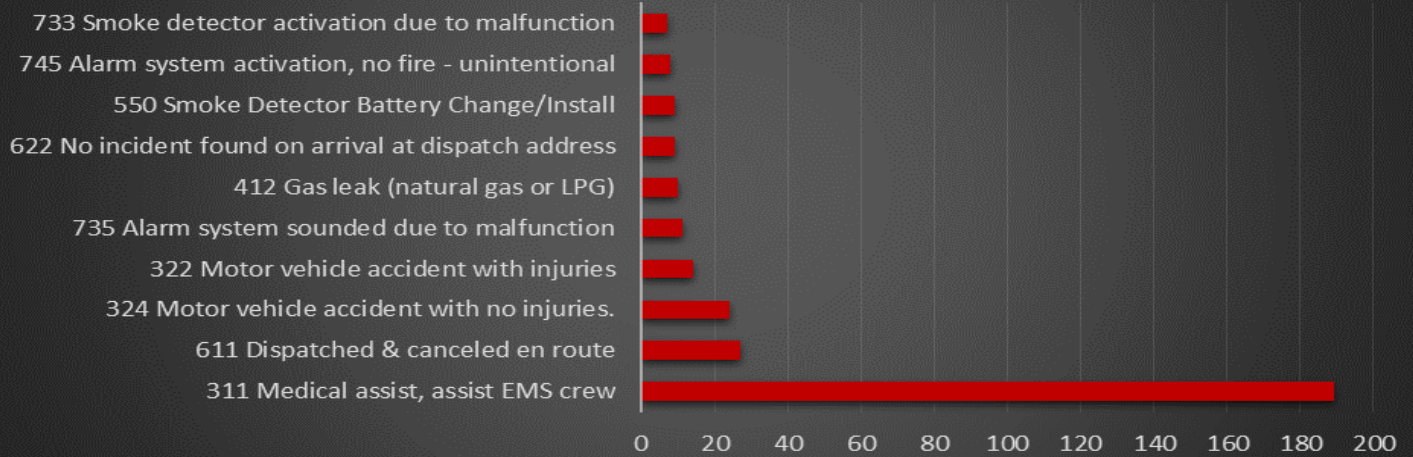
**Contractors**





# March 2023 Monthly Report

## Top 10 NFIRS Call Types



### All Calls By NFIRS Call Type

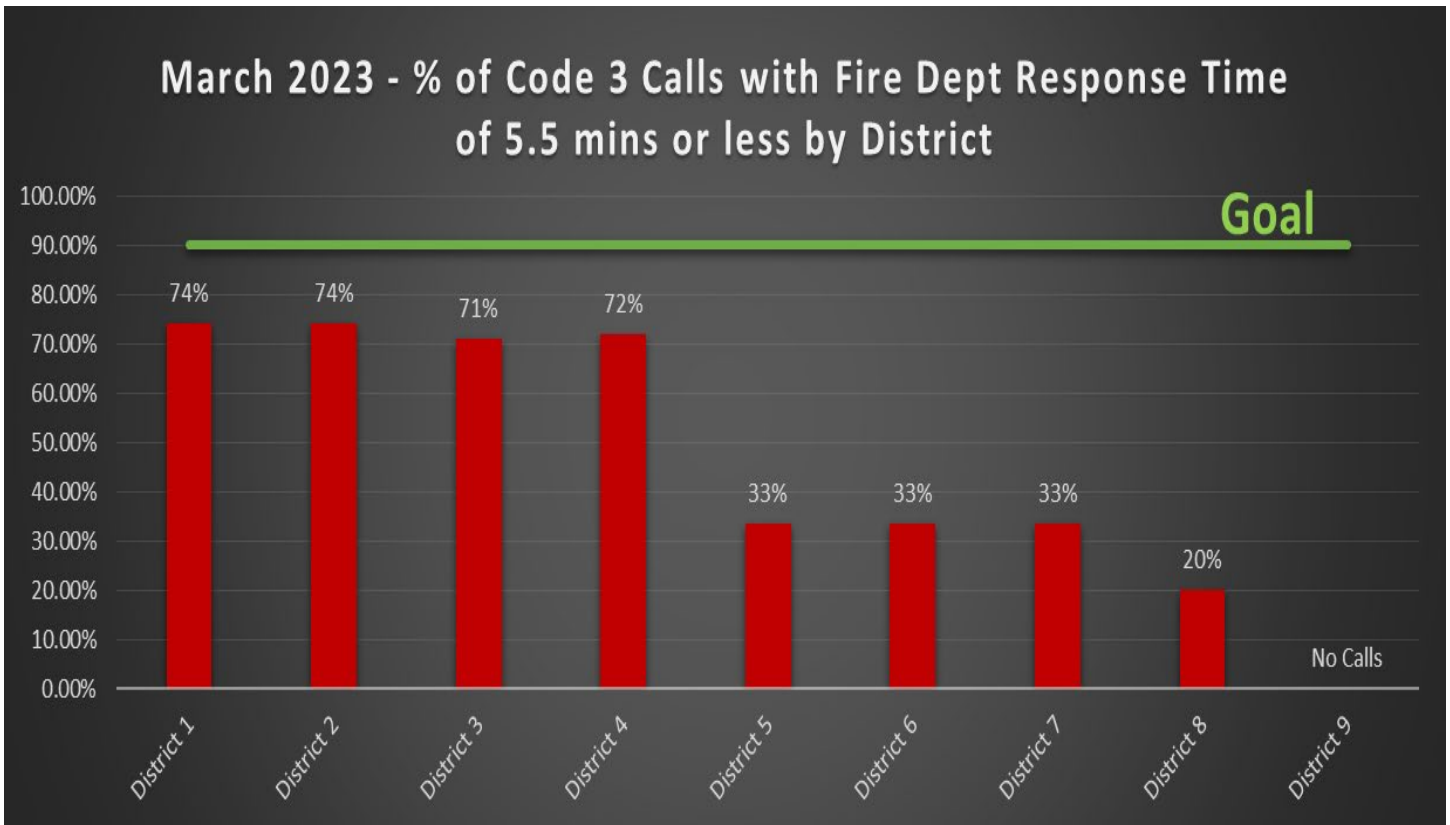


### Incident Count

111 Building fire	4
113 Cooking fire, confined to container	1
131 Passenger vehicle fire (cars, pickups, SUV's)	3
132 Road freight or transport vehicle fire (Commercial Vehicles)	1
137 Camper or recreational vehicle (RV) fire	1
154 Dumpster or other outside trash receptacle fire	1
300 Rescue, EMS incident, other	2
311 Medical assist, assist EMS crew	189
322 Motor vehicle accident with injuries	14
323 Motor vehicle/pedestrian accident (MV Ped)	1
324 Motor vehicle accident with no injuries.	24
331 Lock-in (if lock out , use 511 )	2
400 Hazardous condition, other	1
412 Gas leak (natural gas or LPG)	10
413 Oil or other combustible liquid spill	3
440 Electrical wiring/equipment problem, other	2
444 Power line down	6
445 Arcing, shorted electrical equipment	1
451 Biological hazard, confirmed or suspected	1
500 Service Call, other	1
520 Water problem, other	1
531 Smoke or odor removal	1
550 Smoke Detector Battery Change/Install	9
553 Public service	3
554 Assist invalid	1
555 Defective elevator, no occupants	3
600 Good intent call, other	1
611 Dispatched & canceled en route	27
622 No incident found on arrival at dispatch address	9
651 Smoke scare, odor of smoke	3
652 Steam, vapor, fog or dust thought to be smoke	1
671 HazMat release investigation w/no HazMat	1
715 Local alarm system, malicious false alarm	1
730 System malfunction, other	4
732 Extinguishing system malfunction (activation)	1
733 Smoke detector activation due to malfunction	7
734 Heat detector activation due to malfunction	1
735 Alarm system sounded due to malfunction	11
736 CO detector activation due to malfunction	1
740 Unintentional transmission of alarm, other	1
741 Sprinkler activation, no fire - unintentional	1
743 Smoke detector activation, no fire - unintentional	3
745 Alarm system activation, no fire - unintentional	8
813 Wind storm, tornado/hurricane assessment	3
<b>Grand Total</b>	<b>370</b>

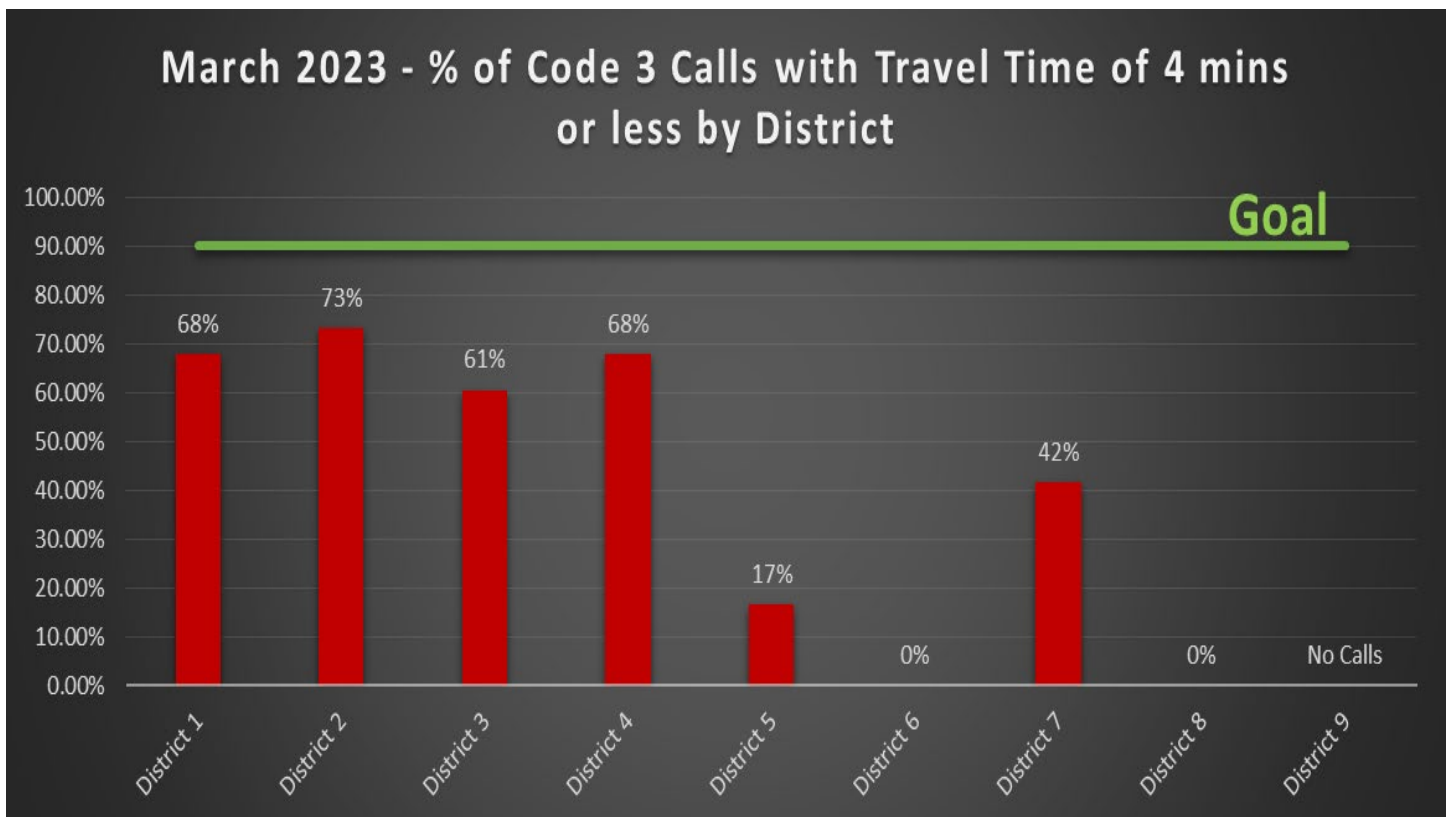
## March 2023 Dispatch to Arrival Analysis

District	Total Number of Calls	Percent of Runs per District	Number of Calls in 5.5 mins or Less	Average FD Response Time Minutes	% in 5.5 min or less	Goal of 90%
District 1	81	27%	60	0:05:07	74%	90%
District 2	97	33%	72	0:04:49	74%	90%
District 3	38	13%	27	0:04:42	71%	90%
District 4	50	17%	36	0:05:03	72%	90%
District 5	12	4%	4	0:05:49	33%	90%
District 6	3	1%	1	0:06:18	33%	90%
District 7	12	4%	4	0:06:15	33%	90%
District 8	5	2%	1	0:07:29	20%	90%
District 9	0	0%	0	0:00:00	No Calls	90%
<b>Department</b>	<b>298</b>	<b>100%</b>	<b>205</b>	<b>0:05:05</b>	<b>69%</b>	<b>90%</b>



## March 2023 Travel Time by District

District	Total Number of Calls	Percent of Runs per District	Number of Calls in 4 or Less	Average Travel Time Minutes	% in 4 min or less	Goal of 90%
District 1	81	27%	55	0:04:06	68%	90%
District 2	97	33%	71	0:03:46	73%	90%
District 3	38	13%	23	0:03:46	61%	90%
District 4	50	17%	34	0:04:02	68%	90%
District 5	12	4%	2	0:04:58	17%	90%
District 6	3	1%	0	0:05:38	0%	90%
District 7	12	4%	5	0:05:22	42%	90%
District 8	5	2%	0	0:06:31	0%	90%
District 9	0	0%	0	0:00:00	No Calls	90%
<b>Department</b>	<b>298</b>	<b>100%</b>	<b>190</b>	<b>0:04:05</b>	<b>64%</b>	<b>90%</b>







# Total Dollar Losses

March 2023



City of Rockwall  
*The New Horizon*

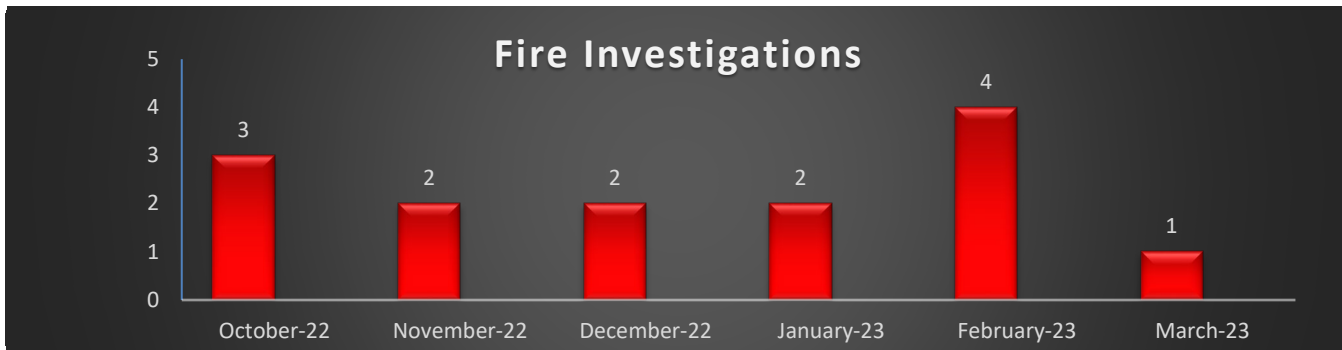
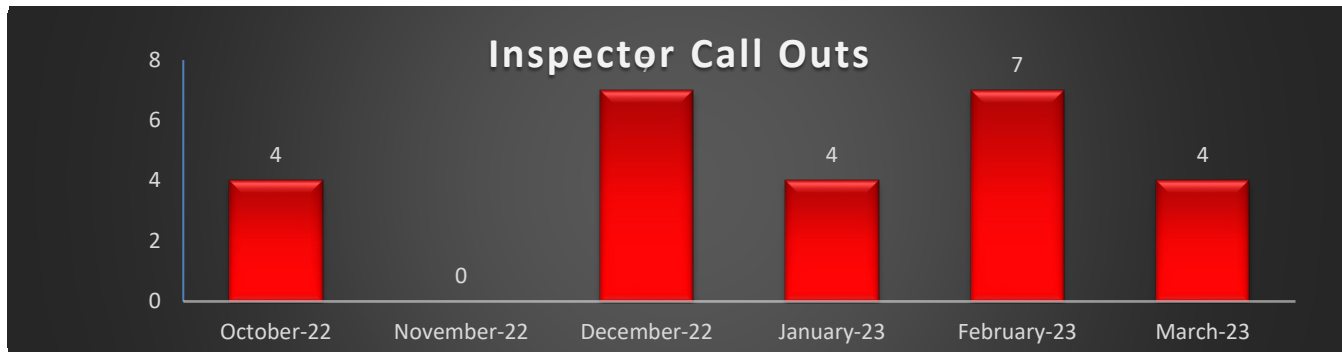
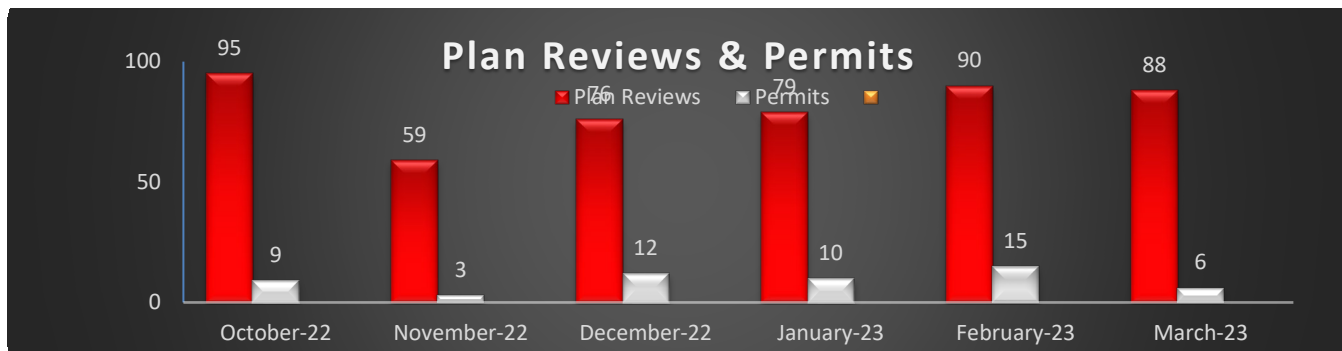
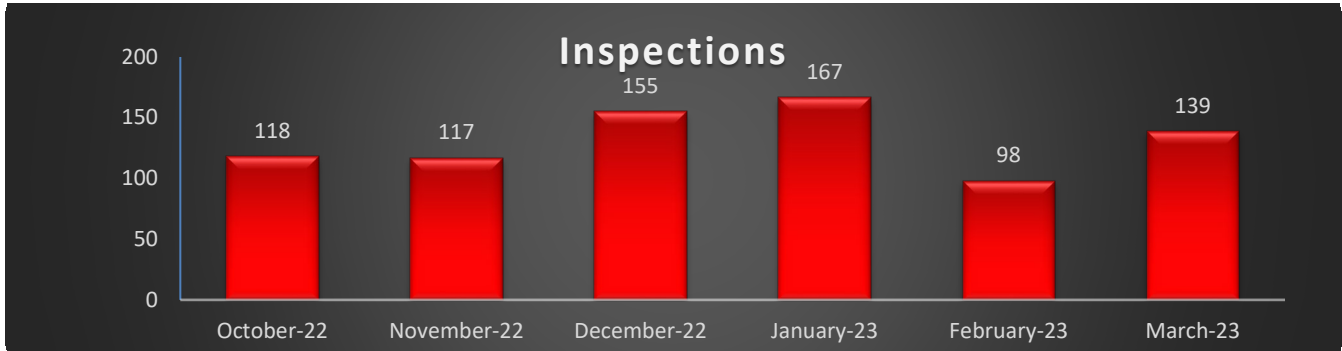
Rockwall Fire Department

Print Date/Time: 04/06/2023 16:11  
Login ID: rck\ldgang  
Layer: All  
Areas: All

ORI Number: TX504  
Incident Type: All  
Station: All

	Current Month	Last Month	Same Month Last Year	Year To Date	Last Year To Date
Total Property Loss:	\$0.00	\$468,430.00	\$190,000.00	\$994,430.00	\$787,100.00
Total Content Loss:	\$0.00	\$1,204,000.00	\$5,000.00	\$1,714,100.00	\$840,000.00
Total Property Pre-Incident Value:	\$0.00	\$6,146,850.00	\$58,317,920.00	\$57,340,990.00	\$60,261,790.00
Total Contents Pre-Incident Value	\$0.00	\$12,213,828.00	\$21,005,000.00	\$24,213,828.00	\$21,735,000.00
Total Losses:	\$0.00	\$1,672,430.00	\$195,000.00	\$2,708,530.00	\$0.00
Total Value:	\$0.00	\$18,360,678.00	\$79,322,920.00	\$81,554,818.00	\$81,996,790.00

# Fire Prevention, Education, & Investigations Division Monthly Report March 2023



# Rockwall Police Department

## Monthly Activity Report

March-2023

ACTIVITY	CURRENT MONTH MARCH	PREVIOUS MONTH FEBRUARY	YTD 2023	YTD 2022	YTD % CHANGE
----------	------------------------	----------------------------	-------------	-------------	-----------------

### PART 1 OFFENSES

Homicide / Manslaughter	0	0	0	0	0.00%
Sexual Assault	2	1	3	5	-40.00%
Robbery	1	0	2	5	-60.00%
Aggravated Assault	2	2	8	8	0.00%
Burglary	7	3	11	8	37.50%
Larceny	53	55	159	163	-2.45%
Motor Vehicle Theft	10	9	26	11	136.36%
<b>TOTAL PART I</b>	<b>75</b>	<b>70</b>	<b>209</b>	<b>200</b>	<b>4.50%</b>
<b>TOTAL PART II</b>	<b>118</b>	<b>109</b>	<b>342</b>	<b>359</b>	<b>-4.74%</b>
<b>TOTAL OFFENSES</b>	<b>193</b>	<b>179</b>	<b>551</b>	<b>559</b>	<b>-1.43%</b>

### ADDITIONAL STATISTICS

FAMILY VIOLENCE	11	4	30	23	30.43%
D.W.I.	10	12	30	38	-21.05%

### ARRESTS

FELONY	23	15	64	65	-1.54%
MISDEMEANOR	55	47	148	165	-10.30%
WARRANT ARREST	8	5	19	20	-5.00%
JUVENILE	4	5	14	22	-36.36%
<b>TOTAL ARRESTS</b>	<b>90</b>	<b>72</b>	<b>245</b>	<b>272</b>	<b>-9.93%</b>

### DISPATCH

CALLS FOR SERVICE	2472	2126	6822	5613	21.54%
-------------------	------	------	------	------	--------

### ACCIDENTS

INJURY	2	1	5	17	-70.59%
NON-INJURY	91	81	243	194	25.26%
FATALITY	0	0	0	0	0.00%
<b>TOTAL</b>	<b>93</b>	<b>82</b>	<b>248</b>	<b>211</b>	<b>17.54%</b>

### FALSE ALARMS

RESIDENT ALARMS	47	27	116	134	-13.43%
BUSINESS ALARMS	181	151	463	435	6.44%
<b>TOTAL FALSE ALARMS</b>	<b>228</b>	<b>178</b>	<b>579</b>	<b>569</b>	<b>1.76%</b>
Estimated Lost Hours	150.48	117.48	382.14	375.54	1.76%
Estimated Cost	\$3,579.60	\$2,794.60	\$9,090.30	\$8,933.30	1.76%

### ROCKWALL NARCOTICS UNIT

<b>Number of Cases</b>	<b>1</b>
<b>Arrests</b>	<b>3</b>
<b>Arrest Warrants</b>	<b>0</b>
<b>Search Warrants</b>	<b>5</b>
<b>Seized</b>	
Marijuana	7.4 oz
Cocaine	8000 g
Methamphetamine	22.7 g
Xanax	4 pills
Hydrocodone	1 pill
Fentanyl	11400 pills
THC Oil	627 g







# Monthly Report March 2023



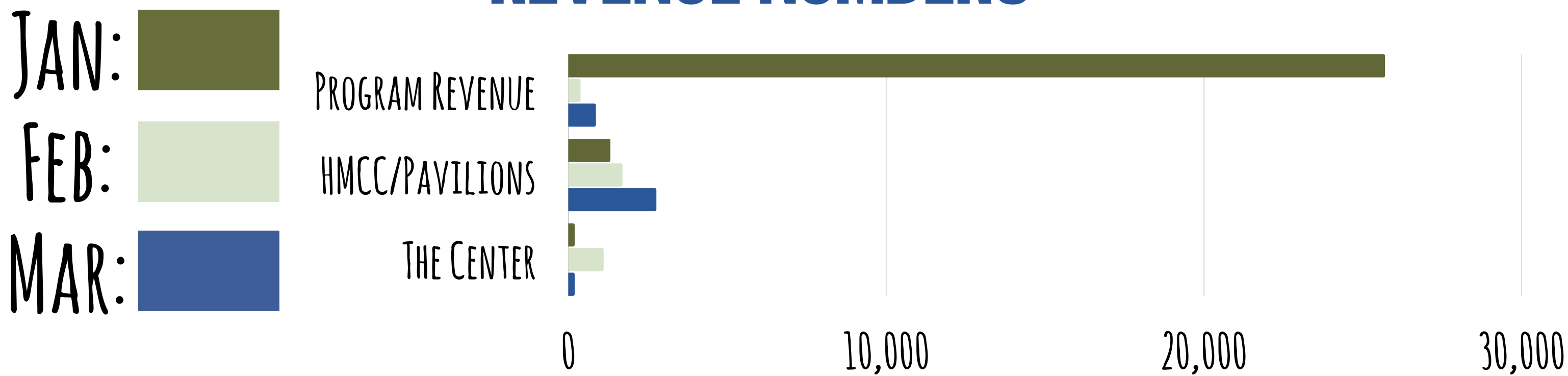
LITTLE KICKERS  
38 PARTICIPANTS



SNAP EASTER  
92 PARTICIPANTS



## REVENUE NUMBERS



## Upcoming:

<b>Fishing Derby</b>	<b>May 6 - Harry Myers Park</b>
<b>Founders Day Festival</b>	<b>May 20 - Harry Myers Park</b>
<b>May the Fourth Star Wars Concert</b>	<b>May 4 - The Harbor</b>



# PARKS PROJECT UPDATE – MARCH 2023



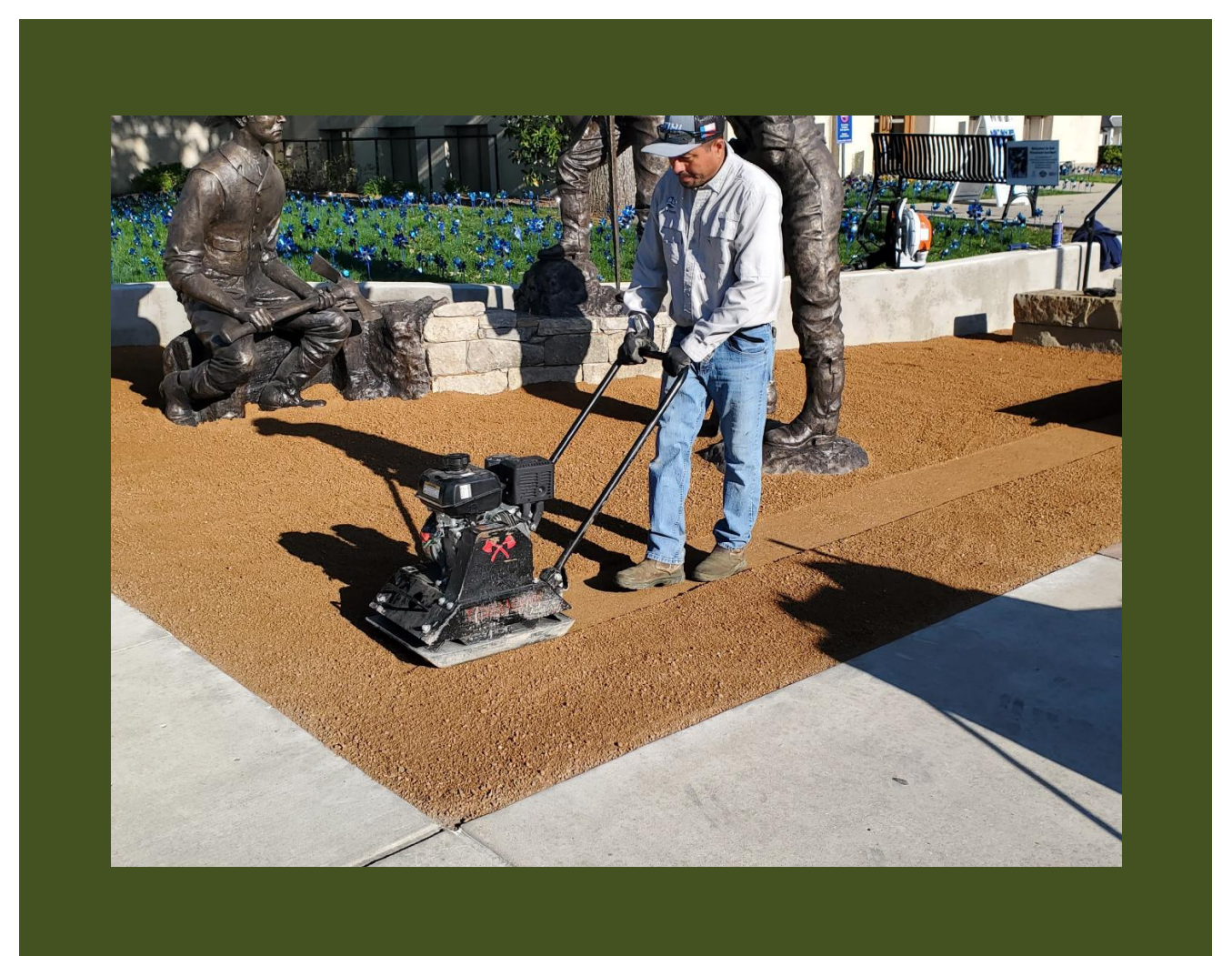
AMPHITHEATER EPOXY PROJECT



NEW PARKS BUILDING



HARRY MYERS TRELLIS STAINING



DISCOVERY STATUE COMPLETION

## Other Projects

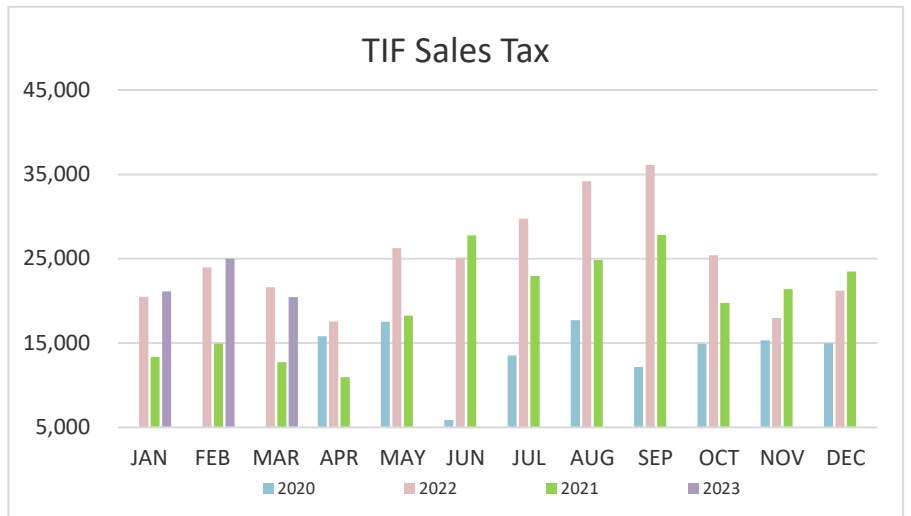
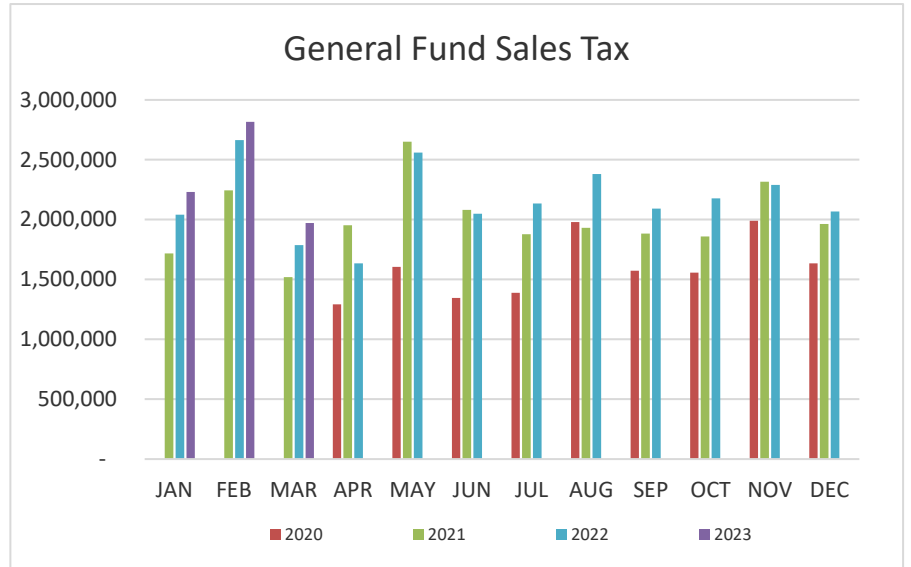
HARRY MYERS DISC GOLF COURSE WORK

HARRY MYERS SPLASHPAD PAINTING



# Sales Tax Collections - Rolling 36 Months

	<u>General Fund</u>	<u>TIF</u>
	<u>Sales Tax</u>	<u>Sales Tax</u>
Mar-20	1,458,193	19,955
Apr-20	1,292,639	15,829
May-20	1,605,986	17,538
Jun-20	1,345,598	5,881
Jul-20	1,376,026	13,529
Aug-20	1,979,539	17,706
Sep-20	1,573,352	12,179
Oct-20	1,558,570	14,888
Nov-20	1,989,955	15,299
Dec-20	1,634,280	14,994
Jan-21	1,718,364	13,341
Feb-21	2,244,778	14,935
Mar-21	1,521,031	12,738
Apr-21	1,952,165	10,954
May-21	2,651,412	18,252
Jun-21	2,080,645	27,773
Jul-21	1,877,982	22,940
Aug-21	1,930,521	24,860
Sep-21	1,882,276	27,803
Oct-21	1,860,016	19,744
Nov-21	2,317,862	21,385
Dec-21	1,963,345	23,464
Jan-22	2,040,002	20,495
Feb-22	2,664,185	23,976
Mar-22	1,786,902	21,605
Apr-22	1,633,850	17,548
May-22	2,559,349	26,254
Jun-22	2,050,066	25,127
Jul-22	2,135,457	29,738
Aug-22	2,381,510	34,190
Sep-22	2,092,217	36,105
Oct-22	2,177,040	25,420
Nov-22	2,291,130	17,990
Dec-22	2,068,593	21,213
Jan-23	2,231,654	21,134
Feb-23	2,817,677	24,982
Mar-23	1,970,432	20,438



**Notes:**  
 75% of total sales tax collected is deposited to the General Fund each month  
 Comptroller tracks sales tax generated in the TIF and reports it monthly  
 75% of TIF sales tax (city share) is pledged to the TIF

# Monthly Water Consumption - Rolling 27 Months

	<u>Total Gallons</u>	<u>Daily Average</u>	<u>Maximum Day</u>
Jan-21	157,800,928	6,718,182	7,179,987
Feb-21	199,821,312	8,288,901	17,044,360
Mar-21	230,130,315	7,423,560	9,739,996
Apr-21	289,545,756	9,651,525	12,683,656
May-21	247,421,005	7,981,324	10,400,411
Jun-21	342,904,230	11,430,141	16,988,604
Jul-21	446,687,809	14,409,284	17,918,524
Aug-21	486,443,590	15,691,730	18,928,160
Sep-21	377,898,464	17,173,544	19,016,086
Oct-21	293,280,384	11,880,576	15,338,545
Nov-21	280,398,508	9,346,618	12,584,820
Dec-21	262,730,021	8,475,163	10,313,293
Jan-22	245,557,172	7,921,199	10,742,941
Feb-22	211,955,941	7,569,855	10,394,759
Mar-22	256,035,618	8,529,214	10,544,988
Apr-22	281,707,217	9,390,241	11,718,730
May-22	356,050,664	11,485,506	15,634,756
Jun-22	496,374,560	16,545,820	21,414,344
Jul-22	679,705,160	21,925,974	24,474,168
Aug-22	534,145,350	17,230,494	23,206,750
Sep-22	434,247,536	14,474,915	17,617,728
Oct-22	421,229,833	13,588,058	17,692,206
Nov-22	228,795,657	7,626,522	11,187,251
Dec-22	249,341,535	8,043,275	12,260,392
Jan-23	243,528,725	7,855,765	11,040,666
Feb-23	198,103,255	7,075,116	8,544,708
Mar-23	220,326,930	7,107,320	10,825,669

Source: SCADA Monthly Reports generated at the Water Pump Stations

