

ROCKWALL CITY COUNCIL REGULAR MEETING

Monday, November 02, 2020 - 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 appointments to city regulatory boards, commissions, and committees including the Rockwall Economic Development Corporation (REDC) and Board of Adjustments pursuant to Section 551.074 (Personnel Matters)
 2. Discussion regarding legal issues related to personnel matters 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 Daniels**
- VI. **Proclamations/Awards**
 1. Life Saving Award - Sergeant John Arrowood
- VII. **Open Forum**
- VIII. **Take any Action as a Result of Executive Session**
- IX. **Consent Agenda**
 1. Consider approval of the minutes from the October 19, 2020 regular City Council meeting, and take any action necessary.
 2. **Z2020-039** - Consider approval of an **ordinance** for a *Text Amendment* to Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] for the purpose of amending the accessory structure standards, and take any action necessary **(2nd Reading)**.
 3. **Z2020-040** - Consider approval of an **ordinance** for a *Text Amendment* to the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan for the purpose of changing the alignment and designation of Pecan Valley Drive, and take any action necessary **(2nd Reading)**.
 4. Consider approval of an **ordinance** amending the Code of Ordinances in Chapter 26 "Motor Vehicles & Traffic", Article VII "Stopping, Standing, or Parking," Section 26-505 "Prohibited in Specific Places" to include the prohibition of parking on South Lakeshore Drive and Summit Ridge, and take any action necessary. **(1st Reading)**

5. **P2020-039** - Consider a request by Cameron Slown, PE of Teague, Nall & Perkins, Inc. on behalf of the Nick DiGiuseppe of Discovery Lakes, LLC for the approval of a Master Plat and Open Space Master Plan for the Discovery Lakes Subdivision consisting of 428 single-family residential lots on a 316.315-acre tract of land identified as Tract 1 of the M. E. Hawkins Survey, Abstract No. 100 and Tract 2 of the R. K. Brisco Survey, Abstract No. 16, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 78 (PD-78) for General Retail (GR) District and Single-Family 10 (SF-10) District land uses, generally located at the northeast corner of the intersection of SH-276 and Rochellee Road, and take any action necessary.
6. **P2020-040** - Consider a request by Cameron Slown, PE of Teague, Nall & Perkins, Inc. on behalf of the Nick DiGiuseppe of Discovery Lakes, LLC for the approval of a Preliminary Plat for Phase 1 of the Discovery Lakes Subdivision consisting of 31 single-family residential lots on a 36.42-acre tract of land identified as a portion of Tract 1 of the M. E. Hawkins Survey, Abstract No. 100, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 78 (PD-78) for Single-Family 10 (SF-10) District land uses, generally located on the northside of SH-276 east of the intersection of SH-276 and Rochelle Road, and take any action necessary.
7. **P2020-043** - Consider a request by Tony Degelia of A & W Surveyors, Inc. on behalf of Siren Brewing Company, LLC for the approval of a Replat for Lot 2 of the Cain Properties No. 1 Addition being a 1.233-acre parcel of land identified as Lot 1 of the Cain Properties No. 1 Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated within the SH-66 Overlay (SH-66 OV) District, and take any action necessary.
8. **P2020-045** - Consider a request by John F. Dudek for the approval of a Replat for Lot 57 of Chandler's Landing, Phase 2 being a 0.248-acre tract of land identified as Lots 35 & 36 of Chandler's Landing, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for single-family residential land uses, addressed as 428 Columbia Drive, and take any action necessary.
9. Consider awarding a bid to Waukesha Pearce (WPI) and authorizing the City Manager to execute a Contract for the purchase and install of emergency power generators fixed on site at the Community Building, Soroptimist House and Justin Road lift stations for a total amount of \$228,050 to be funded out of the Water Sewer Fund, Sewer Operations Budget, and take any action necessary.
10. Consider approval of Engineering Service Agreement with Pipeline Analysis, LLC, to provide engineering services for Sanitary Sewer Condition Assessments and authorize the City Manager to execute a contract for \$152,878, to be funded by the Water and Sewer Fund, and take any action necessary.
11. Consider awarding a bid to Rockdale Country Ford and authorizing the City Manager to execute a Purchase Order for a new 2021 model truck in the amount of \$25,508 to be funded out of the Water Sewer Fund, Sewer Operations Budget, and take any action necessary.

X. Action Items

1. Discuss and consider Parks & Recreation events for first quarter 2021, and take any action necessary.
2. Discuss and consider a resolution regarding governance of the North Texas Municipal Water District (NTMWD), and take any action necessary.

XI. Work Session

1. Hold a work session to discuss changes to Subsection 06.15, *Lake Ray Hubbard Takeline Overlay (TL OV) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC).
2. Hold work session to discuss strategic plan for the Rockwall Police Department

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 Monthly Report - September 2020
2. Fire Department Monthly Report - September 2020

3. Parks and Recreation Monthly Report - September 2020
4. Police Department Monthly Report - September 2020
5. Sales Tax Historical Comparison
6. Water Consumption Historical Statistics

XIII. Executive Session.

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

1. Discussion regarding appointments to city regulatory boards, commissions, and committees including the Rockwall Economic Development Corporation (REDC) and Board of Adjustments pursuant to Section 551.074 (Personnel Matters)
2. Discussion regarding legal issues related to personnel matters pursuant to Section 551.071 (Consultation with Attorney).

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

XV. Adjournment

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

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

I, Kristy Cole, City Secretary for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 30th day of October, 2020 at 4:00 p.m. and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

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

Date Removed

Rockwall Police Department Life Saving Bar (Award)

On Saturday, August 29, 2020 at approximately 2:30 p.m., Sergeant John Arrowood along with several other officers responded to 404 East Rusk Street in reference to a medical emergency. It was soon discovered that a worker identified as 61-year-old Richard Jenkins was helping renovate the residence and a co-worker found that he had collapsed and was not breathing.

Sergeant Arrowood arrived on scene and used a departmental automatic electronic defibrillator (AED) to determine that Mr. Jenkins was in cardiac arrest. Sergeant Arrowood utilized the AED and delivered two shocks while being assisted by Rockwall Fire Department personnel with Cardiopulmonary Resuscitation (CPR).

Rockwall County Emergency Medical Services (EMS) arrived and continued treating the patient for a cardiac event. EMS Supervisor Chris Little indicated in a written statement that the patient later experienced "ROSC" (Return of Spontaneous Circulation). Mr. Jenkins was transported to Baylor Scott and White Hospital at Lakepointe and was placed in ICU, however, he never regained consciousness and passed away on August 31, 2020 at 8:00 a.m.

Rockwall County EMS Supervisor Chris Little stated that Mr. Jenkins' life was likely extended due to the early intervention of Sergeant Arrowood and his decision to deploy an AED. Sergeant Arrowood's action allowed medical personnel the opportunity to evaluate and treat Mr. Jenkins and his professionalism and initiative during this crisis were in keeping with the highest traditions of the law enforcement profession.

For his action, Sergeant John Arrowood is awarded the Rockwall Police Department's Life Saving Bar.

ROCKWALL CITY COUNCIL REGULAR MEETING

Monday, October 19, 2020 - 5:00 PM

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

I. CALL PUBLIC MEETING TO ORDER

Mayor Pruitt called the meeting to order at 5:00 p.m. Present were Mayor Jim Pruitt, Mayor Pro Tem Kevin Fowler, and Council Members John Hohenshelt, Bennie Daniels, Dana Macalik, and Anna Campbell (Macalik and Campbell were present remotely via ZOOM). Also present were Assistant City Managers Mary Smith and Joey Boyd and City Attorney Frank Garza. Councilmember Trace Johannesen and City Manager Rick Crowley were absent from the meeting in its entirety.

II. WORK SESSION

1. Hold a work session to discuss and consider the permitted height of flag poles as stipulated by Subsection 03.04, *Flag Poles*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC).

Planning Director, Ryan Miller, briefed Council on this potential amendment to the city's UDC, as was previously requested by City Council. Council took no action as a result of this work session discussion item.

Mayor Pruitt then read the below listed discussion items into the record before recessing the public meeting to go into Executive Session at 5:13 p.m.

III. 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 appointments to city regulatory boards, commissions, and committees including the Rockwall Economic Development Corporation (REDC) and Board of Adjustments pursuant to Section 551.074 (Personnel Matters)
2. Discussion regarding purchase, sale or lease of real property in the vicinity of FM 552 & John King Blvd and SH 276 and Pinebluff Lane pursuant to Section §551.072 (Real Property) and Section §551.071 (Consultation with Attorney).

IV. ADJOURN EXECUTIVE SESSION

Council adjourned from Executive Session at 5:40 p.m.

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

Mayor Pruitt reconvened the public meeting at 6:04 p.m. Councilmember Johannesen was absent from the meeting. Councilmembers Anna Campbell and Dana Macalik were present virtually, via ZOOM. Mayor Pruitt, Mayor Pro Tem Fowler, and Councilmembers John Hohenshelt and Bennie Daniels were present (in person).

VI. INVOCATION AND PLEDGE OF ALLEGIANCE - MAYOR PRO TEM FOWLER

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

VII. PROCLAMATIONS

1. "Happy 100th, Herman" Day

Mayor Pruitt called forth Mike Donnegan and other members of the local American Legion post. He then read aloud a proclamation declaring October 31, 2020 as "Happy 100th, Herman Day" to commemorate Mr. Herman Billnitzer's (local resident) 100th birthday.

2. Hispanic Heritage Month

Mayor Pruitt read this proclamation aloud.

3. Domestic Violence Awareness Month

Mayor Pruitt called forth Connie Pettitt, Executive Director of the local "Women in Need" organization, along with several members of her staff and others in the community who work with the organization (i.e. Rockwall Police Dept. Detective Laurie Burks, Rockwall County Judge David Sweet, and State Representative Justin Holland). He then read and presented this proclamation.

4. Chamber of Commerce Week

Mayor Pruitt called forth Darby Burkey from the Rockwall Area Chamber of Commerce, along with several other Chamber-related representatives. He then read and presented them with this proclamation.

5. Fire Prevention Month

Mayor Pruitt called forth Fire Chief Kenneth Cullins. He then read and presented him with this proclamation, declaring the month of October as "Fire Prevention Month" in the City.

6. National Community Planning Month

Mayor Pruitt called for the city's Planning Director, Ryan Miller. He then read and presented him with this proclamation.

VIII. OPEN FORUM

Mayor Pruitt explained how Open Forum is conducted, asking if anyone would like to come forth and speak at this time. There being no one indicating such, he then closed Open Forum.

IX. TAKE ANY ACTION AS A RESULT OF EXECUTIVE SESSION

Mayor Pro Tem Fowler moved to authorize the sale of real property identified as Parcel 16 on SH-276 owned by the City of Rockwall to TXDOT for the amount of \$9,482 and a Possession Use Agreement in the amount of \$3,000, for the purposes of reconstructing the roadway, authorizing the City Attorney to finalize all necessary documents to complete the transaction and authorizing the City Manager to execute all necessary agreements on behalf of the City. Councilmember Hohenshelt seconded the motion, which passed by a vote of 6 ayes with 1 absence (Johannesen).

Mayor Pro Tem Fowler moved to authorize the sale of real property identified as Parcel 23 and 23E on FM-552 owned by the City of Rockwall to TXDOT for the amount of \$7,559 and a Possession Use

Agreement in the amount of \$3,000, and drainage easement for the purposes of reconstructing the roadway, authorizing the City Attorney to finalize all necessary documents to complete the transaction and authorizing the City Manager to execute all necessary agreements on behalf of the City. Councilmember Hohenshelt seconded the motion, which passed by a vote of 6 ayes with 1 absence (Johannesen).

Mayor Pro Tem Fowler moved to appoint Chris Kosterman to serve on the city's ART Commission (to replace former member, David Sweet, for an initial term to run thru August of 2021). Councilmember Hohenshelt seconded the motion, which passed by a vote of 6 ayes with 1 absence (Johannesen).

X. CONSENT AGENDA

1. Consider approval of the minutes from the October 5, 2020 regular City Council meeting, and take any action necessary.
2. **P2020-036** - Consider a request by T. Zachary Grimes of Cross Engineering Consultants, Inc. on behalf of Russell Phillips of Harbor LakePointe Investors, LLC for the approval of a Final Plat for Lots 1, 2, & 3, Block A, Harbor Hills Addition being a 7.538-acre tract of land identified as Lots 6A, 7A & 8A, Isaac Brown Addition, and a portion of Lots 3 & 4, Block 16 and all of Lots 3 & 4, Block 18, Moton Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), located south of the intersection of Summer Lee Drive and Glen Hill Way, and take any action necessary.
3. **P2020-037** - Consider a request by Bart Carroll, RPCS of Carroll Consulting Group on behalf of Kurt Avery for the approval of a Preliminary Plat for Lots 1-9, Block A and Lot 1, Block X, Avery Farm Addition being a 48.583-acre tract of land identified as Tracts 5 & 5-1 of the J. Strickland Survey, Abstract No. 187, Rockwall County, Texas, situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ), generally located at the terminus of Farm Lane east of Anna Cade Road, and take any action necessary.
4. Consider awarding a bid to Holt CAT and authorizing the City Manager to execute a Purchase Order for a new Caterpillar Mini Excavator in the amount of \$27,760 to be funded out of the Water and Sewer Fund, Sewer Operations Budget, and take any action necessary.
5. Consider awarding a bid to EH Wachs and authorizing the City Manager to execute a Purchase Order for a new Valve Maintenance Trailer in the amount of \$85,625 to be funded out of the Water and Sewer Fund, Water Operations Budget, and take any action necessary.

Councilmember Hohenshelt moved to approve the entire Consent Agenda, as presented (#s 1, 2, 3, 4, and 5). Mayor Pro Tem Fowler seconded the motion, which passed unanimously of those present (Johannesen – absent).

XI. APPOINTMENT ITEMS

1. Appointment with Planning & Zoning Commission Chairman (or rep.) to discuss and answer any questions regarding planning-related cases on the agenda, and take any action necessary.

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

2. Appointment with the Rockwall County Sheriff's Posse to discuss and consider street closures for the Rockwall County Sheriff's Posse Roundup being held on Saturday, November 7, 2020, and take any action necessary.

State Representative Justin Holland, member of the Rockwall County Sheriff's Posse, came forth to address the Council concerning this request. He shared that the County Commissioner's Court has already approved use of the county's historic courthouse property. The closures will be needed from in the morning time (about 9 AM) until late afternoon (3:30 p.m. or so).

Mayor Pruitt moved to allow the requested street closures, as requested. Mayor Pro Tem Fowler seconded the motion, which passed unanimously of those present (Johannesen – absent).

Mayor Pruitt then reordered the meeting agenda to address Action Item #2 next during the meeting.

XII. PUBLIC HEARING ITEMS

1. **Z2020-039** - Hold a public hearing to discuss and consider approval of an ordinance for a *Text Amendment* to Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] for the purpose of amending the accessory structure standards, and take any action necessary (**1st Reading**).

Ryan Miller, Planning Director, provided background information concerning this agenda item. Mayor Pruitt then opened the public hearing, asking if anyone would like to come forth and speak at this time. There being no one indicating such, he then closed the Public Hearing.

Mayor Pro Tem Fowler moved to approve Z2020-039. Councilmember Hohenshelt seconded the motion. The ordinance was read as follows:

**CITY OF ROCKWALL
ORDINANCE NO. 20-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 SECTION 07.04, *ACCESSORY STRUCTURE DEVELOPMENT STANDARDS*, OF ARTICLE 05, *DISTRICT DEVELOPMENT STANDARDS*, AS DEPCITED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

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

2. **Z2020-040** - Hold a public hearing to discuss and consider approval of an ordinance for a *Text Amendment* to the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan for the purpose of changing the alignment and designation of Pecan Valley Drive, and take any action necessary (**1st Reading**).

Planning Director, Ryan Miller, provided background information concerning this agenda item. Mayor Pruitt opened the public hearing, asking if anyone would like to come forth and speak at this time. There being no one indicating such, he then closed the Public Hearing.

Councilmember Hohenshelt moved to approve Z2020-040. Councilmember Daniels seconded the motion. The ordinance was read as follows:

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

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, ADOPTING REVISIONS TO THE MASTER THOROUGHFARE PLAN CONTAINED

**IN THE OURHOMETOWN 2040 COMPREHENSIVE PLAN IN ACCORDANCE
WITH THE CITY'S HOME RULE CHARTER.**

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

XIII. ACTION ITEMS

1. **MIS2020-011** - Discuss and consider a request by J. W. Jones for the approval of a *Miscellaneous Case* for a special request in accordance with the requirements of Planning Development District 75 (PD-75) [*Ordinance No. 16-01*] for a 0.33-acre parcel of land identified as a portion of Lot 1050 and all of Lot 1051, Rockwall Lake 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 247 Chris Drive, and take any action necessary.

Planning Director Ryan Miller provided background information concerning this agenda item.

The applicant then came forth to address the Council:

**J.W. Jones
555 N. 5th Street, No. 113
Garland, TX 75040**

Mr. Jones came forth and addressed, providing additional details concerning this request and the reason(s) behind it.

Councilmember Hohenshelt moved to approve MIS2020-011. Councilmember Daniels seconded the motion, which passed unanimously of Council (Johannesen – absent).

2. Discuss and consider a recommendation from the Parks & Recreation Board related to the renaming of the swimming pool at Gloria Williams Park, and take any action necessary.

Parks Director Travis Sales came forth and provided detailed background information concerning this agenda item.

**Randall Bryant
2603 Norwood Drive
Dallas, TX 75228**

Mr. Bryant came forth and shared that he graduated from Rockwall High School in the year 2005. He indicated he is speaking on behalf of the Dabney Family; however, he is not actually a member of the Dabney Family. He went on and generally explained that the Ruby Dabney Family has not been able to get in touch with the Gloria Williams Family to discuss the matter together. He would like the Council to consider tabling any action on this topic to allow time for such meeting between the families to be facilitated and take place.

Mayor Pruitt moved to table this topic to allow time for the two families to meet and discuss the matter further. Mayor Pro Tem Fowler seconded the motion, which passed by a vote of 6 ayes with 1 absence (Johannesen).

XIV. 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 appointments to city regulatory boards, commissions, and committees including the Rockwall Economic Development Corporation (REDC) and Board of Adjustments pursuant to Section 551.074 (Personnel Matters)
2. Discussion regarding purchase, sale or lease of real property in the vicinity of FM 552 & John King Blvd and SH 276 and Pinebluff Lane pursuant to Section §551.072 (Real Property) and Section §551.071 (Consultation with Attorney).

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

Council members did not reconvene in Executive Session following the close of the public meeting agenda. See action taken at the start of the 6:00 p.m. public meeting for action taken as a result of the pre-public meeting Executive Session.

XVI. ADJOURNMENT

Mayor Pruitt adjourned the public meeting at 7:05 p.m.

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

JIM PRUITT, MAYOR

ATTEST:

KRISTY COLE, CITY SECRETARY

CITY OF ROCKWALL

ORDINANCE NO. 20-44

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 SECTION 07.04, ACCESSORY STRUCTURE DEVELOPMENT STANDARDS, OF ARTICLE 05, DISTRICT DEVELOPMENT STANDARDS, AS DEPCITED IN EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, an amendment to the City of Rockwall's Unified Development Code [*Ordinance No. 20-02*] has been initiated by the City Council of the City of Rockwall to amend Section 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code [*Ordinance No. 20-02*]; and,

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

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

SECTION 1. That Section 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended as specifically described in *Exhibit 'A'* of this ordinance;

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

SECTION 3. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code [*Ordinance No. 04-38*], 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 2ND DAY OF NOVEMBER, 2020.

Jim Pruitt, Mayor

ATTEST:

Kristy Cole, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: October 19, 2020

2nd Reading: November 2, 2020

Exhibit 'A'
Section 07.04, Accessory Structure Development Standards, of
Article 05, Development Standards, of the
Unified Development Code (UDC)

Additions: **Highlighted**
Deletions: **Highlighted, Strikeout**

ZONING DISTRICTS OR ACCESSORY STRUCTURE TYPE ▯		ACCESSORY BUILDINGS ^{1, 3, 5, 8 & 12}						ACCESSORY STRUCTURES ^{1, 3, 5 & 8}			
		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	ALL OTHER SINGLE-FAMILY ZONING DISTRICTS (I.E. SF-7, SF-8.4, SF-10, SF-16 & SF-1)	TWO FAMILY (2F) DISTRICT AND ZERO LOT LINE (ZL-5) DISTRICT	PORTABLE ACCESSORY BUILDING 0 SF – 120 SF	DETACHED GARAGE ⁹	CARPORTS ⁷	ATTACHED AND DETACHED COVERED PORCHES	PERGOLAS
DEVELOPMENT STANDARDS ▯											
NUMBER OF ACCESSORY STRUCTURES OR NUMBER OF SPECIFIC ACCESSORY STRUCTURE PERMITTED		2 ²	2 ²	2 ²	2 ⁶	1	1	1	1	1	N/A ¹¹
MAXIMUM SF OF ACCESSORY STRUCTURE		1,000 ²	1,000 ²	1,250 ²	144 ⁶	100	120	625	500	500 ¹⁰	500 ¹⁰
MINIMUM SETBACKS	REAR (FEET)	10	10	10	3	3	3	10	10	3 ¹⁰	3 ¹⁰
	REAR W/ ALLEYWAY (FEET)	20 ⁴	20 ⁴	20 ⁴	3	3	3	20 ⁴	20	3 ¹⁰	3 ¹⁰
	SIDE (FEET)	SEE ZONING DISTRICT	SEE ZONING DISTRICT	SEE ZONING DISTRICT	SEE ZONING DISTRICT	3	3	SEE ZONING DISTRICT	SEE ZONING DISTRICT	SEE ZONING DISTRICT	3 ¹⁰
BETWEEN BUILDINGS (FEET)		10	10	10	6	3 ⁶	3 ⁶	10	10	6	6
BUILDING HEIGHT (FEET) ⁸		15	15	15	15	10	10	15	15	15	12

ADDITIONAL REQUIREMENTS:

- ¹: ACCESSORY BUILDINGS AND ACCESSORY STRUCTURES SHALL BE ACCESSORY TO A RESIDENTIAL USE AND LOCATED ON THE SAME LOT. UNLESS STIPULATED ABOVE, ONLY TWO (2) ACCESSORY STRUCTURES ARE PERMITTED PER SINGLE-FAMILY LOT; EXCLUDING CARPORTS/COVERED PORCHES/PERGOLAS THAT ARE INTEGRATED INTO THE MAIN ACCESSORY STRUCTURE AND WHICH ARE INCLUDED IN THE SQUARE FOOTAGE OF THE OVERALL STRUCTURE.
- ²: IF MORE THAN ONE (1) ACCESSORY BUILDING IS PROPOSED OR IF AN ACCESSORY BUILDING, 625 SF OR LESS, IS EXISTING THEN THE MAXIMUM ACCESSORY BUILDING THAT CAN BE CONSTRUCTED IS 400 SF. IF THERE IS AN EXISTING ACCESSORY BUILDING GREATER THAN 625 SF NO ADDITIONAL ACCESSORY BUILDINGS OR STRUCTURES ARE PERMITTED.
- ³: ACCESSORY BUILDINGS AND STRUCTURES SHALL BE ARCHITECTURALLY COMPATIBLE WITH THE PRIMARY STRUCTURE, AND BE SITUATED BEHIND THE FRONT FAÇADE OF THE PRIMARY STRUCTURE.
- ⁴: IF THE ACCESSORY BUILDING DOES NOT HAVE GARAGE DOORS FACING THE ALLEYWAY THE SETBACK IS THE SAME AS THE BASE ZONING DISTRICT.
- ⁵: ACCESSORY BUILDINGS AND STRUCTURES (EXCLUDING PORTABLE BUILDINGS) NOT MEETING THE SIZE OR HEIGHT REQUIREMENTS STIPULATED BY THIS SECTION SHALL REQUIRE A SPECIFIC USE PERMIT (SUP). IN REVIEWING A SPECIFIC USE PERMIT (SUP), THE PLANNING AND ZONING COMMISSION AND CITY COUNCIL SHALL CONSIDER: [1] IF THE STRUCTURE WAS CONSTRUCTED WITHOUT A PERMIT OR UNDER FALSE PRETENSES, [2] THE SIZE OF THE PROPOSED ACCESSORY STRUCTURE COMPARED TO THE SIZE OF OTHER ACCESSORY STRUCTURES IN THE AREA/NEIGHBORHOOD/SUBDIVISION, AND [3] THE SIZE, ARCHITECTURE AND BUILDING MATERIALS PROPOSED FOR THE STRUCTURE COMPARED TO THOSE OF THE PRIMARY STRUCTURE.
- ⁶: EACH PROPERTY SHALL BE PERMITTED ONE (1) DETACHED GARAGE UP TO 625 SF AND ONE (1) ACCESSORY BUILDING UP TO 144 SF OR TWO (2) ACCESSORY BUILDINGS UP TO 144 SF EACH. IF A PROPERTY HAS AN EXISTING ACCESSORY BUILDING GREATER THAN 144 SF, NO ADDITIONAL ACCESSORY BUILDINGS OR DETACHED GARAGES SHALL BE PERMITTED.
- ⁷: IN RESIDENTIAL DISTRICTS, CARPORTS MUST BE OPEN ON AT LEAST TWO (2) SIDES, ARCHITECTURALLY INTEGRATED INTO THE PRIMARY STRUCTURE, AND BE LOCATED 20-FEET BEHIND THE CORNER OF THE FRONT FAÇADE AND MEET THE GARAGE SETBACK ADJACENT TO AN ALLEY. PORTE-COCHERES ARE NOT CONSIDERED CARPORTS, AND ARE ALLOWED, IF THEY ARE ATTACHED AND INTEGRAL WITH THE DESIGN OF THE HOUSE.
- ⁸: TWO (2) STORY ACCESSORY BUILDINGS OR STRUCTURES SHALL BE PROHIBITED.
- ⁹: SHALL INCLUDE A MINIMUM OF ONE (1) GARAGE BAY DOOR LARGE ENOUGH TO PULL AND PARK A STANDARD SIZE MOTOR VEHICLE (I.E. A VEHICLE THAT IS A MINIMUM OF NINE [9] FEET BY 18- FEET) THROUGH INSIDE THE STRUCTURE. IN ADDITION, A DETACHED GARAGE MUST BE ACCESSIBLE FROM THE FRONT, REAR OR SIDE YARD BY A STANDARD WIDTH, CONCRETE DRIVEWAY THAT HAS MINIMUM LENGTH OF 20- FEET OF DRIVEWAY PAVEMENT. DETACHED GARAGES ACCESSIBLE FROM THE FRONT SHALL BE A MINIMUM OF 20- FEET BEHIND THE FRONT FAÇADE OF THE PRIMARY STRUCTURE.
- ¹⁰: COVERED PORCHES AND PERGOLAS THAT ARE DETACHED OR NOT CONTIGUOUS WITH THE PRIMARY STRUCTURE SHALL BE PERMITTED TO BE LOCATED WITHIN FEET OF THE REAR (OR REAR WITH ALLEYWAY) AND SIDE YARD PROPERTY LINE.

Exhibit 'A'

*Section 07.04, Accessory Structure Development Standards, of
Article 05, Development Standards, of the
Unified Development Code (UDC)*

- 10: COVERED PORCHES AND PERGOLAS THAT ARE ATTACHED OR CONTIGOUS WITH THE PRIMARY STRUCTURE SHALL BE EXEMPTED FROM THE SIZE RESTRICTIONS BUT SHALL BE REQUIRED TO MEET THE SAME SETBACKS AS THE PRIMARY STRUCTURE.
- 11: PERGOLAS ARE NOT SUBJECT TO THE *NUMBER OF ACCESSORY STRUCTURE REQUIREMENTS*, BUT DO COUNT AGAINST THE RESIDENTIAL LOT COVERAGE REQUIREMENTS FOR THE ZONING DISTRICT.
- 12: PORTABLE ACCESSORY BUILDINGS ARE DEFINED AS AN ACCESSORY BUILDING THAT DOES NOT HAVE A PERMENEANT FOUNDATION. ALL ACCESSORY BUIDLINGS THAT ARE NOT PORTABLE ACCESSORY BUILDINGS REQUIRE A PERMANENT CONCRETE FOUNDATION.

CITY OF ROCKWALL

ORDINANCE NO. 20-45

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, ADOPTING REVISIONS TO THE MASTER THOROUGHFARE PLAN CONTAINED IN THE OURHOMETOWN 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 Comprehensive 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 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. That the *North Lakeshore District* contained within Subsection 05.02, *Land Use Districts*, of Chapter 01, *Land Use and Growth Management*, of the OURHometown Vision 2040 Comprehensive Plan be amended to change the classification of Random Oaks Drive and Pecan Valley Drive from a *Minor Collector* to a *R2 (i.e. residential, two [2] lane, undivided roadway)* and to realign Pecan Valley Drive as depicted in *Exhibit 'A'* of this ordinance; and

SECTION 2. That the *Master Thoroughfare Plan* contained within Appendix 'C', *Maps*, of the OURHometown Vision 2040 Comprehensive Plan be amended as depicted in *Exhibit 'B'* of this ordinance; and

SECTION 3. That the Comprehensive Plan shall be used by the City Staff in the planning and as a guide for the future development of the City of Rockwall; and

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 2ND DAY OF NOVEMBER, 2020.

Jim Pruitt, Mayor

ATTEST:

Kristy Cole, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: October 19, 2020

2nd Reading: November 2, 2020

Exhibit 'A'
10 North Lakeshore District
Subsection 05.02, Land Use Districts

10 NORTH LAKESHORE DISTRICT

DISTRICT DESCRIPTION

The *North Lakeshore District* is an established district that is significantly developed with medium density, suburban housing. Many of the subdivisions in this district are considered established and it is not anticipated that this district's development patterns will drastically change moving forward.



1 Current Suburban Residential

DISTRICT STRATEGIES

Currently, the *North Lakeshore District* is nearing its buildout capacity with only a few parcels of vacant land left in the northern areas of the district. Considering this, the following are the recommended strategies for this district moving forward:



1 Current Suburban Residential

- 1 **Infill Development.** Residential infill development within this district should be compatible with the surrounding structures and should generally follow the guidelines for medium density, suburban housing products. Non-residential infill development should be designed utilizing an architectural style and scale that will complement the adjacent residential structures.
- 2 **Neighborhood/Convenience Centers.** The commercial in this district is intended to support the existing residential subdivisions and should be compatible in scale with the adjacent residential structures.
- 3 **Live/Work.** The live/work designations in this district are intended to provide a low intensity transition from residential properties to N. Goliad Street [SH-205]. These centers should be constructed to a similar residential scale as the adjacent residential properties.
- 4 **Land Use Scenarios.** Depending on adjacent development this area could also transition to a *Live/Work* or *Commercial* designation.
- 5 **Northern Lake Access.** The City should continue to explore opportunities for public access to the waterfront for the creation of public parks, passive greenway spaces, and trails. This is specifically important in the areas indicated by the red dashed line (---).

POINTS OF REFERENCE

- A. Nebbie Williams Elementary School
- B. Rockwall Golf & Athletic Club
- C. Grace Hartman Elementary School
- D. Virginia Reinhardt Elementary School
- E. SH-66 Boat Ramp



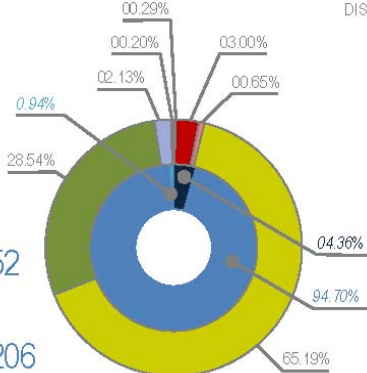
1 Current Suburban Residential

LAND USE PALETTES

- Current Land Use
- Future Land Use

BUILD OUT	4,358
	13,135
% OF ROCKWALL	20.26%
	20.50%

CURRENT	4,052
	12,206
	3.58%
	65



COMMERCIAL	4.36%
RESIDENTIAL	94.70%
MIXED USE	0.94%
MINOR COLLECTOR	
M4U	
M4D	

CEMETERY (CEM)	3.76-ACRES
COMMERCIAL/RETAIL (CR)	56.94-ACRES
LIVE/WORK (LW)	12.29-ACRES
MEDIUM DENSITY RESIDENTIAL (MDR)	1,237.76-ACRES
PARKS AND OPEN SPACE (OS)	541.83-ACRES
PUBLIC (P)	40.53-ACRES
QUASI-PUBLIC (QP)	5.58-ACRES

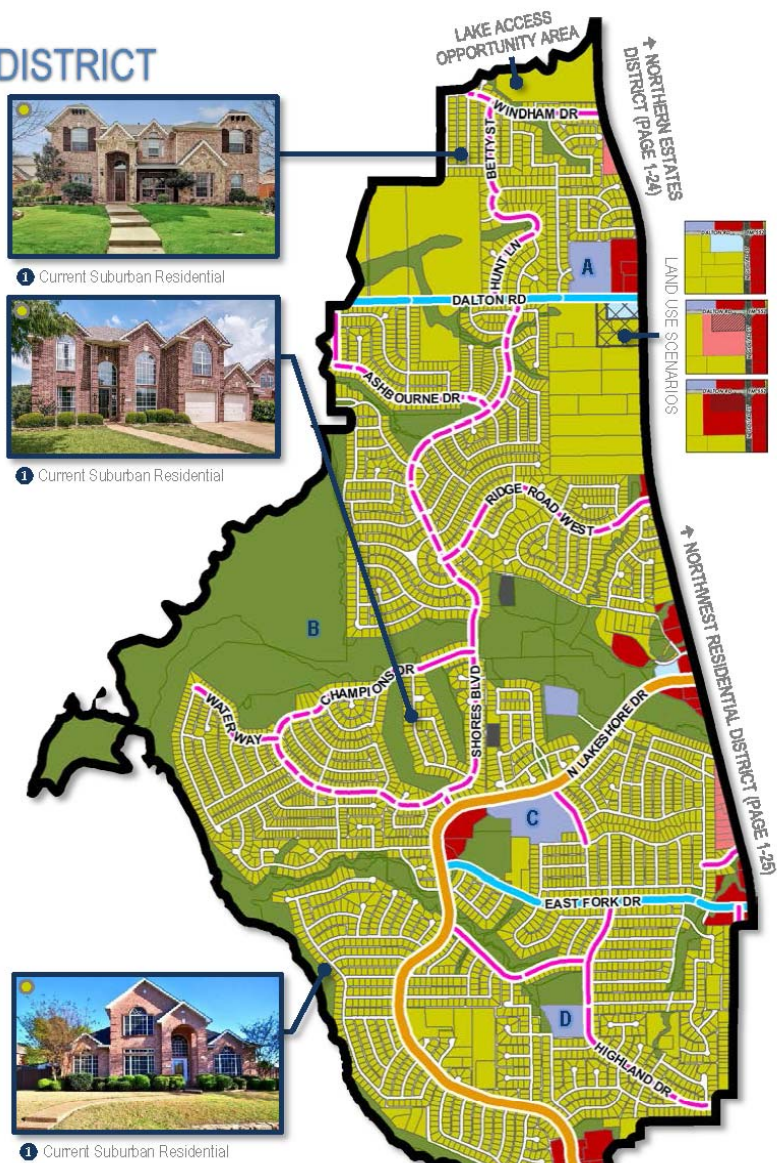
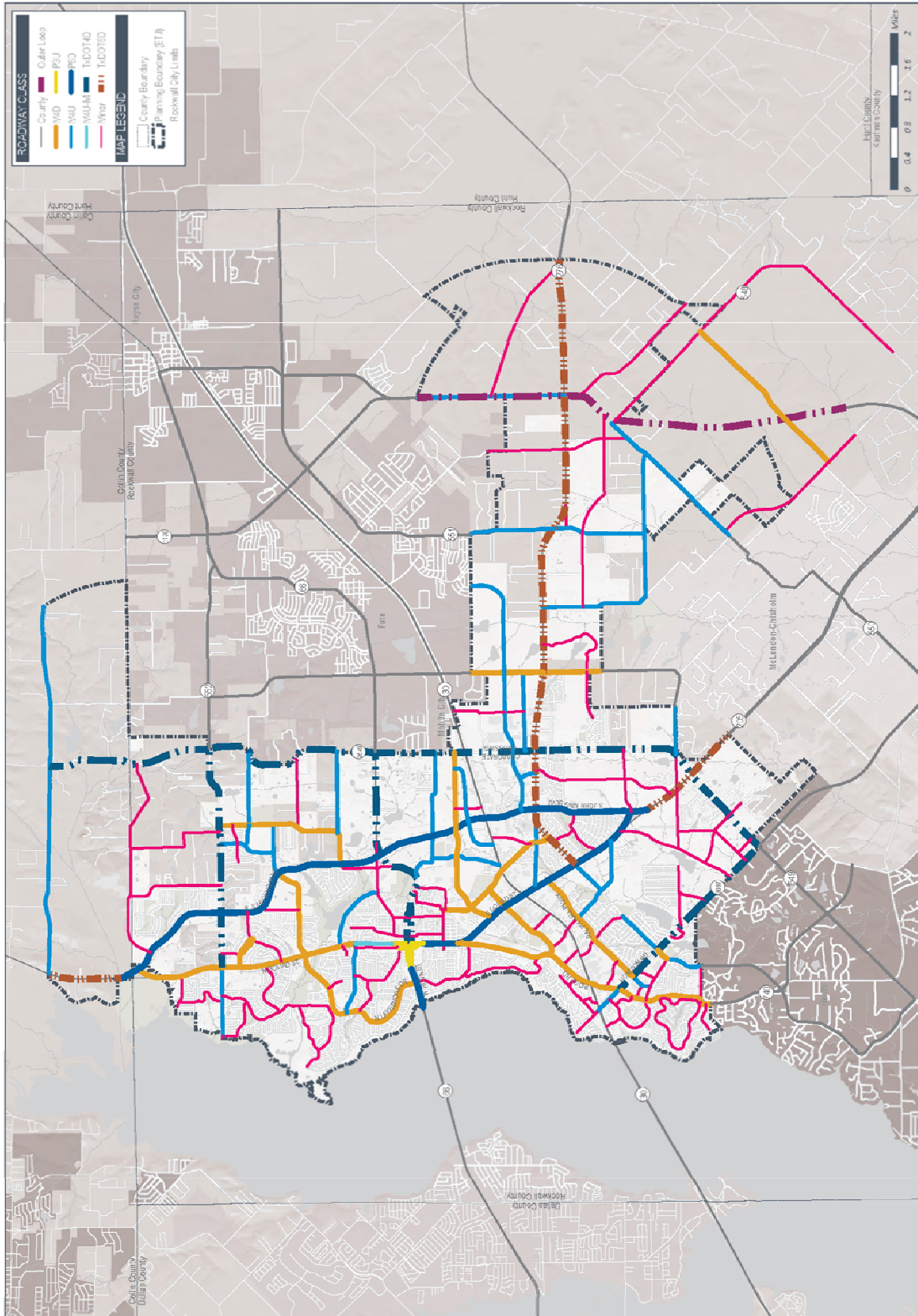


Exhibit 'B'
Master Thoroughfare Plan
 Appendix 'C', Maps

3
04 | INFRASTRUCTURE
MASTER THOROUGHFARE PLAN





MEMORANDUM

TO: Rick Crowley, City Manager

CC: Honorable Mayor and City Council

FROM: Amy Williams, P.E., Director of Public Works/City Engineer

DATE: November 2, 2020

SUBJECT:

Attachments
Ordinance

Summary/Background Information

The *S. Lakeshore Drive and Summit Ridge Drive Reconstruction Project* from SH-66 to FM-740/Ridge Road was approved with the Roadway Capital Improvement Projects passed in the *2012 Bond Election*. During the design phase of this project, staff held multiple stakeholder/resident meetings and utilized surveys to determine the resident's concerns with regard to this project. Based on the information collected, the two (2) main concerns noted by the residents were [1] increased speeds along the roadway and [2] the excessive volumes of traffic during traffic disruptions occurring on larger nearby roadways (e.g. IH-30, SH-66, and etcetera). To design a roadway that addressed these concerns, the City's consultant -- *Kimley-Horn* -- proposed the use of narrowed lanes, on-street parking niches, and neighborhood traffic circles.

Based on the plans prepared by Kimley-Horn, the narrowed street section (22-foot face of curb to face of curb) does not allow for any on-street parking except in the designated niche parking areas. Based on this, the intended purpose of this design should contribute to a reduction in vehicular speed along the corridor. Prior to the completion of the project, "No Parking" signage will be installed along the roadway.

Attached to this memorandum is an ordinance that will amend 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 add the affected section of S. Lakeshore Drive and all of Summit Ridge to the list of roadways where stopping, standing, or parking is prohibited. The City Council is being asked to consider approving this amendment in conjunction with the approved *S. Lakeshore Drive and Summit Ridge Drive Reconstruction Project*.

Action Needed

CITY OF ROCKWALL

ORDINANCE NO. 20-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE MUNICIPAL CODE ORDINANCES OF THE CITY OF ROCKWALL, BY AMENDING SECTION 26-505, *PROHIBITED IN SPECIFIC PLACES*, OF ARTICLE VII, *STOPPING, STANDING OR PARKING*, OF CHAPTER 26, *MOTOR VEHICLES AND TRAFFIC*, TO INCORPORATE ADDITIONAL STREETS SUBJECT TO 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.

WHEREAS, the citizens of the City of Rockwall approved a *Bond Election* in 2012 that provided funding for the *S. Lakeshore Drive and Summit Ridge Drive Reconstruction Project* from SH-66 to FM-740 (*Ridge Road*); and,

WHEREAS, City staff held multiple public meetings and determined that the two (2) main concerns identified by residents concerning this roadway were [1] increased speeds along the roadway, and [2] the excessive volumes of traffic during traffic disruptions occurring on larger nearby roadways (*e.g. IH-30, SH-66, etc.*); and,

WHEREAS, the City's consultant -- *Kimley-Horn* -- recommend and designed the improvements to include narrowed traffic lanes, on-street parking niches, and neighborhood traffic circles to address the residents' concerns with regard to increased speeds; and,

WHEREAS, the narrowed street section does not accommodate for parking outside of the included on-street parking niches; and,

WHEREAS, the City of Rockwall, Texas, a *Home Rule City*, by State Law and the City's Charter is permitted to establish ordinances to protect the health, safety and general welfare of its residents; and,

WHEREAS, the City has exclusive control and power over the streets, alleys, and public grounds and highways of the City pursuant to Transportation Code §311.001, as it may be amended;

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

SECTION 1. Findings. The recitals are hereby found to be true and correct and are hereby incorporated as part of this Ordinance.

SECTION 2. That the Section 26-505, *Prohibited in Specified Places*, of Article VII, *Stopping, Standing or Parking*, of Chapter 26, *Motor Vehicles and Traffic*, of the Code of Ordinances be hereby amended to henceforth to read in its entirety as follows:

SECTION 26-505: Prohibited in specified places

(a) An operator may not stop, stand, or park a vehicle:

- (1) On the roadway side of a vehicle stopped or parked at the edge or curb of a street;
- (2) On a sidewalk;
- (3) In an intersection;
- (4) On a crosswalk;
- (5) Between a safety zone and the adjacent curb or within 30 feet of a place on the curb immediately opposite the ends of a safety zone, unless the governing body of a municipality designates a different length by signs or markings;
- (6) Alongside or opposite a street excavation or obstruction if stopping, standing or parking the vehicle would obstruct traffic;
- (7) On a bridge or other elevated structure on a highway or in a highway tunnel;

- (8) On a railroad track;
- (9) Where an official sign prohibits stopping;
- (10) On Clark Street, between Williams and E. Boydston, or Fannin Street, between Washington and E. Boydston, except within the parking niches outside the main roadway lanes;
- (11) On either side of Summer Lee Drive from FM 740 (Ridge Road) west to the western right-of-way line of Bourbon Street Circle; or
- (12) On either side of Springer Road, Corporate Crossing, Discovery Boulevard, Data Drive, Capital Boulevard, Research Circle, Observation Trail, Science Place, Technology Way, and Innovation Drive.
- (13) On either side of South Lakeshore Drive from State Highway 66/West Rusk to the intersection of South Lakeshore Drive and Summit Ridge Drive
- (14) On either side of Summit Ridge Drive from the Farm to Market 740/Ridge Road to the intersection of South Lakeshore Drive and Summit Ridge Drive.

(b) All emergency vehicles shall be exempt from the restrictions set forth in subsection (a) of this section. Emergency vehicles shall include ambulances, fire trucks and equipment, paramedic vehicles, police vehicles and all governmental vehicles used for necessary governmental purposes.

(c) The City Manager or his designee shall provide for appropriate notice and signage for the parking restrictions as contained in this section. The City Manager or his designee shall also be authorized to issue citations and perform other enforcement provisions in accordance with this chapter.

(d) No person shall move a vehicle not lawfully under his control into any such prohibited area or away from a curb such a distance as is unlawful.

SECTION 3. That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict;

SECTION 4. That the Code of the City of Rockwall, Texas, as amended, shall remain in full force and effect, save and except as amended by this ordinance;

SECTION 5. That should any section, paragraph, sentence, clause, phrase or word of this ordinance be declared unconstitutional or invalid for any purpose by a court of competent jurisdiction, the remainder of this ordinance shall not be affected thereby, and to this end the provisions of this ordinance are declared to be severable;

SECTION 6. That this ordinance shall take effect immediately from and after its passage;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 16TH DAY OF NOVEMBER, 2020.

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: November 2, 2020

2nd Reading: November 16, 2020



MEMORANDUM

TO: Rick Crowley, City Manager

CC: Honorable Mayor and City Council

FROM: Ryan Miller, Director of Planning and Zoning

DATE: November 2, 2020

SUBJECT: P2020-039; MASTER PLAT FOR DISCOVERY LAKES SUBDIVISION

Attachments

Case Memo
Development Application
Location Map
Master Plat
Open Space Master Plan
Master Drainage Plan

Summary/Background Information

Consider a request by Cameron Slown, PE of Teague, Nall & Perkins, Inc. on behalf of the Nick DiGiuseppe of Discovery Lakes, LLC for the approval of a *Master Plat and Open Space Master Plan* for the Discovery Lakes Subdivision consisting of 428 single-family residential lots on a 316.315-acre tract of land identified as Tract 1 of the M. E. Hawkins Survey, Abstract No. 100 and Tract 2 of the R. K. Brisco Survey, Abstract No. 16, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 78 (PD-78) for General Retail (GR) District and Single-Family 10 (SF-10) District land uses, generally located at the northeast corner of the intersection of SH-276 and Rochellee Road, and take any action necessary.

Action Needed

The City Council is being asked to approve, approve with condition, or deny the master plat and open space master plan.



CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission

DATE: November 2, 2020

APPLICANT: Cameron Slown, PE; *Teague, Nall & Perkins, Inc.*

CASE NUMBER: P2020-039; *Master Plat for Discovery Lakes Subdivision*

SUMMARY

Discuss and consider a request by Cameron Slown, PE of Teague, Nall & Perkins, Inc. on behalf of the Nick DiGiuseppe of Discovery Lakes, LLC for the approval of a Master Plat and Open Space Master Plan for the Discovery Lakes Subdivision consisting of 428 single-family residential lots on a 316.315-acre tract of land identified as Tract 1 of the M. E. Hawkins Survey, Abstract No. 100 and Tract 2 of the R. K. Brisco Survey, Abstract No. 16, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 78 (PD-78) for General Retail (GR) District and Single-Family 10 (SF-10) District, generally located at the northeast corner of the intersection of SH-276 and Rochelle Road, and take any action necessary.

PLAT INFORMATION

- ☑ The applicant is requesting approval of a *Master Plat/Open Space Master Plan* for the Discovery Lakes Subdivision. The Discovery Lakes Subdivision is a nine (9) phase, master planned community that will consist of 428 single-family residential lots on a 307.18-acre tract of land. The proposed *Master Plat* delineates the timing and phasing for the proposed development in order to determine compliance with the OURHometown Vision 2040 Comprehensive Plan, and the availability and capacity of the public improvements needed to serve the development. The *Master Plat* also indicates the location of the 9.129-acre tract of land zoned for General Retail (GR) District land uses, which will allow for neighborhood service type land uses. Additionally, the applicant is requesting approval of an *Open Space Master Plan*, which indicates 102.9-acres (*i.e.* 33.5%) of open space for the development and a ~2.6-mile walking trail for the community. A summary of the proposed lot composition is as follows:

LOT COMPOSITION

Lot Type	Minimum Lot Size (FT)	Minimum Lot Size (SF)	Dwelling Units (#)	Dwelling Units (%)
A	80' x 200'	32,670 SF	45	10.51%
B	70' x 110'	7,700 SF	177	41.36%
C	60' x 110'	6,600 SF	206	48.13%

Maximum Permitted Units: 428 100.00%

- ☑ The subject property was annexed by the City Council on June 15, 1998 by *Ordinance No. 98-20*. On July 5, 2005, the City Council approved *Ordinance No. 05-29 [Case No. Z2005-021]* changing the zoning from an Agricultural (AG) District to a Light Industrial (LI) District. On August 17, 2015, the zoning designation of the subject property was again changed by *Ordinance No. 15-24 [Case No. Z2015-016]* from a Light Industrial (LI) District to Planned Development District 78 (PD-78) for Single-Family 10 (SF-10) District and limited General Retail (GR) District land uses. On August 3, 2020, the City Council approved an amendment to Planned Development District 78 (PD-78) through *Ordinance No. 20-27 [Case No. Z2020-024]* allowing for the reduction in the number of single-family residential lots from 507 to 428 (*i.e.* a decrease of the Type 'A' Lots by 76 and Type 'C' Lots by 53, and an increase in the Type 'B' Lots by 50), which represented a reduction in the overall density from 1.65 dwelling units per acre to 1.40 dwelling units per acre. This zoning change also changed the Type 'A' Lots from a minimum of 9,600 SF to 32,670 SF.

- ☑ On October 6, 2020, the Parks and Recreation Board approved pro-rata fees of \$155,364.00 (*i.e. 428 lots @ \$363.00 per lot*) and cash-in-lieu of land fees of \$163,924.00 (*i.e. 428 lots @ \$383.00 per lot*) for the Discovery Lakes Addition by a vote of 6-0, with Board Member Denny absent.
- ☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for master plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- ☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- ☑ With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the Master Plat/Open Space Master Plan for the *Discovery Lakes Subdivision*, staff would propose the following conditions of approval:

- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;
- (2) The development shall adhere to the recommendations of the Parks and Recreation Board; and,
- (3) Any construction resulting from the approval of this plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION

On October 27, 2020, the Planning and Zoning Commission approved a motion to recommend approval of the Master Plat and Open Space Master Plan with the conditions of approval by a vote of 7-0.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

P2020-039

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

Platting Application Fees:

- Master Plat (\$100.00 + \$15.00 Acre)¹ (100+307.18*15=\$4707.70)
- Preliminary Plat (\$200.00 + \$15.00 Acre)¹
- Final Plat (\$300.00 + \$20.00 Acre)¹
- Replat (\$300.00 + \$20.00 Acre)¹
- Amending or Minor Plat (\$150.00)
- Plat Reinstatement Request (\$100.00)

Site Plan Application Fees:

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

Zoning Application Fees:

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

Other Application Fees:

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

Notes:

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

PROPERTY INFORMATION [PLEASE PRINT]

Address	none		
Subdivision	none	Lot	Block
General Location	307 Acre Tract near the NE corner of the intersection of SH 276 and Rochelle Road		

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning	PD-78	Current Use	None	
Proposed Zoning	PD-78	Proposed Use	Single Family Residential	
Acreage	307.18	Lots [Current]	1	Lots [Proposed]
				428

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

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

<input type="checkbox"/> Owner	Discovery Lakes, LLC	<input checked="" type="checkbox"/> Applicant	Teague, Nall & Perkins, Inc.	
Contact Person	Nick DiGiuseppe	Contact Person	Cameron Slown	
Address	15400 Knoll Trail Drive Suite 230	Address	825 Watters Creek Blvd. Suite M300	
City, State & Zip	Dallas, Texas 75248	City, State & Zip	Allen, Texas 75013	
Phone	972-960-9941	Phone	817-889-5050	
E-Mail	southbrookinvestments@outlook.com	E-Mail	cslown@tnpinc.com	

NOTARY VERIFICATION [REQUIRED]

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

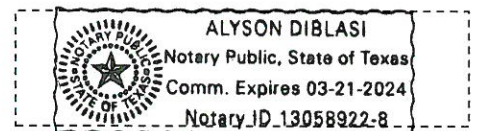
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ \$4,707.70, to cover the cost of this application, has been paid to the City of Rockwall on this the 17th day of September, 20 20. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

Given under my hand and seal of office on this the 17th day of September, 20 20

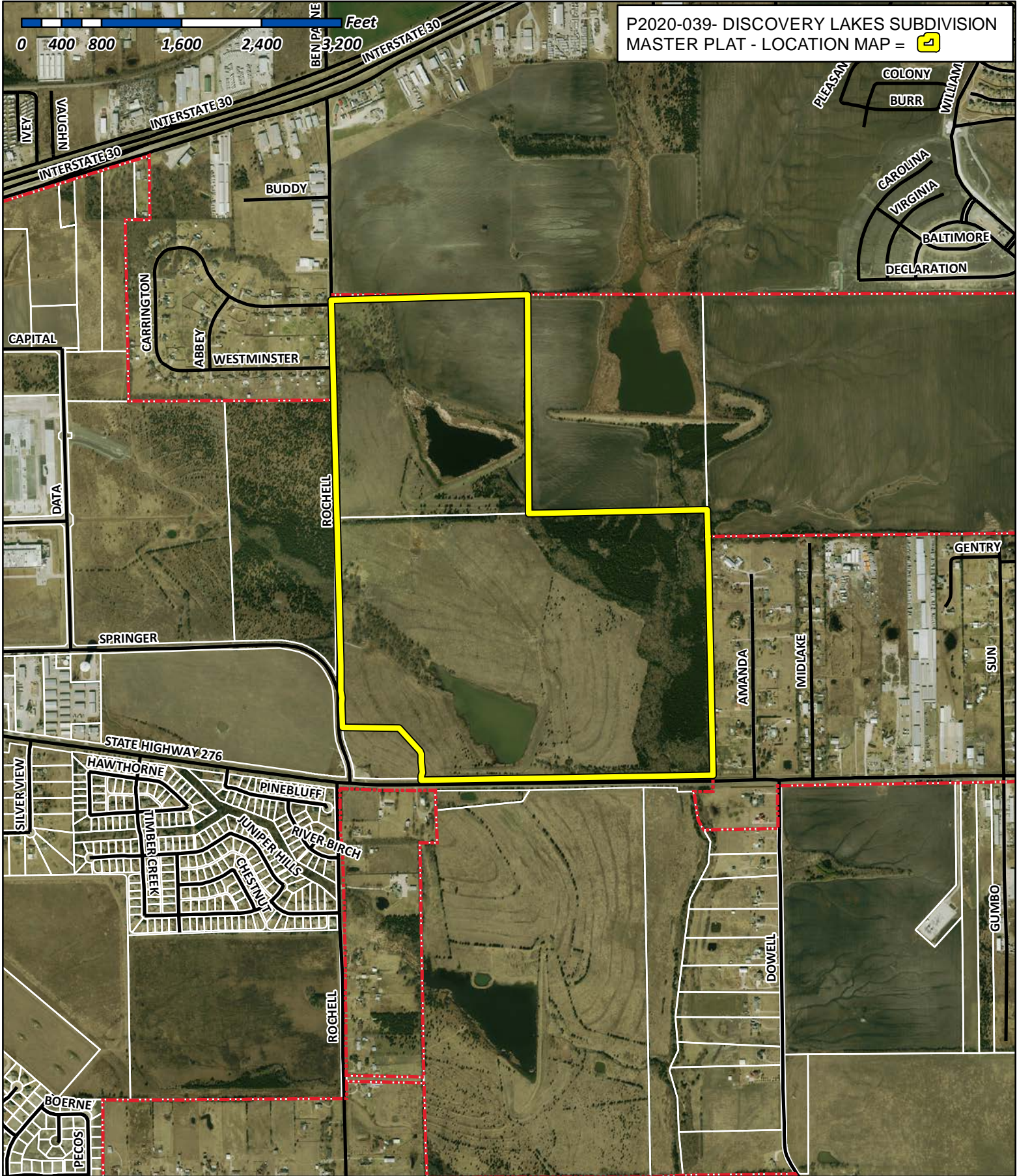
Owner's Signature

Nick DiGiuseppe
Alyson DiBlasi

Notary Public in and for the State of Texas



My Commission Expires 03-21-2024

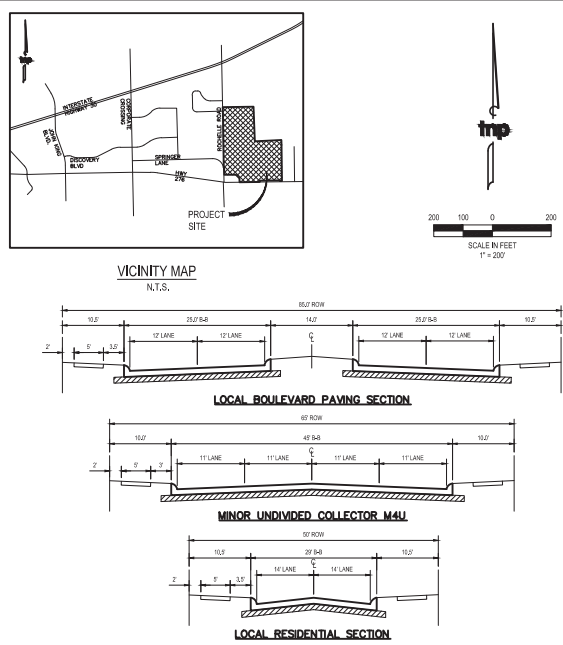


City of Rockwall

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

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





COMPLIANCE WITH PD ORDINANCE 20-27	
PD REQUIREMENT	PROVIDED BY MASTER PLAN
TOTAL NUMBER OF RESIDENTIAL LOTS	MAX. 428 LOTS 428 LOTS
AVERAGE LOT SIZE	MIN. 9,700 SF PER LOT AVERAGE OF 11,137 SF PER LOT
LOT COMPOSITION	TYPE A: MIN. 40 LOTS TYPE B: MIN. 38% OF TOTAL LOTS TYPE C: MAX. 55% OF TOTAL LOTS TYPE A: 45 LOTS TYPE B: 165/428 = 39% OF TOTAL LOTS TYPE C: 218/428 = 51% OF TOTAL LOTS
RESIDENTIAL DENSITY	MAX. 1.40 LOTS PER GROSS ACRE 1.39 LOTS PER GROSS ACRE
OPEN SPACE	MIN. 20% OF GROSS LAND AREA 102.9/307.18 = 33.5%

- NOTES:
- DRAINAGE FACILITIES: STORM SEWER SYSTEM WILL BE INSTALLED UNDERNEATH THE ROADWAYS ON THE PROPERTY FOR EACH PHASE. DETENTION WILL BE PROVIDED FOR ENTIRE SITE, IF NEEDED.
 - SANITARY SEWER FACILITIES: TEMPORARY ON-SITE SANITARY SEWER SYSTEMS WILL BE INSTALLED FOR TYPE A LOTS CONTAINING A MINIMUM OF 32,670 SQUARE FEET PER PD ORDINANCE 20-27. SANITARY SEWER MAIN LINES AND SERVICES TO EACH LOT WILL BE INSTALLED WITH EACH PHASE OF DEVELOPMENT AND WILL BE CONNECTED IN THE FUTURE TO THE PROPOSED BRUSHY CREEK LIFT STATION. SANITARY SEWER LINE THROUGH THE PROPERTY WILL BE A MINIMUM PIPE SIZE OF 8", 18" AND 10" GRAVITY TRUNK SANITARY SEWER LINES WILL BE INSTALLED ON THE PROPERTY PER THE CITY'S WASTEWATER MASTER PLAN.
 - WATER FACILITIES: THERE ARE NO EXISTING WATER LINES IMMEDIATELY ADJACENT TO THE PROPERTY. A 16" WATER LINE WILL BE INSTALLED ALONG STATE HIGHWAY NO. 276 IN PHASE 1 TO PROVIDE WATER FOR THE PROPERTY. PHASE 1 WILL INCLUDE AN 8" LOOPED WATER LINE ON SITE. PHASES 3-9 WILL INCLUDE INSTALLATION OF A 12" WATER LINE ALONG ROCHELLE ROAD PER THE CITY'S WATER MASTER PLAN. PHASES 4-9 WILL INCLUDE INSTALLATION OF A 12" WATER LINE ALONG DISCOVERY BOULEVARD PER THE CITY'S WATER MASTER PLAN.
 - ROADWAY FACILITIES: THE SOUTH SIDE OF THE PROPERTY IS BOUNDED BY STATE HIGHWAY NO. 276 AND THE WEST SIDE IS BOUNDED BY SPRINGER LANE AND ROCHELLE ROAD.
 - BETWEEN CONSTRUCTION OF PHASES TEMPORARY TURNAROUNDS WILL BE PROVIDED AS NEEDED TO SATISFY FIRE PROTECTION REQUIREMENTS.
 - ACCORDING TO THE FLOOD INSURANCE RATE MAP NUMBER 4839700045L DATED SEPTEMBER 26, 2008 AND PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), THIS PROPERTY INCLUDES ZONES A, AE, AND X.
 - PROPERTY IS ZONED AS PLANNED DEVELOPMENT DISTRICT 78 (PD-78) ORDINANCE NUMBER 20-27.

PHASE #	AREA (AC.)	PROPOSED PHASING TABLE				TOTAL UNITS
		TYPE A	TYPE B	TYPE C	COMMUNITY CENTER	
		MIN. 0.75 AC.	MIN. 2,700 S.F.	MIN. 6,600 S.F.		
1	36.42	31				31
2	22.14	14				14
3	71.42	27	11			38
4	21.31	29	52			80
5	8.56	35				35
6	18.12	8	47	1		71
7	13.85	30	13			43
8	33.46	40				40
9	81.9	76	76			76
TOTAL	307.18	40	265	218		428

PHASE #	AREA (AC.)	CAPITAL IMPROVEMENTS TABLE	
		WATER	SEWER
1	36.42	36" FROM ROCHELLE RD. TO EASTERN LIMIT OF PH. 1	
2	22.14	36" FROM EASTERN SIDE OF THE CREEK TO EAST PROP. LIMITS	
3	71.42	32" ALONG ROCHELLE RD. FROM PH. 2 TO ALONG FRONTAGE OF PH. 3	30" SS TRUNK LINE TO SH-276
4	21.31	32" ALONG ROCHELLE RD. ALONG FRONTAGE OF PH. 4 & 12" ALONG	30" AND 36" SS LINE TO PROPOSED PH. 2 LIFT STATION PER MASTER PLAN
5	8.56		WIDEN ROCHELLE RD. ALONG PH. 4 FRONTAGE DISCOVERY BLVD. CONSTRUCTION
6	18.12	32" ALONG DISCOVERY BLVD	30" SS TRUNK LINE
7	13.85	32" ALONG ROCHELLE RD. ALONG FRONTAGE OF PH. 7	
8	33.46	32" ALONG DISCOVERY BLVD	
9	81.9	32" ALONG ROCHELLE RD. ALONG FRONTAGE OF PH. 9	

LEGEND

- 1 OPEN SPACE NUMBER
- TYPE A LOT - MIN. 80' X 200' (45 LOTS)
- TYPE B LOT - MIN. 70' X 110' (165 LOTS)
- TYPE C LOT - MIN. 60' X 110' (218 LOTS)
- PUBLIC OPEN SPACE/ LANDSCAPE BUFFER
- COMMUNITY CENTER
- WALKING TRAIL

MASTER PLAT
428 Residential Lots

Discovery Lakes

OWNER:
DISCOVERY LAKES, LLC.
15400 Knoll Trail Drive, Suite 230
Dallas, Texas 75248

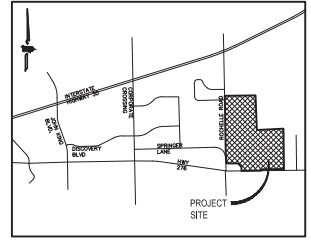
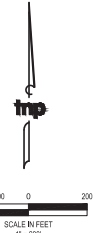
league nall & perkins
825 Waters Creek Blvd., Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
TBEF Registration No. F-230
www.lnpinc.com

PROJECT INFORMATION
Project No.: SB020370
Date: October 6, 2020
Drawn By: TS
Scale: 1"=200'

Being a 307.18 Ac. Tract of land situated in the M.E. Haddix Survey, Abstract No. 100 and the Robert K. Briscoe Survey, Abstract No. 16 in the City of Rockwall, Rockwall County Texas

ROCKWALL FUND I, L.L.C.
CALLED 21,939 ACRES
TRACT 1
VOL. 1110, PG. 190 O.P.R.R.C.T.

DR HORTON TEXAS, LTD
CALLED 298,042 ACRES
TRACT 1
INST. NO. 201800000497
O.P.R.R.C.T.



VICINITY MAP
N.T.S.

LEGEND

- 1 OPEN SPACE NUMBER
- TYPE A LOT - MIN. 80' X 200'
(45 LOTS)
- TYPE B LOT - MIN. 70' X 110'
(165 LOTS)
- TYPE C LOT - MIN. 60' X 110'
(218 LOTS)
- PUBLIC OPEN SPACE/
LANDSCAPE BUFFER
- COMMUNITY CENTER
- WALKING TRAIL (±2.6 MILES)



LOT NO.	AREA (SQ. FT.)	AREA (ACRES)	TYPE
1	10,000	0.23	A
2	15,000	0.34	A
3	20,000	0.46	A
4	25,000	0.57	A
5	30,000	0.69	A
6	35,000	0.80	A
7	40,000	0.92	A
8	45,000	1.03	A
9	50,000	1.15	A
10	55,000	1.26	A
11	60,000	1.38	A
12	65,000	1.50	A
13	70,000	1.61	A
14	75,000	1.73	A
15	80,000	1.84	A
16	85,000	1.96	A
17	90,000	2.07	A
18	95,000	2.19	A
19	100,000	2.30	A
20	105,000	2.42	A
21	110,000	2.53	A
22	115,000	2.65	A
23	120,000	2.76	A
24	125,000	2.88	A
25	130,000	3.00	A
26	135,000	3.11	A
27	140,000	3.23	A
28	145,000	3.34	A
29	150,000	3.46	A
30	155,000	3.57	A
31	160,000	3.69	A
32	165,000	3.80	A
33	170,000	3.92	A
34	175,000	4.03	A
35	180,000	4.15	A
36	185,000	4.26	A
37	190,000	4.38	A
38	195,000	4.50	A
39	200,000	4.61	A
40	205,000	4.73	A
41	210,000	4.84	A
42	215,000	4.96	A
43	220,000	5.07	A
44	225,000	5.19	A
45	230,000	5.30	A
46	235,000	5.42	A
47	240,000	5.53	A
48	245,000	5.65	A
49	250,000	5.76	A
50	255,000	5.88	A
51	260,000	6.00	A
52	265,000	6.11	A
53	270,000	6.23	A
54	275,000	6.34	A
55	280,000	6.46	A
56	285,000	6.57	A
57	290,000	6.69	A
58	295,000	6.80	A
59	300,000	6.92	A
60	305,000	7.03	A
61	310,000	7.15	A
62	315,000	7.26	A
63	320,000	7.38	A
64	325,000	7.50	A
65	330,000	7.61	A
66	335,000	7.73	A
67	340,000	7.84	A
68	345,000	7.96	A
69	350,000	8.07	A
70	355,000	8.19	A
71	360,000	8.30	A
72	365,000	8.42	A
73	370,000	8.53	A
74	375,000	8.65	A
75	380,000	8.76	A
76	385,000	8.88	A
77	390,000	9.00	A
78	395,000	9.11	A
79	400,000	9.23	A
80	405,000	9.34	A
81	410,000	9.46	A
82	415,000	9.57	A
83	420,000	9.69	A
84	425,000	9.80	A
85	430,000	9.92	A
86	435,000	10.03	A
87	440,000	10.15	A
88	445,000	10.26	A
89	450,000	10.38	A
90	455,000	10.50	A
91	460,000	10.61	A
92	465,000	10.73	A
93	470,000	10.84	A
94	475,000	10.96	A
95	480,000	11.07	A
96	485,000	11.19	A
97	490,000	11.30	A
98	495,000	11.42	A
99	500,000	11.53	A
100	505,000	11.65	A
101	510,000	11.76	A
102	515,000	11.88	A
103	520,000	12.00	A
104	525,000	12.11	A
105	530,000	12.23	A
106	535,000	12.34	A
107	540,000	12.46	A
108	545,000	12.57	A
109	550,000	12.69	A
110	555,000	12.80	A
111	560,000	12.92	A
112	565,000	13.03	A
113	570,000	13.15	A
114	575,000	13.26	A
115	580,000	13.38	A
116	585,000	13.50	A
117	590,000	13.61	A
118	595,000	13.73	A
119	600,000	13.84	A
120	605,000	13.96	A
121	610,000	14.07	A
122	615,000	14.19	A
123	620,000	14.30	A
124	625,000	14.42	A
125	630,000	14.53	A
126	635,000	14.65	A
127	640,000	14.76	A
128	645,000	14.88	A
129	650,000	15.00	A
130	655,000	15.11	A
131	660,000	15.23	A
132	665,000	15.34	A
133	670,000	15.46	A
134	675,000	15.57	A
135	680,000	15.69	A
136	685,000	15.80	A
137	690,000	15.92	A
138	695,000	16.03	A
139	700,000	16.15	A
140	705,000	16.26	A
141	710,000	16.38	A
142	715,000	16.50	A
143	720,000	16.61	A
144	725,000	16.73	A
145	730,000	16.84	A
146	735,000	16.96	A
147	740,000	17.07	A
148	745,000	17.19	A
149	750,000	17.30	A
150	755,000	17.42	A
151	760,000	17.53	A
152	765,000	17.65	A
153	770,000	17.76	A
154	775,000	17.88	A
155	780,000	18.00	A
156	785,000	18.11	A
157	790,000	18.23	A
158	795,000	18.34	A
159	800,000	18.46	A
160	805,000	18.57	A
161	810,000	18.69	A
162	815,000	18.80	A
163	820,000	18.92	A
164	825,000	19.03	A
165	830,000	19.15	A
166	835,000	19.26	A
167	840,000	19.38	A
168	845,000	19.50	A
169	850,000	19.61	A
170	855,000	19.73	A
171	860,000	19.84	A
172	865,000	19.96	A
173	870,000	20.07	A
174	875,000	20.19	A
175	880,000	20.30	A
176	885,000	20.42	A
177	890,000	20.53	A
178	895,000	20.65	A
179	900,000	20.76	A
180	905,000	20.88	A
181	910,000	21.00	A
182	915,000	21.11	A
183	920,000	21.23	A
184	925,000	21.34	A
185	930,000	21.46	A
186	935,000	21.57	A
187	940,000	21.69	A
188	945,000	21.80	A
189	950,000	21.92	A
190	955,000	22.03	A
191	960,000	22.15	A
192	965,000	22.26	A
193	970,000	22.38	A
194	975,000	22.50	A
195	980,000	22.61	A
196	985,000	22.73	A
197	990,000	22.84	A
198	995,000	22.96	A
199	1,000,000	23.07	A

Open Space Master Plan
428 Residential Lots

Discovery Lakes

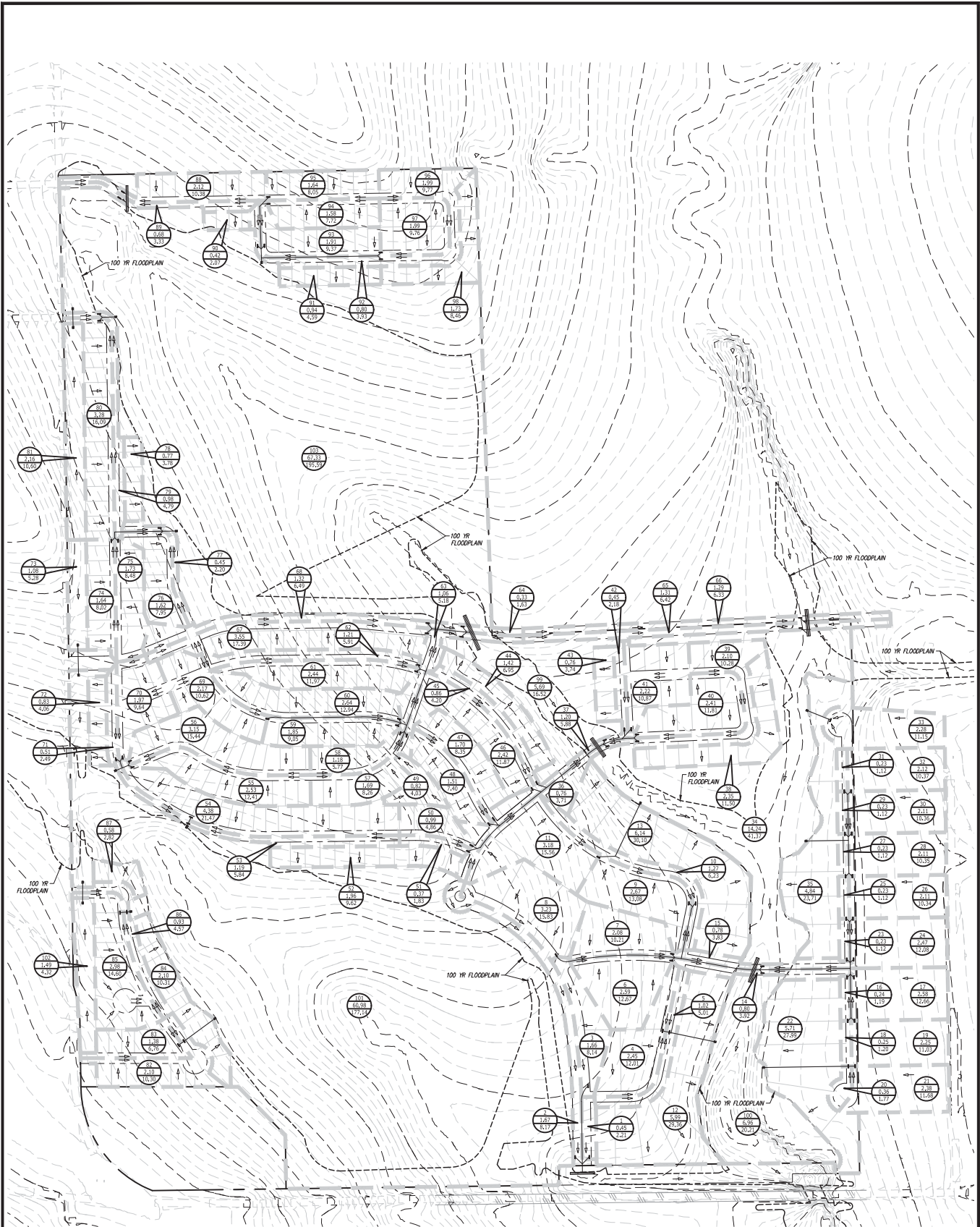
OWNER:
DISCOVERY LAKES, LLC.
15400 Knoll Trail Drive, Suite 230
Dallas, Texas 75248

Being a 307.18 Ac. Tract of land situated in the M.E. Hawkins Survey, Abstract No. 100 and the Robert K. Briscoe Survey, Abstract No. 16 in the City of Rockwall, Rockwall County Texas



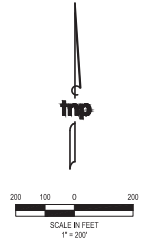
teague nall & perkins
825 Watters Creek Blvd., Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
TBP Registration No. F-230
www.tnpsc.com

PROJECT INFORMATION
Project No.: SBD20370
Date: Oct. 6, 2020
Drawn By: TS
Scale: 1"=200'



LEGEND

- DRAINAGE DIVIDE
- 100 YR FLOODPLAIN
- DRAINAGE AREA
- AREA, ACRES
- 100 YR RUNOFF, CFS
- FLOW DIRECTION
- EX CONTOURS
- PROPOSED DROP INLET
- PROPOSED CURB INLET
- PROPOSED REINFORCED CONCRETE PIPE
- PROPOSED REINFORCED CONCRETE BOX



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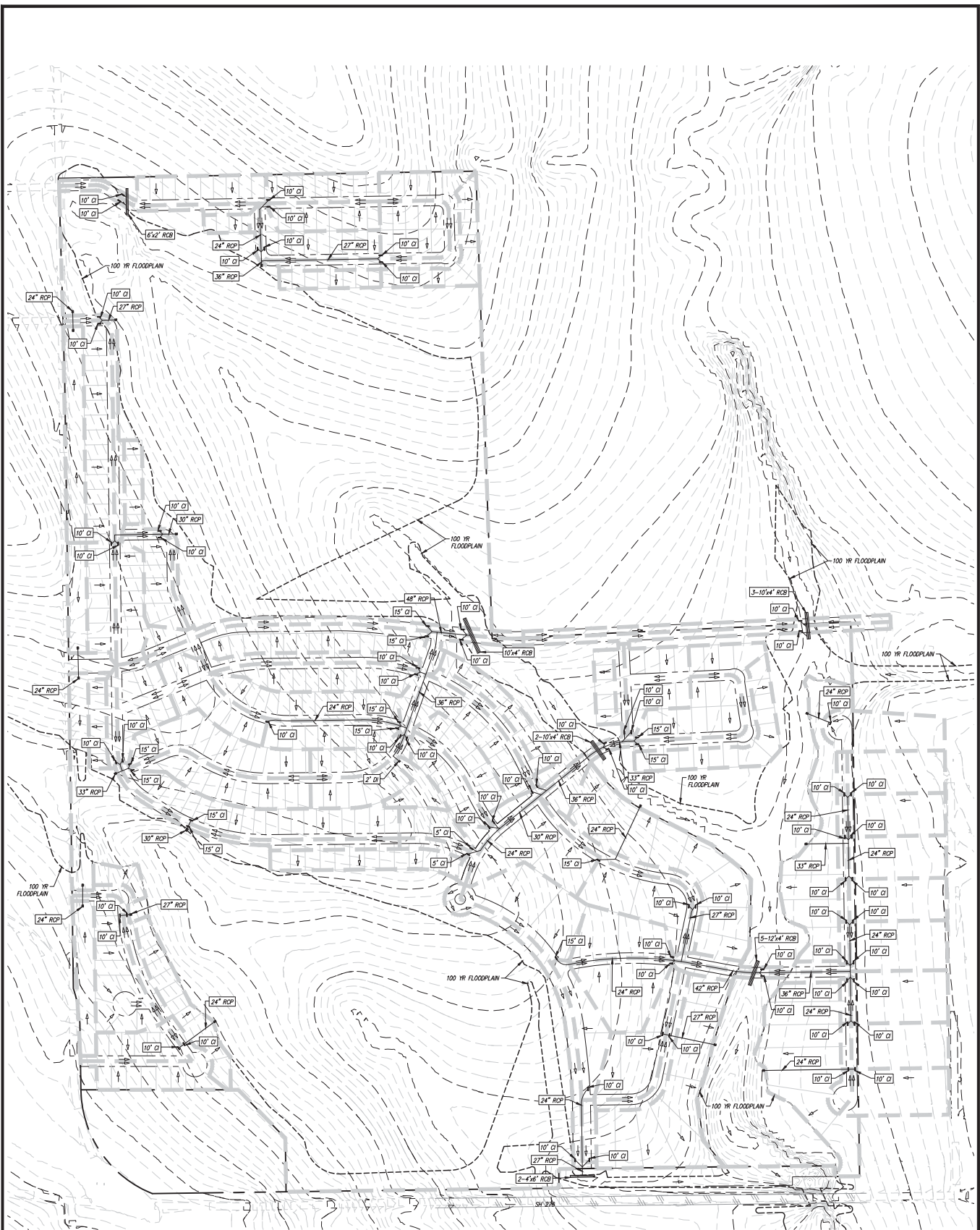
Master Drainage Plan
 428 Residential Lots

Discovery Lakes

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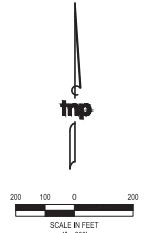
PROJECT INFORMATION
 Project No.: SBD20370
 Date: Oct. 6, 2020
 Drawn By: JH
 Scale: 1"=200'

Drawing #: P:\PROJECTS\2020\039\DRAWING\DWG\2020\039\MASTER DRAINAGE PLAN\2020\039\M.D.P.2020-039.dwg Date: 10/6/2020 10:58:10 AM



LEGEND

- DRAINAGE DIVIDE
- 100 YR FLOODPLAIN
- DRAINAGE AREA
- AREA, ACRES
- 100 YR RUNOFF, CFS
- FLOW DIRECTION
- EX CONTOURS
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Master Drainage Plan
428 Residential Lots

Discovery Lakes

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Project No.: SBD20370
Date: Oct. 6, 2020
Drawn By: JH
Scale: 1"=200'

Drawing #: P:\PROJECTS\2020\039\DRAWING\DWG\MASTER PLAN\DISCOVERY LAKES_MASTER PLAN\DISCOVERY LAKES_MASTER PLAN.dwg, 10/6/2020, 10:50am, By: jh

ORIGINAL AREA CALCULATION

Channel	From	To	Channel	From	To	Channel	From	To
1	100	100	100	100	100	100	100	100
2	100	100	100	100	100	100	100	100
3	100	100	100	100	100	100	100	100
4	100	100	100	100	100	100	100	100
5	100	100	100	100	100	100	100	100
6	100	100	100	100	100	100	100	100
7	100	100	100	100	100	100	100	100
8	100	100	100	100	100	100	100	100
9	100	100	100	100	100	100	100	100
10	100	100	100	100	100	100	100	100
11	100	100	100	100	100	100	100	100
12	100	100	100	100	100	100	100	100
13	100	100	100	100	100	100	100	100
14	100	100	100	100	100	100	100	100
15	100	100	100	100	100	100	100	100
16	100	100	100	100	100	100	100	100
17	100	100	100	100	100	100	100	100
18	100	100	100	100	100	100	100	100
19	100	100	100	100	100	100	100	100
20	100	100	100	100	100	100	100	100
21	100	100	100	100	100	100	100	100
22	100	100	100	100	100	100	100	100
23	100	100	100	100	100	100	100	100
24	100	100	100	100	100	100	100	100
25	100	100	100	100	100	100	100	100
26	100	100	100	100	100	100	100	100
27	100	100	100	100	100	100	100	100
28	100	100	100	100	100	100	100	100
29	100	100	100	100	100	100	100	100
30	100	100	100	100	100	100	100	100
31	100	100	100	100	100	100	100	100
32	100	100	100	100	100	100	100	100
33	100	100	100	100	100	100	100	100
34	100	100	100	100	100	100	100	100
35	100	100	100	100	100	100	100	100
36	100	100	100	100	100	100	100	100
37	100	100	100	100	100	100	100	100
38	100	100	100	100	100	100	100	100
39	100	100	100	100	100	100	100	100
40	100	100	100	100	100	100	100	100
41	100	100	100	100	100	100	100	100
42	100	100	100	100	100	100	100	100
43	100	100	100	100	100	100	100	100
44	100	100	100	100	100	100	100	100
45	100	100	100	100	100	100	100	100
46	100	100	100	100	100	100	100	100
47	100	100	100	100	100	100	100	100
48	100	100	100	100	100	100	100	100
49	100	100	100	100	100	100	100	100
50	100	100	100	100	100	100	100	100
51	100	100	100	100	100	100	100	100
52	100	100	100	100	100	100	100	100
53	100	100	100	100	100	100	100	100
54	100	100	100	100	100	100	100	100
55	100	100	100	100	100	100	100	100
56	100	100	100	100	100	100	100	100
57	100	100	100	100	100	100	100	100
58	100	100	100	100	100	100	100	100
59	100	100	100	100	100	100	100	100
60	100	100	100	100	100	100	100	100
61	100	100	100	100	100	100	100	100
62	100	100	100	100	100	100	100	100
63	100	100	100	100	100	100	100	100
64	100	100	100	100	100	100	100	100
65	100	100	100	100	100	100	100	100
66	100	100	100	100	100	100	100	100
67	100	100	100	100	100	100	100	100
68	100	100	100	100	100	100	100	100
69	100	100	100	100	100	100	100	100
70	100	100	100	100	100	100	100	100
71	100	100	100	100	100	100	100	100
72	100	100	100	100	100	100	100	100
73	100	100	100	100	100	100	100	100
74	100	100	100	100	100	100	100	100
75	100	100	100	100	100	100	100	100
76	100	100	100	100	100	100	100	100
77	100	100	100	100	100	100	100	100
78	100	100	100	100	100	100	100	100
79	100	100	100	100	100	100	100	100
80	100	100	100	100	100	100	100	100
81	100	100	100	100	100	100	100	100
82	100	100	100	100	100	100	100	100
83	100	100	100	100	100	100	100	100
84	100	100	100	100	100	100	100	100
85	100	100	100	100	100	100	100	100
86	100	100	100	100	100	100	100	100
87	100	100	100	100	100	100	100	100
88	100	100	100	100	100	100	100	100
89	100	100	100	100	100	100	100	100
90	100	100	100	100	100	100	100	100
91	100	100	100	100	100	100	100	100
92	100	100	100	100	100	100	100	100
93	100	100	100	100	100	100	100	100
94	100	100	100	100	100	100	100	100
95	100	100	100	100	100	100	100	100
96	100	100	100	100	100	100	100	100
97	100	100	100	100	100	100	100	100
98	100	100	100	100	100	100	100	100
99	100	100	100	100	100	100	100	100
100	100	100	100	100	100	100	100	100

Master Drainage Plan
428 Residential Lots

Discovery Lakes

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PROJECT INFORMATION
Project No.: SBD20370
Date: Oct. 6, 2020
Drawn By: JH
Scale: 1"=200'

Drawn by P:\PROJECTS\2020\039\DWG\DWG\MASTER PLANS\DISCOVERY LAKES\428 Residential Lots.dwg at 02/16/2020 10:47:00 AM by jh



MEMORANDUM

TO: Rick Crowley, City Manager

CC: Honorable Mayor and City Council

FROM: Ryan Miller, Director of Planning and Zoning

DATE: November 2, 2020

SUBJECT: P2020-040; PRELIMINARY PLAT FOR PHASE 1 OF THE DISCOVER LAKES ADDITION

Attachments

Case Memo
Development Application
Location Map
Preliminary Plat
Preliminary Water & Sewer Plan
Preliminary Drainage Area Map
Treescape Plan

Summary/Background Information

Consider a request by Cameron Slown, PE of Teague, Nall & Perkins, Inc. on behalf of the Nick DiGiuseppe of Discovery Lakes, LLC for the approval of a *Preliminary Plat* for Phase 1 of the Discovery Lakes Subdivision consisting of 31 single-family residential lots on a 36.42-acre tract of land identified as a portion of Tract 1 of the M. E. Hawkins Survey, Abstract No. 100, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 78 (PD-78) for Single-Family 10 (SF-10) District land uses, generally located on the northside of SH-276 east of the intersection of SH-276 and Rochelle Road, and take any action necessary.

Action Needed

The City Council is being asked to approve, approve with condition, or deny the preliminary plat.



CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Mayor and City Council

DATE: November 2, 2020

APPLICANT: Cameron Slown; *Teague, Nall & Perkins, Inc.*

CASE NUMBER: P2020-040; *Preliminary Plat for Phase 1 of the Discover Lakes Addition*

SUMMARY

Discuss and consider a request by Cameron Slown, PE of Teague, Nall & Perkins, Inc. on behalf of the Nick DiGiuseppe of Discovery Lakes, LLC for the approval of a Preliminary Plat for Phase 1 of the Discovery Lakes Subdivision consisting of 31 single-family residential lots on a 36.42-acre tract of land identified as a portion of Tract 1 of the M. E. Hawkins Survey, Abstract No. 100, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 78 (PD-78) for Single-Family 10 (SF-10) District, generally located on the north side of SH-276 east of the intersection of SH-276 and Rochelle Road, and take any action necessary.

PLAT INFORMATION

- The purpose of the applicant's submittal is to *Preliminary Plat* the first phase of the Discovery Lakes Subdivision, which will consist of 31 single-family residential lots on an approximately 36.42-acre tract of land. The Discovery Lakes Subdivision as a whole is a master planned community that will be comprised 428 single-family residential lots on a 307.18-acres tract of land, of which 102.9-acres (*i.e.* 33.5%) will be reserved for open space. This development is to be constructed in nine (9) phases and will consist of three (3) lot types (*outline in the Lot Composition table below*). *Phase 1* will consist of 31, *Type 'A' Lots* that will be a minimum 80' x 200' or 32,670 SF. In addition to the preliminary plat, the applicant has also submitted preliminary drainage, water, sewer, and a treescape plans showing how the development can be adequately served. The following is the proposed lot composition of the Discovery Lakes Subdivision:

LOT COMPOSITION

<i>Lot Type</i>	<i>Minimum Lot Size (FT)</i>	<i>Minimum Lot Size (SF)</i>	<i>Dwelling Units (#)</i>	<i>Dwelling Units (%)</i>
<i>A</i>	<i>80' x 200'</i>	<i>32,670 SF</i>	<i>45</i>	<i>10.51%</i>
<i>B</i>	<i>70' x 110'</i>	<i>7,700 SF</i>	<i>177</i>	<i>41.36%</i>
<i>C</i>	<i>60' x 110'</i>	<i>6,600 SF</i>	<i>206</i>	<i>48.13%</i>

Maximum Permitted Units: 428 100.00%

- The subject property was annexed by the City Council on June 15, 1998 by Ordinance No. 98-20. On July 5, 2005, the City Council approved Ordinance No. 05-29 [*Case No. Z2005-021*] changing the zoning from an Agricultural (AG) District to a Light Industrial (LI) District. On August 17, 2015, the zoning designation of the subject property was again changed by Ordinance No. 15-24 [*Case No. Z2015-016*] from a Light Industrial (LI) District to Planned Development District 78 (PD-78) for Single-Family 10 (SF-10) District and limited General Retail (GR) District land uses. On August 3, 2020, the City Council approved an amendment to Planned Development District 78 (PD-78) through Ordinance No. 20-27 [*Case No. Z2020-024*] allowing for the reduction in the number of single-family residential lots from 507 to 428 (*i.e.* a decrease of the *Type 'A' Lots* by 76 and *Type 'C' Lots* by 53, and an increase in the *Type 'B' Lots* by 50), which represented a reduction in the overall density from 1.65 dwelling units per acre to 1.40 dwelling units per acre. This zoning change also changed the *Type 'A' Lots* from a minimum of 9,600 SF to 32,670 SF.
- On October 6, 2020 the Parks and Recreation Board reviewed the preliminary plat and made the following recommendations concerning the proposed project (*which is located within Park District No. 31*):

- (1) The developer shall pay pro-rata equipment fees of \$11,253.00 (*i.e.* \$363.00 x 31 lots) to be paid at the time of final plat.
 - (2) The developer shall pay cash in lieu of land fees of \$11,873.00 (*i.e.* \$383.00 x 31 lots) to be paid at the time of final plat.
- The purpose of the preliminary plat is to provide sufficient information to evaluate and review the general design of the development ensuring compliance with the OURHometown Vision 2040 Comprehensive Plan, the Unified Development Code (UDC), the Master Thoroughfare Plan, and the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances. The proposed preliminary plat appears to meet the intent of these requirements.
 - 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 Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
 - Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
 - With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the Preliminary Plat for Phase 1 of the *Discover Lakes Addition*, staff would propose the following conditions of approval:

- (1) All technical comments from City Staff (*i.e.* *Engineering, Planning and Fire Department*) and Rockwall County shall be addressed prior to submittal of civil engineering plans.
- (2) The development shall adhere to the recommendations of the Parks and Recreation Board; and
- (3) Any construction resulting from the approval of this plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION

On October 27, 2020, the Planning and Zoning Commission approved a motion to recommend approval of the Preliminary Plat with the conditions of approval by a vote of 7-0.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. P2020-040

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

Platting Application Fees:

- Master Plat (\$100.00 + \$15.00 Acre) ¹
- Preliminary Plat (\$200.00 + \$15.00 Acre) ¹ (200+36.42*15=\$746.30)
- Final Plat (\$300.00 + \$20.00 Acre) ¹
- Replat (\$300.00 + \$20.00 Acre) ¹
- Amending or Minor Plat (\$150.00)
- Plat Reinstatement Request (\$100.00)

Site Plan Application Fees:

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

Zoning Application Fees:

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

Other Application Fees:

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

Notes:

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

PROPERTY INFORMATION [PLEASE PRINT]

Address	none		
Subdivision	Discovery Lakes, Phase 1	Lot	Block
General Location	36.42 Acres out of the 307 Acre Tract near the NE corner of SH 276 and Rochelle Road		

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning	PD-78	Current Use	None	
Proposed Zoning	PD-78	Proposed Use	Single Family Residential	
Acreage	36.42	Lots [Current]	1	Lots [Proposed]
				31

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

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

<input type="checkbox"/> Owner	Discovery Lakes, LLC	<input checked="" type="checkbox"/> Applicant	Teague, Nall & Perkins, Inc.	
Contact Person	Nick DiGiuseppe	Contact Person	Cameron Slown	
Address	15400 Knoll Trail Drive Suite 230	Address	825 Watters Creek Blvd. Suite M300	
City, State & Zip	Dallas, Texas 75248	City, State & Zip	Allen, Texas 75013	
Phone	972-960-9941	Phone	817-889-5050	
E-Mail	southbrookinvestments@outlook.com	E-Mail	cslown@tnpinc.com	

NOTARY VERIFICATION [REQUIRED]

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

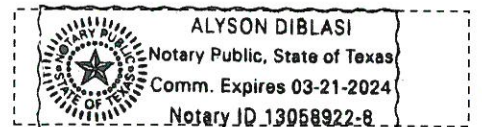
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ \$746.30, to cover the cost of this application, has been paid to the City of Rockwall on this the 17th day of September, 20 20. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

Given under my hand and seal of office on this the 17th day of September, 20 20.

Owner's Signature

[Signature]
Alyson DiBlasi

Notary Public in and for the State of Texas



My Commission Expires

03-21-2024

0 200 400 800 1,200 1,600 Feet

P2020-040- PHASE 1 OF THE DISCOVERY LAKES ADDITION
PRELIMINARY PLAT - LOCATION MAP = 

CARRINGTON

WESTMINSTER

LI

AG

PD-78

ROCHELL
S. SPRINGER

AMANDA

STATE HIGHWAY 276

PINEBLUFF

SF-10

ROCHELL

PD-66

DOWELL

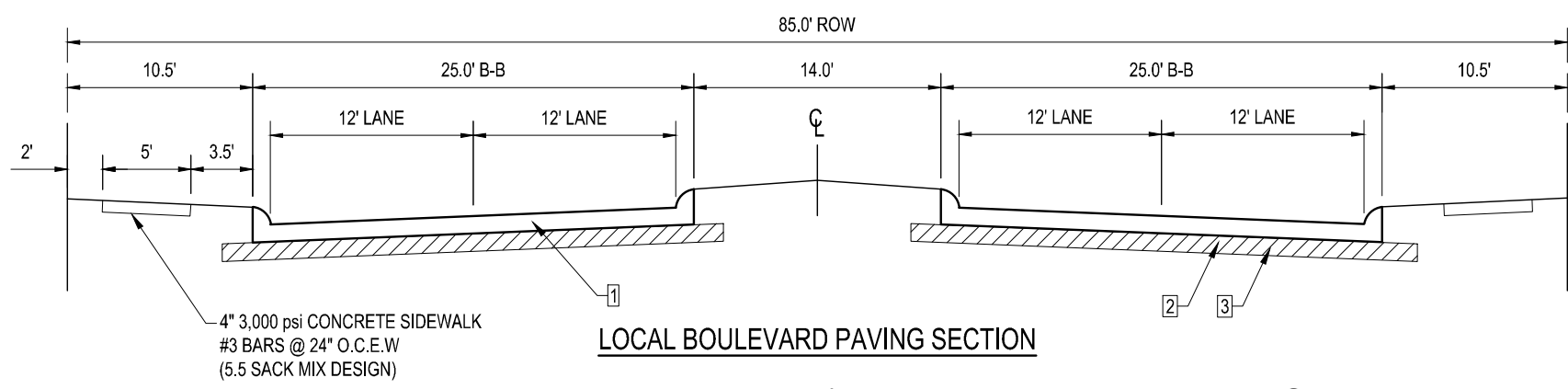


City of Rockwall

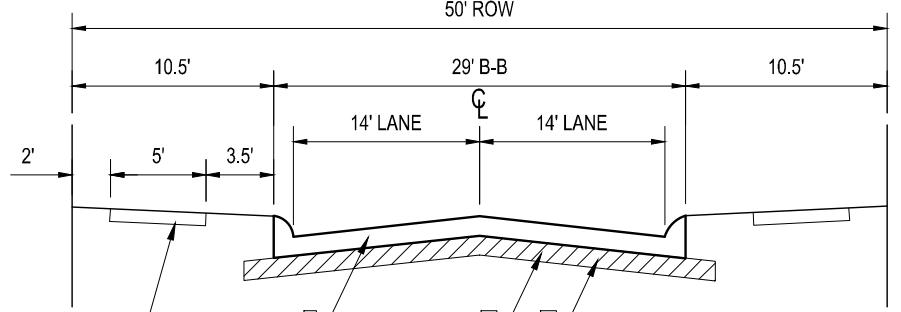
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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





LOCAL BOULEVARD PAVING SECTION



LOCAL RESIDENTIAL PAVING SECTION

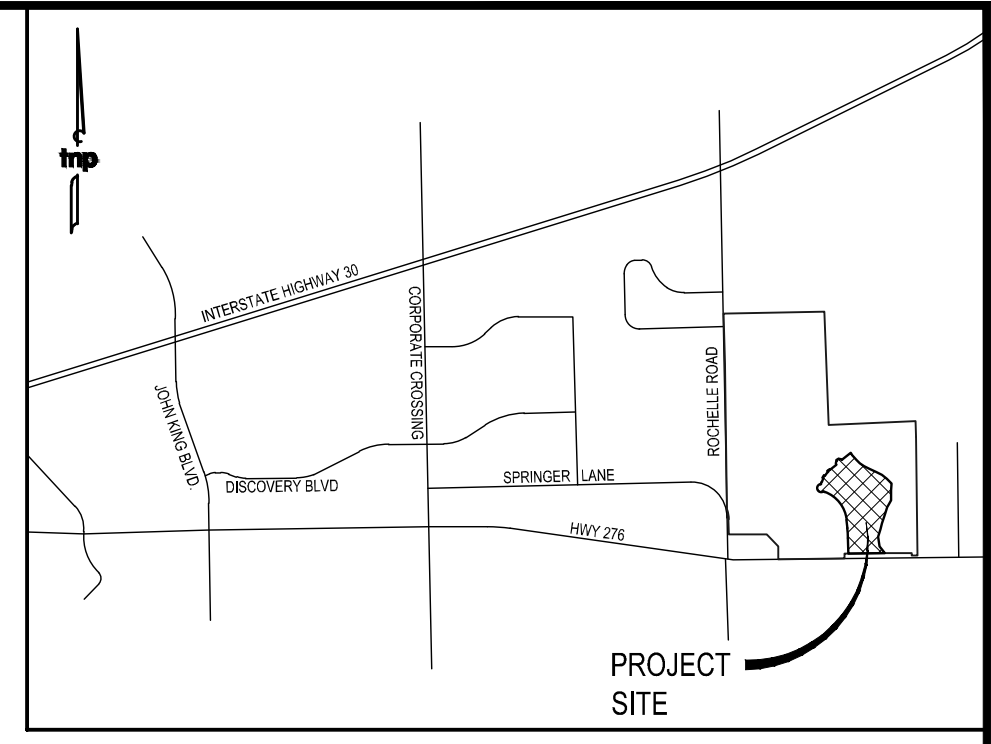
NOTES:
1. ALL CONSTRUCTION JOINTS & REBAR TO BE IN CONFORMANCE WITH THE CITY OF ROCKWALL SPECIFICATIONS AND STANDARDS.

- ① 6" 3600 PSI CLASS "C" CONCRETE PAVEMENT WITH NO. 3 BARS @ 24" ON CENTERS BOTH WAYS. MIN. 6 SACK FOR MACHINE PLACED MIN. 6 1/2 SACK FOR HAND PLACED
- ② WHERE THE PLASTICITY INDEX OF THE NATURAL SOIL IS EQUAL TO OR EXCEEDS 15, LIME STABILIZATION SHALL BE REQUIRED. A MINIMUM OF 6% BY WEIGHT OF LIME TO A DEPTH OF 6" SHALL BE REQUIRED.
- ③ SUBGRADE SHALL BE 6" THICK AND COMPACTED TO A DENSITY NOT LESS THAN 95% AT 0%-4% OF OPTIMUM MOISTURE CONTENT.

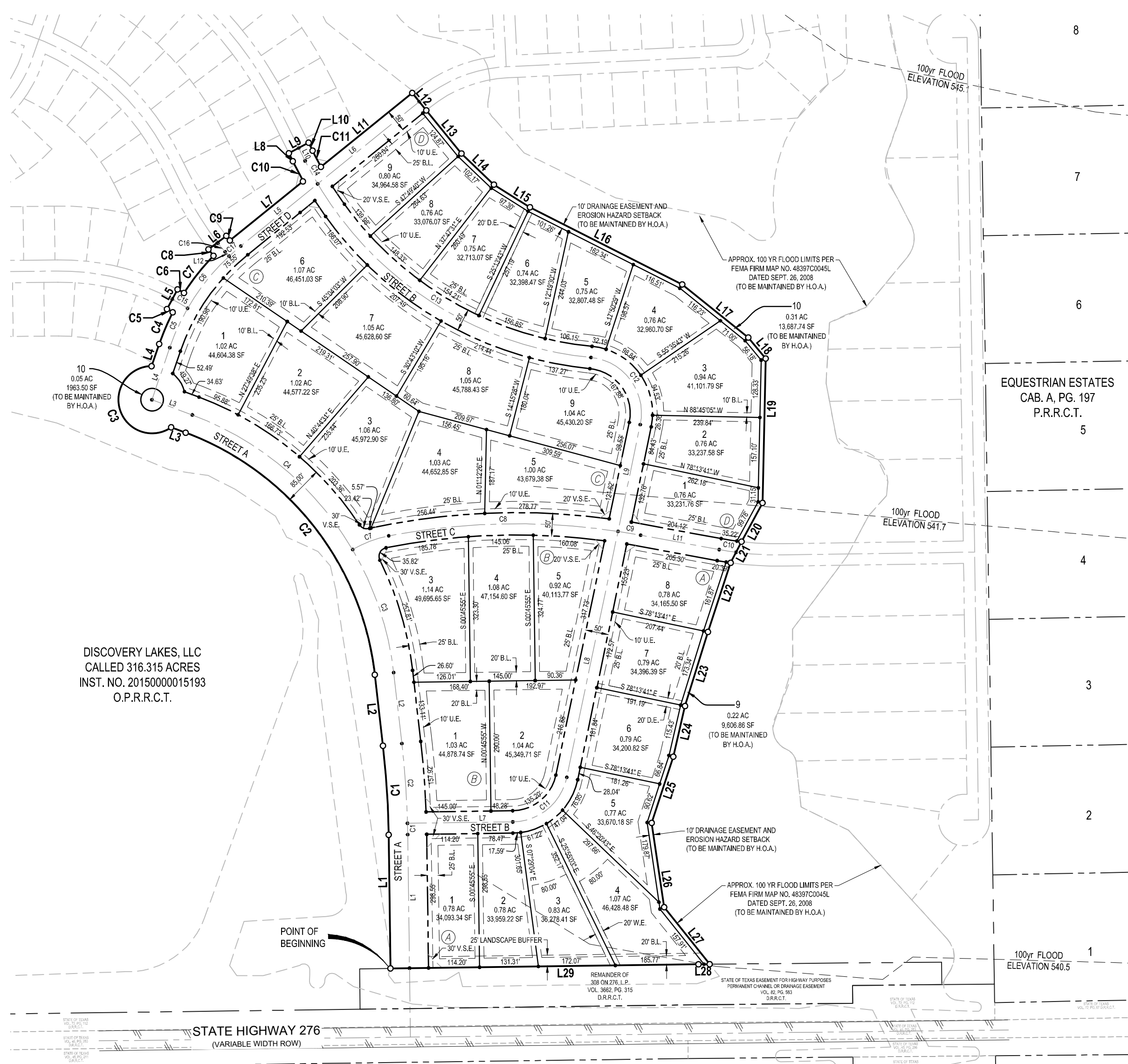
LINE #	BEARING	LENGTH
L1	N00°45'55"W	288.42
L2	N06°34'23"W	159.71
L3	N69°28'25"W	34.63
L4	N18°53'58"E	52.49
L5	N28°21'37"E	50.00
L6	N52°57'47"E	50.00
L7	N51°02'57"E	210.73
L8	N26°30'25"W	31.43
L9	N61°45'29"E	50.02
L10	S26°30'25"E	32.95
L11	N51°02'57"E	262.32
L12	S39°13'45"E	50.00
L13	S39°13'45"E	124.31
L14	S46°12'41"E	100.41

LINE #	BEARING	LENGTH
L15	S57°49'57"E	95.11
L16	S63°08'31"E	381.44
L17	S51°14'19"E	189.37
L18	S39°33'27"E	61.00
L19	S01°14'55"W	322.72
L20	S28°27'00"W	98.29
L21	S27°15'07"W	53.17
L22	S18°13'31"W	162.46
L23	S17°10'03"W	173.34
L24	S13°02'35"W	116.11
L25	S18°04'38"W	155.58
L26	S08°26'04"E	190.32
L27	S38°38'00"E	163.03
L28	S89°29'06"W	25.21

CURVE #	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1967.50'	5°48'28"	159.44'	N 03°40'28" W	159.35'
C2	657.50'	62°54'02"	721.82'	N 38°01'24" W	686.11'
C3	75.00'	214°23'01"	280.63'	N 17°45'49" W	143.30'
C4	520.84'	8°28'11"	76.99'	N 23°06'02" E	76.92'
C5	500.00'	1°41'50"	14.81'	N 60°47'28" W	14.81'
C6	550.00'	1°42'58"	16.47'	S 60°46'54" E	16.47'
C7	503.20'	12°05'31"	106.20'	N 38°26'50" E	106.00'
C8	800.00'	1°18'35"	18.29'	N 37°41'30" W	18.29'
C9	750.00'	0°59'45"	13.04'	S 37°32'05" E	13.04'
C10	825.00'	2°41'12"	38.68'	N 27°51'01" W	38.68'
C11	775.00'	2°03'01"	27.73'	S 27°31'56" E	27.73'



VICINITY MAP
N.T.S.



CURVE #	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	2043.92'	0°42'16"	25.13'	N 01°07'13" W	25.13'
C2	2002.49'	5°06'38"	178.62'	N 04°01'40" W	178.56'
C3	700.00'	23°52'32"	291.70'	N 18°30'39" W	289.69'
C4	700.00'	39°01'30"	476.78'	N 49°57'40" W	467.62'
C5	500.00'	11°03'56"	96.57'	N 24°25'56" E	96.42'
C6	500.00'	17°07'35"	149.46'	N 38°31'41" E	148.90'
C7	250.00'	19°54'26"	86.86'	N 69°14'35" E	86.43'
C8	1525.00'	19°20'58"	515.01'	N 88°52'17" E	512.56'
C9	1525.00'	1°55'29"	51.23'	S 80°29'30" E	51.22'
C10	725.00'	3°01'22"	38.25'	N 81°05'43" W	38.25'
C11	125.00'	77°27'46"	169.00'	N 50°30'12" E	156.42'
C12	125.00'	96°13'37"	209.93'	N 36°20'29" W	186.12'
C13	800.00'	53°45'20"	750.57'	N 57°34'38" W	723.34'
C14	800.00'	4°11'32"	58.54'	N 28°36'12" W	58.52'
C15	525.00'	4°21'38"	39.95'	N 59°27'35" W	39.94'
C16	250.00'	5°43'53"	25.01'	S 40°02'35" E	25.00'
C17	500.00'	3°57'29"	34.54'	N 49°04'13" E	34.53'

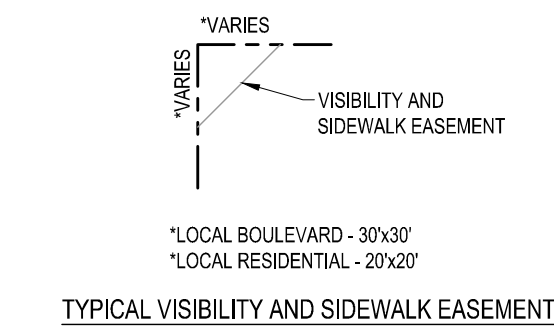
LOT NO.	BLOCK	LOT AREA (SF)	LOT AREA (ACRES)
1	A	34093.34	0.78
2	A	33959.22	0.78
3	A	36278.41	0.83
4	A	46428.48	1.07
5	A	33670.18	0.77
6	A	34200.82	0.79
7	A	34396.39	0.79
8	A	34165.50	0.78
9	A	9606.86	0.22

LOT NO.	BLOCK	LOT AREA (SF)	LOT AREA (ACRES)
1	B	44878.74	1.03
2	B	45349.71	1.04
3	B	49845.42	1.14
4	B	47154.60	1.08
5	B	40113.77	0.92

LOT NO.	BLOCK	LOT AREA (SF)	LOT AREA (ACRES)
1	C	44604.38	1.02
2	C	44577.22	1.02
3	C	46005.76	1.06
4	C	44652.85	1.03
5	C	43679.38	1.00
6	C	46451.03	1.07
7	C	45628.60	1.05
8	C	45788.43	1.05
9	C	45430.20	1.04
10	C	1936.50	0.05

LOT NO.	BLOCK	LOT AREA (SF)	LOT AREA (ACRES)
1	D	33231.76	0.76
2	D	33237.58	0.76
3	D	41101.79	0.94
4	D	32960.70	0.76
5	D	32807.48	0.75
6	D	32398.47	0.74
7	D	32713.07	0.75
8	D	33076.07	0.76
9	D	34964.58	0.80
10	D	13687.74	0.31

LINE #	LENGTH	BEARING
L1	288.42	N00°45'55"W
L2	159.71	N06°34'23"W
L3	96.43	N69°28'25"W
L4	123.20	N18°53'58"E
L5	220.91	N51°02'57"E
L6	291.98	N51°02'57"E
L7	235.32	N89°14'05"E
L8	561.29	N11°46'19"E
L9	243.60	N11°46'19"E
L10	32.19	S26°30'25"E
L11	178.52	S79°35'02"E
L12	13.20	S42°54'31"E



	COMPLIANCE WITH PD ORDINANCE 20-27	
	PD REQUIREMENT	PROVIDED BY MASTER PLAN
TOTAL NUMBER OF RESIDENTIAL LOTS	MAX. 428 LOTS	428 LOTS
AVERAGE LOT SIZE	MIN. 9,700 SF PER LOT	AVERAGE OF 11,137 SF PER LOT
LOT COMPOSITION	TYPE A: MIN. 40 LOTS TYPE B: MIN. 38% OF TOTAL LOTS TYPE C: MAX. 55% OF TOTAL LOTS	TYPE A: 45 LOTS TYPE B: 165/428 = 39% OF TOTAL LOTS TYPE C: 218/428 = 51% OF TOTAL LOTS
RESIDENTIAL DENSITY	MAX. 1.40 LOTS PER GROSS ACRE	1.39 LOTS PER GROSS ACRE
OPEN SPACE	MIN. 20% OF GROSS LAND AREA	102.9/307.18 = 33.5%

LEGEND
 N.T.S. - NOT TO SCALE
 R.O.W. - RIGHT OF WAY
 INST. - INSTRUMENT
 CAB. - CABINET
 VOL. - VOLUME
 NO. - NUMBER
 PG. - PAGE
 SF - SQUARE FEET
 AC - ACRES
 * B.L. - BUILDING LINE
 D.E. - DRAINAGE EASEMENT
 W.E. - WATER EASEMENT
 U.E. - UTILITY EASEMENT
 O.P.R.C.T. - OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY TEXAS
 P.R.C.T.-PLAT RECORDS ROCKWALL COUNTY TEXAS

PRELIMINARY PLAT

Discovery Lakes Phase 1

31 RESIDENTIAL LOTS
 1,586,455.20 SQUARE FEET
 36.42 ACRES GROSS

BEING A PORTION OF A TRACT OF LAND SITUATED IN THE M.E. HAWKINS SURVEY, ABSTRACT NO. 100 AND THE ROBERT K. BRISCOE SURVEY, ABSTRACT NO. 16 IN THE CITY OF ROCKWALL, ROCKWALL COUNTY TEXAS

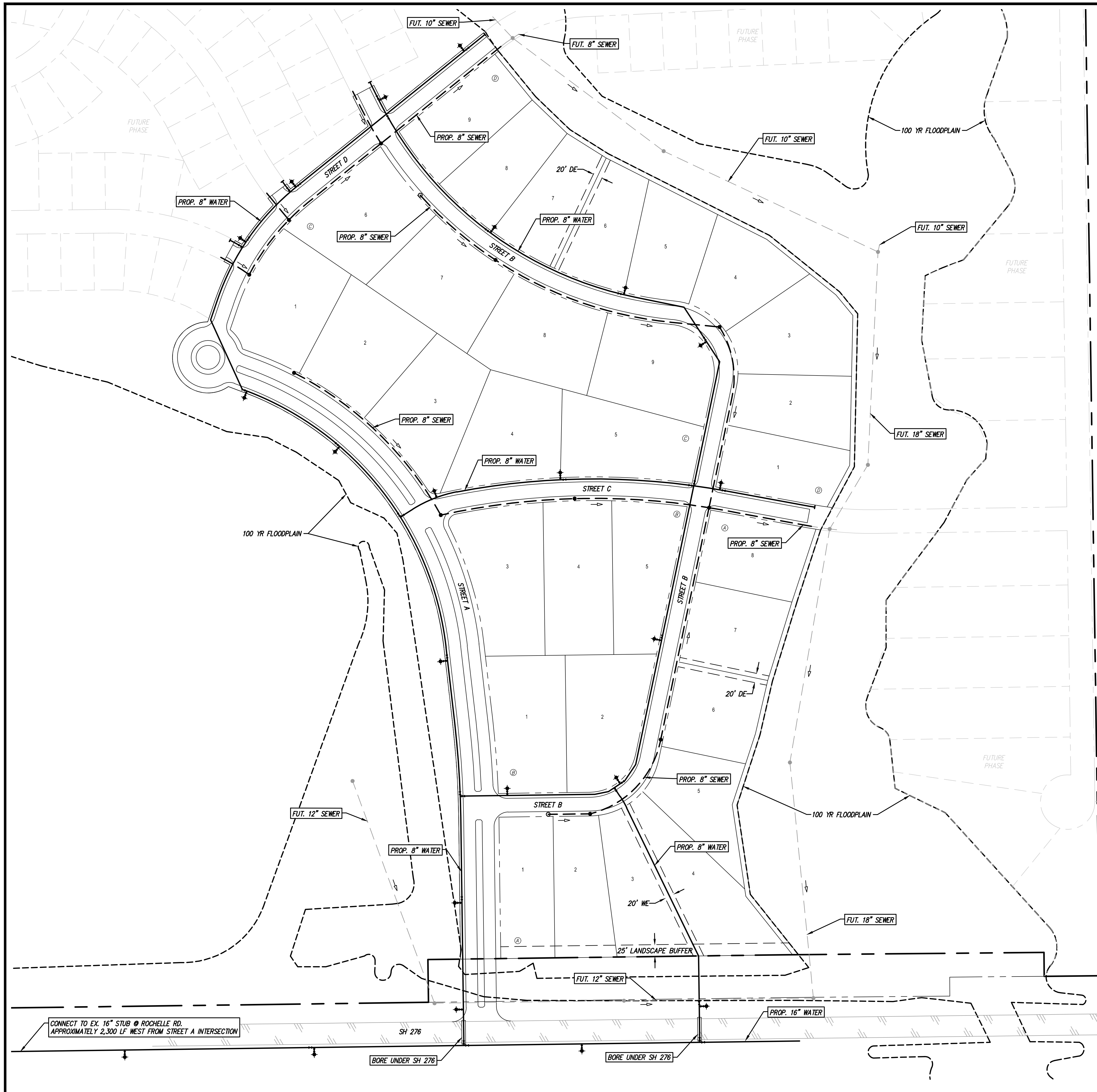
OWNER
 DISCOVERY LAKES, LLC.
 15400 Knoll Trail Drive, Suite 230
 Dallas, Texas 75248

PROJECT INFORMATION
 Project No.: SBD20370
 Date: October 6, 2020
 Drawn By: GS9
 Scale: 1"=100'
 SHEET 1 of 1

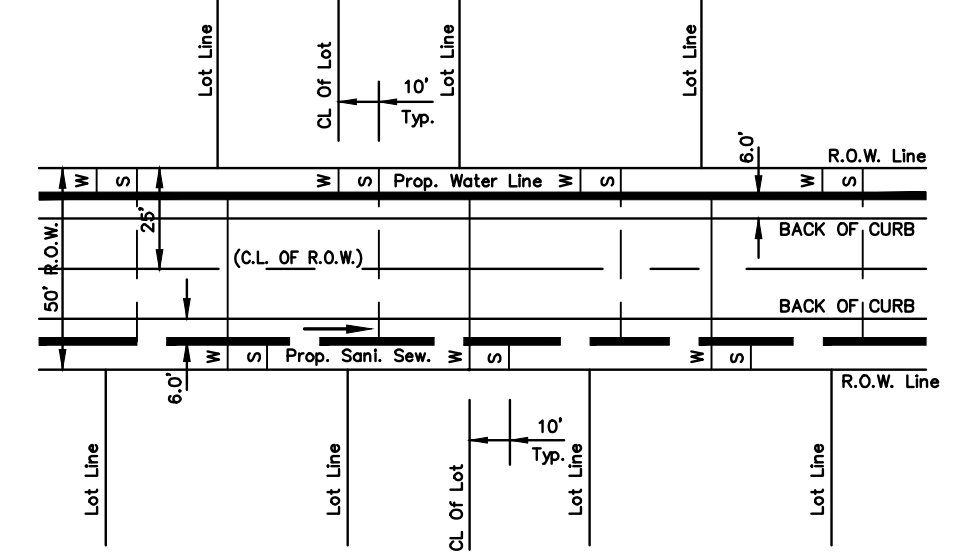
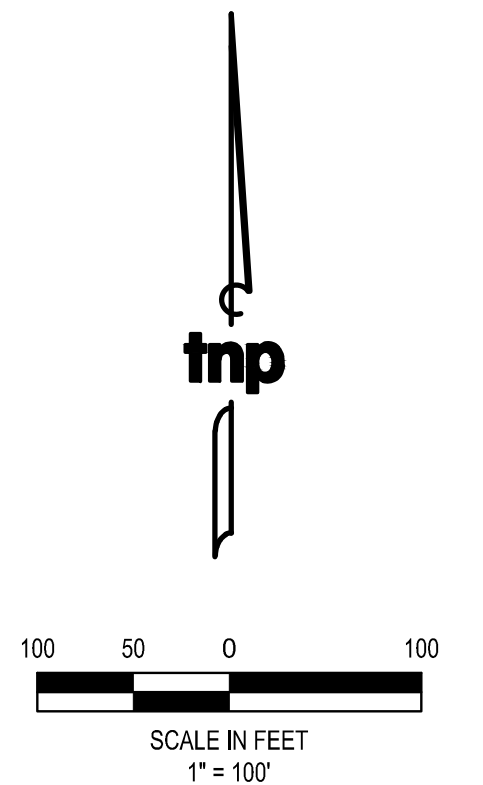


ENGINEER
 TEAGUE NALL AND PERKINS, INC.
 825 Waters Creek Boulevard, Suite M300
 Allen, Texas 75013
 214.461.9867 ph 214.461.9864 fx
 www.tnppinc.com
 TBPELS: ENGR F-230; SURV 10011600, 10011601, 10194381
 GBPE: PEF007431; TBAE: BR 2673

CASE NO. P2020-040



NOTE: PER PD-78 ALL TYPE A LOTS W/ MIN 32,670 SF (0.75 AC.) SHALL HAVE TEMPORARY OSSF THAT CONFORM TO TCEQ STANDARDS. SANITARY SEWER MAINS, LATERALS AND LOT SERVICES WILL BE PROVIDED DURING CONSTRUCTION OF PHASE 1 AS SHOWN. ALL LOTS WILL DISCONNECT FROM OSSF AND CONNECT TO LOT SERVICES WHEN FUTURE OFFSITE SANITARY SEWER IS MADE AVAILABLE.



Preliminary Water & Sewer Plan
31 Residential Lots

Discovery Lakes Phase 1

OWNER:
DISCOVERY LAKES, LLC.
15400 Knoll Trail Drive, Suite 230
Dallas, Texas 75248

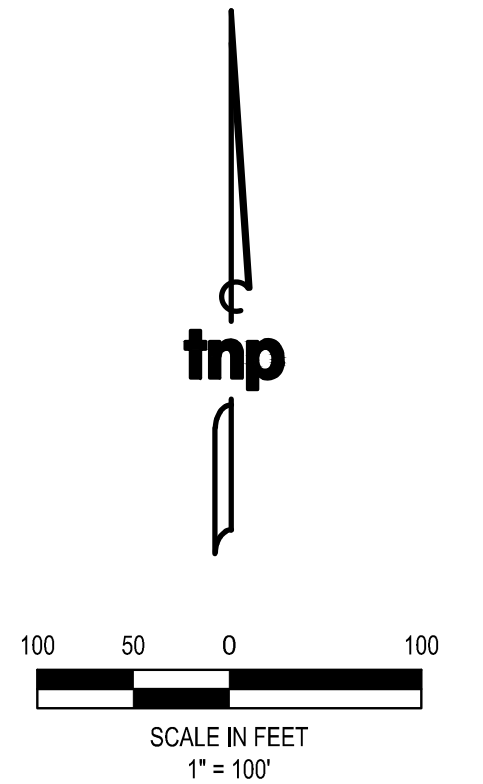
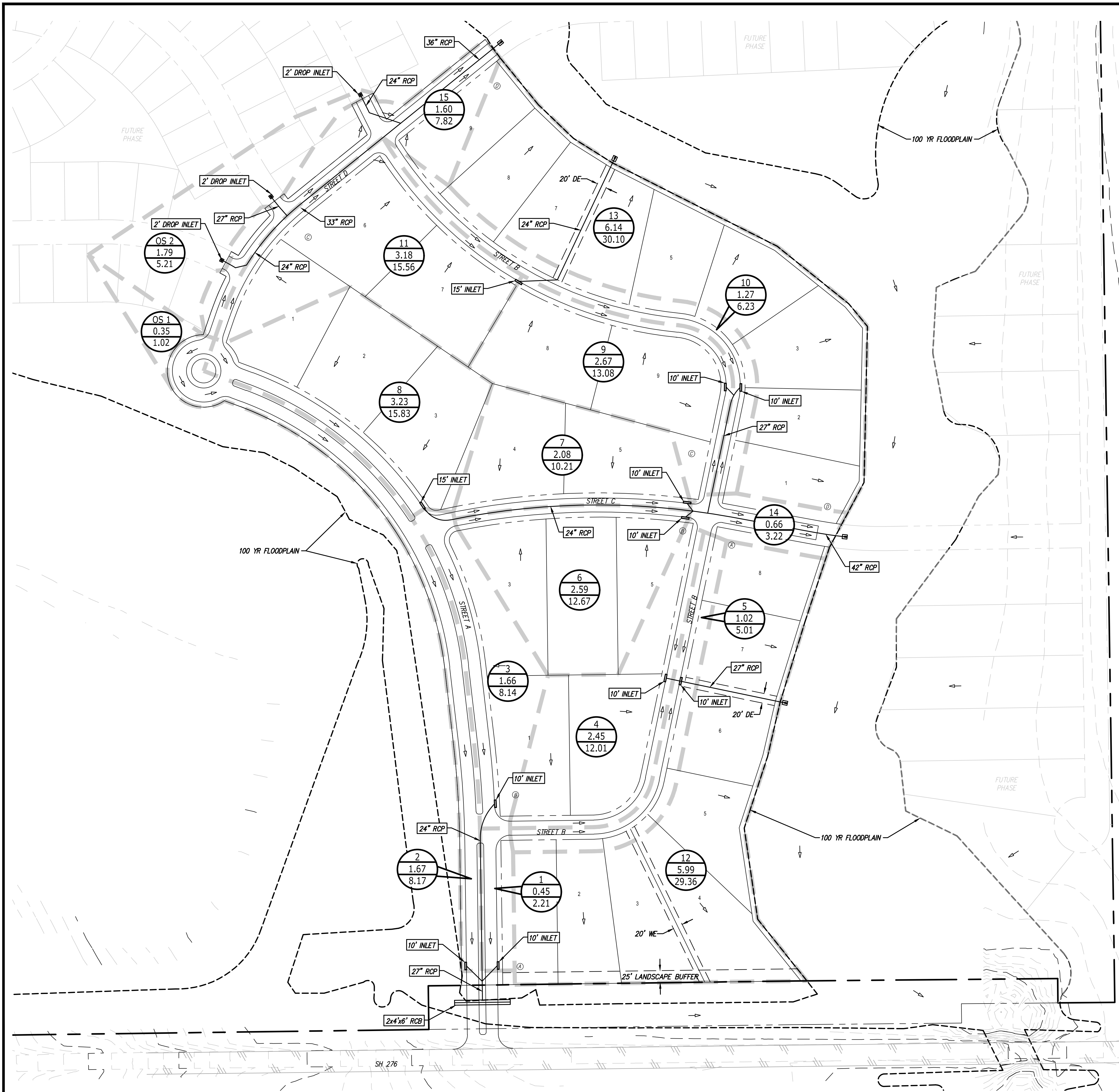
Being a 307.18 Ac. Tract of land situated in the M.E. Hawkins Survey, Abstract No. 100 and the Robert K. Briscoe Survey, Abstract No. 16 in the City of Rockwall, Rockwall County Texas



teague nall & perkins
825 Watters Creek Blvd., Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
TBPE Registration No. F-230
www.tnpsc.com

PROJECT INFORMATION
Project No.: SBD20370
Date: Oct. 6, 2020
Drawn By: CAS
Scale: 1"=100'
SHEET 1 of 1

Drawing: P:\PROJECTS\SBD20370\AD\PRELIMINARY DESIGN\Sheets\SBD20370-01-PRE-WATER & SEWER PLAN.dwg at Oct 06, 2020 9:22am by casdm



LEGEND

- DRAINAGE DIVIDE
- 100 YR FLOODPLAIN
- DRAINAGE AREA
- AREA, ACRES
- 100 YR RUNOFF, CFS
- FLOW DIRECTION
- EX CONTOURS

DRAINAGE AREA CALCULATIONS						
Drainage Area No.	Time of Conc. (min.)	Intensity I ₁₀₀ (in/hr)	Runoff Coefficient C	Area (ac.)	Q ₁₀₀ (cfs)	Remarks
1	10	9.80	0.50	0.45	2.21	FLOWS TO STORM INLET
2	10	9.80	0.50	1.67	8.17	FLOWS TO STORM INLET
3	10	9.80	0.50	1.66	8.14	FLOWS TO STORM INLET
4	10	9.80	0.50	2.45	12.01	FLOWS TO STORM INLET
5	10	9.80	0.50	1.02	5.01	FLOWS TO STORM INLET
6	10	9.80	0.50	2.59	12.67	FLOWS TO STORM INLET
7	10	9.80	0.50	2.08	10.21	FLOWS TO STORM INLET
8	10	9.80	0.50	3.23	15.83	FLOWS TO STORM INLET
9	10	9.80	0.50	2.67	13.08	FLOWS TO STORM INLET
10	10	9.80	0.50	1.27	6.23	FLOWS TO STORM INLET
11	10	9.80	0.50	3.18	15.56	FLOWS TO STORM INLET
12	10	9.80	0.50	5.99	29.36	FLOWS TO CREEK
13	10	9.80	0.50	6.14	30.10	FLOWS TO CREEK
14	10	9.80	0.50	1.57	7.71	FLOWS TO CREEK
15	10	9.80	0.50	1.60	7.82	FLOWS TO CREEK
OS 1	20	8.30	0.35	1.79	5.21	FLOWS TO DRAINAGE AREA 2
OS 2	20	8.30	0.35	0.35	1.02	FLOWS TO DROP INLETS
TOTAL				39.72	190.34	

Preliminary Drainage Area Map
31 Residential Lots

Discovery Lakes Phase 1

OWNER:
DISCOVERY LAKES, LLC.
15400 Knoll Trail Drive, Suite 230
Dallas, Texas 75248

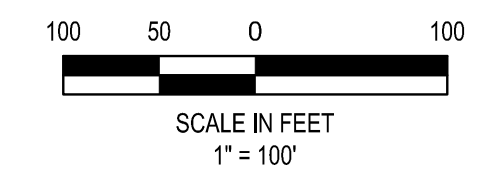
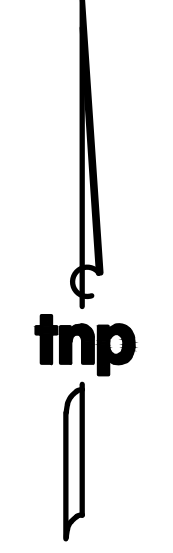
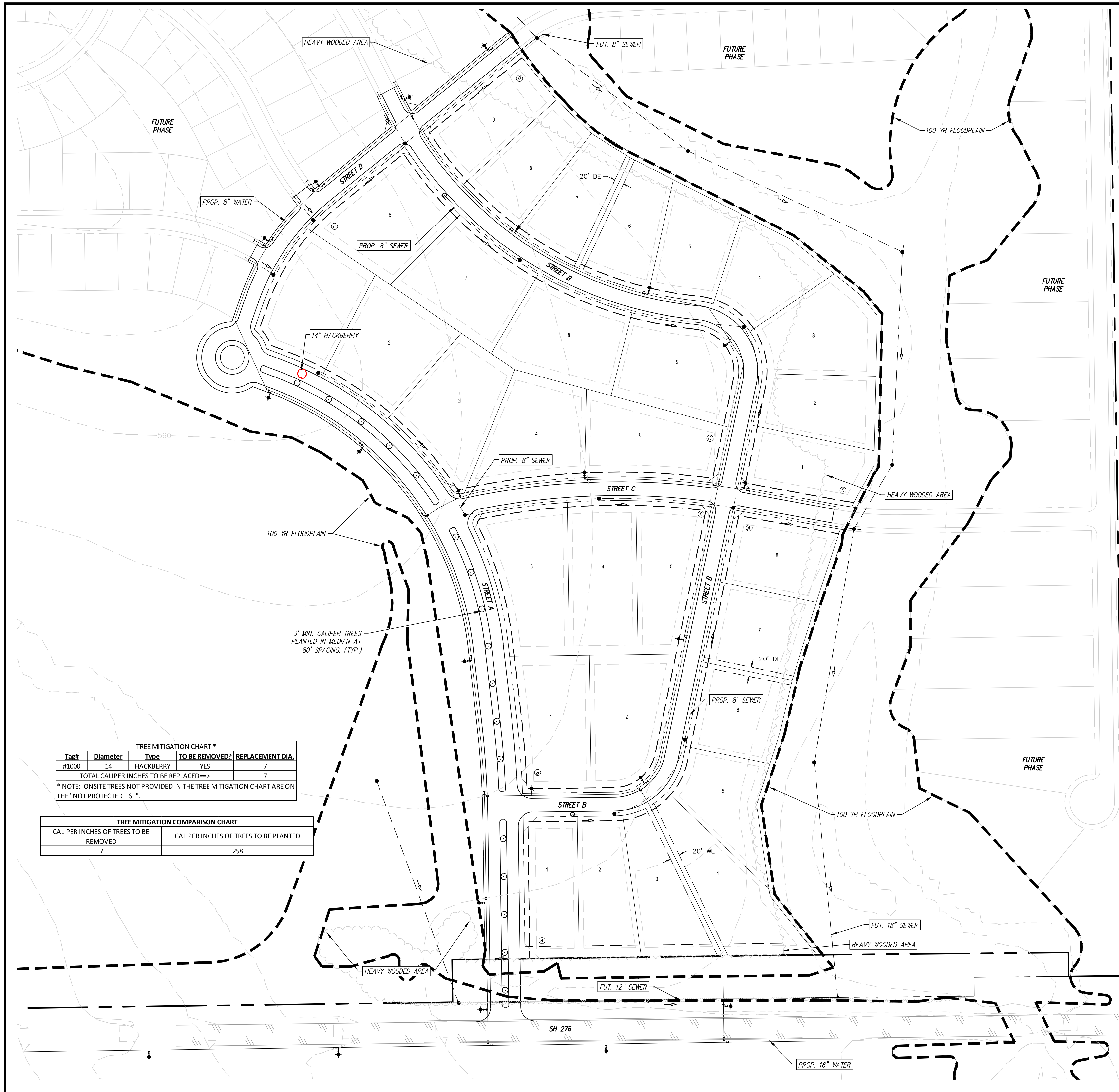
Being a 307.18 Ac. Tract of land situated in the M.E. Hawkins Survey, Abstract No. 100 and the Robert K. Briscoe Survey, Abstract No. 16 in the City of Rockwall, Rockwall County Texas



teague nall & perkins
825 Watters Creek Blvd., Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
TBPE Registration No. F-230
www.tnpinc.com

PROJECT INFORMATION
Project No.: SBD20370
Date: Oct. 6, 2020
Drawn By: CAS
Scale: 1"=100'
SHEET 1 of 1

Drawing: P:\PROJECTS\SBD20370\AD\PRELIMINARY DESIGN\Sheets\SBD20370-PRDRAINAGE.dwg at Oct 06, 2020 11:43am by calwin



LEGEND	
	PROP. WATER LINE
	PROP. FIRE HYDRANT ASSEMBLY
	PROP. VALVE
	PROP. SANITARY SEWER LINE
	PROP. SANITARY SEWER MANHOLE
	MAJOR CONTOUR
	BUILDING SETBACKS
	FLOOD PLAN
	TREE LINE
	PROP. TREES
	TREES TO BE REMOVED

TREE MITIGATION NOTE

- THERE WILL BE A MINIMUM OF TWO, THREE INCH (3") CALIPER TREES PLANTED ON EACH RESIDENTIAL LOT. IN ADDITION TO TWO, THREE INCH (3") CALIPER TREES PLANTED IN EACH CORNER LOT FOR A SUM TOTAL OF (2*3*31=186") + (2*3*12=72) 258" TO BE PLANTED WITHIN PHASE 1 OF THE DEVELOPMENT. ALL TREES PLANTED ARE TO BE FROM THE LIST OF CANOPY AND ACCENT TREES PROVIDED IN ARTICLE 8, LANDSCAPE STANDARDS, OF THE UNIFIED DEVELOPMENT CODE (UDC).
- EXISTING ONSITE TREES NOT PROVIDED IN THE TREE MITIGATION CHART ARE ON THE "NOT PROTECTED LIST".
- ALL LOT PADS WITHIN PHASE 1 ADJACENT TO THE FLOOD PLAN WILL BE CUSTOM AND CONSTRUCTED BY THE BUILDER. DRAINAGE PLANS WILL BE DESIGNED TO PREVENT GRADING WITHIN THE HEAVY WOODED AREA.

TREE MITIGATION CHART *				
Tag#	Diameter	Type	TO BE REMOVED?	REPLACEMENT DIA.
#1000	14	HACKBERRY	YES	7
TOTAL CALIPER INCHES TO BE REPLACED=>				7

* NOTE: ONSITE TREES NOT PROVIDED IN THE TREE MITIGATION CHART ARE ON THE "NOT PROTECTED LIST".

TREE MITIGATION COMPARISON CHART	
CALIPER INCHES OF TREES TO BE REMOVED	CALIPER INCHES OF TREES TO BE PLANTED
7	258

Treescape Plan
31 Residential Lots

Discovery Lakes Phase 1

OWNER:
DISCOVERY LAKES, LLC.
15400 Knoll Trail Drive, Suite 230
Dallas, Texas 75248

Being a 307.18 Ac. Tract of land situated in the M.E. Hawkins Survey, Abstract No. 100 and the Robert K. Briscoe Survey, Abstract No. 16 in the City of Rockwall, Rockwall County Texas



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Allen, Texas 75013
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TBPE Registration No. F-230
www.tnpsc.com

PROJECT INFORMATION
Project No.: SBD20370
Date: Oct. 6, 2020
Drawn By: CAS
Scale: 1"=100'
SHEET 1 of 1



MEMORANDUM

TO: Rick Crowley, City Manager

CC: Honorable Mayor and City Council

FROM: Ryan Miller, Director of Planning and Zoning

DATE: November 2, 2020

SUBJECT: P2020-043; LOT 2 OF THE CAIN PROPERTIES NO. 1 ADDITION

Attachments

Case Memo
Development Application
Location Map
Replat

Summary/Background Information

Consider a request by Tony Degelia of A & W Surveyors, Inc. on behalf of Siren Brewing Company, LLC for the approval of a *Replat* for Lot 2 of the Cain Properties No. 1 Addition being a 1.233-acre parcel of land identified as Lot 1 of the Cain Properties No. 1 Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated within the SH-66 Overlay (SH-66 OV) District, and take any action necessary.

Action Needed

The City Council is being asked to approve, approve with condition, or deny the replat.



CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Mayor and City Council
DATE: November 2, 2020
APPLICANT: Tony Degelia; *A & W Surveyors, Inc.*
CASE NUMBER: P2020-043; *Lot 2 of the Cain Properties No. 1 Addition*

SUMMARY

Consider a request by Tony Degelia of A & W Surveyors, Inc. on behalf of Siren Brewing Company, LLC for the approval of a Replat for Lot 2 of the Cain Properties No. 1 Addition being a 1.233-acre parcel of land identified as Lot 1 of the Cain Properties No. 1 Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated within the SH-66 Overlay (SH-66 OV) District, and take any action necessary.

PLAT INFORMATION

- ☑ The applicant is requesting the approval of a replat for a 1.233-acre parcel of land identified as Lot 1 of the Cain Properties No. 1 Addition for the purpose abandoning and re-establishing an 18-foot front yard building setback adjacent to S. Goliad Street [SH-205]. The replat will facilitate the construction of the *Siren Rock Brewery*, which will be identified as *Lot 2 of the Cain Properties No. 1 Addition*.
- ☑ On August 20, 2018, the City Council approved a Specific Use Permit [*Ordinance No. 18-34, SUP No. S-194*] allowing a *Craft Brewery* on the subject property. On December 11, 2018, the Planning and Zoning Commission approved a site plan [*Case No. SP2018-038*] for the proposed ~11,931 SF craft brewery (*i.e. Siren Rock Brewery*) on the subject property.
- ☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- ☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- ☑ With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the Replat for *Lot 2 of the Cain Properties No. 1 Addition*, staff would propose the following conditions of approval:

- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat; and,
- (2) Any construction resulting from the approval of this plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION

On October 27, 2020, the Planning and Zoning Commission approved a motion to recommend approval of the replat with the conditions of approval by a vote of 7-0.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. P2020-043

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

Platting Application Fees:

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

Site Plan Application Fees:

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

Zoning Application Fees:

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

Other Application Fees:

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

Notes:

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

PROPERTY INFORMATION [PLEASE PRINT]

Address S Goliad St.
 Subdivision Cain Properties No. 1 Lot 2 Block
 General Location Near the intersection of Goliad St. and Alamo Rd.

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning Downtown Current Use Vacant
 Proposed Zoning Downtown Proposed Use Rockwall Brewery
 Acreage 1.233 Lots [Current] 1 Lots [Proposed] 1

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

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

<input type="checkbox"/> Owner	<u>Siren Brewing Company LLC</u>	<input type="checkbox"/> Applicant	<u>Tony Degelia</u>
Contact Person		Contact Person	<u>ATW Surveyors Inc.</u>
Address	<u>750 Justin Rd.</u>	Address	<u>2220 Gus Thomasson</u>
City, State & Zip	<u>Rockwall, TX 75087</u>	City, State & Zip	<u>Mesquite, TX 75150</u>
Phone		Phone	<u>972 681 4975</u>
E-Mail		E-Mail	<u>tony.dawsurvey.com</u>

NOTARY VERIFICATION [REQUIRED]

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

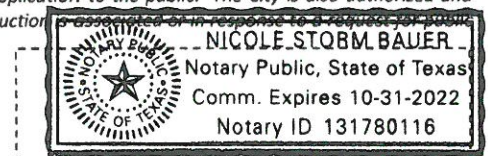
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ _____, to cover the cost of this application, has been paid to the City of Rockwall on this the 6th day of October, 20 20. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated with a request for public information."

Given under my hand and seal of office on this the 6th day of October, 20 20.

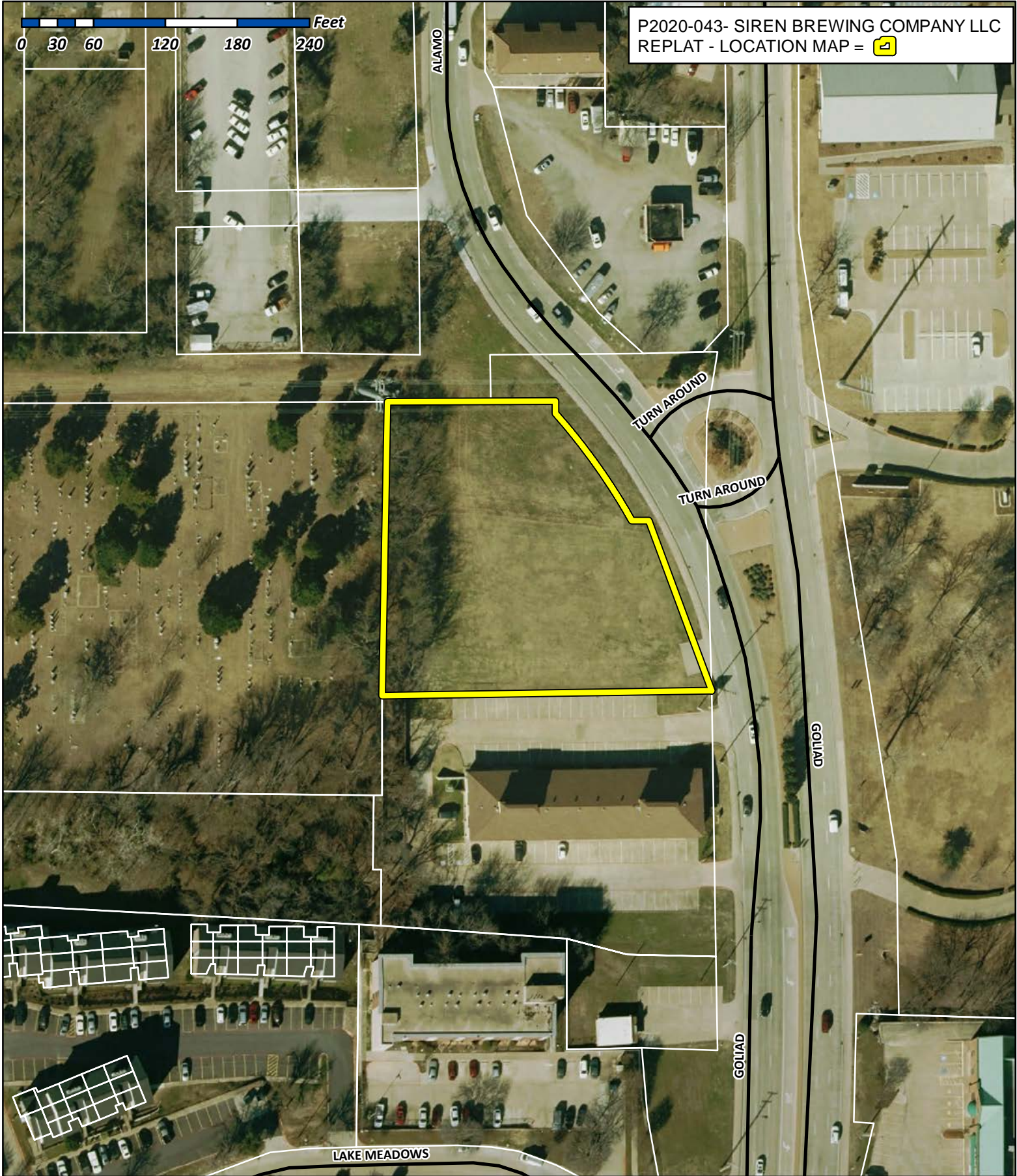
Owner's Signature

[Handwritten Signature]
[Handwritten Signature]

Notary Public in and for the State of Texas



My Commission Expires 10-31-2022

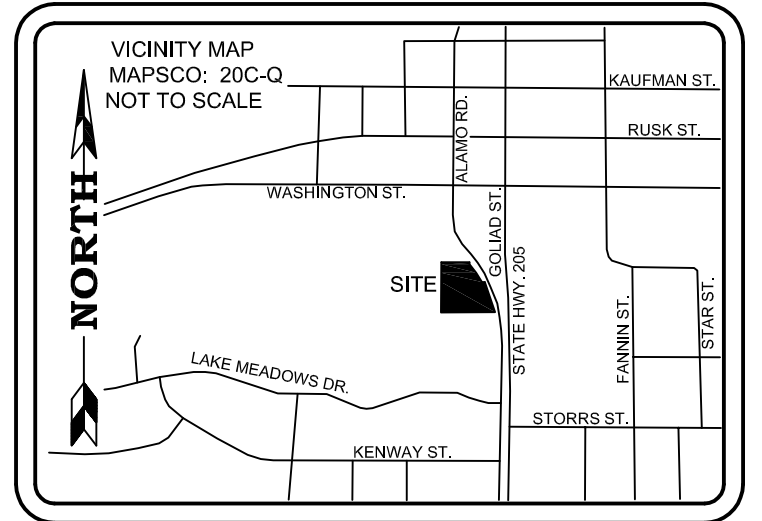
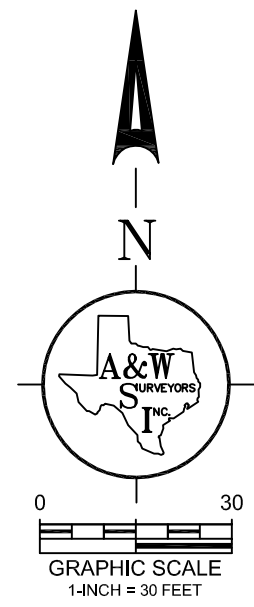


City of Rockwall

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

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





BILLY W. PEOPLES
VOL. 1515, PG. 81
D.R.R.C.T.

STATE OF TEXAS
INST. NO. 2007-00380303
O.P.R.R.C.T.

LOT 1
BLOCK Z
ORIGINAL TOWN OF ROCKWALL
VOL. 38, PG. 212,
D.R.R.C.T.
BILLY W. PEOPLES
INST. NO. 2017000005610
O.P.R.R.C.T.

(GOLIAD STREET)

N. ALAMO STREET
(60' RIGHT-OF-WAY)

LOT 1
CAIN PROPERTIES NO. 1
CAB. C SLIDE. 138
P.R.R.C.T.

STATE OF TEXAS
INST. NO. 2007-00380306
O.P.R.R.C.T.

B.F. BOYDSTUN SURVEY, ABSTRACT NO. 14
CITY OF ROCKWALL
CEMETERY

N 00°20'48" E 250.05'

15' WATER LINE EASEMENT,
CAB. B, SLD. 7,
P.R.R.C.T.

VARIABLE WIDTH UTILITY
AND DRAINAGE EASEMENT,
CAB. B, SLD. 7,
P.R.R.C.T.

1/2" IRF FROM
WHICH BEAR 1/2" IRF
(N 79°02'38" E 0.41')

N 89°41'09" E 140.00'

VARIABLE
WIDTH UTILITY
EASEMENT

VARIABLE WIDTH
DETENTION EASEMENT

LOT 2
53,716 SQ. FT. OR
1.233 ACRES
LOT 2
CAIN PROPERTIES NO. 1
INST. NO. 20200000011584,
O.P.R.R.C.T.
SIREN ROCK BREWING COMPANY, LLC
INST. NO. 2018000019846,
O.P.R.R.C.T.

24' CROSS ACCESS
EASEMENT,
CAB. C, SLIDE 138,
P.R.R.C.T.

VARIABLE WIDTH
SIDEWALK
EASEMENT

VARIABLE WIDTH
WATER EASEMENT

24' FIRE LANE,
PUBLIC ACCESS, &
UTILITY EASEMENT

VARIABLE WIDTH
DETENTION EASEMENT

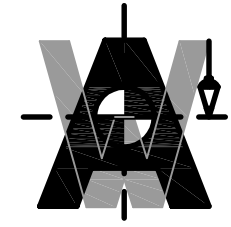
S 89°41'12" W 269.45'

LOT 1-RA
CAIN PROPERTIES NO. 1
CAB. C, SLIDE. 138,
P.R.R.C.T.

24' CROSS ACCESS
EASEMENT,
CAB. C, SLIDE 138,
P.R.R.C.T.

STATE HIGHWAY 205
(VARIABLE WIDTH RIGHT-OF-WAY)
(INST. NO. 2007-00380306, O.P.R.R.C.T.)

PLACE OF
BEGINNING
N: 7026829.7632
E: 2594203.4128
1/2" IRF FROM
WHICH BEAR 1/2" IRF
(N 85°41'49" E 1.09')



A&W SURVEYORS, INC.
Professional Land Surveyors
TEXAS REGISTRATION NO. 100174-00
P.O. BOX 870029, MESQUITE, TX. 75187
PHONE: (972) 681-4975 FAX: (972) 681-4954
WWW.AWSURVEY.COM

Owner: Siren Brewing Company, LLC
~ 750 Justin Road, Rockwall, TX 75087 ~

TRIANGLE ENGINEERING
1333 McDermott Drive, Ste. 200, Allen, TX 75013
T: 214-609-9271
F: 469-3595-6709
E: kpatel@triangle-engr.com
W: www.triangle-engr.com

Job No: 18-0788 | Drawn by: 517 | Date: 01-04-2019 | Revised: 09-28-2020
"A professional company operating in your best interest"

LINE TABLE					
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	10.36'	S00°19'31"E	L12	97.15'	N06°52'14"E
L2	14.40'	N89°40'29"E	L13	9.46'	N90°00'00"E
L3	158.00'	N90°00'00"W	L14	136.88'	S00°02'39"E
L4	24.00'	N00°00'00"E	L15	206.61'	N90°00'00"E
L5	150.00'	N90°00'00"E	L16	10.00'	S00°00'00"E
L6	12.20'	S71°34'11"W	L17	4.97'	N90°00'00"E
L7	20.00'	N18°25'49"W	L18	9.00'	S00°00'00"E
L8	12.23'	N71°34'11"E	L19	221.57'	N90°00'00"W
L9	85.13'	N90°00'00"W	L20	151.45'	N00°02'39"W
L10	85.14'	S90°00'00"E	L21	4.47'	N06°52'14"E
L11	153.65'	N00°02'39"W	L22	9.14'	S43°27'56"E

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CH. BEAR.	CHORD
C1	3°45'07"	517.46'	33.89'	N13°42'37"W	33.88'
C2	1°37'36"	517.46'	14.69'	N16°23'59"W	14.69'
C3	23°57'30"	517.46'	216.38'	N31°24'25"W	214.80'
C4	2°02'41"	521.46'	18.61'	N28°22'31"W	18.61'
C5	4°23'02"	521.46'	39.90'	N25°09'39"W	39.89'
C6	20°29'47"	16.00'	5.72'	S33°13'02"E	5.69'

- GENERAL NOTES**
- Any structure new or existing may not extend across new property lines.
 - The purpose of this plat is to remove the 18' building line parallel to the property line and to add the correct 18' building line parallel to the back of curb.
 - Basis of bearing determined by Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 (2011).
 - Coordinates shown are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale, No Projection
 - 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.

LEGEND	
D.R.R.C.T.	Deed Records, Rockwall County, Texas
P.R.R.C.T.	Plat Records, Dallas County, Texas
O.P.R.R.C.T.	Official Public Records, Rockwall County, Texas
C.M.	Controlling Monument
VOL.	Volume
PG.	Page
CAB.	Cabinet
SLD.	Slide
INST. NO.	Instrument Number
IRF	iron rod found
IRS	1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set
SQ. FT.	square feet

PAGE 1 OF 2
REPLAT
LOT 2
CAIN PROPERTIES NO. 1

BEING A PLAT OF LOT 2,
CAIN PROPERTIES NO. 1
AN ADDITION TO THE CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
B.F. BOYDSTUN SURVEY ABSTRACT NO. 14
CASE FILE NO. P2019-01647

LOT 1-RB
CAIN PROPERTIES NO. 1
CAB. C, SLIDE. 138,
P.R.R.C.T.

OWNER'S CERTIFICATE

WHEREAS Siren Breweing Company, LLC is the sole owner of a tract of land located in the N.F. BOYDSTUN SURVEY, Abstract No. 14, City of Rockwall, Rockwall County, Texas, and being Lot 2, of the Replat of Cain Properties No. 1, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof, recorded in Instrument No. 20200000011584, Official Public Records, Rockwall County, Texas, and being the same tract of land described in deed to Siren Breweing Company, LLC, recorded in Instrument No. 2018000019846 and Instrument No. 20200000003100, Official Public Records, Rockwall County, Texas, and being more particularly described as follows:

Beginning at a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set in the West line of State Highway No. 205, (Goliad Street), a variable width right-of-way, at the Northeast corner of Lot 1-RA, of the Replat of Cain Properties No. 1, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet C, Slide 138, Plat Records, Collin County, Texas;

Thence South 89°41'12" West, a distance of 269.45' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set in the East line of City of Rockwall Cemetery, at the Northwest corner of said Lot 1-RA;

Thence North 00°20'48" East, along said East line, a distance of 250.05' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set at the interior 'ell' corner of said City of Rockwall Cemetery, same being the Northeast corner of Lot 2;

Thence North 89°41'09" East, a distance of 140.00' to a 1/2" iron rod found at the interior 'ell' corner of a tract of land described in deed to the State of Texas, recorded in Instrument No. 2007-00380306, Official Public Records, Rockwall County, Texas;

Thence South 00°19'31" East, a distance of 10.36' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner at the beginning of a non-tangent curve to the right, having a central angle of 12°11'32", a radius of 515.62', and a chord bearing and distance of South 35°27'40" East, 109.51';

Thence Southeasterly, along said curve to the right, an arc distance of 109.72' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence North 89°40'29" East, a distance of 14.40' to an "X" found at the Southwest interior corner of said State of Texas tract;

Thence South 18°25'49" East, along said present right-of-way, a distance of 157.96' to the PLACE OF BEGINNING and containing 53,716 square feet or 1.233 acres of land.

SURVEYOR'S CERTIFICATE

THAT I, John S. Turner, do hereby certify that I prepared this amending plat from an actual survey on the land and that the corner monuments shown thereon were found and/or properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the Planning and Zoning Commission of the City of Rockwall, Texas.

Witness my hand at Mesquite, Texas, This _____ day of _____, 20__.

John S. Turner Registered Professional Land Surveyor #5310

OWNER'S DEDICATION

STATE OF TEXAS COUNTY OF ROCKWALL

That, Siren Breweing Company, LLC, acting herein by and through its duly authorized officer, does hereby certify and adopt this Replat designating the herein above described property as LOT 2, CAIN PROPERTIES NO. 1 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, watercourses, 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 Siren Breweing Company, LLC 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.
7. All drainage and detention on site will be maintained, repaired, and replaced by the property owner.

I further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I (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.

Name: Title:

STATE OF TEXAS COUNTY OF ROCKWALL

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared, _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

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

Notary Public in and for The State of Texas

RECOMMENDED FOR FINAL APPROVAL

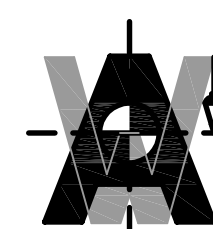
Planning and Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 20__.

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

Mayor, City of Rockwall City Secretary City Engineer



A&W SURVEYORS, INC. Professional Land Surveyors TEXAS REGISTRATION NO. 100174-00 P.O. BOX 870029, MESQUITE, TX. 75187 PHONE: (972) 681-4975 FAX: (972) 681-4954 WWW.AWSURVEY.COM

Owner: Siren Breweing Company, LLC ~ 750 Justin Road, Rockwall, TX 75087 ~



MEMORANDUM

TO: Rick Crowley, City Manager

CC: Honorable Mayor and City Council

FROM: Ryan Miller, Director of Planning and Zoning

DATE: November 2, 2020

SUBJECT: P2020-045; LOT 57 OF CHANDLER'S LANDING, PHASE 2

Attachments

Case Memo
Development Application
Location Map
Replat

Summary/Background Information

Consider a request by John F. Dudek for the approval of a *Replat* for Lot 57 of Chandler's Landing, Phase 2 being a 0.248-acre tract of land identified as Lots 35 & 36 of Chandler's Landing, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for single-family residential land uses, addressed as 428 Columbia Drive, and take any action necessary.

Action Needed

The City Council is being asked to approve, approve with condition, or deny the replat.



CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Mayor and City Council
DATE: November 02, 2020
APPLICANT: John Dudek
CASE NUMBER: P2020-045; *Lot 57 of Chandler's Landing, Phase 2*

SUMMARY

Consider a request by John F. Dudek for the approval of a Replat for Lot 57 of Chandler's Landing, Phase 2 being a 0.248-acre tract of land identified as Lots 35 & 36 of Chandler's Landing, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for single-family residential land uses, addressed as 428 Columbia Drive, and take any action necessary.

PLAT INFORMATION

- The applicant is requesting the approval of a replat for a 0.248-acre tract of land consisting of two (2) parcels of land (*i.e. Lots 35 & 36 of Chandler's Landing, Phase 2*) for the purpose of creating one (1) lot (*i.e. Lot 57 of Chandler's Landing, Phase 2*) to allow for the construction of a single-family home.
- Lots 35 & 36 of Chandler's Landing, Phase 2 were created on July 9, 1973 when the original plat for this subdivision was filed with Rockwall County.
- The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the Replat for *Lot 57 of Chandler's Landing Phase 2*, staff would propose the following conditions of approval:

- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat; and,
- (2) Any construction resulting from the approval of this plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION

On October 27, 2020, the Planning and Zoning Commission approved a motion to recommend approval of the replat with

the conditions of approval by a vote of 7-0.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. P2020-045

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

Platting Application Fees:

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

Site Plan Application Fees:

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

Zoning Application Fees:

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

Other Application Fees:

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

Notes:

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

PROPERTY INFORMATION [PLEASE PRINT]

Address 428 COLUMBIA DRIVE, ROCKWALL, TEXAS

Subdivision CHANDLER'S LANDING PHASE 2 Lot 35+36 Block

General Location COLUMBIA DRIVE CHANDLER'S LANDING

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning PO8 Current Use C4

Proposed Zoning PO8 Proposed Use C4

Acreage 0.248 Lots [Current] 35+36 Lots [Proposed] 57

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 SAME AS APPLICANT Applicant JOHN F. DUDEK

Contact Person JOHN F. DUDEK

Address 432 COLUMBIA DRIVE

City, State & Zip ROCKWALL, TX 75087

Phone 623-237-2960

E-Mail jfdudek54@gmail.com

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared John F. Dudek [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 \$ 320.00, to cover the cost of this application, has been paid to the City of Rockwall on this the 16th day of OCTOBER, 20 20. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

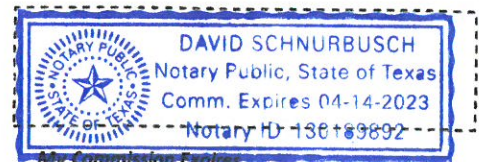
Given under my hand and seal of office on this the 15th day of OCTOBER, 20 20

Owner's Signature

John F. Dudek

Notary Public in and for the State of Texas

David Schnurbusch





P2020-045- CHANDLERS LANDING PHASE 2
 REPLAT - LOCATION MAP = [icon]

0 12.5 25 50 75 100 Feet



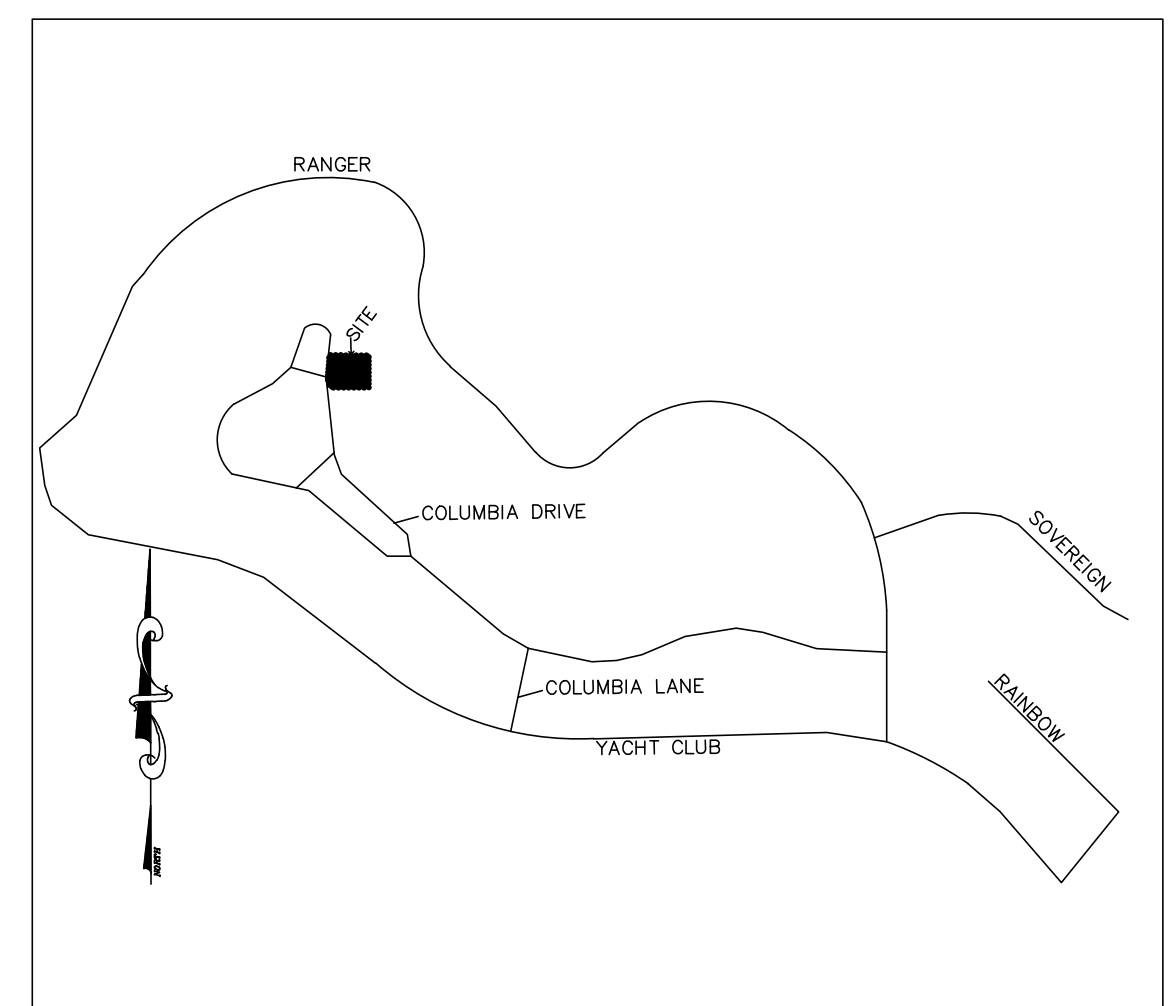
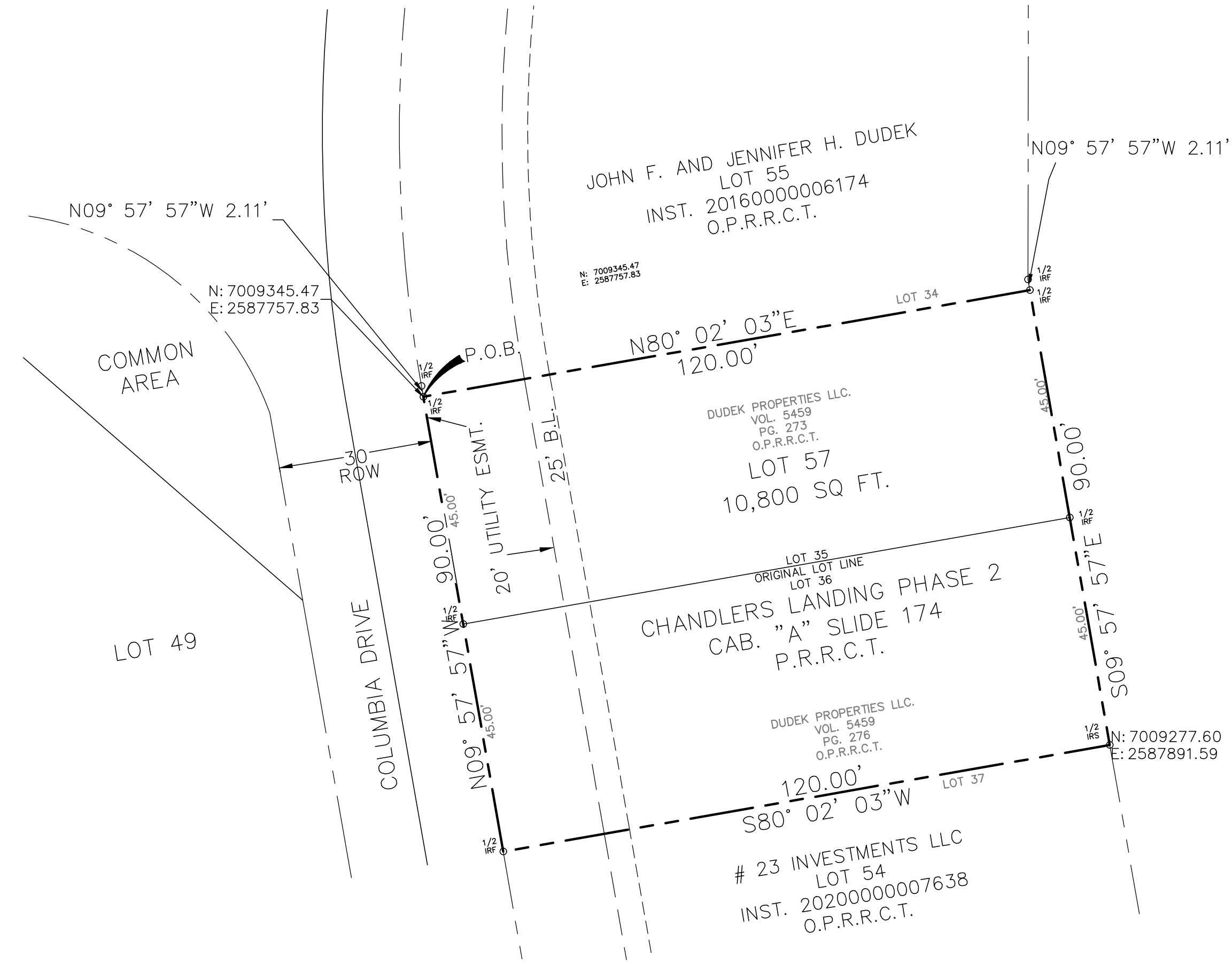
City of Rockwall

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

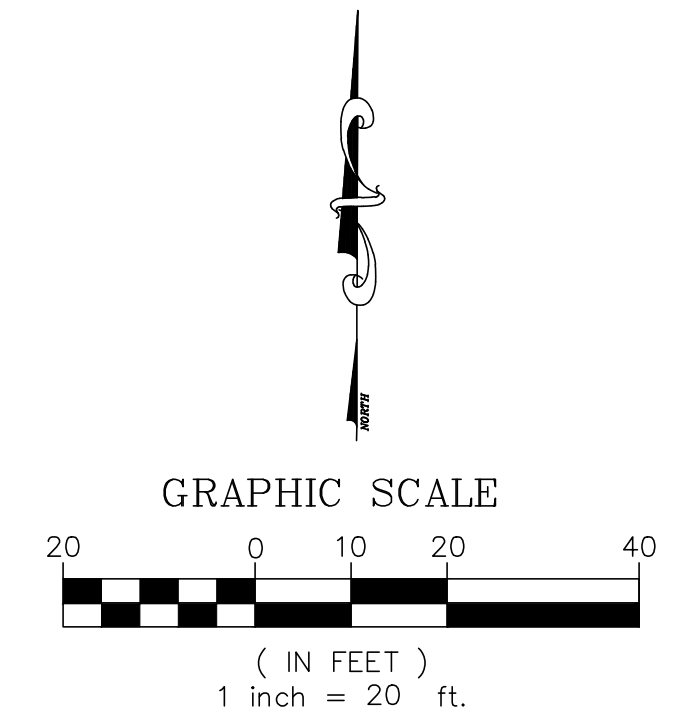
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



P:\Siskengn\DUDEK REPLAT.dwg, Layout1, 10/14/2020 8:56:52 AM, Dylan Moore



VICINITY MAP
(N.T.S.)



LEGEND:

- | | |
|------------|---|
| P.R.R.C.T. | PLAT RECORDS, ROCKWALL COUNTY, TEXAS |
| O.P.R.C.T. | OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS |
| IRF | IRON ROD FOUND |
| IRS | IRON ROD SET WITH CAP STAMPED "USA INC." |
| P.O.B. | POINT OF BEGINNING |
| ROW | RIGHT-OF-WAY |
| B.L. | BUILDING LINE |
| SQ FT | SQUARE FEET |
| VOL. | VOLUME |
| PG. | PAGE |
| CAB. | CABINET |

NOTES

1. According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0040L dated SEPT 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
2. Bearing Source: CITY OF ROCKWALL CONTROL MONUMENT SYSTEM.

ENGINEERS/SURVEYORS:


USA PROFESSIONAL SERVICES GROUP, INC.
 CIVIL ENGINEERS—SURVEYORS—PLANNERS—LANDSCAPE ARCHITECTS
 TEXAS BOARD OF PROFESSIONAL ENGINEERS – REGISTERED FIRM NO. F-1845
 TEXAS BOARD OF LAND SURVEYORS – REGISTERED FIRM 101074-00
 1525 VICEROY DRIVE, DALLAS, TEXAS 75235
 OFFICE: (214) 634-3300 FAX: (214) 634-3338
 WWW.USAENGINEERS.COM
 USAI 2018006.00

OWNER:

JOHN F. DUDEK
 JENNIFER H. DUDEK
 333 HARBORVIEW DRIVE
 ROCKWALL, TEXAS 75032

REPLAT
CHANDLERS LANDING PHASE 2
LOT 57
 BEING A REPLAT OF
 LOT 35 AND 36 0.248 ACRES OR 10,800 S.F.
 (1 LOT)
 EDWARD TEAL SURVEY A-207
 THE CITY OF ROCKWALL,
 ROCKWALL COUNTY, TEXAS
 OCTOBER 14, 2020

OWNER'S CERTIFICATION

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS, JOHN F. DUDEK and JENNIFER H. DUDEK, being the owners of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows;

Being all of Lot 35 and Lot 36, CHANDLERS LANDING PHASE 2, an addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in cabinet "A" slide 174 Plat Records Rockwall County, Texas;

BEGINNING at a 1/2 inch iron rod found for a corner in the east right-of-way line of Columbia Drive, a 30 foot right-of-way, said point being the Northwest corner of said lot 35;

THENCE North 80 degrees 02 minutes 03 seconds East a distance of 120.00 feet to a 1/2 inch iron rod found for corner, being Northeast corner of said lot 35:

South 09 degrees 57 minutes 57 seconds East a distance of 90.00 feet to a 1/2 inch iron rod set with cap "USA INC." for corner, being the Southeast corner of said lot 36;

South 80 degrees 02 minutes 03 seconds West a distance of 120.00 feet to a 1/2 inch iron rod found for corner, said corner being in the East right-of-way of Columbia Drive, and the Southwest corner of lot 36;

North 09 degrees 57 minutes 57 seconds West along said right-of-way a distance of 90.00 feet to the POINT OF BEGINNING and containing 10,800 square feet or .248 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We the undersigned owner of the land shown on this plat, and designated herein as REPLAT CHANDLERS LANDING PHASE 2, LOT 57, BEING A REPLAT OF LOT 35 AND 36, an Addition to the City of Rockwall, Texas and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, easements and public places thereon shown on the purpose and consideration there in expressed. I further certify that all other parties who have a mortgage or lien interest in the subdivision have been notified and signed this plat.

- 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 time 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 Rockwal.

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

JOHN F. DUDEK
JENNIFER H. DUDEK

STATE OF TEXAS
COUNTY OF

Before me, the undersigned authority. On this day personal appeared JOHN F. DUDEK, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledge to me that he executed the same for the purpose and consideration therein stated.

Give upon my hand and seal of office this ___ day of _____, _____.

Notary Public in and for the State of Texas

My Commission Expires On:

efore me, the undersigned authority. On this day personal appeared JENNIFER H. DUDEK, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledge to me that he executed the same for the purpose and consideration therein stated.

Give upon my hand and seal of office this ___ day of _____, _____.

Notary Public in and for the State of Texas

My Commission Expires On:

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission Date

APPROVED:

I hereby certify that the above and foregoing plat of REPLAT CHANDLERS LANDING PHASE 2, LOT 55, BEING A REPLAT OF LOT 35 AND 36, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ___ day of _____, _____.

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

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

Mayor, City of Rockwall

City Secretary, City of Rockwall

City Engineer, City of Rockwall

SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, William V. Perry, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision

William V. Perry DATE
Registered Professional Land Surveyor Registration No. 4699
USA Professional Services Group, Inc.



REPLAT
CHANDLERS LANDING PHASE 2
LOT 57
BEING A REPLAT OF
LOT 35 AND 36 0.248 ACRES OR 10,800 S.F.
(1 LOT)
EDWARD TEAL SURVEY A-207
THE CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

OCTOBER 14, 2020

ENGINEERS/SURVEYORS:



USA PROFESSIONAL SERVICES GROUP, INC.
CIVIL ENGINEERS-SURVEYORS-PLANNERS-LANDSCAPE ARCHITECTS
TEXAS BOARD OF PROFESSIONAL ENGINEERS - REGISTERED FIRM NO. F-1845
TEXAS BOARD OF LAND SURVEYORS - REGISTERED FIRM 101074-00
1525 VICEROY DRIVE, DALLAS, TEXAS 75235
OFFICE: (214) 634-3300 FAX: (214) 634-3338
WWW.USAENGINEERS.COM
USA1 2018006.00

OWNER:
JOHN F. DUDEK
JENNIFER H. DUDEK
333 HARBORVIEW DRIVE
ROCKWALL, TEXAS 75032

NOTE:It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, as required under Ordinance 83-54.



MEMORANDUM

TO: Rick Crowley, City Manager

CC: Honorable Mayor and City Council

FROM: Lea Ann Ewing, Purchasing Agent

DATE: November 2, 2020

SUBJECT: PURCHASE OF ONSITE FIXED GENERATORS AT THREE LIFT STATIONS

Attachments

Summary/Background Information

Approved in the current Sewer Operating budget is the purchase of fixed generators for stand-by power at the Community Building, Soroptimist House and Justin Road lift stations. The Generac generators are available for purchase from WPI (Waukesha-Pearce) including installation for a total amount of \$228,050 through the Buy Board purchasing cooperative contract #597-19. Budget of \$222,900 is not adequate to cover the cost of this project.

As a member and participant in the BuyBoard cooperative program, the City has met all formal bidding requirements pertaining to the purchase and install of these new generators.

Action Needed

For Council consideration is this generator bid award to WPI for \$228,050, increase in the budget line to cover the full cost of this project and authorize the City Manager to execute a contract.



MEMORANDUM

TO: Rick Crowley, City Manager

CC: Honorable Mayor and City Council

FROM: Amy Williams, P.E. - Director of Public Works/City Engineer

DATE: November 2, 2020

SUBJECT: PROPOSED 2021 SANITARY SEWER CONDITION ASSESSMENT

Attachments
Contract

Summary/Background Information

The strategic plan associated with the City's Capacity, Management, Operations, and Maintenance (CMOM) Plan presented to the EPA requires that the City must complete a condition assessment of the sewer system within ten years. To develop this strategic initiative, staff and the firm that worked on the CMOM took the information provided through the flow monitoring study conducted in the spring of 2015. The study was divided into 37 basins that were ranked depending on how much inflow and infiltration was detected in rain events.

The strategic initiative consists of a condition assessment of evaluating of the basins that scored the lowest score in the study first. In 2020-2021, the wastewater division proposes to complete condition assessment of three basins that have a total of 129,166 feet of pipe with 412 manholes. The Professional Services Contract for the sanitary sewer condition assessment cost \$152,878.00. The funds are available in the water and sewer operating budget, sewer line repair and replacement. Assessments of these basins will include:

- Manhole inspections
- Smoke testing
- Dye flooding
- Cleaning (City)
- CCTV (City)
- Analysis of any defects
- Mapping
- Cost estimates for repair or rehab
- Data collecting
- Final report

Included in this document is the contract for council considerations for engineering services through Pipeline Analysis, LLC for \$152,878.00, and to authorize the City Manager to execute the contract.

Action Needed

Professional Services Contract
City of Rockwall
Phase 4
Sanitary Sewer Condition Assessment
Flow Meter Basins
SC-08, SC-14A/B and SC-24



City of Rockwall

October 12, 2020



PIPELINE ANALYSIS LLC
1115 Main Street
Garland, Texas 75040
800-637-0164
TBPE Firm No. F-6538

CONTRACT FOR PROFESSIONAL ENGINEERING SERVICES

THIS CONTRACT made and entered into on the date last stated below between the City of Rockwall, hereinafter called "City", and Pipeline Analysis, LLC hereinafter called "ENGINEER", acting by and through James H. Forbes, Jr., P.E. (Project Manager) duly authorized to so act on behalf of the ENGINEER.

WHEREAS, the CITY desires professional engineering services in connection with the Sanitary Sewer Condition Assessment of sewer on a specified portion of the City of Rockwall, Texas, hereinafter called "the PROJECT"; and

WHEREAS, the CITY has determined that the ENGINEER has experience in the area involved in the Project and is qualified to perform the work, and the ENGINEER is willing to enter into a contract with the CITY to perform the engineering services desired by the CITY in connection with the PROJECT.

THE CITY AND ENGINEER AGREE AS FOLLOWS:

The CITY hereby retains the ENGINEER to perform engineering services in connection with the PROJECT described above.

1. SCOPE OF SERVICES

The scope of Professional Engineering Services to be performed by the ENGINEER shall be as follows:

1.1 Approach to Project

This project will perform various field testing and inspection of the wastewater collection system within the Study Area as defined on the map included in Exhibit A and prepare a final report that recommends system repairs and estimated costs.

1.2 Detailed Scope of Services

See Exhibit A attached.

2. CITY'S RESPONSIBILITIES

So as not to delay the services of ENGINEER, the CITY shall do the following in a timely manner:

2.1 Provide Existing Data

CITY will provide to ENGINEER, at no cost, those sewer maps and any applicable previous reports. Existing data delivered to the ENGINEER by the CITY remains the property of the CITY and must be returned to the CITY after completion of the PROJECT.

2.2 Provide Access

Arrange for access to, and make all provisions for, ENGINEER to perform services under this AGREEMENT.

2.3 CITY Representative

CITY designates the following person as the project representative to act as the contact person on behalf of the CITY.

Rick Sherer
Water/ Wastewater Manager
City of Rockwall
1600 Airport Road
Rockwall, TX 75087
972.772.6337

2.4 Cleaning and CCTV Inspection

CITY desires to perform the cleaning and CCTV inspection of sanitary sewers identified by Pipeline Analysis LLC. Pipeline Analysis LLC shall prepare a listing of line segments requiring internal cleaning and CCTV inspection based on field testing and inspection within the study areas. City will perform the cleaning and CCTV of the designated gravity sewers and provide Pipeline Analysis LLC the resulting database and digital video of the inspections where possible and findings will be incorporated into the final report. Should the City elect not to perform these work tasks, then Pipeline Analysis LLC will undertake the required cleaning and CCTV inspection at the unit prices presented in Exhibit A Compensation.

3. SCHEDULE

3.1 Schedule

The ENGINEER'S services shall be performed in a timely manner consistent with sound professional practices. The ENGINEER will complete the work according to the schedule presented in Exhibit A.

The time limits set forth in the schedule shall include allowances for reasonable and expected review time by the CITY and approval by authorities having jurisdiction over the PROJECT, and shall not be allowed as cause for delay or adjustments to the schedule. Delays in the project critical path caused by review times by the CITY or a permitting agency exceeding those anticipated by the ENGINEER'S schedule are cause for adjustments in the schedule. Any adjustments made to the agreed upon schedule shall be made in writing and acceptable to both parties.

The ENGINEER shall begin work immediately upon receipt of the executed CONTRACT and/or written Notice to Proceed.

3.2 Completion of Services

ENGINEER'S services under each item of the finalized Scope of Work shall be considered complete on the date when the submissions for that item have been accepted by CITY.

3.3 Changes

If the CITY requests significant modifications or changes in the Scope of Services, general scope, extent or character of the PROJECT, the time of performance of ENGINEER'S services, the various rates of compensation and schedule shall be adjusted equitably.

3.4 Written Authorization for Additional Work

Any provision in this CONTRACT notwithstanding, it is specifically understood and agreed that the ENGINEER shall not authorize or undertake any work pursuant to this CONTRACT which would require the payment of any fee, expense or reimbursement in addition to the fees stipulated in Section 4 (Payment for Services) of this CONTRACT, without first having obtained the specific written authority to do so from CITY.

4. PAYMENT FOR SERVICES

4.1 Terms

Net 30 days

Terms used in describing the applicable method of payment for services provided by the ENGINEER shall have the meaning indicated below:

Basic Engineering Fee:

Basic Engineering Fee shall mean those expenses incurred by the ENGINEER in prosecuting the PROJECT Scope of Services.

Reimbursable Expenses

Not applicable

Additional Services

Additional services **not** covered under the Scope of Services, will be provided to the CITY on a unit price or lump sum basis. A revised written detailed scope of services for additional services will be provided with the pricing summary. Additional services must be approved by the CITY along with a written notice to proceed.

4.2 Basis and Amount of Compensation for Basic Services

Compensation for basic services will be as shown in Exhibit A. These services will be billed monthly based on a percentage completed and will not exceed the total presented.

4.3 Basis and Amount of Compensation for Additional Services

Not applicable. No additional services are anticipated.

4.4 Partial Payments for Services

Partial fee payments may be applied for at monthly intervals, based upon statements which reflect the percentage of work completed for the various items listed under Scope of Services. These statements shall be prepared by the ENGINEER and must be verified and approved by CITY.

4.5 Delay

If ENGINEER'S design services or service during construction of the PROJECT are delayed or suspended in whole or in part by the CITY for more than one year for reasons beyond ENGINEER'S control the various rates of compensation, including Additional Services, provided for elsewhere in this CONTRACT shall be subject to equitable adjustment.

5. TERMINATION, SUSPENSIONS OR ABANDONMENT

5.1 Termination

The CITY or the ENGINEER may terminate this CONTRACT for reasons identified elsewhere in this CONTRACT. In the event such termination becomes necessary, the party effecting termination shall so notify the other party, and termination will become effective thirty (30) calendar days after receipt of the termination notice. Irrespective of which party shall effect termination or the cause therefore, CITY shall within thirty (30) calendar days of termination remunerate ENGINEER for services rendered and costs incurred, in accordance with the ENGINEER'S prevailing fee schedule (Exhibit A). Services shall include those rendered up to the time of termination. All plans, field survey, and other data related to the PROJECT shall become the property of CITY upon termination of the CONTRACT and shall be promptly delivered to CITY in a reasonably organized form. Should CITY subsequently contract with a new Engineer for continuation of services on the PROJECT, ENGINEER shall cooperate in providing information. No amount shall be due for lost or anticipated profits.

5.2 Suspension

If the Project is suspended by CITY for more than 30 consecutive days, the ENGINEER shall be compensated for services performed prior to notice of such suspension. When the Project is resumed, the ENGINEER'S compensation shall be equitably adjusted to provide for expenses incurred in the interruption and resumption of the ENGINEER'S services.

5.3 Abandonment

This CONTRACT may be terminated by CITY upon not less than seven (7) days written notice to the ENGINEER in the event that the Project is permanently abandoned. If the Project is abandoned by CITY for more than ninety (90) consecutive days, the ENGINEER or CITY may terminate this CONTRACT by giving written notice.

5.4 Failure to Pay

Failure of CITY to make payments to the ENGINEER in accordance with this CONTRACT shall be considered substantial nonperformance and cause for termination.

If CITY fails to make payment to ENGINEER within thirty (30) days of a statement for services properly performed, the ENGINEER may, upon fourteen (14) days written notice to CITY, suspend performance of services under this CONTRACT. Unless ENGINEER receives payment in full within fourteen (14) days of the date of the notice, the suspension shall take effect without further notice. In the event of a suspension of services under this section, the ENGINEER shall have no liability to CITY for delay or damage caused CITY because of such suspension of services.

6. GENERAL CONSIDERATIONS

6.1 Professional Standards

Services performed by the ENGINEER under this CONTRACT will be conducted in a manner consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing in the same locality under similar conditions. The ENGINEER shall comply with the applicable laws and rules of the current "Texas Engineering Practice Act". CITY's approval, acceptance, use of or payment for all or any part of the ENGINEER'S services herein under or of the project itself shall in no way alter the ENGINEER'S obligations or CITY'S rights thereunder.

6.2 Progress and Performance

The provisions of this CONTRACT and the compensation to ENGINEER have been agreed to in anticipation of continuous and orderly progress through the completion of the ENGINEER'S services. Time for performance shall be extended to the extent necessary for delays due to circumstances over which the ENGINEER has no control. If the ENGINEER'S services are suspended or delayed the times of performance shall be extended to the extent of such delay or suspension. A delay or suspension shall not terminate this CONTRACT unless ENGINEER elects to terminate in accordance with the provisions of Section 5 of this CONTRACT. If a delay or suspension extends for a period of greater than one year for reasons beyond the control of the ENGINEER, the fees and rates of compensation set forth in Section 4 shall be subject to re-negotiating.

6.3 CITY Control

It is understood and agreed that CITY shall have complete control of the services to be rendered, and that no work shall be done under this CONTRACT until the ENGINEER is instructed to proceed with the work.

6.4 Independent Agent

ENGINEER and CITY agreed that ENGINEER and any officer, employee or agent of ENGINEER, in the performance of this CONTRACT shall act in an independent capacity and not as an officer, agent or employee of CITY.

6.5 Compliance with Laws

ENGINEER shall comply with all Federal, State, and local laws and ordinances in the execution of all work in connection with this PROJECT.

6.6 No Additional Work Without Authorization

Any provision in the CONTRACT notwithstanding, it is specifically understood and agreed that the ENGINEER shall not authorize or undertake any work pursuant to this CONTRACT, which would require the payment of any fee, expense or reimbursement in addition to the fee stipulated in Article 4 of this CONTRACT, without having first obtained specific written authority therefore from CITY.

6.7 Assignment & Subcontracting

This CONTRACT shall not be assigned or subcontracted in whole or part without the written consent of CITY.

6.8 Indemnification

ENGINEER, its officers, agents and employees agree to indemnify, hold harmless, and defend CITY, at ENGINEER'S cost, its officers, agents, and employees from and against any and all claims or suits for injuries, damages, loss, or liability of whatever kind of character, arising out of or in connection with the performance by the ENGINEER of those services contemplated by the CONTRACT, based upon negligent acts or omissions of ENGINEER, its officers, agents, employees, consultants and subcontractors, whether or not caused solely by the ENGINEER, its officers, agents, employees, consultants or subcontractors or jointly with any other party.

ENGINEER agrees that he is solely responsible for the safety of himself and his employees in the performance of this CONTRACT and agrees to indemnify and hold harmless CITY, its officers and agents from and against any liability arising from the personal injury or death of the ENGINEER or the employees of the ENGINEER arising out of or in connection with this CONTRACT.

6.9 Insurance

ENGINEER shall secure and maintain insurance that will protect him from claims under the Worker's Compensation Act (statutory amounts).

ENGINEER shall secure and maintain Commercial General Liability Insurance that will protect him from claims for bodily injury, death or property damage which may arise from the performance of his services under this CONTRACT, written on an occurrence basis, in the following amounts:

For engineering design contracts for more than \$10,000.00, insurance in an amount not less than \$500,000 per occurrence and \$1,000,000 annual aggregate for bodily injury or death and property damage. ENGINEER shall maintain Comprehensive Automobile Liability Insurance covering all owned, non-owned, and hired vehicles with combined single limit coverage of \$1,000,000 for bodily injury, death or property damage.

ENGINEER shall maintain, at no expense to CITY, a professional liability (errors and omissions) insurance policy placed with a company rated at least A-/VII by Best's Key Rating Guide, authorized to do business in Texas. This coverage must be maintained for at least two (2) years after the PROJECT is completed. Coverage must be written on an occurrence basis. However, at its sole discretion, the CITY may accept coverage written on a claims-made basis if the policy provides for a retroactive date equivalent to the inception date of the CONTRACT or earlier, maintained during the full term of the CONTRACT.

All policies, except Worker's Compensation and Professional Liability, shall name the CITY as additional insured. All policies shall contain a waiver of subrogation in favor of the CITY and shall require the giving of written notice to CITY at least thirty (30) days prior to cancellation, non-renewal or material modification of any policies, evidenced by return receipt of United States Certified Mail. ENGINEER shall furnish CITY with copies of said policies or certificates evidencing such coverage.

6.10 Property

All documents, including drawings, field notes, surveys, tracings, calculations, computer input and output, digital or computer files, etc., prepared by the ENGINEER pursuant to this contract shall become the property of CITY. The ENGINEER may retain copies of all documents. Any reuse of the documents shall conform to The Texas Engineering Practice Act.

6.11 Governing Law

This CONTRACT has been made under and shall be governed by the laws of the State of Texas. The parties agree that the performance and all matters related thereto shall be in Rockwall, Texas.

7. DOCUMENT EXECUTION

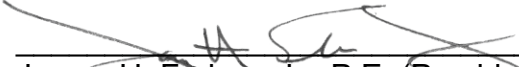
IN WITNESS WHEREOF, the parties have executed this CONTRACT the _____ day of _____, 2020.

**City of Rockwall, Texas
Rockwall City Hall
385 South Goliad
Rockwall, Texas 75087**

By: _____

Date: _____

**ENGINEER
Pipeline Analysis, LLC
1115 Main Street
Garland, Texas 75040
(800)637-0164
(972)479-0659 FAX**

By: 

James H. Forbes, Jr., P.E. (President)

Date: October 12, 2020

Exhibit A

Detailed Scope of Services

The purpose of this project is to perform a condition assessment on a portion of the City of Rockwall wastewater collection system, designated as SC08, SC14A/B and SC24, and identify system defects that contribute to wet weather infiltration/inflow. The following summarizes the project tasks and approach to the project:

TASK 100 MOBILIZATION

Mobilize project team and coordinate startup. Establish personnel assignments and responsibilities. Inventory equipment needs and order expendable supplies. Review all relevant existing materials, previous reports, etc. developed for or by the City of Rockwall.

Deliverable:

1. Delivery of equipment and personnel
2. Work maps with delineated boundaries

To Be Provided by City:

1. Previous studies for the service area to be investigated
2. Sewer maps
3. Previous inspection data where available
4. Access for placement of equipment and personnel
5. Copies of all applicable reports, maps and historical data for the study area at no cost to ENGINEER
6. As-built drawings, sewer key maps, street plans, electronic aerial photographs if available and if requested at no cost to ENGINEER

TASK 200 MANHOLE/PIPE INSPECTION

Manholes can be a significant source of extraneous infiltration/inflow and thereby reduce system wet weather capacity. For this reason, each manhole within the study area is inspected. For the study area designated, field inspection crews will perform an inspection of manholes. The data gathered during this phase of the project will be used to prioritize manholes for rehabilitation and establish the base data necessary to accurately determine mainline sewer rehabilitation alternatives and costs. Other important deliverables resulting from this work task are the updating of the collection system map, determination of debris levels in pipes and verification of pipe sizes. This information is critical in preparing subsequent rehabilitation plans, cleaning requirements to restore capacity and updating of the system maps.

Inspection personnel will use digital cameras during the inspection of all manholes on this project. All photographs will be included in the field inspection computer database so that a permanent electronic record can be maintained. During inspection, each of the following types of information will be obtained to establish the condition and prioritize least cost repairs:

1. Study Area Designation
2. Manhole/Cleanout ID
3. Inspection Status (buried, could not locate, no access, etc.)
4. Address and Sub-meter GPS coordinate (x,y) of manhole
5. Surface cover, grade, type of cover (paved, yard, etc.)
6. Material of construction – brick, concrete, etc.
7. Area and Internal photo of manhole
8. All incoming and outgoing pipe depths from rim to invert
9. All incoming and outgoing pipe digital photographs
10. Outgoing pipe length
11. Defects – Active, Evidence or No Infiltration/Inflow with digital photographs
12. Field corrections to collection system map

Upon completion of the manhole inspection, a condition assessment will be prepared for inclusion in the final report that will include:

1. Documentation with summary of field observations
2. List of manholes/lines requiring repair/rehabilitation
3. Digital photos
4. Documentation for preparing manhole rehabilitation quantities
5. Field updated map(s)
6. Prioritized Manhole Repair Recommendations and Cost Estimates

To Be Provided by City:

1. Current collection system map
2. Access (if requested) to manholes that are buried or could not be opened.
3. Assistance in locating assets (if requested)

Measurement of Payment:

Payment for this work task shall be a unit price for each manhole documented. Those manholes that are located, but buried or could not be opened will be noted and a list provided to the City. Manholes that could not be located using metal detectors or probes will be listed as Could Not Located (CNL). CNL manholes will not be billed. The City will provide replacement covers at no cost should a cover be broken while attempting opening.

TASK 300 SMOKE TESTING/PUBLIC AWARENESS/DATA ENTRY & ANALYSIS

Smoke testing will provide detailed information on wet weather inflow sources for the study area. In order to identify defects in the lines, a non-toxic smoke will be forced into the sewer by high capacity blowers. Data documentation includes measurements from two permanent points and will be sufficient to establish the location of each defect and determine the best repair method and priority. Color digital photographs will be taken to document each defect during the smoke test.

Forty-eight (48) hours prior to testing, door hangers will be used to notify residents. A local telephone number will be provided for those individuals with questions or for anyone requiring special assistance. Each day the fire department will be notified of the crew location since smoke may enter homes through defective plumbing.

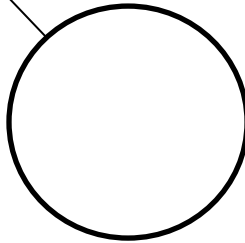
To Be Provided by City:

1. Review and approval of Notice to Residents
2. Letter of introduction to be carried by field crews
3. Previous City smoke testing data, if any

Deliverables:

1. Defects listing and database
2. Defect location sketch
3. Digital photographs
4. Smoke Notification Flyers and Notification of Residents
5. Priority ranking of defects (both private and public sector)
6. Repair methods and estimated costs

**Review
Draft**



City of Rockwall

For the next few days, inspection crews will conduct a physical survey of the wastewater collection system. Pipeline Analysis will perform this study, which involves opening manholes in the streets and backyard utility easements. Information gained from this study will be used to repair and improve the wastewater collection system.

One important task of the survey will be **smoke testing** of sewer lines to locate breaks and defects in the system. During this testing, white smoke will exit through vent pipes on the roofs of homes and through sewer line breaks. **The smoke is non-toxic, leaves no residue, and creates no fire hazard.** The smoke should not enter your home unless defective plumbing exists or drain traps are dry.

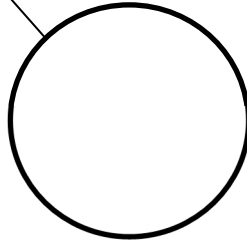
If you have seldom-used drains, please pour a gallon of water in the drain to fill the drain trap. This procedure will help prevent the possibility of smoke entering your living areas through those drains.

Field crews will perform testing of all sewers in the area. **At no time will field crews have to enter your business or residence.**

Your cooperation is appreciated. Should you have any additional questions concerning this study or if you desire special assistance, please phone:



**Review
Draft**



City of Rockwall

**PRUEBAS DE HUMO
AVISO A LOS RESIDENTES**

Para los próximos días, los equipos de inspección llevarán a cabo una inspección física de la red de alcantarillado. El Análisis de Pipeline Company, LLC llevará a cabo este estudio bajo contrato con la ciudad de Rockwall. El proyecto consiste en la apertura de pozos en las calles y servidumbres domésticas de servicios públicos. La información obtenida de este estudio se utilizarán para reparar y mejorar el sistema de recolección de aguas residuales.

Una tarea importante de la encuesta serán las pruebas de humo de líneas de alcantarillado para localizar roturas y defectos en el sistema. Durante esta prueba, el humo blanco saldrá a través de tubos de ventilación en los techos de las casas y por medio de saltos de línea de alcantarillado. El humo no es tóxico, no deja ningún residuo, y no crea ningún peligro de incendio. El humo no debe entrar a su casa a menos que exista o plomería defectuosa sifones están secos.

Si ha utilizado muy pocas veces-piso, lavabo, bañera o ducha desagües, por favor, vierta un litro de agua en el desagüe para llenar el sifón. Este procedimiento le ayudará a prevenir la posibilidad de humo introducción de sus áreas vivas a través de los desagües.

El personal de campo se realizan pruebas de todos los desagües de la zona. En ningún momento desplegar los equipos tiene que introducir su negocio o residencia.

Su cooperación es apreciada. Si tiene alguna pregunta adicional sobre este estudio o si desea recibir asistencia especial, por favor llame al:

972-479-0655



Pipeline Analysis staff will provide a listing of recommended location(s) for dye water flooding. Dye water flooding can be anticipated to assist in the locating of specific defects during CCTV inspection of specific defects. Non-toxic dye may be introduced as a powder or liquid. Cross-connections, roof drains and area drains that are suspected of being connected to the sanitary sewer may be positively identified using the dye tracer procedure. Internal CCTV inspection, while the dye flooding is taking place, will determine the exact source of the 'cross-connection'.

To Be Provided by City:

1. Cleaning and CCTV crew
2. Water for dye flooding
3. Coordination with Pipeline Analysis

To Be Provided by Pipeline Analysis:

1. Locations for dye water flooding
2. Liquid or powder dye for use by the City
3. Field Forms to be used to document results
4. Documentation of results

TASK 500 & 600 PREPARATORY - CLEANING AND CCTV INSPECTION

Tasks 500 and 600 will be performed by City crews. Pipeline Analysis staff will prepare a detailed listing of line segments recommended for cleaning and CCTV inspection. Preparatory cleaning shall consist of hydraulic jet cleaning to facilitate the internal CCTV inspection. The City of Rockwall staff will perform this phase of the work in coordination with Pipeline Analysis.

To Be Provided by City:

1. Preparatory cleaning of CCTV pipe segments
2. CCTV inspection of recommended pipe segments
3. Provide CCTV video including:
 - a. Date inspected
 - b. Line segment inspected
 - c. Location (Address) and Asset ID
 - d. Digital video of inspection and written logs of work performed

To Be Provided by Pipeline Analysis:

1. Review video and logs not to exceed 15% of study area linear footage
2. Summary of line segments cleaned and CCTV'd
3. Prepare prioritized mainline rehabilitation plan and estimated costs
4. Incorporate Cleaning and CCTV inspection results into final report

TASK 700 ADMINISTRATION AND PROJECT MANAGEMENT

This task includes internal project administration and oversight including scheduling, budget, quality assurance and control meetings and reporting. The project schedule will be reviewed and milestones for the completion of each task will be assigned. The project schedule will be reviewed and updated monthly to ensure that all tasks are completed in a timely and organized fashion.

Management work items include:

1. Field crew supervision and project planning
2. Obtain initial maps for field use and verification
3. Prepare cleaning, CCTV and dye flooding documentation for City
4. Prepare monthly billings
5. Schedule equipment and order supplies

Major system deficiencies that are identified during the field inspections that, if corrected, would result in significant reduction in I/I or is deemed to be of a safety concern will be recorded and forwarded as soon as possible to City's designated project manager. Likewise, should City undertake a major repair within the study area, they will immediately notify ENGINEER to determine the impact on data analysis.

Deliverables:

1. Monthly invoice
2. Status reports
3. Project schedule and updates

To Be Provided by City:

1. All reports or materials deemed necessary by ENGINEER and identified during the course of the project that is not specifically stated above will be provided at no additional cost to the ENGINEER

TASK 800 DEFECT ANALYSIS/ REHABILITATION PLAN/FINAL REPORT

This project will generate a considerable amount of data that will require proper entry and quality control. Data collection will include the following:

1. All collected defect data will be correlated between sources to address duplicate defects that were identified by different testing methods. Identify duplicate defects to ensure multiple rehabilitation methods are not recommended for the same defect.
2. Much of the baseline data required for rehabilitation decision is gathered during the normal course of field investigations. For example, "area photos" are taken of each manhole in the direction of the outgoing pipe. This photograph not only shows the location of the manhole but also provide data on the line cover and easement conditions.
3. Rehabilitation recommendations will consider the best repair for the particular asset (manhole, pipeline, etc.) being rehabilitated. A long-term least-cost solution may have an initial higher cost, but provide a higher level of service and lower operating and maintenance cost. The supporting data will be provided in electronic format.

To Be Provided by City:

- Complaint records and SSO database
- Review and comments on rehabilitation methods, cost estimates, and alternatives
- Engineer will provide electronic files of the City corrected GIS maps in ArcGIS. The City will have the final authority to accept the changes and update their master GIS map files.

Prepare and submit a Final Report that includes the following:

- Executive Summary
- Description of all tasks
- Manhole and pipe inspection summary/inventory
- Manhole defect summary
- Pipeline defect summary
- Service lateral defect summary
- Smoke test data summary
- Dye Flooding and CCTV data summary
- Recommendations and Cost Estimates for Private and Public sector repairs

Prepare and submit three (3) Final Reports and electronic database.

Condition Assessment Priority Ranking

City of Rockwall		10 Year Condition Assessment CMOM Program Priority Ranking of Meter Basins 2015 Wastewater Flow Monitoring Study - Birkhoff, Hendricks & Carter, LLP										PIPELINE ANALYSIS SM INFRASTRUCTURE COLLECTION DIVISION				
Meter Basin	RDII (mg)	Pipe (lf)	Manholes	RDII/Linear Foot	RDII Ranking	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
SC26	0.51	21,915	66	23.27	1	21915										
BC20B	1.76	119,423	382	14.74	2			119,423								
BC06A	0.33	22,548	232	14.64	3		22,548									
SC06B	0.11	8,527	26	12.90	4		8,527									
BC10	0.49	42,097	128	11.84	5		42,097									
BC08	0.48	45,259	137	10.61	6				45,259							
BC46	0.50	48,992	148	10.21	7				48,992							
BC38	0.39	39,947	121	9.76	8				39,947							
BC42	0.25	26,060	79	9.59	9		26,060									
SC08	0.46	48,246	146	9.53	10					48,246						
SC14AB	0.31	33,192	101	9.34	11					33,192						
SC24	0.37	45,123	137	8.20	12					45,123						
BC28A	0.22	27,135	82	8.11	13						27,135					
BC28B	0.06	7,920	24	7.58	14						7,920					
SC14	0.11	14,724	45	7.47	15						14,724					
BC04	0.18	24,305	74	7.41	16						24,305					
BC40	0.22	30,832	93	7.14	17						30,832					
BC20	0.15	22,751	69	6.59	18						22,751					
BC44	0.21	32,812	99	6.40	19							32,812				
SC02A	0.31	48,943	148	6.33	20							48,943				
BC02	0.12	19,463	59	6.17	21							19,463				
SC10	0.08	11,174	34	5.37	22							11,174				
BC26A	0.29	59,525	180	4.87	23								59,525			
BC30	0.31	72,994	221	4.25	24								72,994			
SC16	0.08	20,323	62	3.94	25									20,323		
BC12B	0.05	13,290	40	3.76	26										13,290	
SHORES2	0.20	55,232	167	3.62	27									55,232		
BC12A	0.16	46,198	140	3.46	28									46,198		
BC24	0.16	52,277	158	3.06	29										52,277	
BC06B	0.06	20,108	61	2.98	30										20,108	
BC14	0.10	34,103	103	2.93	31										34,103	
DALTON	0.05	18,598	56	2.69	32										18,598	
BC22	0.11	45,170	137	2.44	33											45,170
SC06A	0.10	43,218	131	2.31	34											43,218
BC36	0.05	22,340	68	2.24	35											22,340
SC07	0.05	23,299	71	2.15	36											23,299
CRIDGE	0.02	11,551	35	1.73	37											11,551
Total		1,279,614	4,042			21,915	99,232	119,423	134,198	126,561	127,667	112,392	132,519	121,753	138,376	145,578

Study Area Quantities SC-08, SC-14A/B and SC-24

412 Manholes
129,166 Liner Feet Mainline

Compensation Sewer System Evaluation Survey

Sanitary Sewer Evaluation Survey Year 4 Condition Assessment Basins SC08, SC14A/B and SC24

Task	Description	Estimated Quantity	Unit Price	Total
100	Mobilization	L.S.	L.S.	\$ 1,748
200	Manhole/Pipe Inspection -(100%)	412	\$ 110	\$ 45,320
300	Smoke Testing, Public Awareness, Data Entry & Analysis (100%)	129,166	\$ 0.62	\$ 79,825
400*	Dye Flooding	10	\$ 300	\$ -
500*	Preparatory Cleaning	0	\$ 2.50	\$ -
600*	CCTV Inspection	0	\$ 2.00	\$ -
700	Admin.,Project Mgt.	L.S.	L.S.	\$ 4,260
800	Defect Analysis/Rehab.	L.S.	L.S.	\$ 4,750
900	Database, Cost Estimates, Mapping, Final Reports	L.S.	L.S.	\$ 16,975
Total Not To Exceed (City performs Cleaning & CCTV)				\$ 152,878

*Note: By City of Rockwall staff with coordination by Pipeline Analysis.

Project Schedule Sewer System Evaluation Survey

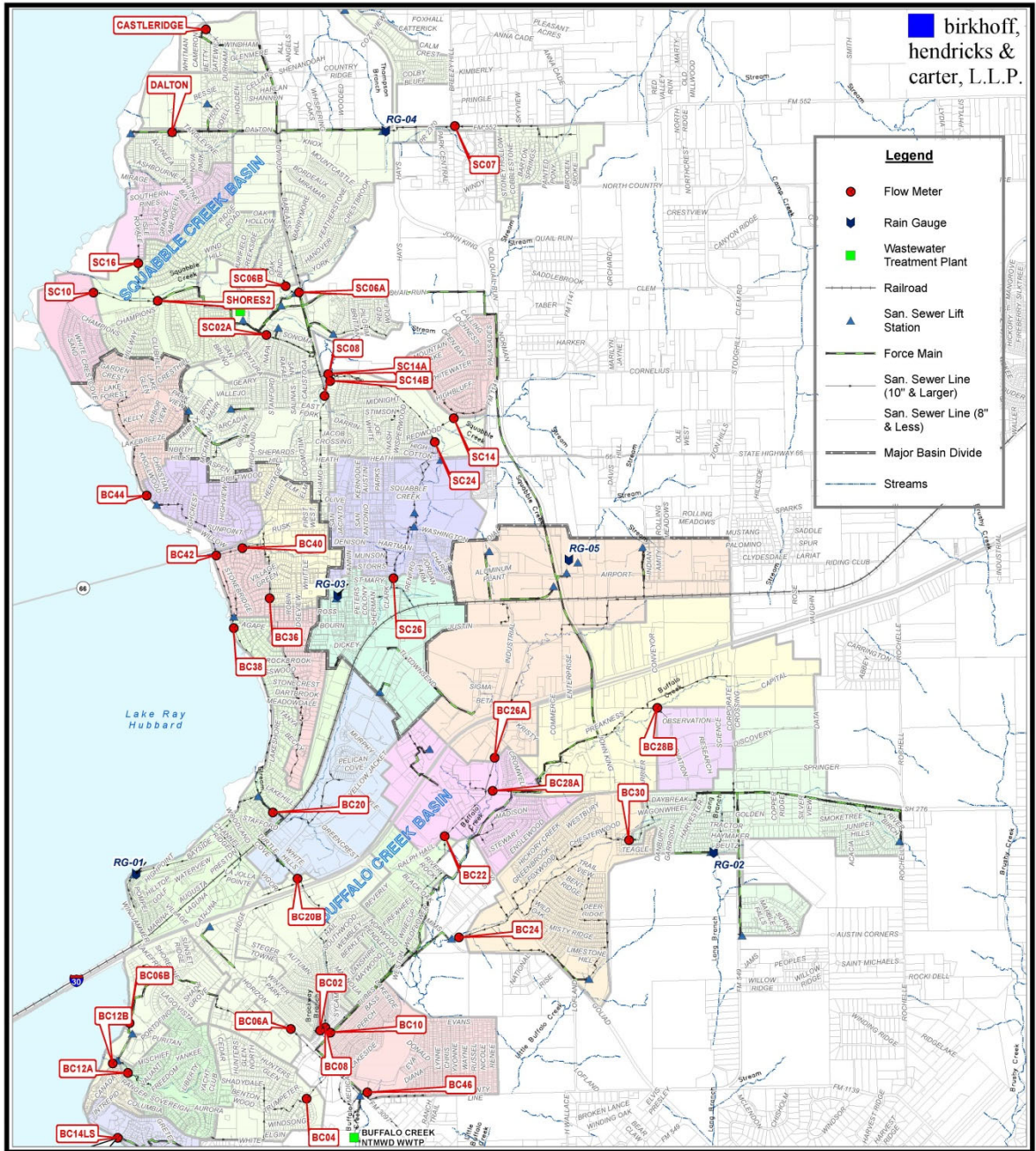
Task	Description	Month												
		1	2	3	4	5	6	7	8	9	10			
100	Mobilization	█												
200	Manhole/Pipe Inspection -(100%)	█	█	█										
300	Smoke Testing, Public Awareness, Data Entry & Analysis (100%)		█	█	█									
400*	Dye Flooding				█	█	█							
500*	Preparatory Cleaning				█	█	█							
600*	CCTV Inspection				█	█	█							
700	Admin.,Project Mgt.	█	█	█	█	█	█	█	█	█				
800	Defect Analysis/Rehab.		█	█	█	█	█	█	█	█				
900	Database, Cost Estimates, Mapping, Final Reports													█

*Note: By City of Rockwall

Study Area Maps

Flow Meter Basin

SC08, SC14A/B and SC24



City of Rockwall

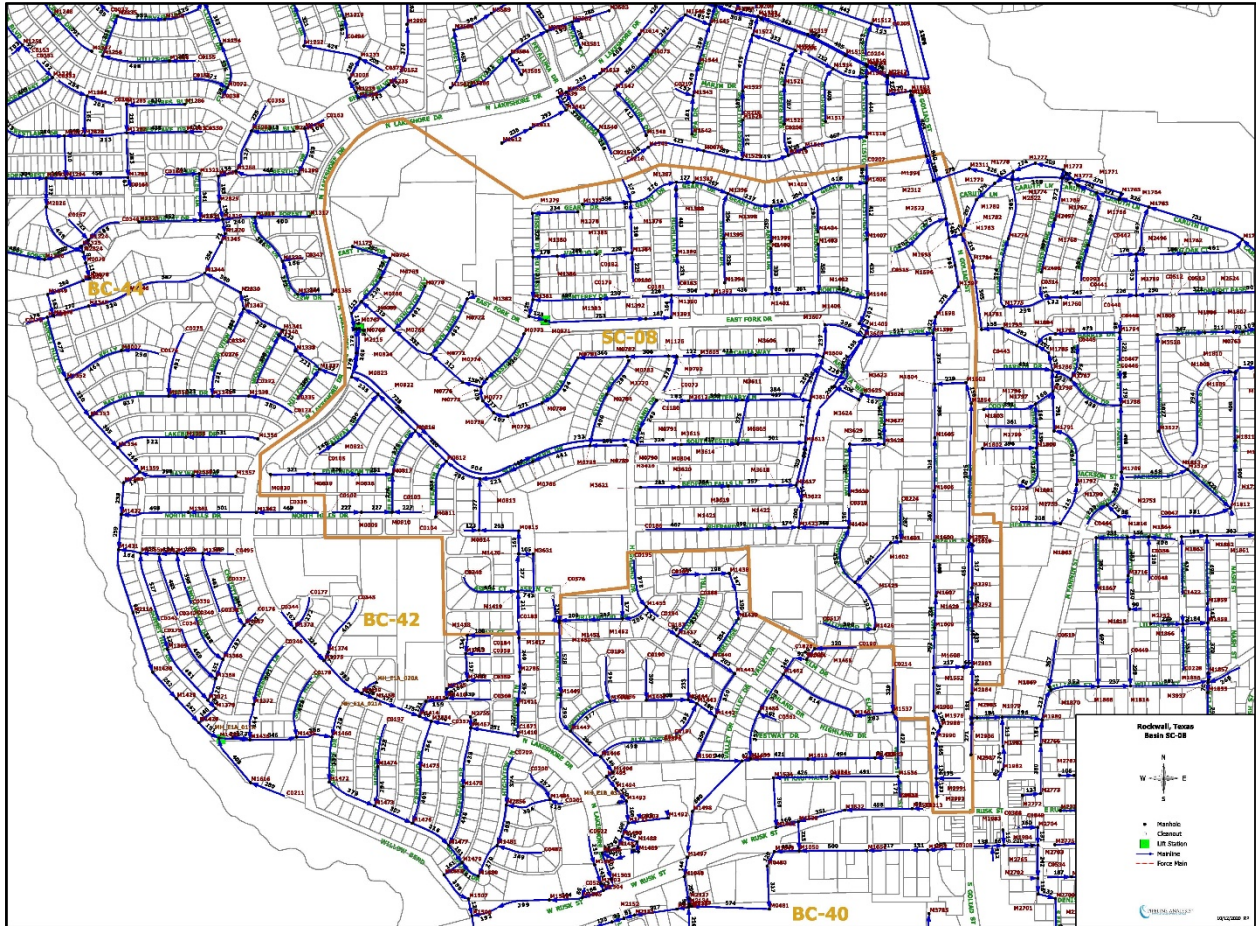
2015 WASTEWATER FLOW MONITORING STUDY

**Flow Meter
& Rain Gauge
Overview Map**

C:\Projects\Rockwall\2015113 WW Flow Monitoring\Report Figures.mxd

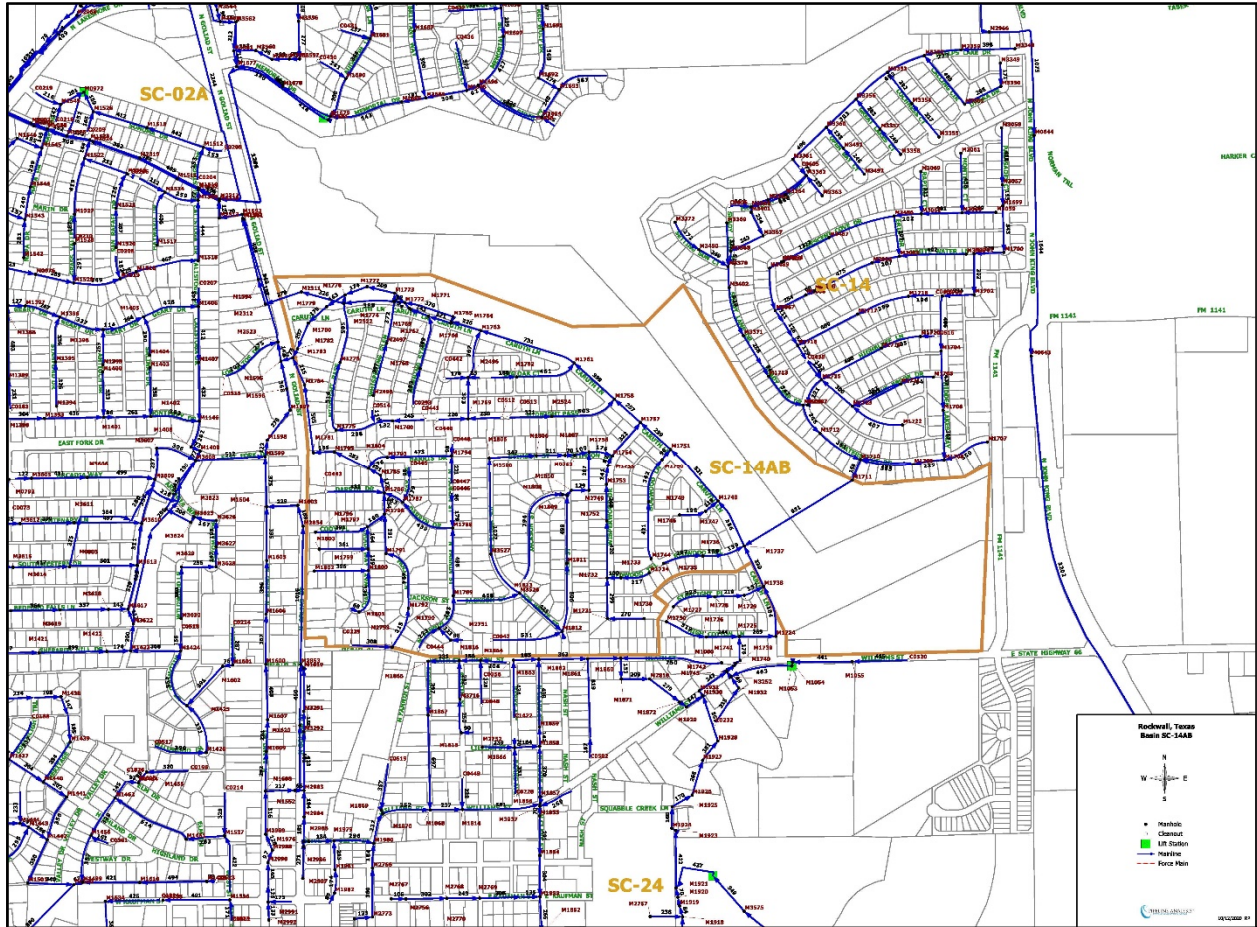
Study Area Map

SC08



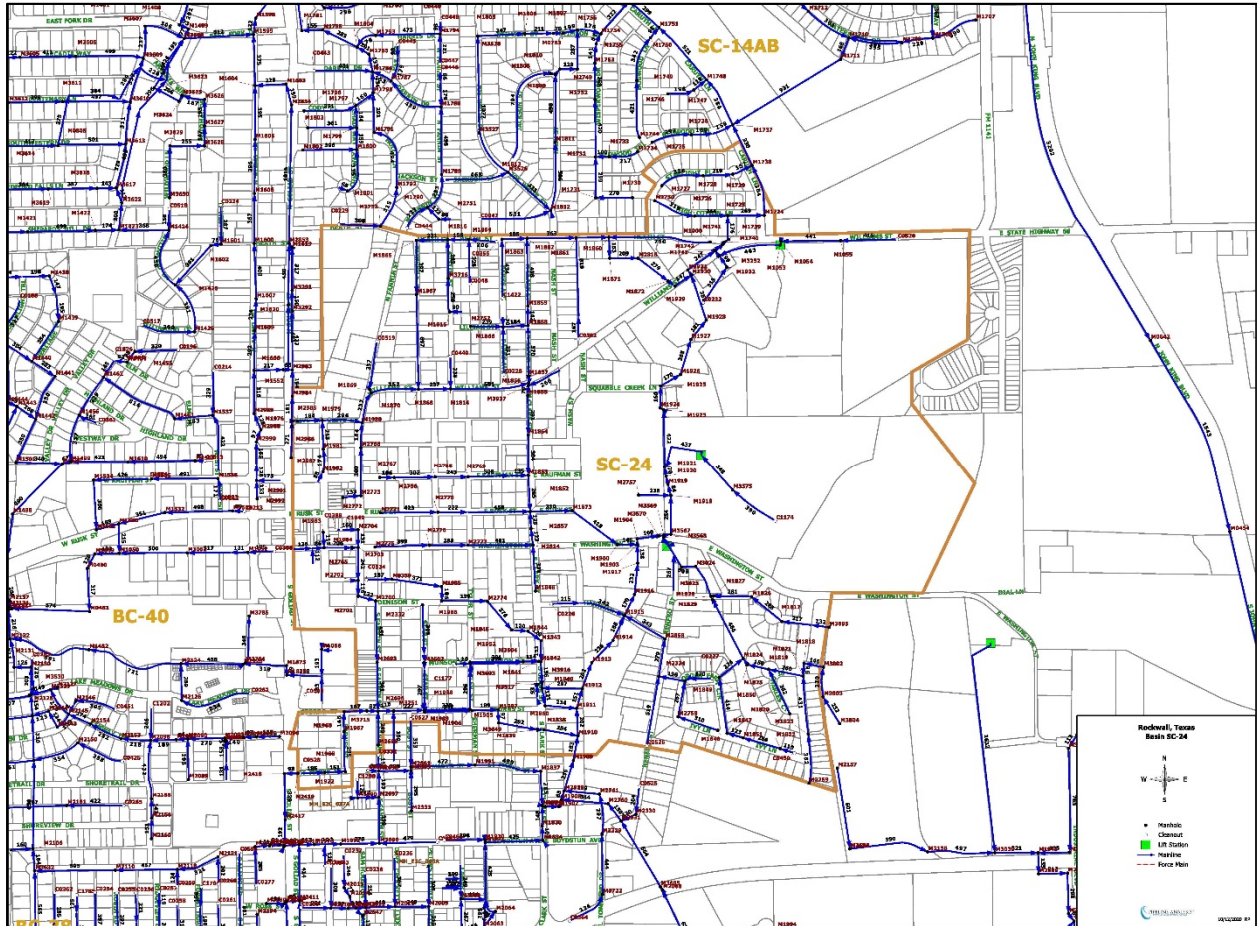
Study Area Map

SC14A/B



Study Area Map

SC24





MEMORANDUM

TO: Rick Crowley, City Manager
CC: Honorable Mayor and City Council
FROM: Lea Ann Ewing, Purchasing Agent
DATE: November 2, 2020
SUBJECT: PURCHASE OF NEW 2021 MODEL TRUCK

Attachments

Summary/Background Information

Approved in the Sewer Operations current budget is \$30,000 to purchase a new 2021 model utility truck for Sewer Operations. The cost of this new truck is \$25,508.

This vehicle is available for purchase from Rockdale Country Ford through the Texas Association of School Board (Buy Board) Contract #601-19 cooperative purchasing program. As a member and participant in this cooperative program, the City has met all formal bidding requirements pertaining to the purchase of the new vehicle. The remaining budget dollars would be used to purchase safety equipment, emergency lights, decals, install of radio and computer equipment once the truck is received by the City.

For Council consideration is the bid award to Rockdale Country Ford \$25,508 and authorize the City Manager to execute a purchase order.

Action Needed



CITY OF ROCKWALL, TEXAS MEMORANDUM

TO: Honorable Mayor and City Council

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

FROM: Travis E. Sales, Director of Parks and Recreation

DATE: November 2, 2020

SUBJECT: 2021 (1st Quarter) Parks and Recreation Events

Due to the on-going Covid Pandemic we wanted to get the recommendation of the Council on the following Special Events in 2021. Staff will not bring any outdoor events to Council for approval, unless requested due to the guidance already received during 2020. I know it is difficult to have an idea what the Covid Pandemic will look like this far out, but we start advertising and planning these events now. I know what we decide today may change as the Covid Pandemic changes.

Daddy Daughter Dance

Participants: 740
Location: Hilton @ The Harbor
Date: January 23, 2021
Time: 6:00pm to 9:00pm

Special Needs and Adaptive Programing Prom

Participants: 120
Location: The Center Lone Star Room
Date: February 13, 2021
Time: 6:00pm to 9:00pm

2021 Pool Season

We are already moving forward with plans for normal operations. We are currently advertising for Pool Managers and Lifeguards, as we are so far out there is no way of knowing where we will be with the Covid Pandemic and can adjust if and when needed.



MEMORANDUM

TO: Rick Crowley, City Manager

CC: Honorable Mayor and City Council

FROM: Kristy Cole, City Secretary/Assistant to the City Manager

DATE: November 2, 2020

SUBJECT: NTMWD GOVERNANCE

Attachments

Summary/Background Information

Mayor Pruitt has requested that this item be placed on the agenda for Monday to address the matter of North Texas Municipal Water District “governance matters” as may further relate to both local and future legislative initiatives for the next Legislative Session. The Resolution will be drafted over the weekend and presented by the Mayor for Council's discussion and consideration at Monday's council meeting.

Action Needed

To be discussed Monday evening at the meeting.



MEMORANDUM

TO: Rick Crowley, City Manager

CC: Honorable Mayor and City Council

FROM: Ryan Miller, Director of Planning and Zoning

DATE: November 2, 2020

SUBJECT: WORK SESSION ON SUBSECTION 06.15, LAKE RAY HUBBARD TAKELINE OVERLAY (TL OV) DISTRICT, OF ARTICLE 05, DISTRICT DEVELOPMENT STANDARDS, OF THE UNIFIED DEVELOPMENT CODE (UDC) AND THE CITY'S RAW WATER POLICY

Attachments

Memorandum
Raw Water Permit Policy
Proposed Text Amendment

Summary/Background Information

Hold a work session to discuss changes to Subsection 06.15, *Lake Ray Hubbard Takeline Overlay (TL OV) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC).

Action Needed

The City Council is being asked to provide staff with direction concerning the proposed policy and text amendment.



CITY OF ROCKWALL
CITY COUNCIL MEMORANDUM

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

TO: Mayor and City Council

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

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

DATE: November 2, 2020

SUBJECT: Work Session on Subsection 06.15, *Lake Ray Hubbard Takeline Overlay (TL OV) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) and the City's Raw Water Policy

Recently, Mayor Pruitt requested that staff review Subsection 06.15, *Lake Ray Hubbard Takeline Overlay (TL OV) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*the takeline ordinance*] and the City's *Raw Water Policy*, and bring forward changes that could: [1] provide clearer requirements with regard to the land uses, building materials, and construction standards permitted within the takeline, and [2] provide incentive for more property owners to pursue takeline leases. Based on this direction, staff has prepared the attached amendments to *the takeline ordinance* and the proposed new *Raw Water Policy*.

A summary of the proposed changes to *the takeline ordinance* is provided on the front of the proposed amendment under the *Change Log* heading, but this amendment is basically a complete overhaul of the language currently contained in this section of the Unified Development Code (UDC). Some of the major changes are summarized as follows:

- (1) The way in which the visual measurement for view corridors are currently calculated was changed to allow a larger buildable area for lots with longer linear frontages of shoreline. Currently, the view corridor is calculated from a projection that starts at a central point in the adjacent property owner's rear yard, and projects outward into the takeline at a 36-degree angle. The proposed amendment changes this calculation to a defined point in the center of the takeline -- *at the quarter point* --, and projects this point back to the corners of the subject property. The advantages of this projection system are that it is easier for property owners and staff to calculate quickly, and it yields similar results as the previous projection calculation. For lots with over 100-feet of takeline frontage, this point starts 30-feet from the side yard of the takeline area and then projects back to the corner of the subject property. By doing this, the buildable area on these larger lots is increased in the *435.5-Elevation Zone*, and this allows the property owners leasing these areas the ability to construct certain structures in the center of the takeline area closer to the water's edge.
- (2) New language addressing *Residential Sublease Agreements* and the costs of these agreements were added. Staff should also point out that the fees for these agreements were reduced as follows:

Lease	Current Fees	Proposed Fees
New Lease (<i>i.e. Never Leased by Current Owner</i>)	\$600.00	\$200.00
Annual Renewal of a Lease	\$350.00	\$100.00
Change of Ownership of a Valid Lease	\$350.00	\$50.00
Reinstatement of an Expired Lease (<i>i.e. Same Property Owner</i>)	\$600.00	\$500.00

The purpose of this reduction is to incentivize more property owners to pursue *Residential Sublease Agreements*. In addition, all of the permitted land uses (*with the exception of municipal utilities*) now require the property owner to have a valid *Residential Sublease Agreement*.

- (3) Sea walls were added to the permitted land uses section of the ordinance. In addition, certain land uses now would require the construction of a sea wall prior to their establishment.

In addition to this amendment, staff has prepared a new *Raw Water Policy* that states that the City will not issue authorization letters to the City of Dallas for a *Raw Water Permit* unless the property owner provides [1] a letter of understanding to the City of Rockwall, [2] is in good standing with the City of Rockwall (*i.e. has no outstanding code enforcement or zoning violations, outstanding taxes, and etcetera*), and [3] has a valid *Residential Sublease Agreement*. The purpose of this policy is again to incentivize property owners to pursue *Residential Sublease Agreements*.

After reviewing the current *Interlocal Agreement and Lease* between the City of Rockwall and the City of Dallas, staff is confident that the proposed changes to both *the takeline ordinance* and the *Raw Water Policy* can be adopted without requiring oversight or consent from the City of Dallas. With this being said there is one (1) remaining issue that will need to be addressed by the City Council. Currently, the existing *Residential Sublease Agreements* contain the sublease fees, and a new *Residential Sublease Agreement* for all property owners under existing subleases would be required to subjugate said property owners to the new fees. In addition, after reviewing the current *Residential Sublease Agreement* staff is of the opinion that the agreement needs to be updated, and has asked the City Attorney to review the document. Based on this, staff would suggest that the City Council consider offering *Residential Sublease Agreements* to all property owners that are eligible to lease the takeline area and waive the *New Lease* fee for a set period of time. This will allow property owners with existing agreements to enter into the new agreement without incurring additional cost, and incentivize property owners without a *Residential Sublease Agreement* to enter into a new agreement.

To summarize the above, staff is requesting direction concerning whether the City Council is comfortable: [1] directing staff to amend the Unified Development Code (UDC) with the proposed changes to *the takeline ordinance*, [2] returning to the City Council for action on the *Raw Water Policy* at the November 16, 2020 City Council meeting, and [3] revising the current *Residential Sublease Agreement* and offering it to no cost to all eligible properties for a defined time period. Should the City Council have any questions staff will be available at the November 2, 2020 work session meeting.



CITY OF ROCKWALL

CITY COUNCIL MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Mayor and City Council

CC: Rick Crowley, *City Manager*
Mary Smith, *Assistant City Manager*
Joey Boyd, *Assistant City Manager*
Amy Williams, *City Engineer/Director of Public Works*
Jeffery Widmer, *Chief Building Official*

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

DATE: August 21, 2020

SUBJECT: Policy for Raw Water Permits along the Lake Ray Hubbard Takeline

According to Subsection 'F' of Section III, *Subleasing in Residential Areas*, of the *Interlocal Agreement and Lease* between the City of Dallas and the City of Rockwall, "(d)omestic raw water permit requests from, and construction activities of sublessee will be reviewed and approved by Dallas through its normal permitting process." As part of this process, the City of Dallas requires the applicant to provide a letter from the City of Rockwall stating that the City has no objection to the use of raw water pumped from Lake Ray Hubbard (*see Exhibit 'A'*). In the furtherance of promoting takeline leases, staff proposes the following policy for the City Council's consideration:

Raw Water Permit Policy

It shall be the policy of the City of Rockwall to not issue letters of authorization for raw water permits to the City of Dallas on behalf of property owners, unless said property owner [1] provides a letter of understanding to the City of Rockwall (*outlined below*) [2] is in good standing with the City, and [3] has a valid *Residential Sublease Agreement* with the City. In this case, good standing with the City shall be defined as a property that has no active code enforcement issues, outstanding balances owed to the City for City services, outstanding unpaid taxes (*i.e. balances past due*), or any other issue that may prohibit a City Official from issuing a letter of authorization. The letter of understanding provided by the property owner to the City of Rockwall shall state that no cross connection between an irrigation and/or domestic water system and a system used for raw water will be established. The letter should also state that the property owner acknowledges that once a system has been connected to a raw water source it cannot be reconnected to the City's water system without a testable backflow prevention device being installed at the point of connection between the existing irrigation system and the domestic water supply or after the irrigation meter (*if the irrigation system is on a separate water meter than the water meter supplying the house*). A template for this letter has been provided in *Exhibit 'B'* of this ordinance.



City of Rockwall
The New Horizon

July 29, 2019

Jim Pruitt
209 Stonebridge
Rockwall, TX 75087

Re: City of Dallas raw water pump permit

Mr. Pruitt,

The City of Rockwall has no objections to you seeking or acquiring a raw water permit from the City of Dallas.

Please be aware however, installation of an irrigation system and any electrical work associated with energizing the pump requires a permit from the City of Rockwall. Our Building Inspections Department would be happy to assist you in submitting the appropriate permit applications and obtaining the applicable permits.

Sincerely,

Jeffrey Widmer, CBO
Building Official
City of Rockwall, TX.
(972) 772-6453
jwidmer@rockwall.com

DATE

TO: Jeffery Widmer
Chief Building Official
City of Rockwall
Rockwall, TX 75087

FROM: Property Owner Name
Property Owner Address
Rockwall, TX Zip Code

SUBJECT: Letter of Understanding for a Raw Water Connection

Mr. Widmer:

This letter is to acknowledge that I -- *Property Owner Name* the owner of the property at *Property Address* -- understand the following concerning my request for a *Raw Water Permit* from the City of Dallas:

- (1) Once I establish a raw water system, no cross connection between this system and the City of Rockwall's water system may be established at any time.
- (2) Once an irrigation or water system has used a raw water source, the system may not be connected or reconnected to the City of Rockwall's water system unless it is disconnected from the raw water source and a testable backflow prevention device is installed at the point of connection between the existing irrigation system and the domestic water supply or after the irrigation meter (*if the irrigation system is on a separate water meter than the water meter supplying the house*).

Based on this understanding, I respectfully request a letter of authorization from the City of Rockwall for the purpose of pursuing a *Raw Water Permit* from the City of Dallas. I further understand that if my *Residential Sublease Agreement* expires or is terminated that I will have 30-days to remove any structures and/or improvements from the expired or terminated lease area, and return the area to a predeveloped condition.

Sincerely,

Property Owner Name

STRUCTURE OF ORDINANCE CHANGE

(1) SUBSECTION 06.15: LAKE RAY HUBBARD TAKELINE OVERLAY (TL OV) DISTRICT

- (A) PURPOSE
- (B) BOUNDARIES
- (C) APPLICABILITY
- (D) DEFINITIONS
- (E) VISUAL MEASUREMENTS FOR VIEW CORRIDORS
- (F) GENERAL REQUIREMENTS
- (G) RESIDENTIAL SUBLEASE
- (H) PERMITTED USES
- (I) SPECIFIC USE PERMITS (SUPS)
- (J) SPECIFICATIONS FOR PERMITTED LAND USES
 - (1) BARBECUE PIT
 - (2) BOATHOUSE
 - (3) COVERED PATIO
 - (4) DECK
 - (5) DOCK DECK
 - (6) FENCE
 - (7) FLAGPOLE
 - (8) FIXED PIER
 - (9) FIRE PIT
 - (10) GAZEBO
 - (11) LANDING AND STAIRS
 - (12) LANDSCAPING AND RETAINING WALLS
 - (13) MUNICIPAL UTILITIES
 - (14) OUTDOOR LIGHTING
 - (15) PATIO
 - (16) PERGOLA
 - (17) PICNIC TABLE
 - (18) PRIVATE PLAY STRUCTURE
 - (19) PRIVATE UTILITIES
 - (20) PRIVATE WALKWAYS
 - (21) SEAWALL
 - (22) SPRINKLER/IRRIGATION SYSTEM

(2) SUBSECTION 07.05: LAKE RAY HUBBARD TAKELINE OVERLAY (TL OV) DISTRICT DEVELOPMENT STANDARDS

CHANGE LOG

- (1) BROKE OUT EACH LAND USE AND STANDARDIZED THE SECTIONS.
- (2) ADDED FIRE PIT AND PICNIC TABLE AND BROKE OUT COVERED PATIO, DECK, PERGOLA, PATIO AND GAZEBO OUT INTO THEIR OWN SECTIONS.
- (3) CHANGED THE MATERIAL REQUIREMENTS FOR ALL STRUCTURES LOCATED IN THE 435.5 & 425.5 ELEVATION ZONES TO ALLOWING ONLY COMPOSITE MATERIALS OR METAL.
- (4) CHANGED THE WAY THE VIEW CORRIDORS WERE CALCULATED AND GAVE A GREATER ALLOWANCE TO PROPERTIES THAT HAVE A MINIMUM OF 100-FEET OF SHORELINE FRONTAGE.
- (5) REQUIRED COVERED PORCHES TO HAVE A CLERESTORY OR CUPOLA.
- (6) LIMITED MATERIALS SO THAT CLOTH, CANVAS, OR LIKE MATERIALS WERE NOT PERMITTED.
- (7) CHANGED THE SUP REQUIREMENT TO GIVE THE CITY COUNCIL GREATER AUTHORITY IN ALLOWING LAND USES AND STRUCTURES IN THE TAKELINE AREA.
- (8) DEFINED WHERE AND WHEN TREES CAN BE PLANTED OR REMOVED.
- (9) LIMITED THE NUMBER OF STRUCTURES PERMITTED IN EACH ZONE.
- (10) ADDED EXAMPLE IMAGES OF ALL PERMITTED LAND USES.
- (11) CHANGED LOCATIONAL REQUIREMENTS FOR STRUCTURES IN THE 435.5 ELEVATION ZONE AND BOAT RELATED STRUCTURES.
- (12) CREATED AN ADMINISTRATIVE EXCEPTION FOR PLACEMENT OF STRUCTURES
- (13) INSERTED A TAKELINE LEASE SECTION THAT OUTLINES THE TAKELINE LEASE FEES.
- (14) REDUCED THE TAKELINE LEASE FEES TO MORE REASONABLE COSTS.
- (15) REQUIRED A SEAWALL FOR CERTAIN STRUCTURES IN CERTAIN ELEVATION ZONES.
- (16) CREATED A SUMMARY CHART FOR PERMITTED LAND USES.
- (17) ADDED AN IMAGE OF AND USE FOR A SEA WALL.

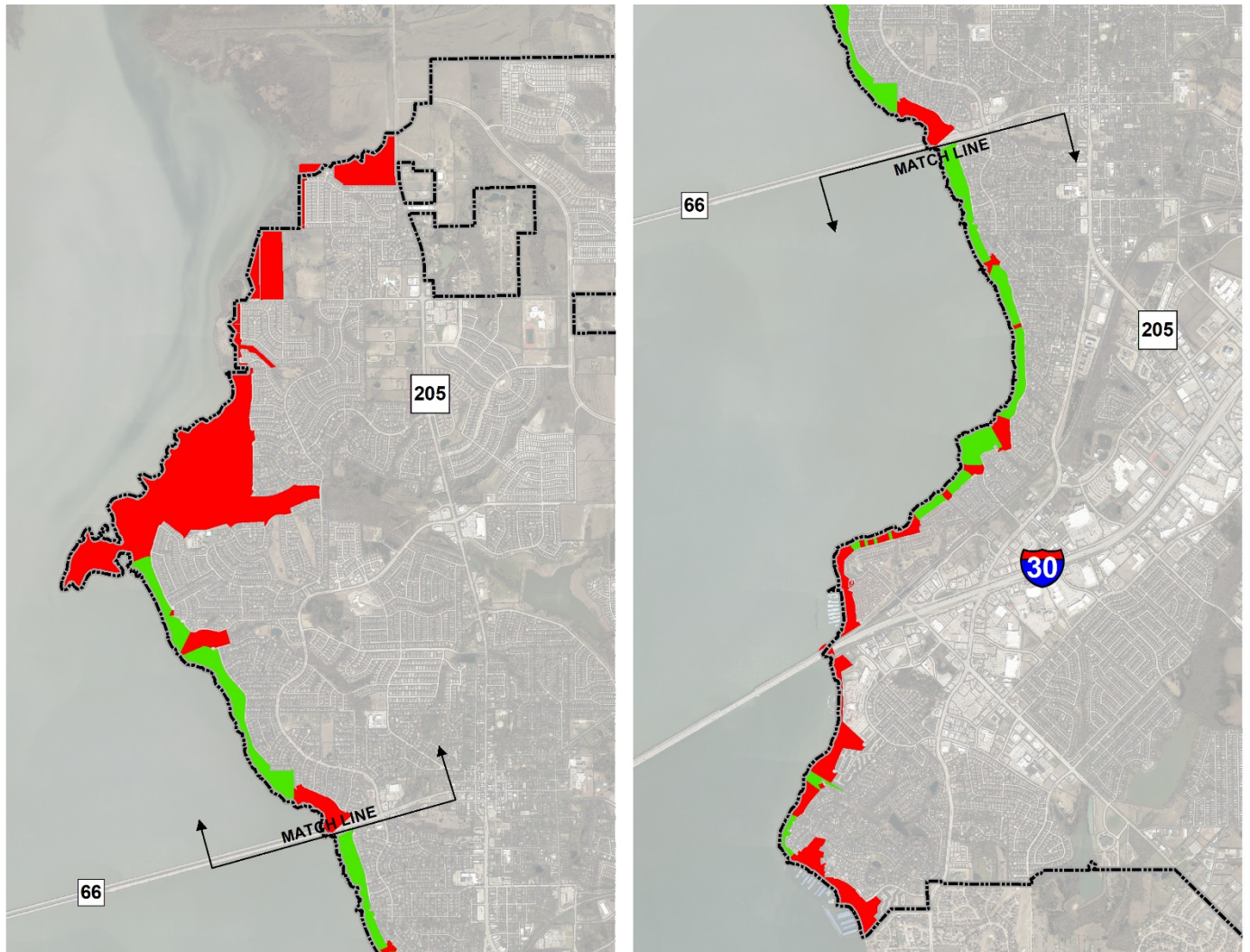
NOTES

- (1) I SPOKE WITH THE CITY ATTORNEY ABOUT THE CURRENT ORDINANCE'S LIMITATION ON ONLY ALLOWING THE UNITED STATES FLAG AND THE TEXAS FLAG TO BE FLOWN IN THE TAKELINE AREA. THIS REQUIREMENT IS APPARENTLY NOT ENFORCEABLE; HOWEVER, I LEFT IT IN THE ORDINANCE CHANGE AND AS LONG AS WE DON'T TRY TO ENFORCE IT WE SHOULD BE OK. I SHOULD ALSO NOTE THAT THE CITY OF HEATH ALSO HAS THIS REQUIREMENT IN THEIR TAKELINE ORDINANCE.
- (2) AFTER REVIEW OF THE CURRENT INTERLOCAL AGREEMENT WITH THE CITY OF DALLAS, NOTHING CONTAINED IN THIS ORDINANCE CHANGE WOULD VIOLATE THAT AGREEMENT OR IS EXPRESSLY PROHIBITED IN THAT AGREEMENT. THE CITY COUNCIL SHOULD BE ABLE TO ADOPT THIS ORDINANCE CHANGE WITHOUT THEIR REVIEW; HOWEVER, AFTER ADOPTION IT MAY BE PRUDENT TO ALLOW THEM TO REVIEW THE CHANGES.

SUBSECTION 06.15: LAKE RAY HUBBARD TAKELINE OVERLAY (TL OV) DISTRICT

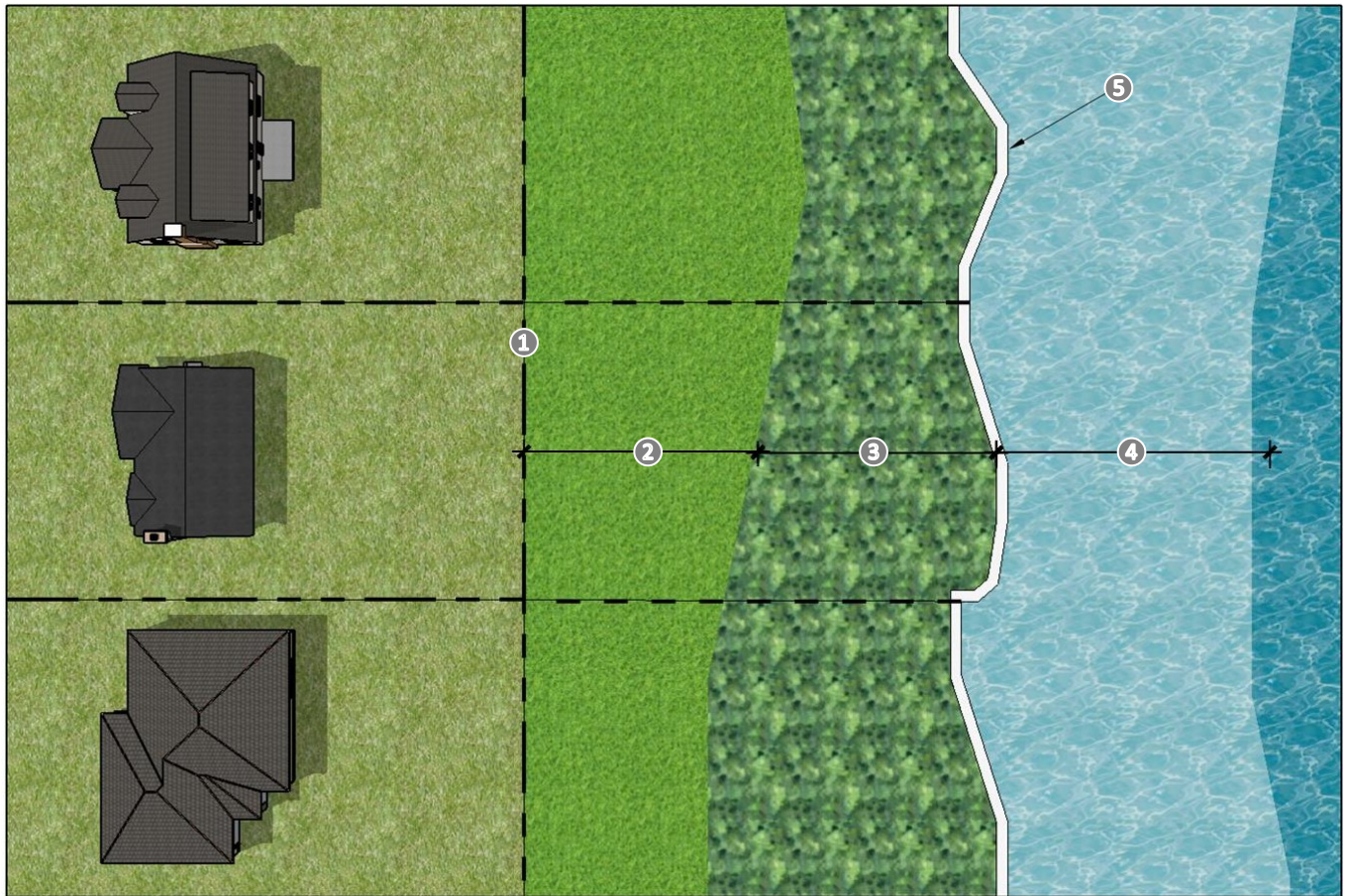
- (A) **Purpose.** The purpose of the *Lake Ray Hubbard Takeline Overlay (TL OV) District* is to permit the development of property along the shoreline of Lake Ray Hubbard under certain regulatory conditions governing permitted uses and development standards, setting forth the procedures for the development of said property, and establishing an appeal process for the development standards of the district. This zoning district has its basis in and is intended serve as an implementation tool for the Lake Ray Hubbard Master Plan (*adopted by the City of Dallas*), the Lake Ray Hubbard Interlocal Agreement as approved by those municipalities comprising the *Lake Cities Coalition* (i.e. *Garland, Rockwall, and Rowlett*) and the City of Dallas, and the OURHometown Vision 2040 Comprehensive Plan. The adoption of this zoning district is intended to provide a means for the protection of water quality
- (B) **Boundaries.** The Lake Ray Hubbard Takeline (TL OV) District includes all property that is located between the City of Dallas *Takeline* as shown on the boundary map for Lake Ray Hubbard (i.e. *File 612D-1 on file in the City of Dallas Records Vault and depicted below in Figure 26, Lake Ray Hubbard Takeline [TL OV] District Map*) and the meandering of the contour line 435.5-foot sea level elevation. In addition, *Figure 27: Elevation Contours*, shows the elevation zones used to delineate where certain land uses are permitted.

FIGURE 26: LAKE RAY HUBBARD TAKELINE OVERLAY (TL OV) DISTRICT MAP



RED: NON-LEASEABLE PROPERTY; GREEN: LEASABLE PROPERTY

FIGURE 27: ELEVATION CONTOUR ZONES



① : REAR PROPERTY LINE/TAKE LINE; ② : 438.0 ELEVATION ZONE; ③ : 435.5 ELEVATION ZONE; ④ : 425.5 ELEVATION ZONE; ⑤ : SEAWALL;

(C) *Applicability.*

(1) *Applicable Lots.* The standards set forth within Subsection 06.15, *Lake Ray Hubbard Takeline Overlay (TL OV) District*, shall apply only to those lots within the takeline that are zoned and used for detached, single-family residential land uses, and that either have a minimum lot width of 45-feet when measured at the front building line or a minimum width of 35-feet at the front building line when located on a curved street or cul-de-sac that are eligible to lease. The properties eligible to lease the takeline area are depicted in *Figure 26: Lake Ray Hubbard Takeline Overlay (TL OV) District Map* above.

(2) *Exceptions for Lots Not Meeting the Applicability Standards.* The City Council shall have the authority to consider special exceptions to the eligibility standards set forth within this section that apply to those lots within the Lake Ray Hubbard Takeline Overlay (TL OV) District that are zoned and used for detached, attached, or zero-lot-line single-family residential land uses and meet the minimum lot width requirements as prescribed in [Subsection 06.15\(B\)\(1\)](#) above.

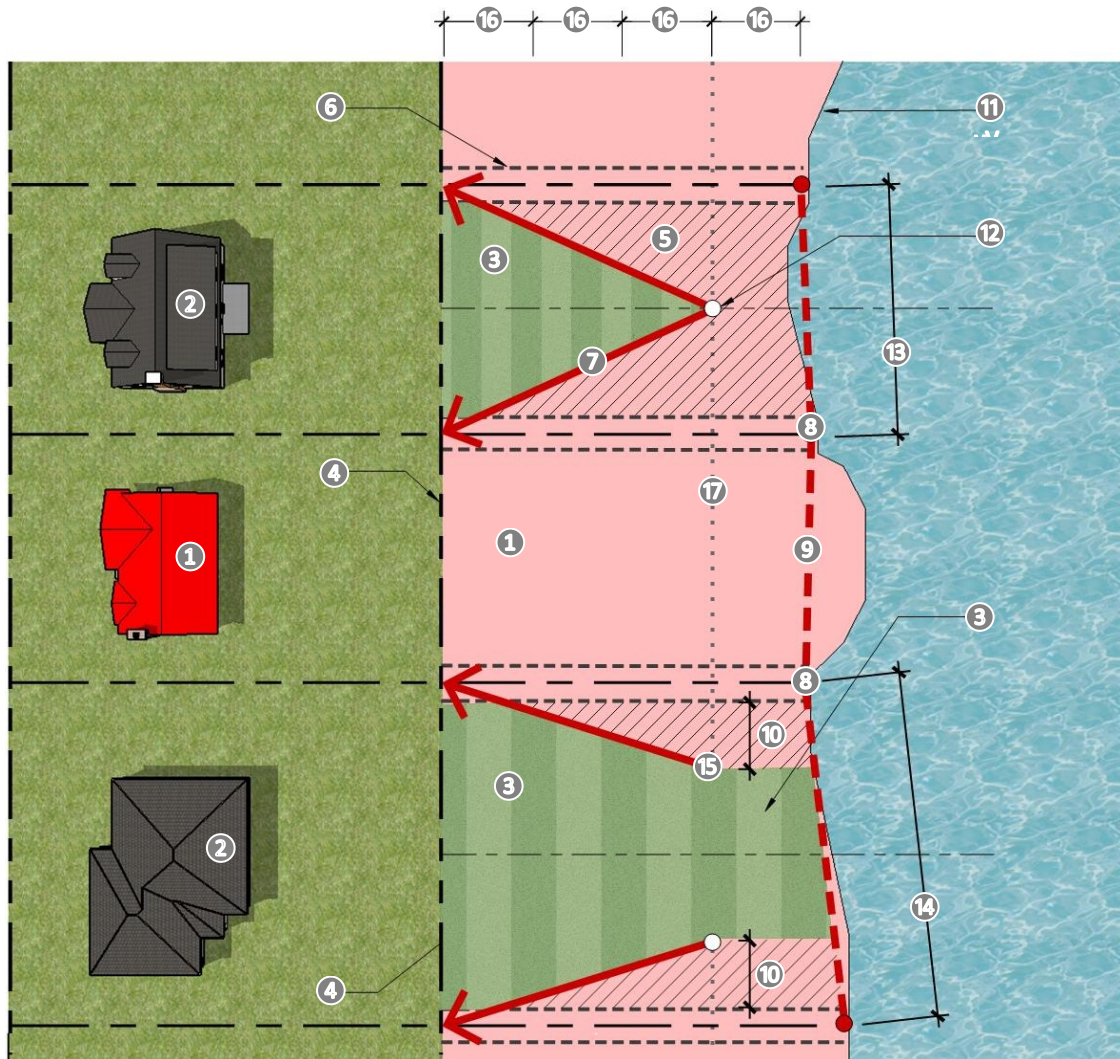
(D) *Definitions.* The terms used in this section shall be as defined in this Unified Development Code (UDC), the Lake Ray Hubbard Interlocal Agreement, and the sublease agreements prepared by the City of Rockwall. For specific land use definitions refer to [Subsection \(J\), Specifications for Permitted Land Uses](#). In addition, the following terms shall be defined as follows:

- (1) *Catwalk.* The narrow walkway of a dock providing people access to moored watercraft.
- (2) *Centerline.* An established line that is equidistant from the surface or sides of something (e.g. *parcel boundaries*).
- (3) *Cleat.* A metal fitting with two (2) projecting pieces used to wrap a rope around to secure a watercraft in position.
- (4) *Dredging.* The process of deepening a waterway for the safe and efficient movement of watercraft by the removal of dirt either by digging or by suction.
- (5) *Habitable Structure.* A structure fit for human habitation usually containing amenities (e.g. *fireplace, furniture, plumbing, bathing facilities, and cooking facilities*). Structures allowed by this section shall not be habitable structures and may not contain such amenities.

- (6) Lake. Refers to Lake Ray Hubbard.
- (7) Lake Area. The City of Dallas property, known as Lake Ray Hubbard, that is normally submerged by the lake at a normal lake pool elevation (*i.e. property at or below an elevation of 435.5-feet mean sea level*).
- (8) Leased Area. Means the take area that is within the corporate limits of the City of Rockwall, or where the takeline is directly adjacent to the corporate limits of the City of Rockwall.
- (9) Lift. A temporary means of elevating a watercraft out of the water by use of a hoist.
- (10) Locker Box. A secured chest fixed onto a dock used for storage of watercraft equipment.
- (11) Moor. Securing a watercraft to a fixed object such as a fixed cleat on a seawall while the watercraft is still in the water.
- (12) Mooring. A place where a watercraft can be tied up and secured while in the water (*e.g. a slip*) for not more than 156-consecutive hours.
- (13) Power Source Station. Used as a power supply for lighting a dock just below watercraft level.
- (14) Shoreline. Refers to the line along the shore of the lake, established by the normal lake pool elevations (*i.e. 435.5-feet mean sea level*).
- (15) Slip. A watercraft's berth between two (2) piers or between finger piers.
- (16) Take or Takeline Area. Refers to the land owned by Dallas between the takeline and the normal lake pool elevations (*i.e. 435.5-feet mean sea level*).
- (17) Treated Wood. Wood treated by the impregnation or application of chemical solutions or chemical mixtures for the purpose of retarding or preventing deterioration or destruction cause by insects, fungi, bacteria, or other wood destroying organisms.
- (18) View Clear Zone. The area within the view preservation angle where no new structures or plantings shall exceed six (6) feet above the existing grade to maintain neighboring views.
- (19) View Corridor. A sight passage recognized as holding an intangible asset for a property owner and for a community due to the unique visual qualities of distant terrain, woodlands, wetlands, grasslands, skylines, and manmade lakes expressed through a view preservation angle from either a generally recognized center point or various center points along a road corridor or public view area (*see Figure Subsection (E): Visual Measurements for View Corridors*).
- (20) View Preservation Angle. The angle determined as the line extending from the center point -- or 30-foot point depending on lot size -- along the quarter distance line of the leased area extending back toward the opposite corner where the takeline area crosses the lease area's side yard (*see Figure 28: Visual Measurements for View Corridors*).
- (21) Watercraft (or Boat). A craft for water transport. Examples of watercrafts are as follows:
- (a) Motorized Boat. A boat propelled by an internal combustion engine.
 - (b) Sail Boat. A boat with a mast and sail propelled by the wind.
- (E) Visual Measurements for View Corridors.
- (1) View Corridors. View clear zones are established to protect a property owner's views of the lake and to maintain the aesthetic value of the lake's shoreline. The view clear zones for the takeline areas are established by the shoreline frontage of the takeline lease area. This measurement is determined by projecting the lease areas side yards to the normal pool elevation (*i.e. 435.5-feet mean sea level*), and connecting these two (2) points in a straight line (*see Figure 28: Visual Measurements for View Corridors*). Based on this linear measurement, the view clear zones are determined by the following:
- (a) Lots That Have Less Than 100-Feet of Shoreline Frontage. The view corridor for lots that have less than 100-feet of shoreline frontage is defined by the view preservation angle determined as the quarter distance (*i.e. 25%*) center point from the shoreline frontage line along the centerline of the leasing property owner's side yard with the angle running from the quarter distance center point to the opposite corners where the takeline area crosses the lease area's side yard. Those areas that fall inside of the view clear zones will be restricted from any type of new improvements or plantings exceeding six (6) feet in height with the exception of boat-related uses, which will be allowed by an administrative exception in accordance with [Subsection \(F\)\(2\)\(d\)](#).
 - (b) Lots That Have More Than 100-Feet of Shoreline Frontage. The view corridor for lots that have more than 100-feet of shoreline frontage is defined by the view preservation angle determined as the quarter distance (*i.e. 25%*) line projected from the shoreline

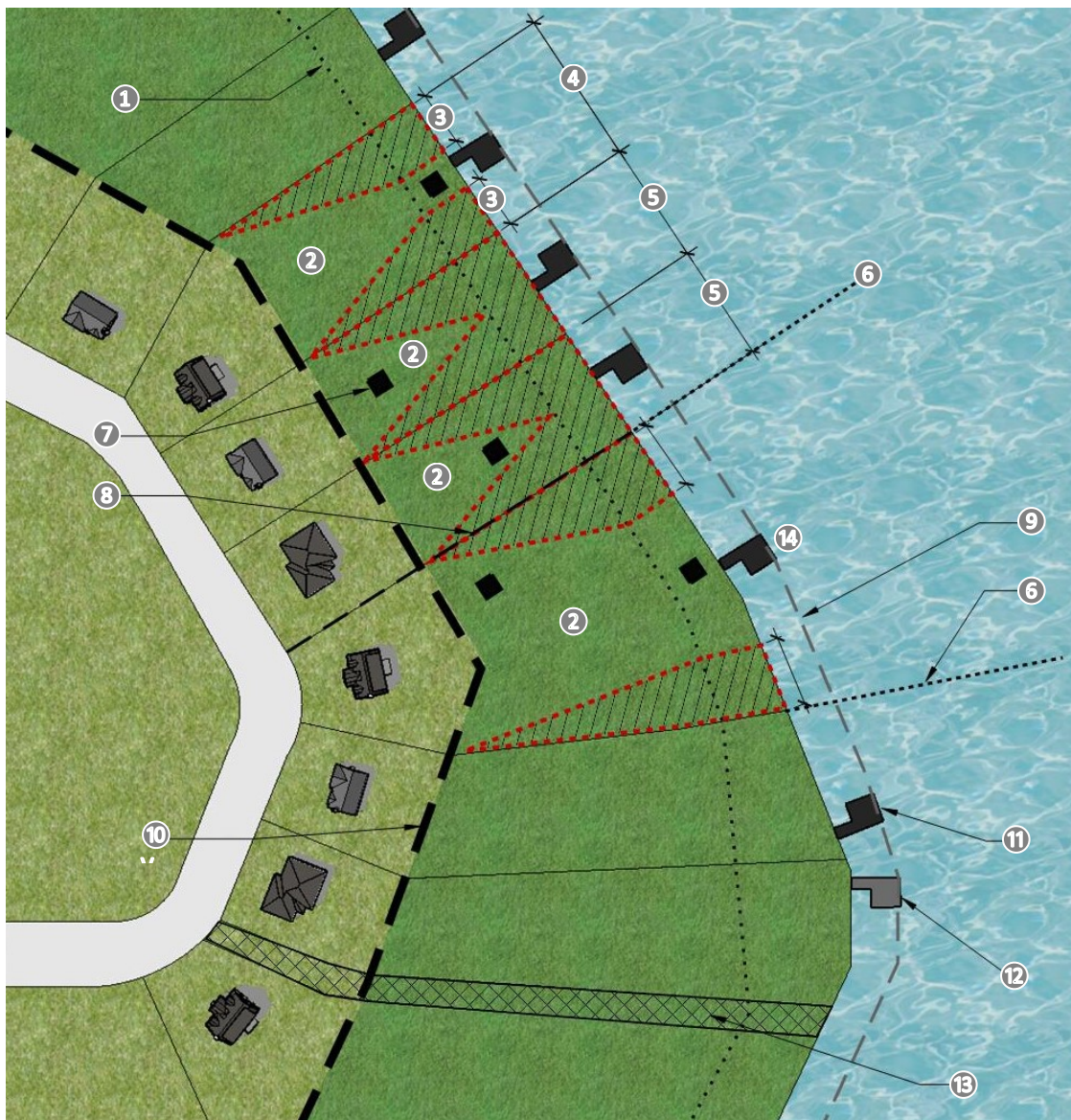
frontage line extending from the leasing property owner's side yard 30-feet along the quarter distance line and running from this point to the opposite corners where the takeline area crosses the lease area's side yard, and in a straight line from the 30-foot point on the quarter distance line to the shoreline frontage line. Those areas that fall inside of the view clear zones will be restricted from any type of new improvements or plantings exceeding six (6) feet in height with the exception of boat-related uses, which will be allowed by an administrative exception in accordance with [Subsection \(F\)\(2\)\(d\)](#).

FIGURE 28: VISUAL MEASUREMENTS FOR VIEW CORRIDORS



1: SUBJECT PROPERTY'S AND ITS VIEW CORRIDOR (PINK AREA); 2: NEIGHBORING PROPERTY; 3: NEIGHBORING PROPERTY'S BUILDABLE AREA (GREEN LINED AREA); 4: REAR PROPERTY LINE/TAKELINE; 5: VIEW CLEAR ZONE (LINED AREA); 6: LEASE AREA SIDE YARD SETBACK; 7: VIEW PRESERVATION ANGLE; 8: THE INTERSECTION OF THE 435.5 ELEVATION LINE AND THE LEASE AREA'S SIDE YARD; 9: SHORELINE FRONTAGE LINE (ESTABLISHED BY CONNECTING THE TWO [8] POINTS IN A STRAIGHT LINE); 10: 30-FOOT; 11: SHORELINE; 12: CENTER POINT AT THE QUARTER DISTANCE LINE; 13: A LOT WITH A SHORELINE FRONTAGE LESS THAN 100-FEET; 14: A LOT WITH A SHORELINE FRONTAGE 100-FEET OR MORE; 15: 30-FOOT POINT ON THE QUARTER DISTANCE LINE; 16: 25% OF THE TAKELINE AREA; 17: QUARTER DISTANCE LINE.

FIGURE 29: EXAMPLES OF VISUAL MEASUREMENTS FOR VIEW CORRIDORS AND STRUCTURE PLACEMENT



1: QUARTER DISTANCE LINE; 2: BUILDABLE AREA; 3: 30-FOOT; 4: A LOT WITH A SHORELINE FRONTAGE LINE 100-FOOT OR MORE; 5: A LOT WITH A SHORELINE FRONTAGE LINE LESS THAN 100-FOOT; 6: LEASE AREA'S PROJECTED SIDE YARD; 7: STRUCTURE BUILT IN THE 438.0 ELEVATION ZONE; 8: LEASE AREA'S SIDE YARD; 9: 40-FOOT BUILDING LINE; 10: REAR PROPERTY LINE/TAKELINE; 11: EXISTING BOATHOUSE; 12: BOATHOUSE LOCATION APPROVED ADMINISTRATIVELY BECAUSE OF DRAINAGE EASEMENT AND CLUSTERED WITH AN EXISTING BOATHOUSE; 13: DRAINAGE EASEMENT; 14: BOATHOUSE AND STRUCTURE IN THE 435.5 ELEVATION ZONE GENERALLY CENTERED IN THE LEASE AREA BEHIND THE PRIMARY STRUCTURE.

(F) General Requirements. The following general requirements shall apply for all property in the takeline area.

- (1) Number of Permitted Structures. The following is the maximum number of structures that shall be permitted in each elevation zone (*NOTE: in this case a structure is defined as any of the permitted uses specified in [Subsection \(J\), Specifications for Permitted Land Uses](#) that exceeds six [6] feet in height*):
 - (a) 438.0 Elevation Zone: Two (2) structures shall be permitted in the 438.0 Elevation Zone.
 - (b) 435.5 Elevation Zone: One (1) structure shall be permitted in the 435.5 Elevation Zone.
- (2) General Location of Permitted Structures. The following requirements relate to where structures should be generally located in each elevation zone (*NOTE: in this case a structure is defined as any of the permitted uses specified in [Subsection \(J\), Specifications for Permitted Land Uses](#) that exceeds six [6] feet in height*):
 - (a) 438.0 Elevation Zone: Structures in the 438.0 Elevation Zone should be located outside of the view clear zones unless specifically permitted to be in the view clear zone by [Subsection \(J\), Specifications for Permitted Land Uses](#).

- (b) 435.5 Elevation Zone: Structures in the *435.5 Elevation Zone* should be generally centered in the lease area -- *equal distance from both leased side yard boundary lines* -- behind the primary structure on the leasing property and outside of the view clear zones unless specifically permitted to be in the view clear zone by [Subsection \(J\), Specifications for Permitted Land Uses](#).
 - (c) 425.5 Elevation Zone: Structures located in the *425.5 Elevation Zone* should be generally centered along the shoreline -- *equal distance from both the leased side yard boundary lines* -- behind the primary structure of the leasing property.
 - (d) Administrative Exception for the 435.5 & 425.5 Elevation Zone. In cases where it is [1] not feasible to construct a structure in the center of the lease area or along the shoreline, [2] will increase the view corridor or benefit the surrounding properties by not centering a structure in the lease area, or [3] where centering the structure will create an undue hardship to the property owner leasing the lease area, the Director of Planning and Zoning or his/her designee may approve an administrative exception to allow an alternate location that is not generally centered in the lease area as long as the location for the proposed structure is outside of the view clear zone. In approving these requests, the Director of Planning and Zoning or his/her designee shall consider the impact of the proposed structure on the adjacent property owners.
- (3) Building Materials. The permitted building materials shall be as stipulated in [Subsection \(J\), Specifications for Permitted Land Uses](#), and as permitted by the City Council through a Specific Use Permit (SUP); however, the use of canvas, cloth, or like materials shall be prohibited within the takeline area. In addition, loose ground materials (e.g. sand, fill, pea gravel) that could be used for trails, paths, play areas, active sports activities, or as exposed landscape bedding material are prohibited.
- (4) Trees. In order to plant or remove a tree in the takeline area, a *Treescape Plan* showing the exact location, size (i.e. trunk diameter and height), and common name of the tree to be planted or removed will be required to be submitted to the Parks and Recreation Department. A permit to plant or remove a tree may be approved administratively by the Director of Parks and Recreation or his/her designee, or forwarded to the Parks and Recreation Board for approval. In reviewing a request to plant or remove a tree, the following criteria shall apply:
- (a) Planting Trees. Trees are permitted to be planted within the *438.0 Elevation Zone* pending they are [1] not a variety specifically listed in the prohibited tree list contained in [Section 03, Tree Planting Guidelines and Requirements, of Appendix C, Landscaping Guidelines and Requirements](#), and [2] they are not located within the view clear zone outlined [Subsection \(E\), Visual Measurements](#). The Director of Parks and Recreation or his/her designee may grant an exception to allow a tree to be planted in the view clear zone where it is determined that the tree will not decrease the visibility of the lake or shoreline for the adjacent properties. In making this determination, the Director of Parks and Recreation shall consider the size of the proposed tree at maturity.
 - (b) Removing Trees. Trees are permitted to be removed only if they are determined to be damaged or diseased, or if they create a hazardous or dangerous condition that could endanger the public health, safety or welfare of the general public.
- (5) Temporary Structures in the Takeline Area. Temporary structures (e.g. portable residential barbecue grills and ranges, trampolines, etc.) are permitted to be brought out into the takeline area providing that they are not allowed to remain in any part of the takeline area for more than 72 consecutive hours unless completely enclosed within a fenced area constructed in accordance with [Subsection 06.15\(J\)\(6\)](#).
- (G) Residential Sublease Agreement. A *Residential Sublease Agreement* is an agreement between a property owner and the City of Rockwall that grants the property owner certain rights to the exclusive use of the takeline area. A *Residential Sublease Agreement* shall be required to build certain structures within the takeline area. It shall be a violation of the zoning code to build or maintain a structure in the takeline area without a valid *Residential Sublease Agreement*. An owner in violation of this section shall be subject to the requirements of [Section 01, Penalties, of Article 12, Enforcement, of the Unified Development Code \(UDC\)](#). The following shall be the costs associated with a *Residential Sublease Agreement*:

Lease	Fees
New Lease (i.e. New Never Leased by Current Owner) ²	\$200.00
Annual Renewal of a Lease	\$100.00
Change of Ownership of a Valid Lease	\$50.00
Reinstatement of an Expired Lease (i.e. Same Property Owner) ³	\$500.00

NOTES:

- ¹: To be subject to these new fees, a lease entered into after **January 1, 2021** will be required (i.e. the effective date of the amendment adopting these fees).
- ²: A lease is considered to be new under the following circumstances: [1] the property has never had a valid lease agreement, or [2] the property had a valid lease under different ownership but that lease agreement expired prior to the current owner taking possession of the property.
- ³: A lease is considered to be a reinstatement when it lapses or expires under the current ownership, and then the same owner requests a new lease.

- (H) Permitted Uses. All of the uses permitted within the *Lake Ray Hubbard Takline Overlay (TL OV) District* shall adhere to all other applicable codes and permitting requirements of the City of Rockwall. For a list of permitted land uses see [Subsection \(J\), Specifications for Permitted Land Uses](#), or [Subsection 07.05, Lake Ray Hubbard Takeline Overlay \(TL OV\) District Development Standards](#).
- (I) Specific Use Permits (SUPs). A Specific Use Permit (SUP) may be requested for: [1] any use that is not listed in [Subsection \(J\), Specifications for Permitted Land Uses](#) or [2] any structure that does not adhere to the requirements stipulated for that use or structure as required by

Subsection (J), Specifications for Permitted Land Uses; however, a request for a Specific Use Permit (SUP) cannot be requested if a dimensional, material, size, or location standard stipulated in Subsection (J), Specifications for Permitted Land Uses, or Subsection (F), General Requirements, is expressly prohibited. In addition, no requests can be made that violate the view corridor requirements stipulated in Subsection (E), Visual Measurements. A Specific Use Permit (SUP) may be requested for water related land uses that are not specifically addressed in Subsection (J), Specifications for Permitted Land Uses, (e.g. jet ski lift) pending the applicant provides a letter of consent from the City of Dallas prior to making the application. In considering a Specific Use Permit (SUP) request, the City Council shall consider how the proposed request [1] impacts adjacent properties, and [2] adheres to the intent of the Lake Ray Hubbard Takeline Overlay (TL OV) District.

(J) Specifications for Permitted Land Uses. See Subsection 07.05, Lake Ray Hubbard Takeline Overlay (TL OV) District Development Standards, for a summary of the development standards for each of the following conditional uses.

(1) Barbecue Pit.

(a) Definition. A *barbecue pit* is a permanent fireplace structure over which meat, poultry and other foods are roasted (for *Fire Pit* see Subsection 06.15(J)(9)).

(b) Prerequisites. A *barbecue pit* may only be constructed on a property that has a valid *Residential Sublease Agreement* from the City of Rockwall.

(c) Elevation Zone. A *barbecue pit* shall be allowed in the following zones:

(1) 438.0: Permitted.

(2) 435.5: Not Permitted.

(3) 425.5: Not Permitted.

(d) Conditional Use Standards. A *barbecue pit* can only be fueled by charcoal and wood products, and shall not be fueled by any permanently buried gas products (i.e. natural gas or propane).

(e) Construction Standards.

(1) Building Materials. A *barbecue pit* must be constructed utilizing a combination of natural stone, brick, concrete, and/or iron grating.

(2) Height. A *barbecue pit* shall not exceed a maximum of six (6) feet in height.

(3) Size. A *barbecue pit* shall not be smaller than a minimum size of three (3) feet in length by three (3) feet in width; however, a *barbecue pit* should not exceed a maximum size of eight (8) feet in length by three (3) feet in width.

(f) Setback Requirements. A *barbecue pit* must adhere to the following setbacks:

(1) Takeline Setback: 0-Feet

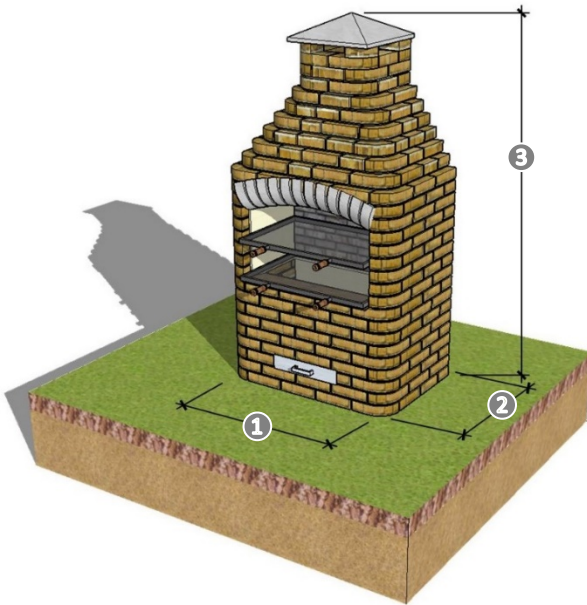
(2) Leased Side Yard Setback: 6-Feet

(g) Additional Requirements.

(1) Earth Work. Earth work required for the construction of a *barbecue pit* must comply with the erosion control standards set forth in the *Interlocal Lease Agreement*.

(2) Compliance with Applicable Codes. A *barbecue pit* must comply with all other applicable City of Rockwall codes.

(h) Visual Representation.



- ❶: A MINIMUM AND MAXIMUM OF THREE (3) FEET IN LENGTH;
- ❷: A MINIMUM OF THREE (3) FEET AND A MAXIMUM OF EIGHT (8) FEET IN WIDTH;
- ❸: A MAXIMUM OF SIX (6) FEET;

(2) Boathouse.

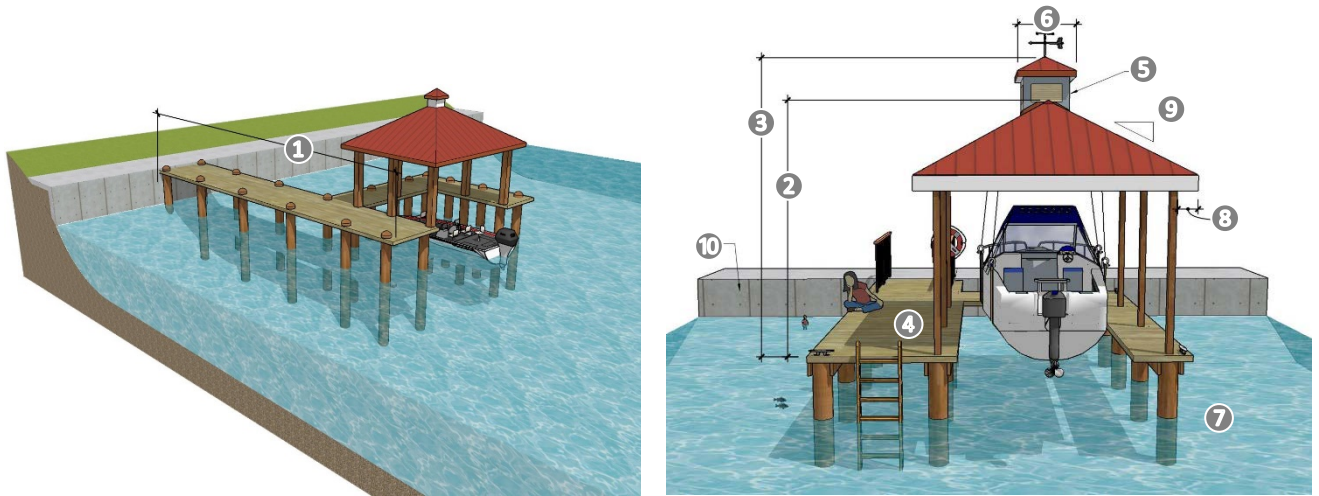
- (a) Definition. A boathouse is a roofed structure affixed to the end of an adjoining fixed pier, with a main waterside opening, containing an operating boatlift, and which is built to house and protect a watercraft and boat related equipment.
- (b) Prerequisites. A boathouse may only be constructed on a property that has a valid Residential Sublease Agreement from the City of Rockwall, has constructed a seawall along the entire length of the shoreline within the leased area, and has constructed a fixed pier.
- (c) Conditional Use Standards. Boathouses are used for storing boats that have a fuel efficiency rating greater than 95%; however, boathouses may also be used to store sailboats. Boathouses will not be used for storing any other type of items except boats and boat-related equipment. In addition, Boathouses shall not be used as a habitable dwelling structure, or shelter for domestic or wild animals. All boathouses shall be designed to discourage swimming, be durable, and have a base foundation construction of approved piling piers placed to a depth decided by a structural engineer; however, a boathouse shall not be designed to prevent public access to an area of water. Accessories placed on the flat surface of a boathouse or catwalk must be placed in an orderly manner that allows for the safe movement of people.
- (d) Elevation Zone. A boathouse shall be allowed in the following zones:

- (1) 438.0: Not Permitted.
- (2) 435.5: Not Permitted.
- (3) 425.5: Permitted.

(e) Construction Standards.

- (1) Building Materials. All boathouse constructed below the 437.0-foot mean sea level contour shall use only pilings and materials approved by the City of Rockwall and the City of Dallas. Boathouses shall be constructed utilizing composite materials (e.g. wood composite or synthetic wood where natural timber fibers are mixed with high-tech plastic materials) -- products equivalent to Trex brand are preferred -- for decking, galvanized metal/iron/steel or aluminum (with a minimum color rating of AAMA 2604) for the support posts, all aforementioned materials and cedar or iron wood for the roof beams, and standing seam metal for the roof with a pre-finished color. Support posts may be wrapped in composite material. Water repellant sealants shall not be used to treat any cedar or ironwood used for roof beams. All fasteners binding materials together must be made out of stainless steel.
- (2) Height. A boathouse shall be a minimum of 16-feet and a maximum of 21-feet in height as measured from the top of the fixed pier's catwalk to the vertex of the boathouse's cupola; however, in no case should a boathouse exceed one (1) story in height.
- (3) Size. The footprint of the exterior sides of a boathouse will measure a minimum of eight (8) feet in width by 30-feet in length and a maximum of 12-feet in width and 30-feet in length. Boathouses shall not extend more that 40-linear feet into the water as measured from the normal pool elevation of the shoreline (i.e. 435.5).
- (4) Roof. A boathouse will have a hip roof with either: [1] one (1) cupola with a hip roof centered at the top of the main hip roof, or [2] two (2) cupolas each with hip roofs at either end of the top of the main hip roof. Cupolas will be designed to allow updraft air and winds to vent outward, and shall measure three (3) feet by four (4) feet. All boathouse roofs shall be built with a minimum of a 2:1 roof pitch and will not have an overhang greater than 18-inches. Boathouses shall not incorporate a deck or platform.

- (5) Lighting. Interior lighting for a *boathouse* will be directed downward from the ceiling of the structure and at the stored watercraft. Exterior lighting for a *boathouse* will be directed downwards toward the fixed pier with light fixtures incorporated either into the roof's overhang or the structure's columns. Lighting shall not hinder an adjacent property owner's lake views, negatively impact surrounding residents with unwanted brightness or glare, or interfere with the safety of the traveling public.
- (6) Additional Construction Standards.
- (a) Deck Ladder. A deck ladder is permitted to be constructed inside a *boathouse*.
 - (b) Storage Unit. A *boathouse* can incorporate one (1) storage unit measuring 72-inches in length by 20-inches in depth by 20-inches in height. Storage units shall be placed on the outer dockside, and shall only be used for storing boat-related equipment. The storage of fossil fuels and/or hazardous materials is prohibited.
 - (c) Boat or Watercraft Lift(s). A *boathouse* must incorporate either one (1) regular boat lift or two (2) personal watercraft boat lifts. All boat or watercraft lifts must be able to hoist a watercraft above the 438.0-foot mean sea level contour, and be maintained in good operating condition. All watercrafts must be stored under the roof of the *boathouse*.
 - (d) Pilings. The approved pilings used to support a *boathouse* must be built up to at least 17-inches above the normal pool elevation of 435.5-foot mean sea level. Vertical rub rails are required on all concrete piers and pilings.
 - (e) Catwalks. The flat floor surface or catwalk for all structures must be no more and no less than 18-inches above the normal pool elevation of 435.5-foot mean sea level.
 - (f) Safety Reflectors. All structures shall be designed with safety reflectors to be clearly visible on three (3) sides on the main waterside of the end of the structure. Safety reflectors are required on either side of the main waterside end and the two (2) sides at a minimum increment of ten (10) feet starting at the structure's main waterside end and working back to the shoreline. Safety reflectors will be white, blue, or red and no less than three (3) inches in diameter or square in size, kept clean, firmly attached to the structure, and maintained in good condition.
- (7) Location. All *boathouses* are required to be located in the water of the *Lake*. View corridor restrictions do not apply to *boathouses*; however, a *boathouse* should generally be located in line with the primary structure on the leasing property (*i.e. generally centered on the lot*). *Boathouses* shall not be designed to prevent or restrict public access to any portion of water within the *Lake*.
- (f) Setback Requirements. A *boathouse* must adhere to the following setbacks:
- (1) Takeline Setback: 0-feet
 - (2) Leased Side Yard Setback: 10-feet
 - (3) Maximum Distance from Seawall: 40-feet
- (g) Additional Requirements.
- (1) Dredging. Dredging of the lake area is allowed for the berthing of a motorized boat into a *boathouse* provided that the dredging does not exacerbate shoreline erosion, lake siltation, water quality degradation, wetlands instability, or the integrity of any built structure, and the dredged channel is maintained for boating maneuverability to a depth of 425.0-foot mean sea level and a width area allowable for safe boating maneuverability. Property authorization to dredge must be obtained from the City of Rockwall, City of Dallas, US Army Corps of Engineers, and the Texas Parks and Wildlife Department. Disposal of dredging materials must be handled by a licensed establishment, properly treated and disposed of at an offsite location or disposed onsite only as part of land reclamation working under the City of Dallas guidelines and supervision.
 - (2) Compliance with Applicable Codes. A *boathouse* must comply with all other applicable City of Rockwall codes.
 - (3) Address. All *boathouses* shall have a residential street address sign with six (6) inch black letters on a white background displayed outwards towards the main body of the *Lake* to be recognizable for waterside public safety and emergency personnel.
 - (4) Easement Protection. No *boathouse* shall encroach into an existing or identified future easement, right-of-way, access road, or path.
- (h) Visual Representation.



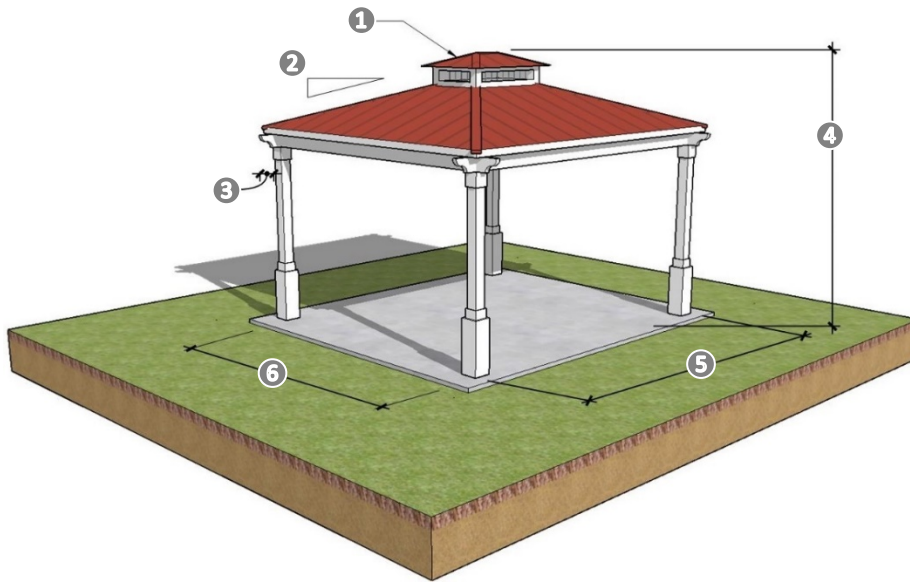
①: 40-FOOT MAXIMUM; ②: 13-FOOT MINIMUM TO 18-FOOT MAXIMUM; ③: 16-FOOT MINIMUM TO 21-FOOT MAXIMUM; ④: CATWALK (UNDERSTRUCTURE TO BE ABOVE THE 437.0-FOOT ELEVATION); ⑤: CUPOLA; ⑥: THREE (3) FEET BY FOUR (4) FEET; ⑦: 435.5-FOOT NORMAL POOL ELEVATION; ⑧: 1.5-FOOT MAXIMUM OVERHANG; ⑨: 2:1 ROOF PITCH (HIP ROOF ONLY); ⑩: SEAWALL.

(3) Covered Patio.

- (a) Definition. A covered patio is a standalone structure that provides shade and/or rain coverage for a patio or deck. Covered patios have a solid roof.
- (b) Prerequisites. A covered porch may only be constructed on a property that has a valid *Residential Sublease Agreement* from the City of Rockwall and -- when constructing in the 435.5 Elevation Zone -- that has constructed a *seawall* along the entire length of the shoreline within the leased area.
- (c) Elevation Zone. A covered patio shall be allowed in the following zones:
 - (1) 438.0: Permitted.
 - (2) 435.5: Permitted (if a *Seawall* has been constructed).
 - (3) 425.5: Not Permitted.
- (d) Conditional Use Standards. A covered patio shall not be used as a habitable dwelling structure, storage facility, or shelter for domestic or wild animals.
- (e) Construction Standards.
 - (1) Building Materials. A covered porch must be constructed utilizing cedar, redwood, ironwood, composite materials (e.g. *wood composite or synthetic wood where natural timber fibers are mixed with a high-tech plastic material*), or metal. The roof of the structure should generally match the color of the roof on the primary structure, and be constructed using clay tiles, standing seam metal, slate shingles, concrete shingles, or ceramic shingles. Canvas, cloth, or mesh attachments to the structure shall be prohibited.
 - (2) Height. A covered patio shall not exceed a maximum height of 15-feet or one (1) story, and the roof shall not be used as a deck or lookout. The height shall be measured from grade to the mid-point of the pitched roof.
 - (3) Size. A covered patio shall not exceed a maximum size of 12-feet by 20-feet or 240 SF.
 - (4) Roof. A covered patio will have a hip or gable roof with either: [1] one (1) cupola with a hip roof centered at the top of the main hip roof, or [2] a clerestory built into the center of the main hip roof. Cupolas and clerestories will be designed to allow updraft air and winds to vent outward, and shall be proportional to the main roof. All covered patios should be built with a minimum of a 4:1 roof pitch. The roof shall not have an overhang greater than 18-inches.
 - (5) Location. A covered patio located within the 435.5 Elevation Zone shall generally be located in line with the primary structure on the leasing property. Covered patios shall not be placed in the view clear zone of a neighbor's view corridor.
- (f) Setback Requirements. A covered patio must adhere to the following setbacks:
 - (1) Takeline Setback: 0-Feet
 - (2) Leased Side Yard Setback: 20-Feet
- (g) Additional Requirements.
 - (1) Earth Work. Earth work required for the construction of a covered patio must comply with the erosion control standards set forth in the *Interlocal Lease Agreement*.
 - (2) Compliance with Applicable Codes. A covered patio must comply with all other applicable City of Rockwall codes.

(3) Emergency Response. The *covered patio* shall not be located in an area where it would block public safety personnel and their vehicles from accessing or responding to emergencies or clearing the shoreline.

(h) Visual Representation.



1: CUPOLA OR CLERESTORY; 2: 4:1 MINIMUM ROOF PITCH; 3: 18-INCHES MAXIMUM OVERHANG; 4: 15-FOOT MAXIMUM HEIGHT; 5: 20-FOOT MAXIMUM; 6: 12-FOOT MAXIMUM;

(4) Deck.

(a) Definition. A *deck* is a roofless structure anchored to the ground that consists of planks running in a horizontal pattern and creating a flat surface area.

(b) Prerequisites. A *deck* may only be constructed on a property that has a valid *Residential Sublease Agreement* from the City of Rockwall and -- when constructing in the 435.5 Elevation Zone -- that has constructed a *seawall* along the entire length of the shoreline within the leased area.

(c) Elevation Zone. A *deck* shall be allowed in the following zones:

- (1) 438.0: Permitted.
- (2) 435.5: Permitted (if a *Seawall* has been constructed).
- (3) 425.5: Not Permitted (see *Dock Deck* in [Subsection 06.15\(J\)\(5\)](#)).

(d) Conditional Use Standards. A *deck* shall not incorporate walls or other none transparent structures to function as handrails or counter space.

(e) Construction Standards.

(1) Building Materials. A *deck* must be constructed of composite materials (e.g. *wood composite* or *synthetic wood where natural timber fibers are mixed with a high-tech plastic material*). Handrails incorporated into the *deck* shall be made of wrought iron or decorative metal.

(2) Height. A *deck* shall not exceed a maximum height of 24-inches above grade.

(3) Size. A *deck* shall not exceed a maximum area of 1,000 SF.

(4) Location. A *deck* located within the 435.5 Elevation Zone shall generally be located in line with the primary structure on the leasing property. *Decks* shall not be placed in the view clear zone of a neighbor's view corridor.

(5) Foundation. A *deck* shall be anchored into the ground using concrete posts and footings as a foundation appropriate for the load and size of the proposed *deck*.

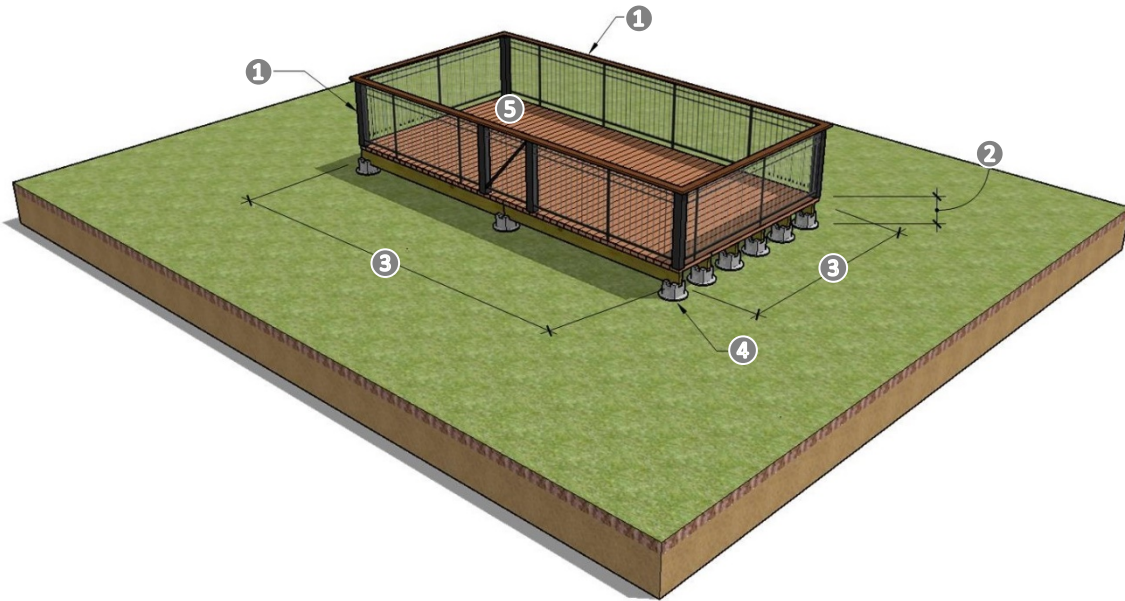
(f) Setback Requirements. A *deck* must adhere to the following setbacks:

- (1) Takeline Setback: 0-Feet
- (2) Leased Side Yard Setback: 20-Feet

(g) Additional Requirements.

- (1) Earth Work. Earth work required for the construction of a *deck* must comply with the erosion control standards set forth in the *Interlocal Lease Agreement*.
- (2) Compliance with Applicable Codes. A *deck* must comply with all other applicable City of Rockwall codes.
- (3) Emergency Response. The *deck* shall not be located in an area where it would block public safety personnel and their vehicles from accessing or responding to emergencies or clearing the shoreline.

(h) Visual Representation.

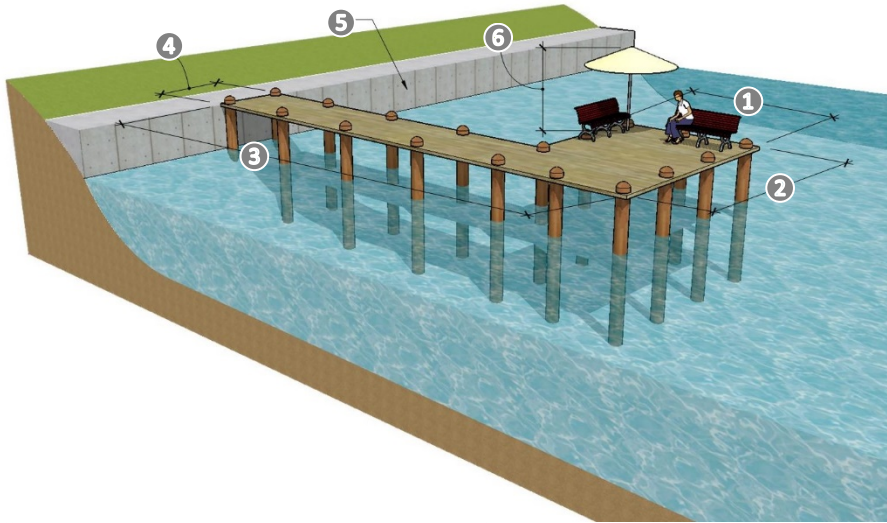


①: WROUGHT IRON OR DECORATIVE METAL; ②: MAXIMUM OF 24-INCHES OR TWO (2) FEET ABOVE GRADE; ③: (L) X (W) SHALL NOT BE GREATER THAN 1,000 SF; ④: CONCRETE POSTS AND FOOTINGS FOR FOUNDATION; ⑤: COMPOSITE DECKING MATERIALS.

(5) Dock Deck.

- (a) Definition. A *dock deck* is a flat floor surface area built over the water adjoining the end of a *fixed pier*.
- (b) Prerequisites. A *dock deck* may only be constructed on a property that has a valid *Residential Sublease Agreement* from the City of Rockwall, has constructed a *seawall* along the entire length of the shoreline within the leased area, and has constructed *fixed pier*.
- (c) Elevation Zone. A *dock deck* shall be allowed in the following zones:
 - (1) 438.0: Not Permitted.
 - (2) 435.5: Not Permitted.
 - (3) 425.5: Permitted.
- (d) Conditional Use Standards. Items that can be securely attached to the edge of a *dock deck* include the following: [1] a personal watercraft swing lift, [2] benches, [3] dock deck lighting that is either embedded in or on a pole, [4] locker box, and/or [5] power source station. A table may also be placed on the edge or in the center of a *dock deck*. A watercraft is only allowed to moor at any portion of a *dock deck* for no more that 156-consecutive hours during any given week. All *dock decks* shall be designed to discourage swimming, be durable, and have a base foundation construction of approved piling piers placed to a depth decided by a structural engineer; however, a *dock deck* shall not be designed to prevent public access to an area of water. *Dock decks* shall also be designed to be clearly visible during all seasons of the year and fluctuations in pool elevation of the *Lake*. Accessories placed on the flat surface of a *dock deck* or catwalk must be placed in an orderly manner that allows for the safe movement of people.
- (e) Construction Standards.
 - (1) Building Materials. The catwalk and/or *dock deck* and any benches built on these structures shall utilize only composite materials (e.g. wood composite or synthetic wood where natural timber fibers are mixed with a high-tech plastic material). Any railings built on a dock deck shall be constructed of composite materials (e.g. wood composite or synthetic wood where natural timber fibers are mixed with a high-tech plastic material) or steel tubing railings. *Dock decks* above 437.0 feet mean sea level are required to be constructed of metal pilings, concrete pilings, or plastic PVC pilings. *Dock decks* constructed below 437.0 feet mean sea level must use only pilings and materials approved by the City of Dallas as specified in the City of Dallas' *Construction Permit Application Lake Structures Lake Ray Hubbard*. All pilings shall be engineered and approved to handle the pressures, stresses, and loads applicable to lakefront conditions. The exterior color of all *dock decks* shall be a neutral or earth tone color and be subject to approval by the Planning and Zoning Department at the time of building permit. All fasteners binding materials together must be made of stainless steel. Water repellent sealants shall not be used.

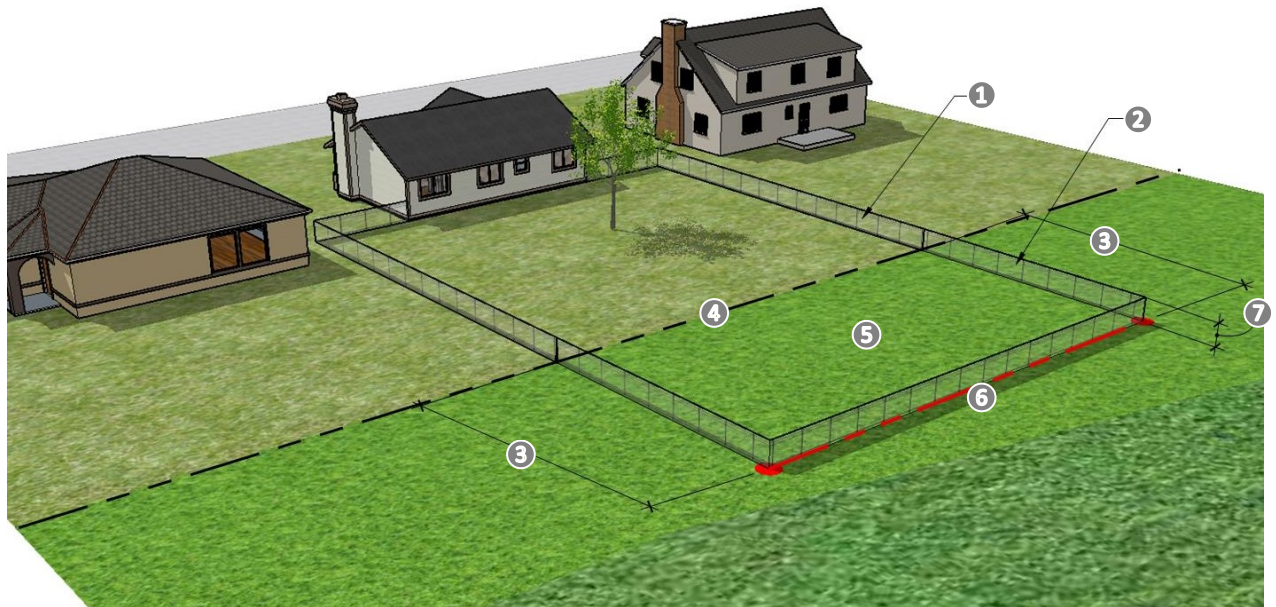
- (2) Height. No pole structures incorporated into a *dock deck* shall be higher than eight (8) feet above the flat floor surface with no more than four (4) pole structures allowed.
- (3) Size. The footprint of the exterior sides of a *dock deck* adjoining a fixed pier shall be a minimum of eight (8) feet by ten (10) feet (*i.e.* 80 SF) and a maximum of 12-feet by 30-feet (*i.e.* 360 SF). *Dock decks* shall not extend more than 40-linear feet into the water as measured from the normal pool elevation of the shoreline (*i.e.* 435.5).
- (4) Lighting. Lighting shall not hinder an adjacent property owner's lake views, negatively impact surrounding residents with unwanted brightness or glare, or interfere with the safety of the traveling public. Safety lighting may be placed onto the interior edges of the flat floor surface of a *dock deck* at ten (10) foot increments, with the cover housing the lighting source no higher than six (6) inches. Two (2) light post structures with a maximum height of eight (8) feet can be placed along the periphery of a *dock deck*.
- (5) Additional Construction Standards.
 - (a) Pilings. The approved pilings used to support a boathouse must be built up to at least 17-inches above the normal pool elevation of 435.5-foot mean sea level. Vertical rub rails are required on all concrete piers and pilings.
 - (b) Catwalks. The flat floor surface or catwalk for all structures must be no more and no less than 18-inches above the normal pool elevation of 435.5-foot mean sea level.
 - (c) Safety Reflectors. All structures shall be designed with safety reflectors to be clearly visible on three (3) sides on the main waterside of the end of the structure. Safety reflectors are required on either side of the main waterside end and the two (2) sides at a minimum increment of ten (10) feet starting at the structure's main waterside end and working back to the shoreline. Safety reflectors will be white, blue, or red and no less than three (3) inches in diameter or square in size, kept clean, firmly attached to the structure, and maintained in good condition.
- (6) Location. View corridor restrictions do not apply to *dock decks*. *Dock decks* shall not be allowed on land.
- (f) Setback Requirements. A *dock deck* must adhere to the following setbacks:
 - (1) Takeline Setback: 0-feet
 - (2) Leased Side Yard Setback: 10-feet
 - (3) Maximum Distance from Seawall: 40-feet
- (g) Additional Requirements.
 - (1) Dredging. Dredging of the lake area is allowed for the berthing of a motorized boat into a *dock deck* provided that the dredging does not exacerbate shoreline erosion, lake siltation, water quality degradation, wetlands instability, or the integrity of any built structure, and the dredged channel is maintained for boating maneuverability to a depth of 425.0-foot mean sea level and a width area allowable for safe boating maneuverability. Property authorization to dredge must be obtained from the City of Rockwall, City of Dallas, US Army Corps of Engineers, and the Texas Parks and Wildlife Department. Disposal of dredging materials must be handled by a licensed establishment, properly treated and disposed of at an offsite location or disposed onsite only as part of land reclamation working under the City of Dallas guidelines and supervision.
 - (2) Compliance with Applicable Codes. A *dock deck* must comply with all other applicable City of Rockwall codes.
 - (3) Address. All *dock decks* shall have a residential street address sign with six (6) inch black letters on a white background displayed outwards towards the main body of the *Lake* to be recognizable for waterside public safety and emergency personnel.
 - (4) Easement Protection. No *dock deck* shall encroach into an existing or identified future easement, right-of-way, access road, or path.
- (h) Visual Representation.



1: MINIMUM OF TEN (10) FEET AND A MAXIMUM OF 30-FEET; 2: MINIMUM OF EIGHT (8) FEET AND A MAXIMUM OF 12-FEET; 3: 40-FOOT MAXIMUM; 4: SIX (6) FOOT MAXIMUM; 5: SEAWALL; 6: EIGHT (8) FOOT MAXIMUM;

(6) Fence.

- (a) Definition. A *fence* is a barrier, railing, or other upright structure, enclosing a specific area to mark a boundary or control access.
- (b) Prerequisites. A *fence* may only be constructed on a property that has a valid *Residential Sublease Agreement* from the City of Rockwall.
- (c) Elevation Zone. A *fence* shall be allowed in the following zones:
 - (1) 438.0: Permitted.
 - (2) 435.5: Not Permitted.
 - (3) 425.5: Not Permitted.
- (d) Conditional Use Standards. A *fence* shall only be allowed to enclose an area beginning at the *Takeline* corners (i.e. the rear property line corners of the property leasing the take area), extending 45-feet along the lease line, and connecting the two (2) points in a straight line (see example below).

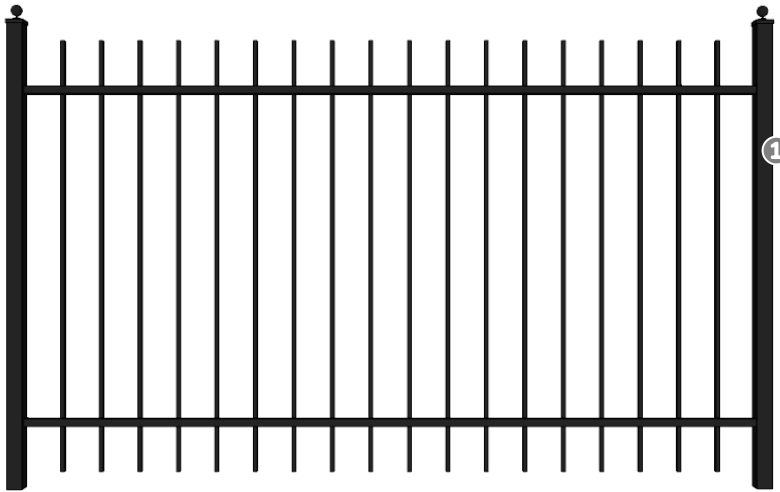


1: EXISTING RESIDENTIAL FENCE ON THE LEASING PROPERTY; 2: WROUGHT IRON OR BLACK TUBULAR STEEL FENCE; 3: MAXIMUM OF 45-FOET ALONG THE LEASE LINE OF THE TAKELINE; 4: REAR PROPERTY LINE/BEGINNING OF THE TAKELINE; 5: 438.0 ELEVATION ZONE; 6: THE STRAIGHT-LINE CONNECTION BETWEEN THE TWO (2), 45-FOOT POINTS; 7: MAXIMUM OF 48-INCHES OR FOUR (4) FEET.

(e) Construction Standards.

- (1) Building Materials. A *fence* shall only be constructed of wrought iron or black tubular steel.

- (2) Height. A fence shall not exceed a maximum height of 48-inches from grade.
 - (3) Location. A fence shall not be placed in the view clear zone of a neighbor's view corridor.
- (f) Setback Requirements. A fence must adhere to the following setbacks:
- (1) Takeline Setback: 0-Feet
 - (2) Leased Side Yard Setback: 0-Feet
- (g) Additional Requirements.
- (1) Earth Work. Earth work required for the construction of a fence must comply with the erosion control standards set forth in the *Interlocal Lease Agreement*.
 - (2) Compliance with Applicable Codes. A fence must comply with all other applicable City of Rockwall codes.
- (h) Visual Representation.



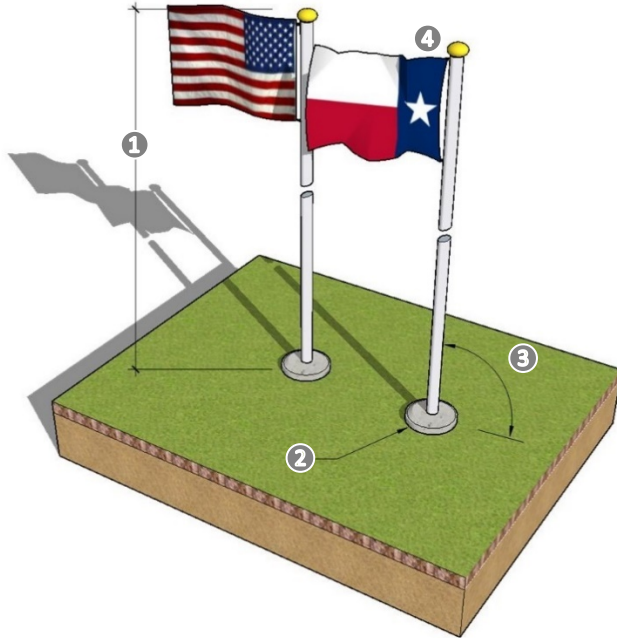
1: FOUR (4) FOOT WROUGHT IRON FENCE

- (7) Flagpole.
- (a) Definition. A flagpole is an upright pole or staff, constructed at a 90-degree angle to the finished grade, which is used to raise a flag.
 - (b) Prerequisites. A flagpole may only be constructed on a property that has a valid *Residential Sublease Agreement* from the City of Rockwall and -- *when constructing in the 435.5 Elevation Zone* -- that has constructed a *seawall* along the entire length of the shoreline within the leased area.
 - (c) Elevation Zone. A flagpole shall be allowed in the following zones:
 - (1) 438.0: Permitted.
 - (2) 435.5: Permitted (*if a Seawall has been constructed*).
 - (3) 425.5: Not Permitted.
 - (d) Conditional Use Standards. A maximum of two (2) flagpoles, with one (1) flag on each pole shall be permitted within a lease area. The United States of America and State of Texas flags measuring a maximum of six (6) feet by four (4) feet will be the only flags permitted to be flown along the takeline. Lighting in association with a flagpole shall be prohibited.
 - (e) Construction Standards.
 - (1) Building Materials. A flagpole shall only be constructed of either stainless steel or aluminum.
 - (2) Height. A flagpole shall not exceed a maximum height of 20-feet from grade.
 - (3) Size. At the ground base a flagpole shall measure a minimum size of five (5) inches and a maximum size of eight (8) inches.
 - (4) Location. A flagpole located within the *435.5 Elevation Zone* shall generally be located in line with the primary structure on the leasing property. Flagpoles shall not be placed in the view clear zone of a neighbor's view corridor.
 - (f) Setback Requirements. A flagpole must adhere to the following setbacks:
 - (1) Takeline Setback: 0-Feet
 - (2) Leased Side Yard Setback: 6-Feet

(g) Additional Requirements.

- (1) Earth Work. Earth work required for the construction of a *flagpole* must comply with the erosion control standards set forth in the *Interlocal Lease Agreement*.
- (2) Compliance with Applicable Codes. A *flagpole* must comply with all other applicable City of Rockwall codes.
- (3) Emergency Response. The *flagpole* shall not be located in an area where it would block public safety personnel and their vehicles from accessing or responding to emergencies or clearing the shoreline.

(h) Visual Representation.



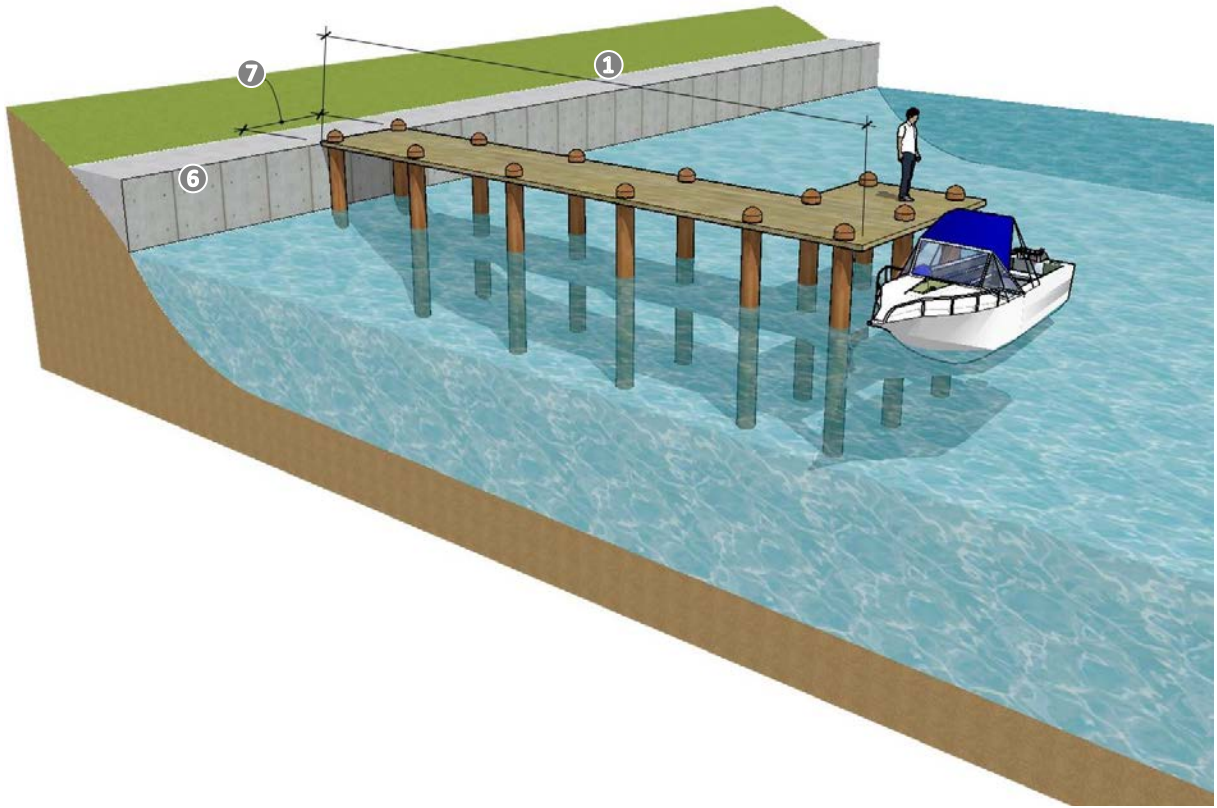
①: MAXIMUM OF 20-FEET FROM GRADE; ②: AT THE BASE THE FLAGPOLE CAN BE A MINIMUM OF FIVE (5) INCHES AND A MAXIMUM OF EIGHT (8) INCHES; ③: MAINTAINED TO BE 90-DEGREES FROM GRADE; ④: FLAGPOLES ARE PERMITTED ONE (1) FLAG A MAXIMUM OF FOUR (4) FEET BY SIX (6) FEET;

(8) Fixed Pier.

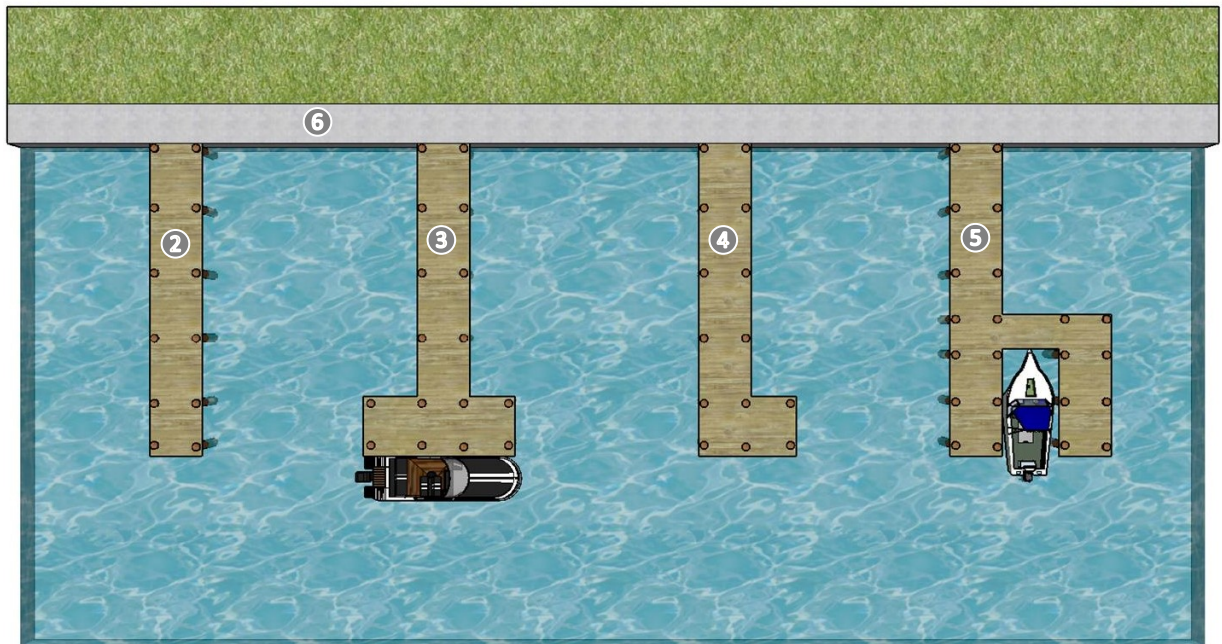
- (a) Definition. A *fixed pier* is a structure with a catwalk that extends from the shoreline out into the body of water with the structure being used to moor and land watercraft.
- (b) Prerequisites. A *fixed pier* may only be constructed on a property that has a valid *Residential Sublease Agreement* from the City of Rockwall, and has constructed a *seawall* along the entire length of the shoreline within the leased area.
- (c) Elevation Zone. A *fixed pier* shall be allowed in the following zones:
 - (1) 438.0: Not Permitted.
 - (2) 435.5: Not Permitted.
 - (3) 425.5: Permitted.
- (d) Conditional Use Standards. Each eligible property adjacent to the takeline will be permitted one (1) fixed pier with an adjoining dock deck and/or boathouse. *Fixed piers* can be designed to be in an 'I', 'T', 'L' or 'U' shape (see [Subsection 06.15\(J\)\(8\)\(h\)](#)). Items that can be securely attached to the edge of a *dock deck* include the following: [1] a personal watercraft swing lift, [2] benches, [3] cleats, [4] dock lighting, [5] locker box, and/or [6] power source station. A watercraft is only allowed to moor at any portion of a *fixed pier* for no more that 156-consecutive hours during any given week. All *fixed pier* shall be designed to discourage swimming, be durable, and have a base foundation construction of approved piling piers placed to a depth decided by a structural engineer; however, a *fixed pier* shall not be designed to prevent public access to an area of water. *Fixed piers* shall also be designed to be clearly visible during all seasons of the year and fluctuations in pool elevation of the *Lake*. Accessories placed on the flat surface of a catwalk of a *fixed pier* must be placed in an orderly manner that allows for the safe movement of people.
- (e) Construction Standards.
 - (1) Building Materials. The catwalk and any benches built on these structures shall utilize only composite materials (e.g. *wood composite or synthetic wood where natural timber fibers are mixed with a high-tech plastic material*). Any railings built on a *fixed pier* shall be constructed of composite materials (e.g. *wood composite or synthetic wood where natural timber fibers are mixed*

with a high-tech plastic material) or steel tubing railings. *Fixed piers* above 437.0 feet mean sea level are required to be constructed of metal pilings, concrete pilings, or plastic PVC pilings. *Fixed piers* constructed below 437.0 feet mean sea level must use only pilings and materials approved by the City of Dallas as specified in the City of Dallas' *Construction Permit Application Lake Structures Lake Ray Hubbard*. All pilings shall be engineered and approved to handle the pressures, stresses, and loads applicable to lakefront conditions. The exterior color of all *fixed piers* shall be a neutral or earth tone color and be subject to approval by the Planning and Zoning Department at the time of building permit. All fasteners binding materials together must be made of stainless steel. Water repellant sealants shall not be used.

- (2) Height. No pole structures incorporated into a *fixed pier* shall be higher than eight (8) feet above the flat floor surface with no more than two (2) pole structures allowed.
- (3) Size. The catwalk of a *fixed pier* will be a maximum of six (6) feet in width, as measured at a 90-degree angle to the main *fixed pier's* length, and will not enclose any portion of the water to allow the free movement of water underneath. *Fixed piers* shall not extend more than 40-linear feet into the water as measured from the normal pool elevation of the shoreline (i.e. 435.5).
- (4) Lighting. Lighting shall not hinder an adjacent property owner's lake views, negatively impact surrounding residents with unwanted brightness or glare, or interfere with the safety of the traveling public. Safety lighting may be placed onto the interior edges of the flat floor surface of the catwalk of a *fixed pier* at ten (10) foot increments, with the cover housing the lighting source no higher than six (6) inches. Two (2) light post structures with a maximum height of eight (8) feet can be placed at the end of a *fixed pier*.
- (5) Additional Construction Standards.
 - (a) Pilings. The approved pilings used to support a boathouse must be built up to at least 17-inches above the normal pool elevation of 435.5-foot mean sea level. Vertical rub rails are required on all concrete piers and pilings.
 - (b) Catwalks. The catwalk of a *fixed pier* will be allowed within nine (9) feet of the normal pool elevation of 435.5-foot mean sea level. The flat floor surface or catwalk for all structures must be no more and no less than 18-inches above the normal pool elevation of 435.5-foot mean sea level.
 - (c) Safety Reflectors. All structures shall be designed with safety reflectors to be clearly visible on three (3) sides on the main waterside end of the end of the structure. Safety reflectors are required on either side of the main waterside end and the two (2) sides at a minimum increment of ten (10) feet starting at the structure's main waterside end and working back to the shoreline. Safety reflectors will be white, blue, or red and no less than three (3) inches in diameter or square in size, kept clean, firmly attached to the structure, and maintained in good condition.
- (6) Location. View corridor restrictions do not apply to *fixed piers*.
- (f) Setback Requirements. A *fixed pier* must adhere to the following setbacks:
 - (1) Takeline Setback: 0-feet
 - (2) Leased Side Yard Setback: 10-feet
 - (3) Maximum Distance from Seawall: 40-feet
- (g) Additional Requirements.
 - (1) Dredging. Dredging of the lake area is allowed for the berthing of a motorized boat into a *fixed pier* provided that the dredging does not exacerbate shoreline erosion, lake siltation, water quality degradation, wetlands instability, or the integrity of any built structure, and the dredged channel is maintained for boating maneuverability to a depth of 425.0-foot mean sea level and a width area allowable for safe boating maneuverability. Property authorization to dredge must be obtained from the City of Rockwall, City of Dallas, US Army Corps of Engineers, and the Texas Parks and Wildlife Department. Disposal of dredging materials must be handled by a licensed establishment, properly treated and disposed of at an offsite location or disposed onsite only as part of land reclamation working under the City of Dallas guidelines and supervision.
 - (2) Compliance with Applicable Codes. A *fixed pier* must comply with all other applicable City of Rockwall codes.
 - (3) Address. All *fixed pier* shall have a residential street address sign with six (6) inch black letters on a white background displayed outwards towards the main body of the *Lake* to be recognizable for waterside public safety and emergency personnel.
 - (4) Easement Protection. No *fixed pier* shall encroach into an existing or identified future easement, right-of-way, access road, or path.
- (h) Visual Representation.



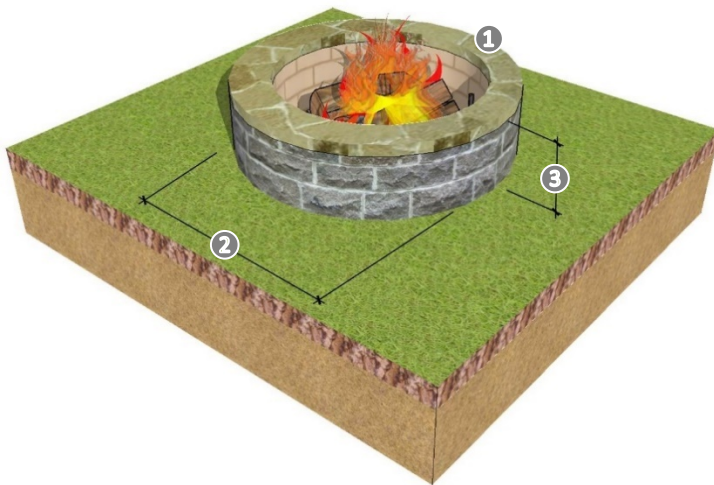
1: 40-FOOT MAXIMUM; 2: PIER IN AN 'I' SHAPE; 3: PIER IN 'T' SHAPE; 4: PIER IN A 'L' SHAPE; 5: PIER IN A 'U' SHAPE; 6: SEAWALL; 7: SIX (6) FOOT MAXIMUM



(9) *Fire Pit.*

- (a) *Definition.* A fire pit is a permanent fireplace that is dug into the ground or is in a freestanding structure in which a contained fire is made.
- (b) *Prerequisites.* A fire pit may only be constructed on a property that has a valid *Residential Sublease Agreement* from the City of Rockwall.
- (c) *Elevation Zone.* A fire pit shall be allowed in the following zones:
 - (1) 438.0: Permitted.
 - (2) 435.5: Permitted (if a *Seawall* has been constructed).

- (3) 425.5: Not Permitted.
- (d) Conditional Use Standards. A *fire pit* can only be fueled by charcoal and wood products, and shall not be fueled by any permanently buried gas products (i.e. *natural gas or propane*).
- (e) Construction Standards.
- (1) Building Materials. The surround (i.e. *the area used to contain the fire*) for a *fire pit* must be constructed utilizing a combination of natural stone, brick, and/or concrete.
 - (2) Height. A *fire pit* shall not exceed a maximum of 36-inches in height.
 - (3) Size. A *fire pit* shall not be smaller than a minimum size of three (3) feet in length by three (3) feet in width; however, a *fire pit* should not exceed a maximum size of five (5) feet in length by five (5) feet in width.
- (f) Setback Requirements. A *fire pit* must adhere to the following setbacks:
- (1) Takeline Setback: 0-Feet
 - (2) Leased Side Yard Setback: 6-Feet
- (g) Additional Requirements.
- (1) Earth Work. Earth work required for the construction of a *fire pit* must comply with the erosion control standards set forth in the *Interlocal Lease Agreement*.
 - (2) Compliance with Applicable Codes. A *fire pit* must comply with all other applicable City of Rockwall codes.
- (h) Visual Representation.



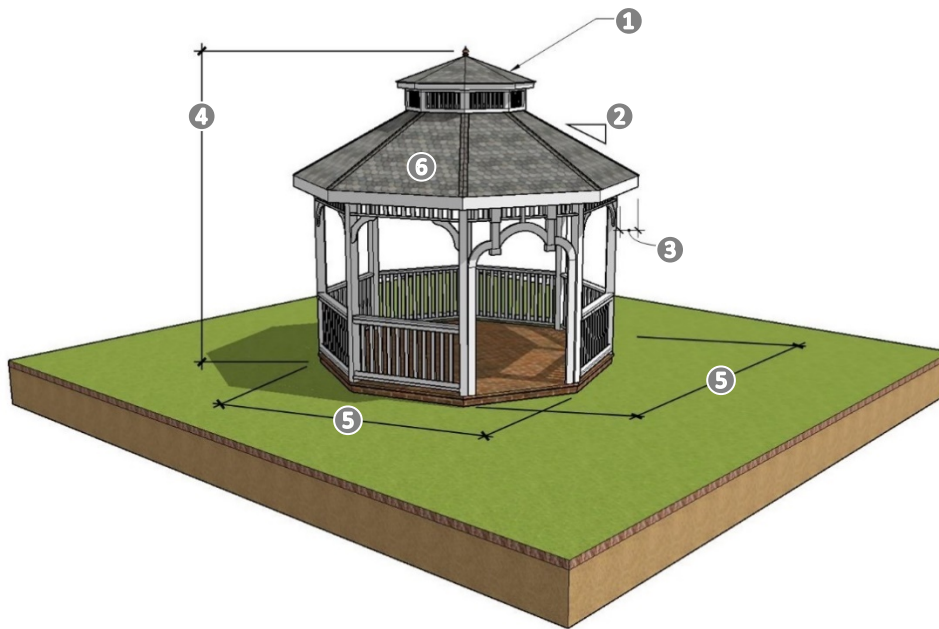
❶: NATURAL STONE, BRICK, AND/OR CONCRETE; ❷: MINIMUM SIZE OF THREE (3) FEET BY THREE (3) FEET AND A MAXIMUM SIZE OF FIVE (5) FEET BY FIVE (5) FEET; ❸: MAXIMUM HEIGHT OF 36-INCHES OR THREE (3) FEET.

(10) Gazebo.

- (a) Definition. A *gazebo* is a permanent stand-alone structure with a roof and trellis structure open on all sides with places for sitting.
- (b) Prerequisites. A *gazebo* may only be constructed on a property that has a valid *Residential Sublease Agreement* from the City of Rockwall and -- *when constructing in the 435.5 Elevation Zone* -- that has constructed a *seawall* along the entire length of the shoreline within the leased area.
- (c) Elevation Zone. A *gazebo* shall be allowed in the following zones:
 - (1) 438.0: Permitted.
 - (2) 435.5: Permitted (if a *Seawall* has been constructed).
 - (3) 425.5: Not Permitted.
- (d) Conditional Use Standards. A *gazebo* shall not be used as a habitable dwelling structure, storage facility, deck, or shelter for domestic or wild animals.
- (e) Construction Standards.
 - (1) Building Materials. A *gazebo* built in the *438.0 Elevation Zone* must be constructed utilizing cedar, redwood, ironwood, composite materials (e.g. *wood composite or synthetic wood where natural timber fibers are mixed with a high-tech plastic material*), or

metal. The side trellis of the *gazebo* may be built using wood; however, canvas, cloth, or mesh attachments to the structure shall be prohibited. A *gazebo* built in the 435.5 Elevation Zone shall only be built out of composite materials (e.g. wood composite or synthetic wood where natural timber fibers are mixed with a high-tech plastic material), or metal. A *gazebo* will be constructed using steel reinforced concrete piers.

- (2) Height. A *gazebo* shall not exceed a maximum height of 15-feet without a clerestory and 18-feet with a clerestory/cupola. The height of the *gazebo* shall be measured from grade to the vertex of the *gazebo*'s main roof or clerestory/cupola roof. In either case a *gazebo* shall not be larger than one (1) story or incorporate a balcony.
 - (3) Size. A *gazebo* shall not exceed a maximum size of 12-feet by 12-feet or 144 SF.
 - (4) Roof. The roof of the *gazebo* shall be a hipped roof, gable roof, or hip and/or gable roof with or without a clerestory/cupola, and have a slope of 2:1. The roof shall not have an overhang greater than 18-inches. In addition, the roof of the *gazebo* can match the roof of the primary structure on the leasing property; otherwise, the roof shall be built out of a prefinished standing seam galvanized metal roof. If a clerestory/cupola is incorporated it shall be centered at the top of the main hip roof.
 - (5) Location. A *gazebo* located within the 435.5 Elevation Zone shall generally be located in line with the primary structure on the leasing property. *Gazebos* shall not be placed in the view clear zone of a neighbor's view corridor.
- (f) Setback Requirements. A *gazebo* must adhere to the following setbacks:
- (1) Takeline Setback: 0-Feet
 - (2) Leased Side Yard Setback: 20-Feet
- (g) Additional Requirements.
- (1) Earth Work. Earth work required for the construction of a *gazebo* must comply with the erosion control standards set forth in the *Interlocal Lease Agreement*.
 - (2) Compliance with Applicable Codes. A *gazebo* must comply with all other applicable City of Rockwall codes.
 - (3) Emergency Response. The *gazebo* shall not be located in an area where it would block public safety personnel and their vehicles from accessing or responding to emergencies or clearing the shoreline.
- (h) Visual Representation.



1: CUPOLA OR CLERESTORY; 2: 2:1 MINIMUM ROOF PITCH; 3: 1.5-FOOT MAXIMUM OVERHANG; 4: 18-FEET MAXIMUM HEIGHT WITH A CUPOLA OR CLERESTORY AND 15-FEET WITHOUT A CUPOLA OR CLERESTORY; 5: 12-FEET MAXIMUM; 6: ROOF CAN MATCH THE PRIMARY STRUCTURE OTHERWISE THE ROOF SHALL BE STANDING SEAM METAL.

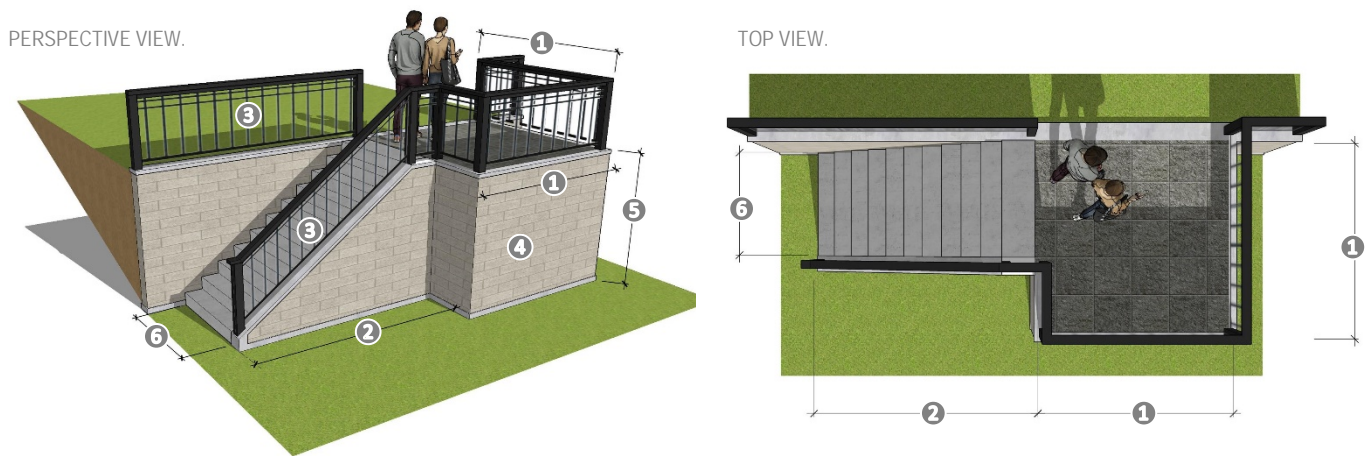
(11) Landing and Stairs.

- (a) Definition. A *landing* is the area of a floor near the top or bottom step of a stair. A *stair* is a set of steps leading from one floor of an area to another.
- (b) Prerequisites. A *landing and stairs* may only be constructed on a property that has a valid *Residential Sublease Agreement* from the City of Rockwall and -- when constructing in the 435.5 or 425.5 Elevation Zones -- that has constructed a *seawall* along the entire length of the shoreline within the leased area.
- (c) Elevation Zone. A *landing and stairs* shall be allowed in the following zones:

- (1) 438.0: Permitted.
- (2) 435.5: Permitted (if a Seawall has been constructed).
- (3) 425.5: Permitted (if a Seawall has been constructed).

NOTE: A landing and stairs located in the 425.5 Elevation Zone is permitted beside the lake but not upon or over the lake.

- (d) Conditional Use Standards. A landing and stairs shall be allowed to be constructed in conjunction with a retaining wall if the retaining wall exceeds three (3) feet in height measured from the adjacent grade to the top of the wall.
- (e) Construction Standards.
 - (1) Building Materials. A landing and stairs shall be constructed of wrought iron or black tubular steel, natural stone, brick, and/or concrete.
 - (2) Height. A landing and stairs shall not exceed the height of the adjacent retaining wall.
 - (3) Size. A landing and stairs shall be limited to eight (8) feet by eight (8) feet measured at the top of the adjacent retaining wall and the staircase shall be parallel to the retaining wall with a maximum width of a six (6) foot projection from the wall.
 - (4) Location. A landing and stairs shall not be placed in the view clear zone of a neighbor's view corridor.
- (f) Setback Requirements. A landing and stairs must adhere to the following setbacks:
 - (1) Takeline Setback: 0-Feet
 - (2) Leased Side Yard Setback: 5-Feet
- (g) Additional Requirements.
 - (1) Earth Work. Earth work required for the construction of a landing and stairs must comply with the erosion control standards set forth in the *Interlocal Lease Agreement*.
 - (2) Compliance with Applicable Codes. A landing and stairs must comply with all other applicable City of Rockwall codes.
- (h) Visual Representation.



1: MINIMUM OF EIGHT (8) FOOT BY EIGHT (8) FOOT LANDING; 2: VARIABLE LENGTH STAIRCASE; 3: WROUGHT IRON OR BLACK TUBULAR STEEL; 4: NATURAL STONE, BRICK, OR CONCRETE MATCHING THE RETAINING WALL; 5: VARIABLE HEIGHT BUT A MINIMUM OF THREE (3) FEET; 6: MAXIMUM OF SIX (6) FEET.

(12) Landscaping and Retaining Walls.

- (a) Definition. *Landscaping* is the minor modification or altering of the surrounding takeline area terrain and shoreline with trees, shrubs, ground cover, and native stone or interlocking retaining walls.
- (b) Prerequisites. *Landscaping and retaining walls* may only be constructed on a property that has a valid *Residential Sublease Agreement* from the City of Rockwall.
- (c) Elevation Zone. *Landscaping and retaining walls* shall be allowed in the following zones:
 - (1) 438.0: Permitted.
 - (2) 435.5: Permitted.
 - (3) 425.5: Not Permitted.

NOTE: Remedial landscaping in the 425.5 Zone is permitted when the intent is to maintain the integrity of the shoreline. This will require the approval of the Director of Parks and Recreation.

(d) Conditional Use Standards. Landscaping and retaining walls shall compliment and be integrated into the existing woodlands, wetlands, and general aesthetic of the takeline area. Landscaping shall not consist of hedge or shrub rows, or any plantings that may restrict views or lead to the siltation and/or erosion of the shoreline. The use of pesticides, herbicides, fungicides, or preservatives is strictly prohibited. All landscaping must comply with the requirements of [Article 08, Landscaping and Fence Standards, of the Unified Development Code \(UDC\)](#). For information regarding planting or removing trees see [Subsection \(F\)\(4\)](#) above.

(e) Construction Standards.

(1) Building Materials. Retaining walls shall be finished in native stone and will only be allowed in the 438.0 Elevation Zone and the 435.5 Elevation Zone. The use of mulch is prohibited in all zones with the exception of the 438.0 Elevation Zone. The use of railroad ties, treated wood, pea gravel -- *with the exception of using it as a base* --, and brick shall be prohibited.

(2) Height. Retaining walls as part of landscaping will be limited to less than three (3) feet.

(3) Location. Landscaping and retaining walls shall not hinder the view clear zone of an adjacent neighbor's view corridor. Landscaping shall not exceed six (6) feet in height in the view clear zone.

(f) Setback Requirements. Retaining walls must adhere to the following setbacks:

(1) Takeline Setback: 0-Feet

(2) Leased Side Yard Setback: 6-Feet

(g) Additional Requirements.

(1) Earth Work. Earth work required for the construction of landscaping and retaining walls must comply with the erosion control standards set forth in the *Interlocal Lease Agreement*.

(2) Compliance with Applicable Codes. Landscaping and retaining walls must comply with all other applicable City of Rockwall codes.

(3) Emergency Response. Landscaping and retaining walls shall not be located in an area where it would block public safety personnel and their vehicles from accessing or responding to emergencies or clearing the shoreline.

(13) Municipal Utilities.

(a) Definition. Municipal utilities represent all local utilities that consist of cable lines, pipelines, and wiring already existing and planned running through the take area used by both the local community and the region's communities to facilitate the distribution and collection of communications, water, electricity, natural gas, and waste byproducts.

(b) Elevation Zone. Municipal utilities shall be allowed in the following zones:

(1) 438.0: Permitted.

(2) 435.5: Permitted.

(3) 425.5: Permitted.

(c) Conditional Use Standards. All municipal utilities' infrastructure is permitted within the take area. Municipal utilities shall be placed underground.

(d) Setback Requirements. Municipal utilities must adhere to the following setbacks:

(1) Takeline Setback: 0-Feet

(2) Leased Side Yard Setback: 0-Feet

(e) Additional Requirements.

(1) Compliance with Applicable Codes. Municipal utilities must comply with all other applicable City of Rockwall codes.

(14) Outdoor Lighting.

(a) Definition. Outdoor lighting is a structure or system of structures, fixtures, and/or devices used to provide artificial nighttime lighting over a defined broad area, on buildings and monuments, on docks for safety, and to emphasize landscaping but not directed to the detriment of the traveling public or surrounding residents in the light's path.

(b) Prerequisites. Outdoor lighting may only be constructed on a property that has a valid *Residential Sublease Agreement* from the City of Rockwall.

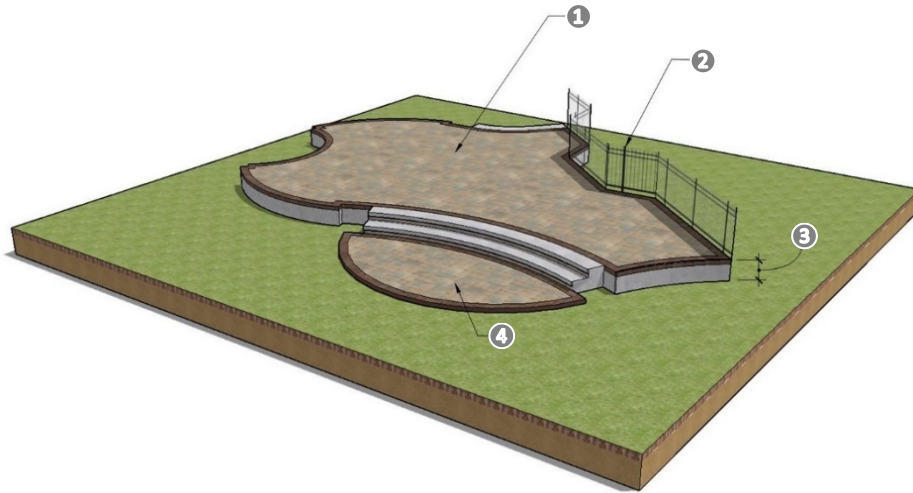
(c) Elevation Zone. Outdoor lighting shall be allowed in the following zones:

- (1) 438.0: Permitted.
- (2) 435.5: Not Permitted.
- (3) 425.5: Not Permitted.

NOTE: Catwalk lighting in the 425.5 Elevation Zone is the only permitted *outdoor lighting* allowed below the 438.0 Elevation Zone.

- (d) Conditional Use Standards. Systems and structures associated with *outdoor lighting* include artificial landscape lighting, dock lighting, monument lighting, and flood lights. Cobra and florescent light fixtures are *not* allowed on poled structures. All lights are to have shields which deflect light downward. The operation of search or spot lighting shall be prohibited.
 - (e) Photometric Plan. A photometric plan describing compliance with the provisions of [Article 07, Performance Standards, of the Unified Development Code \(UDC\)](#) shall be submitted to the Director of Planning and Zoning or his/her designee prior to the issuance of a building permit for *outdoor lighting*. This plan shall be prepared by an appropriate lighting professional (e.g. *lighting engineer, architect, or other qualified lighting designer*). Upon installation of the lighting, the lighting professional shall provide a letter certifying that the lighting is installed in accordance with the approved photometric plan. The Director of Planning and Zoning, or his/her designee, shall have the authority to interpret and determine compliance with the photometric plan and the Unified Development Code (UDC). The Planning and Zoning Commission may grant an exception to the provisions of the Unified Development Code (UDC) when strict compliance with the requirements of this section will result in substantial financial hardship or inequity, so long as such exception is without harm to the public. Decisions of the Planning and Zoning Commission may be appealed to the City Council in accordance with the procedures outline in [Section 09, Exceptions and Variances, of Article 11, Development Applications and Review Procedures, of the Unified Development Code \(UDC\)](#).
 - (f) Construction Standards.
 - (1) Building Materials. *Outdoor lighting* poles must be constructed of aluminum or steel. Wood and/or concrete poles are prohibited.
 - (2) Height. The height of *outdoor lighting* shall range from light fixtures embedded into a catwalk periphery to a 12-foot maximum for post structures on land for broader illumination. Poled outdoor light fixtures within the 438.0 Elevation Zone should be no taller than one-third (1/3) the distance to a neighboring property and should not exceed 12-feet.
 - (3) Location. *Outdoor lighting* fixtures shall not be placed in the view clear zone of a neighbor's view corridor; however, view corridor restrictions do not apply for *outdoor lighting* associated with boathouses, dock decks, or fixed piers except as described for each use due to brightness and glare to surrounding neighbors and the traveling public.
 - (g) Setback Requirements. *Outdoor lighting* must adhere to the following setbacks:
 - (1) Takeline Setback: 0-Feet
 - (2) Leased Side Yard Setback: 20-Feet
 - (h) Additional Requirements.
 - (1) Earth Work. Earth work required for the construction of *outdoor lighting* must comply with the erosion control standards set forth in the *Interlocal Lease Agreement*.
 - (2) Compliance with Applicable Codes. *Outdoor lighting* must comply with all other applicable City of Rockwall codes.
 - (3) Municipal or Government Installed Lighting. *Outdoor lighting* installed by and/or for a governmental agency for a public benefit that is used for activities for the public benefit (e.g. *rights-of-way, ball fields, airports, and/or parks*) shall be exempted from the requirements of this section; however, parking lot lighting for these activities shall meet the requirements of the Unified Development Code (UDC).
- (15) Patio.
- (a) Definition. A *patio* is a paved, tiled, or rocked outdoor area that is generally used for dining or recreation.
 - (b) Prerequisites. A *patio* may only be constructed on a property that has a valid *Residential Sublease Agreement* from the City of Rockwall.
 - (c) Elevation Zone. A *patio* shall be allowed in the following zones:
 - (1) 438.0: Permitted.
 - (2) 435.5: Not Permitted.
 - (3) 425.5: Not Permitted.
 - (d) Conditional Use Standards. A *patio* shall not incorporate walls or other none transparent structures to function as handrails or counter space.
 - (e) Construction Standards.

- (1) Building Materials. A *patio* must be constructed with natural stone. Handrails incorporated into the *deck* shall be made of wrought iron or decorative metal.
 - (2) Height. A *patio* shall not exceed a maximum height of 12-inches above grade.
 - (3) Size. A *patio* shall not exceed a maximum area of 1,000 SF.
 - (4) Location. *Patios* shall not be placed in the view clear zone of a neighbor's view corridor.
- (f) Setback Requirements. A *patio* must adhere to the following setbacks:
- (1) Takeline Setback: 0-Feet
 - (2) Leased Side Yard Setback: 20-Feet
- (g) Additional Requirements.
- (1) Earth Work. Earth work required for the construction of a *patio* must comply with the erosion control standards set forth in the *Interlocal Lease Agreement*.
 - (2) Compliance with Applicable Codes. A *patio* must comply with all other applicable City of Rockwall codes.
 - (3) Emergency Response. The *patio* shall not be located in an area where it would block public safety personnel and their vehicles from accessing or responding to emergencies or clearing the shoreline.
- (h) Visual Representation.

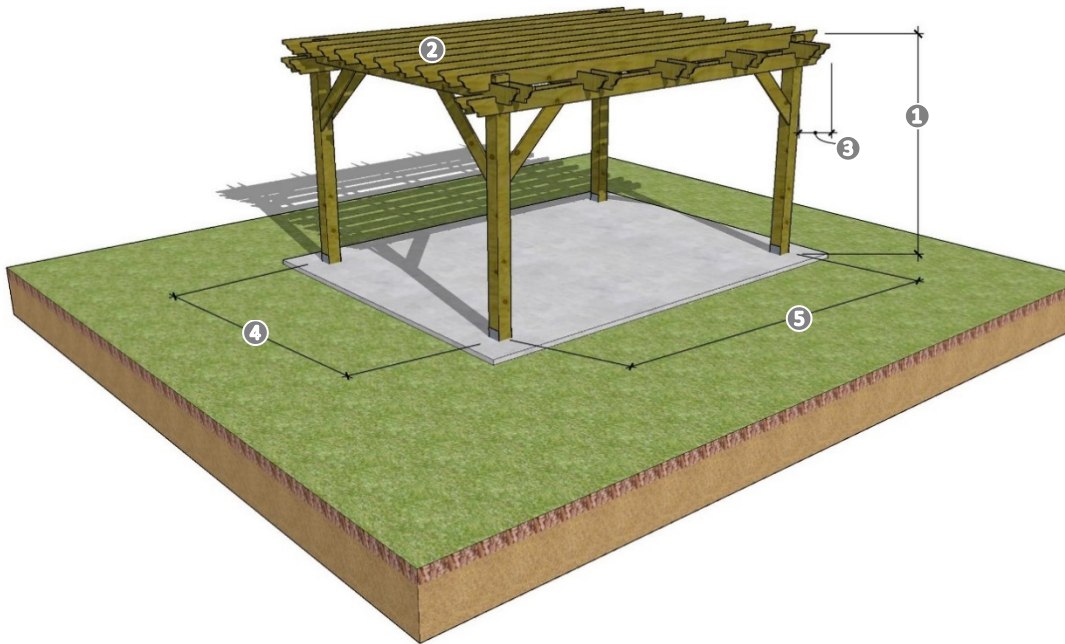


①: NATURAL STONE; ②: WROUGHT IRON OR BLACK TUBULAR STEEL; ③: MAXIMUM OF 12-INCHES OR ONE (1) FOOT; ④: PATIO AREA SHALL NOT BE GREATER THAN 1,000 SF

(16) Pergola.

- (a) Definition. A *pergola* is a stand along structure consisting of parallel columns supporting an open roof of girders and cross rafters.
- (b) Prerequisites. A *pergola* may only be constructed on a property that has a valid *Residential Sublease Agreement* from the City of Rockwall and -- when constructing in the 435.5 Elevation Zone -- that has constructed a *seawall* along the entire length of the shoreline within the leased area.
- (c) Elevation Zone. A *pergola* shall be allowed in the following zones:
 - (1) 438.0: Permitted.
 - (2) 435.5: Permitted (if a *Seawall* has been constructed).
 - (3) 425.5: Not Permitted.
- (d) Conditional Use Standards. A *pergola* shall not be used as a habitable dwelling structure, storage facility, or shelter for domestic or wild animals.
- (e) Construction Standards.
 - (6) Building Materials. A *pergola* constructed within the 438.0 Elevation Zone must be constructed utilizing cedar, redwood, ironwood, composite materials (e.g. wood composite or synthetic wood where natural timber fibers are mixed with a high-tech plastic material), or metal. A *pergola* constructed within the 435.5 Elevation Zone must be constructed using composite materials (e.g. wood composite or synthetic wood where natural timber fibers are mixed with a high-tech plastic material) or metal. Canvas, cloth, or mesh attachments to the structure shall be prohibited.

- (7) Height. A pergola shall not exceed a maximum height of 12-feet or one (1) story, and the roof shall not be used as a deck or lookout. The height shall be measured from grade to the highest point of the structure.
 - (8) Size. A pergola shall not exceed a maximum size of 12-feet by 20-feet or 240 SF.
 - (9) Roof. The roof of the pergola shall not have an overhang greater than 18-inches.
 - (10) Location. A pergola located within the 435.5 Elevation Zone shall generally be located in line with the primary structure on the leasing property. Pergolas shall not be placed in the view clear zone of a neighbor's view corridor.
- (f) Setback Requirements. A pergola must adhere to the following setbacks:
- (3) Takeline Setback: 0-Feet
 - (4) Leased Side Yard Setback: 20-Feet
- (g) Additional Requirements.
- (4) Earth Work. Earth work required for the construction of a pergola must comply with the erosion control standards set forth in the *Interlocal Lease Agreement*.
 - (5) Compliance with Applicable Codes. A pergola must comply with all other applicable City of Rockwall codes.
 - (6) Emergency Response. The pergola shall not be located in an area where it would block public safety personnel and their vehicles from accessing or responding to emergencies or clearing the shoreline.
- (h) Visual Representation.

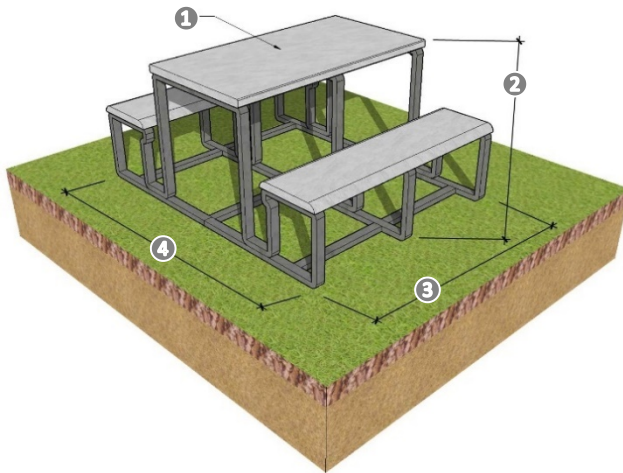


1: 12-FOOT MAXIMUM HEIGHT; 2: OPEN ROOF OF GIRDERS OR RAFTERS; 3: 1.5-FOOT MAXIMUM OVERHANG; 4: 12-FOOT MAXIMUM; 5: 20-FOOT MAXIMUM; 6: ROOF CAN MATCH THE PRIMARY STRUCTURE OTHERWISE THE ROOF SHALL BE STANDING SEAM METAL.

(17) Picnic Table.

- (a) Definition. A picnic table is a permanent outdoor structure used for outdoor dining.
- (b) Prerequisites. A picnic table may only be constructed on a property that has a valid *Residential Sublease Agreement* from the City of Rockwall.
- (c) Elevation Zone. A picnic table shall be allowed in the following zones:
 - (1) 438.0: Permitted.
 - (2) 435.5: Permitted.
 - (3) 425.5: Not Permitted.
- (d) Conditional Use Standards. A picnic table must be a minimum of 12-feet from a *barbecue pit* or *fire pit*, and shall be open to the air (*i.e. no roof covering*) unless combined with a covered porch or pergola. A picnic table shall be built on level terrain.
- (e) Construction Standards.

- (1) Building Materials. The surface area of the *picnic table* shall be constructed out of concrete, brick, or native stone. *Picnic tables* constructed with wood shall be prohibited.
 - (2) Height. A *picnic table* shall not exceed a maximum of 36-inches in height.
 - (3) Size. A *picnic table* shall not exceed a maximum size of ten (10) feet in length by eight (8) feet in width.
 - (4) Location. A *picnic table* located within the 435.5 *Elevation Zone* shall generally be located in line with the primary structure on the leasing property. *Picnic tables* shall not be placed in the view clear zone of a neighbor's view corridor.
- (f) Setback Requirements. A *picnic table* must adhere to the following setbacks:
- (1) Takeline Setback: 0-Feet
 - (2) Leased Side Yard Setback: 6-Feet
- (g) Additional Requirements.
- (1) Earth Work. Earth work required for the construction of a *picnic table* must comply with the erosion control standards set forth in the *Interlocal Lease Agreement*.
 - (2) Compliance with Applicable Codes. A *picnic table* must comply with all other applicable City of Rockwall codes.
 - (3) Emergency Response. The *picnic table* shall not be located in an area where it would block public safety personnel and their vehicles from accessing or responding to emergencies or clearing the shoreline.
- (h) Visual Representation.

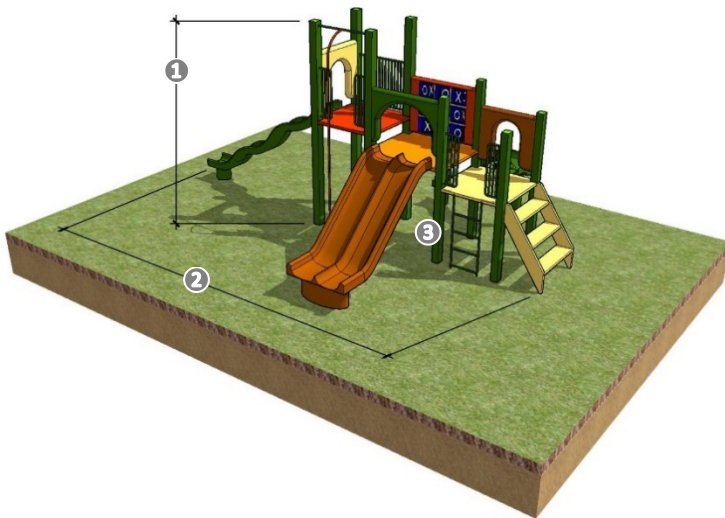


1: SURFACE OF THE PICNIC TABLE SHALL BE CONCRETE, BRICK, OR NATIVE STONE; 2: NOT TO EXCEED 36-INCHES OR THREE (3) FEET; 3: EIGHT (8) FOOT MAXIMUM; 4: TEN (10) FOOT MAXIMUM.

(18) Private Play Structure.

- (a) Definition. A *private play structure* is a permanent outdoor structure used by children for play, which is installed by the private property owner.
- (b) Prerequisites. A *private play structure* may only be constructed on a property that has a valid *Residential Sublease Agreement* from the City of Rockwall.
- (c) Elevation Zone. A *private play structure* shall be allowed in the following zones:
 - (1) 438.0: Permitted.
 - (2) 435.5: Not Permitted.
 - (3) 425.5: Not Permitted.
- (d) Conditional Use Standards. A *private play structure* can consist of arched ladders, vertical ladders, horizontal ladders, clatter bridge, timber structures, slides, fort and slide playset, climbers, play walls, play climbers, play pods, moon houses, jungle gyms, see-saws, merry-go-rounds, domes, rocket riders, tire swings, buoy balls, monkey bars, drums, chin-up bars, trampoline and rock walls; however, sandboxes and/or sand play areas shall not be permitted.
- (e) Construction Standards.
 - (1) Building Materials. A *private play structure* shall be built out of aluminum, galvanized steel, rubber, and/or water-resistant wood; however, railroad ties and treated lumber are prohibited. The exterior color of a *private play structure* should blend and incorporate the same hues and tones of the surrounding landscaping.

- (2) Height. A private play structure shall not exceed a maximum of eight (8) feet in height.
 - (3) Size. All private play structures will be situated in a collected area that is a maximum of 1,000 SF in area.
 - (4) Location. Private play structures shall not be placed in the view clear zone of a neighbor's view corridor.
- (f) Setback Requirements. A private play structures must adhere to the following setbacks:
- (1) Takeline Setback: 0-Feet
 - (2) Leased Side Yard Setback: 20-Feet
- (g) Additional Requirements.
- (1) Earth Work. Earth work required for the construction of a private play structures must comply with the erosion control standards set forth in the *Interlocal Lease Agreement*.
 - (2) Compliance with Applicable Codes. A private play structure must comply with all other applicable City of Rockwall codes.
 - (3) Emergency Response. The private play structure shall not be located in an area where it would block public safety personnel and their vehicles from accessing or responding to emergencies or clearing the shoreline.
- (h) Visual Representation.



❶: MAXIMUM OF EIGHT (8) FEET IN HEIGHT; ❷: TOTAL SQUARE FOOTAGE SHALL NOT EXCEED A MAXIMUM OF 1,000 SF; ❸: EXTERIOR COLOR SHOULD BLEND WITH THE SURROUNDING LANDSCAPING.

(19) Private Utilities.

- (a) Definition. Private utilities are a system of underground cable line, pipelines, and wiring installed by the leasing property owner to maintain and operate improvements in the take area.
- (b) Prerequisites. Private utilities may only be constructed on a property that has a valid *Residential Sublease Agreement* from the City of Rockwall.
- (c) Elevation Zone. Private utilities shall be allowed in the following zones:
 - (1) 438.0: Permitted.
 - (2) 435.5: Permitted.
 - (3) 425.5: Not Permitted.
- (d) Conditional Use Standards. Private utilities are required to be buried in accordance with Chapter 38, *Subdivisions*, of the City of Rockwall's Municipal Code of Ordinances. No overhead private utility lines are permitted in the lease area. Private utilities containing natural gas, propane, gasoline, oil, diesel, or similar types of compounds shall not be permitted within the lease area. No part of any *On-Site Sanitary Sewer System* (OSSF) or any other private wastewater system or appurtenances shall be permitted within the lease area.
- (e) Construction Standards.
 - (1) Building Materials. Private utilities shall only be constructed out of materials permitted by the City's Engineering Department.
 - (2) Location. Private utilities within 20-feet of the normal pool elevation shoreline (*i.e.* 435.5) shall be built to handle load factors associated with emergency and service vehicles. Private utilities containing electricity and communication lines built into structures over the water shall not be allowed below the 436.5-foot mean sea level elevation.

(f) Setback Requirements. *Private utilities* must adhere to the following setbacks:

- (1) Takeline Setback: 0-Feet
- (2) Leased Side Yard Setback: 0-Feet

(g) Additional Requirements.

- (1) Earth Work. Earth work required for the construction of *private utilities* must comply with the erosion control standards set forth in the *Interlocal Lease Agreement*.
- (2) Compliance with Applicable Codes. A *private utility* must comply with all other applicable City of Rockwall codes.
- (3) Damage to the System. Any damage or destruction to any *private utility* by public safety, utility, maintenance, or inspection personnel and/or their vehicles will be the responsibility of the leasing property owner.

(20) Private Walkways.

- (a) Definition. *Private walkways* can be a single path or a network of paths installed by the leasing property owner in the takeline area.
- (b) Prerequisites. *Private walkways* may only be constructed on a property that has a valid *Residential Sublease Agreement* from the City of Rockwall and -- *when constructing in the 435.5 Elevation Zone* -- that has constructed a *seawall* along the entire length of the shoreline within the leased area.
- (c) Elevation Zone. *Private walkways* shall be allowed in the following zones:
 - (1) 438.0: Permitted.
 - (2) 435.5: Permitted (if a *Seawall* has been constructed).
 - (3) 425.5: Not Permitted.
- (d) Conditional Use Standards. *Private walkways* with steps are permitted (see *Landing and Stairs* in [Subsection 06.15\(J\)\(11\)](#)).
- (e) Construction Standards.

- (1) Building Materials. *Private walkways* shall be constructed using native stone, brick and/or rectangle pavers; however, *private walks* shall not consist of loose stone, gravel, sand, asphalt, or concrete.
- (2) Height. *Private walkways* shall be flush with the surrounding grade, or work within the gradient present of the surrounding grade.
- (3) Size. *Private walkways* shall be no greater than 48-inches in width.
- (4) Location. *Private walkways* may encroach into an existing easement or right-of-way, encroach into an identified future easement or right-of-way, or encroach into an identified or set aside access path, provided that the property owner or sublease is responsible for repair and/or replacement of the walks in the event they are damaged or removed by the City or other public entity as a result of the necessary use of, or work within or around, said easements. An existing and future easement running through a lease property will be allowed to substitute for the 12-foot wide primary access right-of-way path provided it is 12-foot wide, suitable for access, and will connect to adjacent access paths.

(f) Setback Requirements. *Private walkways* must adhere to the following setbacks:

- (1) Takeline Setback: 0-Feet
- (2) Leased Side Yard Setback: 10-Feet

(g) Additional Requirements.

- (1) Earth Work. Earth work required for the construction of *private walkways* must comply with the erosion control standards set forth in the *Interlocal Lease Agreement*.
- (2) Compliance with Applicable Codes. A *private walkway* must comply with all other applicable City of Rockwall codes.
- (3) Damage to the System. Any damage or destruction to any *private walkway* by public safety, utility, maintenance, or inspection personnel and/or their vehicles will be the responsibility of the leasing property owner.

(21) Seawall.

- (a) Definition. A *seawall* is an engineered concrete or steel structure at the water's edge that is typically designed to curb shoreline erosion where it is installed.
- (b) Prerequisites. A *seawall* may only be constructed on a property that has a valid *Residential Sublease Agreement* from the City of Rockwall.
- (c) Elevation Zone. A *seawall* shall be allowed in the following zones:
 - (1) 438.0: Not Permitted.

- (2) 435.5: Not Permitted.
- (3) 425.5: Permitted.

NOTE: Seawalls are only permitted along the shoreline.

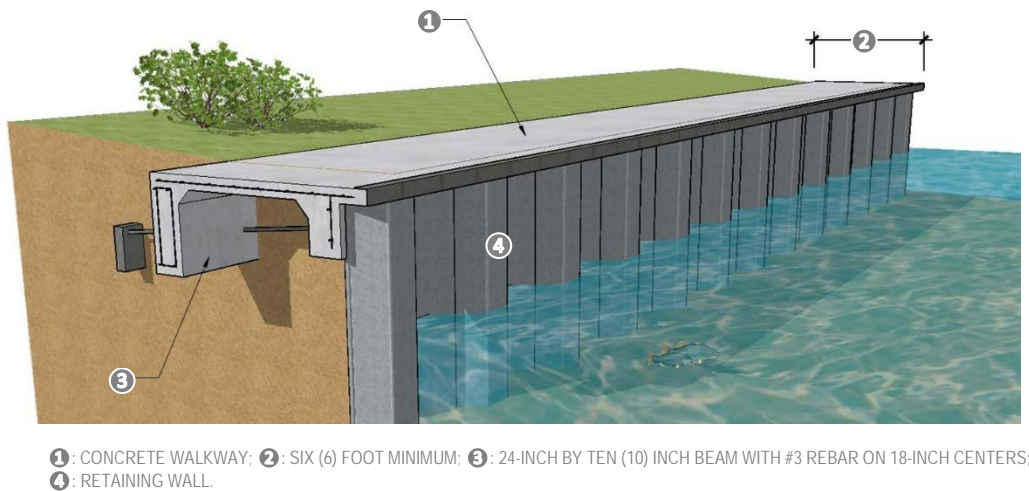
(d) Construction Standards.

- (1) Concrete Cap. A six (6) foot wide concrete cap must be constructed along the entire length of the erosion control structure. In order to allow the backfill material to properly settle, the construction of the concrete cap may be delayed for several weeks/months after the construction of the erosion control structure; however, in no case should the construction of the concrete cap be delayed for a time period exceeding one (1) year from the date of construction of the erosion control structure.

(e) Additional Requirements.

- (1) Earth Work. Earth work required for the construction of a seawalls must comply with the erosion control standards set forth in the Interlocal Lease Agreement.
- (2) Compliance with Applicable Codes. A seawall must comply with all other applicable City of Rockwall codes.

(f) Visual Representation.



(22) Sprinkler/Irrigation System.

- (h) Definition. A sprinkler/irrigation system is an underground irrigation network used to water and maintain trees, shrubs, grounds, and the foundations of improvements.
- (i) Prerequisites. A sprinkler/irrigation system may only be constructed on a property that has a valid Residential Sublease Agreement from the City of Rockwall.
- (j) Elevation Zone. A sprinkler/irrigation system shall be allowed in the following zones:

- (1) 438.0: Permitted.
- (2) 435.5: Permitted.
- (3) 425.5: Not Permitted.

Note: The prohibition of sprinkler/irrigation systems in the 425.5 Elevation Zone does not include the pumps or lines necessary to pump raw water, when a property owner has been granted permission to do so from the City of Dallas.

- (k) Conditional Use Standards. A sprinkler/irrigation system must be connected to the leasing property owner's existing water supply source with approved backflow prevention devices.

(l) Construction Standards.

- (1) Building Materials. A sprinkler/irrigation system shall only be constructed utilizing Schedule 40 PVC pipe.
- (2) Height. The heads of a sprinkler/irrigation system used for shrubs shall extend no higher than three (3) feet from the average base of the surrounding terrain within a three (3) foot radius of the head.
- (3) Location. A sprinkler/irrigation system shall be allowed up to one (1) foot of the normal pool elevation shoreline (i.e. 435.5) provided no part of the system could potentially result in lake siltation erosion.

- (m) Setback Requirements. A sprinkler/irrigation system must adhere to the following setbacks:

- (1) Takeline Setback: 0-Feet
- (2) Leased Side Yard Setback: 0-Feet

(n) Additional Requirements.

- (1) Earth Work. Earth work required for the construction of a *sprinkler/irrigation system* must comply with the erosion control standards set forth in the *Interlocal Lease Agreement*.
- (2) Compliance with Applicable Codes. A *sprinkler/irrigation system* must comply with all other applicable City of Rockwall codes.
- (3) Damage to the System. Any damage or destruction to any part of a *sprinkler/irrigation system* by public safety, utility, maintenance, or inspection personnel and/or their vehicles will be the responsibility of the leasing property owner.

SUBSECTION 07.05: LAKE RAY HUBBARD TAKELINE OVERLAY (TL OV) DISTRICT DEVELOPMENT STANDARDS

LAND USE ¹	CONDITIONAL USE REFERENCE SEE SUBSECTION 06.15(J)	PRE-REQUISITES L: SUBLEASE, S: SEAWALL, FP: FIXED PIER	ELEVATION ZONES			MINIMUM SIZE (FEET OR SQUARE FEET)	MAXIMUM SIZE (FEET, INCHES, OR SQUARE FEET)	MINIMUM HEIGHT (FEET OR INCHES)	MAXIMUM HEIGHT (FEET)	SIDE YARD SETBACK (FEET)	BUILDING MATERIALS NS: NATURAL STONE B: BRICK C: CONCRETE CM: COMPOSITE MATERIALS GM: GALVANIZED METAL IR: IRON SS: STAINLESS STEEL S: STEEL M: METAL A: ALUMINUM CW: CEDAR RW: REDWOOD IW: IRONWOOD SSM: STANDING SEAM METAL WR: WROUGHT IRON R: RUBBER
			438.0	435.5	425.5						
BARBECUE PIT	(1)	L	P	X	X	3' x 3'	8' x 3'	0'	6'	6'	NS, B, C, AND IR
BOAT HOUSE ^{2, 4, 5, & 15}	(2)	L, S, & FP	X	X	P	8' x 30'	12' x 30'	16'	21'	10'	CM FOR CATWALK AND DECKING; GM, IR, S, OR A FOR THE SUPPORTS ³ ; CM, GM, IR, S, A, CW, IW, OR RW FOR ROOF BEAMS; AND SSM FOR THE ROOF
COVERED PATIO ^{5 & 15}	(3)	L & S ¹⁶	P	P	X	0'	12' x 20'	0'	15' ^{6 & 7}	20'	CW, IW, & RW IN THE 438.0 ELEVATION ZONE; CM OR M IN THE 435.5 ELEVATION ZONE; SSM FOR THE ROOF
DECK ⁵	(4)	L & S ¹⁶	P	P	X	0'	1,000 SF	2' OR 24"	1'	20'	CM FOR THE DECKING, C FOOTINGS FOR FOUNDATION, AND WR FOR FENCING/RAILING
DOCK DECK ^{2 & 5}	(5)	L, S, & FP	X	X	P	8' x 10'	12' x 30'	0'	8' ⁸	10'	CM
FENCE	(6)	L	P	X	X	0'	45'	4'	4'	0'	WR
FLAGPOLE ^{5 & 9}	(7)	L & S ¹⁶	P	P	X	5" BASE	8" BASE	0'	20'	6'	SS OR A
FIXED PIER ^{2 & 5}	(8)	L & S	X	X	P	0'	6' x 40'	0'	8' ¹⁰	10'	CM FOR CATWALK AND DECKING; CM OR S FOR RAILINGS
FIRE PIT	(9)	L & S ¹⁶	P	X	X	3' x 3'	5' x 5'	0'	3'	6'	NS, B, AND C
GAZEBO ^{5 & 15}	(10)	L & S ¹⁶	P	P	X	0'	12' x 12'	0'	15'/18' ^{7 & 11}	20'	CW, RW, IW, CM, OR M IN THE 438.0 ELEVATION ZONE; AND CM OR M IN THE 435.5 ELEVATION ZONE
LANDING AND STAIRS	(11)	L & S ¹⁷	P	P	P	0'	8' x 8' x 6'	3'	SAME AS RETAINING WALL	5'	NS, B, AND C FOR THE STAIRS; WR OR BLACK S FOR THE RAILINGS AND/OR FENCE
PATIO ⁵	(15)	L	P	X	X	0'	1,000 SF	0'	1'	20'	NS FOR THE DECK AREA AND WR FOR RAILINGS
PERGOLA ⁵	(16)	L & S ¹⁶	P	P	X	0'	12' x 20'	0'	12' ⁷	20'	CW, RW, IW, OR CM IN THE 438.0 ELEVATION ZONE; CM OR M IN THE 435.5 ELEVATION ZONE
PICNIC TABLE	(17)	L	P	P	X	0'	8' x 10'	0'	3' OR 36"	6'	NS, B, AND C
PRIVATE PLAY STRUCTURE	(18)	L	P	X	X	0 SF	1,000 SF	0'	8'	20'	A, GM, R, CW, RW, AND IW
PRIVATE WALKWAYS	(20)	L & S ¹⁶	P	P	X	0'	48" WIDE	0'	FLUSH WITH GRADE	10'	NS, B, AND RECTANGULAR PAVERS
LANDSCAPING AND RETAINING WALLS ^{12 & 13}	(22)	L	P	P	X	NOTES:					
MUNICIPAL UTILITIES	(13)	NONE	P	P	P	1: FOR ALL LAND USES CHECK SECTION 06.15, LAKE RAY HUBBARD TAKELINE OVERLAY (TL OV) DISTRICT FOR ADDITIONAL REQUIREMENTS AND RESTRICTIONS.					
OUTDOOR LIGHTING	(14)	L	P	X	X	2: BOATHOUSES, FIXED PIERS, DOCK DECKS, OR ANY COMBINATION OF THESE STRUCTURES MAY NOT EXTEND MORE THAN 40-FEET INTO THE WATER FROM THE 435.5 ELEVATION CONTOUR.					
PRIVATE UTILITIES	(19)	L	P	P	X	3: REQUIRES A HIP ROOF, A MINIMUM OF 2:1 ROOF PITCH, WITH ONE (1) CUPOLA (3' x 4') IN THE MIDDLE OF THE ROOF OR TWO (2) CUPOLAS (3' x 4') AT EACH END OF THE ROOF.					
SEAWALL	(21)	L	X	X	P	4: SUPPORT POSTS MAY BE WRAPPED IN A COMPOSITE MATERIAL.					
SPRINKLER/ IRRIGATION SYSTEM ¹⁴	(22)	L	P	P	X	5: THE STRUCTURE SHALL BE GENERALLY CENTERED IN THE LEASE AREA BEHIND THE PRIMARY STRUCTURE ON THE LEASING PROPERTY IF LOCATED IN THE 435.5 OR 425.5 ELEVATION ZONES (IF PERMITTED IN THE ZONE).					

- 8: EIGHT (8) FEET ABOVE THE SURFACE AREA OF THE FLAT FLOOR SURFACE WITH NO MORE THAN FOUR (4) POLE STRUCTURES ALLOWED.
- 9: A MAXIMUM OF TWO (2) FLAG POLES ARE PERMITTED AND ONLY THE UNITED STATES OF AMERICA AND TEXAS FLAGS ARE TO BE FLOWN.
- 10: EIGHT (8) FEET ABOVE THE SURFACE AREA OF THE FLAT FLOOR SURFACE WITH NO MORE THAN TWO (2) POLE STRUCTURES ALLOWED.
- 11: REQUIRES A HIP OR GABLE ROOF OR A HIP AND/OR GABLE ROOF, WITH A MINIMUM ROOF PITCH OF 2:1, AND THAT IS A MAXIMUM OF 15-FEET WITHOUT A CLERESTORY OR CUPOLA OR 18-FEET WITH A CLERESTORY OR CUPOLA.
- 12: REMEDIAL LANDSCAPING ALLOWED IN THE 425.5 ELEVATION ZONE WITH THE INTENT TO MAINTAIN THE INTEGRITY OF THE SHORELINE.
- 13: RETAINING WALLS THAT ARE A PART OF LANDSCAPING ARE LIMITED TO LESS THAN THREE (3) FEET IN HEIGHT.
- 14: HEADS SHOULD EXTEND NO HIGHER THAN THREE (3) FEET FROM THE AVERAGE BASE OF THE SURROUND TERRAIN WITHIN A THREE (3) FOOT RADIUS OF THE HEAD.
- 15: ROOF OVERHANGS SHALL NOT EXCEED 18-INCHES.
- 16: A SEAWALL IS ONLY REQUIRED FOR CONSTRUCTION IN THE 435.5 ELEVATION ZONE.
- 17: A SEAWALL IS ONLY REQUIRED FOR CONSTRUCTION IN THE 435.5 OR 425.5 ELEVATION ZONES.



City of Rockwall
The New Horizon

MEMORANDUM

TO: Honorable Mayor and City Council Members
FROM: Kristy Cole, City Secretary/Assistant to the City Manager
DATE: October 30, 2020
SUBJECT: Work Session Re: Police Dept. Strategic Plan

City Manager, Rick Crowley, will brief the Council on this item during Monday's work session / discussion.



City of Rockwall
The New Horizon

Building Inspections Department Monthly Report

September 2020

Permits

Total Permits Issued: 338

Building Permits: 68

Contractor Permits: 270

Total Commercial Permit Values: \$ 1,170,541.20

Building Permits: \$600,500.00 Contractor Permits: \$570,041.20

Total Fees Collected: \$401,730.63

Building Permits: \$319,804.61

Contractor Permits: \$81,926.02

Board of Adjustment

Board of Adjustment Cases 0

10/1/2020
8:43:53AM

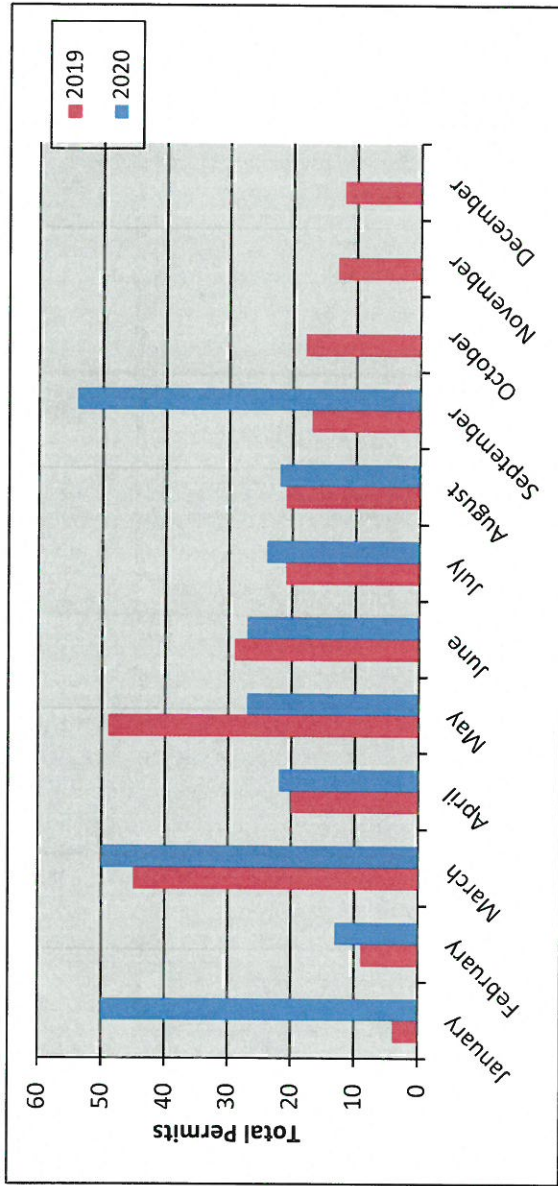
City of Rockwall
PERMITS ISSUED - Summary by Type and Subtype
For the Period 9/1/2020 to 9/30/2020

Type/Subtype	# of Permits Issued	Valuation of Work	Fees Charged
Commercial Building Permit	46	\$1,170,541.20	\$52,546.35
Addition	2	600,500.00	4,004.25
Certificate of Occupancy	11		825.00
Electrical Permit	6	22,375.27	695.50
Irrigation Permit	3	6,500.00	39,629.10
Mechanical Permit	5	283,934.93	2,983.55
Plumbing Permit	5	7,600.00	365.45
Remodel	2	230,000.00	2,018.50
Roofing Permit	1		75.00
Sign Permit	6	19,631.00	675.00
Temporary Certificate of Occupancy	5		1,275.00
Residential Building Permit	292		\$349,184.28
Accessory Building Permit	9		776.00
Addition	2		250.00
Concrete Permit	8		689.60
Deck Permit	3		300.00
Demolition	2		100.00
Electrical Permit	7		600.00
Fence Permit	50		2,500.00
Irrigation Permit	44		3,300.00
Mechanical Permit	12		1,350.00
New Construction	54		314,724.36
Patio Cover/Pergola	10		1,371.00
Plumbing Permit	40		15,751.91
Pool	19		2,850.00
Remodel	6		1,405.32
Retaining Wall Permit	4		200.00
Roofing Permit	10		750.00
Solar Panel Permit	4		1,866.09
Takeline - Boat House	1		50.00
Window & Door Permit	7		350.00
Totals:	338		\$401,730.63

New Residential Permits

Calendar Year

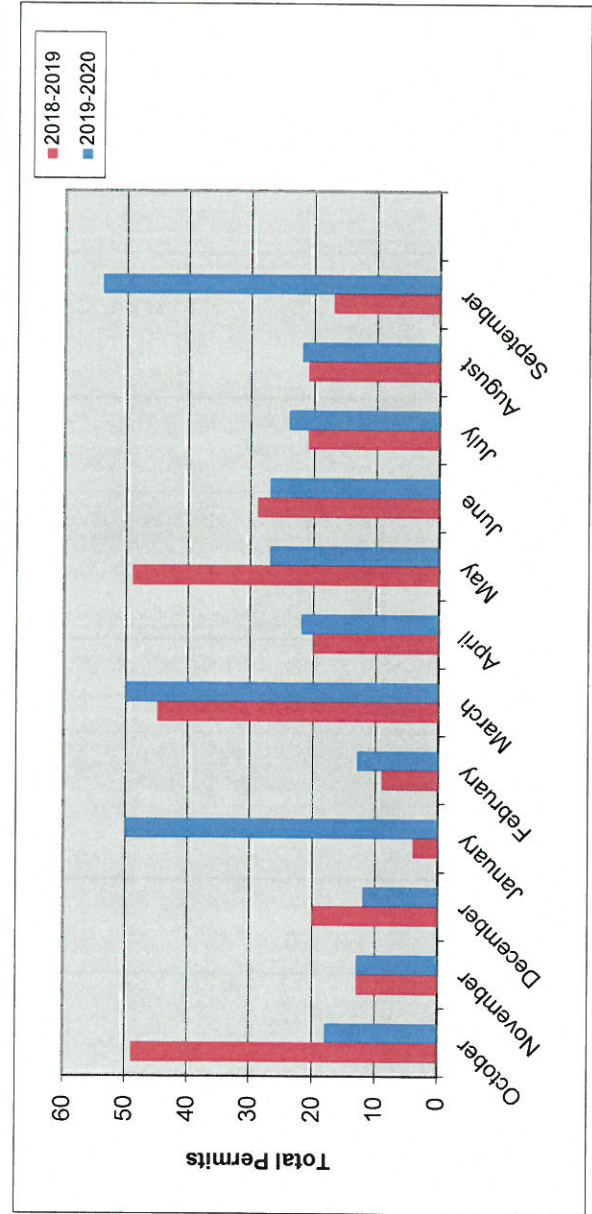
	Year	
	2019	2020
January	4	50
February	9	13
March	45	50
April	20	22
May	49	27
June	29	27
July	21	24
August	21	22
September	17	54
October	18	
November	13	
December	12	
Totals	258	289



New Residential Permits

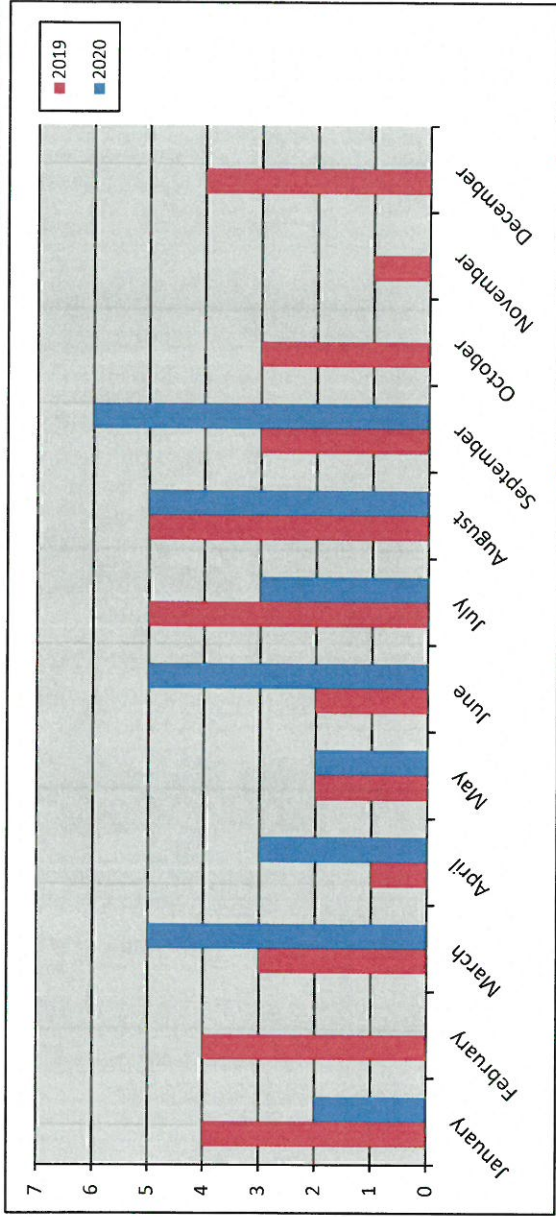
Fiscal Year

	Year	
	2018-2019	2019-2020
October	49	18
November	13	13
December	20	12
January	4	50
February	9	13
March	45	50
April	20	22
May	49	27
June	29	27
July	21	24
August	21	22
September	17	54
Totals	297	332



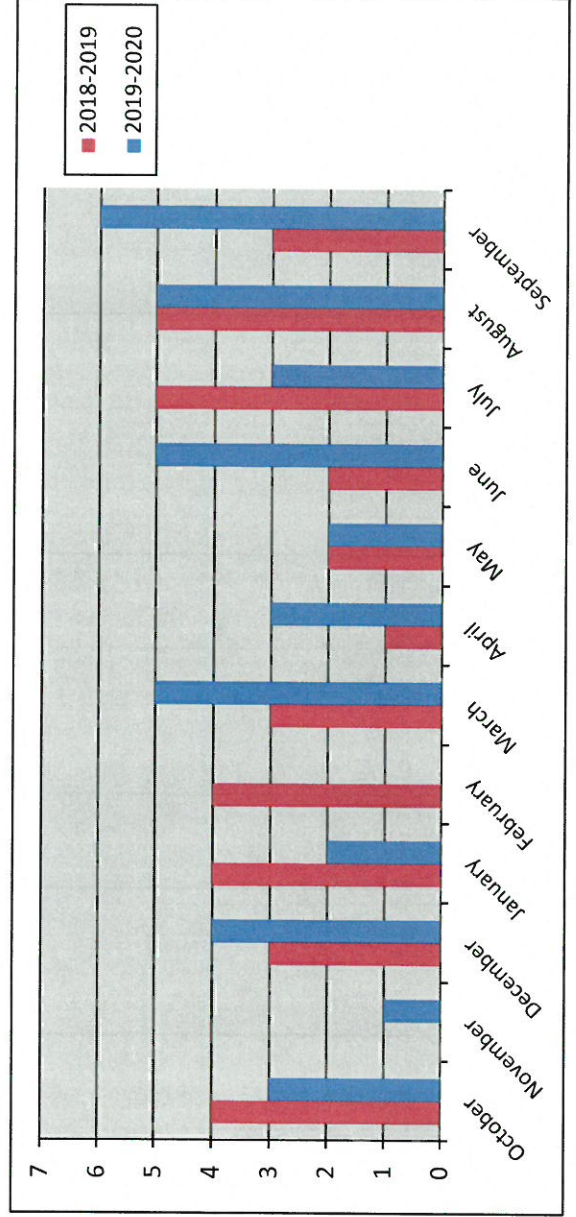
Residential Remodel Permits Calendar Year

	Year	
	2019	2020
January	4	2
February	4	0
March	3	5
April	1	3
May	2	2
June	2	5
July	5	3
August	5	5
September	3	6
October	3	
November	1	
December	4	
Totals	37	31



Residential Remodel Permits Fiscal Year

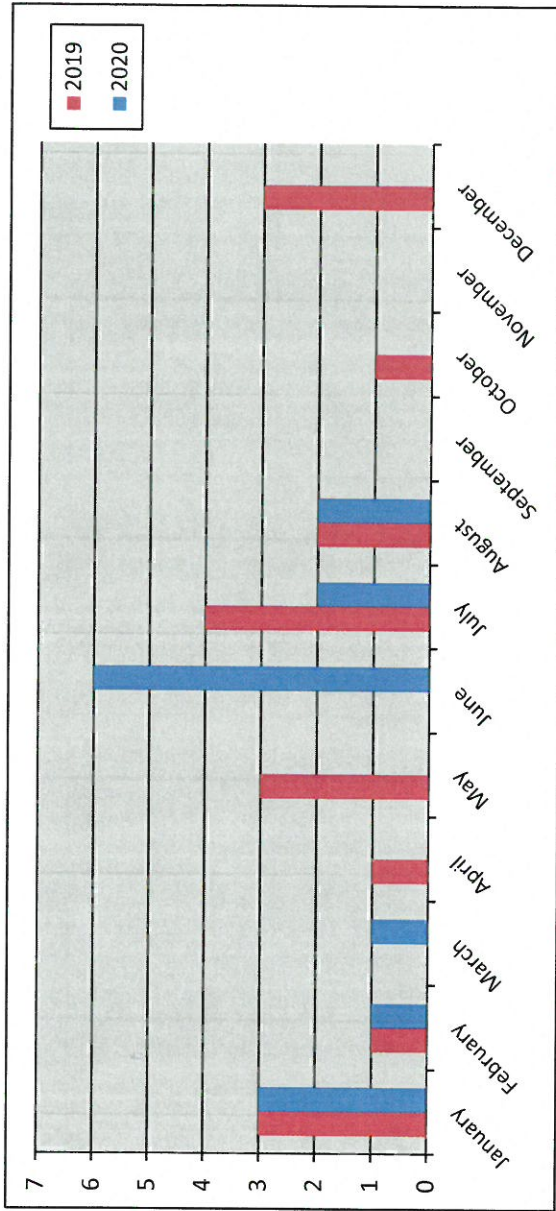
	Year	
	2018-2019	2019-2020
October	4	3
November	0	1
December	3	4
January	4	2
February	4	0
March	3	5
April	1	3
May	2	2
June	2	5
July	5	3
August	5	5
September	3	6
Totals	36	39



New Commercial Permits

Calendar Year

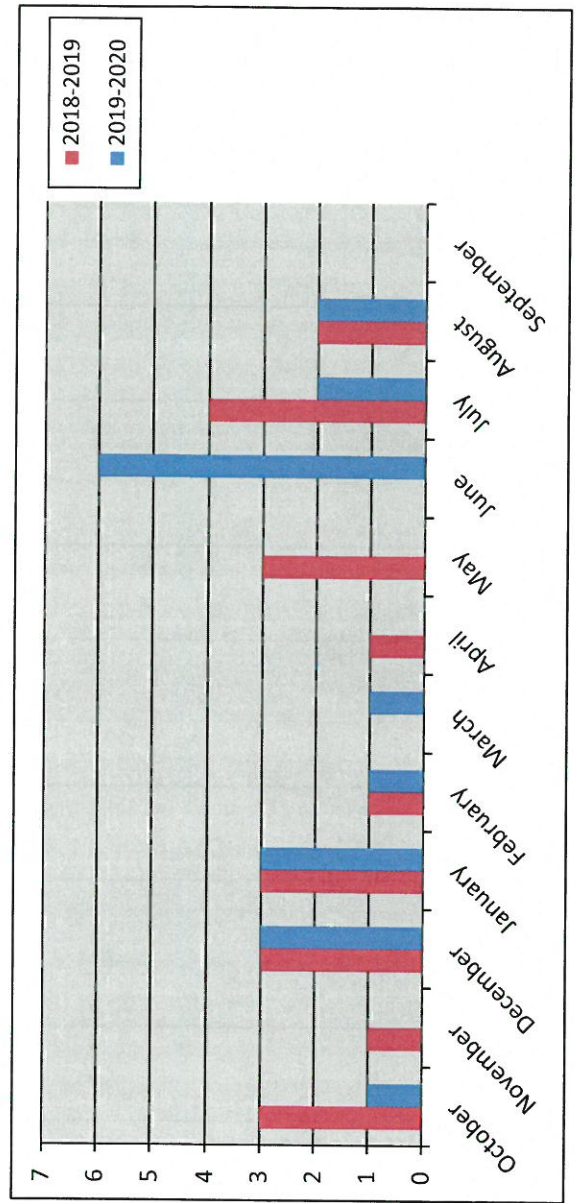
	Year	
	2019	2020
January	3	3
February	1	1
March	0	1
April	1	0
May	3	0
June	0	6
July	4	2
August	2	2
September	0	0
October	1	
November	0	
December	3	
Totals	18	15



New Commercial Permits

Fiscal Year

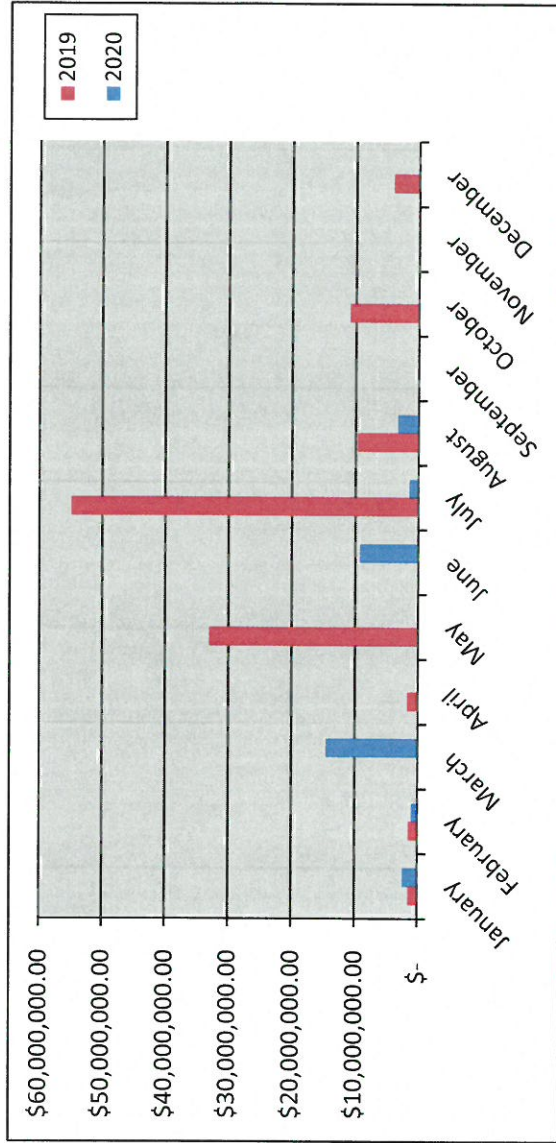
	Year	
	2018-2019	2019-2020
October	3	1
November	1	0
December	3	3
January	3	3
February	1	1
March	0	1
April	1	0
May	3	0
June	0	6
July	4	2
August	2	2
September	0	0
Totals	21	19



New Commercial Value

Calendar Year

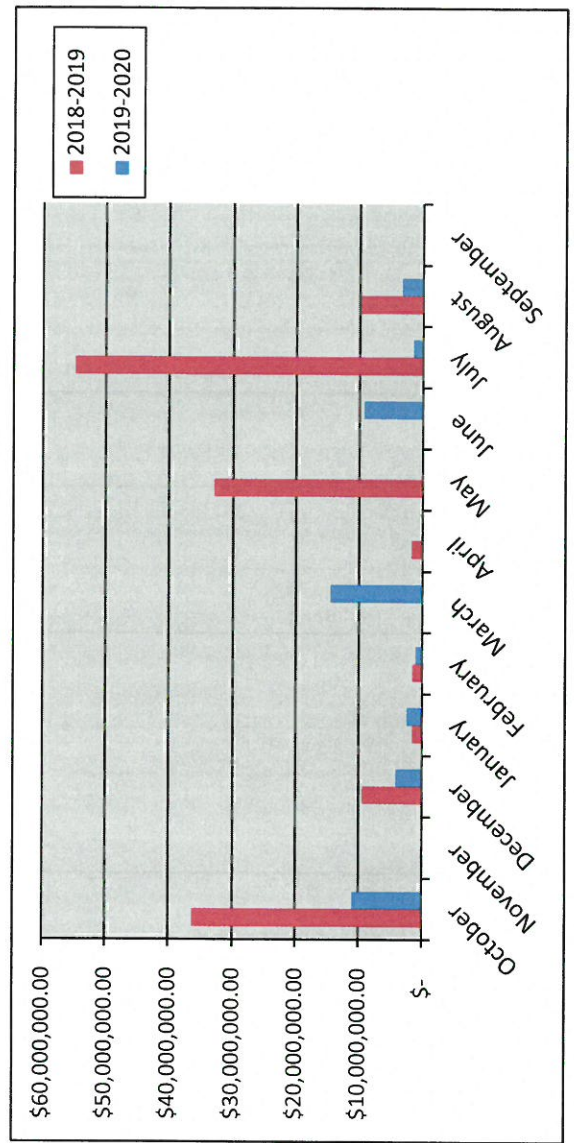
	Year	
	2019	2020
January	\$ 1,530,000.00	\$ 2,375,000.00
February	\$ 1,500,000.00	\$ 995,000.00
March	\$ -	\$ 14,500,000.00
April	\$ 1,700,000.00	\$ -
May	\$ 32,969,700.00	\$ -
June	\$ -	\$ 9,244,001.00
July	\$ 54,900,000.00	\$ 1,445,000.00
August	\$ 9,736,987.00	\$ 3,284,065.00
September	\$ -	\$ -
October	\$ 11,000,000.00	\$ -
November	\$ -	\$ -
December	\$ 4,100,000.00	\$ -
Totals	\$ 117,436,687.00	\$ 31,843,066.00



New Commercial Value

Fiscal Year

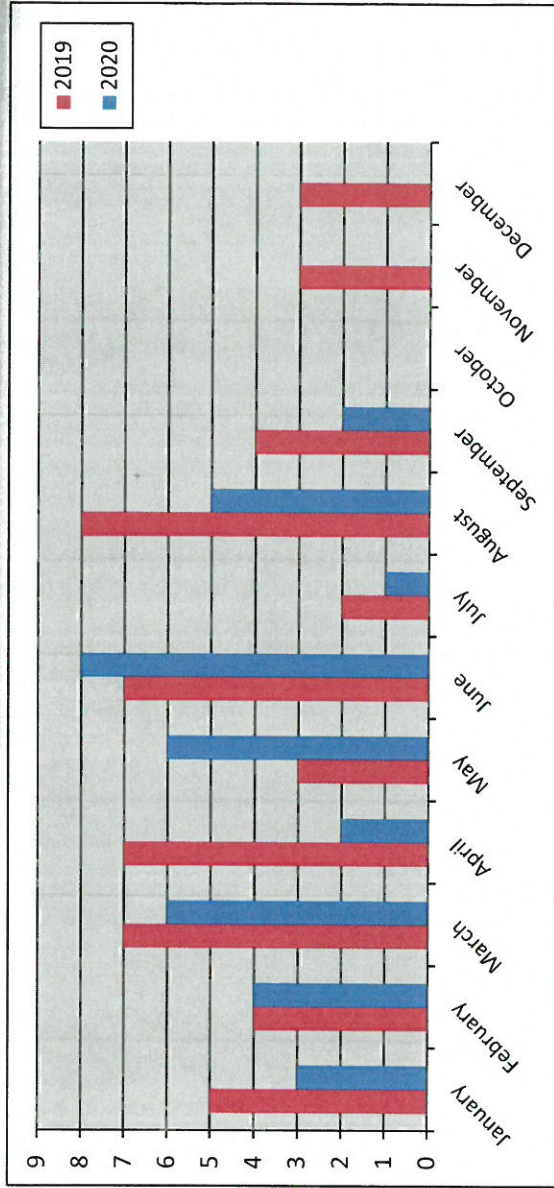
	Year	
	2018-2019	2019-2020
October	\$ 36,425,000.00	\$ 11,000,000.00
November	\$ 180,000.00	\$ -
December	\$ 9,427,800.00	\$ 4,100,000.00
January	\$ 1,530,000.00	\$ 2,375,000.00
February	\$ 1,500,000.00	\$ 995,000.00
March	\$ -	\$ 14,500,000.00
April	\$ 1,700,000.00	\$ -
May	\$ 32,969,700.00	\$ -
June	\$ -	\$ 9,244,001.00
July	\$ 54,900,000.00	\$ 1,445,000.00
August	\$ 9,736,987.00	\$ 3,284,065.00
September	\$ -	\$ -
Totals	\$ 148,369,487.00	\$ 46,943,066.00



Commercial Remodel Permits

Calendar Year

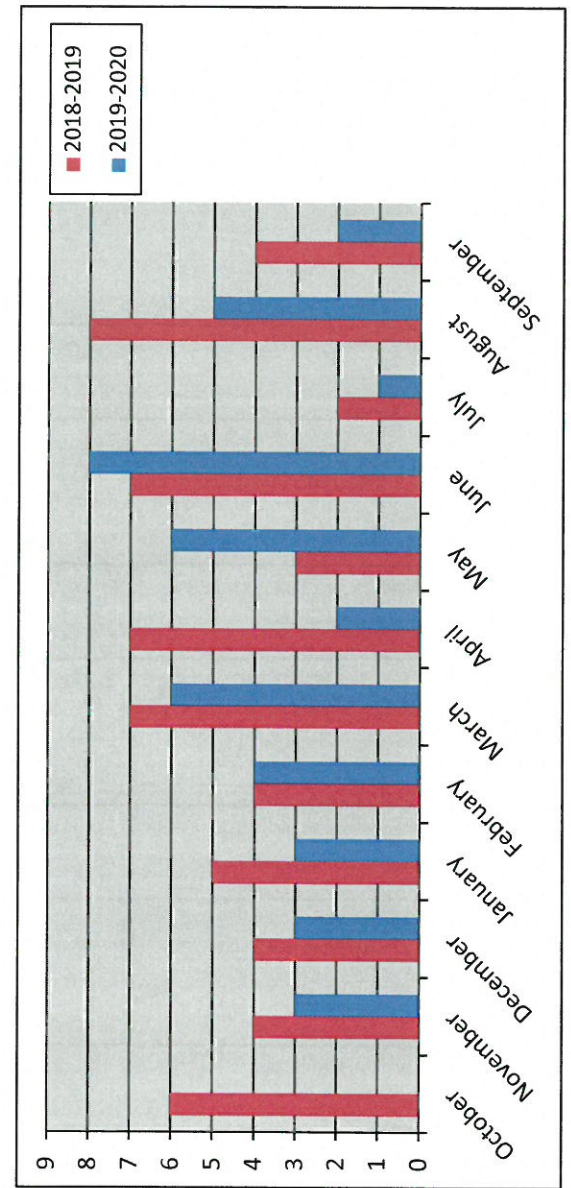
	Year	
	2019	2020
January	5	3
February	4	4
March	7	6
April	7	2
May	3	6
June	7	8
July	2	1
August	8	5
September	4	2
October	0	
November	3	
December	3	
Totals	53	37



Commercial Remodel Permits

Fiscal Year

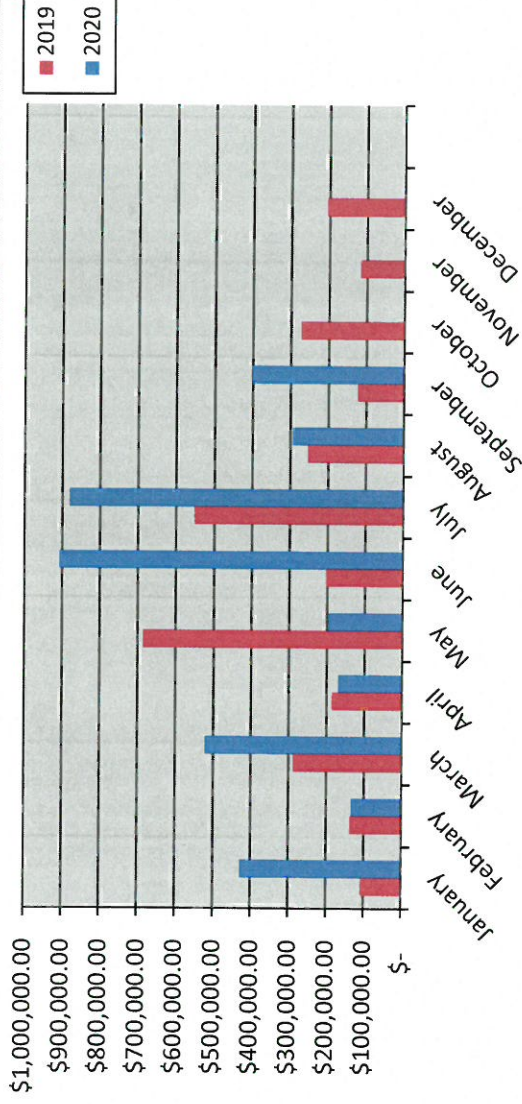
	Year	
	2018-2019	2019-2020
October	6	0
November	4	3
December	4	3
January	5	3
February	4	4
March	7	6
April	7	2
May	3	6
June	7	8
July	2	1
August	8	5
September	4	2
Totals	61	43



Total Fees Collected

Calendar Year

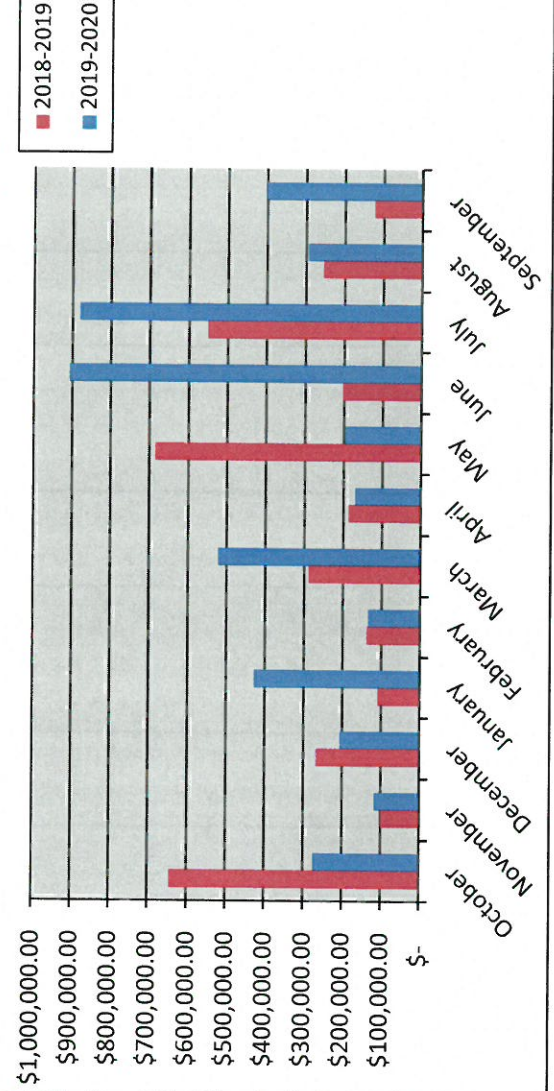
	Year	
	2019	2020
January	\$ 108,325.23	\$ 427,697.11
February	\$ 137,260.79	\$ 134,061.03
March	\$ 288,576.03	\$ 521,238.63
April	\$ 186,555.47	\$ 169,632.18
May	\$ 685,938.85	\$ 196,119.77
June	\$ 203,335.14	\$ 906,969.19
July	\$ 551,248.76	\$ 880,396.43
August	\$ 254,601.49	\$ 294,303.58
September	\$ 123,811.68	\$ 401,730.63
October	\$ 274,121.49	
November	\$ 116,656.13	
December	\$ 205,859.61	
Totals	\$ 3,136,290.67	\$ 3,932,148.55



Total Fees Collected

Fiscal Year

	Year	
	2018-2019	2019-2020
October	\$ 645,511.95	\$ 274,121.49
November	\$ 99,983.92	\$ 116,656.13
December	\$ 266,328.43	\$ 205,859.61
January	\$ 108,325.23	\$ 427,697.11
February	\$ 137,260.79	\$ 134,061.03
March	\$ 288,576.03	\$ 521,238.63
April	\$ 186,555.47	\$ 169,632.18
May	\$ 685,938.85	\$ 196,119.77
June	\$ 203,335.14	\$ 906,969.19
July	\$ 551,248.76	\$ 880,396.43
August	\$ 254,601.49	\$ 294,303.58
September	\$ 123,811.68	\$ 401,730.63
Totals	\$ 3,551,477.74	\$ 4,528,785.78



PERMITS ISSUED

For the Period 9/1/2020 to 9/30/2020

Permit Number	Permit Type	Site Address	Total Fees	Fees Paid
Application Date	Subtype	Parcel Number		
Issue Date	Status of Permit	Subdivision Name		
		Plan Number	Valuation	Total SQFT
CO2019-0092	Commercial Building Permit			
08/19/2020	Certificate of Occupancy	5441 Horizon Rd.,	\$75.00	\$75.00
09/21/2020	ISSUED	Rockwall, TX 75032		2,500.00

Contact Type	Contact Name	Contact Address			
Owner	REX KELLY	5441 HORIZON RD	ROCKWALL	TX	75189
Applicant	JAMIE DURBIN	7727 STARLIGHT PASS	HEATH	TX	75032
Business Owner	Jamie Durbin	5441 Horizon Rd.	Rockwall	TX	75032
Business Owner	Rockwall Custom Frame Shop	5441 Horizon Rd.	Rockwall	TX	75032

Contractors

CO2020-0037	Commercial Building Permit			
06/18/2020	Certificate of Occupancy	1600 LA JOLLA POINTE	\$75.00	\$75.00
09/18/2020	ISSUED	DR, ROCKWALL, 75087		62,383.00

Contact Type	Contact Name	Contact Address			
Owner	Rockwall Innkeepers	6176 FM 2011	Longview	TX	75603
Applicant	Rockwall Innkeepers	6176 FM 2011	Longview	TX	75603
Business Owner	Rockwall Innkeepers	6176 FM 2011	Longview	TX	75603
Business Owner	Hyatt Place	1600 La Jolla Pointe	ROCKWALL	TX	75087

Contractors

COM2020-1401	Commercial Building Permit			
06/16/2020	Certificate of Occupancy	1129 Ridge Rd,	\$75.00	\$75.00
09/03/2020	ISSUED	Rockwall, 75087		3,153.00

Contact Type	Contact Name	Contact Address			
Business Owner	Calise Barraque	1129 Ridge Rd.	Rockwall	TX	75087
Property Owner	Pretium Property	115 West 7th St., Suite 1303	Fort Worth	TX	76102

Contractors

COM2020-2269	Commercial Building Permit			
07/21/2020	Temporary Certificate of Occupancy	1023 E Interstate 30	\$75.00	\$75.00
09/03/2020	ISSUED			4,800.00

Contact Type	Contact Name	Contact Address			
Business Owner	Spirit Halloween	6826 Black Horse Pike	Egg Harbor Township		08234
Property Owner	ShopCore Properties	233 S. Wicker Dr. #4700	Chicago	IL	60606
Contractor	Brian Baker				

Contractors

PERMITS ISSUED

For the Period 9/1/2020 to 9/30/2020

Permit Number	Permit Type	Site Address	Total Fees	Fees Paid
Application Date	Subtype	Parcel Number		
Issue Date	Status of Permit	Subdivision Name	Total SQFT	
		Plan Number	Valuation	
COM2020-2491	Commercial Building Permit			
07/29/2020	Certificate of Occupancy	2231 Ridge Road, Suite	\$75.00	\$75.00
09/03/2020	ISSUED	201, Rockwall, TX 75087	950.00	

Contact Type	Contact Name	Contact Address			
Business Owner	Patrick Dodd	2231 Ridge Rd., Suite 201	Rockwall	TX	75087
Property Owner	JARA Partners, LTD.	1425 Hunters Glen	Royse City	TX	75189
Contractors					

COM2020-2554	Commercial Building Permit			
07/31/2020	Certificate of Occupancy	2075 SUMMER LEE DR,	\$75.00	\$75.00
09/09/2020	ISSUED	ROCKWALL, 75032	4,940.00	

Contact Type	Contact Name	Contact Address			
Business Owner	HRK Management LLC	dba Brass Tap Rockwall	Allen	TX	75002
Property Owner	CBRE Inc.	2100 Ross Ave	Dallas	TX	75021
Contact	Jason				
Contractors					

COM2020-2589	Commercial Building Permit			
08/03/2020	Certificate of Occupancy	1550 E Interstate 30,	\$75.00	\$75.00
09/29/2020	ISSUED	Rockwall, TX 75087	53,321.00	

Contact Type	Contact Name	Contact Address			
Business Owner	Rockwall-H, Inc.	150 N. Bartlett Street	Medford	OR	97501
Property Owner	Realty Holdings of Rockwall LLC	c/o John Eagle Family Dealerships	Dallas	TX	75201
Contractors					

COM2020-2766	Commercial Building Permit			
08/11/2020	Temporary Certificate of Occupancy	2600 SUMMER LEE DR,	\$300.00	\$300.00
09/14/2020	ISSUED	ROCKWALL, 75032	45,646.00	

Contact Type	Contact Name	Contact Address			
Business Owner	MHC ROCKWALL, LLC	1468 KIMBROUGH, STE 103	GERMANTOWNTN		38134
Property Owner	MHC ROCKWALL, LLC	1468 KIMBROUGH, STE 103	GERMANTOWNTN		38134
Contractor	TAYLOR AAKRE	520 EAST CORPORATE DRIVE #500	Lewisville	TX	75057
Contractors					

For the Period 9/1/2020 to 9/30/2020

Permit Number Application Date Issue Date	Permit Type Subtype Status of Permit	Site Address Parcel Number Subdivision Name Plan Number	Valuation	Total Fees Total SQFT	Fees Paid
COM2020-3046	Commercial Building Permit				
08/24/2020	Certificate of Occupancy	2231 Ridge Rd., Suite		\$75.00	\$75.00
09/11/2020	ISSUED	102, Rockwall, TX 75087		1,500.00	
Contact Type	Contact Name	Contact Address			
Business Owner	Jennifer M. German	2231 Ridge Rd. Suite 102	Rockwall	TX	75087
Property Owner	Ron & Bennie Stanberry	1425 Hunters Glen	Royse City	TX	75189
Contractors					
COM2020-3166	Commercial Building Permit				
08/26/2020	Certificate of Occupancy	316 S. Goliad St. #115,		\$75.00	\$75.00
09/15/2020	ISSUED	Rockwall, TX 75087		1,500.00	
Contact Type	Contact Name	Contact Address			
Business Owner	Jim Yarborough	316 S. Goliad St. #115	Rockwall	TX	75087
Property Owner	DJ Rockwall LLC.	12900 Preston Rd.	Dallas	TX	75230
Contractors					
COM2020-3288	Commercial Building Permit				
09/01/2020	Certificate of Occupancy	1352 Mims Rd.,		\$75.00	\$75.00
09/17/2020	ISSUED	Rockwall, TX 75032		1,600.00	
Contact Type	Contact Name	Contact Address			
Business Owner	Cory Stone	1352 Mims Rd.	Rockwall	TX	75032
Property Owner	D&A Real Estate, Ltd.	PO Box 850	Rockwall	TX	75087
Contact	Leslie				
Contractors					
COM2020-3409	Commercial Building Permit				
09/09/2020	Certificate of Occupancy	525 National Dr.		\$75.00	\$75.00
09/16/2020	ISSUED	Rockwall, TX 75032		5,676.00	
Contact Type	Contact Name	Contact Address			
Business Owner	Mitchell Salas	525 National Dr.	Rockwall	TX	75032
Property Owner	Rack Holdings, LLC	3021 Ridge Rd. Suite A-131	Rockwall	TX	75032
Contractors					
COM2020-3434	Commercial Building Permit				
09/10/2020	Temporary Certificate of Occupancy	2300 DISCOVERY BLVD,		\$300.00	\$300.00
09/18/2020	ISSUED	ROCKWALL, 75032		2,152.00	

PERMITS ISSUED

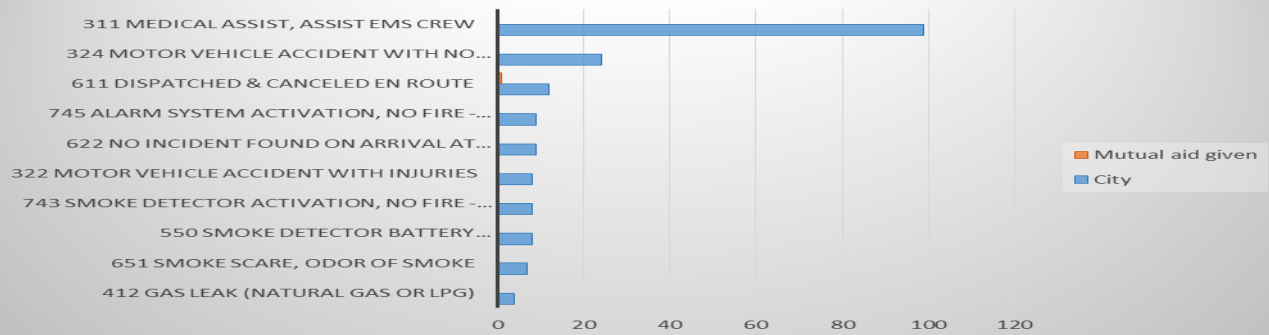
For the Period 9/1/2020 to 9/30/2020

Permit Number	Permit Type	Site Address	Valuation	Total Fees	Fees Paid
Application Date	Subtype	Parcel Number			
Issue Date	Status of Permit	Subdivision Name		Total SQFT	
		Plan Number			
Contact Type					
Business Owner	SWBC Rockwall, LP	5949 Sherry Ln. Suite 570	Dallas	TX	75225
Property Owner	SWBC Rockwall, LP	5949 Sherry Ln. Suite 570	Dallas	TX	75225
Contractor	Kelly Tindall				
Contractors					
<hr/>					
COM2020-3440	Commercial Building Permit				
09/10/2020	Temporary Certificate of Occupancy	1600 La Jolla Pointe Dr.,		\$300.00	\$300.00
09/11/2020	ISSUED	Rockwall, TX 75087		62,383.00	
Contact Type					
Business Owner	Rockwall Innkeepers I, Ltd.	6176 FM 2011	Longview	TX	75603
Property Owner	Rockwall Innkeepers I, Ltd.	6176 FM 2011	Longview	TX	75603
Contractors					
<hr/>					
COM2020-3562	Commercial Building Permit				
09/17/2020	Temporary Certificate of Occupancy	2300 Discovery Blvd -		\$300.00	\$300.00
09/24/2020	ISSUED	Bldg 3, Rockwall, TX 75032		44,915.00	
Contact Type					
Business Owner	SWBC Rockwall, LP	5949 Sherry Ln. Suite 570	Dallas	TX	75225
Property Owner	SWBC Rockwall, LP	2300 Discovery Blvd.	Rockwall	TX	75032
Contractor	Kelly Tindall				
Contractors					
<hr/>					
COM2020-3672	Commercial Building Permit				
09/22/2020	Certificate of Occupancy	2310 Ridge Rd., Suite		\$75.00	\$75.00
09/29/2020	ISSUED	100, Rockwall, TX 75032		2,340.00	
Contact Type					
Business Owner	Lisa A. Manziel	2310 Ridge Rd., Suite 100	Rockwall	TX	75087
Property Owner	ALMLAM Real Estate, LLC.	PO Box 755	Rockwall	TX	75087
Contractors					
<hr/>					
			Total Valuation:		
			Total Fees: \$2,100.00		
			Total Fees Paid: \$2,100.00		



September Monthly
Report 2020

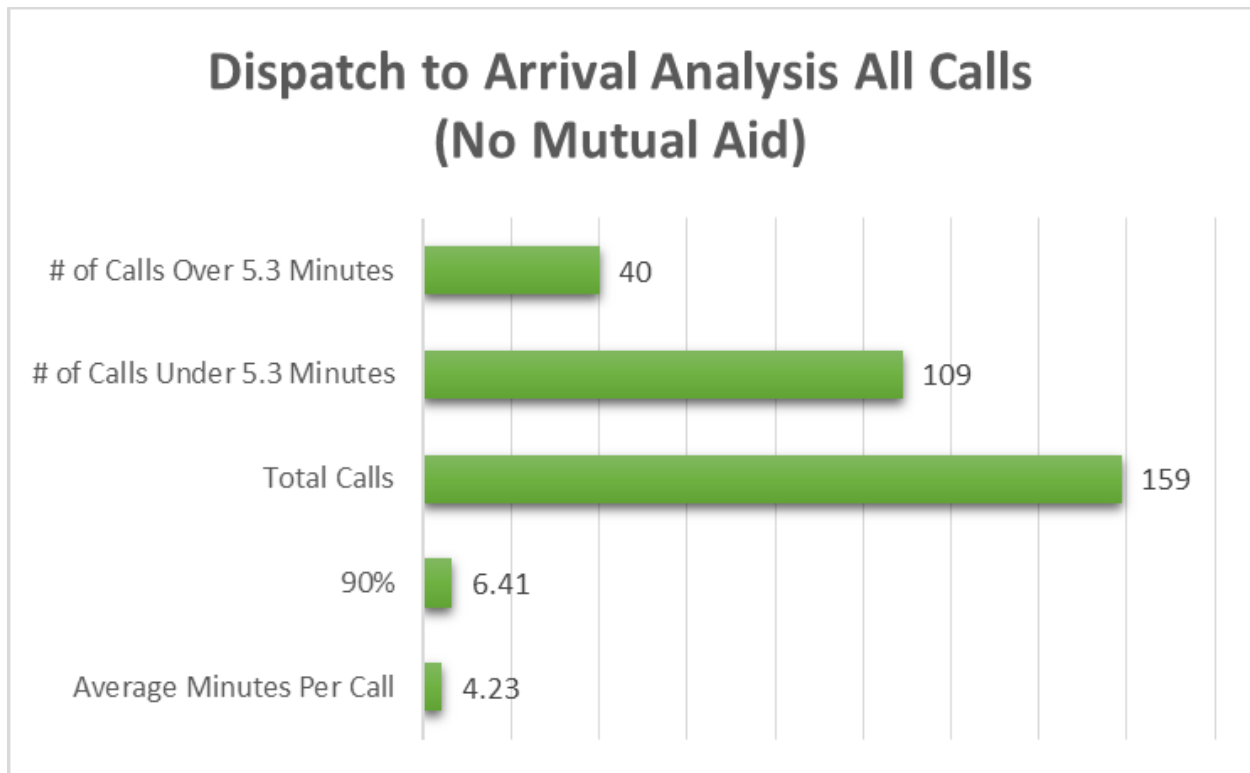
September 2020 Top Ten Calls

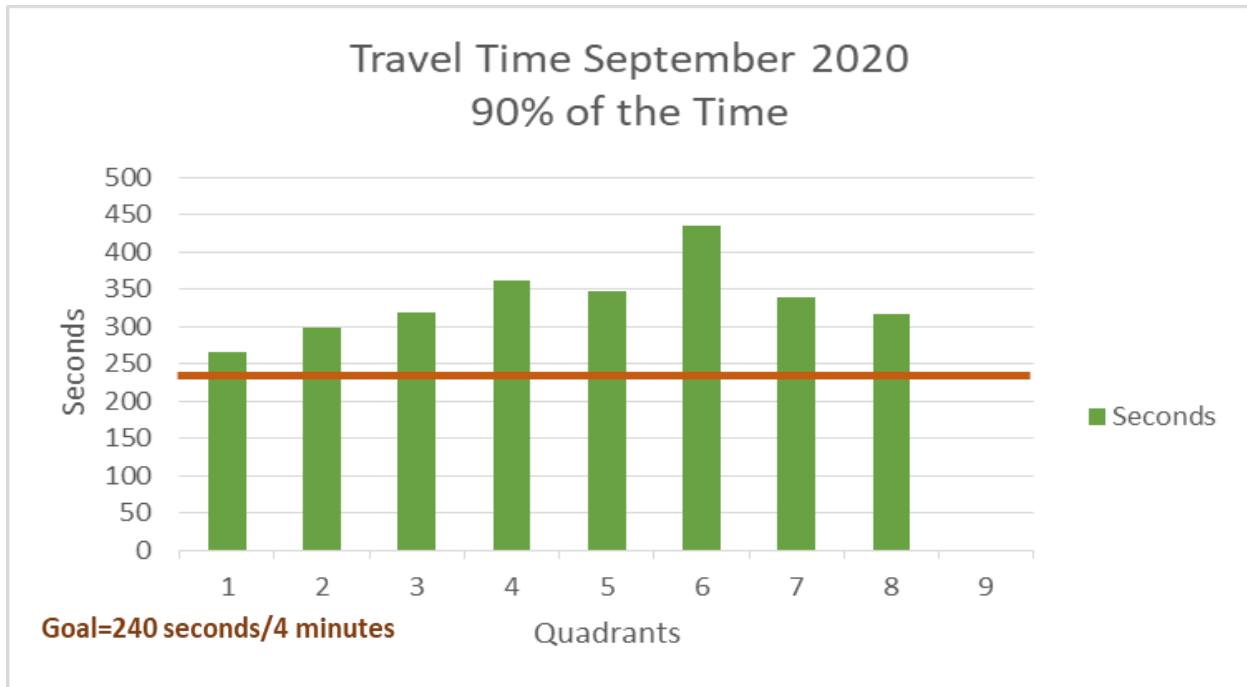


September 2020 - All Calls		
Situation Type	Mutual aid given	City
611 Dispatched & canceled en route	1	12
653 Smoke from barbecue, tar kettle		1
550 Smoke Detector Battery Change/Install		8
743 Smoke detector activation, no fire - unintentional		8
142 Brush or brush-and-grass mixture fire		1
622 No incident found on arrival at dispatch address		9
151 Outside rubbish, trash or waste fire		1
715 Local alarm system, malicious false alarm		1
154 Dumpster or other outside trash receptacle fire		1
111 Building fire		3
160 Special outside fire, other		1
553 Public service		1
300 Rescue, EMS incident, other		1
650 Steam, other gas mistaken for smoke, other		1
311 Medical assist, assist EMS crew		99
700 False alarm or false call, other		1
322 Motor vehicle accident with injuries		8
736 CO detector activation due to malfunction		2
323 Motor vehicle/pedestrian accident (MV Ped)		1
745 Alarm system activation, no fire - unintentional		9
324 Motor vehicle accident with no injuries.		24
521 Water evacuation		1
331 Lock-in (if lock out , use 511)		1
551 Assist police or other governmental agency		1
353 Removal of victim(s) from stalled elevator		1
131 Passenger vehicle fire (cars, pickups, SUV's)		1
555 Defective elevator, no occupants		1
360 Water & ice-related rescue, other		1
631 Authorized controlled burning		1
361 Swimming/recreational water areas rescue		1
651 Smoke scare, odor of smoke		7
365 Watercraft rescue		2
671 HazMat release investigation w/no HazMat		1
381 Rescue or EMS standby		1
710 Malicious, mischievous false call, other		1
412 Gas leak (natural gas or LPG)		4
733 Smoke detector activation due to malfunction		4
440 Electrical wiring/equipment problem, other		3
740 Unintentional transmission of alarm, other		1
441 Heat from short circuit (wiring), defective/worn		1
744 Detector activation, no fire - unintentional		3
444 Power line down		3
746 Carbon monoxide detector activation, no CO		1
445 Arcing, shorted electrical equipment		3
511 Lock-out		138
Totals	1	238

September 2020 Dispatch to Arrival Analysis

<u><i>Dispatch to Arrival Analysis-(No Mutual Aid)</i></u>				Total Calls
74.84%	On Scene in	5.3	minutes or less	109
83.65%	On Scene in	6.0	minutes or less	121
94.97%	On Scene in	7.0	minutes or less	133
97.48%	On Scene in	8.0	minutes or less	143
97.48%	On Scene in	9.0	minutes or less	146
99.37%	On Scene in	11.0	minutes or less	149
	Total Calls			159





Travel Time Analysis- <i>By District</i> ALL CALLS- (No Mutual Aid)				Total Number of	Average Travel	Percent of Runs
% in 4 min or less All Code 3 Calls-No Cancelled enroute calls				Calls	Time Minutes	per District
<u>100s</u>						
81%	On Scene in	4.0	minutes or less	54	2.72	33.96%
<u>200s</u>						
79%	On Scene in	4.0	minutes or less	43	2.90	27.04%
<u>300s</u>						
80%	On Scene in	4.0	minutes or less	15	2.91	9.43%
<u>400s</u>						
66%	On Scene in	4.0	minutes or less	33	3.43	20.75%
<u>500s</u>						
60%	On Scene in	4.0	minutes or less	5	3.84	3.14%
<u>600s</u>						
0%	On Scene in	4.0	minutes or less	4	6.09	2.52%
<u>700s</u>						
25%	On Scene in	4.0	minutes or less	4	4.64	2.52%
<u>800s</u>						
0%	On Scene in	4.0	minutes or less	1	1.00	0.63%
<u>900s</u>						
	On Scene in	4.0	minutes or less	0	0.00	0.00%
Total Calls				159		



Total Dollar Losses

September 2020



City of Rockwall
The New Horizon

Rockwall Fire Department

Print Date/Time: 10/20/2020 11:12
Login ID: rck\ihatcher
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:	\$8,500.00	\$30,201.00	\$0.00	\$232,614.00	\$136,215.00
Total Content Loss:	\$1,500.00	\$5,001.00	\$0.00	\$144,453.00	\$50,500.00
Total Property Pre-Incident Value:	\$0.00	\$400,550.00	\$0.00	\$31,130,412.00	\$5,164,756.92
Total Contents Pre-Incident Value	\$0.00	\$235,530.00	\$0.00	\$1,418,730.00	\$636,576.35
Total Losses:	\$10,000.00	\$35,202.00	\$0.00	\$377,067.00	\$10,000.00
Total Value:	\$0.00	\$636,080.00	\$0.00	\$32,549,142.00	\$5,801,333.27



Fire Marshal Division

September 2020 Report



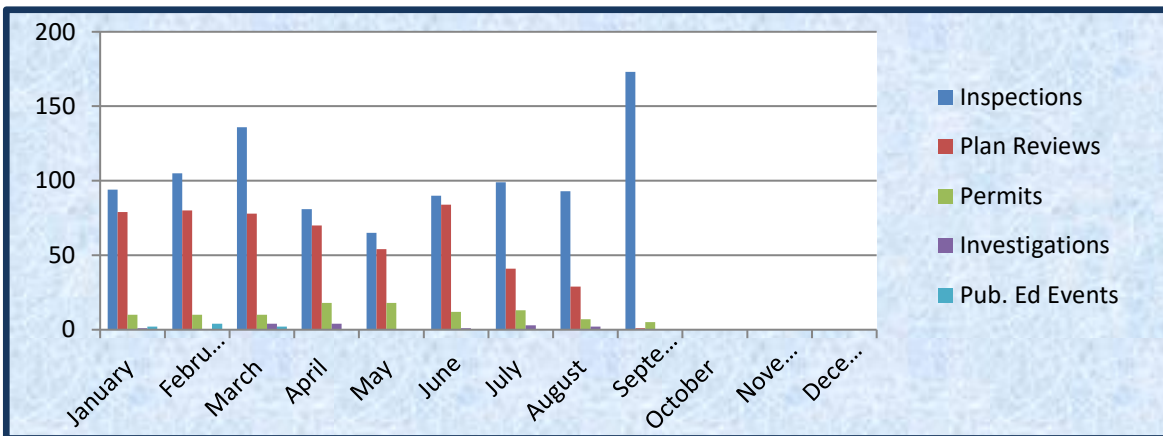
Inspections Conducted	
Total for the Month	173

Plan Reviews Completed	
Total for the Month	1

Permits Issued	
Total for the Month	5

Fire Investigations	
Active Investigations	0
Closed Investigations	0
Total for the Month	0

Public Education Events	
Total for the Month	0



SEPTEMBER 2020 MONTHLY REPORT



**ROCKWALL PARKS
& RECREATION**

PARTICIPATION



LITTLE ATHLETES SESSION 1: 15 RESIDENT,
15 NON-RESIDENT



MOTHER SON DANCE: CANCELLED DUE TO COVID



BINGO IN THE CENTER: 25 PARTICIPANTS

MONTHLY OVERVIEW

SEP '20

Part Time Labor Hours	171.5
Program Offerings	7
Program Participants	431
Resident Participants	203
Non-Resident Participants	228
Programs that Made	7
Cancelled Programs	0
% of Programs Cancelled	0%

FEE BASED RESIDENT VS NON-RESIDENT

7 programs



RENTALS



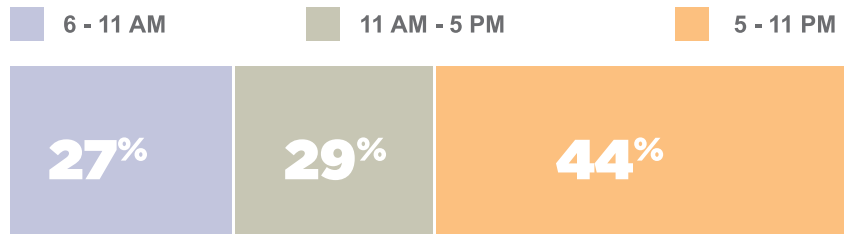
HMCC

SEP '20

Time Blocks Rented	51
Monthly Revenue	\$2040

HMCC RENTAL ACTIVITY BY TIME BLOCK

51 Rentals



PAVILIONS

SEP'20

Time Blocks Rented	21
Monthly Revenue	\$840

PAVILION RENTAL ACTIVITY BY TIME BLOCK

21 Rentals



PARKS



FACILITY UPGRADE:

Bar table tops replaced at Cain's Park Downtown



FACILITY UPGRADE:

Harbor Dock Light reinforcement / replacement



DEPARTMENT ACHIEVEMENTS

TRAPS Park Rodeo Champions Back to Back 2019 & 2020

FACILITY RENOVATION:

RC Track Renovations



MARKETING

FACEBOOK PAGE LIKES



AUG

GAIN OR LOSS
+66

SEP

+45

TOTAL LIKES THRU 9/30/2020



14,988

ONLINE REGISTRATION ACCOUNTS THROUGH ACTIVE

AUG

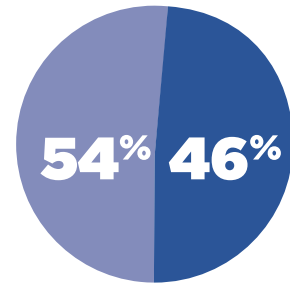
ACCOUNTS
9562

GAIN OR LOSS
+50

SEP

9639

+77



RESIDENT VS NON-RESIDENT ACCOUNTS

PLAYROCKWALL.COM PERFORMANCE METRICS

PLAYROCKWALL.COM

PAGEVIEWS

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

57,956

SESSIONS

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

13,277

USERS

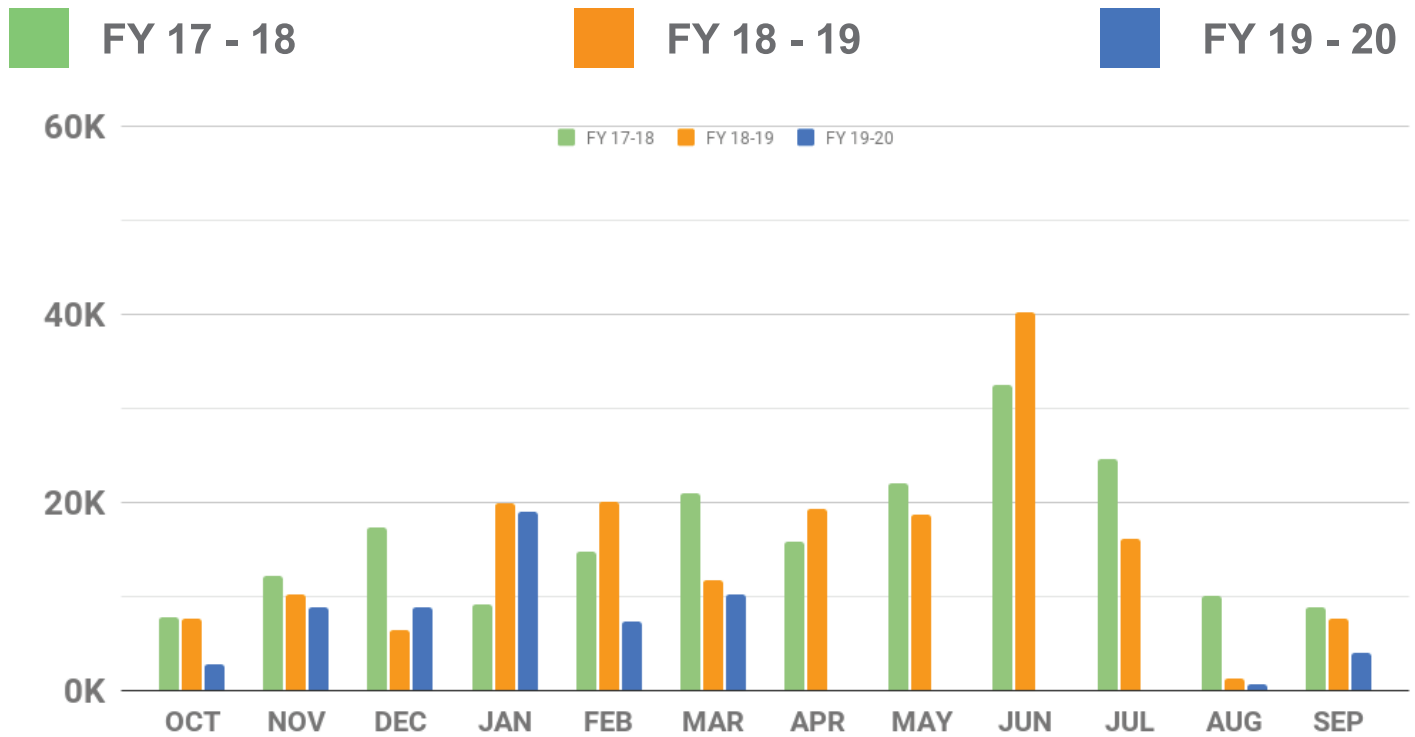
Visitors to playrockwall.com

10,324

REVENUE

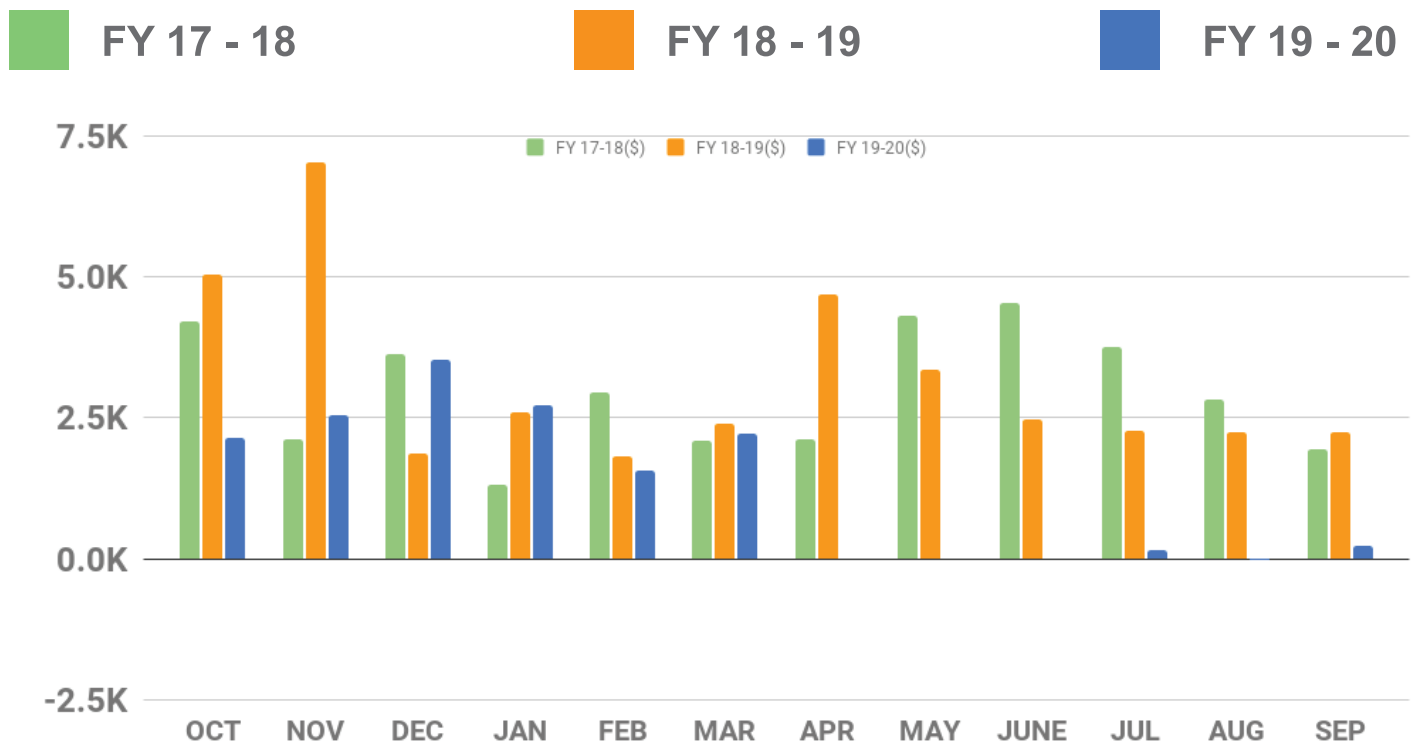
FEE BASED PROGRAM REVENUE BY MONTH

3 fiscal years



FACILITY REVENUE BY MONTH

3 fiscal years



Rockwall Police Department

Monthly Activity Report

September-2020

ACTIVITY	CURRENT MONTH SEPTEMBER	PREVIOUS MONTH AUGUST	YTD 2020	YTD 2019	YTD % CHANGE
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PART 1 OFFENSES

Homicide / Manslaughter	0	0	0	0	0.00%
Sexual Assault	1	0	5	14	-64.29%
Robbery	1	2	10	8	25.00%
Aggravated Assault	5	3	22	20	10.00%
Burglary	5	3	47	41	14.63%
Larceny	71	97	535	477	12.16%
Motor Vehicle Theft	7	11	58	40	45.00%
TOTAL PART I	90	116	677	600	12.83%
TOTAL PART II	126	139	1117	1238	-9.77%
TOTAL OFFENSES	216	255	1794	1838	-2.39%

ADDITIONAL STATISTICS

FAMILY VIOLENCE	10	9	105	151	-30.46%
D.W.I.	8	9	107	150	-28.67%

ARRESTS

FELONY	20	27	239	293	-18.43%
MISDEMEANOR	50	66	440	563	-21.85%
WARRANT ARREST	5	9	80	98	-18.37%
JUVENILE	3	2	36	38	-5.26%
TOTAL ARRESTS	78	104	795	992	-19.86%

DISPATCH

CALLS FOR SERVICE	1403	1567	12669	13601	-6.85%
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ACCIDENTS

INJURY	1	2	93	89	4.49%
NON-INJURY	56	58	401	550	-27.09%
FATALITY	0	0	1	0	100.00%
TOTAL	57	60	495	639	-22.54%

FALSE ALARMS

RESIDENT ALARMS	49	44	386	494	-21.86%
BUSINESS ALARMS	117	122	1181	1173	0.68%
TOTAL FALSE ALARMS	166	166	1567	1667	-6.00%
Estimated Lost Hours	109.56	109.56	1034.22	1100.22	-6.00%
Estimated Cost	\$2,606.20	\$2,606.20	\$24,601.90	\$26,171.90	-6.00%

ROCKWALL NARCOTICS UNIT

Number of Cases	7
Arrests	4
Arrest Warrants	
Search Warrants	2
Seized	
Cocaine	6.5oz
Marijuana	1oz
MDMA	53g

Rockwall Police Department

Dispatch and Response Times

September 2020

Police Department

	Average Response Time	
Priority 1		Number of Calls 108
Call to Dispatch	0:01:07	
Call to Arrival	0:05:56	
% over 7 minutes	30%	
	Average Response Time	
Priority 2		Number of Calls 277
Call to Dispatch	0:03:29	
Call to Arrival	0:10:38	
% over 7 minutes	51%	
	Average Response Time	
Priority 3		Number of Calls 81
Call to Dispatch	0:02:58	
Call to Arrival	0:11:20	
% over 7 minutes	44%	

Average dispatch response time goals are as follows:

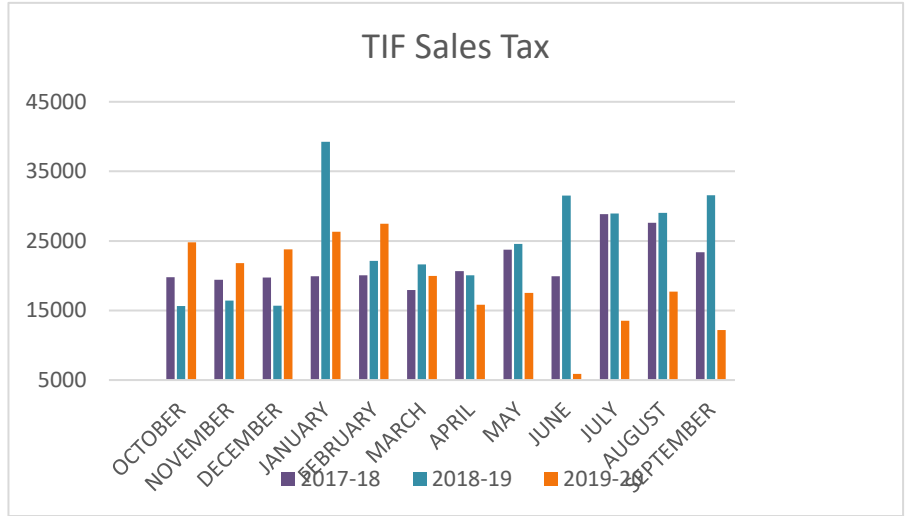
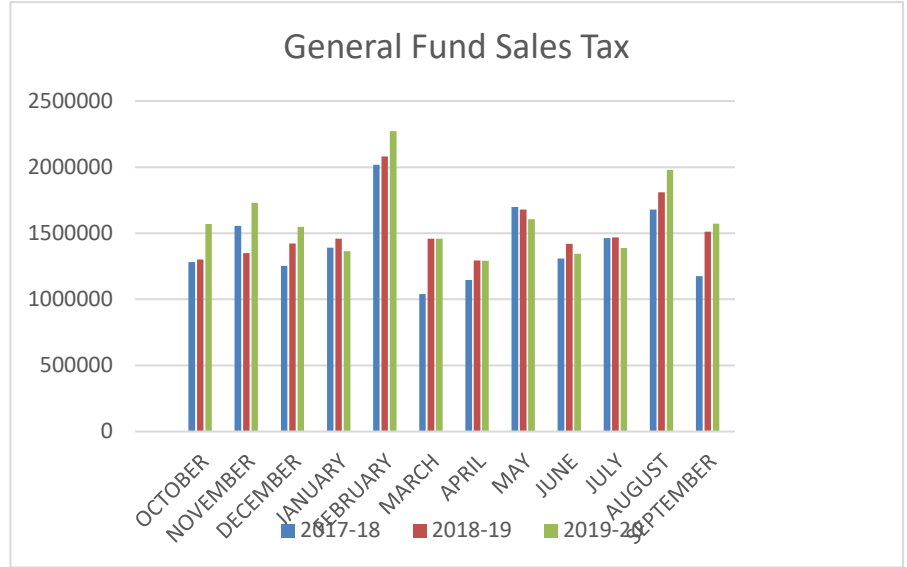
Priority 1: 1 Minute

Priority 2: 1 Minute, 30 Seconds

Priority 3: 3 Minutes

Sales Tax Collections - Rolling 36 Months

	<u>General Fund</u> Sales Tax	<u>TIF</u> Sales Tax
Oct-17	1,281,311	19,789
Nov-17	1,556,732	19,397
Dec-17	1,252,959	19,732
Jan-18	1,391,833	19,914
Feb-18	2,017,684	20,041
Mar-18	1,039,380	17,922
Apr-18	1,146,873	20,655
May-18	1,697,970	23,752
Jun-18	1,308,372	19,941
Jul-18	1,463,243	28,867
Aug-18	1,679,728	27,594
Sep-18	1,174,074	23,370
Oct-18	1,301,342	15,641
Nov-18	1,349,253	16,403
Dec-18	1,423,386	15,708
Jan-19	1,457,584	39,247
Feb-19	2,080,043	22,109
Mar-19	1,459,018	21,606
Apr-19	1,293,524	20,077
May-19	1,679,076	24,582
Jun-19	1,420,483	31,523
Jul-19	1,467,376	28,951
Aug-19	1,810,970	29,022
Sep-19	1,478,622	31,577
Oct-19	1,565,868	24,818
Nov-19	1,730,541	21,787
Dec-19	1,547,746	23,781
Jan-20	1,365,040	26,330
Feb-20	2,273,520	27,472
Mar-20	1,458,193	19,955
Apr-20	1,292,639	15,829
May-20	1,605,986	17,538
Jun-20	1,345,598	5,881
Jul-20	1,376,026	13,529
Aug-20	1,979,539	17,706
Sep-20	1,573,352	12,179



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>
Jul-18	512,582,590	16,534,920	20,871,860
Aug-18	474,885,847	15,318,900	19,781,800
Sep-18	304,052,374	10,135,080	19,307,450
Oct-18	240,262,264	7,750,396	10,191,580
Nov-18	194,498,356	6,483,279	7,438,044
Dec-18	186,450,313	6,014,526	7,818,894
Jan-19	222,027,420	7,162,175	13,160,330
Feb-19	166,796,311	5,957,011	7,181,853
Mar-19	216,172,991	6,973,323	8,899,546
Apr-19	230,304,224	7,676,809	9,546,692
May-19	246,447,588	7,949,923	10,806,480
Jun-19	273,477,588	9,115,919	12,818,660
Jul-19	479,403,830	15,464,640	19,686,560
Aug-19	557,577,730	17,986,380	20,877,020
Sep-19	480,076,300	16,002,544	19,898,562
Oct-19	377,192,895	12,167,513	17,708,812
Nov-19	237,328,307	7,910,944	9,218,867
Dec-19	229,083,044	7,389,776	8,396,266
Jan-20	215,978,847	6,967,060	8,691,306
Feb-20	196,611,134	6,779,695	7,579,604
Mar-20	197,281,791	6,363,929	8,569,168
Apr-20	226,508,245	7,550,275	10,263,848
May-20	317,650,425	10,246,788	13,193,218
Jun-20	455,022,410	15,167,411	20,100,668
Jul-20	511,667,880	16,505,415	20,073,454
Aug-20	590,693,550	19,054,630	22,031,522
Sep-20	363,112,688	12,103,756	14,870,959

Source: SCADA Monthly Reports generated at the Water Pump Stations

