

ROCKWALL CITY COUNCIL REGULAR MEETING

Monday, October 17, 2022 - 5:00 PM

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

I. Call Public Meeting to Order

II. Executive Session.

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

1. Discussion regarding cellular lease agreement in the vicinity of North Goliad Street and North Lakeshore Drive, pursuant to Section §551.071 (Consultation with Attorney)
2. Discussion regarding fees assessed under the City Code of Ordinances and variance to those fees pursuant to Section §551.071 (Consultation with Attorney).
3. Discussion regarding possible purchase of real property in the vicinity of SH-205, generally located near Mims Road, pursuant to Section §551.072 (Real Property) and 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 Jorif

VI. Open Forum

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

VII. Take any Action as a Result of Executive Session

VIII. Consent Agenda

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

1. Consider approval of the minutes from the Oct. 3, 2022 regular city council meeting, and take any action necessary.
2. Consider authorizing the City Manager to execute a professional service agreement with Garver, LLC for Water Service Line Inventory in an amount of \$271,429.00 to be paid for out of the Water and Sewer Funds, and take any action necessary.
3. Consider awarding a bid to John Deere & Company for \$49,306.50 for the purchase of a new utility tractor out of the Water & Sewer fund and authorize the City Manager to execute a purchase order and take any action necessary.
4. Consider a bid award to MHC Kenworth for \$161,259 for a new 12-14 yard dump truck out of the Water & Sewer Fund and authorize the City Manager to execute a purchase order and take any action necessary.

5. Consider awarding a bid to Sunbelt Pools, Inc. and authorizing the City Manager to execute associated purchase order(s) for the demolition/removal of all plaster and replacing it with Diamond Brite Blue Quartz at the Harry Myers community swimming pool in the amount not to exceed \$137,438 as funded by the Recreational Development Fund budget, and take any action necessary.
6. Consider awarding a bid and authorizing the City Manager to execute associated purchase order(s) with Master System Courts for resurfacing of basketball courts and pickleball courts at The Park @ Stone Creek, The Park @ Fox Chase, and Hickory Ridge Park, in an amount not to exceed \$55,000 to be funded out of the Recreational Development Fund budget, and take any action necessary.
7. Consider awarding a bid to Child's Play, Inc. and authorizing the City Manager to execute associated purchase order(s) for the installation of shade canopies over swing bays at various city-owned parks in an amount not to exceed \$100,000 to be funded by the Recreational Development Fund Budget, and take any action necessary.
8. Consider awarding a bid to Tri-Tex Grass, Inc. and authorizing the City Manager to execute associated purchase order(s) for core aeration and installation of USGA golf course sand on the outfield turf grass at Leon Tuttle Athletic Complex in an amount not to exceed \$45,000 to be funded by the Recreation Development Fund budget, and take any action necessary.
9. Consider awarding a bid to DH Pace and authorizing the City Manager to execute associated purchase order(s) for new garage doors at Springer, N. Country Lane and Southside water towers in the amount of \$107,099.52 to be funded by the Water and Sewer Fund, and take any action necessary.
10. **P2022-046** - Consider a request by Robert Alexander for the approval of a *Final Plat* for Lots 1 & 2, Block A, Alexander Addition being a 5.0095-acre tract of land identified as Tract 39-01 of the McFadgin Survey, Abstract No. 142, Rockwall County, Texas, situated within the Extraterritorial Jurisdiction (ETJ) of the City of Rockwall, addressed as 2320 S. Munson Road, and take any action necessary.
11. **P2022-047** - Consider a request by Ryan Joyce on Michael Joyce Properties on behalf of Bill Bricker of Columbia Development Company for the approval of a *Preliminary Plat* for the Park Hills Subdivision consisting of 144 single-family residential lots on a 65.309-acre tract of land identified as the Oak Creek Subdivision; Tract 6 of the G. W. Redlin Survey, Abstract No. 183; and being portions of Tracts 1 & 6-1 of the G. W. Redlin Survey, Abstract No. 183, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 97 (PD-97) [*Ordinance No. 22-46*] for Single-Family 8.4 (SF-8.4) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, generally bounded by John King Boulevard, E. Williams Street, E. Washington Street, and Harry Myers Park, and take any action necessary.
12. **P2022-048** - Consider a request by Ryan Joyce on Michael Joyce Properties on behalf of Bret Pedigo of TM Terraces, LCC for the approval of a *Master Plat* for the Terraces Subdivision consisting of 263 single-family residential lots on a 115.804-acre tract of land being identified as Tract 4-01 of the M. B. Jones Survey, Abstract No. 122 and Tracts 13 & 25 and a portion of Tracts 10-02, 10-03, 25-1 & 26 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Planned Development District 93 (PD-93) for Single-Family 10 (SF-10) District land uses, situated within the SH-66 Overlay (SH-66 OV) District, located south of the intersection of Cornelius Road and FM-1141, and take any action necessary.
13. **P2022-049** - Consider a request by Ryan Joyce on Michael Joyce Properties on behalf of Bret Pedigo of TM Terraces, LCC for the approval of a *Preliminary Plat* for the Terraces Subdivision consisting of 263 single-family residential lots on a 115.804-acre tract of land being identified as Tract 4-01 of the M. B. Jones Survey, Abstract No. 122 and Tracts 13 & 25 and a portion of Tracts 10-02, 10-03, 25-1 & 26 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Planned Development District 93 (PD-93) for Single-Family 10 (SF-10) District land uses, situated within the SH-66 Overlay (SH-66 OV) District, located south of the intersection of Cornelius Road and FM-1141, and take any action necessary.
14. Consider authorizing the City Manager to execute a contract with Birkhoff, Hendricks & Carter, LLP. for the Wastewater Flow Monitoring Study Phase 1 in an amount of \$300,000.00 to be paid for out of the Engineering Consulting Funds, and take any action necessary

15. Consider authorizing the City Manager to execute a contract with Pipeline Analysis, LLC for the Sanitary Sewer Condition Assessment in an amount of \$167,483.00 to be paid for out of the Water and Sewer Funds, and take any action necessary.

IX. Appointment Items

1. Appointment with Planning & Zoning Commission representative to discuss and answer any questions regarding planning-related cases on the agenda.
2. Appointment with representatives of the Rockwall Breakfast Rotary Club to make a brief presentation concerning a financial donation related to the purchase of an American Flag for the 190' flagpole, generally located at between Laguna Drive and Horizon Rd./Village Rd. near IH-30.

X. Public Hearing Items

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

1. **Z2022-044** - Hold a public hearing to discuss and consider approval of an **ordinance** for a *Text Amendment* to Article 02, *Development Review Authority*, of the Unified Development Code (UDC) [Ordinance No. 20-02] and Article III, *Boards, Commissions, Committees*, of Chapter 2, *Administration*, of the Municipal Code of Ordinances, and take any action necessary (**1st Reading**).
2. **Z2022-045** - Hold a public hearing to discuss and consider a request by Tony Trammel for the approval of an **ordinance** for a *Specific Use Permit (SUP)* allowing *Solar Panels* exceeding 1,000 SF of coverage on a residential home situated on a 0.1947-acre parcel of land identified as Lot 20, Block D, Lynden Park Estates Subdivision, Phase 3, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 17 (PD-17) for Single Family 7 (SF-7) District land uses, addressed as 125 Lanshire Drive, and take any action necessary (**1st Reading**).
3. **Z2022-046** - Hold a public hearing to discuss and consider approval of an **ordinance** for a *Text Amendment* to Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [Ordinance No. 20-02], and take any action necessary (**1st Reading**).

XI. Action Items

If your comments are regarding an agenda item below, you are asked to come forth and do so during the 'Open Forum' portion of the meeting (please limit to 3 minutes or less). Please turn in a (yellow) 'Request to Address City Council' form to the City Secretary either before the meeting or as you approach the podium.

1. Discuss and consider adoption of a resolution directing publication of notice of intention to issue combination tax and revenue certificates of obligation, and take any action necessary.

XII. Executive Session.

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

1. Discussion regarding possible purchase of real property in the vicinity of SH-205, generally located near Mims Road, pursuant to Section §551.072 (Real Property) and Section §551.071 (Consultation with Attorney)
2. Discussion regarding cellular lease agreement in the vicinity of North Goliad Street and North Lakeshore Drive, pursuant to Section §551.071 (Consultation with Attorney)
3. Discussion regarding fees assessed under the City Code of Ordinances and variance to those fees pursuant to Section §551.071 (Consultation with Attorney).

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

XIV. Adjournment

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

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

I, Kristy Teague, City Secretary for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 14th day of Oct., 2022 at 4:00 p.m. and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

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

Date Removed

ROCKWALL CITY COUNCIL REGULAR MEETING
Monday, October 03, 2022 - 5:30 PM
City Hall Council Chambers - 385 Goliad St., Rockwall, TX 75087

I. CALL PUBLIC MEETING TO ORDER

Mayor Fowler called the public meeting to order at 5:31 p.m. Present were Mayor Kevin Fowler, Mayor Pro Tem Trace Johannesen, and Councilmembers Clarence Jorif, Dana Macalik, Anna Campbell, Bennie Daniels and Mark Moeller. Also present were City Manager Mary Smith and Assistant City Manager Joey Boyd. City Attorney, Frank Garza joined the meeting via telephone for Ex. Session only.

Mayor Fowler then read the item below before recessing the public meeting to go into Executive Session at 5:33 p.m.

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 Economic Development prospects, projects, and/or incentives pursuant to Section 551.087 (Economic Development).

III. ADJOURN EXECUTIVE SESSION

Council adjourned from Executive Session at 5:55 p.m.

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

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

V. INVOCATION AND PLEDGE OF ALLEGIANCE - COUNCILMEMBER MOELLER

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

VI. OPEN FORUM

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

Laurie Burks and Cameron Parker from the Rockwall Police Officers Association came forth to address Council, thanking them for hearing concerns of the Association over the last several months. Officer Parker thanked staff and the city council for the pay raises recently given. Officer Burks shared that in just over the last two months, the Rockwall Police Department is in a much better position. She went on to share that officers feel a lot more support from within the organization.

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

VII. TAKE ANY ACTION AS A RESULT OF EXECUTIVE SESSION

Council took no action as a result of Executive Session.

VIII. CONSENT AGENDA

1. Consider approval of the minutes from the September 19, 2022 regular city council meeting, and take any action necessary.
2. **Z2022-039** - Consider a request by Brian Cramer of Corson Cramer Development on behalf of Scott Asbury of Rockwall Highgate LTD for the approval of an **ordinance** for a Zoning Change from an Agricultural (AG) District to a Planned Development District for Single Family 10 (SF-10) District and Commercial (C) District land uses on a 264.510-acre tract of land identified as Tracts 17-13 [50.0-acres], 17-14 [26.452-acres], 17-15 [134.33-acres], 17-16 [43.6-acres], & 40-8 [8.79-acres] of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, located on the east side of SH-205 (S. Goliad Street) south of the intersection of SH-205 and FM-549, and take any action necessary **(2nd Reading)**.
3. **Z2022-041** - Consider a request by Renee Ward, PE of Weir & Associates, Inc. on behalf of Conor Keilty, AIA of Structured REA-Rockwall Land, LLC for the approval of an **ordinance** for a Specific Use Permit (SUP) for a Golf Driving Range on an 7.955-acre tract of land being portions of a larger 18.131-acre tract of land and a 12.868-acre tract of land identified as Tract 22 & 22-2 of the R. Irvine Survey, Abstract No. 120, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, generally located near the terminus of Fit Sport Life Boulevard, and take any action necessary **(2nd Reading)**.
4. **Z2022-042** - Consider a request by Bowen Hendrix of DuWest Realty, LLC for the approval of an **ordinance** for a Specific Use Permit (SUP) for a Restaurant with 2,000 SF or more with a Drive-Through or Drive-In on an 8.684-acre portion of a larger 36.428-acre tract of land identified as Tract 3 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, being zoned Planned Development District 70 (PD-70) for limited General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, generally located at the northeast corner of the intersection of E. Quail Run Road and N. Goliad Street [SH-205], and take any action necessary **(2nd Reading)**.
5. **Z2022-043** - Consider approval of an **ordinance** for a Text Amendment to Article 09, Tree Preservation, of the Unified Development Code (UDC) [*Ordinance No. 20-02*], and take any action necessary **(2nd Reading)**.
6. **P2022-050** - Consider a request by the City of Rockwall for the approval of a Final Plat for Lots 1 & 2, Block A, Boys and Girls Club of Rockwall Addition being a 5.812-acre tract of land identified as Tract 9 of the M. B. Jones Survey, Abstract No. 122, Rockwall County, Texas, zoned General Retail (GR) District, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, located at the southwest corner of the intersection of John King Boulevard and FM-1141, and take any action necessary.
7. Consider authorizing the City Manager to execute contracts with Custard Construction Services for facility improvements at City Hall in the amount of \$77,232.47 and at the Municipal Service Center in the amount of \$399,490.56, to be funded out of the Internal Operations Department Operating Budget, and take any action necessary.
8. Consider approval of a recommendation from the Hotel Occupancy Tax (HOT) Subcommittee regarding funding for the 2022 Pastor's Conference in the amount of \$5,500, including authorizing the City Manager to execute associated funding arrangements, and take any action necessary.
9. Consider approval of a resolution denying Oncor Electric Delivery Company LLC's application to change rates within the City of Rockwall; approving cooperation with the Steering Committee of Cities Served by Oncor to negotiate with Oncor on the City's behalf, and take any action necessary.
10. Consider awarding a bid to Siddons-Martin Pierce for a new (Fire Department) Aerial Ladder Truck in the amount of \$1,701,000 and a new Brush Truck to Cavender Grande Ford in the amount of \$298,000, to be

funded by General Fund Reserves, including authorizing the City Manager to execute associated purchase order(s) for the trucks and related, loose equipment, and take any action necessary.

11. Consider awarding bids to Caldwell Country Chevrolet and Rockdale Country Ford for the purchase of model year 2023-24 vehicles for a total amount of \$1,054,340, including authorizing the City Manager to execute associated purchase orders, and take any action necessary.
12. Consider authorizing the City Manager to execute an Interlocal Cooperative Agreement between the City of Rockwall and STAR Transit for transportation services for fiscal year 2023 in the amount of \$114,400 to be funded by the Administration Department Operating Budget, and take any action necessary.
13. Consider authorizing the City Manager to execute an agreement with Meals on Wheels Senior Services for certain nutritional and senior service programs for fiscal year 2023 in the amount of \$45,000 to be funded from the Administration Department Operating Budget, and take any action necessary.
14. Consider authorizing the City Manager to execute a grant agreement with the Texas Department of Transportation Aviation Division for participation in the Routine Airport Maintenance Program (RAMP) at the Ralph M. Hall / Rockwall Municipal Airport, with matching funds for the grant to be provided by the Airport Operating Budget, and take any action necessary.

Councilmember Jorif moved to approve the entire Consent Agenda as presented (#s 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, and 14). Councilmember Moeller seconded the motion. At Mayor Pro Tem Johannesen’s request, Mrs. Smith briefly commented on the new vehicles that appear on the agenda this evening. Mrs. Smith shared that all of the vehicles have been included in the recent budget approval, and all are being purchased from city ‘reserves.’ She indicated that ‘reserves’ are very healthy and have been built up over a period of years and years. This allows the vehicles to be bought with those funds. The ordinance captions were then read as follows.

**CITY OF ROCKWALL
ORDINANCE NO. 22-51**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO PLANNED DEVELOPMENT DISTRICT 98 (PD-98) FOR SINGLE FAMILY 10 (SF-10) DISTRICT AND COMMERCIAL (C) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 264.510-ACRE TRACT OF LAND IDENTIFIED AS TRACTS 17-13, 17-14, 17-15, 17-16 & 40-8 OF THE W. W. FORD SURVEY, ABSTRACT NO. 80, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT ‘A’* AND DEPICTED HEREIN BY *EXHIBIT ‘B’*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**CITY OF ROCKWALL
ORDINANCE NO. 22-52
SPECIFIC USE PERMIT NO. S-287**

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, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO

ALLOW FOR A *GOLF DRIVING RANGE* ON A 7.955-ACRE TRACT OF LAND BEING A PORTION OF A LARGER 18.13-ACRE TRACT OF LAND AND A 12.868-ACRE TRACT OF LAND IDENTIFIED AS TRACT 22 & 22-2 OF THE R. IRVINE SURVEY, ABSTRACT NO 120, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

CITY OF ROCKWALL
ORDINANCE NO. 22-53
SPECIFIC USE PERMIT NO. S-288

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 70 (PD-70) [*ORDINANCE NO. 19-41*] AND THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR ONE (1) *RESTAURANT WITH 2,000 SF OR MORE WITH DRIVE-THROUGH OR DRIVE-IN* ON A 8.684-ACRE TRACT OF LAND IDENTIFIED AS TRACT 3-10 OF THE S. KING SURVEY, ABSTRACT NO. 131, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DESCRIBED IN *EXHIBIT 'A'* AND DEPICTED IN *EXHIBIT 'B'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

CITY OF ROCKWALL
ORDINANCE NO. 22-54

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, BY AMENDING ARTICLE 09, *TREE PRESERVATION*, AS DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

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

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

1. Building Inspections Department Monthly Report - August 2022
2. Fire Department Monthly Report - August 2022
3. Parks & Recreation Department Monthly Report - August 2022
4. Police Department Monthly Report - August 2022

5. Sales Tax Historical Comparison

City Manager, Mary Smith briefly spoke, indicating that the city’s annual Rib Rub Run & Roll special event was held this past weekend, and the event went very well. She thanked Parks Director, Travis Sales and his staff for all their hard work on the event. She thanked the Downtown Merchants’ Association for the car show downtown. She briefly spoke about some upcoming events, such as “Scare on the Square,” and a jazz concert called “Date by the Lake” on October 29 at The Harbor. If it works well, staff hopes to possibly have a full jazz/blues music series next fall.

Councilmember Macalik recognized and thanked staff member, Laurie Dodd for recently assisting her with a presentation she gave to a local women’s club organization. She thanked Laurie for her talents and commitment to the City.

X. EXECUTIVE SESSION.

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

1. Discussion regarding Economic Development prospects, projects, and/or incentives pursuant to Section 551.087 (Economic Development).

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

Council did not reconvene in Ex. Session follow the close of the public meeting agenda.

XII. ADJOURNMENT

Mayor Fowler adjourned the meeting at 6:10 p.m.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS ON THIS 17th DAY OF OCTOBER, 2022.

KEVIN FOWLER, MAYOR

ATTEST:

KRISTY TEAGUE, CITY SECRETARY



MEMORANDUM

TO: Mary Smith, City Manager

CC: Honorable Mayor and City Council

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

DATE: October 17, 2022

SUBJECT: PROPOSED SERVICE AGREEMENT FOR LEAD AND COPPER RULE REVISIONS

Attachments
Contract

Summary/Background Information

On December 16, 2021, the EPA adopted new regulations to the Lead and Copper Rules Revisions (LCRR), with a compliance date set for October 16, 2024. The new rules and regulations require water systems to inventory all services, mains, and private water lines from the City's connection to homes and buildings to determine if lead lines are present. Inventory requires the City to determine if any galvanized pipes are connected or had previously been connected to lead lines in the past.

Water systems must complete two other actions by the LCRR's October 16, 2024, compliance date: Lead Service Line Replacement Plan (LSLR) and a revised Tap Sampling Plan (TSP) for residents and the addition of sampling at schools and daycares. The LSLR plan would describe the system's procedure to conduct lead service line replacements under the LCRR. The TSP would identify the locations and methods for systems to conduct tap sampling following the LCRR.

The Water Division of Public Works is proposing assistance from a consulting firm to complete this task in two phases over the next two years to meet the requirements of the new LCR rules by October 16, 2024.

Phase I \$271,429 (FY 2023)

Phase II \$118,000 (FY 2024)

Action Needed

Staff requests the City Council consider authorizing the City Manager to execute a professional service agreement with Garver, LLC for Water Service Line Inventory in the amount of \$271,429.00 to be paid from the Water and Sewer Fund.



THIS PROFESSIONAL SERVICES AGREEMENT (“Agreement”) is made as of the Effective Date by and between the **City of Rockwall, Texas** (hereinafter referred to as “**Owner**”), and **Garver, LLC** (hereinafter referred to as “**Garver**”). Owner and Garver may individually be referred to herein after as a “**Party**” and/or “**Parties**” respectively.

RECITALS

WHEREAS, Owner intends to comply with the Lead and Copper Rule Revisions (LCRR) (the “**Project**”).

WHEREAS, Garver will provide professional Services related to the Project as further described herein.

NOW THEREFORE, in consideration of the mutual covenants herein contained and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the Parties agree as follows:

1. DEFINITIONS

In addition to other defined terms used throughout this Agreement, when used herein, the following capitalized terms have the meaning specified in this Section:

“**Effective Date**” means the date last set forth in the signature lines below.

“**Damages**” means any and all damages, liabilities, or costs (including reasonable attorneys’ fees recoverable under applicable law).

“**Hazardous Materials**” means any substance that, under applicable law, is considered to be hazardous or toxic or is or may be required to be remediated, including: (i) any petroleum or petroleum products, radioactive materials, asbestos in any form that is or could become friable, (ii) any chemicals, materials or substances which are now or hereafter become defined as or included in the definition of “hazardous substances,” “hazardous wastes,” “hazardous materials,” “extremely hazardous wastes,” “restricted hazardous wastes,” “toxic substances,” “toxic pollutants,” or any words of similar import pursuant to applicable law; or (iii) any other chemical, material, substance or waste, exposure to which is now or hereafter prohibited, limited or regulated by any governmental instrumentality, or which may be the subject of liability for damages, costs or remediation.

“**Personnel**” means affiliates, directors, officers, partners, members, employees, and agents.

2. SCOPE OF SERVICES

2.1. Services. Owner hereby engages Garver to perform the scope of service described in Exhibit A attached hereto (“**Services**”). Execution of this Agreement by Owner constitutes Owner’s written authorization to proceed with the Services. In consideration for such Services, Owner agrees to pay Garver in accordance with Section 3 below.

3. PAYMENT

3.1. Fee. For the Services described under Section 2.1, Owner will pay Garver in accordance with this Section 3 and Exhibit B. Owner represents that funding sources are in place with the available funds necessary to pay Garver in accordance with the terms of this Agreement.



3.2. Invoicing Statements. Garver shall invoice Owner on a monthly basis. Such invoice shall include supporting documentation reasonably necessary for Owner to know with reasonable certainty the proportion of Services accomplished. The Owner's terms and conditions set forth in a purchase order (or any similar document) are expressly rejected.

3.3. Payment.

3.3.1. Due Date. Owner shall pay Garver all undisputed amounts within thirty (30) days after receipt of an invoice. Owner shall provide notice in writing of any portion of an invoice that is disputed in good faith within fifteen (15) days of receipt of an invoice. Garver shall promptly work to resolve any and all items identified by Owner relating to the disputed invoice. All disputed portions shall be paid promptly upon resolution of the underlying dispute.

3.3.2. If any undisputed payment due Garver under this Agreement is not received within forty-five (45) days from the date of an invoice, Garver may elect to suspend Services under this Agreement without penalty.

3.3.3. Payments due and owing that are not received within thirty (30) days of an invoice date will be subject to interest at the lesser of a one percent (1%) monthly interest charge (compounded) or the highest interest rate permitted by applicable law.

4. **AMENDMENTS**

4.1. Amendments. Garver shall be entitled to an equitable adjustment in the cost and/or schedule for circumstances outside the reasonable control of Garver, including modifications in the scope of Services, applicable law, codes, or standards after the Effective Date ("Amendment"). As soon as reasonably possible, Garver shall forward a formal Amendment, in the form set forth in Exhibit D, to Owner with backup supporting the Amendment. All Amendments should include, to the extent known and available under the circumstances, documentation sufficient to enable Owner to determine: (i) the factors necessitating the possibility of a change; (ii) the impact which the change is likely to have on the cost to perform the Services; and (iii) the impact which the change is likely to have on the schedule. All Amendments shall be effective only after being signed by the designated representatives of both Parties. Garver shall have no obligation to perform any additional services created by such Amendment until a mutually agreeable Amendment is executed by both Parties.

5. **OWNER'S RESPONSIBILITIES**

5.1. In connection with the Project, Owner's responsibilities shall include the following:

5.1.1. Those responsibilities set forth in Exhibit A.

5.1.2. Owner shall be responsible for all requirements and instructions that it furnishes to Garver pursuant to this Agreement, and for the accuracy and completeness of all programs, reports, data, and other information furnished by Owner to Garver pursuant to this Agreement. Garver may use and rely upon such requirements, programs, instructions, reports, data, and information in performing or furnishing services under this Agreement, subject to any express limitations or reservations applicable to the furnished items as further set forth in Exhibit A.



5.1.3. Owner shall give prompt written notice to Garver whenever Owner observes or otherwise becomes aware of the presence at the Project site of any Hazardous Materials or any relevant, material defect, or nonconformance in: (i) the Services; (ii) the performance by any contractor providing or otherwise performing construction services related to the Project; or (iii) Owner's performance of its responsibilities under this Agreement.

5.1.4. Owner shall include "Garver, LLC" as an indemnified party under the contractor's indemnity obligations included in the construction contract documents.

5.1.5. Owner will not directly or indirectly solicit any of Garver's Personnel during performance of this Agreement and for a period of one (1) year beyond completion of this Agreement.

6. GENERAL REQUIREMENTS

6.1. Standards of Performance.

6.1.1. Industry Practice. Garver shall perform any and all Services required herein in accordance with generally accepted practices and standards employed by the applicable United States professional services industries as of the Effective Date practicing under similar conditions and locale. Such generally accepted practices and standards are not intended to be limited to the optimum practices, methods, techniques, or standards to the exclusion of all others, but rather to a spectrum of reasonable and prudent practices employed by the United States professional services industry.

6.1.2. Owner shall not be responsible for discovering deficiencies in the technical accuracy of Garver's services. Garver shall promptly correct deficiencies in technical accuracy without the need for an Amendment unless such corrective action is directly attributable to deficiencies in Owner-furnished information.

6.1.3. On-site Services. Garver and its representatives shall comply with Owner's and its separate contractor's Project-specific safety programs, which have been provided to Garver in writing in advance of any site visits.

6.1.4. Relied Upon Information. Garver may use or rely upon design elements and information ordinarily or customarily furnished by others including, but not limited to, specialty contractors, manufacturers, suppliers, and the publishers of technical standards.

6.1.5. Aside from Garver's direct subconsultants, Garver shall not at any time supervise, direct, control, or have authority over any contractor's work, nor shall Garver have authority over or be responsible for the means, methods, techniques, sequences, or procedures of construction selected or used by any such contractor, or the safety precautions and programs incident thereto, for security or safety at the Project site, nor for any failure of a contractor to comply with laws and regulations applicable to that contractor's services. Garver shall not be responsible for the acts or omissions of any contractor for whom it does not have a direct contract. Garver neither guarantees the performance of any contractor nor assumes responsibility for any contractor's failure to furnish and perform its work in accordance with the construction contract documents applicable to the contractor's work, even when Garver is performing construction phase services.

6.1.6. In no event is Garver acting as a "municipal advisor" as set forth in the Dodd-Frank Wall Street Reform and Consumer Protection Act (2010) or the municipal advisor registration



rules issued by the Securities and Exchange Commission. Garver's Services expressly do not include providing advice pertaining to insurance, legal, finance, surety-bonding, or similar services.

6.2. Instruments of Service.

6.2.1. Deliverables. All reports, specifications, record drawings, models, data, and all other information provided by Garver or its subconsultants, which is required to be delivered to Owner under Exhibit A (the "**Deliverables**"), shall become the property of Owner subject to the terms and conditions stated herein.

6.2.2. Electronic Media. Owner hereby agrees that all electronic media, including CADD files ("**Electronic Media**"), are tools used solely for the preparation of the Deliverables. Upon Owner's written request, Garver will furnish to Owner copies of Electronic Media to the extent included as part of the Services. In the event of an inconsistency or conflict in the content between the Deliverables and the Electronic Media, however, the Deliverables shall take precedence in all respects. Electronic Media is furnished without guarantee of compatibility with the Owner's software or hardware. Because Electronic Media can be altered, either intentionally or unintentionally, by transcription, machine error, environmental factors, or by operators, it is agreed that, to the extent permitted by applicable law, Owner shall indemnify and hold Garver, Garver's subconsultants, and their Personnel harmless from and against any and all claims, liabilities, damages, losses, and costs, including, but not limited to, costs of defense arising out of changes or modifications to the Electronic Media form in Owner's possession or released to others by Owner. Garver's sole responsibility and liability for Electronic Media is to furnish a replacement for any non-functioning Electronic Media for reasons solely attributable to Garver within thirty (30) days after delivery to Owner.

6.2.3. Property Rights. All intellectual property rights of a Party, including copyright, patent, and reuse ("**Intellectual Property**"), shall remain the Intellectual Property of that Party. Garver shall obtain all necessary Intellectual Property from any necessary third parties in order to execute the Services. Any Intellectual Property of Garver or any third party embedded in the Deliverables shall remain so imbedded and may not be separated therefrom.

6.2.4. License. Upon Owner fulfilling its payment obligations under this Agreement, Garver hereby grants Owner a license to use the Intellectual Property, but only in the operation and maintenance of the Project for which it was provided. Use of such Intellectual Property for modification, extension, or expansion of this Project or on any other project, unless under the direction of Garver, shall be without liability to Garver and Garver's subconsultants. To the extent permitted by applicable law, Owner shall indemnify and hold Garver, Garver's subconsultants, and their Personnel harmless from and against any and all claims, liabilities, damages, losses, and costs, including but not limited to costs of defense arising out of Owner's use of the Intellectual Property contrary to the rights permitted herein.

6.3. Opinions of Cost.

6.3.1. Since Garver has no control over: (i) the cost of labor, materials, equipment, or services furnished by others; (ii) the contractor or its subcontractor(s)' methods of determining prices; (iii) competitive bidding; (iv) market conditions; or (v) similar material factors, Garver's opinions of Project costs or construction costs provided pursuant to Exhibit A, if



any, are to be made on the basis of Garver's experience and qualifications and represent Garver's reasonable judgment as an experienced and qualified professional engineering firm, familiar with the construction industry. Garver cannot and does not guarantee that proposals, bids, or actual Project or construction costs will not vary from estimates prepared by Garver.

6.3.2. Owner understands that the construction cost estimates developed by Garver do not establish a limit for the construction contract amount. If the actual amount of the low construction bid or resulting construction contract exceeds the construction budget established by Owner, Garver will not be required to re-design the Services without additional compensation. In the event Owner requires greater assurances as to probable construction cost, then Owner agrees to obtain an independent cost estimate.

6.4. Underground Utilities. Except to the extent expressly included as part of the Services, Garver will not provide research regarding utilities or survey utilities located and marked by their owners. Furthermore, since many utility companies typically will not locate and mark their underground facilities prior to notice of excavation, Garver is not responsible for knowing whether underground utilities are present or knowing the exact location of such utilities for design and cost estimating purposes. In no event is Garver responsible for damage to underground utilities, unmarked or improperly marked, caused by geotechnical conditions, potholing, construction, or other contractors or subcontractors working under a subcontract to this Agreement.

6.5. Design without Construction Phase Services.

6.5.1. If the Owner requests in writing that Garver provide any specific construction phase services or assistance with resolving disputes or other subcontractor related issues, and if Garver agrees to provide such services, then Garver shall be compensated for the services as an Amendment in accordance with Sections 4 and 10.2.

6.6. Hazardous Materials. Nothing in this Agreement shall be construed or interpreted as requiring Garver to assume any role in the identification, evaluation, treatment, storage, disposal, or transportation of any Hazardous Materials. Notwithstanding any other provision to the contrary in this Agreement and to the fullest extent permitted by law, Owner shall indemnify and hold Garver and Garver's subconsultants, and their Personnel harmless from and against any and all losses which arise out of the performance of the Services and relating to the regulation and/or protection of the environment including without limitation, losses incurred in connection with characterization, handling, transportation, storage, removal, remediation, disturbance, or disposal of Hazardous Material, whether above or below ground.

6.7. Confidentiality. Owner and Garver shall consider: (i) all information provided by the other Party that is marked as "Confidential Information" or "Proprietary Information" or identified as confidential pursuant to this Section 6.7 in writing promptly after being disclosed verbally; and (ii) all documents resulting from Garver's performance of Services to be Confidential Information. Except as legally required, Confidential Information shall not be discussed with or transmitted to any third parties, except on a "need to know basis" with equal or greater confidentiality protection or written consent of the disclosing Party. Confidential Information shall not include and nothing herein shall limit either Party's right to disclose any information provided hereunder which: (i) was or becomes generally available to the public, other than as a result of a disclosure by the receiving Party or its Personnel; (ii) was or becomes available to the receiving Party or its representatives on a non-confidential basis, provided that the source of the information is not bound by a confidentiality agreement or otherwise prohibited



from transmitting such information by a contractual, legal, or fiduciary duty; (iii) was independently developed by the receiving Party without the use of any Confidential Information of the disclosing Party; or (iv) is required to be disclosed by applicable law or a court order. All confidentiality obligations hereunder shall expire three (3) years after completion of the Services. Nothing herein shall be interpreted as prohibiting Garver from disclosing general information regarding the Project for future marketing purposes.

7. INSURANCE

7.1. Insurance.

7.1.1. Garver shall procure and maintain insurance as set forth in Exhibit C until completion of the Service. Upon request, Garver shall name Owner as an additional insured on Garver's General Liability policy to the extent of Garver's indemnity obligations provided in Section 9 of this Agreement.

7.1.2. Upon request, Garver shall furnish Owner a certificate of insurance evidencing the insurance coverages required in Exhibit C.

8. DOCUMENTS

8.1. Audit. Garver will retain all pertinent records for a period of three (3) years beyond completion of the Services. Owner may have access to such records during normal business hours with three (3) business days advanced written notice. In no event shall Owner be entitled to audit the make-up of lump sum or other fixed prices (e.g., agreed upon unit or hour rates).

8.2. Delivery. After completion of the Project, and prior to final payment, Garver shall deliver to the Owner all Deliverables required under Exhibit A.

9. INDEMNIFICATION / WAIVERS

9.1. Indemnification.

9.1.1. Garver Indemnity. Subject to the limitations of liability set forth in Section 9.2, Garver agrees to indemnify and hold Owner, and Owner's Personnel harmless from Damages due to bodily injury (including death) or third-party tangible property damage to the extent such Damages are caused by the negligent acts, errors, or omissions of Garver or any other party for whom Garver is legally liable, in the performance of the Services under this Agreement.

9.1.2. Owner Indemnity. Subject to the limitations of liability set forth in Section 9.2, Owner agrees to indemnify and hold Garver and Garver's subconsultants and their Personnel harmless from Damages due to bodily injury (including death) or third-party tangible property damage to the extent caused by the negligent acts, errors, or omissions of Owner or any other party for whom Owner is legally liable, in the performance of Owner's obligations under this Agreement.

9.1.3. In the event claims or Damages are found to be caused by the joint or concurrent negligence of Garver and the Owner, they shall be borne by each Party in proportion to its own negligence.

9.2. Waivers. Notwithstanding any other provision to the contrary, the Parties agree as follows:



9.2.1. THE PARTIES AGREE THAT ANY CLAIM OR SUIT FOR DAMAGES MADE OR FILED AGAINST THE OTHER PARTY WILL BE MADE OR FILED SOLELY AGAINST GARVER OR OWNER RESPECTIVELY, OR THEIR SUCCESSORS OR ASSIGNS, AND THAT NO PERSONNEL SHALL BE PERSONALLY LIABLE FOR DAMAGES UNDER ANY CIRCUMSTANCES.

9.2.2. MUTUAL WAIVER. TO THE FULLEST EXTENT PERMITTED BY LAW, NEITHER OWNER, GARVER, NOR THEIR RESPECTIVE PERSONNEL SHALL BE LIABLE FOR ANY CONSEQUENTIAL, SPECIAL, INCIDENTAL, INDIRECT, PUNITIVE, OR EXEMPLARY DAMAGES, OR DAMAGES ARISING FROM OR IN CONNECTION WITH LOSS OF USE, LOSS OF REVENUE OR PROFIT (ACTUAL OR ANTICIPATED), LOSS BY REASON OF SHUTDOWN OR NON-OPERATION, INCREASED COST OF CONSTRUCTION, COST OF CAPITAL, COST OF REPLACEMENT POWER OR CUSTOMER CLAIMS, AND OWNER HEREBY RELEASES GARVER, AND GARVER RELEASES OWNER, FROM ANY SUCH LIABILITY.

9.2.3. LIMITATION. IN RECOGNITION OF THE RELATIVE RISKS AND BENEFITS OF THE PROJECT TO BOTH THE OWNER AND GARVER, OWNER HEREBY AGREES THAT GARVER'S AND ITS PERSONNEL'S TOTAL LIABILITY UNDER THE AGREEMENT SHALL BE LIMITED TO ONE HUNDRED PERCENT (100%) OF GARVER'S FEE SET FORTH IN EXHIBIT B.

9.2.4. NO OTHER WARRANTIES. NO OTHER WARRANTIES OR CAUSES OF ACTION OF ANY KIND, WHETHER STATUTORY, EXPRESS OR IMPLIED (INCLUDING ALL WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE AND ALL WARRANTIES ARISING FROM COURSE OF DEALING OR USAGE OF TRADE) SHALL APPLY. OWNER'S EXCLUSIVE REMEDIES AND GARVER'S ONLY OBLIGATIONS ARISING OUT OF OR IN CONNECTION WITH DEFECTIVE SERVICES (PATENT, LATENT OR OTHERWISE), WHETHER BASED IN CONTRACT, IN TORT (INCLUDING NEGLIGENCE AND STRICT LIABILITY), OR OTHERWISE, SHALL BE THOSE STATED IN THE AGREEMENT.

9.2.5. THE LIMITATIONS SET FORTH IN SECTION 9.2 APPLY REGARDLESS OF WHETHER THE CLAIM IS BASED IN CONTRACT, TORT, OR NEGLIGENCE INCLUDING GROSS NEGLIGENCE, STRICT LIABILITY, WARRANTY, INDEMNITY, ERROR AND OMISSION, OR ANY OTHER CAUSE WHATSOEVER.

10. DISPUTE RESOLUTION

10.1. Any controversy or claim ("**Dispute**") arising out of or relating to this Agreement or the breach thereof shall be resolved in accordance with the following:

10.1.1. Any Dispute that cannot be resolved by the project managers of Owner and Garver may, at the request of either Party, be referred to the senior management of each Party. If the senior management of the Parties cannot resolve the Dispute within thirty (30) days after such request for referral, then either Party may request mediation. If both Parties agree to mediation, it shall be scheduled at a mutually agreeable time and place with a mediator agreed to by the Parties. Should mediation fail, should either Party refuse to participate in mediation, or should the scheduling of mediation be impractical, either Party may file for arbitration in lieu of litigation.



- 10.1.2. Arbitration of the Dispute shall be administered by the American Arbitration Association (“AAA”) in accordance with its Construction Industry Arbitration Rules. EACH PARTY IRREVOCABLY WAIVES, TO THE FULLEST EXTENT PERMITTED BY APPLICABLE LAWS, ANY AND ALL RIGHT TO TRIAL BY JURY. The arbitration shall be conducted by a single arbitrator, agreed to by the Parties. In no event may a demand for arbitration be made if the institution of legal or equitable proceedings based on such dispute is barred by the applicable statute of limitations.
- 10.1.3. The site of the arbitration shall be Fort Worth, Texas. Each Party hereby consents to the jurisdiction of the federal and state courts within whose district the site of arbitration is located for purposes of enforcement of this arbitration provision, for provisional relief in aid of arbitration, and for enforcement of any award issued by the arbitrator.
- 10.1.4. To avoid multiple proceedings and the possibility of inconsistent results, either Party may seek to join third parties with an interest in the outcome of the arbitration or to consolidate arbitration under this Agreement with another arbitration. Within thirty (30) days of receiving written notice of such a joinder or consolidation, the other Party may object. In the event of such an objection, the arbitrator shall decide whether the third party may be joined and/or whether the arbitrations may be consolidated. The arbitrator shall consider whether any entity will suffer prejudice as a result of or denial of the proposed joinder or consolidation, whether the Parties may achieve complete relief in the absence of the proposed joinder or consolidation, and any other factors which the arbitrators conclude should factor on the decision.
- 10.1.5. The arbitrator shall have no authority to award punitive damages. Any award, order or judgment pursuant to the arbitration is final and may be entered and enforced in any court of competent jurisdiction.
- 10.1.6. The prevailing Party shall be entitled to recover its attorneys’ fees, costs, and expenses, including arbitrator fees and costs and AAA fees and costs.
- 10.1.7. The foregoing arbitration provisions shall be final and binding, construed and enforced in accordance with the Federal Arbitration Act, notwithstanding the provisions of this Agreement specifying the application of other law. Pending resolution of any Dispute, unless the Agreement is otherwise terminated, Garver shall continue to perform the Services under this Agreement that are not the subject of the Dispute, and Owner shall continue to make all payments required under this Agreement that are not the subject of the Dispute.
- 10.1.8. Owner and Garver further agree to use commercially reasonable efforts to include a similar dispute resolution provision in all agreements with independent contractors and subconsultants retained for the Project.
- 10.2. Litigation Assistance. This Agreement does not include costs of Garver for required or requested assistance to support, prepare, document, bring, defend, or assist in litigation undertaken or defended by Owner, unless litigation assistance has been expressly included as part of Services. In the event Owner requests such services of Garver, this Agreement shall be amended in writing by both Owner and Garver to account for the additional services and resulting cost in accordance with Section 4.



11. TERMINATION

- 11.1. Termination for Convenience. Owner shall have the right at its sole discretion to terminate this Agreement for convenience at any time upon giving Garver ten (10) days' written notice. In the event of a termination for convenience, Garver shall bring any ongoing Services to an orderly cessation. Owner shall compensate Garver in accordance with Exhibit B for: (i) all Services performed and reasonable costs incurred by Garver on or before Garver's receipt of the termination notice, including all outstanding and unpaid invoices, (ii) all costs reasonably incurred to bring such Services to an orderly cessation; and (iii) a cancellation fee equal to five percent (5%) of the value of the unperformed Services as a direct result of the termination.
- 11.2. Termination for Cause. This Agreement may be terminated by either Party in the event of failure by the other Party to perform any material obligation in accordance with the terms hereof. Prior to termination of this Agreement for cause, the terminating Party shall provide at least seven (7) business days written notice and a reasonable opportunity to cure to the non-performing Party. In all events of termination for cause due to an event of default by the Owner, Owner shall pay Garver for all Services properly performed prior to such termination in accordance with the terms, conditions and rates set forth in this Agreement.
- 11.3. Termination in the Event of Bankruptcy. Either Party may terminate this Agreement immediately upon notice to the other Party, and without incurring any liability, if the non-terminating Party has: (i) been adjudicated bankrupt; (ii) filed a voluntary petition in bankruptcy or had an involuntary petition filed against it in bankruptcy; (iii) made an assignment for the benefit of creditors; (iv) had a trustee or receiver appointed for it; (v) becomes insolvent; or (vi) any part of its property is put under receivership.

12. MISCELLANEOUS

- 12.1. Governing Law. This Agreement is governed by the laws of the State of Texas, without regard to its choice of law provisions.
- 12.2. Successors and Assigns. Owner and Garver each bind themselves and their successors, executors, administrators, and assigns of such other party, in respect to all covenants of this Agreement; neither Owner nor Garver shall assign, sublet, or transfer their interest in this Agreement without the written consent of the other, which shall not be unreasonably withheld or delayed.
- 12.3. Independent Contractor. Garver is and at all times shall be deemed an independent contractor in the performance of the Services under this Agreement.
- 12.4. No Third-Party Beneficiaries. Nothing herein shall be construed to give any rights or benefits hereunder to anyone other than Owner and Garver. This Agreement does not contemplate any third-party beneficiaries.
- 12.5. Entire Agreement. This Agreement constitutes the entire agreement between Owner and Garver and supersedes all prior written or oral understandings and shall be interpreted as having been drafted by both Parties. This Agreement may be amended, supplemented, or modified only in writing by and executed by both Parties.
- 12.6. Severance. The illegality, unenforceability, or occurrence of any other event rendering a portion or provision of this Agreement void shall in no way affect the validity or enforceability



of any other portion or provision of the Agreement. Any void provision of this Agreement shall be construed and enforced as if the Agreement did not contain the particular portion or provision held to be void.

12.7. Counterpart Execution. This Agreement may be executed in any number of counterparts, each of which shall be deemed to be an original and all of which taken together constitute one Agreement. Delivery of an executed counterpart of this Agreement by fax or transmitted electronically in legible form, shall be equally effective as delivery of a manually executed counterpart of this Agreement.

13. EXHIBITS

13.1. The following Exhibits are attached to and made a part of this Agreement:

- Exhibit A – Scope of Services
- Exhibit B – Compensation Schedule
- Exhibit C – Insurance

If there is an express conflict between the provisions of this Agreement and any Exhibit hereto, the terms of this Agreement shall take precedence over the conflicting provisions of the Exhibit.

Owner and Garver, by signing this Agreement, acknowledges that they have independently assured themselves and confirms that they individually have examined all Exhibits, and agrees that all of the aforesaid Exhibits shall be considered a part of this Agreement and agrees to be bound to the terms, provisions, and other requirements thereof, unless specifically excluded.

[Signature Page to Follow]

Acceptance of this proposed Agreement is indicated by an authorized agent of the Owner signing in the space provided below. Please return one signed original of this Agreement to Garver for our records.



IN WITNESS WHEREOF, Owner and Garver have executed this Agreement effective as of the date last written below.

City of Rockwall, Texas

Garver, LLC

By: _____
Signature

By: _____
Signature

Name: _____
Printed Name

Name: _____
Printed Name

Title: _____

Title: _____

Date: _____

Date: _____



EXHIBIT A (SCOPE OF SERVICES)

I. Background

The City of Rockwall (“City”) selected Garver to assist with preparations for compliance with the Lead and Copper Rule Revisions (LCRR). These services will be phased based on the regulatory time-frame; i.e., the LCRR compliance date of October 16, 2024, and will be responsive to regulatory changes introduced by the Lead and Copper Rule Improvements (LCRI), which is currently in development.

Generally, Garver will provide technical guidance to the City related to:

- Developing a service line inventory
- Assessing water quality

II. Scope of Work

The following scope of work describes the services to be provided. Garver will prepare an overall project management plan (PM) and quality control/assurance plan to be used for all tasks. Garver will prepare and provide monthly progress/status reports, sufficient to support monthly billings. Monthly status reports will be submitted with monthly invoices and project updates.

A. Task I – Service Line Inventory Assistance

1. Garver will attend one kick-off meeting to discuss project objectives, internal and external team, lines of communication, and schedule.
2. Garver will assist the City in developing a strategy for identifying service line materials using existing records, routine and emergency maintenance activities, and targeted materials inspections. The strategy and a proposed schedule will be documented in a technical memorandum (TM).
3. Garver will develop a template for the City’s service line inventory, either in Microsoft Excel or as a GIS shapefile.
4. Garver will provide field work supervision of the City’s utility location field crew for up to 660 test hole locations. This includes providing Subsurface Utility Engineering (SUE) Quality Level (QL) B markings to identify horizontal locations for the test holes to be collected by City. Test holes will be prioritized outside of paved areas wherever possible and it is assumed that all test hole backfill and restoration will be provided by the City. Garver will survey the location and document material type of each water service line uncovered by the City. It is assumed that the City’s utility location field crew will complete eight (8) test holes per working day resulting in a total of 16 weeks of field support.
5. Garver will facilitate one (1) virtual workshop to provide updates on Garver-led tasks and any regulatory developments and receive status updates on City-led tasks.

Deliverables: Service line inventory development TM, service line data collection template, GIS shapefile of field work inventory.



B. Task II – Water Quality Assessment

1. Garver will prepare a data request document and submit to the City including:
 - a. Historical water quality data from the City's entry points and distribution system, including Nitrification Action Plan data and disinfectant residual data.
 - b. Historical monthly mineral analysis reports from the North Texas Municipal Water District (NTMWD)
 - c. Historical customer complaint records
 - d. Locations of existing lead and copper sampling sites
 - e. Locations of existing schools and licensed child-care facilities

2. Garver will review the historical water quality information received to identify the need for additional testing or potential improvements to minimize lead and copper solubility. Garver will document these results in a concise TM.

3. Garver will facilitate one (1) virtual workshop to provide updates on Garver-led tasks and any regulatory developments and receive status updates on City-led tasks.

Deliverables: Data Request, Draft and Final Water Quality Assessment TM

III. Extra Work

The following items are not included under this agreement but will be considered as extra work:

1. Level A SUE of service lines.
2. Sampling or water quality analyses.
3. Development of a list of schools and licensed child-care facilities.
4. Estimation of labor costs for City staff.
5. Design services of any kind.
6. Submittals or deliverables in addition to those listed herein.



IV. Schedule

Garver shall begin work under this Agreement within ten (10) calendar days of the Notice to Proceed for each task and shall complete the work in accordance with the schedule below. It is assumed that the Notice to Proceed for each task will be accompanied by City-developed documents that Garver is to review.

Task Description	Calendar Days
Task I – Service Line Inventory Assistance	180 days from Notice to Proceed
Task II – Water Quality Assessment	60 days from Notice to Proceed

*Note: for planning purposes, 14 calendar days are assumed for a complete City response to a data request or comments related to a DRAFT submittal.



**EXHIBIT B
(COMPENSATION SCHEDULE)**

The table below presents a summary of the fee amounts and fee types for this Agreement.

WORK DESCRIPTION	FEE AMOUNT	FEE TYPE
Task 1 – Service Line Inventory Assistance	\$258,065.00	LUMP SUM
Task 2 – Water Quality Assessment	\$13,364.00	LUMP SUM
TOTAL FEE	\$271,429.00	

The lump sum amount to be paid under this Agreement is \$271,429.00.

Additional Services (Extra Work). For services not described or included in Section 2, but requested by the Owner in writing or otherwise permitted under Section 4, the Owner will pay Garver as expressly set forth in the applicable Amendment, or in the event the Amendment is silent, for the additional time spent on the Project, at the agreed upon rates for each classification of Garver’s personnel (may include contract staff classified at Garver’s discretion) plus reimbursable expenses including but not limited to printing, courier service, reproduction, and travel. The agreed upon rates will be increased annually with the first increase effective on or about [month day, year].

Garver shall provide Owner notice when Garver is within ten percent (10%) of the not-to-exceed amount. In which event, Owner may direct Garver to proceed with the Services up to the not-to-exceed budgetary threshold before ceasing performance of the Services or increase the not-to-exceed amount with notice to Garver. Underruns in any phase may be used to offset overruns in another phase as long as the overall Agreement amount is not exceeded. In no event shall the not-to-exceed amount be interpreted as a guarantee the Services can be performed for the not-to-exceed budgetary threshold.



**EXHIBIT C
(INSURANCE)**

Pursuant to Section 7.1 of the Agreement, Garver shall maintain the following schedule of insurance until completion of the Services:

Worker's Compensation	Statutory Limit
Automobile Liability	
Combined Single Limit (Bodily Injury and Property Damage)	\$500,000
General Liability	
Each Occurrence	\$1,000,000
Aggregate	\$2,000,000
Professional Liability	
Each Claim Made	\$1,000,000
Annual Aggregate	\$2,000,000
Excess of Umbrella Liability	
Per Occurrence	\$1,000,000
General Aggregate	\$1,000,000



MEMORANDUM

TO: Mary Smith, City Manager
CC: Honorable Mayor and City Council
FROM: Lea Ann Ewing, Purchasing Agent
DATE: October 17, 2022
SUBJECT: PURCHASE OF A NEW UTILITY TRACTOR

Attachments

Summary/Background Information

Approved in the Water Sewer Fund, Wastewater budget is \$50,000 to purchase a new John Deere Utility Tractor.

This equipment is available through the Sourcewell purchasing cooperative contract no. 110719-JDC. As a member and participant in this cooperative, the City has met all formal bidding requirements pertaining to the purchase of this tractor.

Action Needed

For Council consideration is the bid award for this new tractor to John Deere & Company for \$49,306.50 and authorize the City Manager to execute a purchase order.



MEMORANDUM

TO: Mary Smith, City Manager
CC: Honorable Mayor and City Council
FROM: Lea Ann Ewing, Purchasing Agent
DATE: October 17, 2022
SUBJECT: PURCHASE OF A NEW 12-14 YARD DUMP TRUCK

Attachments

Summary/Background Information

Approved in the Water Sewer Fund, Wastewater budget is \$166,800 to purchase a new 12-14 yard dump truck.

This truck is available through the Texas Association of School Boards' Buy Board purchasing cooperative contract No. 601-19. As a member and participant in this cooperative, the City has met all formal bidding requirements pertaining to the purchase of this truck. Any remaining budget dollars may be used to fit the vehicle with after-market equipment such as emergency lighting, wiring and install of radio, decals and safety equipment.

Action Needed

For Council consideration is the bid award for this new truck to MHC Kenworth for \$161,259 and authorize the City Manager to execute a purchase order.



CITY OF ROCKWALL, TEXAS MEMORANDUM

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

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

DATE: October 17, 2022

SUBJECT: Harry Myers Swimming Pool

This project is for the demolition / removal of all plaster down to the gunite base of the pool and then the installation of new Diamond Brite Blue Quartz. This will also include new tile and depth markers. The total cost of this project is \$137,438.00 to be funded out of the Recreation Development Fund. This is an approved 2022-2023 budget request.

The approved budget amount was \$125,000.00, but due to the amount of trades and products utilized in the project the price increased since the budget request was made. There are several other projects within the Recreational Development Fund that came in under budget and this will cover the shortfall on this project.

The quote is provided by Sunbelt Pools Inc. under BuyBoard Contract 613-20 Swimming Pool Chemicals, Supplies and Equipment Category 8 Pool Coatings and Compounds. Sunbelt Pool Inc. has been servicing and repairing the pool / pool plumbing at Harry Myers for several years with excellent results. They have extensive knowledge of the pool and will be able to provide valuable experience, especially if something unexpected is encountered during the project.

As a member and participant in the Buy Board cooperative program, the City has met all formal bidding requirements pertaining to the purchase and install of the canopy, electric service, and lights.

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



Rockwall Harry Myers

September 2022

Buy Board Contract 613-20 Swimming Pool Chemicals, Supplies and Equipment Category 8 Pool Coatings and Compounds

Property to drain and refill pool and turn off and restart equipment/lights Property to remove and replace handrails.

Scope of Work

Strip two layers of Plaster to Gunitite and Resurface Pool with Diamond Brite Blue Quartz

1. Saw cut and chisel beneath all the water line tile
2. Saw cut and chisel around all lights, fittings, main drains and other surface penetrations
3. Strip two layers of existing plaster finish to gunitite by hydroblasting
4. Install new 2" continuous row spotter tile on steps
5. Install 4" wide delineator tile between shallow and deep end of pool
6. Acid wash the pool surface with muriatic acid to remove oils and surface impurities and neutralize the acid salts
7. Apply a 3/8" thick light colored Diamond Brite to the pool surface using large stainless steel trowels and work the finish until it is uniformly smooth and hard.
8. Acid wash the newly finished surface to expose the diamond brite quartz.
9. Sunbelt to remove plaster dust from pool once the pool is filled.
10. Balance chemicals for start up

Alternate Option 1: Additional layer of plaster over 2 layers to be stripped to reach gunitite, additional \$18,000.00 per layer (\$22,500.00 – 20% buy board discount of \$4,500.00)

Exclusions

Any scope item not specifically included in the previous scope
Work done during hours other than normal (8 to 5) hours (M – F).
Pressure test of plumbing and/or repairs of pool equipment or plumbing
Condition and watertightness of existing pool structure
Main drain covers or sump modifications
Sales tax
Performance Bond - 2.5% up to \$100,000 and \$1.5 over \$100,000
Damage to landscaping before, during, or after construction by others

Standard Cost:	\$171,798.75
Buy Board 20% Discount:	\$34,360.75
Total Cost:	\$137,438.00

Pricing good for 3 months

If credit card is used, final cost will increase by 4%

Please contact Dave Beverage at 214-537-7127 or daveb@sunbeltpools.com for any questions.

10555 PLANO ROAD DALLAS, TEXAS 75238-1305

214 343.1133 1 800 548.9115 FAX 214 343.1201

www.sunbeltpools.com robm@sunbeltpools.com



CITY OF ROCKWALL, TEXAS MEMORANDUM

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

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

DATE: October 17, 2022

SUBJECT: Basketball Courts and Pickleball Court Resurfacing

This project is for the repair of cracks and resurfacing of basketball courts at The Park at Stone Creek, The Park at Foxchase, Hickory Ridge Park. This project also is for the resurfacing of Harry Myers Pickleball Courts which need resurfacing due to the high use and popularity of pickleball. The total cost of this project is \$55,000.00 to be funded out of the Recreation Development Fund. This is an approved 2022-2023 budget request.

The quote is provided by Master System Courts under BuyBoard Contract # 641-21. Master System Courts has surfaced our new courts, resurfaced existing courts and the results have exceed expectations in all applications.

As a member and participant in the Buy Board cooperative program, the City has met all formal bidding requirements pertaining to the purchase and install of the canopy, electric service, and lights.

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

**MASTER SYSTEMS
COURTS**

Construction · Resurfacing · Equipment

972.620.9540

MasterSystemsCourts.com



October 2, 2022

Travis E. Sales
City of Rockwall
Park Superintendent
108 E. Washington
Rockwall, TX 75087
Mobile: 972-772-6332
Email: TSales@rockwall.com

Dear Travis:

Thank you for the opportunity to resurface playing courts for the City of Rockwall. Master Systems is known for its tradition of integrity, craftsmanship and unparalleled service before and after the sale. Master Systems proposes to provide material, labor and insurance to complete the project in a professional and timely manner. Each concrete slab is approx. 90'x 95'.

The price for the following court services are as follows: Per attached specification

Pickleball

Resurface three (3) courts – Playing a Harry Myers Park 815 E. Washington St., Rockwall, TX 75087
Colors: Returning to “Green” apron and kitchen colors “Blue” playing area and “White” playing lines.

Basketball

Resurface three (3) basketball courts.
Colors: Returning to “Gray” court “White” playing lines.

Hickory Ridge Park – 1910 Walnut Ridge Dr., Rockwall, TX 75032
Shores Park – 2358 Shores Blvd., Rockwall, TX 75087
Fox Chase Park 4475 Tubbs Rd., Rockwall, TX 75032

Price \$55,000.00 Decline Accept

This proposal is valid until December 4, 2022 whereupon a review of costs will be made. Scheduling can begin immediately upon approval. The property owner is responsible for onsite power and water.

Terms: 50% due upon order • 50% upon completion. Tax not included. Tax will be added to final invoice.

Please call if you have any questions. It will be a pleasure working with you.

Sincerely,

Blair Descourouez
Master Systems Courts
Buy Board # 641-21

PROPOSAL ACCEPTED

By: _____

Descourouez LLC Dba Master Systems

Representing: _____

By: _____

Date: _____

Date: _____



"MASTER COURT SPECIFICATION" ONE COURT

STANDARD IN STOCK COLORS WITH OFFICIAL PLAYING LINES

- **CLEAN COURT TO REMOVE DIRT, LOOSE SURFACE, AND WATER STAINS.**
- **FILL CRACKS WITH ACRYLIC CRACK FILLER.**
- **PRIME ALL PATCHES WITH BONDING COAT.**
- **APPLY ACRYLIC RESURFACER TO COURT AS NEEDED TO PROVIDE A UNIFORM SURFACE.**
- **APPLY TWO (2) COATS FORTIFIED 100% ACRYLIC FINISH SYSTEM FOR THE IDEAL COLOR AND PLAYING SURFACE.**
- **ADD 2" TEXTURED WHITE PLAYING LINES PER SPECIFICATIONS.**

THIS "MASTER" SYSTEM IS VIRTUALLY MAINTENANCE FREE, RICH IN COLOR AND REQUIRES NO PROLONGED CURING TIME. THE RESURFACING LIFE IS APPROXIMATELY 5 YEARS DEPENDING ON THE FORCES OF NATURE, PROPER MAINTENANCE AND DRAINAGE. CRACKS AND LOW SPOTS "BIRD BATHS" WILL REAPPEAR. ALLOWING PLAY ON THE COURTS CONSTITUTES ACCEPTANCE OF WORK. SAW CUTS & EXPANSION JOINTS WILL REMAIN VISIBLE AFTER APPLICATION. NO WARRANTY ON EXPANSION JOINTS, SAW CUTS, LOW SPOTS OR CRACKS. NO WARRANTY ON ASPHALT COURTS.

The work will be warranted for a period of one year from the date of completion. Our guarantee will protect against the inadequate adhesion of the acrylic coating due to workmanship or product reliability. Warranty does not cover courts built without post tension cables or vapor barrier. Warranty does not cover cracks, low spots, drainage issues & improper slope, water seepage, leaching, slick concrete, inadequate adhesion and surface bubbling. We are not liable for blisters or delamination of coatings caused by low spots, coating build-up and lack of vapor transmission. Warranty does not cover foundation cracking, separation of pavement structure, depressions in slab or in the sub-base of the court. Irrigation left on around court leading to damaged paint during installation will lead to extra costs. It is not possible to warrant against vandalism, surface chips from improper use of court including but not limited to bicycles or skateboards.

Terms: 50% upon order · 50% upon completion

Failure to make timely payments to the Contractor will immediately void all warranties.

Scheduling of work can begin immediately upon approval.

Certificate of insurance available upon request

Construction · Resurfacing · Equipment

972.620.9540

MasterSystemsCourts.com



2022
Authorized Applicator
Plexipave®

“Master Systems Courts”

This is to confirm that the above named company is an Authorized Applicator of the Plexipave® System. Plexipave is the world’s largest manufacturer of acrylic sport surfaces. A select group of applicators have demonstrated the capability and the techniques to successfully install the Plexipave System. ICP Construction Inc. supports their efforts with technical service and marketing assistance. This authorization is reviewed annually to insure continued compliance with our standards. We are pleased to have this firm as a part of our network.



Tom Magner
Director of Sales
California Sports Surfaces



CITY OF ROCKWALL, TEXAS MEMORANDUM

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

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

DATE: October 17, 2022

SUBJECT: Playground Shade Structure Installation at Various Playgrounds

This project is for the installation of shade canopies over swing bays at The Park at Stone Creek (2), The Park at Breezy Hill (1) The Park at Emerald Bay (1), Northshore Park (1), The Park at Foxchase (1), Lofland Park (1), Harry Myers Park (1), and The Park at Hickory Ridge (1) playgrounds. This is an approved 2022-2023 budget request.

Shade at our playgrounds is one of the most requested items from our citizens. The cost per playground is \$10,395.89 allowing us to perform installations at 9 playgrounds at a total cost of \$93,563.00. There was an approved budget of \$100,000.00 to be funded out of the Recreation Development Fund.

The quote is provided by Child's Play Inc. under BuyBoard Contract #592-19 Child's Play Inc Vendor # 1501. Child Play Inc. just completed the Kidzone playground installation and the final product was above expectations. Also their warranties and customer services are an industry leader.

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 the canopy, electric service, and lights.

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

Child's Play, Inc.

10661 Shady Trail
 Dallas, TX 75220
 (P) 972-484-0600 (F) 972-484-0333

ADDRESS

Travis Sales
 City of Rockwall
 385 S. Goliad
 Rockwall, TX 75087

SHIP TO

Travis Sales
 City of Rockwall
 1600 Airport Blvd.
 Rockwall, TX 75087

QUOTE #	DATE	EXPIRATION DATE
22-2763	09/30/2022	10/28/2022

PROJECT
 Swing Shade

SALES REP
 JR

DESCRIPTION	QTY	PRICE EACH	AMOUNT
SPShade 20' x 24' x 12' Four Post Hip Shade Canopy	9	6,592.00	59,328.00
Freight Freight	1	350.00	350.00
InstallSC Shade Canopy Pier Drilling, Re-Bar Cages, Concrete, Dirt Haul Off & Installation of Canopy Posts & Top	9	3,765.00	33,885.00
Buyboard This is a Buyboard Purchasing Cooperative Quote. Pricing reflects Buyboard discounts as listed under Contract #592-19, Vendor #1501	1	0.00	0.00

TOTAL **\$93,563.00**

Accepted By

Accepted Date



CITY OF ROCKWALL, TEXAS MEMORANDUM

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

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

DATE: October 17, 2022

SUBJECT: Leon Tuttle Athletic Complex

This project is for the core aeration and installation of 500 - 600 tons of USGA golf course sand on the outfield turfgrass through topdressing and drag leveling. This will improve turfgrass health, improve drainage and help level the fields slightly after the 2022 drought. The total cost of this project is \$45,000.00 to be funded out of the Recreation Development Fund. This is an approved 2022-2023 budget request.

The quote is provided by Tri-Tex Grass Inc. under BuyBoard in two categories: Proposal No. 611-20, Grounds Maintenance Equipment, Irrigation Parts, Supplies and Installation and Proposal No. 641-21 Indoor and Outdoor Sports Surface, Repair and Renovation and Gym Floor Refinishing. Tri Tex Grass is one of the premier companies in the country and I have utilized these services through them at other sports complexes with superior results.

As a member and participant in the Buy Board cooperative program, the City has met all formal bidding requirements pertaining to the purchase and install of the canopy, electric service, and lights.

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



When it really does matter,
use who the professionals use.

October 12, 2022
Travis Sales, City of Rockwall
RE: Topdressing

Mike Pender

OFFICE
5901 E Hwy 377
Granbury, Texas 76049

PHONE
C: 817-243-9300
O: 817-579-0770

FAX
817-579-0703

EMAIL
mike@tritexgrass.com

WEB
www.tritexgrass.com

Tri-Tex Grass is a Certified Buy Board Vendor (#4594) in two categories: Proposal No. 611-20, Grounds Maintenance Equipment, Irrigation Parts, Supplies and Installation and Proposal No. 641-21 Indoor and Outdoor Sports Surface, Repair and Renovation and Gym Floor Refinishing.

Following is the bid you requested concerning the aerification and topdressing of screened, washed sand at your sports fields at the City of Rockwall. Please remember this is a one-time bid and an all-inclusive bid. A change in quantity may constitute a change in price.

Tuttle Aerify/Topdress (approximately 525,000 sq. ft.)

- Mobilization
- Aerify
- 500 tons Screened, Washed Tee Sand
- Topdressing, Drag Finish

TOTAL \$ 45,000.00

NOTE

1. All heads and valves must be flagged prior to aerification.
2. Price **DOES NOT** include sales tax, if applicable.

We look forward to working with you. Please call if you have any questions.

Respectfully,

Mike Pender



MEMORANDUM

TO: Mary Smith, City Manager

CC: Honorable Mayor and City Council

FROM: Lea Ann Ewing, Purchasing Agent

DATE: October 17, 2022

SUBJECT: PURCHASE OF NEW GARAGE DOORS FOR WATER TOWERS

Attachments

Summary/Background Information

Approved in the Water and Sewer Fund, Water Operations 2023 budget is \$117,810 to replace the old drive/garage doors at the Springer, N. Country Lane and Southside water towers. These new doors, unlike the existing doors, will be insulated to better protect instrumentation in server weather situations.

The new doors will be purchased from DH Pace using the Texas Association of School Boards' Buy Board purchasing cooperative contract #657-21. As a member and participant in this cooperative, the City has met all formal bidding requirements pertaining to this purchase.

Action Needed

For Council consideration is the bid award to DH Pace for \$107,099.52 for the new doors including installation and authorize the City Manager to execute a purchase order.



MEMORANDUM

TO: Mary Smith, City Manager

CC: Honorable Mayor and City Council

FROM: Ryan Miller, Director of Planning and Zoning

DATE: October 17, 2022

SUBJECT: P2022-046; FINAL PLAT FOR LOTS 1 & 2, BLOCK A, ALEXANDER ADDITION

Attachments

Case Memo
Development Application
Location Map
Final Plat

Summary/Background Information

Consider a request by Robert Alexander for the approval of a *Final Plat* for Lots 1 & 2, Block A, Alexander Addition being a 5.0095-acre tract of land identified as Tract 39-01 of the McFadgin Survey, Abstract No. 142, Rockwall County, Texas, situated within the Extraterritorial Jurisdiction (ETJ) of the City of Rockwall, addressed as 2320 S. Munson Road, and take any action necessary.

Action Needed

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



CITY OF ROCKWALL
CITY COUNCIL MEMORANDUM

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

TO: Mayor and City Council
DATE: October 17, 2022
APPLICANT: Robert Alexander
CASE NUMBER: P2022-046; *Final Plat for Lots 1 & 2, Block A, Alexander Addition*

SUMMARY

Consider a request by Robert Alexander for the approval of a Final Plat for Lots 1 & 2, Block A, Alexander Addition being a 5.0095-acre tract of land identified as Tract 39-01 of the McFadgin Survey, Abstract No. 142, Rockwall County, Texas, situated within the Extraterritorial Jurisdiction (ETJ) of the City of Rockwall, addressed as 2320 S. Munson Road.

PLAT INFORMATION

- The applicant is requesting the approval of a Final Plat for a 5.0095-tract of land (*i.e. Tract 39-01 of the McFadgin Survey, Abstract No. 142*) for the purpose of subdividing the subject property to create two (2) parcels of land (*i.e. Lots 1 & 2, Block A, Alexander Addition*). .
- The subject property is situated within the Extraterritorial Jurisdiction (ETJ) of the City of Rockwall and is subject to the requirements of the *Interim Interlocal Cooperation Agreement between Rockwall County and the City of Rockwall for Subdivision Regulation in the City of Rockwall's Extraterritorial Jurisdiction (ETJ)*. On September 19, 2022 -- *in accordance with this agreement* --, staff sent Rockwall County the Final Plat for review. The County has reviewed the Final Plat with no revisions verbally returning comments on September 23, 2022.
- The surveyor has completed the majority of the technical revisions requested by staff, and this Final Plat -- *conforming to the requirements for plats as stipulated by the Subdivision Regulation for Review of Plats in the Extraterritorial Jurisdiction (ETJ) of the City* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this Final Plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- 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 Regulation for Review of Plats in the Extraterritorial Jurisdiction (ETJ) of the City*.

PLANNING AND ZONING COMMISSION

On October 11, 2022, the Planning and Zoning Commission approved a motion to recommend approval of the Final Plat by a vote of 5-0, with Commissioners Womble and Deckard absent.

CONDITIONS OF APPROVAL

If the City Council chooses to recommend approval of the Final Plat, staff would propose the following conditions of approval:

- (1) All technical comments from City Staff (*i.e. Engineering, Planning and Fire Department*) shall be addressed prior to submittal of civil engineering plans; and

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



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. P2022-046

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE)¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)^{1 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)¹

OTHER APPLICATION FEES:

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

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 2320 S. MUNSON ROYSE CITY TX 75189

SUBDIVISION S. McFADGIN Tract 39-01 5 acres BLOCK

GENERAL LOCATION Corner of Poetry Rd & Munson

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING residential A-2

CURRENT USE 5 acres with 2 trailers

PROPOSED ZONING residential A-2

PROPOSED USE 3 acres with 1 trailer

ACREAGE 5 acres LOTS [CURRENT]

LOTS [PROPOSED] 3 acres

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 Robert Alexander

APPLICANT Robert Alexander

CONTACT PERSON Robert or Jeanne Alexander

CONTACT PERSON Robert Alexander

ADDRESS 5222 Duran Dr

ADDRESS 5222 Duran Dr

CITY, STATE & ZIP Royse City TX 75189

CITY, STATE & ZIP Royse City TX 75189

PHONE 214-784-5522

PHONE 214-784-5522

E-MAIL homers1@live.com

E-MAIL homers1@live.com

NOTARY VERIFICATION [REQUIRED]

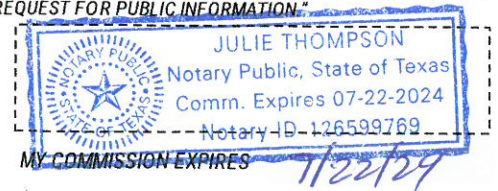
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Robert Alexander [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

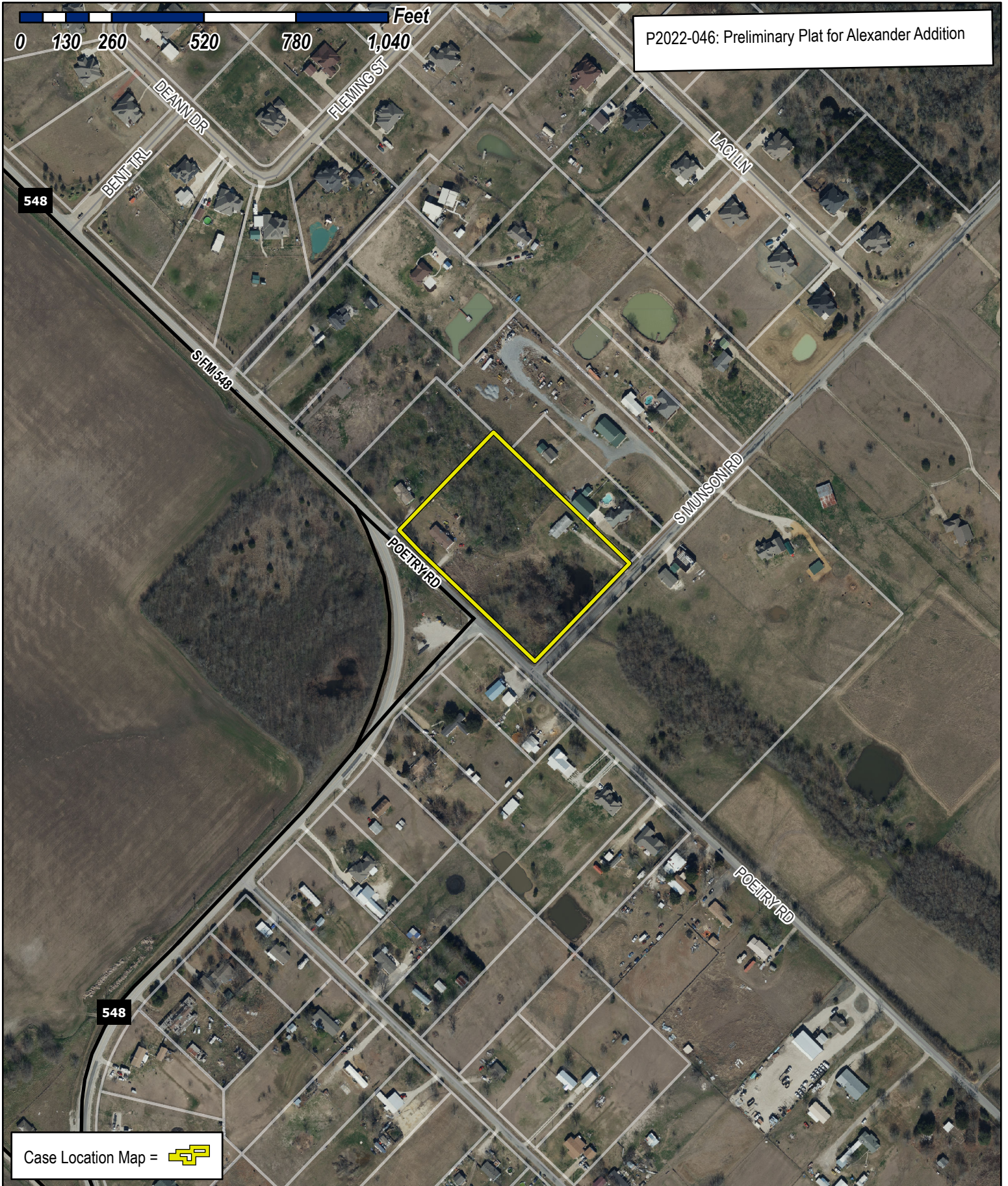
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. BY SIGNING THIS APPLICATION,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

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14 DAY OF SEP, 2022


OWNER'S SIGNATURE Robert Alexander

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Julie Thompson





P2022-046: Preliminary Plat for Alexander Addition

Case Location Map = 

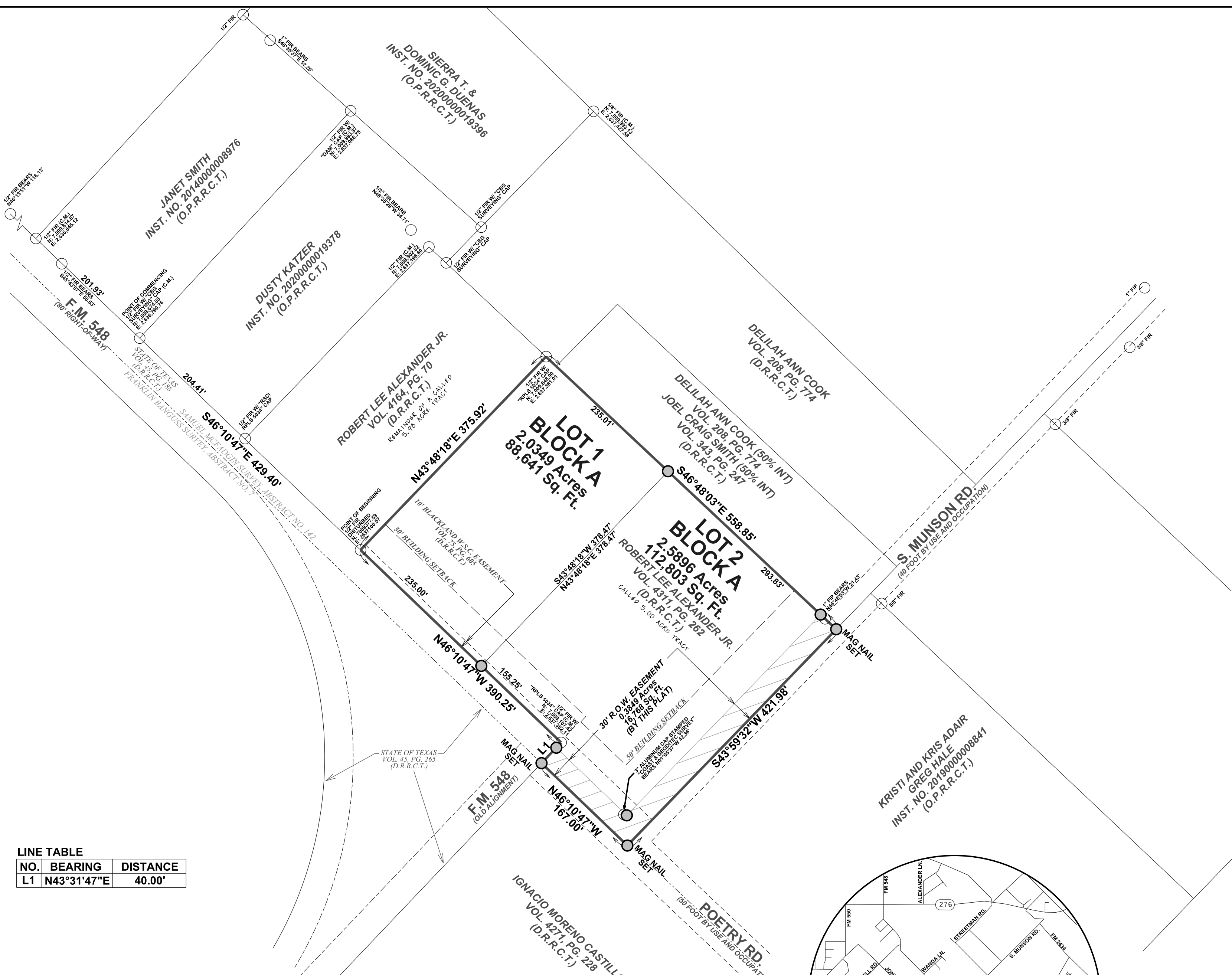
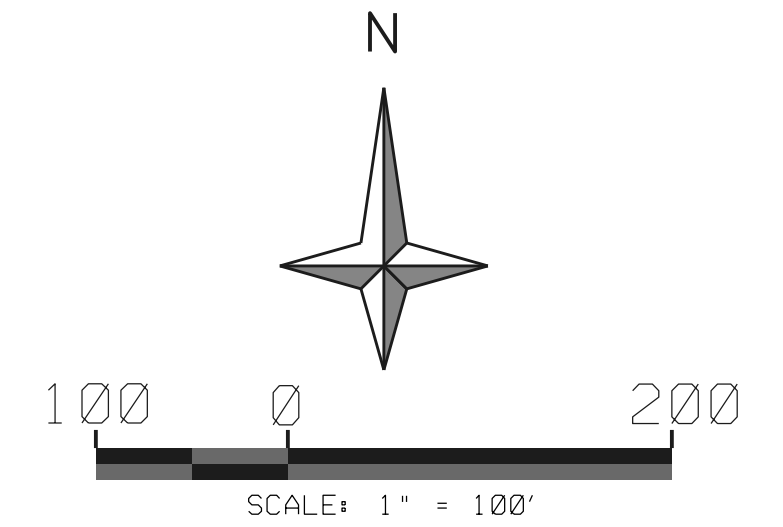


City of Rockwall

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

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





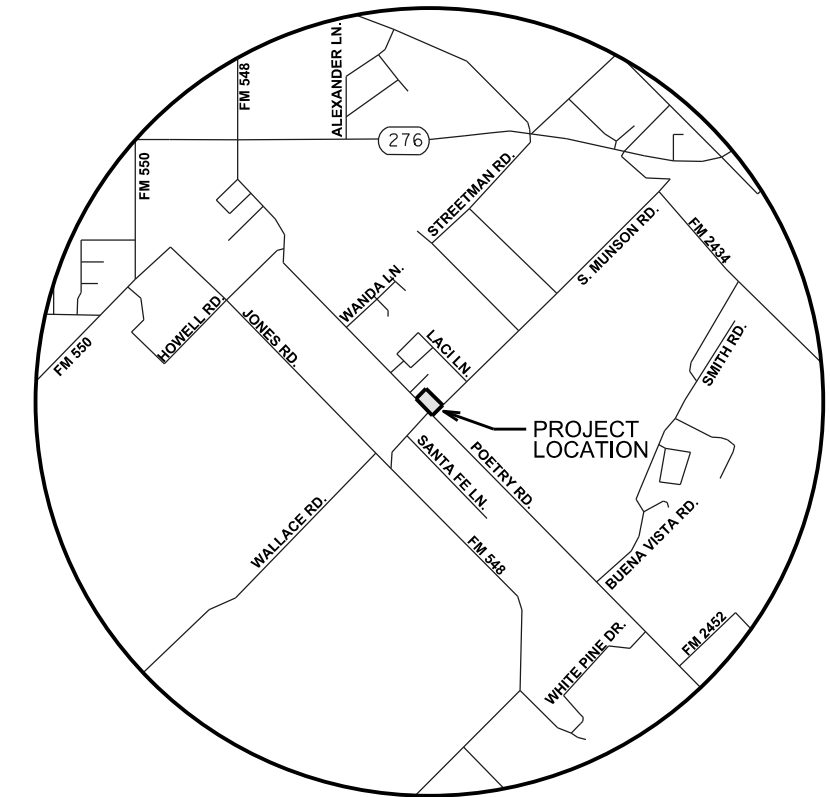
- General Notes:
1. It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer, and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance, or guarantee, that 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.
 2. Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easement.
 3. Bearings are referenced to the State Plane Coordinate System, Zone 4202, NAD 83.
 4. Subject property lies in Zone "X", unshaded, an area(s) determined to be outside the 0.2% annual chance floodplain, as depicted on FEMA FIRM Panel Number 48397C0065L, dated September 26, 2008.
 5. There are no proposed building improvements with this plat.
 6. Water source shall be provided by Blackland Water Supply Corporation.
 7. Sewage disposal shall be by use of on-site septic systems.
 8. Total of two (2) lots to be created by this plat.
 9. Property will be affected by a twenty (20) foot Farmers Electric Co-Op Blanket Easement.

LINE TABLE

NO.	BEARING	DISTANCE
L1	N43°31'47"E	40.00'

LEGEND

○	Monument Found	INST. NO.	Instrument Number
●	1/2" Set Iron Rod (W/Red PJB SURVEYING Cap) Unless otherwise noted	VOL.	Volume
FIR	Found Iron Rod	PG.	Page
FIRC	Found Iron Rod with Cap	R.O.W.	Right-of-Way
FIP	Found Iron Pipe	----	Abstract Line
(C.M.)	Controlling Monument	—	Boundary Line
FND	Found	----	Lot Line
O.P.R.R.C.T.	Official Public Records of Rockwall County Texas	----	Center Line
D.R.R.C.T.	Deed Records of Rockwall County Texas	----	Easement Line
P.R.R.C.T.	Plat Records of Rockwall County Texas	▨	Right-Of-Way Dedication



VICINITY MAP
NOT TO SCALE

FINAL PLAT
OF
ALEXANDER ADDITION
LOTS 1 AND 2, BLOCK A, BEING 5.0095 ACRES
2 LOTS (218,213.82 SQUARE FEET)
SITUATED IN THE
SAMUEL MCFADGIN SURVEY, ABSTRACT NO. 142
IN THE
CITY OF ROCKWALL E.T.J.
ROCKWALL COUNTY, TEXAS

SURVEYOR
PJB SURVEYING, LLC
TBPLS NO. 10194303
200 W. BELMONT, SUITE D
ALLEN, TEXAS 75013
972-649-6669

OWNER/SUBDIVIDER
ROBERT LEE ALEXANDER JR.
5222 DURAN DR.
ROYSE CITY, TX 75189

OWNER'S CERTIFICATION
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS ROBERT LEE ALEXANDER JR., BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

Being all of a tract of land situated in the Samuel McFadgin Survey, Abstract No. 142, in the City of Rockwall Extraterritorial Jurisdiction, Rockwall County, Texas, described in deed to Robert Lee Alexander Jr., recorded in Volume 4311, Page 262 in the Deed Records of Rockwall County, Texas (D.R.R.C.T.), and being more particularly described as follows:

COMMENCING at a 1/2-inch iron rod with cap stamped "CBG SURVEYING" found in the north Right-Of-Way line of F.M. 548 (80 foot Right-Of-Way) and at the south corner of a tract of land described in deed to Janet Smith, recorded in Instrument No. 20140000008976 in the Official Public Records of Rockwall County, Texas (O.P.R.R.C.T.), and the west corner of a tract of land described in deed to Dusty Katzer, recorded in Instrument No. 20200000019378 (O.P.R.R.C.T.), from which a 1/2-inch iron rod (controlling monument) found at the west corner of a 5.98 acre tract of land described in deed to Robert Lee Alexander Jr., recorded in Volume 4164 Page 70, bears North 46 degrees 12 minutes 43 seconds West, a distance of 201.93 feet;

THENCE South 46 degrees 10 minutes 47 seconds East, with the northeast line of said F.M. 548 and the southwest line of the Katzer tract, passing at a distance of 204.41 feet a 1/2-inch iron rod with cap stamped "RPLS 5034" found at the south corner of the Katzer tract and continuing for a total distance of 429.40 feet to a disturbed 1/2-inch iron rod found at the south corner of said 5.98 acre tract and the west corner of a called 5.00 acre tract of land described in deed to Robert Lee Alexander Jr., recorded in Volume 4311 Page 262 (D.R.R.C.T.), and being the POINT OF BEGINNING;

THENCE North 43 degrees 48 minutes 18 seconds East, departing the north line of said F.M. 548 and with the northeast line of said 5.00 acre tract and the southwest line of said 5.98 acre tract, a distance of 375.92 feet to a 1/2-inch iron rod with cap stamped "RPLS 5034" found at the northwest corner of said 5.00 acre tract and the northeast corner of said 5.98 acre tract;

THENCE South 46 degrees 48 minutes 03 seconds East, departing the southwest line of said 5.98 acre tract and with the northeast line of said 5.00 acre tract, a distance of 558.85 feet to a Mag Nail set in the centerline of South Munson Road (40 foot by use and occupation) and the northwest line of a tract of land described in deed to Kristi and Kris Adair, recorded in Instrument No. 20190000008841 (O.P.R.R.C.T.), and being the south corner for a tract of land described in deed to Delilah Ann Cook, recorded in Volume 208 Page 774 (D.R.R.C.T.) and Joel Craig Smith, 50% interest, recorded in Volume 343 Page 247 (D.R.R.C.T.) from which a 1-inch iron pipe found bears North 46 degrees 48 minutes 03 seconds West, a distance of 21.43 feet;

THENCE South 43 degrees 59 minutes 32 seconds West, with the centerline of said South Munson Road and the southeast line of said 5.00 acre tract, a distance of 421.98 feet to a Mag Nail set at the south corner of said 5.00 acre tract, being in the centerline of said South Munson Road and in the centerline of Poetry Road (50 foot by use and occupation);

THENCE North 46 degrees 10 minutes 47 seconds West, departing the centerline of south Munson Road and with the centerline of said Poetry Road and the southwest line of said 5.00 acre tract, a distance of 167.00 feet to a Mag Nail set in the centerline of said Poetry Road and being the most northerly corner of a tract of land described in deed to Ignacio Moreno Castillo, recorded in Volume 4271 Page 228 (D.R.R.C.T.);

THENCE North 43 degrees 31 minutes 47 Seconds East, departing the centerline of said Poetry Road and with the northwest line of said 5.00 acre tract, a distance of 40.00 feet to a 1/2-inch iron rod with cap stamped "RPLS 5034" (controlling monument) found in the north line of said F.M. 548 and the south line of said 5.00 acre tract;

THENCE North 46 degrees 10 minutes 47 seconds East, continuing with the north line of said F.M. 548 and the south line of said 5.00 acre tract, passing at a distance of 155.25 feet a 1/2-inch iron rod with cap set, and continuing for a total distance of 390.25 feet to the POINT OF BEGINNING and containing 5.0095 acres of land.

STANDARD CITY SIGNATURE BLOCK

Planning & Zoning Commission, Chairman _____ Date _____

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

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 OUT HANDS, this ____ day of _____, ____.

Mayor, City of Rockwall _____ City Secretary of Rockwall _____

City Engineer _____

ROCKWALL COUNTY JUDGE SIGNATURE BLOCK

Rockwall County Judge _____ Date _____

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We, the undersigned owners of the land shown on this plat, and designated herein as ALEXANDER ADDITION, 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, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the ALEXANDER ADDITION have been notified and signed this plat. We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use of using same. We also understand the following:

- No buildings shall be constructed or placed upon, over, or across the utility easements described herein.
- 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 to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaiing, 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.
- 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.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- 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.
- 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 such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

We further acknowledge that the dedicatons 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.

Robert Lee Alexander Jr. _____

STATE OF TEXAS
COUNTY OF ROCKWALL

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

Given under my hand and seal of office, this _____ day of _____, 2022.

Notary Public in and for _____ My Commissin Expires
the State of Texas

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Dwayne H. Copeland, R.P.L.S. 5470, 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 place under my personal supervision.

PRELIMINARY

Dwayne H. Copeland
Texas Registered Professional Land Surveyor No. 5470

FINAL PLAT
OF
ALEXANDER ADDITION
LOTS 1 AND 2, BLOCK A, BEING 5.0095 ACRES
2 LOTS (218,213.82 SQUARE FEET)
SITUATED IN THE
SAMUEL MCFADGIN SURVEY, ABSTRACT NO. 142
IN THE
CITY OF ROCKWALL E.T.J.
ROCKWALL COUNTY, TEXAS

SURVEYOR
PJB SURVEYING, LLC
TBPLS NO. 10194303
200 W. BELMONT, SUITE D
ALLEN, TEXAS 75013
972-649-6669

OWNER/SUBDIVIDER
ROBERT LEE ALEXANDER JR.
5222 DURAN DR.
ROYSE CITY, TX 75189



MEMORANDUM

TO: Mary Smith, City Manager

CC: Honorable Mayor and City Council

FROM: Ryan Miller, Director of Planning and Zoning

DATE: October 17, 2022

SUBJECT: P2022-047; PRELIMINARY PLAT FOR THE PARK HILLS SUBDIVISION

Attachments

Case Memo
Development Application
Location Map
Applicant's Letter
Preliminary Plat
Preliminary Treescape Plan
Preliminary Drainage Plan
Preliminary Utility Plan

Summary/Background Information

Consider a request by Ryan Joyce on Michael Joyce Properties on behalf of Bill Bricker of Columbia Development Company for the approval of a *Preliminary Plat* for the Park Hills Subdivision consisting of 144 single-family residential lots on a 65.309-acre tract of land identified as the Oak Creek Subdivision; Tract 6 of the G. W. Redlin Survey, Abstract No. 183; and being portions of Tracts 1 & 6-1 of the G. W. Redlin Survey, Abstract No. 183, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 97 (PD-97) [*Ordinance No. 22-46*] for Single-Family 8.4 (SF-8.4) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, generally bounded by John King Boulevard, E. Williams Street, E. Washington Street, and Harry Myers Park, and take any action necessary.

Action Needed

The City Council is being asked to approve, approve with conditions, or deny the proposed 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: October 17, 2022
APPLICANT: Ryan Joyce; *Michael Joyce Properties*
CASE NUMBER: P2022-047; *Preliminary Plat for the Park Hills Subdivision*

SUMMARY

Consider a request by Ryan Joyce on Michael Joyce Properties on behalf of Bill Bricker of Columbia Development Company for the approval of a Preliminary Plat for the Park Hills Subdivision consisting of 144 single-family residential lots on a 65.309-acre tract of land identified as the Oak Creek Subdivision; Tract 6 of the G. W. Redlin Survey, Abstract No. 183; and being portions of Tracts 1 & 6-1 of the G. W. Redlin Survey, Abstract No. 183, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 97 (PD-97) [*Ordinance No. 22-46*] for Single-Family 8.4 (SF-8.4) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, generally bounded by John King Boulevard, E. Williams Street, E. Washington Street, and Harry Myers Park, and take any action necessary.

PLAT INFORMATION

- The purpose of the applicant's request is to Preliminary Plat a 65.309-acre parcel of land (*i.e. Oak Creek Subdivision; Tract 6 of the G. W. Redlin Survey, Abstract No. 183; being portions of Tracts 1 & 6-1 of the G. W. Redlin Survey, Abstract No. 183*) to show the future establishment of 144 single-family residential lots and ten (10) open space lots (*i.e. Lots 1-20, Block A; Lots 1-8, Block B; Lots 1-27, Block C; Lots 1-52, Block D; Lots 1-27, Block E; Lots 1-22, Block F Park Hills Subdivision*). The proposed Preliminary Plat also lays out the necessary easements (*e.g. fire lane, public access/right-of-way, utilities, and drainage*) for the future development of the residential subdivision.
- A portion of the subject property was annexed by the City Council on February 6, 1961 through the adoption of *Ordinance No. 60-01 [Case No. A1960-001]*. Based on the January 3, 1972 *Historic Zoning Maps*, this portion of the subject property was rezoned from an Agricultural (AG) District to a Light Industrial (LI) District at some point between February 6, 1961 and January 3, 1972. On January 9, 1984 the City Council approved *Ordinance No. 84-06* changing the zoning of a portion of the subject property from a Light Industrial (LI) District to a Two-Family (2F) District for the purpose of facilitating a townhome development [*Case No. 1983-048-01*]. Approved concurrently with this zoning change, the City Council also approved a Preliminary Plat [*Case No. 1983-049-01*] and Site Plan [*Case No. 1983-049-02*] for the townhome development. On April 10, 1984 a Final Plat for the Oak Creek Subdivision, consisting of 78 townhome lots on 18.37-acres, was filed with Rockwall County. The balance of the subject property was annexed into the City of Rockwall on March 16, 1998 by *Ordinance No. 98-10 [Case No. A1998-001]*. At the time of annexation this property was zoned Agricultural (AG) District. On September 6, 2022, the City Council approved a rezoning of the subject property from an Agricultural (AG) District, Light Industrial (LI) District, and Two-Family (2F) District to Planned Development District 97 (PD-97) [*Ordinance No. 22-46; Case No. Z2022-037*] for Single-Family 8.4 (SF-8.4) District land uses.
- On October 4, 2022, the Parks and Recreation Board failed to meet the quorum requirements for their regularly scheduled meeting. In accordance with Section 38-55(c) of Article II, Parks and Recreation Board, of the Municipal Code of Ordinances staff is bringing the Parks and Recreation Department's recommendations forward to the Planning and Zoning Commission for consideration and recommendation to the City Council. Please note that a minimum of five (5) votes in the affirmative is required to pass these recommendations on to the City Council. In addition, due to the requirements of Chapter 212 of the Texas Local Government Code -- *specifically the requirements adopted with HB3167 (i.e. the shot clock bill)* -- these cases will not be reconsidered by the Parks and Recreation Board. The recommendations are as follows:

- (1) The property owner shall pay pro-rata equipment fees of \$89,424.00 (i.e. \$621.00 x 144 Lots), which will be due prior to the issuance of a building permit.
- (2) The property owner shall pay cash-in-lieu of land fees of \$94,464.00 (i.e. \$656.00 x 144 Lots), which will be due prior to the issuance of a building permit.

- 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 the *Park Hills Subdivision*, staff would propose the following conditions of approval:

- (1) All technical comments from City Staff (i.e. *Engineering, Planning and Fire Department*) shall be addressed prior to submittal of civil engineering plans; and,
- (2) The development shall adhere to the Parks and Recreation Department's recommendations as outlined above in this case memo; and,
- (3) Any construction resulting from the approval of this Preliminary 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 11, 2022, the Planning and Zoning Commission approved a motion to recommend approval of the Preliminary Plat by a vote of 5-0, with Commissioners Womble and Deckard absent.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

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

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS John King Blvd, Rockwall, TX 75087
 SUBDIVISION ABS A0183, G W Redlin Tract 1, 6-1, 6 LOT BLOCK
 GENERAL LOCATION Southwest of Intersection at John King Blvd & Williams Street (Hwy 66)

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Planned Development PD-97 CURRENT USE Planned Development PD-97
 PROPOSED ZONING PROPOSED USE
 ACREAGE 65.309 LOTS [CURRENT] ~~132~~ 144 LOTS [PROPOSED]

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

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

<input type="checkbox"/> OWNER	Rockwall Property Corp	<input checked="" type="checkbox"/> APPLICANT	Michael Joyce Properties
CONTACT PERSON	Bill Bricker	CONTACT PERSON	Ryan Joyce
ADDRESS	305 Park Place Blvd	ADDRESS	767 Justin Road
CITY, STATE & ZIP	Rockwall, TX 75087	CITY, STATE & ZIP	Rockwall, TX 75087
PHONE		PHONE	512-965-6280
E-MAIL		E-MAIL	ryan@michaeljoyceproperties.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Charles Bricker [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 \$ 1177.64 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14th DAY OF September 2022. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

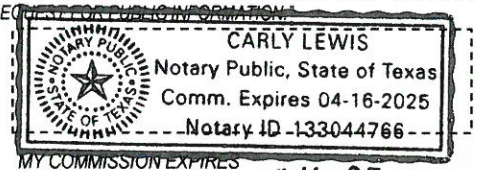
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14 DAY OF September, 2022

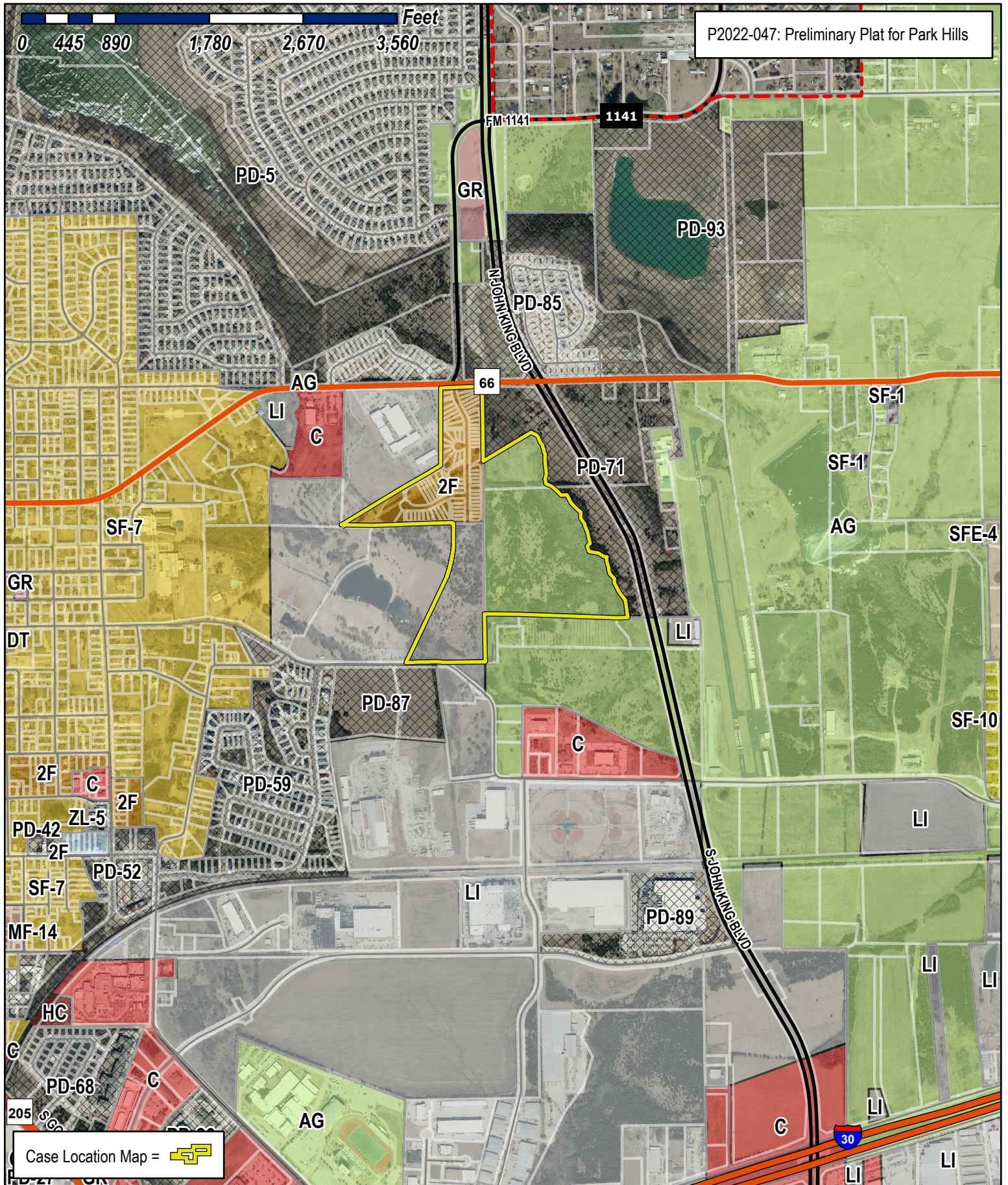
OWNER'S SIGNATURE

CB Bricker

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Ryan





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.





September 16, 2022

Re: Park Hills subdivision, City of Rockwall

To Whom It May Concern:

The Park Hills development will be constructed in a single phase. Due to this, we request the master plat requirement be waived and considered with the preliminary plat. Please let me know if you have any questions or need additional information.

SINCERELY,

A handwritten signature in blue ink, appearing to read 'Meredith Joyce', is written over the typed name.

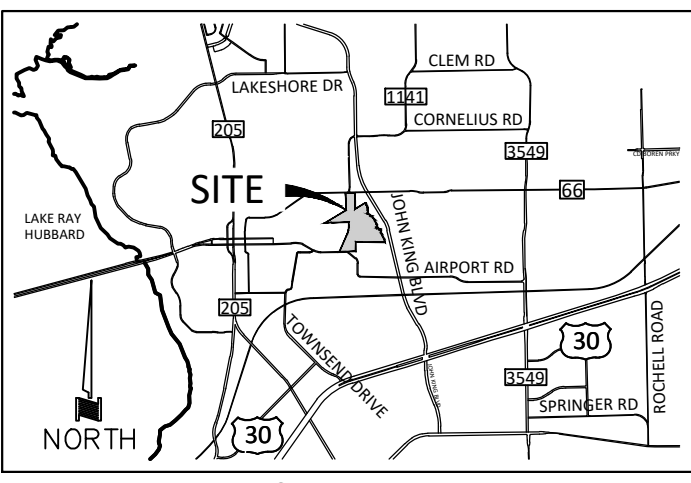
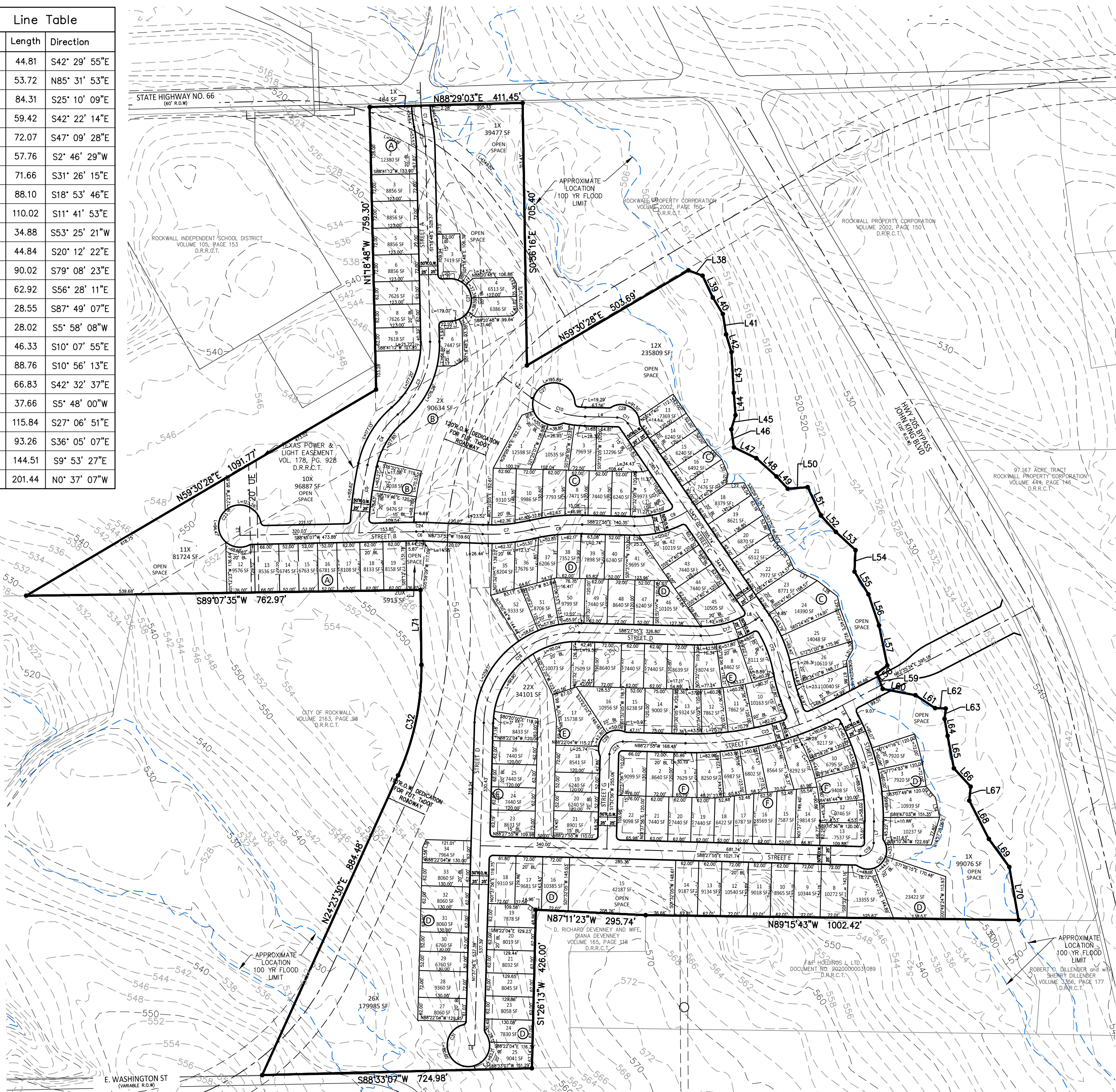
MEREDITH JOYCE
MICHAEL JOYCE PROPERTIES
MEREDITH@MICHAELJOYCEPROPERTIES.COM
512-694-6394

Line	Length	Direction
L1	65.23	S2° 04' 28"E
L2	25.00	N1° 14' 53"W
L3	95.91	N53° 06' 26"W
L4	86.48	S88° 27' 55"E
L5	77.75	S20° 01' 20"E
L6	44.07	S0° 49' 24"W
L7	58.14	S0° 49' 24"W
L8	12.44	N55° 47' 40"E
L9	17.00	N88° 22' 04"W
L10	20.00	S21° 51' 16"W
L11	27.29	S46° 30' 22"W
L12	19.00	N30° 30' 04"W
L13	16.52	N46° 40' 48"E
L14	25.17	N56° 06' 27"W
L15	20.00	N24° 28' 52"W
L16	26.26	S59° 28' 51"W
L17	47.17	S88° 20' 48"W
L18	33.34	S70° 54' 01"W
L19	52.90	S44° 46' 36"E
L20	40.25	S22° 05' 32"E
L21	29.15	S4° 49' 15"W
L22	47.55	N86° 10' 29"E
L23	24.20	S23° 52' 46"E
L24	28.53	S43° 06' 53"E

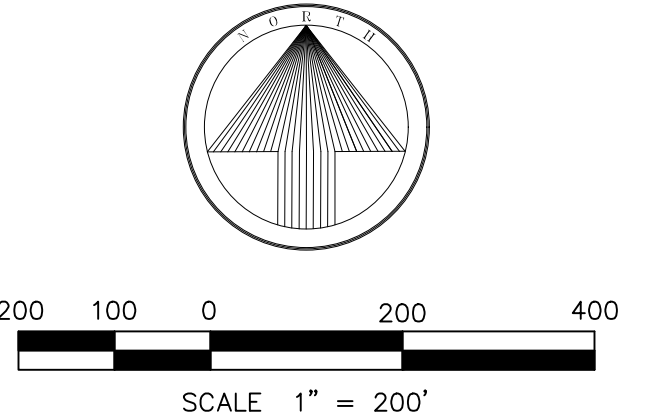
Line	Length	Direction
L25	26.13	S43° 06' 53"E
L26	36.88	S23° 03' 47"E
L27	70.81	S63° 05' 21"E
L28	68.69	S52° 08' 24"E
L29	34.60	S12° 49' 43"E
L30	22.92	S3° 57' 54"E
L31	34.78	S28° 45' 30"W
L32	13.63	S6° 02' 04"E
L33	39.95	N39° 43' 05"W
L34	53.70	N11° 48' 15"W
L35	23.50	N54° 21' 56"W
L36	23.23	N24° 23' 30"E
L37	11.12	S22° 52' 40"E
L38	40.60	S69° 21' 48"E
L39	64.89	S25° 06' 25"E
L40	51.80	S31° 25' 37"E
L41	55.61	S9° 09' 13"E
L42	49.61	S16° 55' 05"E
L43	109.33	S3° 11' 20"E
L44	60.49	S4° 27' 24"E
L45	39.76	S16° 19' 49"W
L46	48.89	S8° 12' 45"E
L47	66.87	S64° 09' 47"E
L48	73.04	S47° 50' 45"E

Line	Length	Direction
L49	44.81	S42° 29' 55"E
L50	53.72	N85° 31' 53"E
L51	84.31	S25° 10' 09"E
L52	59.42	S42° 22' 14"E
L53	72.07	S47° 09' 28"E
L54	57.76	S2° 46' 29"W
L55	71.66	S31° 26' 15"E
L56	88.10	S18° 53' 46"E
L57	110.02	S11° 41' 53"E
L58	34.88	S53° 25' 21"W
L59	44.84	S20° 12' 22"E
L60	90.02	S79° 08' 23"E
L61	62.92	S56° 28' 11"E
L62	28.55	S87° 49' 07"E
L63	28.02	S5° 58' 08"W
L64	46.33	S10° 07' 55"E
L65	88.76	S10° 56' 13"E
L66	66.83	S42° 32' 37"E
L67	37.66	S5° 48' 00"W
L68	115.84	S27° 06' 51"E
L69	93.26	S36° 05' 07"E
L70	144.51	S9° 53' 27"E
L71	201.44	N0° 37' 07"W

Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	49.54	300.00	009°27'43"	49.49	S06° 48' 19"E
C2	57.99	325.00	010°13'22"	57.91	N06° 25' 29"W
C3	221.02	250.00	050°39'11"	213.89	N24° 00' 47"E
C4	161.03	250.00	036°54'16"	158.26	S30° 53' 14"W
C5	183.88	988.00	010°39'49"	183.62	S07° 06' 12"W
C6	18.94	300.00	003°37'01"	18.93	N89° 26' 22"W
C7	133.38	500.00	015°17'05"	132.99	N84° 43' 36"E
C8	136.19	540.00	014°27'02"	135.83	S84° 18' 34"W
C9	150.33	250.00	034°27'13"	148.08	N74° 18' 29"E
C10	154.28	250.00	035°21'28"	151.84	S70° 47' 11"E
C11	33.15	35.00	054°15'35"	31.92	S61° 20' 07"E
C12	149.06	355.00	024°03'27"	147.97	N22° 10' 36"W
C13	72.38	420.00	009°52'27"	72.29	S15° 05' 06"E
C14	54.92	35.00	089°54'09"	49.46	S46° 35' 01"W
C15	419.26	830.00	028°56'31"	414.82	N77° 03' 50"E
C16	392.27	250.00	089°54'09"	353.25	S46° 35' 01"W
C17	155.95	250.00	035°44'25"	153.43	N73° 39' 53"E
C18	283.31	575.00	028°13'51"	280.46	N13° 17' 31"W
C19	55.41	35.00	090°42'41"	49.80	N46° 10' 45"E
C20	23.39	57.00	023°30'28"	23.22	N79° 53' 58"W
C21	39.59	57.00	039°47'58"	38.80	N13° 59' 34"E
C22	22.71	57.00	022°49'40"	22.56	N76° 55' 58"E
C23	94.47	57.00	094°57'30"	84.02	S01° 12' 23"E
C24	20.52	325.00	003°37'01"	20.51	N89° 26' 22"W
C25	17.36	275.00	003°37'01"	17.36	N89° 26' 22"W
C26	12.15	275.00	002°31'54"	12.15	S89° 43' 52"E
C27	195.89	57.00	196°54'17"	112.76	N79° 21' 10"E
C28	91.30	50.00	104°37'28"	79.14	N69° 42' 37"W
C29	42.80	50.00	049°02'53"	41.51	S32° 05' 31"W
C30	44.29	50.00	050°44'52"	42.85	N43° 56' 11"E
C31	180.65	57.00	181°35'20"	113.99	S14° 44' 47"E
C32	305.56	700.00	025°00'38"	303.14	N11° 53' 11"E



- LEGEND**
- Point of Curvature or Tangency on Center Line
 - 1/2" Iron rod set with a yellow plastic cap stamped "JVC" (unless otherwise noted)
 - 1/2" IRF (unless otherwise noted)
- AC Acre
 BL Building Line
 C1 Curve No.
 <CM> Control Monument
 DE Drainage Easement
 DUE Drainage Utility Easement
 Esmt Easement
 L1 Line No.
 SF Square Feet
 UE Utility Easement
 VAM Visibility Easement
 D.R.R.C.T. = Deed Records of Rockwall County, Texas



**PRELIMINARY PLAT
 PARK HILLS**

LOTS 1-20, BLOCK A; LOTS 1-8, BLOCK B;
 LOTS 1-27, BLOCK C; LOTS 1-52, BLOCK D;
 LOTS 1-27, BLOCK E; LOTS 1-22, BLOCK F;
 65.309 ACRES OR 2,844,879.13 SQ. FT.
 144 SINGLE FAMILY LOTS AND
 10 OPEN SPACE LOTS
 SITUATED WITHIN THE
 GEORGE W. REDLIN SURVEY, ABSTRACT NO. 183
 CITY OF ROCKWALL,
 ROCKWALL COUNTY, TEXAS
 P2022-XXX

September 14, 2022
 SHEET 1 OF 2

Owner/Applicant:
 Michael Joyce Properties
 3767 Justin Road
 Rockwall, Texas 75087
 Phone: 512-965-6280

Engineer/Surveyor:
 Johnson Volk Consulting, Inc.
 704 Central Parkway East, Suite 1200
 Plano, Texas 75074
 Phone: 972-201-3102
 Contact: Joel Richey, PE

**JOHNSON VOLK
 CONSULTING**

TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
 704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

BENCHMARKS

1. MONUMENT NO. 1
 ELEVATION = XXX.XXX
 2. MONUMENT NO. 2
 ELEVATION = XXX.XXX

**LEGAL DESCRIPTION:
65.309 ACRES**

BEING a tract of land situated in the GEORGE W. REDLIN SURVEY, ABSTRACT NO. 183, City of Rockwall, Rockwall County, Texas and being all of OAK CREEK, an Addition to the City of Rockwall, Rockwall County, Texas according to the Plat thereof recorded in Cabinet B, Slide 201, Plat Records, Rockwall County, Texas and being part of those tracts of land described in Deed to Rockwall Property Corporation, as recorded in Volume 444, Page 146 and Volume 2002, Page 150, Deed Records, Rockwall County, Texas and being all of that tract of land described in Deed to Rockwall Property Corporation, as recorded in Volume 2051, Page 53, Deed Records, Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found in the south line of State Highway No. 66, a 60 foot right-of-way, for the common northwest corner of said OAK CREEK Addition and said Rockwall Property Corporation tract recorded in Volume 2051, Page 53 and northeast corner of that tract of land described in Deed to Rockwall Independent School District, as recorded in Volume 105, Page 153, Deed Records, Rockwall County, Texas;

THENCE North 88 degrees 29 minutes 03 seconds East, with said south line, a distance of 411.45 feet to a wood post found for the common northeast corner of said OAK CREEK Addition and said Rockwall Property Corporation tract recorded in Volume 2051, Page 53 and northwest corner of said Rockwall Property Corporation tract recorded in Volume 2002, Page 150;

THENCE South 00 degrees 56 minutes 16 seconds East, leaving said south line and with the common west line of said Rockwall Property Corporation tract recorded in Volume 2002, Page 150 and east line of said OAK CREEK Addition and said Rockwall Property Corporation tract recorded in Volume 2051, Page 53, a distance of 705.40 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 59 degrees 30 minutes 28 seconds East, leaving said common line, a distance of 503.69 feet to a point for corner;

THENCE South 69 degrees 21 minutes 48 seconds East, a distance of 40.60 feet to a point for corner;

THENCE South 25 degrees 06 minutes 25 seconds East, a distance of 64.89 feet to a point for corner;

THENCE South 31 degrees 25 minutes 37 seconds East, a distance of 51.80 feet to a point for corner;

THENCE South 09 degrees 09 minutes 13 seconds East, a distance of 55.61 feet to a point for corner;

THENCE South 16 degrees 55 minutes 05 seconds East, a distance of 49.61 feet to a point for corner;

THENCE South 03 degrees 11 minutes 20 seconds East, a distance of 109.33 feet to a point for corner;

THENCE South 04 degrees 27 minutes 24 seconds East, a distance of 60.49 feet to a point for corner;

THENCE South 16 degrees 19 minutes 49 seconds West, a distance of 39.76 feet to a point for corner;

THENCE South 08 degrees 12 minutes 45 seconds East, a distance of 48.89 feet to a point for corner;

THENCE South 64 degrees 09 minutes 47 seconds East, a distance of 66.87 feet to a point for corner;

THENCE South 47 degrees 50 minutes 45 seconds East, a distance of 73.04 feet to a point for corner;

THENCE South 42 degrees 29 minutes 55 seconds East, a distance of 44.81 feet to a point for corner;

THENCE North 85 degrees 31 minutes 53 seconds East, a distance of 53.72 feet to a point for corner;

THENCE South 25 degrees 10 minutes 09 seconds East, a distance of 84.31 feet to a point for corner;

THENCE South 42 degrees 22 minutes 14 seconds East, a distance of 59.42 feet to a point for corner;

THENCE South 47 degrees 09 minutes 28 seconds East, a distance of 71.66 feet to a point for corner;

THENCE South 02 degrees 46 minutes 29 seconds West, a distance of 57.76 feet to a point for corner;

THENCE South 31 degrees 26 minutes 15 seconds East, a distance of 71.66 feet to a point for corner;

THENCE South 18 degrees 53 minutes 46 seconds East, a distance of 88.10 feet to a point for corner;

THENCE South 11 degrees 41 minutes 53 seconds East, a distance of 110.02 feet to a point for corner;

THENCE South 53 degrees 25 minutes 21 seconds West, a distance of 34.88 feet to a point for corner;

THENCE South 20 degrees 12 minutes 22 seconds East, a distance of 44.84 feet to a point for corner;

THENCE South 79 degrees 08 minutes 23 seconds East, a distance of 90.02 feet to a point for corner;

THENCE South 56 degrees 28 minutes 11 seconds East, a distance of 62.92 feet to a point for corner;

THENCE South 87 degrees 49 minutes 07 seconds East, a distance of 28.55 feet to a point for corner;

THENCE South 05 degrees 58 minutes 08 seconds West, a distance of 28.02 feet to a point for corner;

THENCE South 10 degrees 07 minutes 55 seconds East, a distance of 46.33 feet to a point for corner;

THENCE South 10 degrees 56 minutes 13 seconds East, a distance of 88.76 feet to a point for corner;

THENCE South 42 degrees 32 minutes 37 seconds East, a distance of 66.83 feet to a point for corner;

THENCE South 05 degrees 48 minutes 00 seconds West, a distance of 37.66 feet to a point for corner;

THENCE South 27 degrees 06 minutes 51 seconds East, a distance of 115.84 feet to a point for corner;

THENCE South 36 degrees 05 minutes 07 seconds East, a distance of 93.26 feet to a point for corner;

THENCE South 09 degrees 53 minutes 27 seconds East, a distance of 144.51 feet to a point for corner in the common south line of said Rockwall Property Corporation tract recorded in Volume 444, Page 146 and north line of that tract of land described in Deed to Robert O. Dillender and wife, Sherry Dillender, as recorded in Volume 3356, Page 177, Deed Records, Rockwall County, Texas;

THENCE Westerly, with said south line, the following four (4) courses and distances:

North 89 degrees 15 minutes 43 seconds West, a distance of 1,002.42 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the common northwest corner of that tract of land described in Deed to F&F Holdings I, Ltd., as recorded in Document No. 2020000031089, Deed Records, Rockwall County, Texas and northeast corner of that tract of land described in Deed to D. Richard Devenney and wife, Diana Devenney, as recorded in Volume 165, Page 116, Deed Records, Rockwall County, Texas;

North 87 degrees 11 minutes 23 seconds West, a distance of 295.74 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the common northwest corner of said D. Richard Devenney and wife, Diana Devenney tract and an interior ell corner of said Rockway Property Corporation tract recorded in Volume 444, Page 146;

South 01 degrees 26 minutes 13 seconds West, a distance of 426.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the common southwest corner of said D. Richard Devenney and wife, Diana Devenney tract and an exterior ell corner of said Rockway Property Corporation tract recorded in Volume 444, Page 146;

South 88 degrees 33 minutes 07 seconds West, a distance of 724.98 feet to a 1/2 inch iron rod with a red plastic cap stamped "SPARK SURVEY" found in the north line of Washington Street, a variable width right-of-way, for the common southwest corner of said Rockway Property Corporation tract recorded in Volume 444, Page 146 and southeast corner of that tract of land described in Deed to City of Rockwall, as recorded in Volume 2163, Page 96, Deed Records, Rockwall County, Texas;

THENCE Northerly, with the east line of said City of Rockwall tract, the following three (3) courses and distances:

North 24 degrees 23 minutes 30 seconds East, a distance of 884.48 feet to a 1/2 inch iron rod with a red plastic cap stamped "SPARK SURVEY" found at the beginning of a curve to the left having a central angle of 25 degrees 00 minutes 38 seconds, a radius of 700.00 feet and a chord bearing and distance of North 11 degrees 53 minutes 11 seconds East, 303.14 feet;

Northerly, with said curve to the left, an arc distance of 305.56 feet to a 1/2 inch iron rod with a red plastic cap stamped "SPARK SURVEY" found for corner;

North 00 degrees 37 minutes 07 seconds West, a distance of 201.44 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the common northeast corner of said City of Rockwall tract and an exterior ell corner of said Rockwall Property Corporation tract recorded in Volume 444, Page 146;

THENCE South 89 degrees 07 minutes 35 seconds West, a distance of 762.97 feet to a 3/8 inch iron rod found for the common northwest corner of said City of Rockwall tract and northeast corner of MUNICIPAL PARK ADDITION, an Addition to the City of Rockwall, Rockwall County, Texas according to the Plat thereof recorded in Cabinet B, Slide 49, Plat Records, Rockwall County, Texas;

THENCE South 89 degrees 15 minutes 52 seconds West, with the north line of said MUNICIPAL PARK ADDITION, a distance of 297.37 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the southwest corner of the above mentioned OAK CREEK Addition;

THENCE North 59 degrees 30 minutes 28 seconds East, leaving said north line and with the west line of said OAK CREEK Addition, a distance of 1,091.77 feet to a 1/2 inch iron rod found for corner;

THENCE North 01 degrees 18 minutes 48 seconds West, continuing with said west line, a distance of 759.30 feet to the POINT OF BEGINNING and containing 65.309 acres of land, more or less.

SCHEDULE B NOTES:

10e. EASEMENT TO TEXAS POWER & LIGHT RECORDED IN VOLUME 33, PAGE 256, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (DESCRIPTION TOO VAGUE TO LOCATE)

10f. EASEMENT TO TEXAS POWER & LIGHT RECORDED IN VOLUME 33, PAGE 267, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (DESCRIPTION TOO VAGUE TO LOCATE)

10g. EASEMENT TO TEXAS POWER & LIGHT RECORDED IN VOLUME 33, PAGE 268, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (DESCRIPTION TOO VAGUE TO LOCATE)

10h. EASEMENT TO TEXAS POWER & LIGHT RECORDED IN VOLUME 40, PAGE 193, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (DESCRIPTION TOO VAGUE TO LOCATE)

10i. EASEMENT TO STATE OF TEXAS RECORDED IN VOLUME 45, PAGE 266, DEED RECORDS, ROCKWALL, COUNTY, TEXAS. (AS SHOWN ON SURVEY)

10j. EASEMENT TO STATE OF TEXAS RECORDED IN VOLUME 46, PAGE 249, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (AS SHOWN ON SURVEY)

10k. EASEMENT TO NORTH TEXAS MUNICIPAL WATER DISTRICT RECORDED IN VOLUME 54, PAGE 199, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (DESCRIPTION TOO VAGUE TO LOCATE)

10l. EASEMENT TO NORTH TEXAS MUNICIPAL WATER DISTRICT RECORDED IN VOLUME 54, PAGE 394, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (DESCRIPTION TOO VAGUE TO LOCATE)

10m. EASEMENT TO CITY OF ROCKWALL RECORDED IN DOCUMENT NO. 2019-4112, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (AS SHOWN ON SURVEY)

NOTES:

1. BASIS OF BEARINGS DERIVED FROM THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, NORTH CENTRAL ZONE. DIRECTION FOR CONTROL ESTABLISHED THROUGH <CM1> AND <CM2> HAVING A BEARING AND DISTANCE OF S29°53'54"E, 2,758.60'.

2. THE SUBJECT TRACT LIES WITHIN ZONE X (UNSHADED), DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" AND ZONE A, DEFINED AS "SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD" AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) AS SHOWN ON COMMUNITY PANEL NOS. 48397C0030L AND 48397C0035L, DATED SEPTEMBER 26, 2008 FOR ROCKWALL COUNTY, TEXAS AND INCORPORATED AREAS.

3. SURVEYOR ADDRESSED ONLY THOSE ITEMS LISTED IN TITLE RESOURCES GUARANTY COMPANY'S COMMITMENT FOR TITLE INSURANCE, G.F. NO. 22135356-10GH, EFFECTIVE DATE FEBRUARY 16, 2022 AND ISSUED FEBRUARY 22, 2022. NO FURTHER RESEARCH WAS PERFORMED BY SURVEYOR.

4. VISIBLE IMPROVEMENTS/UTILITIES WERE NOT LOCATED WITH THIS SURVEY, NO SUBSURFACE PROBING, EXCAVATION OR EXPLORATION WAS PERFORMED FOR THIS SURVEY.

5. FENCES SHOWN HEREON ARE GRAPHIC ONLY AND MAY MEANDER BETWEEN MEASURED LOCATIONS.

6. THE ACREAGE TOTALS AS SHOWN HEREON ARE BASED ON THE MATHEMATICAL CLOSURE OF THE COURSES AND DISTANCES REFLECTED ON THIS SURVEY. THEY DO NOT INCLUDE THE TOLERANCES THAT MAY BE PRESENT DUE TO THE POSITIONAL ACCURACY OF THE BOUNDARY MONUMENTATION.

7. THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR THE PARTIES CERTIFIED TO HEREON AND REMAINS THE PROPERTY OF THE SURVEYOR. THE UNAUTHORIZED USE OR REUSE OF THIS SURVEY WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE SURVEYOR IS NOT PERMITTED. THE USE OF THIS SURVEY BY ANYONE OTHER THAN THE CERTIFIED PARTIES OR FOR ANY UNINTENDED USE WILL REMOVE SURVEYOR FROM BURDEN OF ANY DAMAGES INCURRED.

8. THE TERM "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON INDICATES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED; AND IS EXCLUSIVELY TO THE PARTIES INVOLVED IN AND LIMITED TO THE TRANSACTION CLOSING AT THE TITLE COMPANY INDICATED HEREON.

Owner/Applicant:
Michael Joyce Properties
3767 Justin Road
Rockwall, Texas 75087
Phone: 512-965-6280

Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite. 1200
Plano, Texas 75074
Phone: 972-201-3102
Contact: Joel Richey, PE



SURVEYOR'S CERTIFICATE:

To MRJOYCE, LLC; MIKE L. PEOPLES; ALLEGIANCE TITLE COMPANY; and TITLE RESOURCES GUARANTY COMPANY:

I, Ryan S. Reynolds, a Registered Professional Land Surveyor in the State Of Texas, do hereby certify that this plat is based on an actual on the ground survey made under my direct supervision and all corners are monumented as shown hereon. Except as shown, there are no visible encroachments, conflicts or protrusions apparent on the ground.

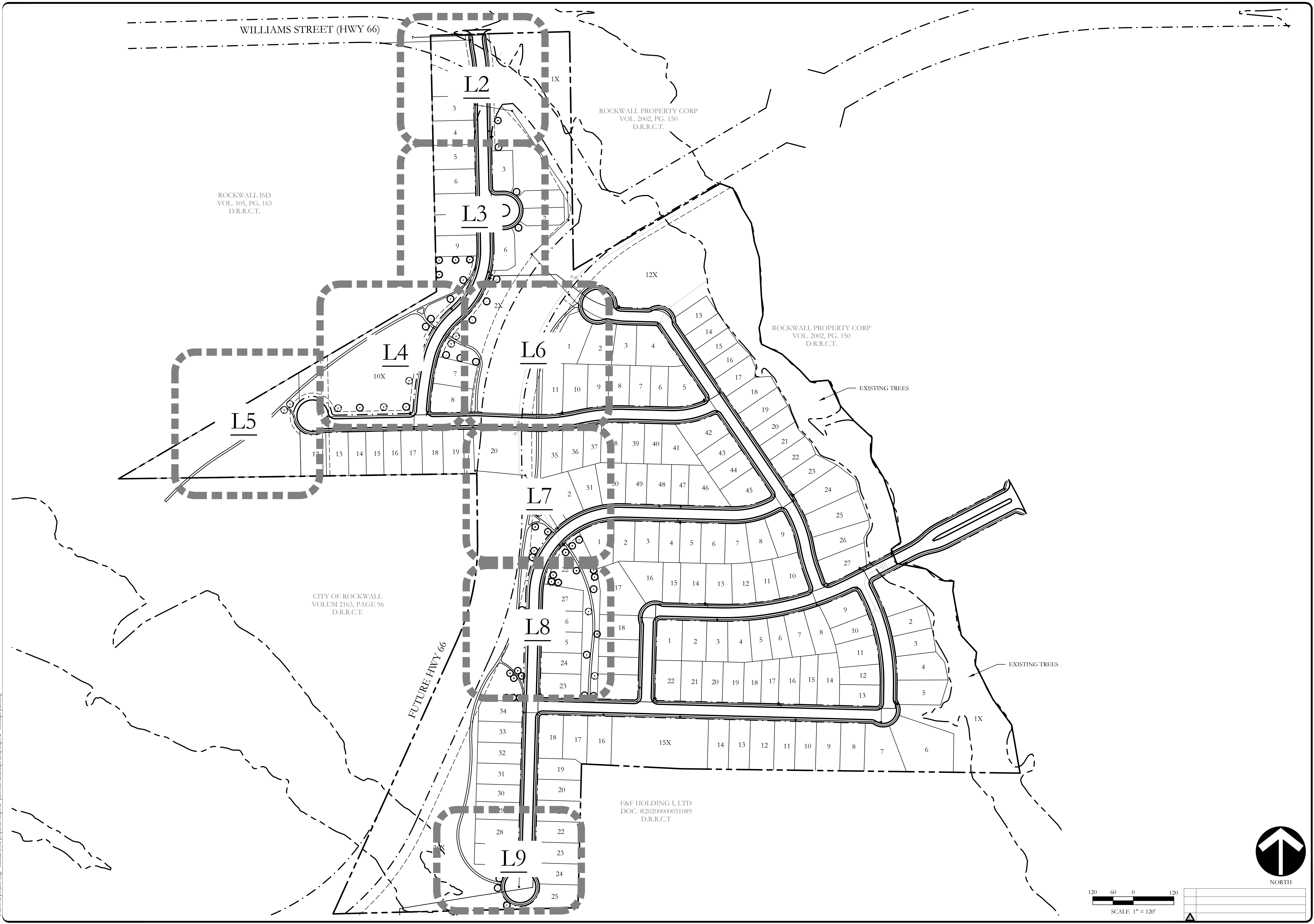
PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

RYAN S. REYNOLDS
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6385

SURVEYED ON THE GROUND: XXXX XX, 2022

**PRELIMINARY PLAT
PARK HILLS**
LOTS 1-20, BLOCK A; LOTS 1-8, BLOCK B;
LOTS 1-27, BLOCK C; LOTS 1-52, BLOCK D;
LOTS 1-27, BLOCK E; LOTS 1-22, BLOCK F;
65.309 ACRES OR 2,844,879.13 SQ. FT.
144 SINGLE FAMILY LOTS AND
10 OPEN SPACE LOTS
SITUATED WITHIN THE
GEORGE W. REDLIN SURVEY, ABSTRACT NO. 183
**CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS**
P2022-XXX

September 14, 2022
SHEET 2 OF 2



WILLIAMS STREET (HWY 66)

ROCKWALL ISD
VOL. 105, PG. 163
D.R.R.C.T.

ROCKWALL PROPERTY CORP
VOL. 2002, PG. 150
D.R.R.C.T.

ROCKWALL PROPERTY CORP
VOL. 2002, PG. 150
D.R.R.C.T.

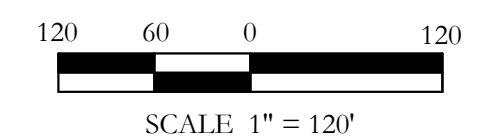
CITY OF ROCKWALL
VOLUM 2163, PAGE 96
D.R.R.C.T.

F&F HOLDING I, LTD
DOC. #20200000031089
D.R.R.C.T.

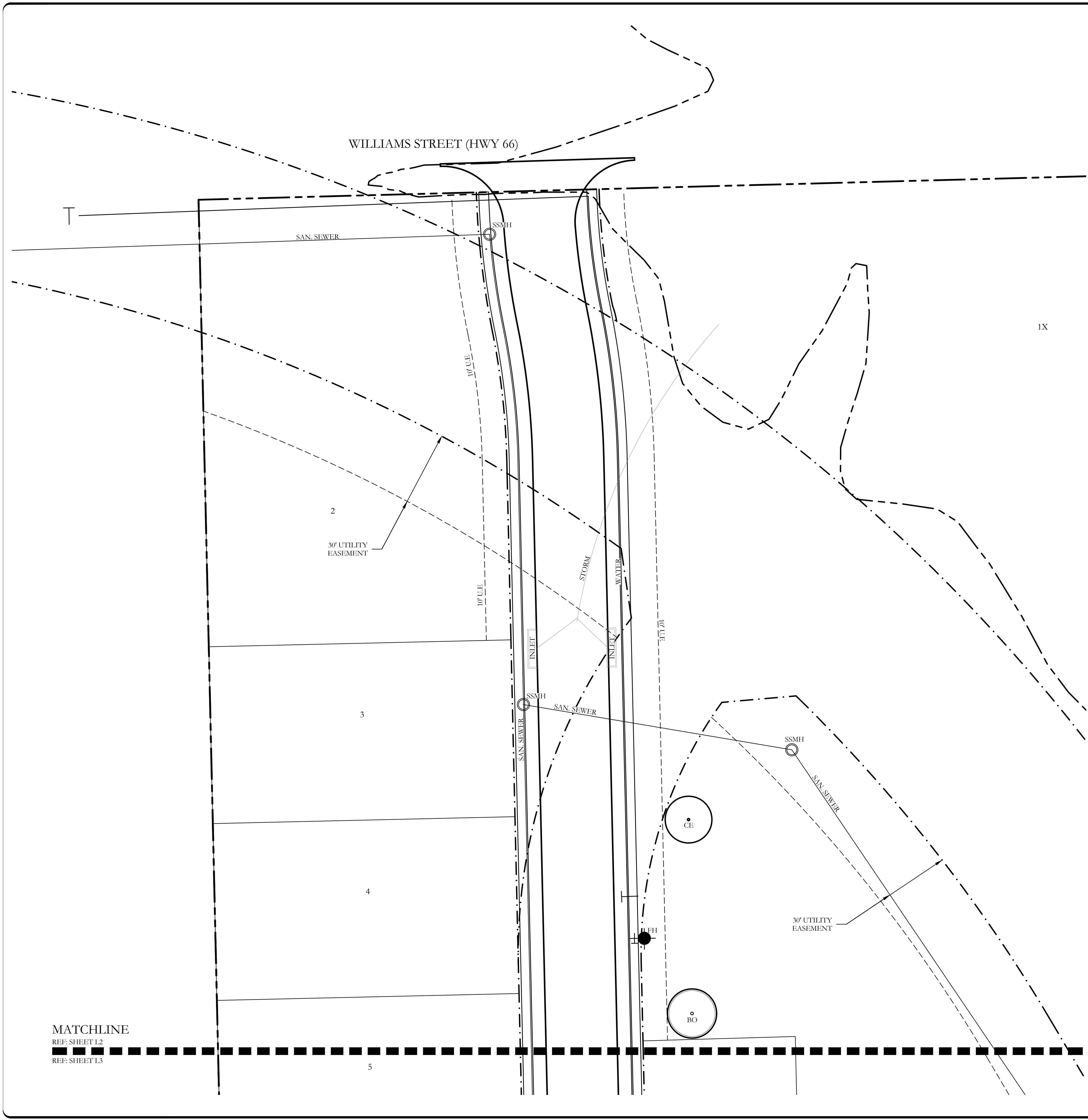
FUTURE HWY 66

EXISTING TREES

EXISTING TREES

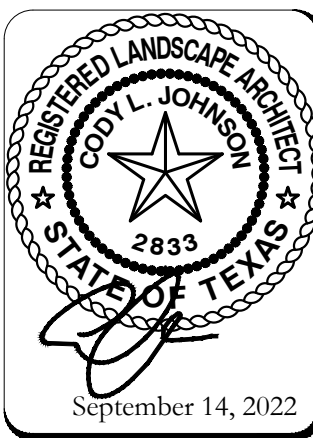
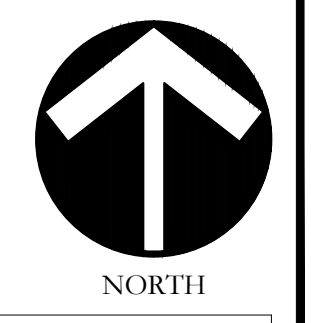
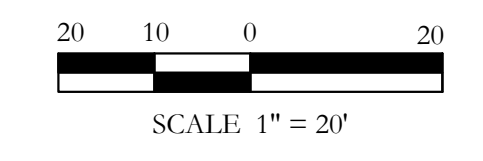


F:\civil_3\projects\imp - michael joyce\properties\imp062 - park hills\landscape\dwg\imp062 - treescape plan.dwg

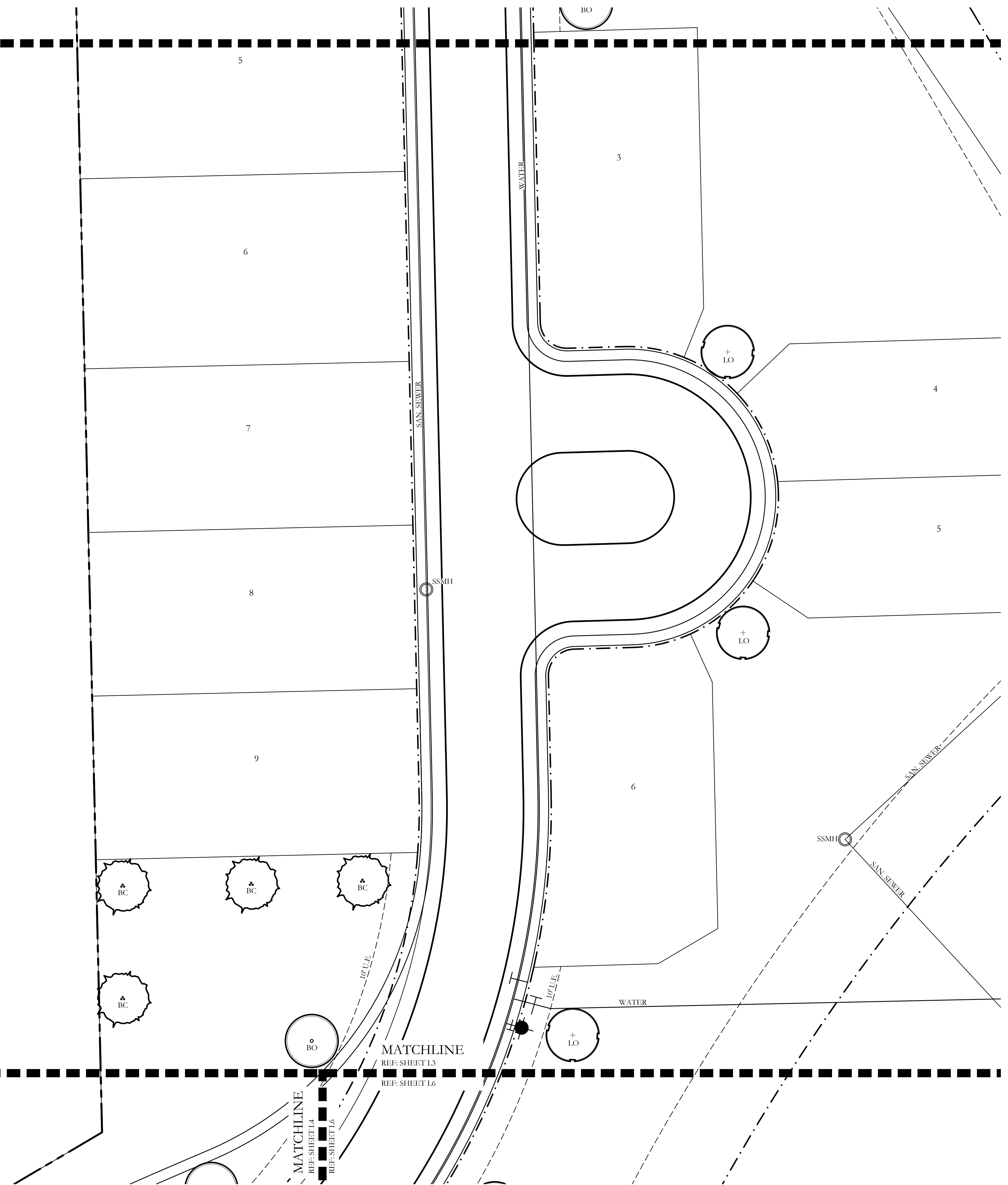


PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
	BC	BALD CYPRESS	TAXODIUM DISTICHUM	4" CALIPER	AS SHOWN

MATCHLINE
 REF: SHEET L2
 REF: SHEET L3



MATCHLINE
REF: SHEET L2
REF: SHEET L3

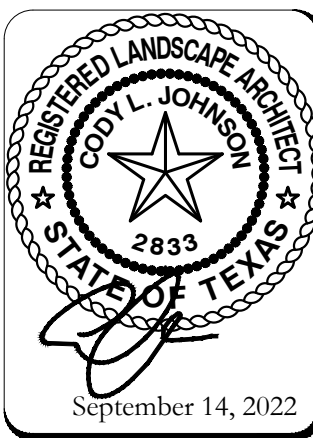
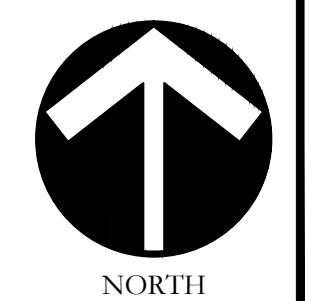
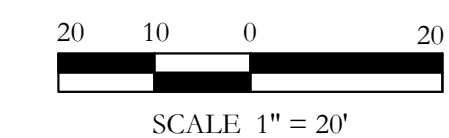


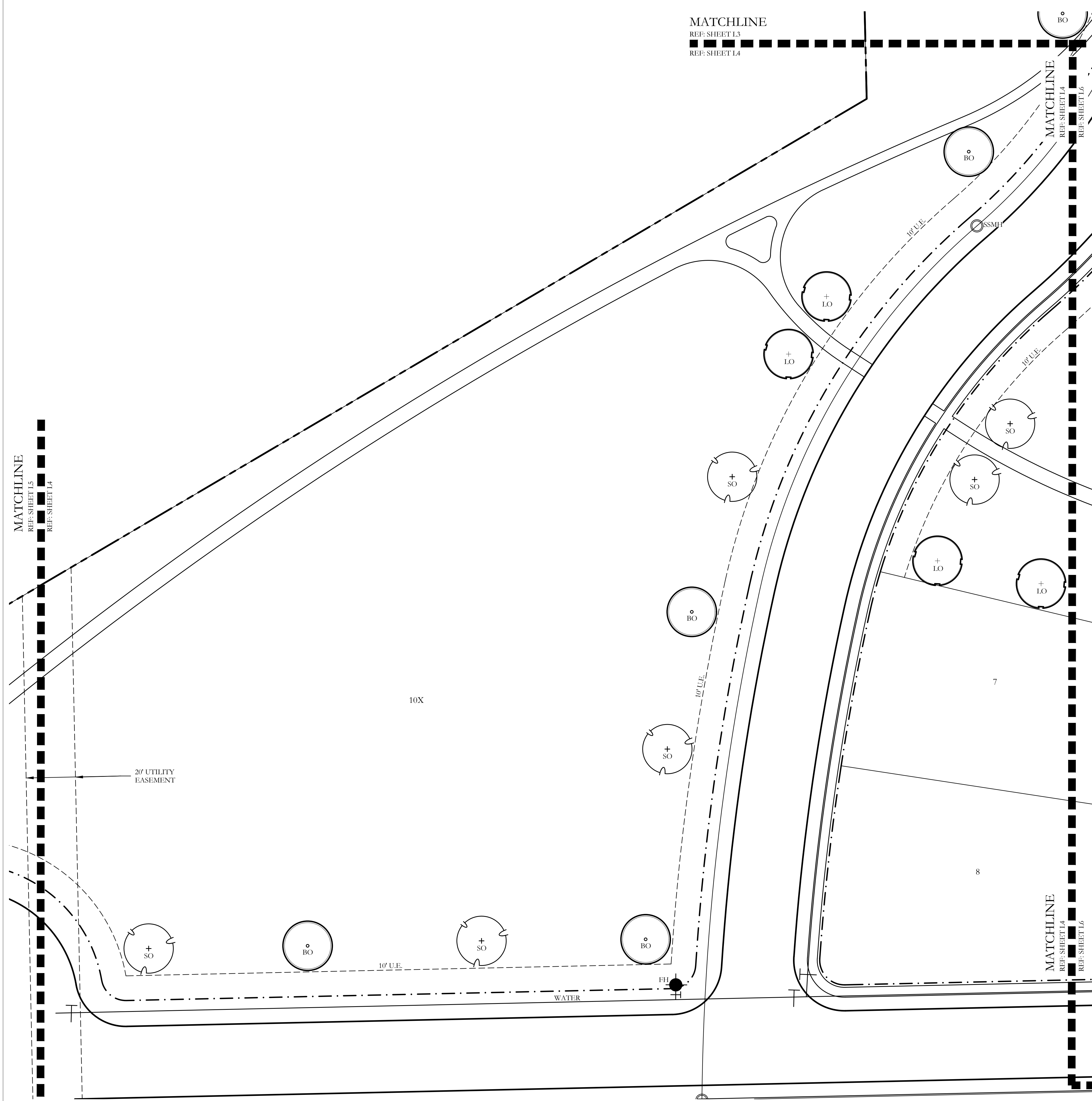
PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
	BC	BALD CYPRESS	TAXODIUM DISTICHUM	4" CALIPER	AS SHOWN

MATCHLINE
REF: SHEET L3
REF: SHEET L4

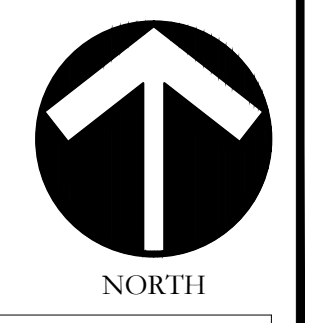
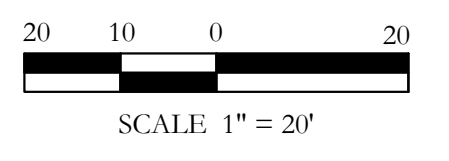
MATCHLINE
REF: SHEET L3
REF: SHEET L6

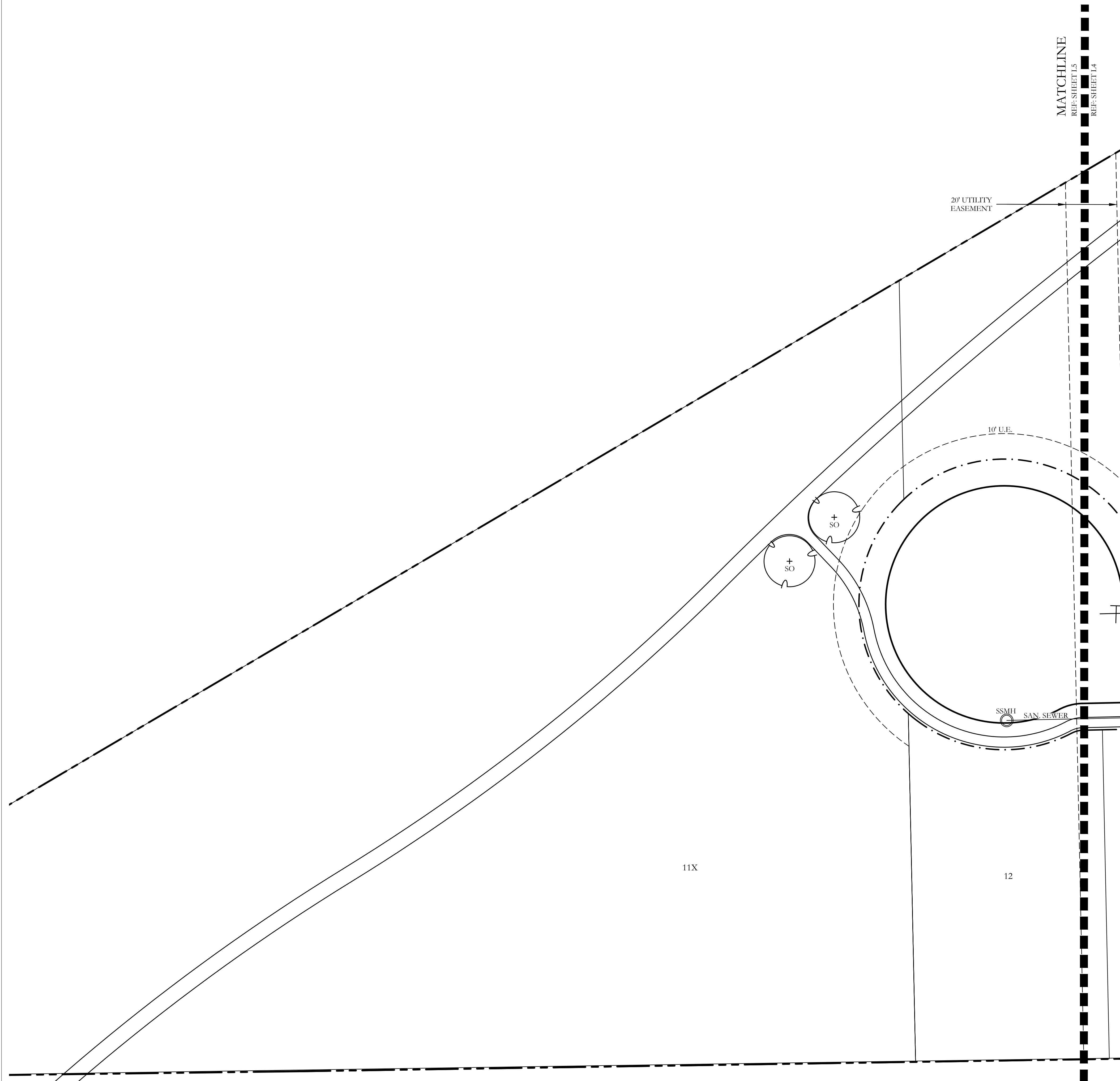
MATCHLINE
REF: SHEET L4
REF: SHEET L6



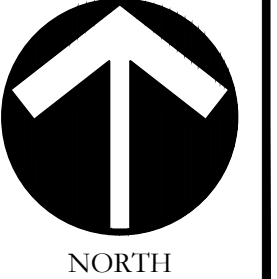
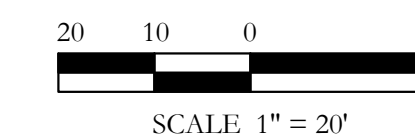


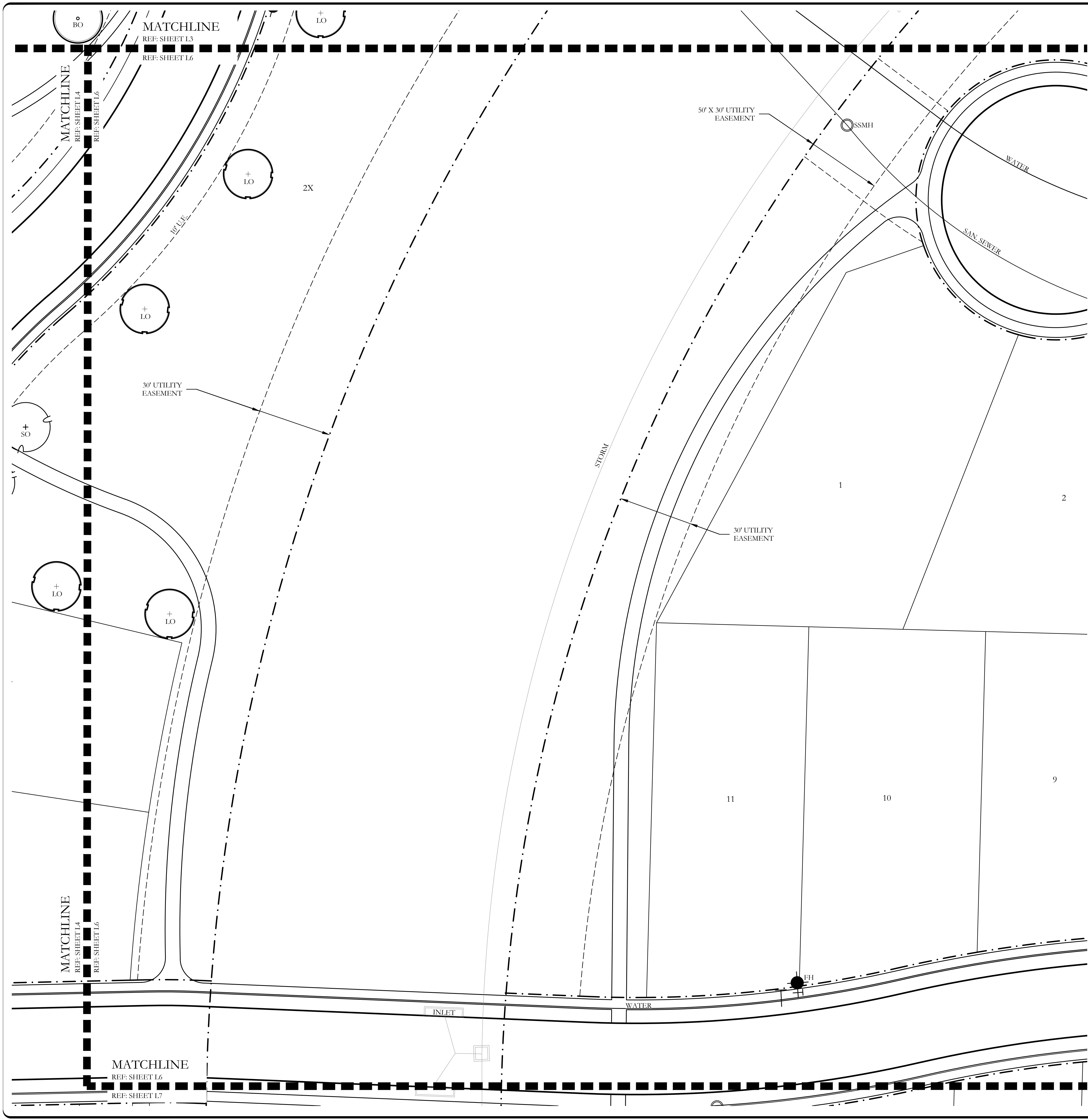
PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
	BC	BALD CYPRESS	TAXODIUM DISTICHUM	4" CALIPER	AS SHOWN



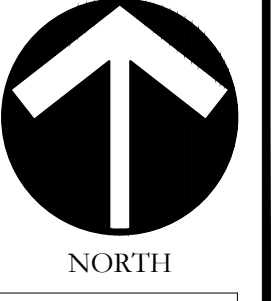
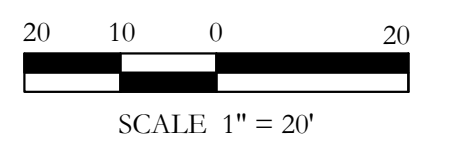


PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
	BC	BALD CYPRESS	TAXODIUM DISTICHUM	4" CALIPER	AS SHOWN

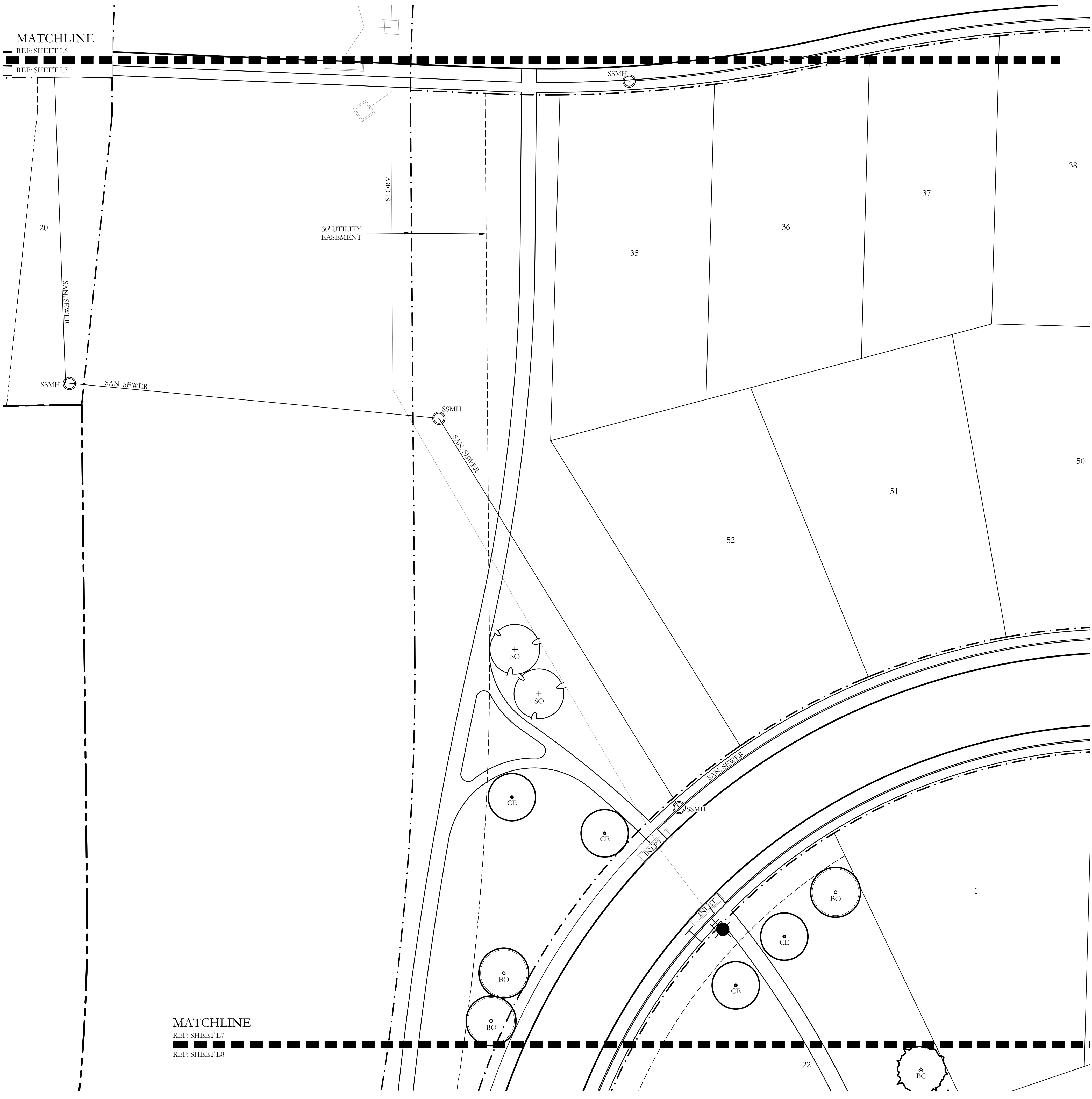




PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
	BC	BALD CYPRESS	TAXODIUM DISTICHUM	4" CALIPER	AS SHOWN

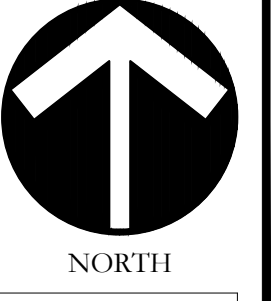
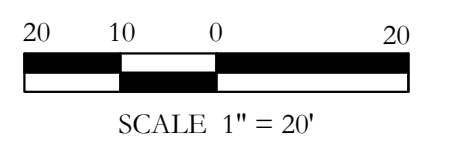


MATCHLINE
REF: SHEET L6
REF: SHEET L7



MATCHLINE
REF: SHEET L7
REF: SHEET L8

PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
	BC	BALD CYPRESS	TAXODIUM DISTICHUM	4" CALIPER	AS SHOWN



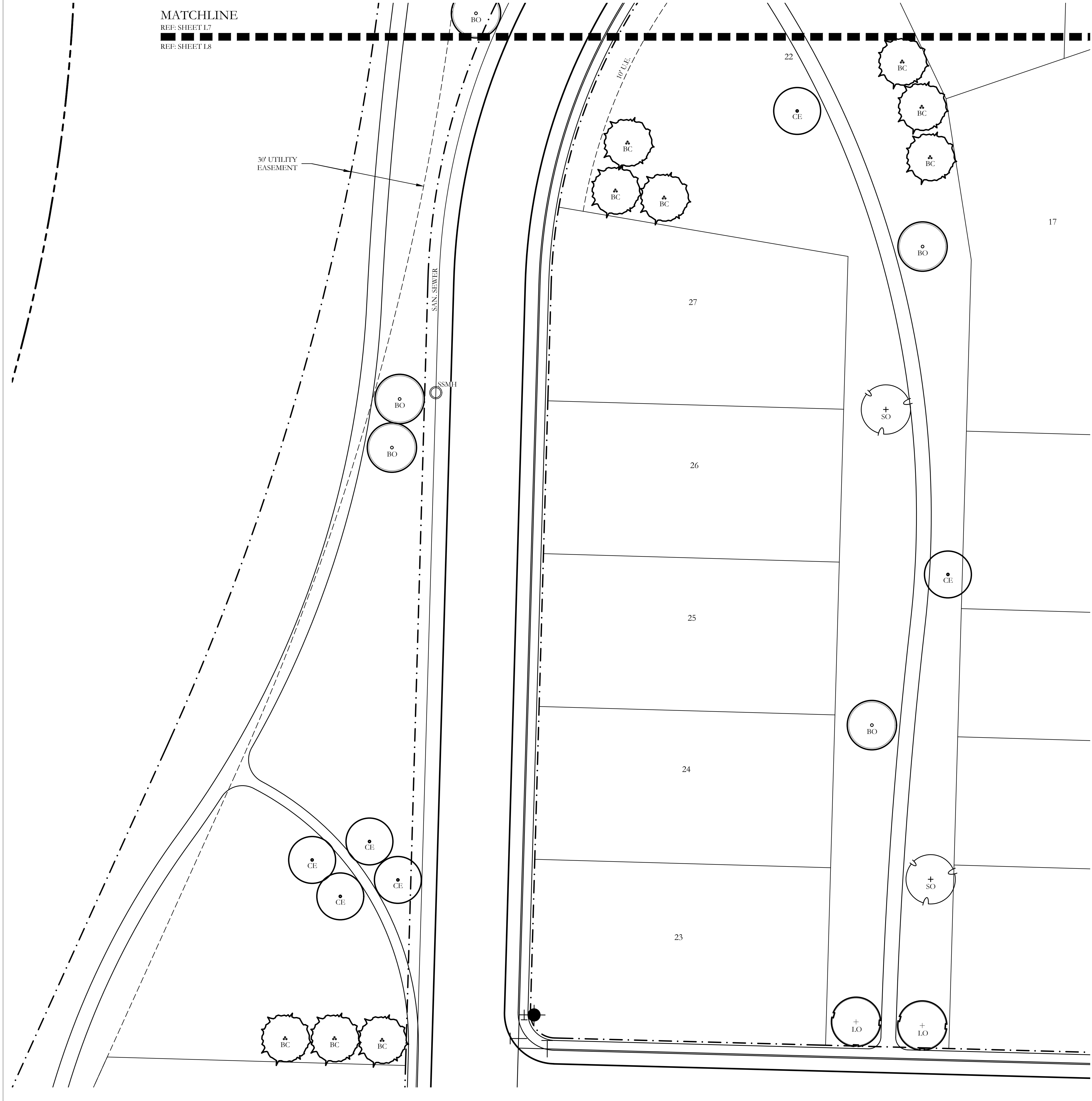
MATCHLINE
 REF: SHEET L7
 REF: SHEET L8

30' UTILITY
 EASEMENT

SAN. SEWER

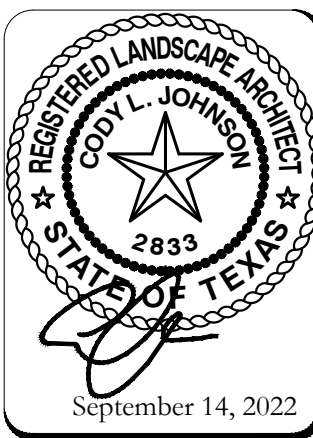
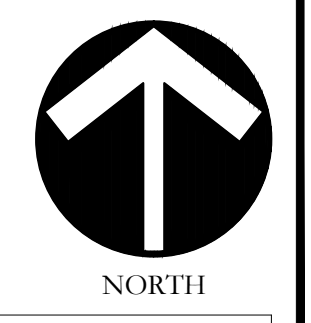
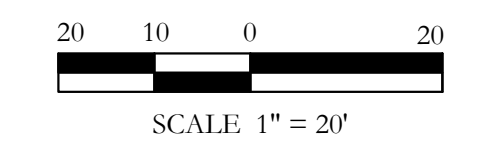
SSMH

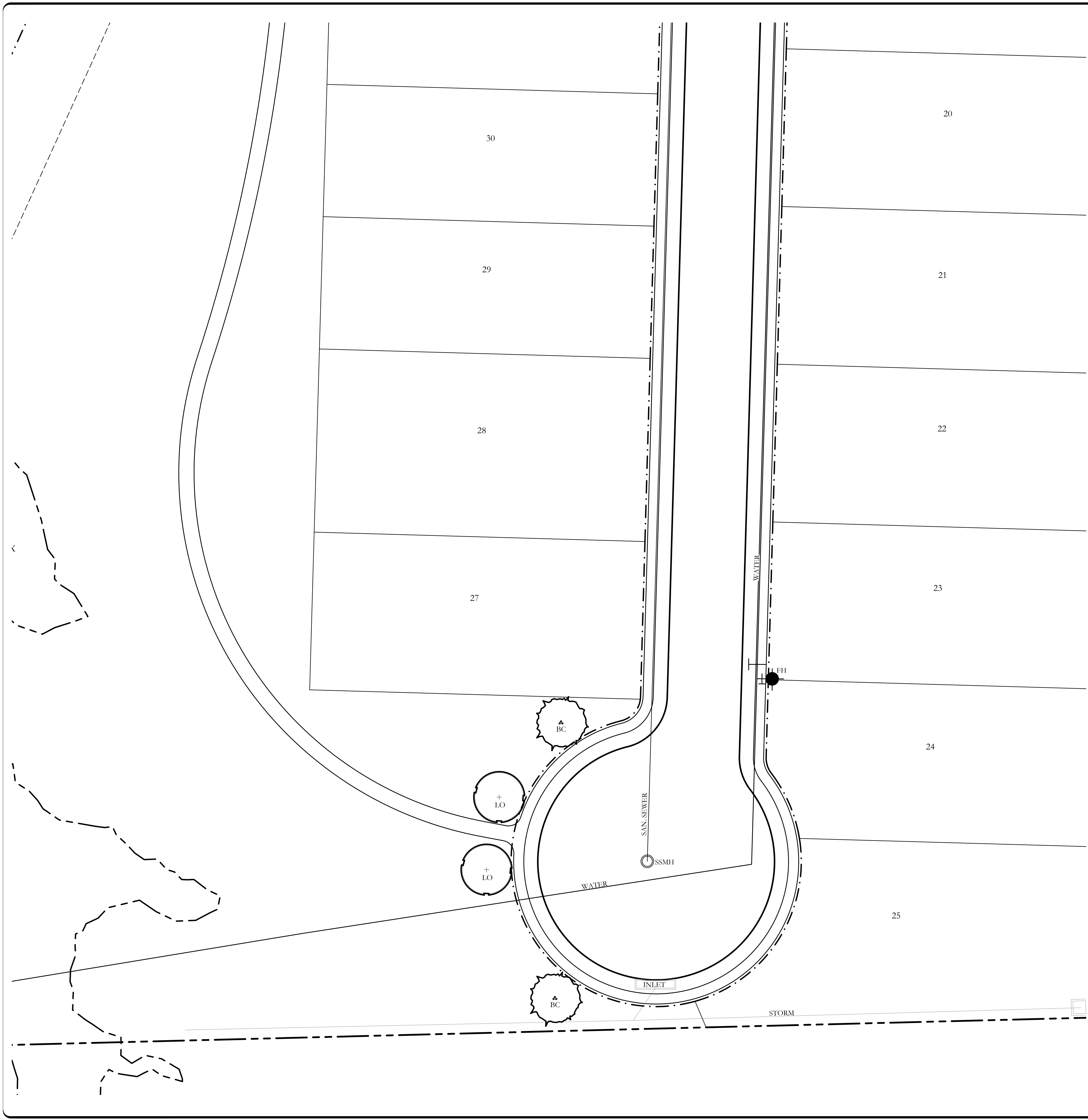
10' L.I.E.



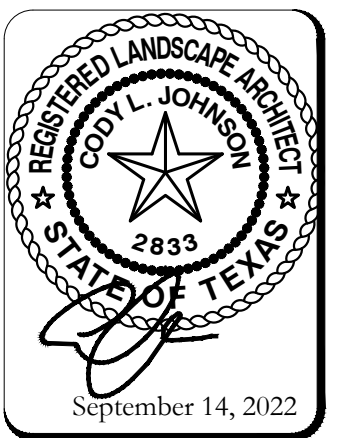
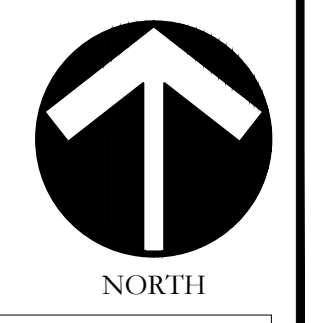
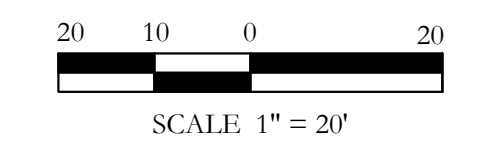
PLANT LEGEND

SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
	BC	BALD CYPRESS	TAXODIUM DISTICHUM	4" CALIPER	AS SHOWN

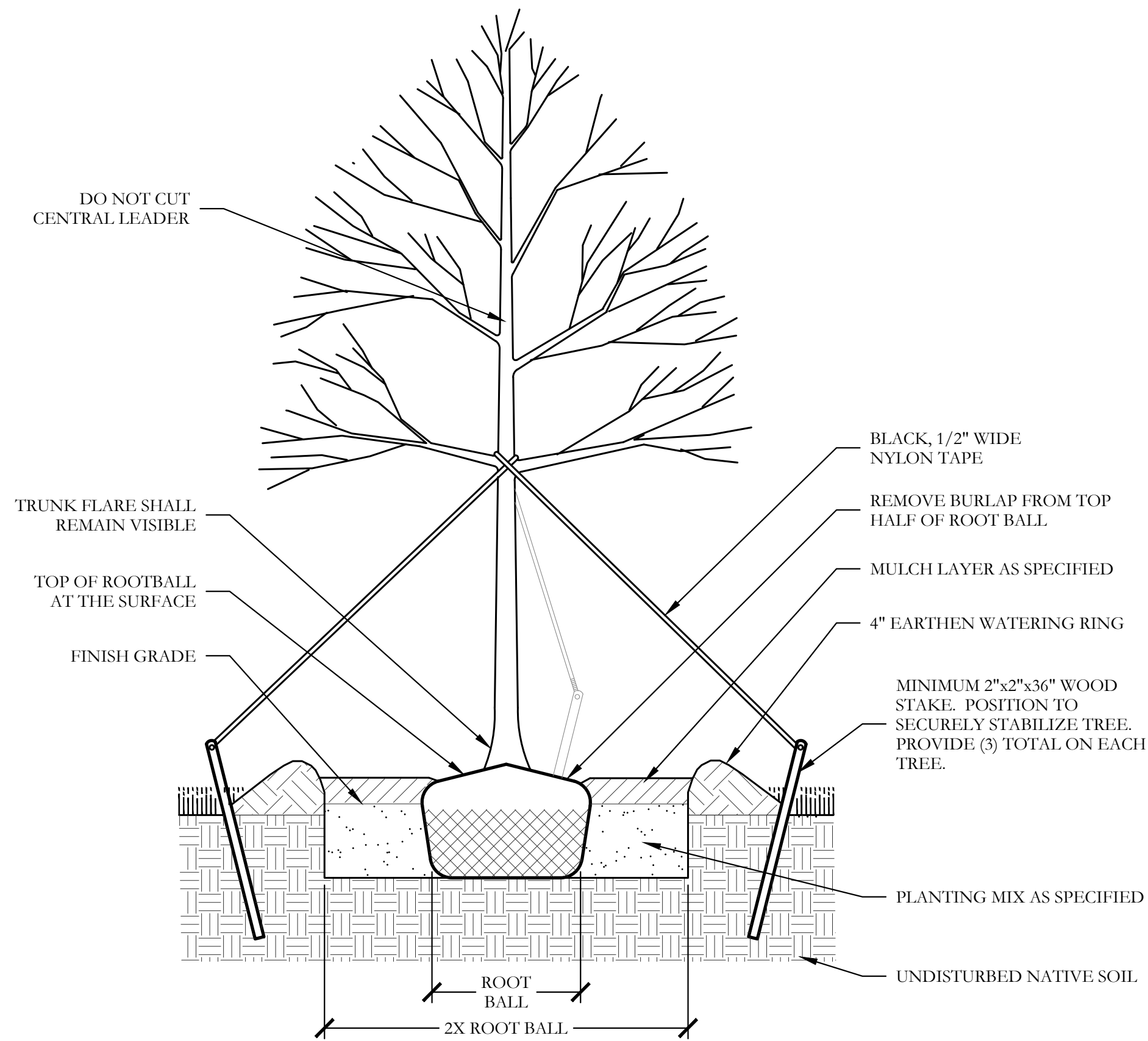




PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
	BC	BALD CYPRESS	TAXODIUM DISTICHUM	4" CALIPER	AS SHOWN



PLANT LIST						
KEY	ESTIMATED QUANTITY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING	REMARKS
LO	14	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
SO	12	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
BO	13	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
CE	11	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
BC	15	BALD CYPRESS	TAXODIUM DISTICHUM	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.



1 TYPICAL TREE PLANTING SECTION NOT TO SCALE

GENERAL LANDSCAPE NOTES

INSPECTIONS:

- NO EXCAVATION SHALL OCCUR IN CITY R.O.W. WITHOUT A R.O.W. PERMIT--CONTACT THE PUBLIC WORKS DEPARTMENT.
- THE CONTRACTOR SHALL MARK ALL WATER LINES, SEWER LINES, AND TREE LOCATIONS PRIOR TO CALLING FOR ROW INSPECTION AND PERMIT.
- THE LANDSCAPE INSTALLATION SHALL COMPLY WITH APPROVED LANDSCAPE DRAWINGS PRIOR TO FINAL ACCEPTANCE BY THE CITY AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- WATER METERS, CLEANOUTS AND OTHER APPURTENANCES, SHALL BE ACCESSIBLE, ADJUSTED TO GRADE, CLEARLY MARKED WITH FLAGGING AND COMPLIANT WITH PUBLIC WORKS DEPARTMENT STANDARDS PRIOR TO CALLING FOR FINAL LANDSCAPE AND ROW INSPECTIONS.

LANDSCAPE STANDARDS:

- PLANTINGS AND LANDSCAPE ELEMENTS SHALL COMPLY WITH THE CITY'S ENGINEERING DESIGN STANDARDS, PUBLIC ROW VISIBILITY REQUIREMENTS.
- UNLESS OTHERWISE SPECIFIED, TREES SHALL BE PLANTED NO LESS THAN 4' FROM CURBS, SIDEWALKS, UTILITY LINES, SCREENING WALLS AND OTHER STRUCTURES. THE CITY HAS FINAL APPROVAL FOR ALL TREE PLACEMENTS.
- A MINIMUM THREE FEET (3') RADIUS AROUND A FIRE HYDRANT MUST REMAIN CLEAR OF LANDSCAPE PURSUANT TO THE FIRE CODE.
- STREET TREES, WHERE REQUIRED, SHALL BE (10') MINIMUM FROM THE EDGE OF A STORM SEWER CURB INLET BOX AND THE EDGE OF THE ROOT BALL SHALL BE (4') MINIMUM FROM THE WATER METER.
- THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z601-2004) SPECIFICATIONS SHALL GOVERN PLANT QUALIFICATIONS, GRADES, AND STANDARDS.
- TREE PLANTING SHALL COMPLY WITH DETAILS HEREIN AND THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) STANDARDS.
- A 2-3" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. THE MULCH SHALL BE PULLED BACK 4" FROM THE TRUNK OF THE TREE.
- TREE PITS SHALL BE TESTED FOR WATER PERCOLATION. IF WATER DOES NOT DRAIN OUT OF TREE PIT WITHIN 24-HOURS, THE TREE SHALL BE MOVED OR DRAINAGE SHALL BE PROVIDED.
- ALL BEDS TO HAVE 3" OF COMPOSTED SOIL, LIVING EARTH TECHNOLOGY, OR APPROVED EQUAL TILLED AND TURNED TO A DEPTH OF 8" MINIMUM.
- ALL PLANT BEDS SHALL BE TOP-DRESSED WITH A MINIMUM OF 3 INCHES OF HARDWOOD MULCH.
- NATIVE SITE TOPSOIL IS TO BE PROTECTED FROM EROSION OR STOCKPILED. NATIVE SITE TOPSOIL SHALL BE LABORATORY TESTED BY AN ACCREDITED LABORATORY AND AMENDED PER SAID LABORATORY'S RECOMMENDATIONS.

IRRIGATION STANDARDS:

- ANY CHANGES TO THESE APPROVED IRRIGATION DRAWINGS SHALL BE AUTHORIZED BY THE CITY. CONTACT DEVELOPMENT SERVICES FOR AN IRRIGATION PERMIT PRIOR TO INSTALLING THE IRRIGATION SYSTEM.
- IRRIGATION OVER SPRAY ON STREETS AND WALKS IS PROHIBITED.
- MAINLINES, VALVES, OR CONTROL WIRES SHALL NOT BE LOCATED IN THE CITY'S ROW.
- ET IRRIGATION CONTROLLERS SHALL BE PROGRAMMED AND ADJUSTED TO NOT EXCEED THE LANDSCAPE WATER ALLOWANCE (LWA) PRIOR TO APPROVAL OF LANDSCAPE INSTALLATION.
- VALVES SHALL BE LOCATED A MINIMUM OF (3') AWAY FROM STORM SEWERS, AND SANITARY SEWER LINES AND 5 FEET FROM CITY FIRE HYDRANTS AND WATER VALVES.
- THE BORE DEPTH UNDER STREETS, DRIVE AISLES, AND FIRE LANES SHALL PROVIDE (2') OF CLEARANCE (MINIMUM).
- IRRIGATION HEADS THAT RUN PARALLEL AND NEAR PUBLIC WATER AND SANITARY SEWER LINES, SHALL BE FED FROM STUBBED LATERALS OR BULL-HEADS. A MINIMUM FIVE FOOT (5') SEPARATION IS REQUIRED BETWEEN IRRIGATION MAIN LINES AND LATERALS THAT RUN PARALLEL TO PUBLIC WATER AND SANITARY SEWER LINES.
- NO VALVES, BACKFLOW PREVENTION ASSEMBLIES, QUICK COUPLERS ETC. SHALL BE LOCATED CLOSER THAN 10' FROM THE CURB AT STREET OR DRIVE INTERSECTION.

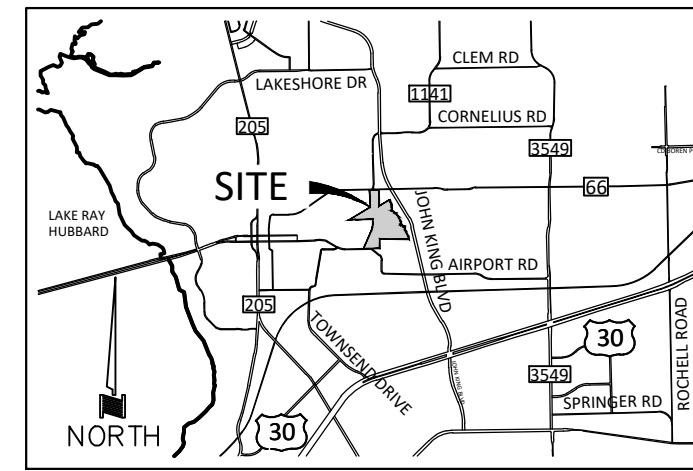
MAINTENANCE STANDARDS:

- THE OWNER SHALL BE RESPONSIBLE FOR THE ESTABLISHMENT, MAINTENANCE, AND VIGOR OF PLANT MATERIAL IN ACCORDANCE WITH THE DESIGN INTENT AND AS APPROPRIATE FOR THE SEASON OF THE YEAR.
- LANDSCAPE AND OPEN AREAS SHALL BE FREE OF TRASH, LITTER AND WEEDS.
- NO PLANT MATERIAL SHALL BE ALLOWED TO ENCROACH ON R.O.W., SIDEWALKS OR EASEMENTS TO THE EXTENT THAT VISION OR ROUTE OF TRAVEL FOR VEHICULAR, PEDESTRIAN, OR BICYCLE TRAFFIC IS IMPEDED.
- TREE MAINTENANCE SHALL BE IN ACCORDANCE WITH THE STANDARDS OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE.
- TREE STAKING MATERIALS, IF USED, SHALL BE REMOVED AFTER (1) GROWING SEASON, NO MORE THAN (1) YEAR AFTER INSTALLATION (STEEL TREE STAKES, WIRES, AND HOSES ARE PROHIBITED).

TREE PROTECTION NOTES:

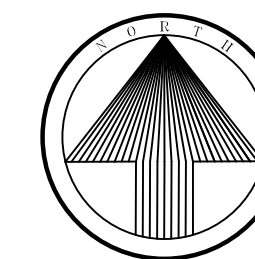
- CONTACT DEVELOPMENT SERVICES FOR A TREE REMOVAL PERMIT PRIOR TO REMOVAL OR TRANSPLANTING OF ANY TREES.
- ALL TREES WHICH ARE TO REMAIN ON SITE SHALL BE PROTECTED WITH A (4') TALL, BRIGHTLY COLORED PLASTIC FENCE, OR SILT FENCE, PLACED AT THE DRIP LINE OF THE TREES.
- PRIOR TO THE PRE-CONSTRUCTION MEETING OR OBTAINING A GRADING PERMIT, ALL TREE MARKINGS AND PROTECTIVE FENCING SHALL BE INSTALLED BY THE OWNER AND BE INSPECTED BY DEVELOPMENT SERVICES.
- NO EQUIPMENT SHALL BE CLEANED, OR HARMFUL LIQUIDS DEPOSITED WITHIN THE LIMITS OF THE ROOT ZONE OF TREES WHICH REMAIN ON SITE.
- NO SIGNS, WIRES, OR OTHER ATTACHMENTS SHALL BE ATTACHED TO ANY TREE TO REMAIN ON SITE.
- VEHICULAR AND CONSTRUCTION EQUIPMENT SHALL NOT PARK OR DRIVE WITHIN THE LIMITS OF THE DRIP LINE.
- GRADE CHANGES IN EXCESS OF 3 INCHES (CUT OR FILL) SHALL NOT BE ALLOWED WITHIN A ROOT ZONE, UNLESS ADEQUATE TREE PRESERVATION METHODS ARE APPROVED BY THE CITY.
- NO TRENCHING SHALL BE ALLOWED WITHIN THE DRIP-LINE OF A TREE, UNLESS APPROVED BY THE CITY.
- ALL REMOVED TREES SHALL BE CHIPPED AND USED FOR MULCH ON SITE OR HAULED OFF-SITE.
- ALL TREE MAINTENANCE TECHNIQUES SHALL BE IN CONFORMANCE WITH INDUSTRY IDENTIFIED STANDARDS. IMPROPER OR MALICIOUS PRUNING TECHNIQUES ARE STRICTLY PROHIBITED.

ULTIMATE DRAINAGE RUNOFF TABLE										
AREA ID	AREA (ac)	RUNOFF COEFF.	C*A	TC	I10	Q10	I25	Q25	I100	Q100
A-1	6.02	0.5	3.01	10	7.1	21.37	8.3	24.98	9.8	29.50
B-1	1.65	0.5	0.825	10	7.1	5.86	8.3	6.85	9.8	8.09
B-2	5.18	0.5	2.59	10	7.1	18.39	8.3	21.50	9.8	25.38
C-1	2.57	0.5	1.285	10	7.1	9.12	8.3	10.67	9.8	12.59
C-2	3.20	0.5	1.6	10	7.1	11.36	8.3	13.28	9.8	15.68
C-3	2.50	0.5	1.25	10	7.1	8.88	8.3	10.38	9.8	12.25
C-4	4.01	0.5	2.005	10	7.1	14.24	8.3	16.64	9.8	19.65
C-5	6.49	0.5	3.245	10	7.1	23.04	8.3	26.93	9.8	31.80
D-1	5.82	0.5	2.91	10	7.1	20.66	8.3	24.15	9.8	28.52
D-2	5.96	0.5	2.98	10	7.1	21.16	8.3	24.73	9.8	29.20
E-1	3.25	0.5	1.625	10	7.1	11.54	8.3	13.49	9.8	15.93
E-2	2.45	0.5	1.225	10	7.1	8.70	8.3	10.17	9.8	12.01
E-3	1.73	0.5	0.865	10	7.1	6.14	8.3	7.18	9.8	8.48
OS-1	4.61	0.5	2.305	10	7.1	16.37	8.3	19.13	9.8	22.59
OS-2	2.37	0.5	1.185	10	7.1	8.41	8.3	9.84	9.8	11.61
OS-3	5.55	0.5	2.775	10	7.1	19.70	8.3	23.03	9.8	27.20
OS-4	2.70	0.5	1.35	10	7.1	9.59	8.3	11.21	9.8	13.23
OS-5	1.19	0.5	0.595	10	7.1	4.22	8.3	4.94	9.8	5.83



VICINITY MAP
N.T.S.

- C-1
22.64 AC
- DRAINAGE AREA DESIGNATION
- DRAINAGE AREA SIZE (AC.)
- PROPOSED DRAINAGE AREA DIVIDE
- DIRECTION OF FLOW
- STORM DRAIN LINE & INLET
- EXISTING CONTOUR



SCALE 1" = 200'

PRELIMINARY DRAINAGE PLAN PARK HILLS

LOTS 1-20, BLOCK A; LOTS 1-8, BLOCK B;
LOTS 1-27, BLOCK C; LOTS 1-52, BLOCK D;
LOTS 1-27, BLOCK E; LOTS 1-22, BLOCK F;
65.309 ACRES OR 2,844,879.13 SQ. FT.
144 SINGLE FAMILY LOTS AND
10 OPEN SPACE LOTS
SITUATED WITHIN THE
GEORGE W. REDLIN SURVEY, ABSTRACT NO. 183
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
P2022-XXX

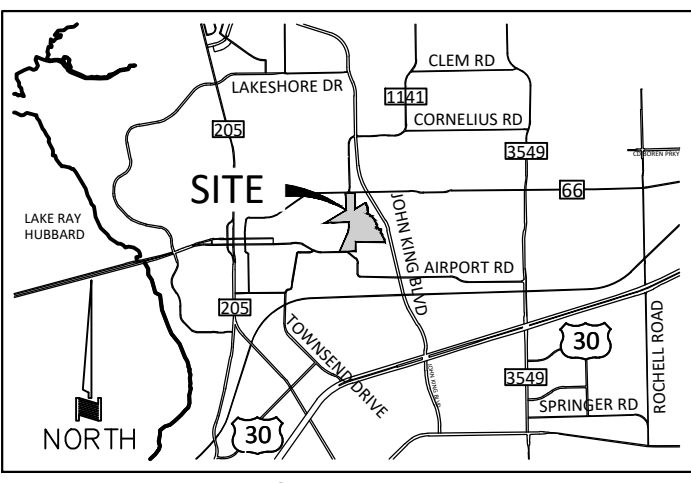
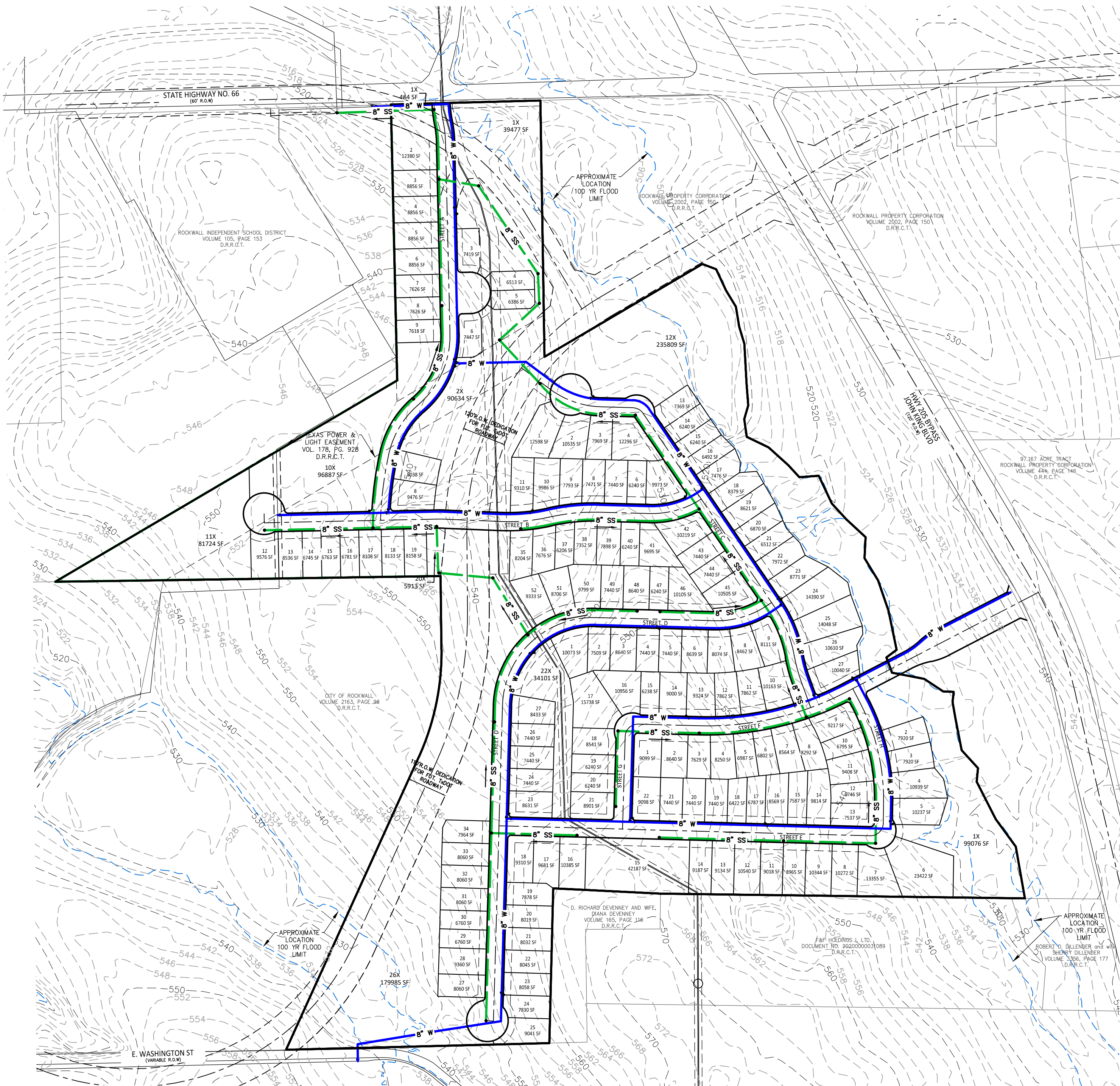
September 14, 2022

BENCHMARKS	
1.	MONUMENT NO. 1 ELEVATION = XXXXX'
2.	MONUMENT NO. 2 ELEVATION = XXXXX'

Owner/Applicant:
Michael Joyce Properties
3767 Justin Road
Rockwall, Texas 75087
Phone: 512-965-6280

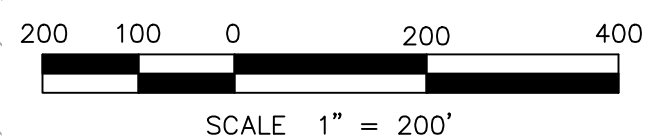
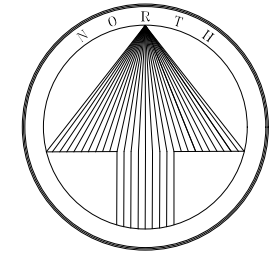
Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite. 1200
Plano, Texas 75074
Phone: 972-201-3102
Contact: Joel Richey, PE

**JOHNSON VOLK
CONSULTING**
TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100



VICINITY MAP
N.T.S.

- LEGEND**
- Point of Curvature or Tangency on Center Line
 - 1/2" Iron rod set with a yellow plastic cap stamped "JVC" (unless otherwise noted)
 - ⊙ 1/2" IRF (unless otherwise noted)
- AC Acre
 BL Building Line
 C1 Curve No.
 <CM> Control Monument
 DE Drainage Easement
 DUE Drainage Utility Easement
 Esmt Easement
 L1 Line No.
 SF Square Feet
 UE Utility Easement
 VAM Visibility Easement
 D.R.R.C.T.= Deed Records of Rockwall County, Texas



**PRELIMINARY UTILITY PLAN
PARK HILLS**

LOTS 1-20, BLOCK A; LOTS 1-8, BLOCK B;
 LOTS 1-27, BLOCK C; LOTS 1-52, BLOCK D;
 LOTS 1-27, BLOCK E; LOTS 1-22, BLOCK F;
 65.309 ACRES OR 2,844,879.13 SQ. FT.

144 SINGLE FAMILY LOTS AND
 10 OPEN SPACE LOTS
 SITUATED WITHIN THE
 GEORGE W. REDLIN SURVEY, ABSTRACT NO. 183
 CITY OF ROCKWALL,
 ROCKWALL COUNTY, TEXAS
 P2022-XXX

September 14, 2022
 SHEET 1 OF 2

BENCHMARKS

1. MONUMENT NO. 1
 ELEVATION = XXX.XX'
 2. MONUMENT NO. 2
 ELEVATION = XXX.XX'

Owner/Applicant:
 Michael Joyce Properties
 3767 Justin Road
 Rockwall, Texas 75087
 Phone: 512-965-6280

Engineer/Surveyor:
 Johnson Volk Consulting, Inc.
 704 Central Parkway East, Suite. 1200
 Plano, Texas 75074
 Phone: 972-201-3102
 Contact: Joel Richey, PE

**JOHNSON VOLK
CONSULTING**

TBPELS: Engineering Firm No. 111962 / Land Surveying Firm No. 10194033
 704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100



MEMORANDUM

TO: Mary Smith, City Manager

CC: Honorable Mayor and City Council

FROM: Ryan Miller, Director of Planning and Zoning

DATE: October 17, 2022

SUBJECT: P2022-048; MASTER PLAT FOR THE TERRACES SUBDIVISION

Attachments

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

Summary/Background Information

Consider a request by Ryan Joyce on Michael Joyce Properties on behalf of Bret Pedigo of TM Terraces, LCC for the approval of a *Master Plat* for the Terraces Subdivision consisting of 263 single-family residential lots on a 115.804-acre tract of land being identified as Tract 4-01 of the M. B. Jones Survey, Abstract No. 122 and Tracts 13 & 25 and a portion of Tracts 10-02, 10-03, 25-1 & 26 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Planned Development District 93 (PD-93) for Single-Family 10 (SF-10) District land uses, situated within the SH-66 Overlay (SH-66 OV) District, located south of the intersection of Cornelius Road and FM-1141, and take any action necessary.

Action Needed

The City Council is being asked to approve, approve with conditions, or deny the proposed Master 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: October 17, 2022
APPLICANT: Ryan Joyce; *Michael Joyce Properties*
CASE NUMBER: P2022-048; *Master Plat for the Terraces Subdivision*

SUMMARY

Consider a request by Ryan Joyce on Michael Joyce Properties on behalf of Bret Pedigo of TM Terraces, LCC for the approval of a Master Plat for the Terraces Subdivision consisting of 263 single-family residential lots on a 115.804-acre tract of land being identified as Tract 4-01 of the M. B. Jones Survey, Abstract No. 122 and Tracts 13 & 25 and a portion of Tracts 10-02, 10-03, 25-1 & 26 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Planned Development District 93 (PD-93) for Single-Family 10 (SF-10) District land uses, situated within the SH-66 Overlay (SH-66 OV) District, located south of the intersection of Cornelius Road and FM-1141, and take any action necessary.

PLAT INFORMATION

- The purpose of the applicant's request is to Master Plat a 115.804-acre parcel of land (*i.e. Tract 4-01 of the M. B. Jones Survey, Abstract No. 122 and Tracts 13 & 25 and a portion of Tracts 10-02, 10-03, 25-1 & 26 of the W. M. Dalton Survey, Abstract No. 72*) to show the phasing for a future 263 single-family residential subdivision that will include eight (8) open space lots (*i.e. Lots 1-25, Block A; Lots 1-60, Block B; Lots 1-24, Block C; Lots 1-16, Block D; Lots 1-32, Block E; Lots 1-13, Block F; Lots 1-8, Block G; Lots 1-31, Block H; Lots 1-18, Block I; Lots 1-23 Block J; Lots 1-22, Block K, Terraces Subdivision*). The proposed Master Plat also lays out the necessary easements (*e.g. fire lane, public access/right-of-way, utilities, and drainage*) for the future development of the residential subdivision. Staff should note that the applicant has submitted a *Preliminary Plat* [*i.e. Case No. P2022-049*] concurrently with this *Master Plat*.
- The subject property was annexed on March 16, 1998 by *Ordinance No. 98-10* [*Case No. A1998-001*]. At the time of annexation, the subject property was zoned Agricultural (AG) District. According to the Rockwall Central Appraisal District (RCAD), currently situated on the subject property is: [1] a 2,500 SF single-family home constructed in 1958, [2] a ~1,856 SF covered porch constructed in 1958, [3] a 400 SF storage building constructed in 1900, and [4] a 96 SF storage building with a 240 SF covered canopy constructed in 2007. On April 18, 2022, the City Council approved a zoning change [*Case No. Z2022-010; Ordinance No. 22-22*] for the subject property from Agricultural (AG) District to Planned Development District 93 (PD-93) for Single-Family 10 (SF-10) District land uses. On May 16, 2022, the City Council approved a preliminary plat [*Case No. P2022-015*] and a master plat [*Case No. P2022-016*] for the subject property.
- On October 4, 2022, the Parks and Recreation Board failed to meet the quorum requirements for their regularly scheduled meeting. In accordance with Section 38-55(c) of Article II, Parks and Recreation Board, of the Municipal Code of Ordinances staff is bringing the Parks and Recreation Department's recommendations forward to the Planning and Zoning Commission for consideration and recommendation to the City Council. Please note that a minimum of five (5) votes in the affirmative is required to pass these recommendations on to the City Council. In addition, due to the requirements of Chapter 212 of the Texas Local Government Code -- *specifically the requirements adopted with HB3167 (i.e. the shot clock bill)* -- these cases will not be reconsidered by the Parks and Recreation Board. The recommendations are as follows.

(1) The property owner shall use the pro-rata equipment fees of \$151,751.00 (*i.e. \$577.00 x 263 Lots*).

- (2) The cash-in-lieu of land fees of \$160,167.00 (i.e. \$609.00 x 263 Lots) will be used to provide amenity to the four (4) acre tract of land (i.e. *Tract 13-01 of the W. M. Dalton Survey, Abstract No. 72*) owned by the City of Rockwall north of the subject property in accordance with *Ordinance No. 22-22 (i.e. Planned Development District 93 [PD-93])*.
- (3) The property owner shall provide receipts to the Director of Parks and Recreation showing that the amenities provided are equal to or greater than the fees assessed.

- 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 Master Plat for the *Terraces Subdivision*, staff would propose the following conditions of approval:

- (1) All technical comments from City Staff (i.e. *Engineering, Planning and Fire Department*) shall be addressed prior to submittal of civil engineering plans; and,
- (2) The development shall adhere to the Parks and Recreation Department's recommendations as outlined above in this case memo; and,
- (3) Any construction resulting from the approval of this Master 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 11, 2022, the Planning and Zoning Commission approved a motion to recommend approval of the Master Plat by a vote of 5-0, with Commissioners Womble and Deckard absent.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

P2022-048

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) †
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) †
- FINAL PLAT (\$300.00 + \$20.00 ACRE) †
- REPLAT (\$300.00 + \$20.00 ACRE)
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) †
- AMENDED SITE PLANELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) †
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) † & ‡
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) †

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ‡

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 1649 FM 1141, Rockwall, TX 75087

SUBDIVISION ABS A0122, MB Jones, Tract 4-01

LOT

BLOCK

GENERAL LOCATION Approximately 1250 feet east of the intersection John King and FM 1141 South of 1141

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Planned Development PD-93

CURRENT USE Planned Development PD-93

PROPOSED ZONING

PROPOSED USE

ACREAGE 115.804

LOTS [CURRENT] 1

LOTS [PROPOSED]

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

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

OWNER TM Terraces, LLC

APPLICANT Michael Joyce Properties

CONTACT PERSON Bret Pedigo

CONTACT PERSON Ryan Joyce

ADDRESS 4416 W. Lovers Lane, Suite 200

ADDRESS 767 Justin Road

CITY, STATE & ZIP Dallas, TX 76209

CITY, STATE & ZIP Rockwall, TX 75087

PHONE

PHONE 512-965-6280

E-MAIL

E-MAIL ryan@michaeljoyceproperties.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Bret L. Pedigo [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 \$ 1637.05 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15 DAY OF SEPTEMBER 2022. 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.

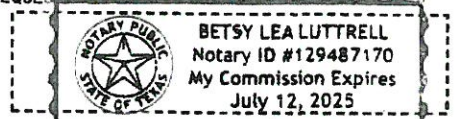
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15 DAY OF September, 2022

OWNER'S SIGNATURE

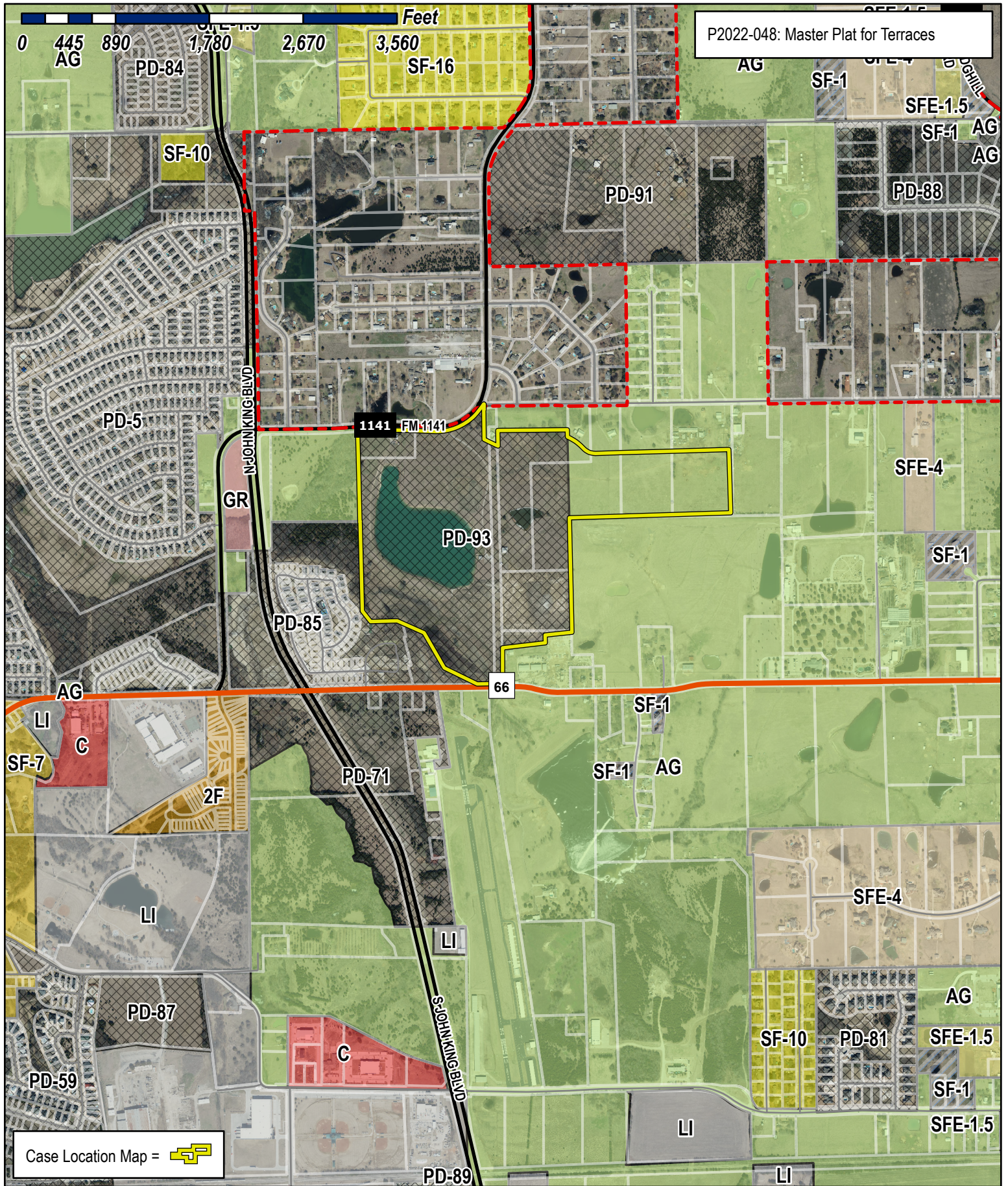
Bret L. Pedigo

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Betsy Lea Luttrell



MY COMMISSION EXPIRES 07.12.2025



Case Location Map =

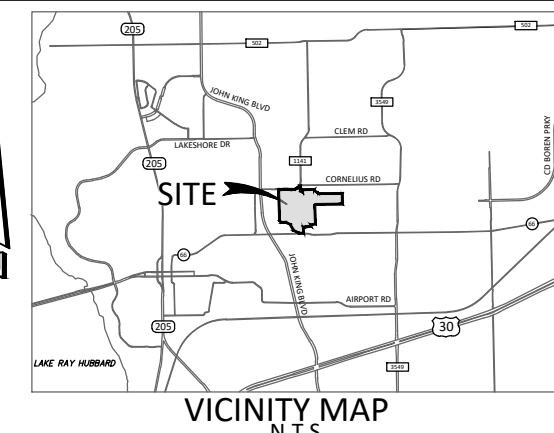


City of Rockwall

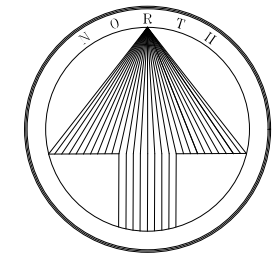
Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75032
 (P): (972) 771-7745
 (W): www.rockwall.com

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





- LEGEND**
- Point of Curvature or Tangency on Center Line
 - 1/2" Iron rod set with a yellow plastic cap stamped "JVC" (unless otherwise noted)
 - 1/2" IRF (unless otherwise noted)
 - Phase Line
 - AC Acre
 - BL Building Line
 - C1 Curve No.
 - <CM> Control Monument
 - DE Drainage Easement
 - DUE Drainage Utility Easement
 - Esmt Easement
 - L1 Line No.
 - SF Square Feet
 - UE Utility Easement
 - VE Visibility Easement
 - D.R.R.C.T.= Deed Records of Rockwall County, Texas



SCALE 1" = 200'

MASTER PLAT TERRACES

LOTS 1-25, BLOCK A; LOTS 1-60, BLOCK B; LOTS 1-24, BLOCK C; LOTS 1-16, BLOCK D; LOTS 1-32, BLOCK E; LOTS 1-13, BLOCK F; LOTS 1-8, BLOCK G; LOTS 1-31, BLOCK H; LOTS 1-18, BLOCK I; LOTS 1-23, BLOCK J; LOTS 1-22, BLOCK K

115.804 ACRES OR 5,044,436.68 SQ. FT.
263 SINGLE FAMILY LOTS AND
8 OPEN SPACE LOTS

SITUATED WITHIN A PORTION OF TRACTS 25-1, 26, 10-02 & 10-03 AND ALL OF TRACT 13 & 25 OF THE WILLIAM DALTON SURVEY, ABSTRACT NO. 72 AND TRACT 4 & 4-01 OF THE M.B. JONES SURVEY, ABSTRACT NO. 122

**CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS**

P2022-XXX
September 12, 2022

OPEN SPACE	ACRES
FLOOD PLAIN	29.72
OTHER	14.27
TOTAL	44.24
OPEN SPACE RATIO*	
$[(29.72/2) + 14.27] / 115.80$	= 25.2%

*ASSUMING HALF OF FLOODPLAIN

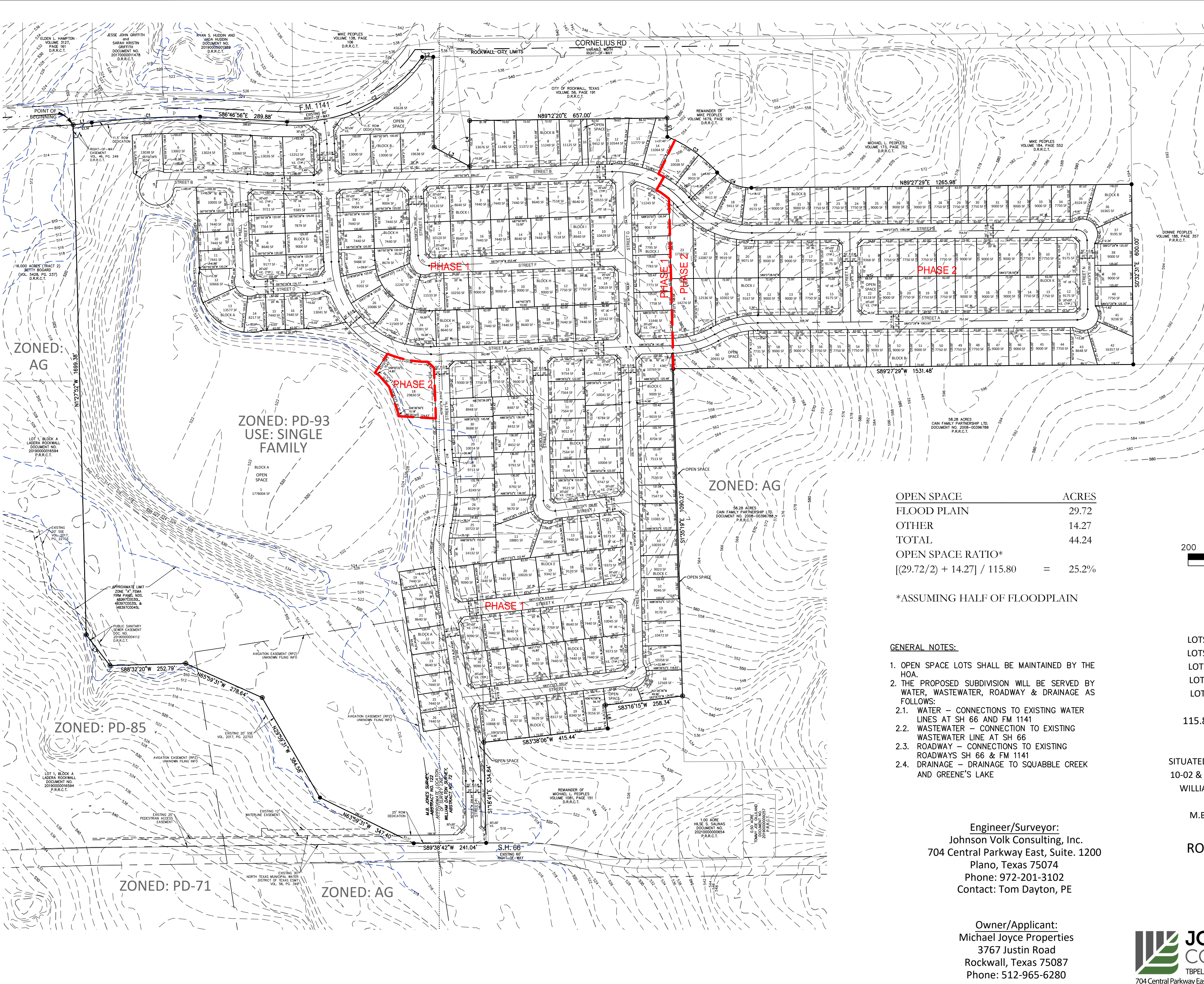
GENERAL NOTES:

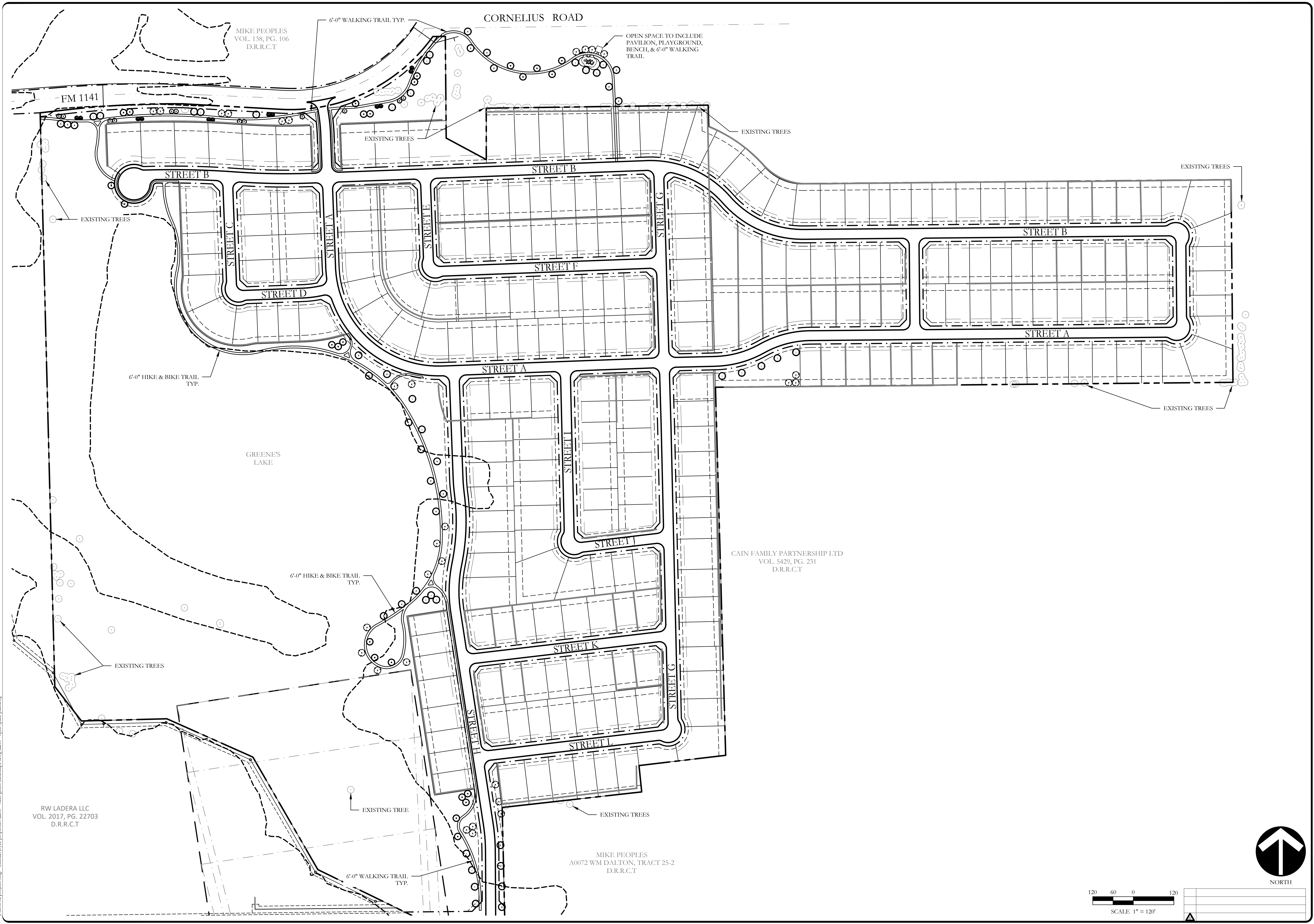
1. OPEN SPACE LOTS SHALL BE MAINTAINED BY THE HOA.
2. THE PROPOSED SUBDIVISION WILL BE SERVED BY WATER, WASTEWATER, ROADWAY & DRAINAGE AS FOLLOWS:
 - 2.1. WATER – CONNECTIONS TO EXISTING WATER LINES AT SH 66 AND FM 1141
 - 2.2. WASTEWATER – CONNECTION TO EXISTING WASTEWATER LINE AT SH 66
 - 2.3. ROADWAY – CONNECTIONS TO EXISTING ROADWAYS SH 66 & FM 1141
 - 2.4. DRAINAGE – DRAINAGE TO SQUABBLE CREEK AND GREENE'S LAKE

Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite. 1200
Plano, Texas 75074
Phone: 972-201-3102
Contact: Tom Dayton, PE

Owner/Applicant:
Michael Joyce Properties
3767 Justin Road
Rockwall, Texas 75087
Phone: 512-965-6280

**JOHNSON VOLK
CONSULTING**
TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100





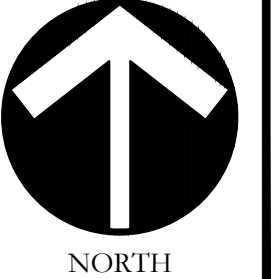
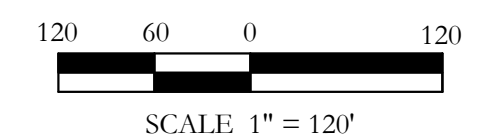
P:\civil_3d\projects\imp_michael_joyce_properties\2215_vallis_green_landscape.dwg, 2215 - open space plan.dwg
 P:\civil_3d\projects\imp_michael_joyce_properties\2215_vallis_green_landscape.dwg, 2215 - open space plan.dwg

RW LADERA LLC
 VOL. 2017, PG. 22703
 D.R.R.C.T

MIKE PEOPLES
 VOL. 138, PG. 106
 D.R.R.C.T

MIKE PEOPLES
 A0072 WM DALTON, TRACT 25-2
 D.R.R.C.T

CAIN FAMILY PARTNERSHIP LTD
 VOL. 5429, PG. 231
 D.R.R.C.T





MEMORANDUM

TO: Mary Smith, City Manager

CC: Honorable Mayor and City Council

FROM: Ryan Miller, Director of Planning and Zoning

DATE: October 17, 2022

SUBJECT: P2022-049; PRELIMINARY PLAT FOR THE TERRACES SUBDIVISION

Attachments

Case Memo
Development Application
Location Map
Preliminary Plat
Preliminary Utility Plan
Preliminary Drainage Plan
Preliminary Treescape Plan

Summary/Background Information

Consider a request by Ryan Joyce on Michael Joyce Properties on behalf of Bret Pedigo of TM Terraces, LCC for the approval of a *Preliminary Plat* for the Terraces Subdivision consisting of 263 single-family residential lots on a 115.804-acre tract of land being identified as Tract 4-01 of the M. B. Jones Survey, Abstract No. 122 and Tracts 13 & 25 and a portion of Tracts 10-02, 10-03, 25-1 & 26 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Planned Development District 93 (PD-93) for Single-Family 10 (SF-10) District land uses, situated within the SH-66 Overlay (SH-66 OV) District, located south of the intersection of Cornelius Road and FM-1141, and take any action necessary.

Action Needed

The City Council is being asked to approve, approve with conditions, or deny the proposed 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: October 17, 2022
APPLICANT: Ryan Joyce; *Michael Joyce Properties*
CASE NUMBER: P2022-049; *Preliminary Plat for the Terraces Subdivision*

SUMMARY

Consider a request by Ryan Joyce on Michael Joyce Properties on behalf of Bret Pedigo of TM Terraces, LCC for the approval of a Preliminary Plat for the Terraces Subdivision consisting of 263 single-family residential lots on a 115.804-acre tract of land being identified as Tract 4-01 of the M. B. Jones Survey, Abstract No. 122 and Tracts 13 & 25 and a portion of Tracts 10-02, 10-03, 25-1 & 26 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Planned Development District 93 (PD-93) for Single-Family 10 (SF-10) District land uses, situated within the SH-66 Overlay (SH-66 OV) District, located south of the intersection of Cornelius Road and FM-1141, and take any action necessary..

PLAT INFORMATION

- The purpose of the applicant's request is to Preliminary Plat a 115.804-acre parcel of land (*i.e. Tract 4-01 of the M. B. Jones Survey, Abstract No. 122 and Tracts 13 & 25 and a portion of Tracts 10-02, 10-03, 25-1 & 26 of the W. M. Dalton Survey, Abstract No. 72*) to show the future establishment of a 263 single-family residential subdivision that will include and eight (8) open space lots (*i.e. Lots 1-25, Block A; Lots 1-60, Block B; Lots 1-24, Block C; Lots 1-16, Block D; Lots 1-32, Block E; Lots 1-13, Block F; Lots 1-8, Block G; Lots 1-31, Block H; Lots 1-18, Block I; Lots 1-23 Block J; Lots 1-22, Block K, Terraces Subdivision*). The proposed Preliminary Plat also lays out the necessary easements (*e.g. fire lane, public access/right-of-way, utilities, and drainage*) for the future development of the residential subdivision. Staff should note that the applicant has submitted a *Master Plat* [*i.e. Case No. P2022-048*] concurrently with this Preliminary Plat.
- The subject property was annexed on March 16, 1998 by *Ordinance No. 98-10 [Case No. A1998-001]*. At the time of annexation, the subject property was zoned Agricultural (AG) District. According to the Rockwall Central Appraisal District (RCAD), currently situated on the subject property is: [1] a 2,500 SF single-family home constructed in 1958, [2] a ~1,856 SF covered porch constructed in 1958, [3] a 400 SF storage building constructed in 1900, and [4] a 96 SF storage building with a 240 SF covered canopy constructed in 2007. On April 18, 2022, the City Council approved a zoning change [*Case No. Z2022-010; Ordinance No. 22-22*] for the subject property from Agricultural (AG) District to Planned Development District 93 (PD-93) for Single-Family 10 (SF-10) District land uses. On May 16, 2022, the City Council approved a preliminary plat [*Case No. P2022-015*] and a master plat [*Case No. P2022-016*] for the subject property.
- On October 4, 2022, the Parks and Recreation Board failed to meet the quorum requirements for their regularly scheduled meeting. In accordance with Section 38-55(c) of Article II, Parks and Recreation Board, of the Municipal Code of Ordinances staff is bringing the Parks and Recreation Department's recommendations forward to the Planning and Zoning Commission for consideration and recommendation to the City Council. Please note that a minimum of five (5) votes in the affirmative is required to pass these recommendations on to the City Council. In addition, due to the requirements of Chapter 212 of the Texas Local Government Code -- *specifically the requirements adopted with HB3167 (i.e. the shot clock bill)* -- these cases will not be reconsidered by the Parks and Recreation Board. The recommendations are as follows:

- (1) The property owner shall use the pro-rata equipment fees of \$151,751.00 (*i.e. \$577.00 x 263 Lots*).

- (2) The cash-in-lieu of land fees of \$160,167.00 (i.e. \$609.00 x 263 Lots) will be used to provide amenity to the four (4) acre tract of land (i.e. Tract 13-01 of the W. M. Dalton Survey, Abstract No. 72) owned by the City of Rockwall north of the subject property in accordance with Ordinance No. 22-22 (i.e. Planned Development District 93 [PD-93]).
- (3) The property owner shall provide receipts to the Director of Parks and Recreation showing that the amenities provided are equal to or greater than the fees assessed.

- 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 the Terraces Subdivision, staff would propose the following conditions of approval:

- (1) All technical comments from City Staff (i.e. Engineering, Planning and Fire Department) shall be addressed prior to submittal of civil engineering plans; and,
- (2) The development shall adhere to the Parks and Recreation Department's recommendations as outlined above in this case memo; and,
- (3) Any construction resulting from the approval of this Preliminary 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 11, 2022, the Planning and Zoning Commission approved a motion to recommend approval of the Preliminary Plat by a vote of 5-0, with Commissioners Womble and Deckard absent.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE) †
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) †
- FINAL PLAT (\$300.00 + \$20.00 ACRE) †
- REPLAT (\$300.00 + \$20.00 ACRE)
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) †
- AMENDED SITE PLANELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) †
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) † & ‡
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) †

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ‡

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 1649 FM 1141, Rockwall, TX 75087

SUBDIVISION ABS A0122, MB Jones, Tract 4-01

LOT

BLOCK

GENERAL LOCATION Approximately 1250 feet east of the intersection John King and FM 1141 South of 1141

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Planned Development PD-93

CURRENT USE Planned Development PD-93

PROPOSED ZONING

PROPOSED USE

ACREAGE 115.804

LOTS [CURRENT]

LOTS [PROPOSED] 263

- 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 TM Terraces, LLC

APPLICANT Michael Joyce Properties

CONTACT PERSON Bret Pedigo

CONTACT PERSON Ryan Joyce

ADDRESS 4416 W. Lovers Lane, Suite 200

ADDRESS 767 Justin Road

CITY, STATE & ZIP Dallas, TX 76209

CITY, STATE & ZIP Rockwall, TX 75087

PHONE

PHONE 512-965-6280

E-MAIL

E-MAIL ryan@michaeljoyceproperties.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Bret L. Pedigo [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 \$ 1937.06 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15th DAY OF September 2022. 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.

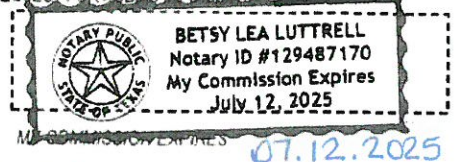
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15 DAY OF September, 2022

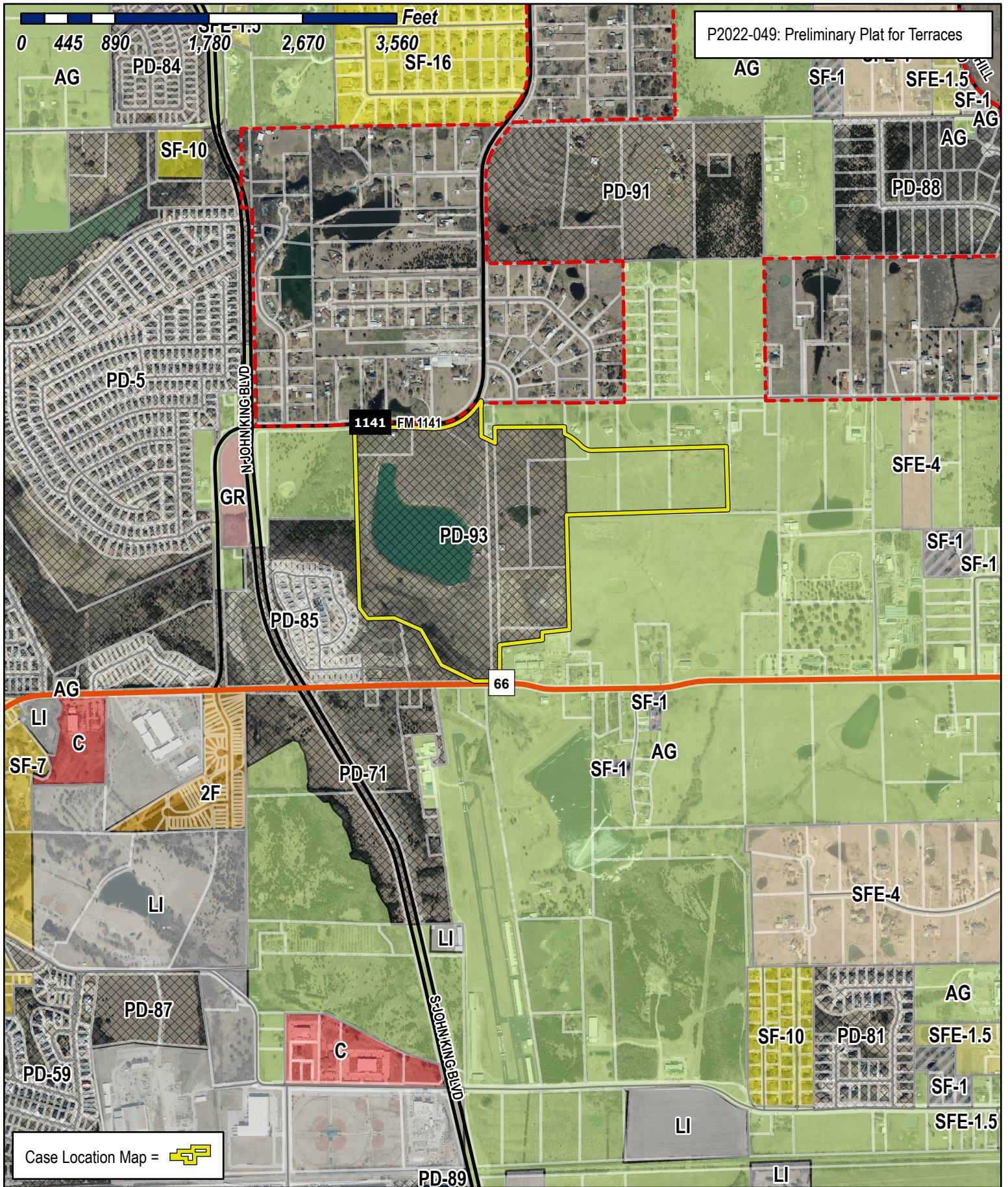
OWNER'S SIGNATURE

Bret L. Pedigo

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Betsy Lea Luttrell



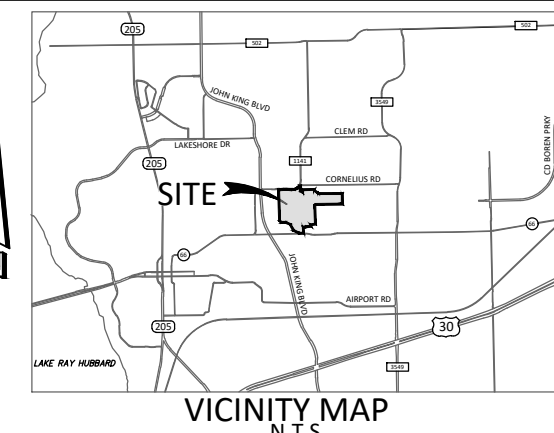


City of Rockwall

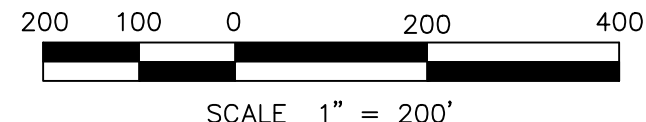
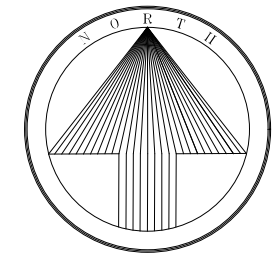
Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75032
 (P): (972) 771-7745
 (W): www.rockwall.com

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.





- LEGEND**
- Point of Curvature or Tangency on Center Line
 - 1/2" Iron rod set with a yellow plastic cap stamped "JVC" (unless otherwise noted)
 - 1/2" IRF (unless otherwise noted)
 - AC Acre
 - BL Building Line
 - C1 Curve No.
 - <CM> Control Monument
 - DE Drainage Easement
 - DUE Drainage Utility Easement
 - Esmt Easement
 - L1 Line No.
 - SF Square Feet
 - UE Utility Easement
 - VE Visibility Easement
 - D.R.R.C.T.= Deed Records of Rockwall County, Texas



SCALE 1" = 200'

PRELIMINARY PLAT TERRACES

LOTS 1-25, BLOCK A; LOTS 1-60, BLOCK B; LOTS 1-24, BLOCK C; LOTS 1-16, BLOCK D; LOTS 1-32, BLOCK E; LOTS 1-13, BLOCK F; LOTS 1-8, BLOCK G; LOTS 1-31, BLOCK H; LOTS 1-18, BLOCK I; LOTS 1-23, BLOCK J; LOTS 1-22, BLOCK K

115.804 ACRES OR 5,044,436.68 SQ. FT.

263 SINGLE FAMILY LOTS AND 8 OPEN SPACE LOTS

SITUATED WITHIN A PORTION OF TRACTS 25-1, 26, 10-02 & 10-03 AND ALL OF TRACT 13 & 25 OF THE WILLIAM DALTON SURVEY, ABSTRACT NO. 72 AND TRACT 4 & 4-01 OF THE M.B. JONES SURVEY, ABSTRACT NO. 122

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

P2022-XXX
September 12, 2022
SHEET 1 OF 2

OPEN SPACE	ACRES
FLOOD PLAIN	29.72
OTHER	14.27
TOTAL	44.24
OPEN SPACE RATIO*	
$[(29.72/2) + 14.27] / 115.80$	= 25.2%

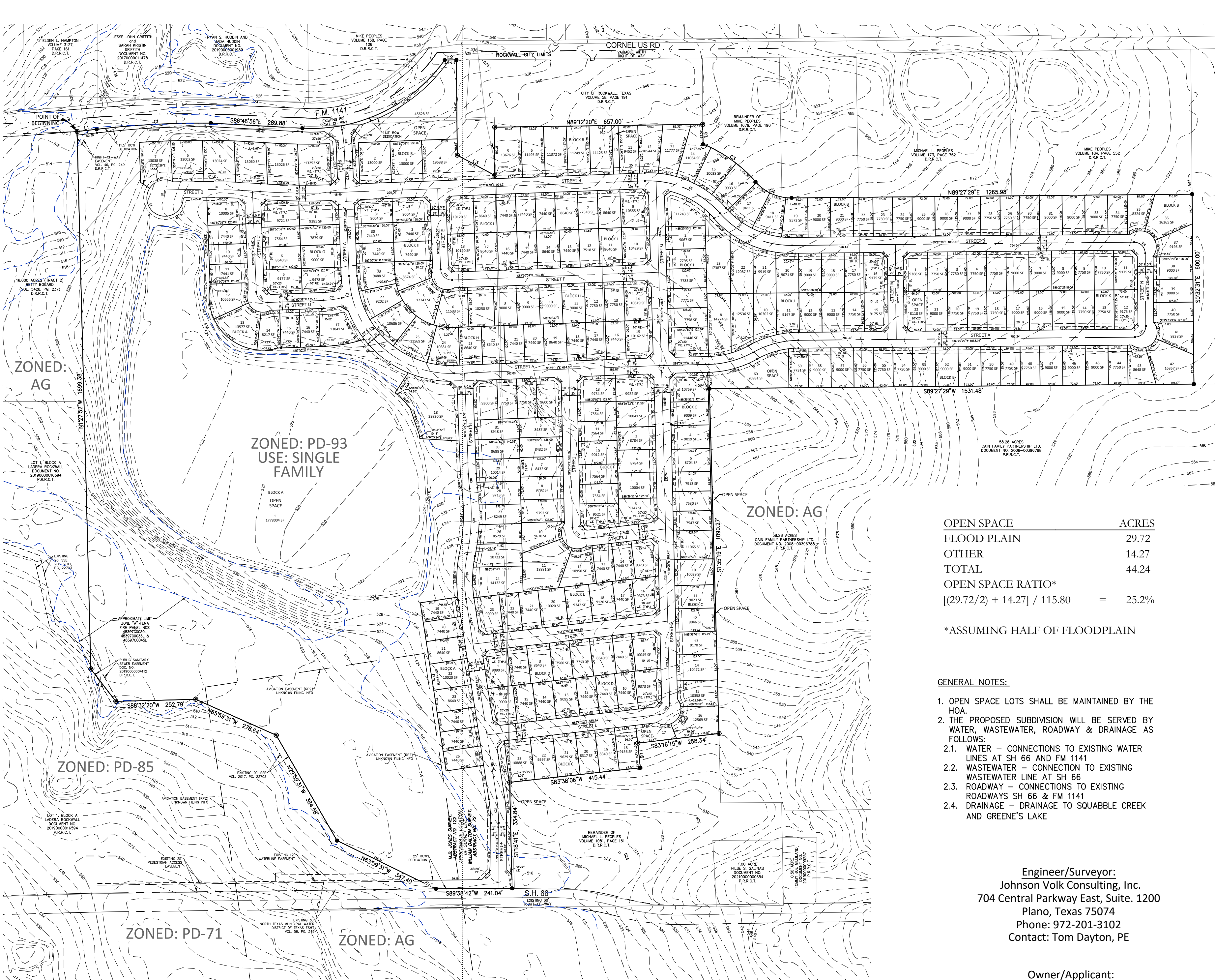
*ASSUMING HALF OF FLOODPLAIN

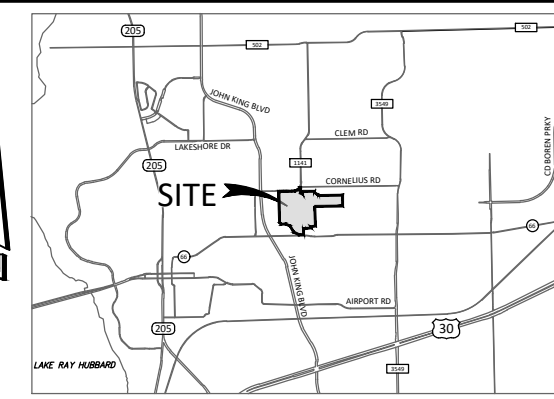
GENERAL NOTES:

1. OPEN SPACE LOTS SHALL BE MAINTAINED BY THE HOA.
2. THE PROPOSED SUBDIVISION WILL BE SERVED BY WATER, WASTEWATER, ROADWAY & DRAINAGE AS FOLLOWS:
 - 2.1. WATER - CONNECTIONS TO EXISTING WATER LINES AT SH 66 AND FM 1141
 - 2.2. WASTEWATER - CONNECTION TO EXISTING WASTEWATER LINE AT SH 66
 - 2.3. ROADWAY - CONNECTIONS TO EXISTING ROADWAYS SH 66 & FM 1141
 - 2.4. DRAINAGE - DRAINAGE TO SQUABBLE CREEK AND GREENE'S LAKE

Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite. 1200
Plano, Texas 75074
Phone: 972-201-3102
Contact: Tom Dayton, PE

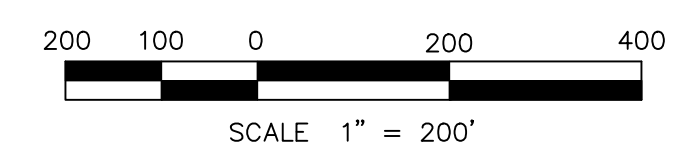
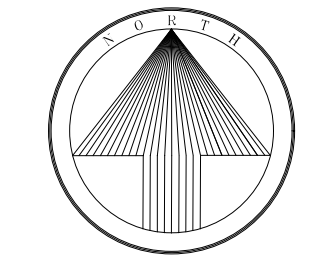
Owner/Applicant:
Michael Joyce Properties
3767 Justin Road
Rockwall, Texas 75087
Phone: 512-965-6280





VICINITY MAP
N.T.S.

- LEGEND**
- Point of Curvature or Tangency on Center Line
 - 1/2" Iron rod set with a yellow plastic cap stamped "JVC" (unless otherwise noted)
 - ⊙ 1/2" IRF (unless otherwise noted)
- AC Acre
BL Building Line
C1 Curve No.
<CM> Control Monument
DE Drainage Easement
DUE Drainage Utility Easement
Esmt Easement
L1 Line No.
SF Square Feet
UE Utility Easement
VAM Visibility Easement
D.R.R.C.T. = Deed Records of Rockwall County, Texas



**PRELIMINARY UTILITY PLAN
TERRACES**

LOTS 1-25, BLOCK A; LOTS 1-60, BLOCK B;
LOTS 1-24, BLOCK C; LOTS 1-16, BLOCK D;
LOTS 1-32, BLOCK E; LOTS 1-13, BLOCK F;
LOTS 1-8, BLOCK G; LOTS 1-31, BLOCK H;
LOTS 1-18, BLOCK I; LOTS 1-23, BLOCK J;
LOTS 1-22, BLOCK K
115.804 ACRES OR 5,044,436.68 SQ. FT.
263 SINGLE FAMILY LOTS AND
8 OPEN SPACE LOTS
SITUATED WITHIN A PORTION OF TRACTS 25-1, 26,
10-02 & 10-03 AND ALL OF TRACT 13 & 25 OF THE
WILLIAM DALTON SURVEY, ABSTRACT NO. 72
AND TRACT 4 & 4-01 OF THE
M.B. JONES SURVEY, ABSTRACT NO. 122
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
P2022-XXX
September 12, 2022

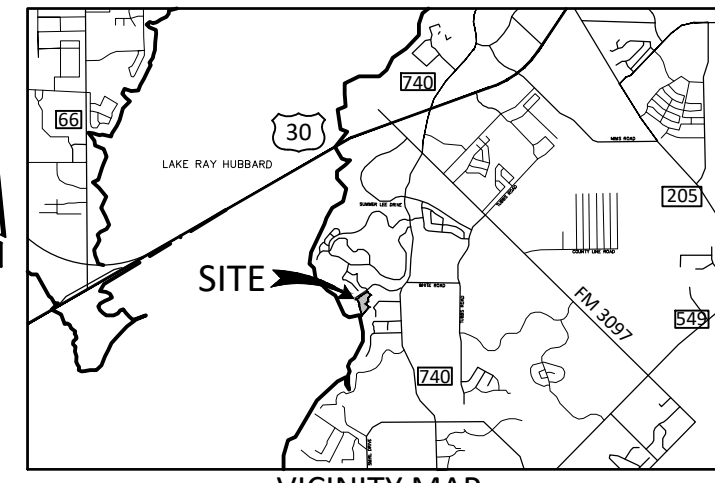
GENERAL NOTES:

1. ALL LOT CORNERS MONUMENTED WITH A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JVC" UNLESS OTHERWISE NOTED.
2. ALL UTILITY EASEMENTS AND DRAINAGE EASEMENTS WITHIN THIS PLATTED PROPERTY ARE CREATED BY THIS PLAT, UNLESS OTHERWISE NOTED.
3. BASIS OF BEARING AND COORDINATES SHOWN HEREON REFER TO "TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES.
4. LOCATION OF 1% ANNUAL FLOOD CHANCE ESTIMATED FROM FEMA FIRM PANEL 48397C0030L, 48397C0035L & 48397C0045L. DATED SEPTEMBER 26, 2008.
5. LOTS ADJACENT TO FLOODPLAIN SHALL HAVE A MINIMUM FINISHED FLOOR ELEVATION 2' ABOVE THE 100-YR WSEL.
6. DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE HOA.
7. OPEN SPACE LOTS SHALL BE MAINTAINED BY THE HOA.

Owner/Applicant:
Michael Joyce Properties
3767 Justin Road
Rockwall, Texas 75087
Phone: 512-965-6280

Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite. 1200
Plano, Texas 75074
Phone: 972-201-3102
Contact: Joel Richey, PE

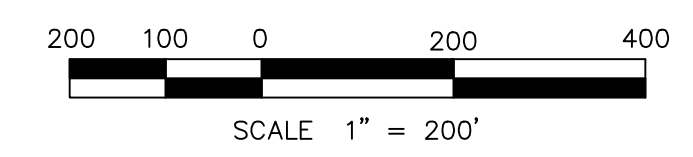
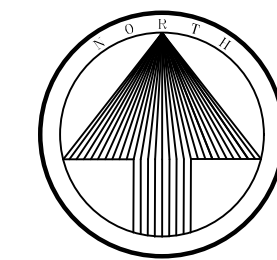




VICINITY MAP
N.T.S.

LEGEND

- DRAINAGE AREA DESIGNATION
DRAINAGE AREA SIZE (AC.)
- PROPOSED DRAINAGE AREA DIVIDE
- DIRECTION OF FLOW
- STORM DRAIN LINE & INLET
- EXISTING CONTOUR
- PROPOSED CONTOUR



**PRELIMINARY DRAINAGE PLAN
TERRACES**

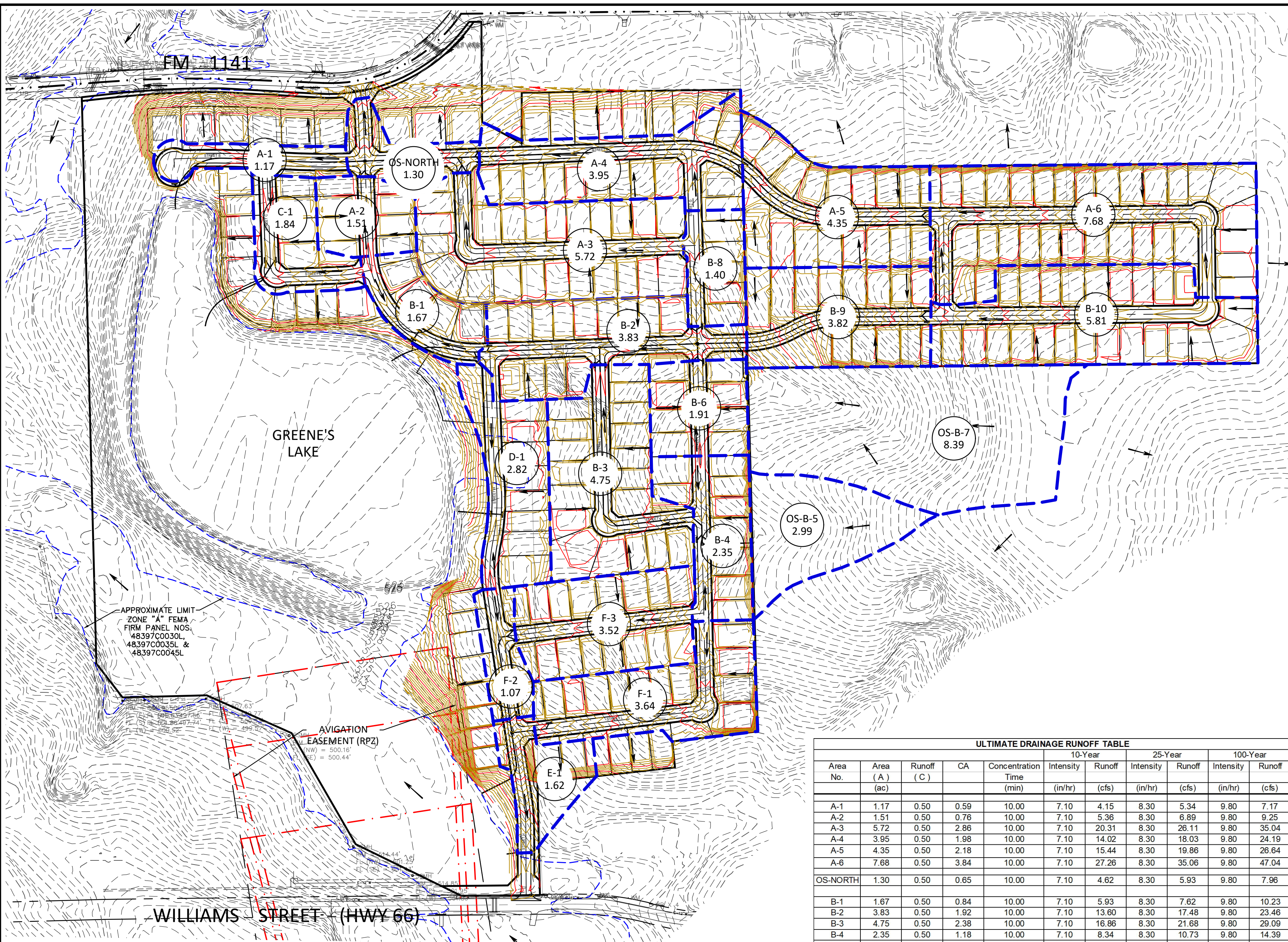
LOTS 1-25, BLOCK A; LOTS 1-60, BLOCK B;
LOTS 1-24, BLOCK C; LOTS 1-16, BLOCK D;
LOTS 1-32, BLOCK E; LOTS 1-13, BLOCK F;
LOTS 1-8, BLOCK G; LOTS 1-31, BLOCK H;
LOTS 1-18, BLOCK I; LOTS 1-23, BLOCK J;
LOTS 1-22, BLOCK K

115.804 ACRES OR 5,044,436.68 SQ. FT.
263 SINGLE FAMILY LOTS AND
8 OPEN SPACE LOTS

SITUATED WITHIN A PORTION OF TRACTS 25-1, 26,
10-02 & 10-03 AND ALL OF TRACT 13 & 25 OF THE
WILLIAM DALTON SURVEY, ABSTRACT NO. 72
AND TRACT 4 & 4-01 OF THE
M.B. JONES SURVEY, ABSTRACT NO. 122
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

P2022-XXX
September 09, 2022

ULTIMATE DRAINAGE RUNOFF TABLE										
Area No.	Area (A) (ac)	Runoff (C)	CA	Concentration Time (min)	10-Year		25-Year		100-Year	
					Intensity (in/hr)	Runoff (cfs)	Intensity (in/hr)	Runoff (cfs)	Intensity (in/hr)	Runoff (cfs)
A-1	1.17	0.50	0.59	10.00	7.10	4.15	8.30	5.34	9.80	7.17
A-2	1.51	0.50	0.76	10.00	7.10	5.36	8.30	6.89	9.80	9.25
A-3	5.72	0.50	2.86	10.00	7.10	20.31	8.30	26.11	9.80	35.04
A-4	3.95	0.50	1.98	10.00	7.10	14.02	8.30	18.03	9.80	24.19
A-5	4.35	0.50	2.18	10.00	7.10	15.44	8.30	19.86	9.80	26.64
A-6	7.68	0.50	3.84	10.00	7.10	27.26	8.30	35.06	9.80	47.04
OS-NORTH	1.30	0.50	0.65	10.00	7.10	4.62	8.30	5.93	9.80	7.96
B-1	1.67	0.50	0.84	10.00	7.10	5.93	8.30	7.62	9.80	10.23
B-2	3.83	0.50	1.92	10.00	7.10	13.60	8.30	17.48	9.80	23.46
B-3	4.75	0.50	2.38	10.00	7.10	16.86	8.30	21.68	9.80	29.09
B-4	2.35	0.50	1.18	10.00	7.10	8.34	8.30	10.73	9.80	14.39
OS-B-5	2.99	0.50	1.50	10.00	7.10	10.61	8.30	13.65	9.80	18.31
B-6	1.91	0.50	0.96	10.00	7.10	6.78	8.30	8.72	9.80	11.70
OS-B-7	8.39	0.50	4.20	10.00	7.10	29.78	8.30	38.30	9.80	51.39
B-8	1.40	0.50	0.70	10.00	7.10	4.97	8.30	6.39	9.80	8.58
B-9	3.82	0.50	1.91	10.00	7.10	13.56	8.30	17.44	9.80	23.40
B-10	5.81	0.50	2.91	10.00	7.10	20.63	8.30	26.52	9.80	35.59
C-1	1.84	0.50	0.92	10.00	7.10	6.53	8.30	8.40	9.80	11.27
D-1	2.82	0.50	1.41	10.00	7.10	10.01	8.30	12.87	9.80	17.27
E-1	1.62	0.50	0.81	10.00	7.10	5.75	8.30	7.40	9.80	9.92
F-1	3.64	0.50	1.82	10.00	7.10	12.92	8.30	16.62	9.80	22.30
F-2	1.07	0.50	0.54	10.00	7.10	3.80	8.30	4.88	9.80	6.55
F-3	3.52	0.50	1.76	10.00	7.10	12.50	8.30	16.07	9.80	21.56

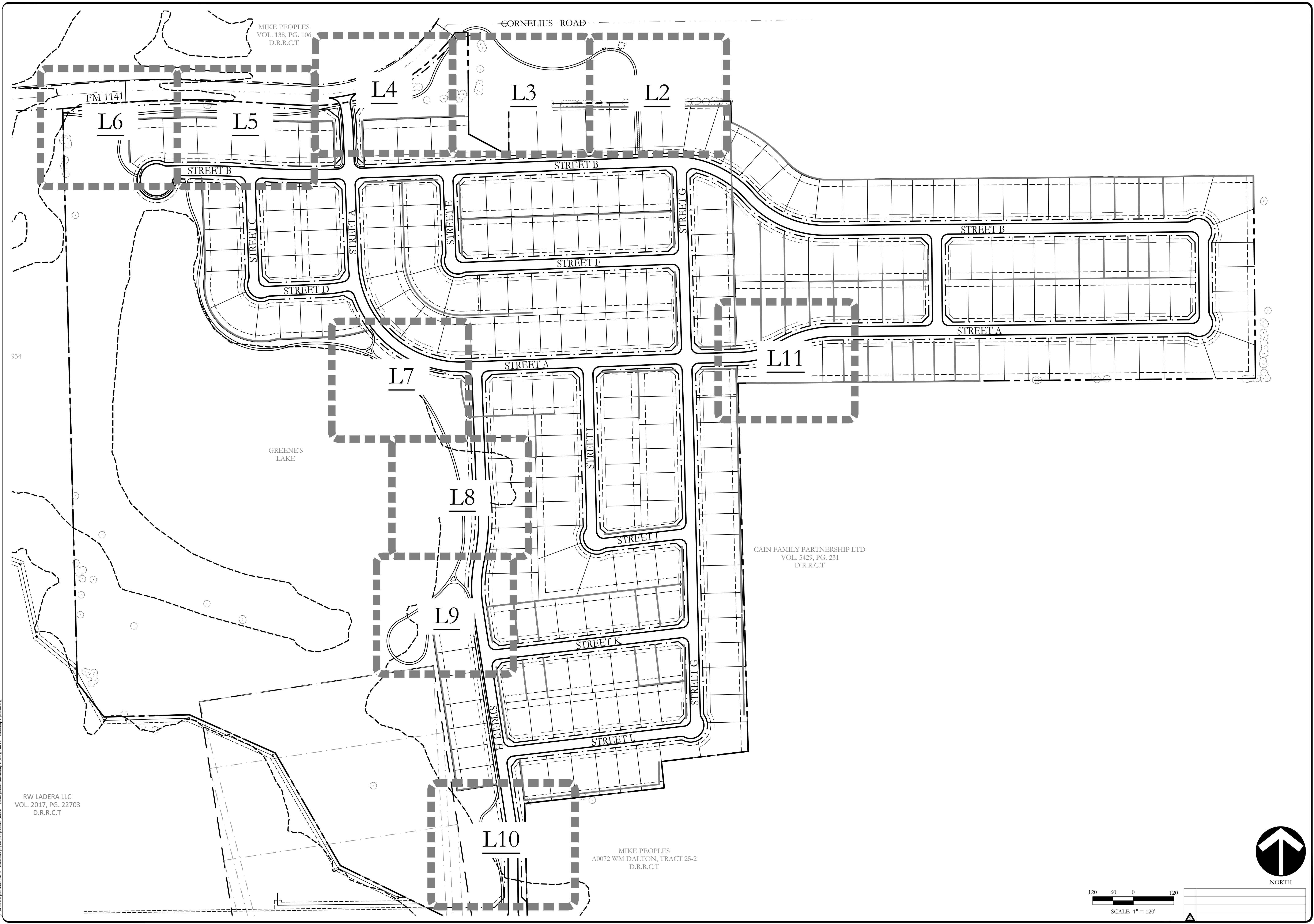


BENCHMARKS:
MONUMENT NO. 1:
XXXX
XXXX
MONUMENT NO. 2:
XXXX
XXXX

Owner/Applicant:
MRJOYCE, LLC
Ryan Joyce
767 Justin Road
Rockwall, Texas 75087
Phone: 512-965-6280

Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite 1200
Plano, Texas 75074
Phone: 972-201-3100
Contact: Tom Dayton, PE

**JOHNSON VOLK
CONSULTING**
TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100



MIKE PEOPLES
VOL. 138, PG. 106
D.R.R.C.T

FM 1141

CORNELIUS ROAD

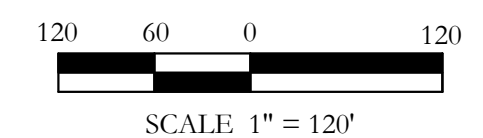
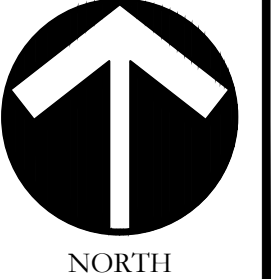
GREENE'S
LAKE

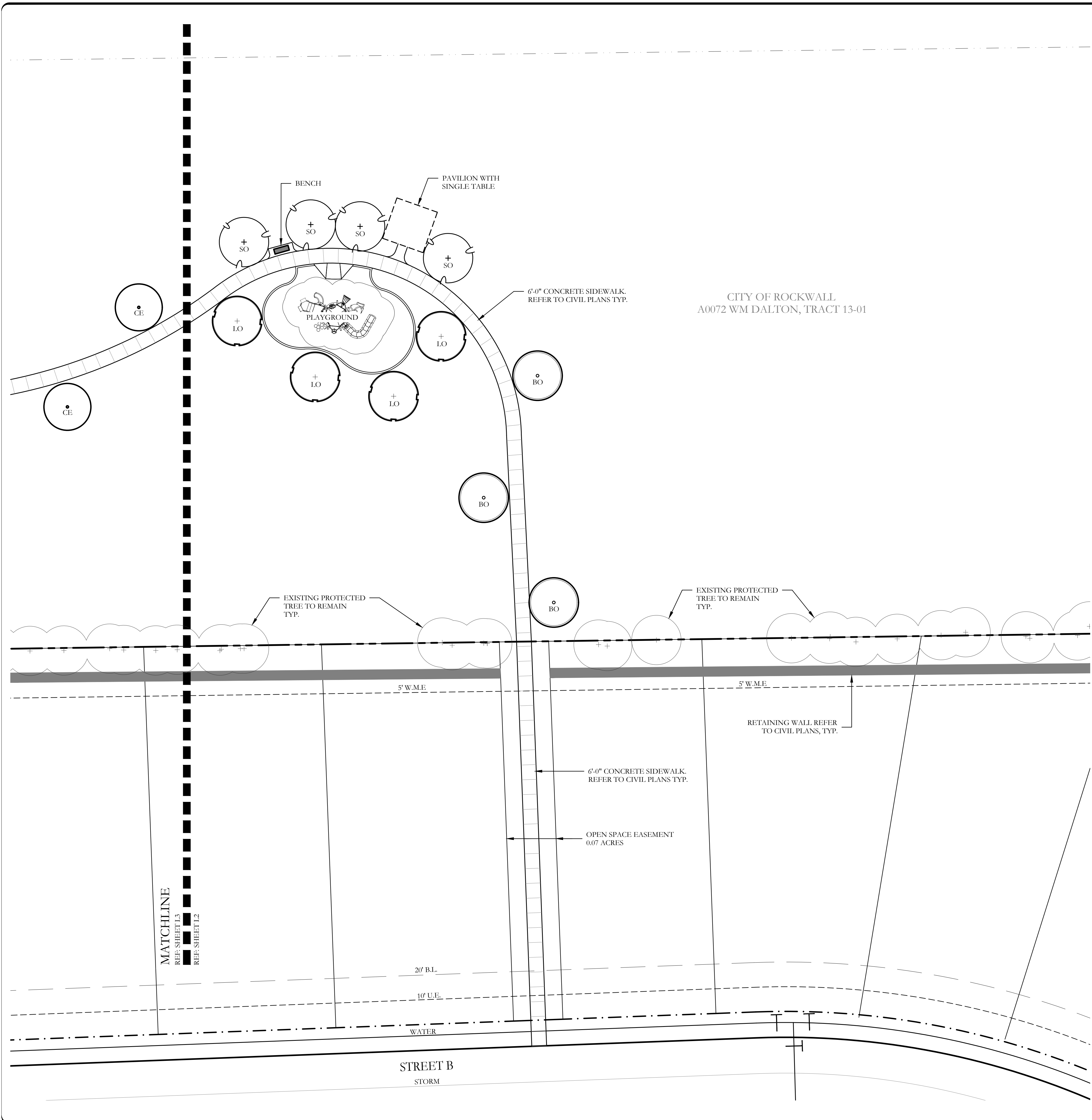
CAIN FAMILY PARTNERSHIP LTD
VOL. 5429, PG. 231
D.R.R.C.T

MIKE PEOPLES
A0072 WM DALTON, TRACT 25-2
D.R.R.C.T

RW LADERA LLC
VOL. 2017, PG. 22703
D.R.R.C.T

P:\level_3\projects\imp - michael jayce\properties\2215 - vallis green landscape\0819\2215 - reescapc_planning.dwg

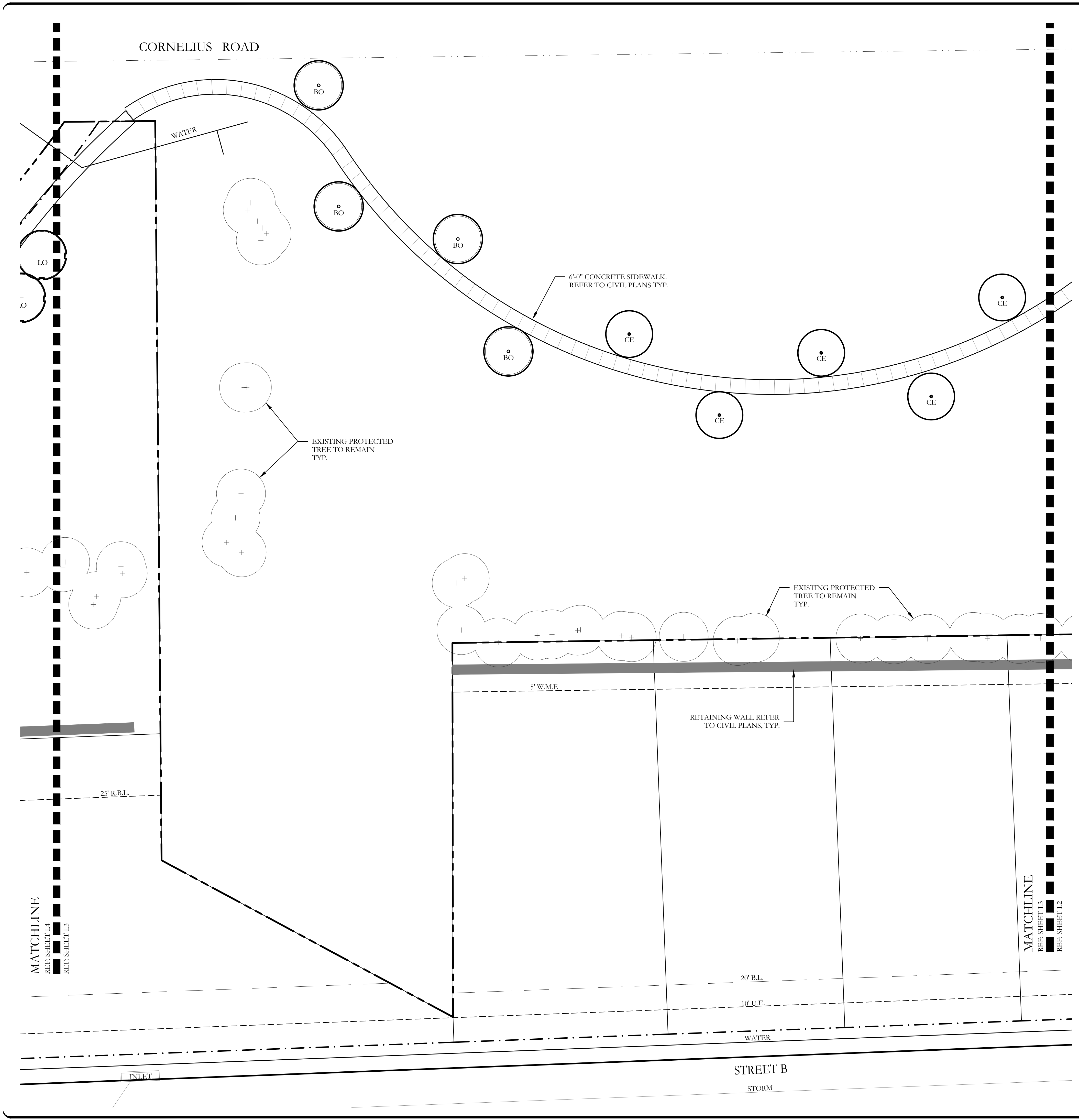




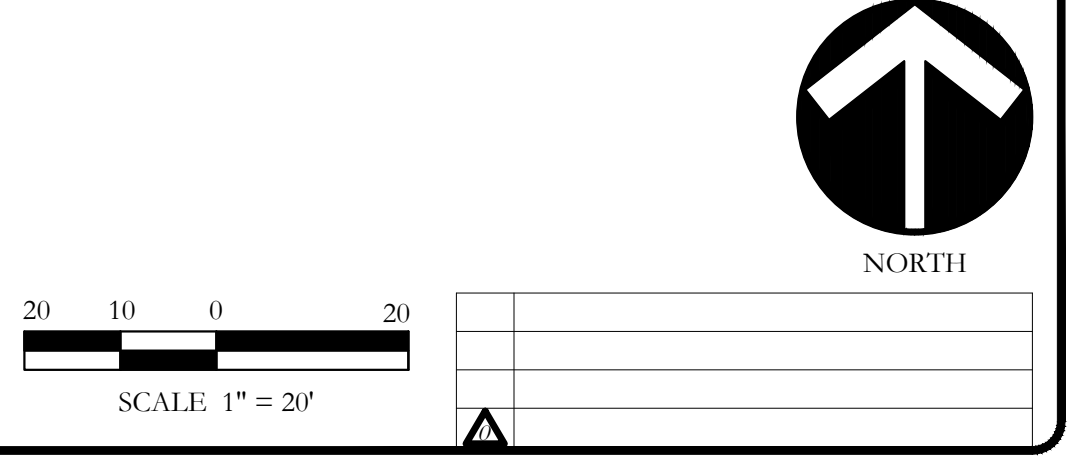
CITY OF ROCKWALL
A0072 WM DALTON, TRACT 13-01

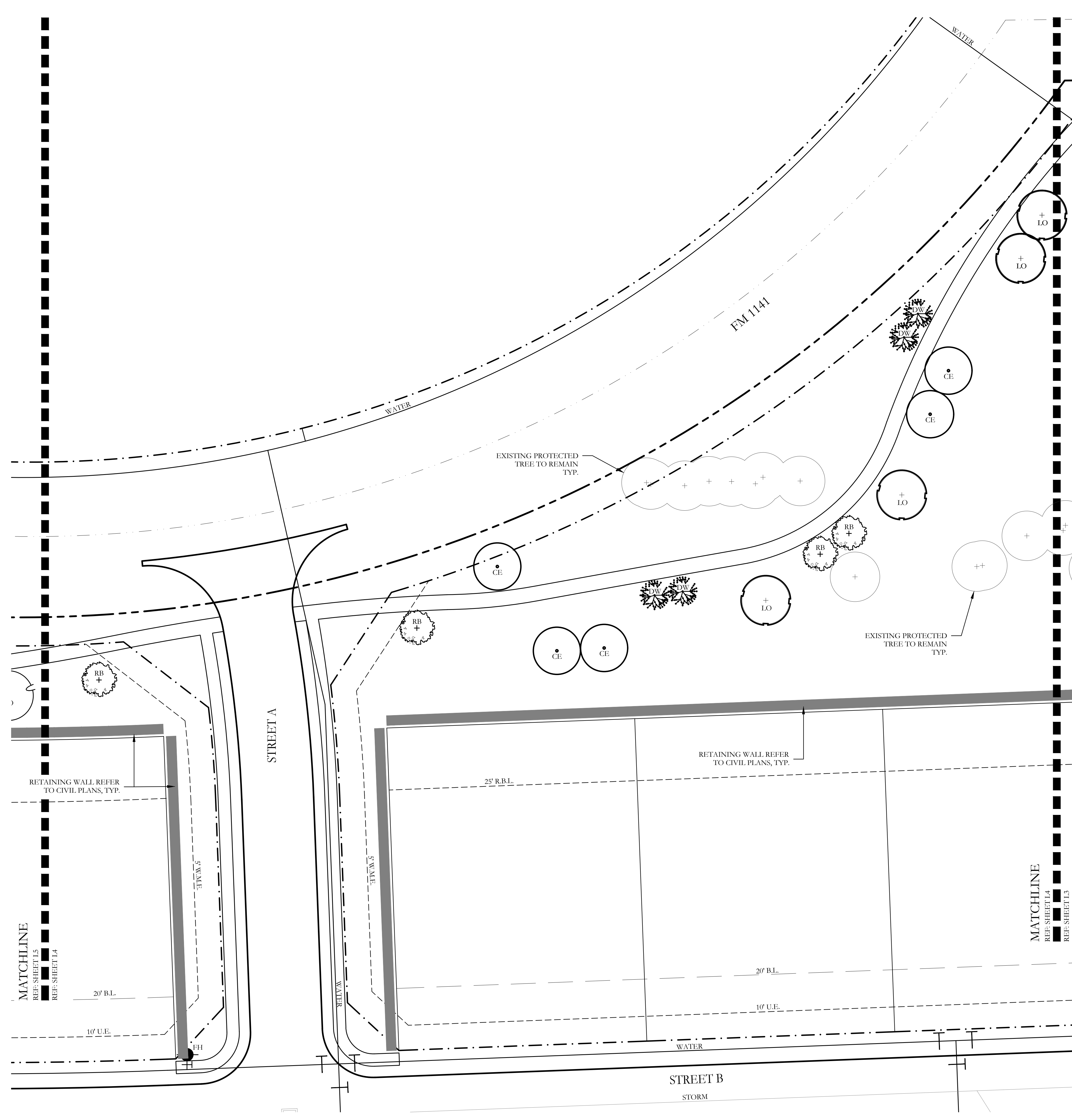
PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
	DW	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN
	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN



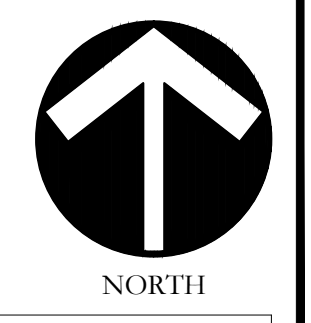
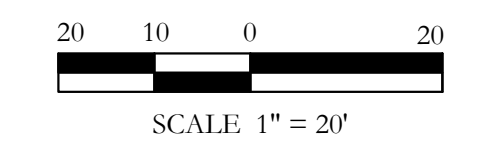


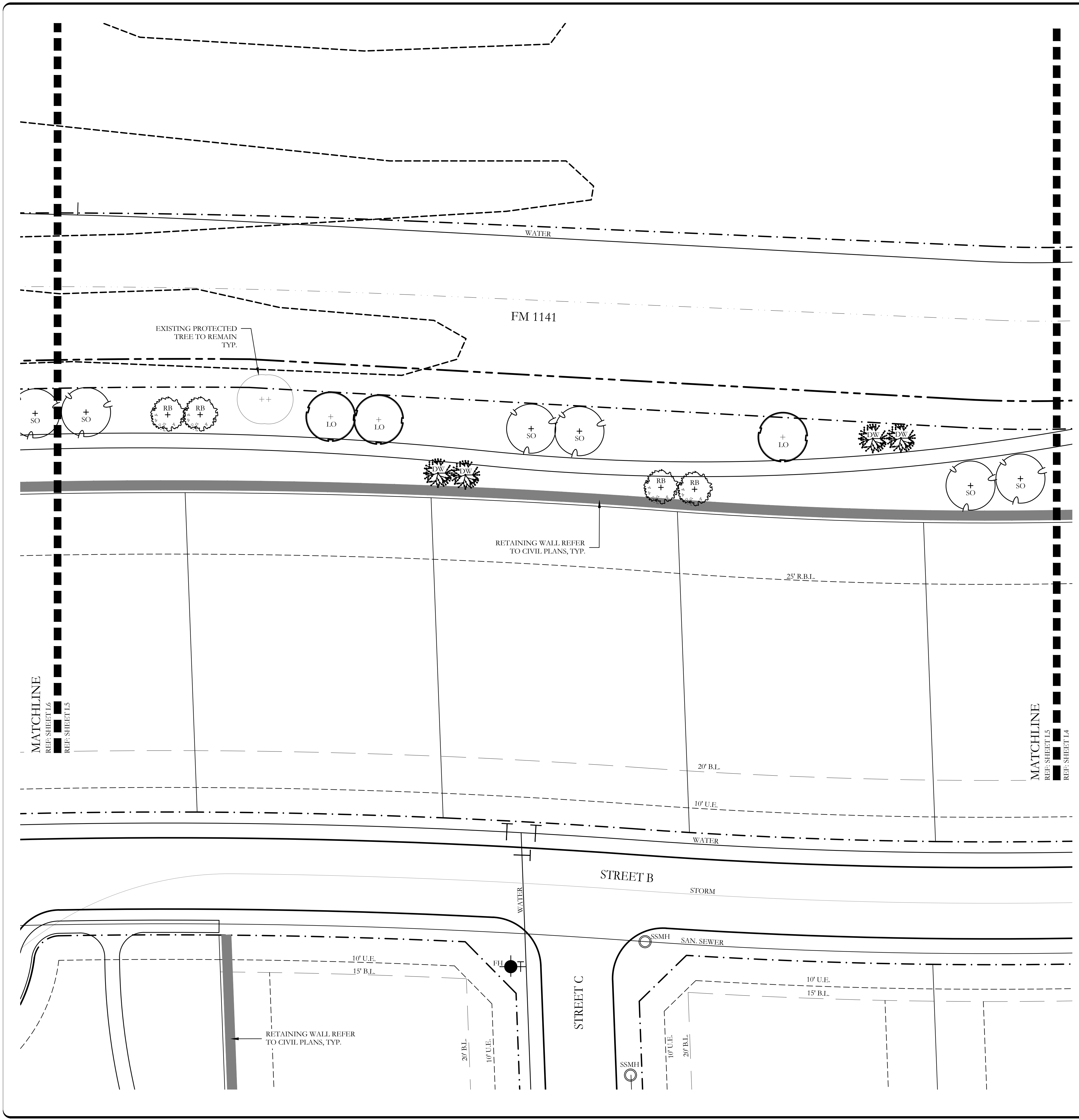
PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
	DW	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN
	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN



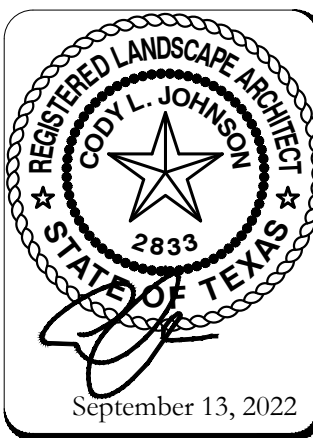


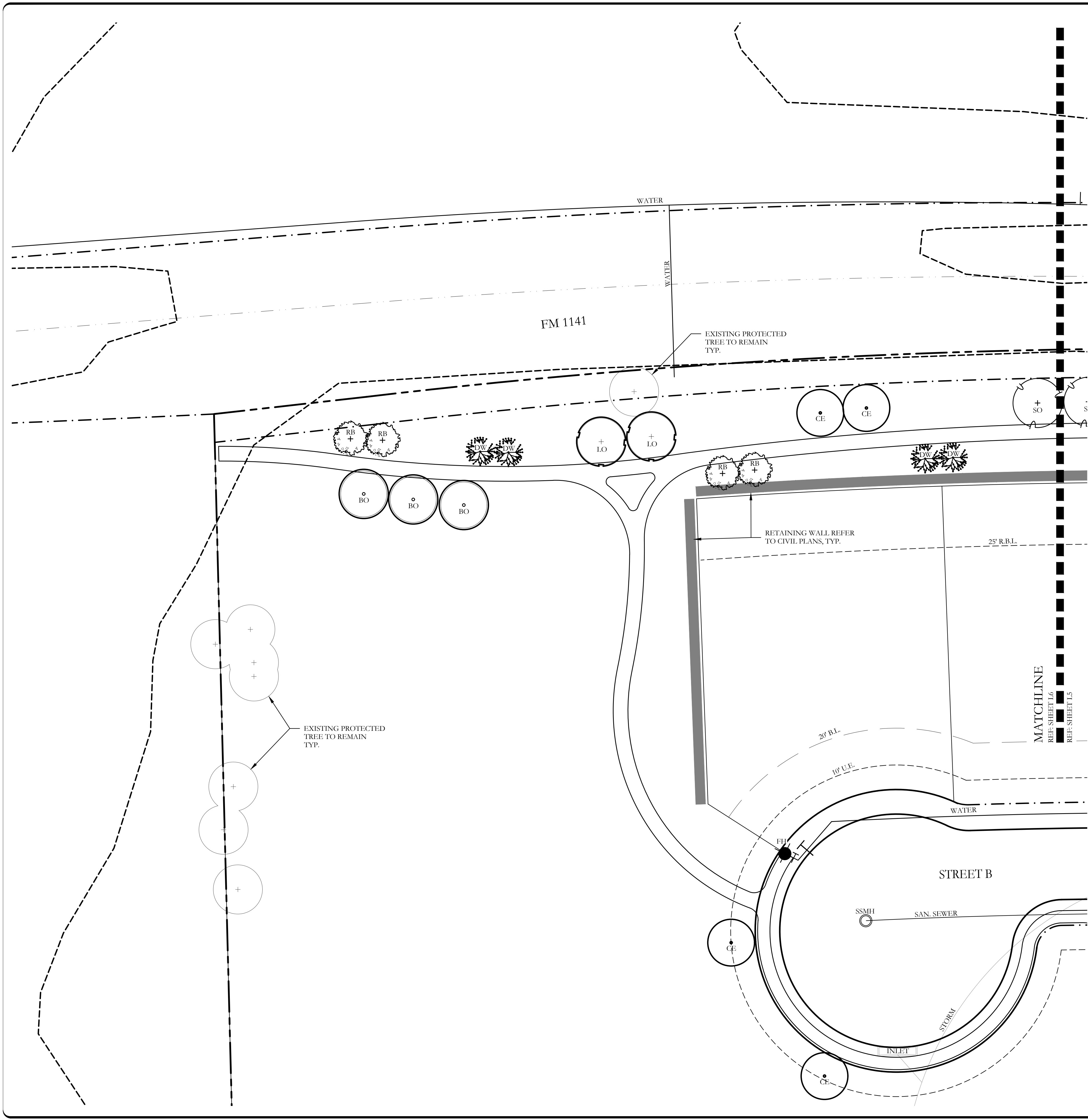
PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
	DW	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN
	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN



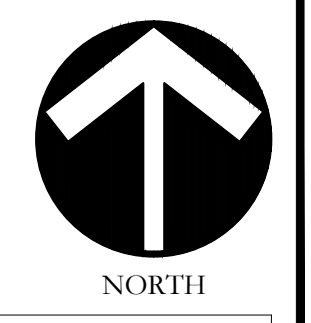
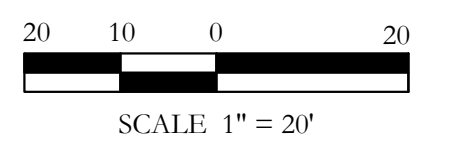


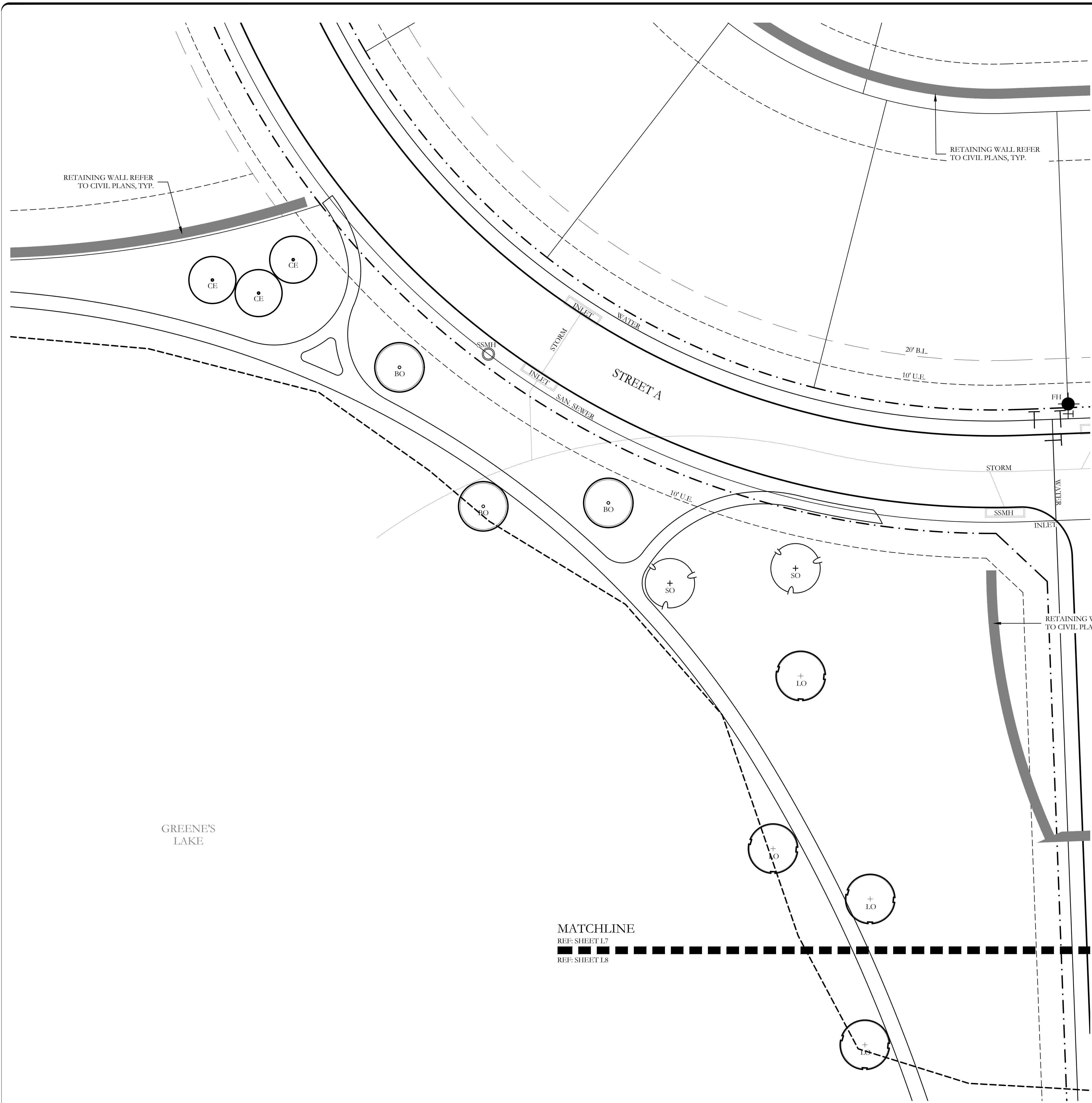
PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
	DW	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN
	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN





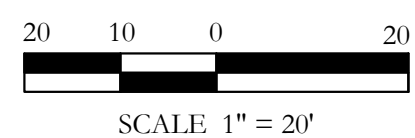
PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
	DW	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN
	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN





PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
	DW	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN
	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN

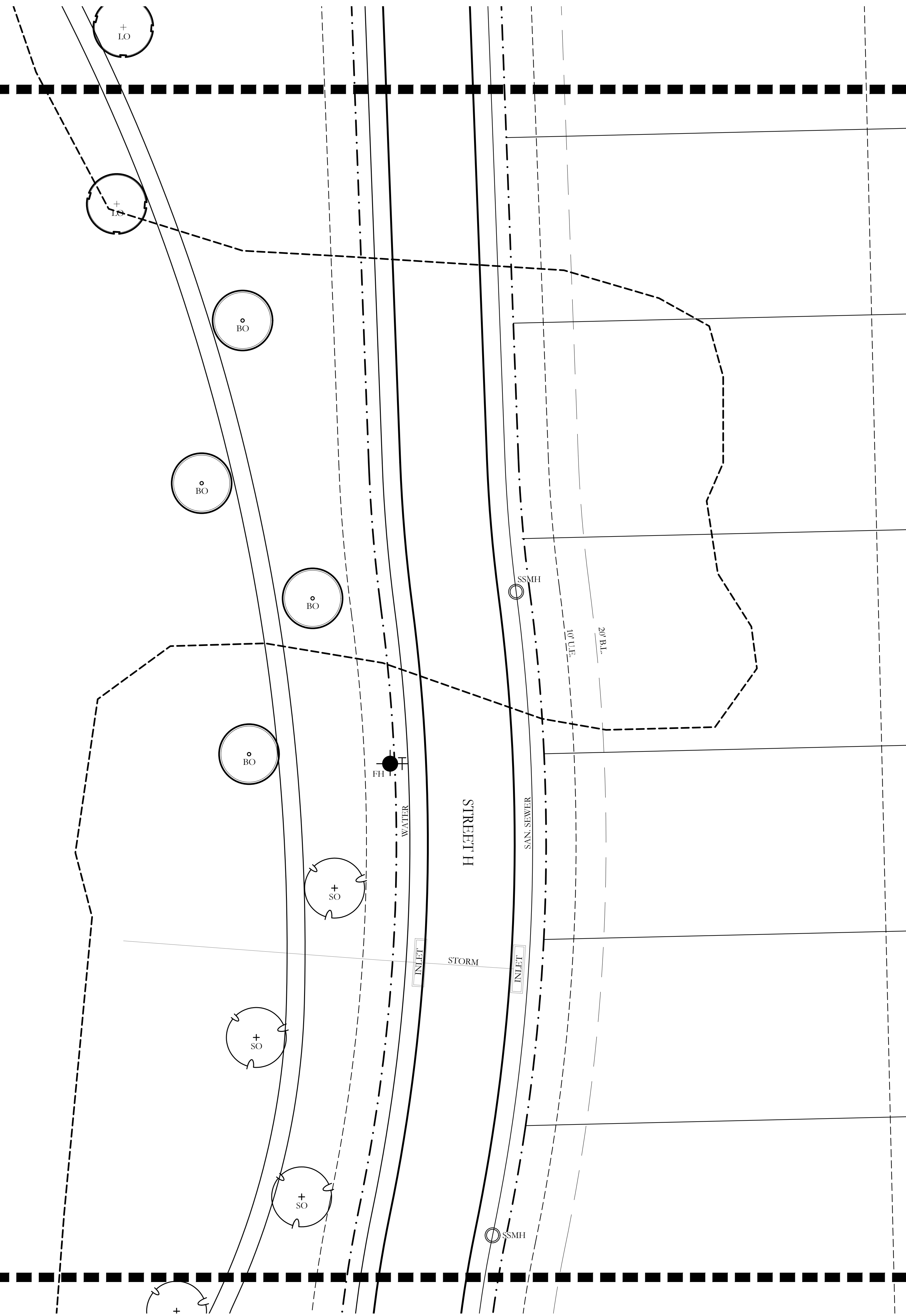
MATCHLINE
 REF: SHEET L7
 REF: SHEET L8



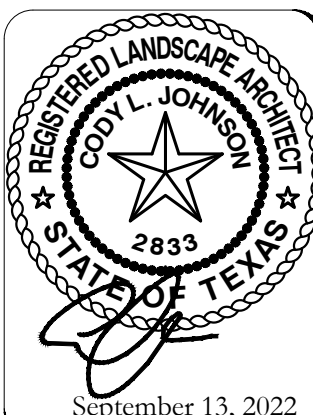
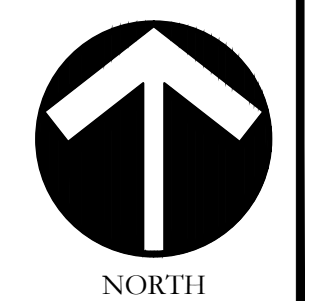
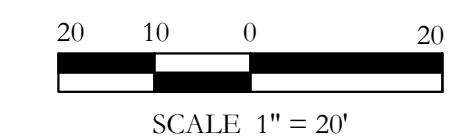
MATCHLINE
REF: SHEET L7
REF: SHEET L8

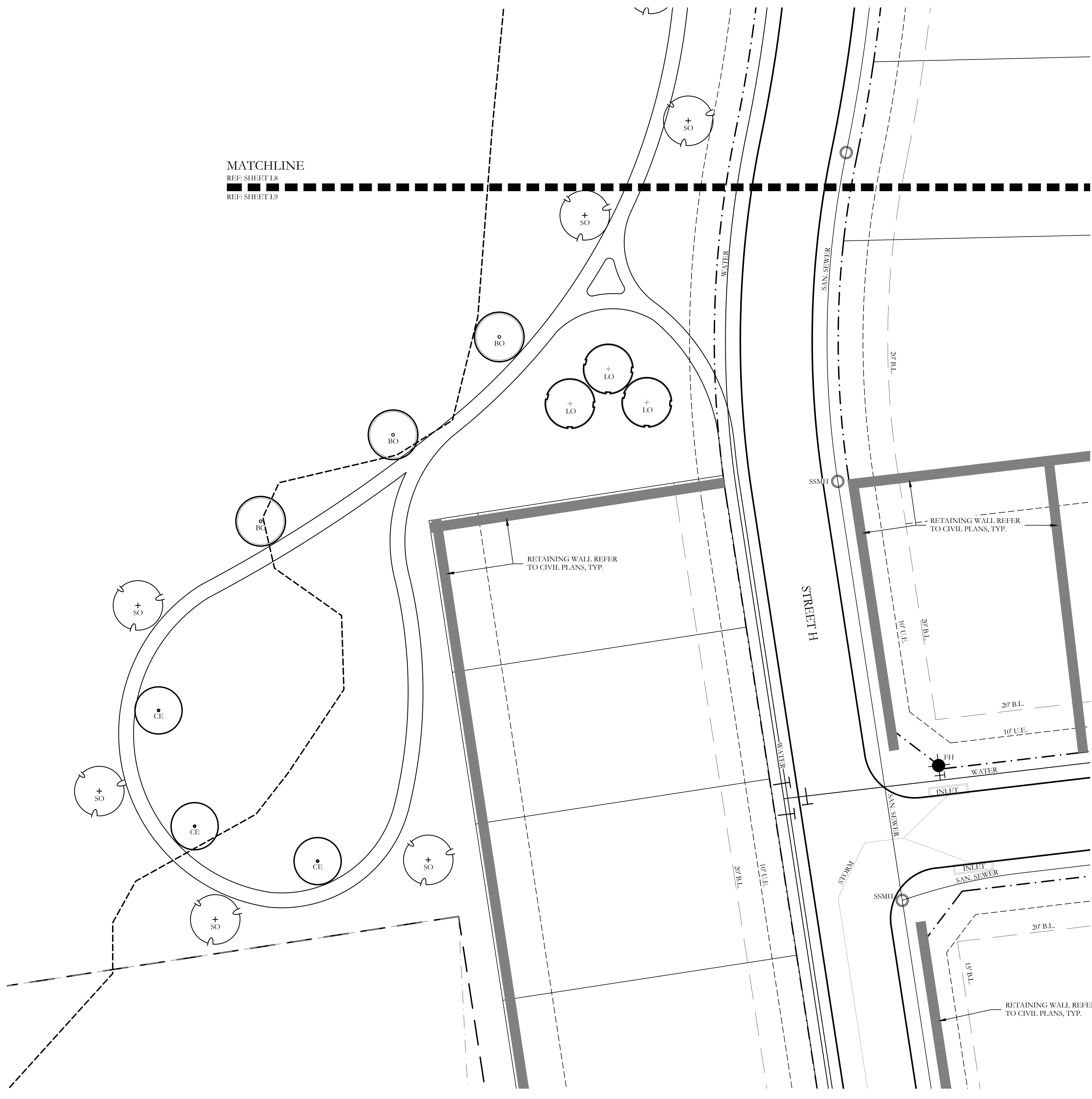
GREENE'S LAKE

MATCHLINE
REF: SHEET L8
REF: SHEET L9



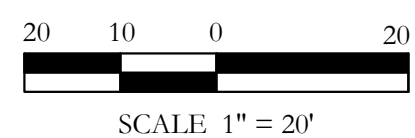
PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
	DW	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN
	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN





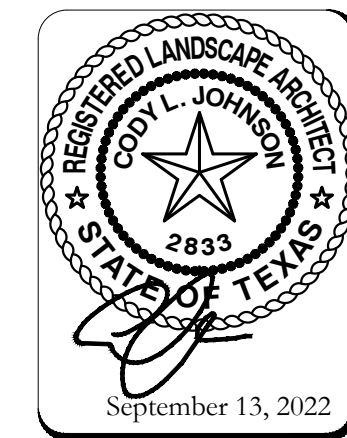
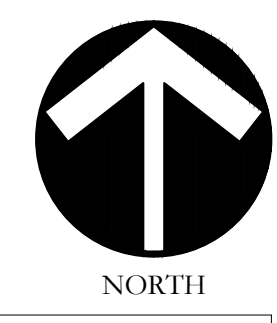
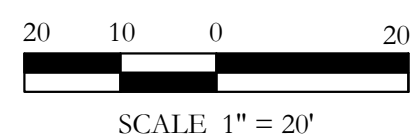
MATCHLINE
 REF: SHEET L8
 REF: SHEET L9

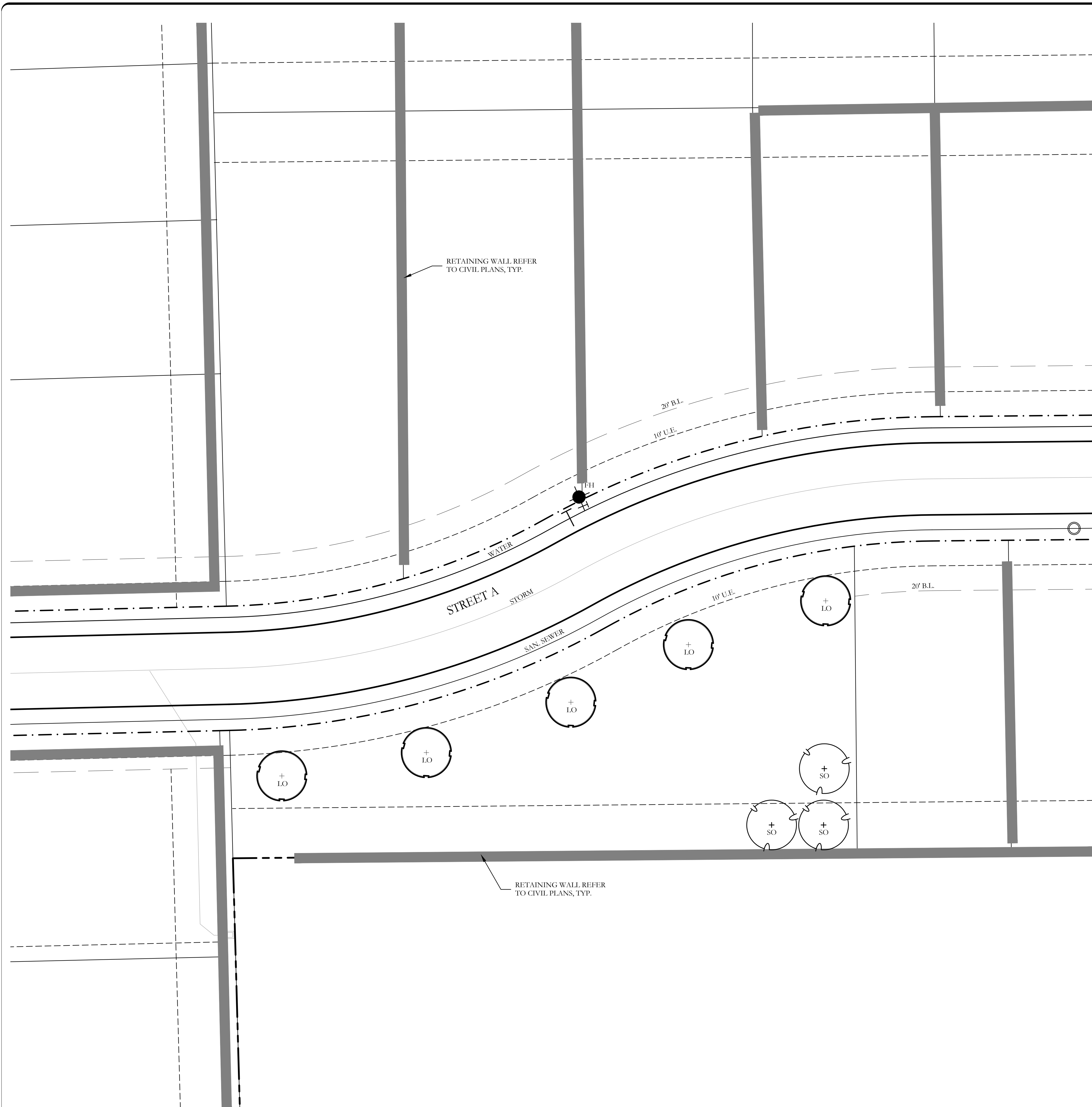
PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
	DW	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN
	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN



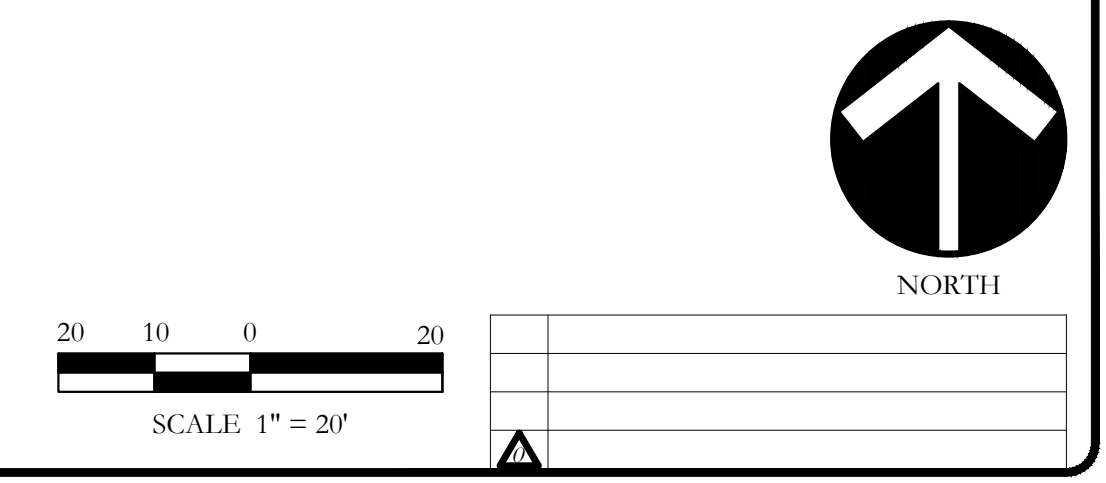


PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
	DW	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN
	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN





PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
	DW	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN
	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN



LANDSCAPE PROVIDED

FM 1141 ROAD.

MINIMUM TEN (10) FOOT LANDSCAPE BUFFER PROVIDED

1 - 4" CAL. CANOPY TREE & 1 ACCENT TREE / 50 LF OF LINEAR FRONTAGE
1204 LF OF FRONTAGE / 50 LF = 24 - 4" CAL. TREES & 24 ACCENT TREES REQUIRED
PROVIDED: 25 - 4" CALIPER CANOPY TREES & 24 ACCENT TREES PROVIDED

TREE MITIGATION

173 CAL. INCHES REMOVED

119 - 4" CAL. CANOPY TREES & 24 - 2" CAL. ACCENT TREES = 476 CAL. INCHES REPLACED.

PLANT LIST						
KEY	ESTIMATED QUANTITY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING	REMARKS
LO	29	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
SO	29	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
BO	24	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
CE	25	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
DW	12	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.
RB	12	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.

GENERAL LANDSCAPE NOTES

INSPECTIONS:

- NO EXCAVATION SHALL OCCUR IN CITY R.O.W. WITHOUT A R.O.W. PERMIT--CONTACT THE PUBLIC WORKS DEPARTMENT.
- THE CONTRACTOR SHALL MARK ALL WATER LINES, SEWER LINES, AND TREE LOCATIONS PRIOR TO CALLING FOR ROW INSPECTION AND PERMIT.
- THE LANDSCAPE INSTALLATION SHALL COMPLY WITH APPROVED LANDSCAPE DRAWINGS PRIOR TO FINAL ACCEPTANCE BY THE CITY AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- WATER METERS, CLEANOUTS AND OTHER APPURTENANCES, SHALL BE ACCESSIBLE, ADJUSTED TO GRADE, CLEARLY MARKED WITH FLAGGING AND COMPLIANT WITH PUBLIC WORKS DEPARTMENT STANDARDS PRIOR TO CALLING FOR FINAL LANDSCAPE AND ROW INSPECTIONS.

LANDSCAPE STANDARDS:

- PLANTINGS AND LANDSCAPE ELEMENTS SHALL COMPLY WITH THE CITY'S ENGINEERING DESIGN STANDARDS, PUBLIC ROW VISIBILITY REQUIREMENTS.
- UNLESS OTHERWISE SPECIFIED, TREES SHALL BE PLANTED NO LESS THAN 4' FROM CURBS, SIDEWALKS, UTILITY LINES, SCREENING WALLS AND OTHER STRUCTURES. THE CITY HAS FINAL APPROVAL FOR ALL TREE PLACEMENTS.
- A MINIMUM THREE FEET (3') RADIUS AROUND A FIRE HYDRANT MUST REMAIN CLEAR OF LANDSCAPE PURSUANT TO THE FIRE CODE.
- STREET TREES, WHERE REQUIRED, SHALL BE (10') MINIMUM FROM THE EDGE OF A STORM SEWER CURB INLET BOX AND THE EDGE OF THE ROOT BALL SHALL BE (4') MINIMUM FROM THE WATER METER.
- THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2004) SPECIFICATIONS SHALL GOVERN PLANT QUALIFICATIONS, GRADES, AND STANDARDS.
- TREE PLANTING SHALL COMPLY WITH DETAILS HEREIN AND THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) STANDARDS.
- A 2-3" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. THE MULCH SHALL BE PULLED BACK 4" FROM THE TRUNK OF THE TREE.
- TREE PITS SHALL BE TESTED FOR WATER PERCOLATION. IF WATER DOES NOT DRAIN OUT OF TREE PIT WITHIN 24-HOURS, THE TREE SHALL BE MOVED OR DRAINAGE SHALL BE PROVIDED.
- ALL BEDS TO HAVE 3" OF COMPOSTED SOIL, LIVING EARTH TECHNOLOGY, OR APPROVED EQUAL TILLED AND TURNED TO A DEPTH OF 8" MINIMUM.
- ALL PLANT BEDS SHALL BE TOP-DRESSED WITH A MINIMUM OF 3 INCHES OF HARDWOOD MULCH.
- NATIVE SITE TOPSOIL IS TO BE PROTECTED FROM EROSION OR STOCKPILED. NATIVE SITE TOPSOIL SHALL BE LABORATORY TESTED BY AN ACCREDITED LABORATORY AND AMENDED PER SAID LABORATORY'S RECOMMENDATIONS.

IRRIGATION STANDARDS:

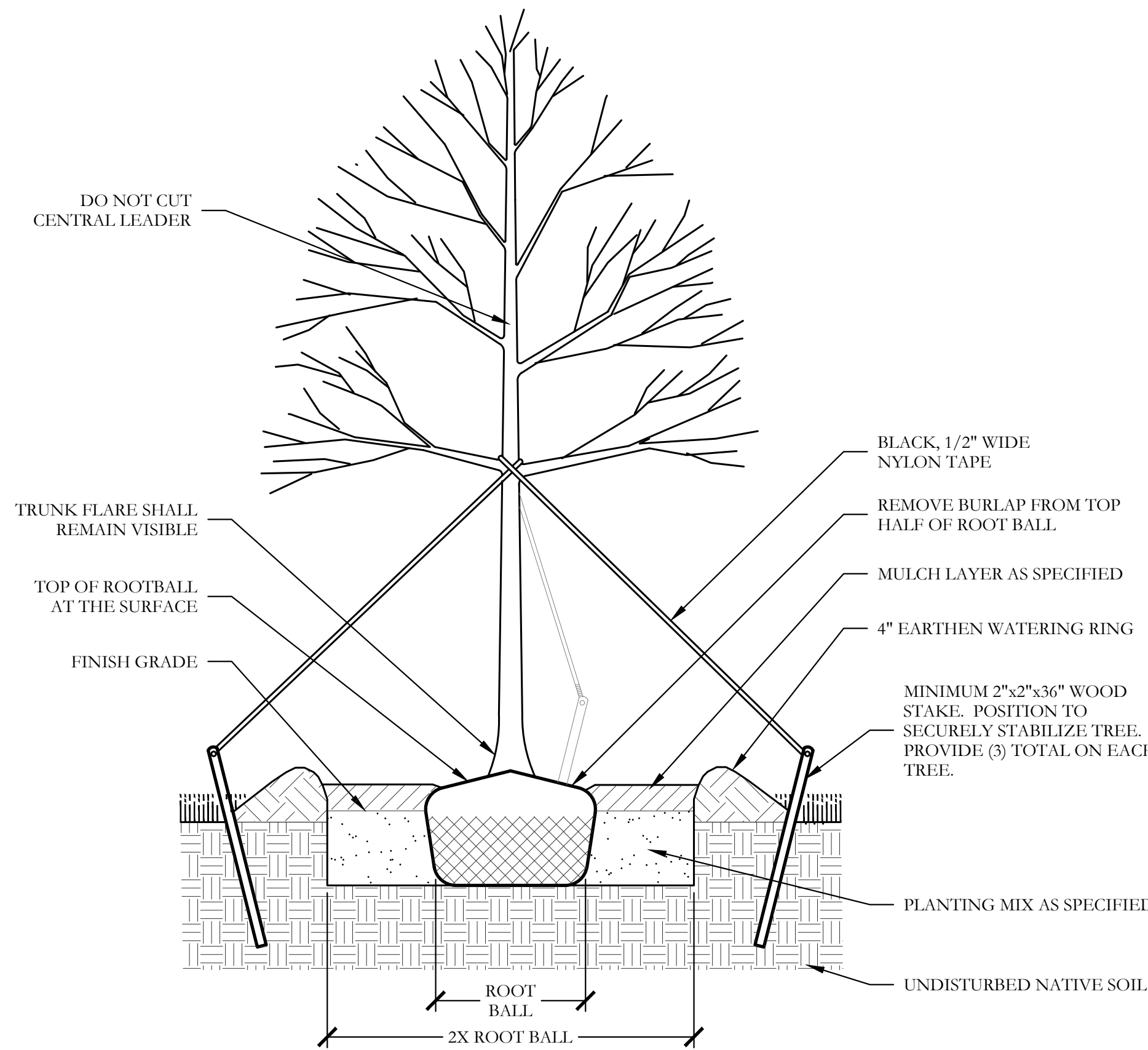
- ANY CHANGES TO THESE APPROVED IRRIGATION DRAWINGS SHALL BE AUTHORIZED BY THE CITY. CONTACT DEVELOPMENT SERVICES FOR AN IRRIGATION PERMIT PRIOR TO INSTALLING THE IRRIGATION SYSTEM.
- IRRIGATION OVER SPRAY ON STREETS AND WALKS IS PROHIBITED.
- MAINLINES, VALVES, OR CONTROL WIRES SHALL NOT BE LOCATED IN THE CITY'S ROW.
- ET IRRIGATION CONTROLLERS SHALL BE PROGRAMMED AND ADJUSTED TO NOT EXCEED THE LANDSCAPE WATER ALLOWANCE (LWA) PRIOR TO APPROVAL OF LANDSCAPE INSTALLATION.
- VALVES SHALL BE LOCATED A MINIMUM OF (3') AWAY FROM STORM SEWERS, AND SANITARY SEWER LINES AND 5 FEET FROM CITY FIRE HYDRANTS AND WATER VALVES.
- THE BORE DEPTH UNDER STREETS, DRIVE AISLES, AND FIRE LANES SHALL PROVIDE (2') OF CLEARANCE (MINIMUM).
- IRRIGATION HEADS THAT RUN PARALLEL AND NEAR PUBLIC WATER AND SANITARY SEWER LINES, SHALL BE FED FROM STUBBED LATERALS OR BULL-HEADS. A MINIMUM FIVE FOOT (5') SEPARATION IS REQUIRED BETWEEN IRRIGATION MAIN LINES AND LATERALS THAT RUN PARALLEL TO PUBLIC WATER AND SANITARY SEWER LINES.
- NO VALVES, BACKFLOW PREVENTION ASSEMBLIES, QUICK COUPLERS ETC. SHALL BE LOCATED CLOSER THAN 10' FROM THE CURB AT STREET OR DRIVE INTERSECTION.

MAINTENANCE STANDARDS:

- THE OWNER SHALL BE RESPONSIBLE FOR THE ESTABLISHMENT, MAINTENANCE, AND VIGOR OF PLANT MATERIAL IN ACCORDANCE WITH THE DESIGN INTENT AND AS APPROPRIATE FOR THE SEASON OF THE YEAR.
- LANDSCAPE AND OPEN AREAS SHALL BE FREE OF TRASH, LITTER AND WEEDS.
- NO PLANT MATERIAL SHALL BE ALLOWED TO ENCROACH ON R.O.W., SIDEWALKS OR EASEMENTS TO THE EXTENT THAT VISION OR ROUTE OF TRAVEL FOR VEHICULAR, PEDESTRIAN, OR BICYCLE TRAFFIC IS IMPEDED.
- TREE MAINTENANCE SHALL BE IN ACCORDANCE WITH THE STANDARDS OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE.
- TREE STAKING MATERIALS, IF USED, SHALL BE REMOVED AFTER (1) GROWING SEASON, NO MORE THAN (1) YEAR AFTER INSTALLATION (STEEL TREE STAKES, WIRES, AND HOSES ARE PROHIBITED).

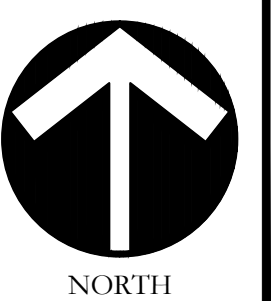
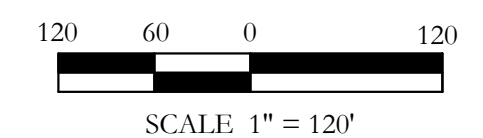
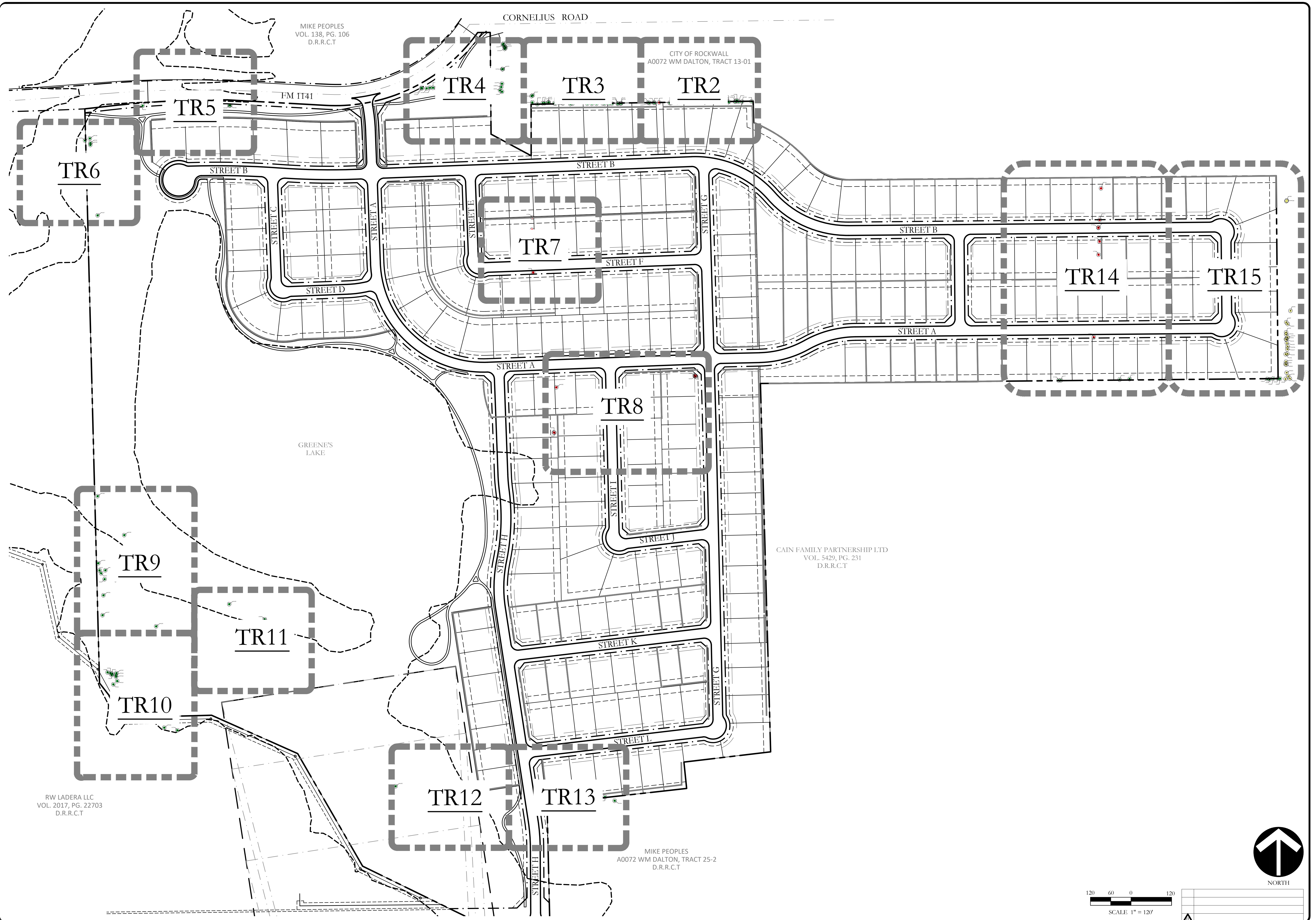
TREE PROTECTION NOTES:

- CONTACT DEVELOPMENT SERVICES FOR A TREE REMOVAL PERMIT PRIOR TO REMOVAL OR TRANSPLANTING OF ANY TREES.
- ALL TREES WHICH ARE TO REMAIN ON SITE SHALL BE PROTECTED WITH A (4) TALL, BRIGHTLY COLORED PLASTIC FENCE, OR SILT FENCE, PLACED AT THE DRIP LINE OF THE TREES.
- PRIOR TO THE PRE-CONSTRUCTION MEETING OR OBTAINING A GRADING PERMIT, ALL TREE MARKINGS AND PROTECTIVE FENCING SHALL BE INSTALLED BY THE OWNER AND BE INSPECTED BY DEVELOPMENT SERVICES.
- NO EQUIPMENT SHALL BE CLEANED, OR HARMFUL LIQUIDS DEPOSITED WITHIN THE LIMITS OF THE ROOT ZONE OF TREES WHICH REMAIN ON SITE.
- NO SIGNS, WIRES, OR OTHER ATTACHMENTS SHALL BE ATTACHED TO ANY TREE TO REMAIN ON SITE.
- VEHICULAR AND CONSTRUCTION EQUIPMENT SHALL NOT PARK OR DRIVE WITHIN THE LIMITS OF THE DRIP LINE.
- GRADE CHANGES IN EXCESS OF 3 INCHES (CUT OR FILL) SHALL NOT BE ALLOWED WITHIN A ROOT ZONE, UNLESS ADEQUATE TREE PRESERVATION METHODS ARE APPROVED BY THE CITY.
- NO TRENCHING SHALL BE ALLOWED WITHIN THE DRIP-LINE OF A TREE, UNLESS APPROVED BY THE CITY.
- ALL REMOVED TREES SHALL BE CHIPPED AND USED FOR MULCH ON SITE OR HAULED OFF-SITE.
- ALL TREE MAINTENANCE TECHNIQUES SHALL BE IN CONFORMANCE WITH INDUSTRY IDENTIFIED STANDARDS. IMPROPER OR MALICIOUS PRUNING TECHNIQUES ARE STRICTLY PROHIBITED.



1 TYPICAL TREE PLANTING SECTION NOT TO SCALE

F:\civil_3\projects\imp - michael Joyce\properties\2215 - vallis green\landscape\dwg\2215 - treescape_planning.dwg



P:\2021\Projects\imp - michael joyce\properties\2215 - vallis green landscape\dwg\2215 - tree survey plan.dwg

CITY OF ROCKWALL
A0072 WM DALTON, TRACT 13-01

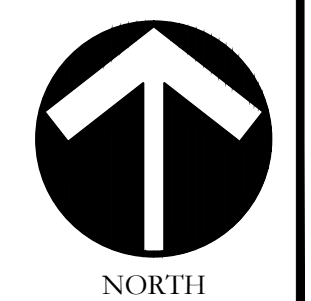
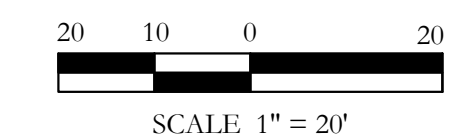
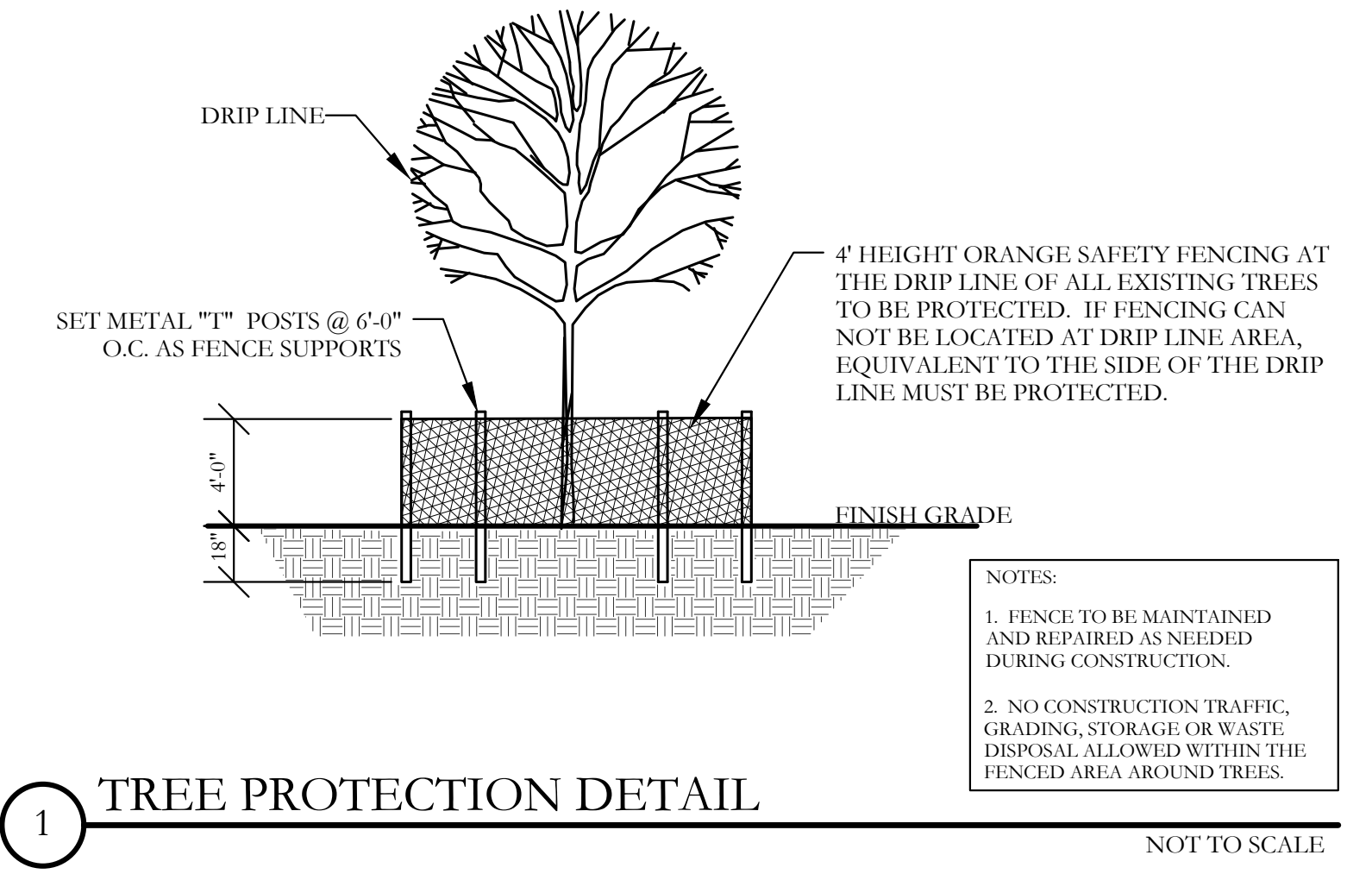
MATCHLINE
REF. SHEET TRS
REF. SHEET TRC



LEGEND	
	7 EXISTING TREE TO BE REMOVED
	23 EXISTING TREE TO REMAIN
	32 EXISTING TREE LOCATED OFF-SITE TO REMAIN
	TREE PROTECTION FENCE, TYP.

TREE PROTECTION NOTES

- EXISTING TREES SHOWN TO REMAIN ARE TO BE PROTECTED DURING CONSTRUCTION. ORANGE COATED CHAINLINK FENCING (MIN. 4'-0" HEIGHT) SHALL BE INSTALLED AT THE DRIP LINE OF ALL TREES OR TREE GROUPS TO REMAIN. PARKING OF VEHICLES OR PERFORMING WORK WITHIN THESE AREAS OTHER THAN SHOWN ON THE PLAN, WILL NOT BE ALLOWED. THE TREE PROTECTION SHALL REMAIN DURING CONSTRUCTION. OTHER TREE PROTECTION MEASURES SHALL BE IN ACCORDANCE WITH THE CITY'S STANDARDS AND ORDINANCES.
- DISPOSAL OF ANY WASTE MATERIAL SUCH AS, BUT NOT LIMITED TO, PAINT, ASPHALT, OIL SOLVENTS, CONCRETE, MORTAR, ETC. WITHIN THE CANOPY AREA OF THE EXISTING TREES SHALL NOT BE ALLOWED.
- NO ATTACHMENTS OR WIRES OF ANY KIND, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY TREE.
- NO FILL OR EXCAVATION OF ANY NATURE SHALL OCCUR WITHIN THE DRIP LINE OF A TREE TO BE PRESERVED, UNLESS THERE IS A SPECIFIED WELL OR RETAINING WALL SHOWN ON THE GRADING PLAN.
- NO MATERIALS SHALL BE STORED WITHIN THE DRIP LINE AREA OF A TREE TO BE PRESERVED.



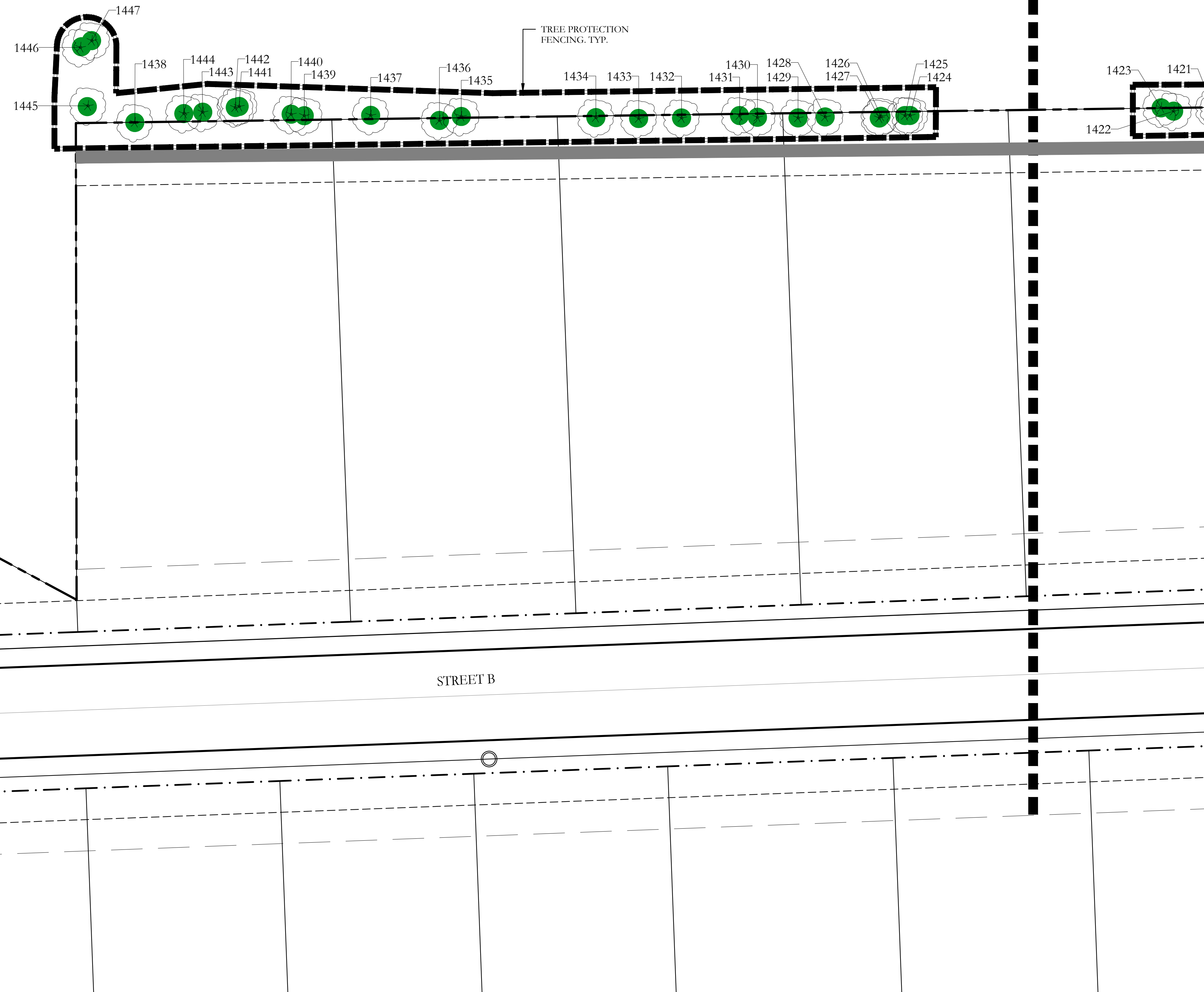
F:\level_3\projects\imp - michael joyce\properties\2215 - wallis green landscape\dwg\2215 - tree survey plan.dwg

2



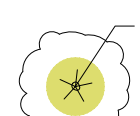
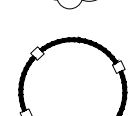
MATCHLINE
REF: SHEET TR4
REF: SHEET TR3

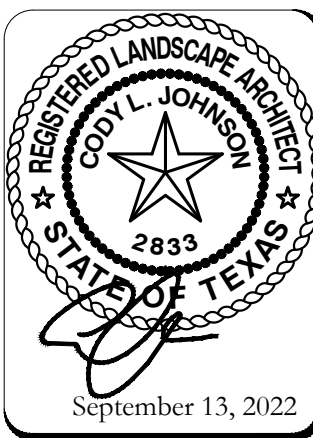
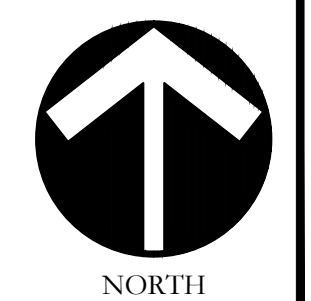
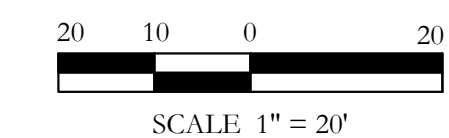
CITY OF ROCKWALL
A0072 WM DALTON, TRACT 13-01

MATCHLINE
REF: SHEET TR3
REF: SHEET TR2



LEGEND




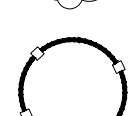
-  7 EXISTING TREE TO BE REMOVED
-  23 EXISTING TREE TO REMAIN
-  32 EXISTING TREE LOCATED OFF-SITE TO REMAIN
-  TREE PROTECTION FENCE, TYP.

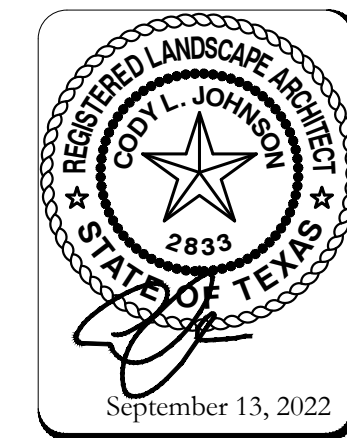
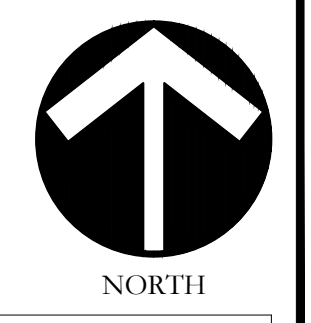
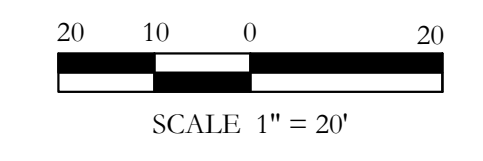


F:\level_3\projects\imp - michael jayce\properties\2215 - wallis green landscape\dwg\2215 - tree survey plan.dwg



LEGEND

-  7 EXISTING TREE TO BE REMOVED
-  23 EXISTING TREE TO REMAIN
-  32 EXISTING TREE LOCATED OFF-SITE TO REMAIN
-  TREE PROTECTION FENCE TYP.




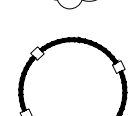


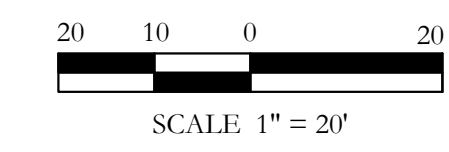
F:\level_3\projects\imp - michael jayce\properties\2215 - vallis green\landscape\dwg\2215 - tree survey plan.dwg

MATCHLINE
REF: SHEET TR6
REF: SHEET TR5

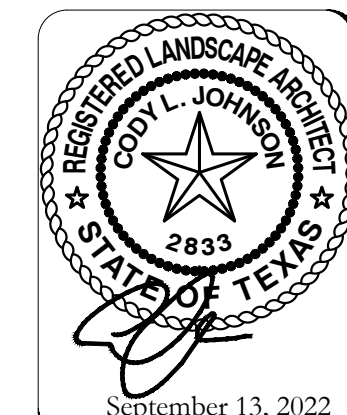


LEGEND

-  7 EXISTING TREE TO BE REMOVED
-  23 EXISTING TREE TO REMAIN
-  32 EXISTING TREE LOCATED OFF-SITE TO REMAIN
-  TREE PROTECTION FENCE TYP.



SCALE:
1" = 20'
One Inch
JVC No 2215



TREE SURVEY PLAN
TREE SURVEY PLAN




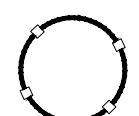
VALLIS GREENE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

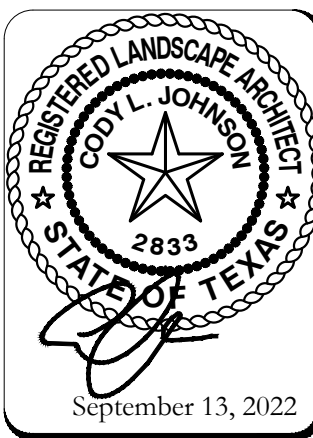
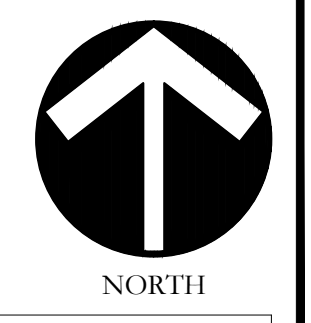
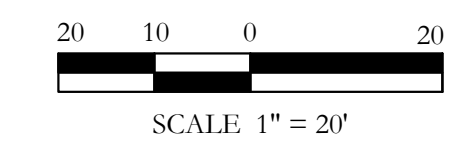
**JOHNSON VOLK
CONSULTING**
TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

F:\level_3\projects\imp - michael jayce\properties\2215 - wallis green landscape.dwg, 2215 - tree survey plan.dwg

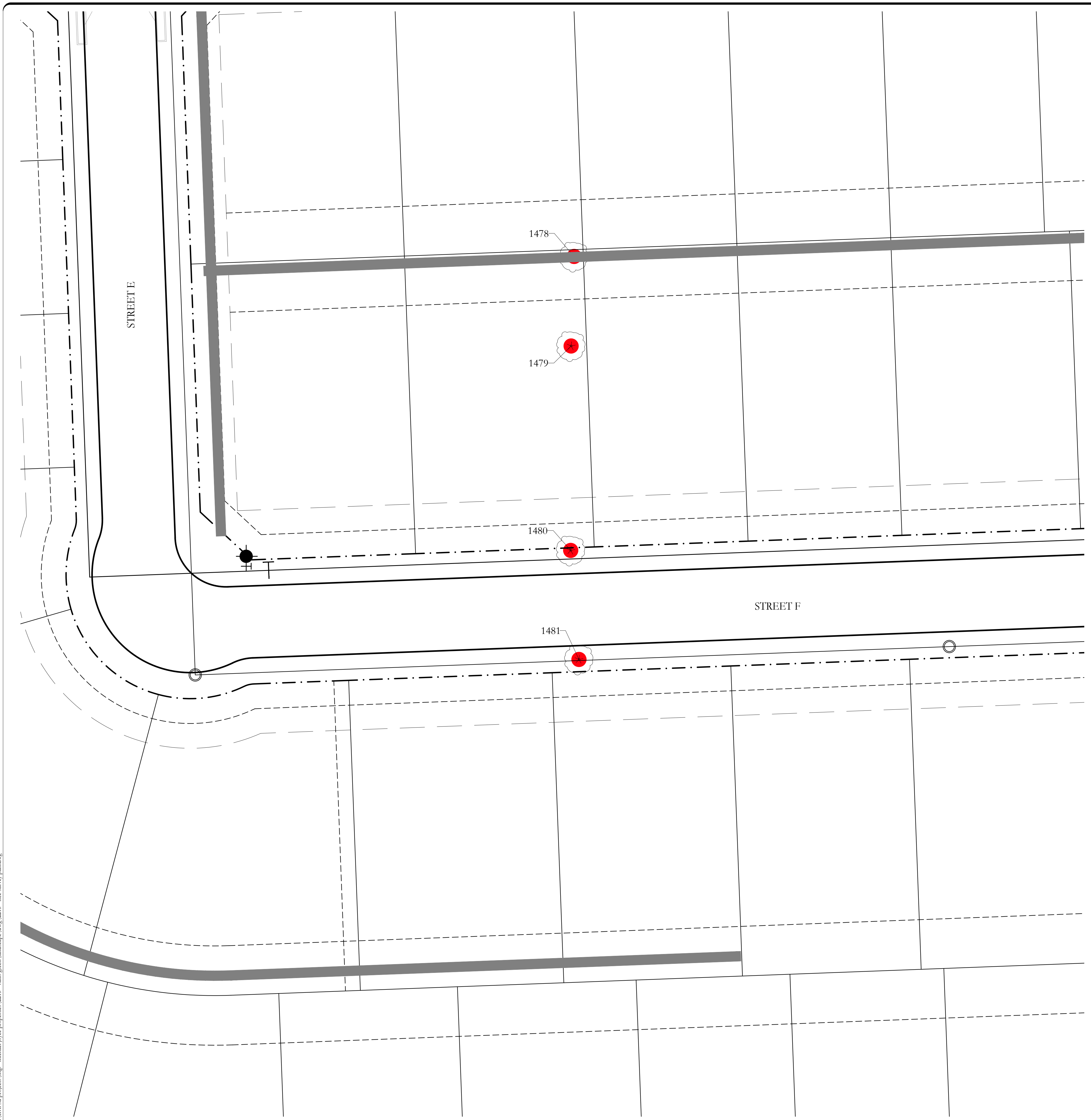


LEGEND


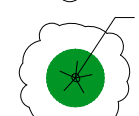

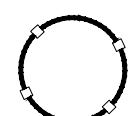
-  7 EXISTING TREE TO BE REMOVED
-  23 EXISTING TREE TO REMAIN
-  32 EXISTING TREE LOCATED OFF-SITE TO REMAIN
-  TREE PROTECTION FENCE TYP.

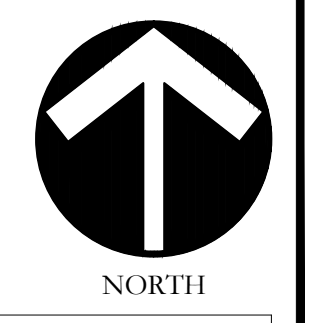
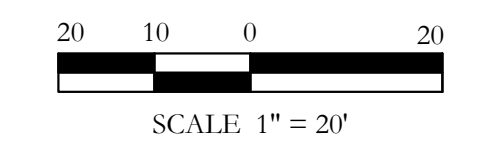


F:\level_3\projects\imp - michael jayce properties\2215 - vallis green landscape\dwg\2215 - tree survey plan.dwg

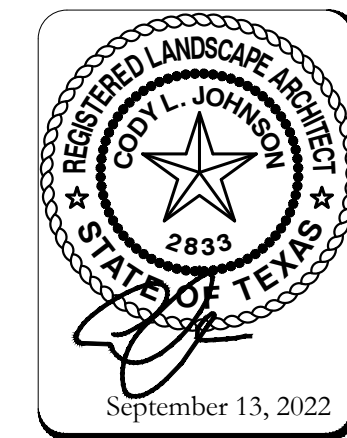


LEGEND

-  7 EXISTING TREE TO BE REMOVED
-  23 EXISTING TREE TO REMAIN
-  32 EXISTING TREE LOCATED OFF-SITE TO REMAIN
-  TREE PROTECTION FENCE TYP.



SCALE:
1" = 20'
One Inch
JVC No 2215




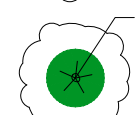

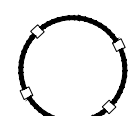
TREE SURVEY PLAN
TREE SURVEY PLAN

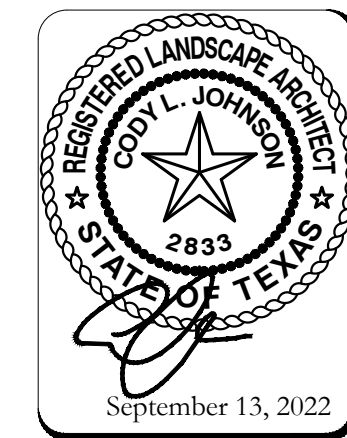
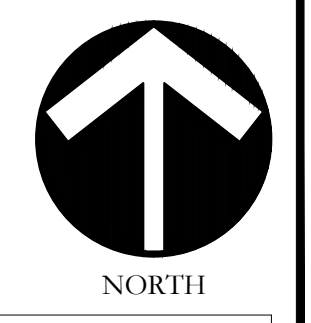
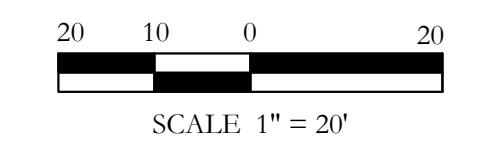
VALLIS GREENE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

**JOHNSON VOLK
CONSULTING**
TBP&LS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100



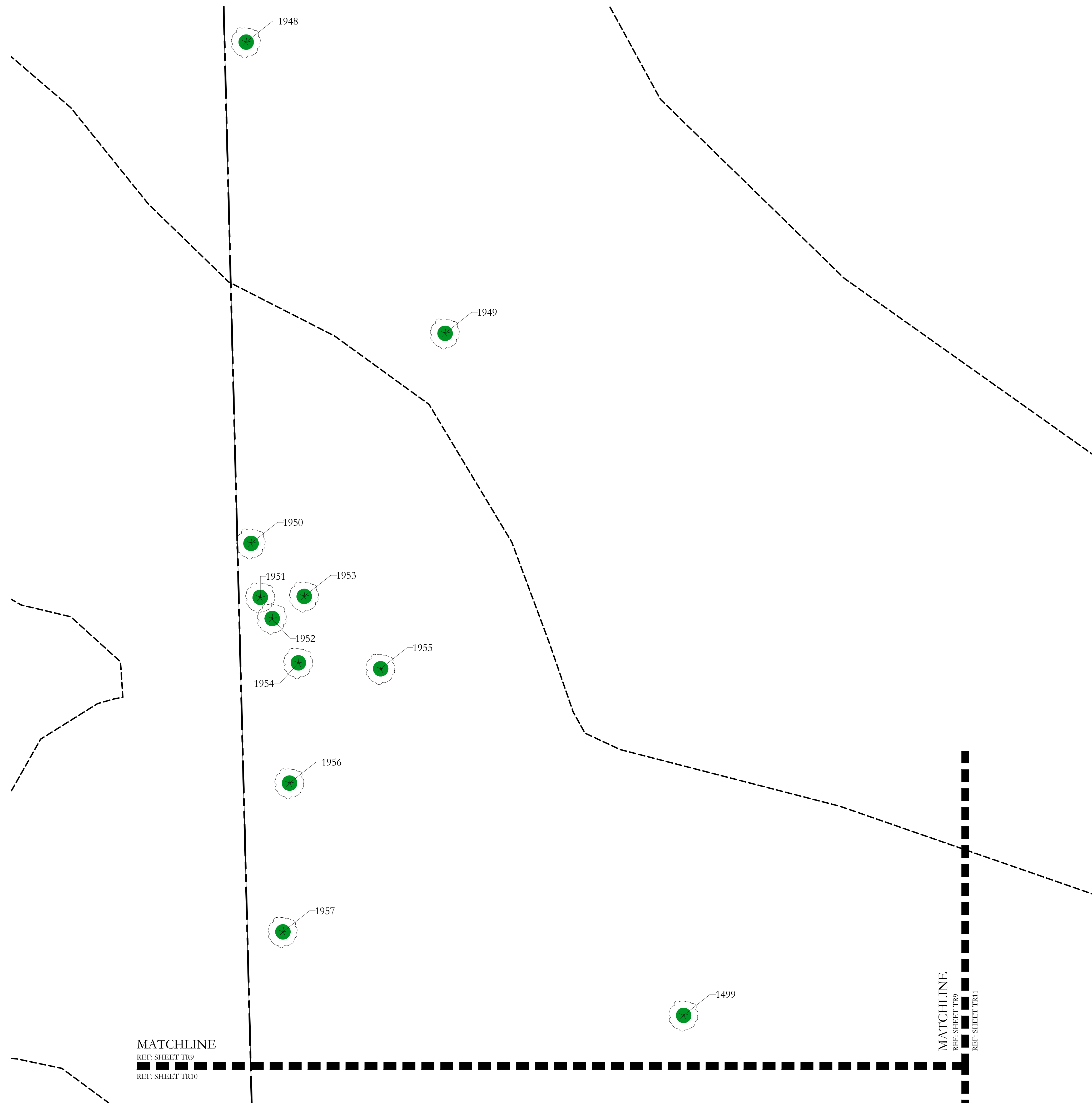
LEGEND

-  7 EXISTING TREE TO BE REMOVED
-  23 EXISTING TREE TO REMAIN
-  32 EXISTING TREE LOCATED OFF-SITE TO REMAIN
-  TREE PROTECTION FENCE TYP.



[\\c:\projects\imp - michael joyce\properties\2215 - vallis green\landscape\dwg\2215 - tree survey plan.dwg]





F:\level_3\projects\imp - michel jovic\properties\2215 - valis green\landscape\dwg\2215 - tree survey plan.dwg

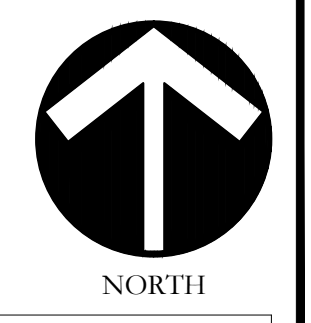
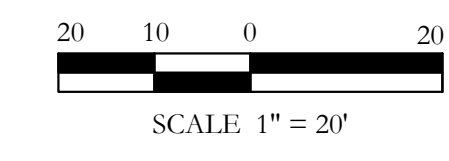


MATCHLINE
REF: SHEET TR9
REF: SHEET TR10

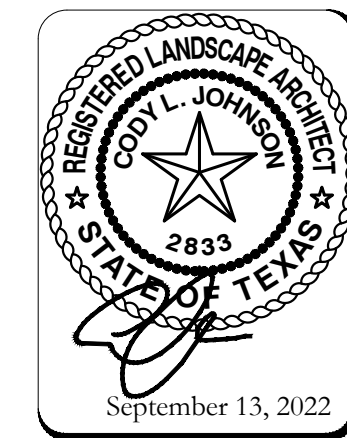
MATCHLINE
REF: SHEET TR9
REF: SHEET TR11

LEGEND

-  7 EXISTING TREE TO BE REMOVED
-  23 EXISTING TREE TO REMAIN
-  32 EXISTING TREE LOCATED OFF-SITE TO REMAIN
-  TREE PROTECTION FENCE TYP.



SCALE:
1" = 20'
One Inch
JVC No 2215



TREE SURVEY PLAN
TREE SURVEY PLAN

VALLIS GREENE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

JOHNSON VOLK CONSULTING
TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

F:\civil_3d_projects\imp - michael joyce\properties\2215 - wallis green\landscape\dwg\2215 - tree survey plan.dwg

MATCHLINE
REF: SHEET TR9
REF: SHEET TR10

MATCHLINE
REF: SHEET TR9
REF: SHEET TR11

MATCHLINE
REF: SHEET TR10
REF: SHEET TR11

1499


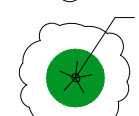

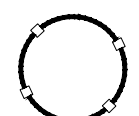
1959
1958
1966
1965
1964
1962
1960
1963
1961

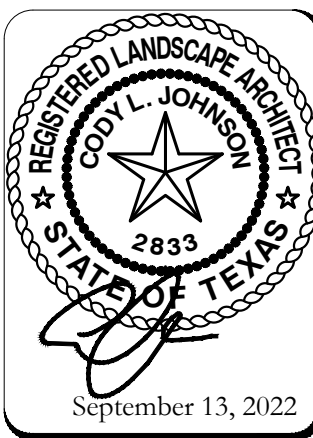
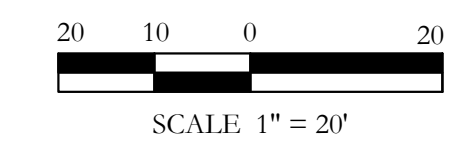
1938

1500

1937

LEGEND




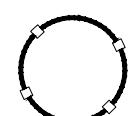
-  7 EXISTING TREE TO BE REMOVED
-  23 EXISTING TREE TO REMAIN
-  32 EXISTING TREE LOCATED OFF-SITE TO REMAIN
-  TREE PROTECTION FENCE TYP.

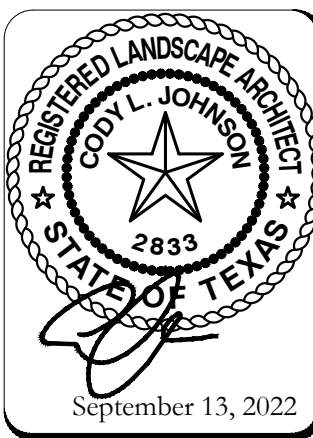
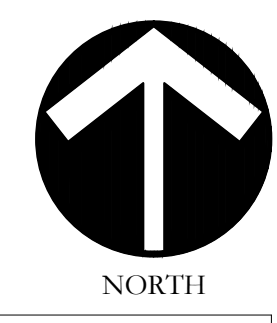
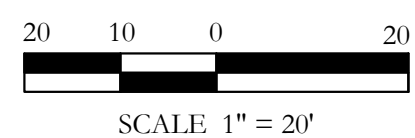


F:\level_3\projects\imp - michael jayce\properties\2215 - vallis green\landscape\dwg\2215 - tree survey plan.dwg



LEGEND

-  7 EXISTING TREE TO BE REMOVED
-  23 EXISTING TREE TO REMAIN
-  32 EXISTING TREE LOCATED OFF-SITE TO REMAIN
-  TREE PROTECTION FENCE TYP.



SCALE:
1" = 20'
One Inch
JVC No 2215

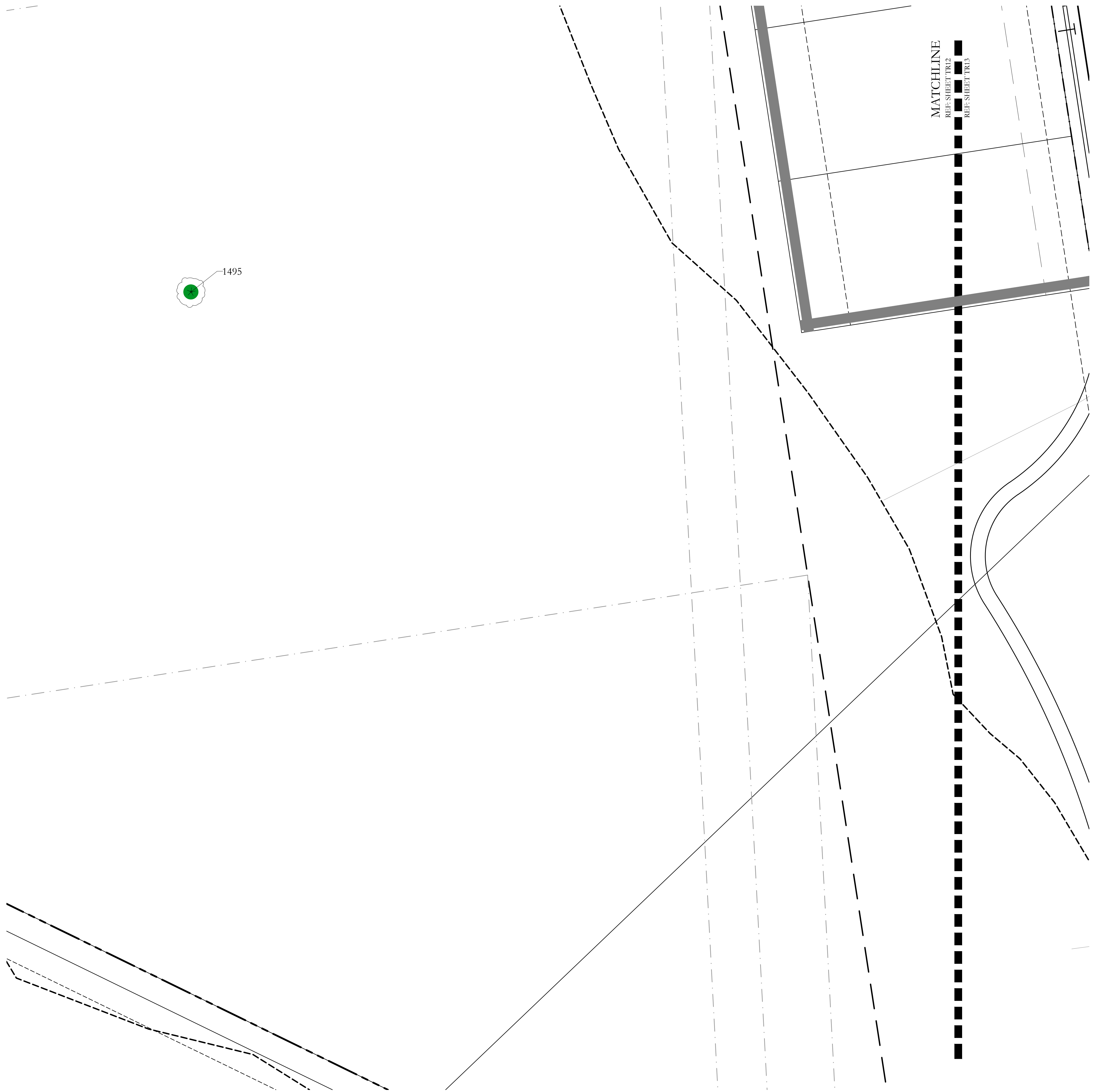
TR11 of 16

TREE SURVEY PLAN
TREE SURVEY PLAN

VALLIS GREENE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

JOHNSON VOLK CONSULTING
TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100


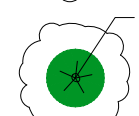

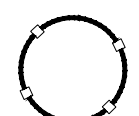
F:\level_3\projects\imp - michael jayce\properties\2215 - vallis green\landscape\dwg\2215 - tree survey plan.dwg

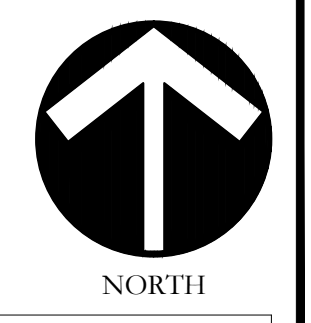
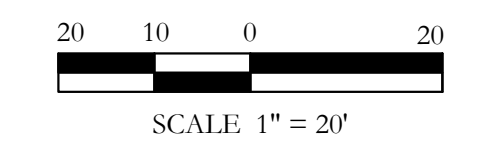


1495

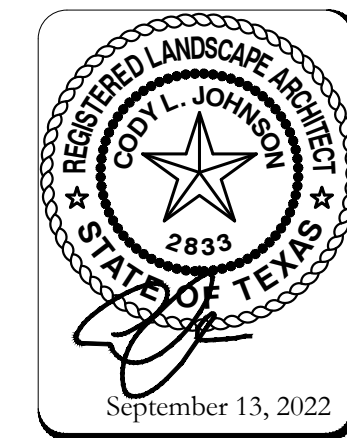
MATCHLINE
REF-SHEET TR12
REF-SHEET TR13

LEGEND

-  7 EXISTING TREE TO BE REMOVED
-  23 EXISTING TREE TO REMAIN
-  32 EXISTING TREE LOCATED OFF-SITE TO REMAIN
-  TREE PROTECTION FENCE TYP.



SCALE:
1" = 20'
One Inch
JVC No 2215

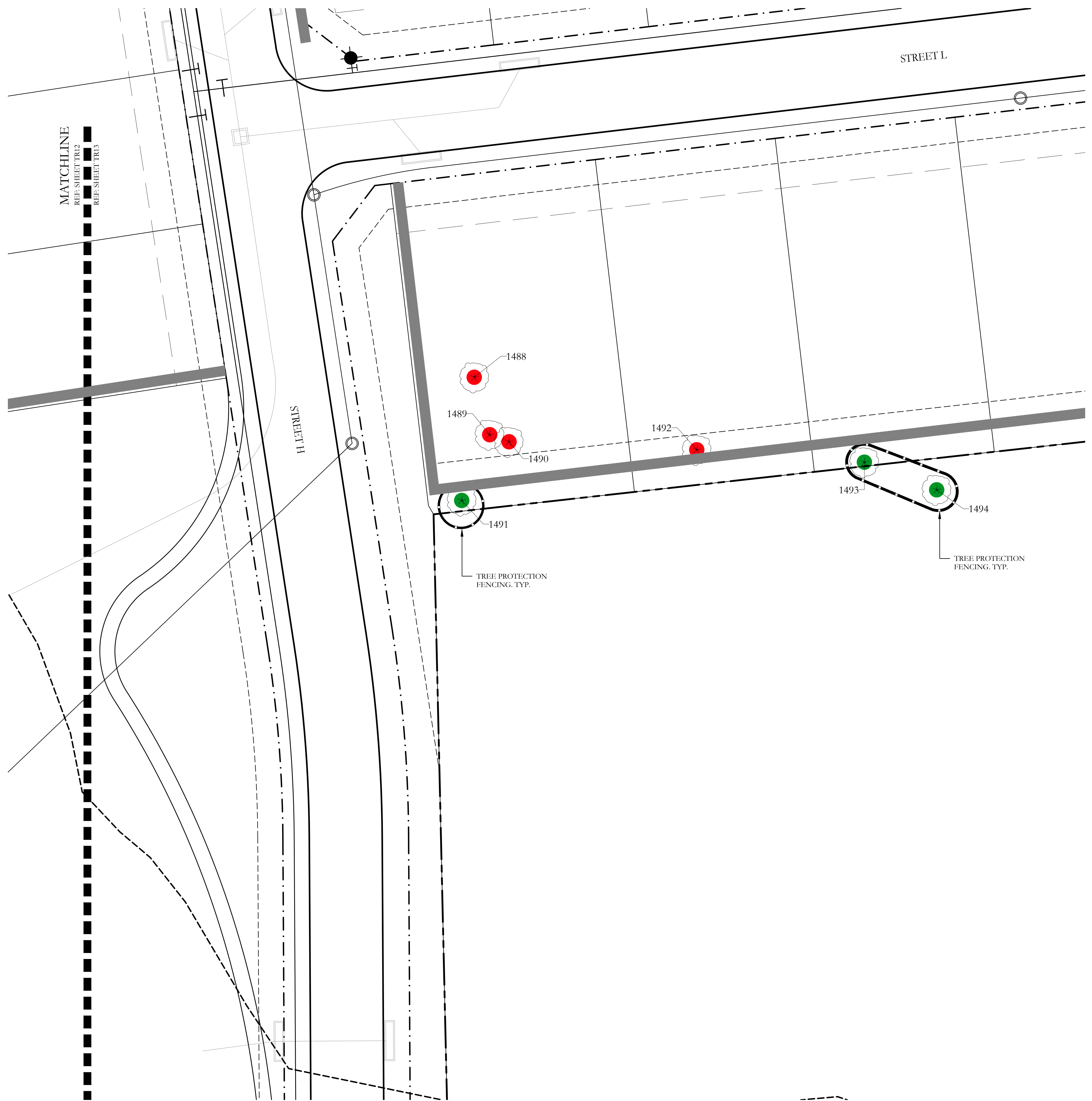


TREE SURVEY PLAN
TREE SURVEY PLAN




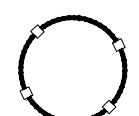
VALLIS GREENE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

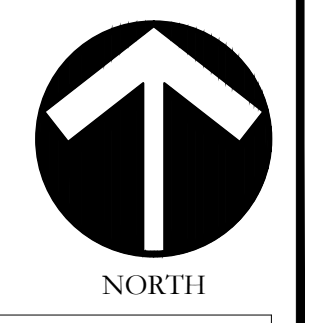
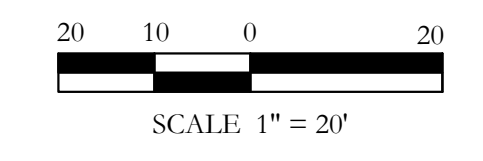
JOHNSON VOLK CONSULTING
 JBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
 704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

F:\level_3\projects\imp - michael jayce\properties\2215 - vallis green\landscape\dwg\2215 - tree survey plan.dwg



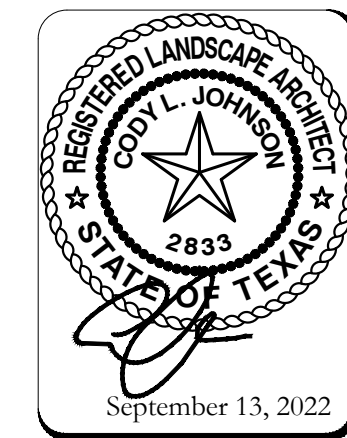
LEGEND

-  7 EXISTING TREE TO BE REMOVED
-  23 EXISTING TREE TO REMAIN
-  32 EXISTING TREE LOCATED OFF-SITE TO REMAIN
-  TREE PROTECTION FENCE. TYP.



SCALE:
1" = 20'
One Inch
JVC No 2215

TR13 of 16




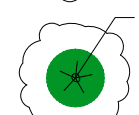

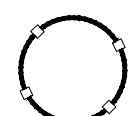
TREE SURVEY PLAN
TREE SURVEY PLAN

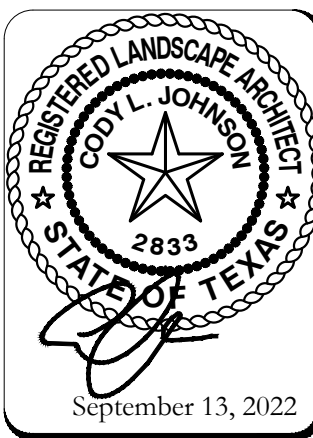
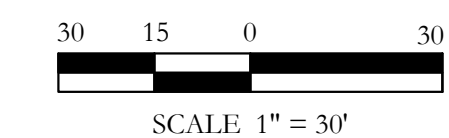
VALLIS GREENE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

F:\level_3\projects\imp - michael jones\properties\2215 - vallis green\landscape\dwg\2215 - tree survey plan.dwg

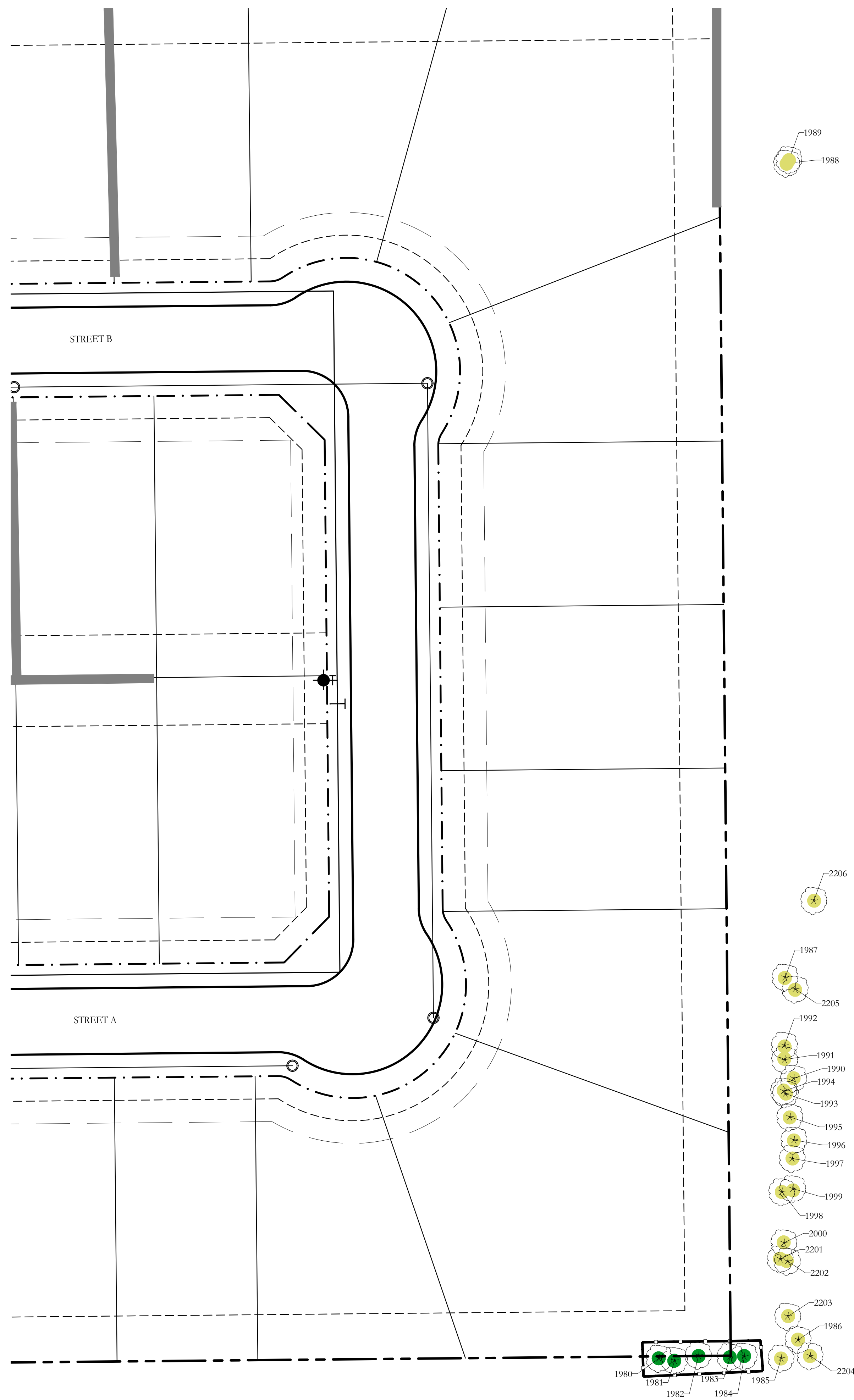


LEGEND




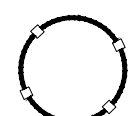
-  7 EXISTING TREE TO BE REMOVED
-  23 EXISTING TREE TO REMAIN
-  32 EXISTING TREE LOCATED OFF-SITE TO REMAIN
-  TREE PROTECTION FENCE TYP.

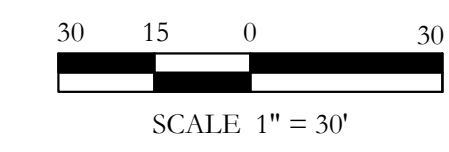


F:\level_3\projects\imp - michael jayce properties\2215 - wallis green landscape\dwg\2215 - tree survey plan.dwg



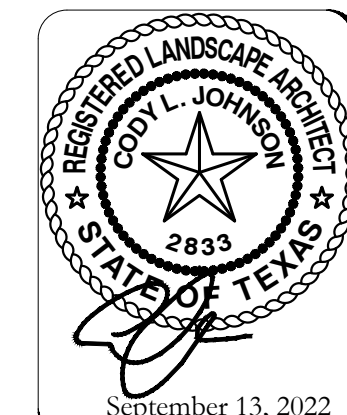
LEGEND

-  7 EXISTING TREE TO BE REMOVED
-  23 EXISTING TREE TO REMAIN
-  32 EXISTING TREE LOCATED OFF-SITE TO REMAIN
-  TREE PROTECTION FENCE TYP.



SCALE:
1" = 30'
One Inch
JVC No 2215

TR15 of 16



TREE SURVEY PLAN
TREE SURVEY PLAN

VALLIS GREENE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

JOHNSON VOLK CONSULTING
 TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
 704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

Tree ID Number	Diameter at Breast Height (DBH) (inches)	Common Name	Scientific Name	Protected Tree?	Condition	Comment	Location	Remove or Remain	Mitigation Required, Percentage	Mitigation Required in Caliper Inches
1401	12.0	Hackberry	Celtis occidentalis	Yes	Healthy			Remain		0.0
1402	10.8	Eastern Red Cedar	Juniperus virginiana	No	Healthy	Multi-trunk		Remain		0.0
1403	8.4	Cedar Elm	Ulmus crassifolia	No	Healthy			Remain		0.0
1404	10.8	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1405	7.2	Eastern Red Cedar	Juniperus virginiana	No	Healthy			Remain		0.0
1406	14.4	Hackberry	Celtis occidentalis	Yes	Healthy			Remain		0.0
1407	13.2	Hackberry	Celtis occidentalis	Yes	Healthy			Remain		0.0
1408	8.4	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1409	6.0	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1410	9.6	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1411	9.6	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1412	1.2	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1413	7.2	Eastern Red Cedar	Juniperus virginiana	No	Healthy			Remain		0.0
1414	9.6	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1415	8.4	Eastern Red Cedar	Juniperus virginiana	No	Healthy			Remain		0.0
1416	7.2	Eastern Red Cedar	Juniperus virginiana	No	Healthy			Remain		0.0
1417	7.2	Eastern Red Cedar	Juniperus virginiana	No	Healthy			Remain		0.0
1418	10.8	Eastern Red Cedar	Juniperus virginiana	No	Healthy			Remain		0.0
1419	9.6	Hackberry	Celtis occidentalis	No	Healthy			Remove	0%	0.0
1420	8.4	Eastern Red Cedar	Juniperus virginiana	No	Healthy			Remain		0.0
1421	10.8	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1422	6.0	Eastern Red Cedar	Juniperus virginiana	No	Healthy			Remain		0.0
1423	6.0	Eastern Red Cedar	Juniperus virginiana	No	Healthy			Remain		0.0
1424	7.2	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1425	6.0	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1426	9.6	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1427	7.2	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1428	12.0	Hackberry	Celtis occidentalis	Yes	Healthy			Remain		0.0
1429	6.0	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1430	26.4	Hackberry	Celtis occidentalis	Yes	Healthy			Remain		0.0
1431	8.4	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1432	9.6	Eastern Red Cedar	Juniperus virginiana	No	Healthy			Remain		0.0
1433	26.4	Hackberry	Celtis occidentalis	Yes	Healthy			Remain		0.0
1434	22.8	Hackberry	Juniperus virginiana	Yes	Healthy			Remain		0.0
1435	6.0	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1436	6.0	Eastern Red Cedar	Juniperus virginiana	No	Healthy			Remain		0.0
1437	13.2	Hackberry	Celtis occidentalis	Yes	Healthy			Remain		0.0
1438	9.6	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1439	6.0	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1440	7.2	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1441	7.2	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1442	8.4	Eastern Red Cedar	Juniperus virginiana	No	Healthy			Remain		0.0
1443	6.0	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1444	7.2	Green Ash	Fraxinus pennsylvanica	Yes	Healthy			Remain		0.0
1445	16.8	Eastern Red Cedar	Juniperus virginiana	Yes	Healthy			Remain		0.0
1446	7.2	Cedar Elm	Ulmus crassifolia	No	Healthy			Remain		0.0
1447	7.2	Green Ash	Fraxinus pennsylvanica	Yes	Healthy			Remain		0.0
1448	10.8	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1449	9.6	Green Ash	Fraxinus pennsylvanica	Yes	Healthy			Remain		0.0
1450	8.4	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1451	13.2	Green Ash	Fraxinus pennsylvanica	Yes	Healthy			Remain		0.0
1452	10.8	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1453	12.0	Hackberry	Celtis occidentalis	Yes	Healthy			Remain		0.0
1454	25.0	Hackberry	Celtis occidentalis	Yes	Healthy	Multi-trunk		Remain		0.0
1455	12.0	Hackberry	Celtis occidentalis	Yes	Healthy			Remain		0.0
1456	9.6	Osage Orange	Machra Pomifera	Yes	Healthy			Remain		0.0
1457	12.0	Osage Orange	Machra Pomifera	Yes	Healthy			Remain		0.0
1458	26.4	Osage Orange	Machra Pomifera	Yes	Healthy	Multi-trunk		Remain		0.0
1459	7.2	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1460	12.0	Cedar Elm	Ulmus crassifolia	Yes	Healthy			Remain		0.0
1461	16.8	Cedar Elm	Ulmus crassifolia	Yes	Healthy	Multi-trunk		Remain		0.0
1462	10.8	Cedar Elm	Ulmus crassifolia	No	Healthy			Remain		0.0
1463	10.8	Cedar Elm	Ulmus crassifolia	No	Healthy			Remain		0.0
1464	12.0	Cedar Elm	Ulmus crassifolia	Yes	Healthy			Remain		0.0
1465	12.0	Cedar Elm	Ulmus crassifolia	Yes	Healthy			Remain		0.0
1466	13.2	Cedar Elm	Ulmus crassifolia	Yes	Healthy			Remain		0.0
1467	18.0	Cedar Elm	Ulmus crassifolia	Yes	Healthy	Multi-trunk		Remain		0.0
1468	7.2	Cedar Elm	Ulmus crassifolia	No	Healthy			Remain		0.0
1469	14.4	Cedar Elm	Ulmus crassifolia	Yes	Healthy			Remain		0.0
1470	13.2	Cedar Elm	Ulmus crassifolia	Yes	Healthy			Remain		0.0
1471	13.2	Cedar Elm	Ulmus crassifolia	Yes	Healthy			Remain		0.0

Tree ID Number	Diameter at Breast Height (DBH) (inches)	Common Name	Scientific Name	Protected Tree?	Condition	Comment	Location	Remove or Remain	Mitigation Required, Percentage	Mitigation Required in Caliper Inches
1472	16.8	Cedar Elm	Ulmus crassifolia	Yes	Healthy			Remain		0.0
1473	10.8	Cedar Elm	Ulmus crassifolia	No	Healthy			Remain		0.0
1474	7.2	Cedar Elm	Ulmus crassifolia	No	Healthy			Remain		0.0
1475	21.6	Cedar Elm	Ulmus crassifolia	Yes	Healthy	Multi-trunk		Remain		0.0
1476	10.8	Cedar Elm	Ulmus crassifolia	No	Healthy			Remain		0.0
1477	9.6	Cedar Elm	Ulmus crassifolia	No	Healthy			Remain		0.0
1478	13.2	Hackberry	Celtis occidentalis	Yes	Healthy			Remove	50%	6.6
1479	18.0	Hackberry	Celtis occidentalis	Yes	Healthy			Remove	50%	9.0
1480	20.4	Hackberry	Celtis occidentalis	Yes	Healthy			Remove	50%	10.2
1481	12.0	Hackberry	Celtis occidentalis	Yes	Healthy			Remove	50%	6.0
1482	19.2	Cedar Elm	Ulmus crassifolia	Yes	Healthy			Remove	50%	9.6
1483	8.4	Green Ash	Fraxinus pennsylvanica	Yes	Healthy			Remove	100%	8.4
1484	7.2	Green Ash	Fraxinus pennsylvanica	Yes	Healthy			Remove	100%	7.2
1485	14.4	Cedar Elm	Ulmus crassifolia	Yes	Healthy			Remove	50%	7.2
1486	20.4	Cedar Elm	Ulmus crassifolia	Yes	Healthy			Remove	50%	10.2
1487	9.6	Hackberry	Celtis occidentalis	No	Healthy	Multi-trunk		Remove	0%	0.0
1488	12.0	Hackberry	Celtis occidentalis	Yes	Healthy			Remove	50%	6.0
1489	10.8	Hackberry	Celtis occidentalis	No	Healthy			Remove	0%	0.0
1490	8.4	Hackberry	Celtis occidentalis	No	Healthy			Remove	0%	0.0
1491	8.4	Cedar Elm	Ulmus crassifolia	No	Healthy			Remain		0.0
1492	14.4	Eastern Red Cedar	Juniperus virginiana	Yes	Healthy			Remove	50%	7.2
1493	16.8	Hackberry	Celtis occidentalis	Yes	Healthy			Remain		0.0
1494	9.6	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1495	44.4	Hackberry	Celtis occidentalis	Yes	Healthy			Remain		0.0
1496	6.0	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1497	7.2	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1498	42.0	Cedar Elm	Ulmus crassifolia	Yes	Damaged			Remain		0.0
1499	19.2	Hackberry	Celtis occidentalis	Yes	Healthy			Remain		0.0
1500	24.0	Green Ash	Fraxinus pennsylvanica	Yes	Healthy			Remain		0.0
1937	37.2	Green Ash	Fraxinus pennsylvanica	Yes	Healthy			Remain		0.0
1938	22.8	Green Ash	Fraxinus pennsylvanica	Yes	Healthy			Remain		0.0
1939	12.0	Cedar Elm	Ulmus crassifolia	Yes	Healthy			Remain		0.0
1940	6.0	Cedar Elm	Ulmus crassifolia	No	Healthy			Remain		0.0
1941	7.2	Cedar Elm	Ulmus crassifolia	No	Healthy			Remain		0.0
1942	6.0	Cedar Elm	Ulmus crassifolia	No	Healthy			Remain		0.0
1943	12.0	Cedar Elm	Ulmus crassifolia	Yes	Healthy			Remain		0.0
1944	26.4	Cedar Elm	Ulmus crassifolia	Yes	Healthy			Remain		0.0
1945	8.4	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1946	24.0	Pecan	Carya illinoensis	Yes	Healthy			Remain		0.0
1947	22.8	Pecan	Carya illinoensis	Yes	Healthy			Remain		0.0
1948	10.8	Eastern Red Cedar	Juniperus virginiana	No	Healthy			Remain		0.0
1949	31.2	Green Ash	Fraxinus pennsylvanica	Yes	Healthy			Remain		0.0
1950	22.8	Green Ash	Fraxinus pennsylvanica	Yes	Healthy			Remain		0.0
1951	14.4	Cedar Elm	Ulmus crassifolia	Yes	Healthy			Remain		0.0
1952	21.6	Green Ash	Ulmus crassifolia	Yes	Healthy			Remain		0.0
1953	14.4	Hackberry	Celtis occidentalis	Yes	Healthy			Remain		0.0
1954	24.0	Pecan	Carya illinoensis	Yes	Healthy			Remain		0.0
1955	21.6	Pecan	Carya illinoensis	Yes	Healthy			Remain		0.0
1956	9.6	Green Ash	Fraxinus pennsylvanica	Yes	Healthy			Remain		0.0
1957	13.2	Eastern Red Cedar	Juniperus virginiana	Yes	Healthy			Remain		0.0
1958	20.4	Green Ash	Fraxinus pennsylvanica	Yes	Healthy	Multi-trunk		Remain		0.0
1959	7.2	Eastern Red Cedar	Juniperus virginiana	No	Healthy			Remain		0.0
1960	10.8	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1961	37.2	Hackberry	Celtis occidentalis	Yes	Healthy	Multi-trunk		Remain		0.0
1962	8.4	Green Ash	Fraxinus pennsylvanica	Yes	Healthy			Remain		0.0
1963	13.2	Eastern Red Cedar	Juniperus virginiana	Yes	Healthy			Remain		0.0
1964	7.2	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1965	9.6	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1966	7.2	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1967	16.8	Green Ash	Fraxinus pennsylvanica	Yes	Healthy			Remain		0.0
1968	13.2	Green Ash	Fraxinus pennsylvanica	Yes	Healthy			Remain		0.0
1969	13.5	Green Ash	Fraxinus pennsylvanica	Yes	Healthy			Remove	100%	13.5
1970	24.0	Green Ash	Fraxinus pennsylvanica	Yes	Healthy			Remove	100%	24.0
1971	15.0	Eastern Red Cedar	Juniperus virginiana	Yes	Healthy			Remove	50%	7.5
1972	13.0	Eastern Red Cedar	Juniperus virginiana	Yes	Healthy			Remove	50%	6.5
1973	12.0	Eastern Red Cedar	Juniperus virginiana	Yes	Healthy			Remove	50%	6.0
1974	26.0	Eastern Red Cedar	Juniperus virginiana	Yes	Healthy			Remove	50%	13.0
1975	29.0	Eastern Red Cedar	Juniperus virginiana	Yes	Healthy			Remove	50%	14.5
1976	9.0	Green Ash	Fraxinus pennsylvanica	Yes	Healthy			Remain		0.0
1977	8.0	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1978	24.0	Green Ash	Fraxinus pennsylvanica	Yes	Healthy			Remain		0.0
1979	9.0	Green Ash	Fraxinus pennsylvanica	Yes	Healthy			Remain		0.0
1980	12.0	Hackberry	Celtis occidentalis	Yes	Healthy			Remain		0.0
1981	11.0	Hackberry	Celtis occidentalis	Yes	Healthy			Remain		0.0
1982	11.0	Hackberry	Celtis occidentalis	Yes	Healthy			Remain		0.0
1983	14.0	Hackberry	Celtis occidentalis	Yes	Healthy			Remain		0.0
1984	8.0	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1985	21.0	Eastern Red Cedar	Juniperus virginiana	Yes	Healthy	Multi-trunk	Off-Site	Remain		0.0
1986	8.0	Green Ash	Fraxinus pennsylvanica	Yes	Healthy		Off-Site	Remain		0.0
1987	15.0	Eastern Red Cedar	Juniperus virginiana	Yes	Healthy		Off-Site	Remain		0.0
1988	10.0	Green Ash	Fraxinus pennsylvanica	Yes	Healthy		Off-Site			



MEMORANDUM

TO: Mary Smith, City Manager

CC: Honorable Mayor and City Council

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

DATE: October 17, 2022

SUBJECT: PROFESSIONAL ENGINEERING SERVICES CONTRACT WASTEWATER FLOW MONITORING STUDY PHASE 1

Attachments
Contract

Summary/Background Information

Engineering designs for wastewater collection systems and treatment facilities incorporate a volume of flow which includes an amount of inflow/infiltration of stormwater into the system. Excess inflow/infiltration can inundate the carrying capacity of a pipe/facility creating an overflow of the system. The overflow discharges into the environment through streets and drainageways or back-up into residential/commercial structures. Either event is seen as potential health issue and a violation of State and Federal regulations.

The Wastewater Master Plan includes a hydraulic model of the entire collection system. In an effort to calibrate this computerized model, actual flow data is needed for comparison at various points of the system. Utilizing this actual information, Staff will be able to perform further investigation into the operation of the system and/or recommend improvements to reduce inflow/infiltration and possible overflows.

The City's engineering consultant was requested to submit an engineering services contract to install 30 flow meters and four rain gauges in various locations of the wastewater collection system for a period of 60 days. The engineer will utilize this data to evaluate the current model for accuracy, efficiencies and deficiencies. The cost to perform this work shall not exceed \$300,000.00.

Action Needed

Staff requests the City Council consider authorizing the City Manager to execute a contract with Birkhoff, Hendricks & Carter, LLP. for the Wastewater Flow Monitoring Study Phase 1 in an amount of \$300,000.00 to be paid for out of the Engineering Consulting Funds

STATE OF TEXAS



COUNTY OF ROCKWALL



PROFESSIONAL ENGINEERING SERVICES CONTRACT

This Agreement is made and entered into in Rockwall County, Texas, between City of Rockwall, Texas (“CITY”), a municipal corporation and political subdivision of the State of Texas, acting by and through its City Manager and Birkhoff, Hendricks and Carter, LLP, (“ENGINEER”), located at 11910 Greenville Avenue, Suite 600, Dallas, Texas, Engineers duly licensed and practicing under the laws of the State of Texas.

WHEREAS, CITY desires to engage Engineer as an independent contractor to render certain technical and professional services necessary for performing:

PROFESSIONAL ENGINEERING SERVICES for the Wastewater Flow Monitoring Study.

NOW, THEREFORE, for and in consideration of the mutual covenants and agreements contained herein, the Parties hereby agree as follows:

1. Scope of Work

Engineer agrees to perform professional engineering services as specifically defined in this Contract as Attachment “A” and as authorized by CITY. Specifically, Engineer shall perform Professional services as requested by CITY and defined in Attachment “A”.

The Parties by mutual agreement through contract amendments may provide for additional technical and professional services to be performed under the basic general terms and conditions of this Contract. CITY reserves the right to enter into another agreement with other engineering firms to provide the same or similar professional services during the term of this Contract for different projects.

2. Compensation & Term of Agreement

Cost for such services will be an amount not to exceed Three Hundred Thousand dollars and zero cents (\$300,000.00) and billed in accordance with the payment schedule provided in Attachment “B”. Engineer is not authorized to perform any work beyond the limited not to exceed amount without authorized written approval by CITY.

The term of this Agreement shall commence upon execution of this agreement and follow the schedule described in Attachment “C”. In the event of termination, Engineer will assist the CITY in arranging a smooth transition process. However, Engineer’s obligation to provide services to the CITY will cease upon the effective date of termination, unless otherwise agreed in writing.

3. Method of Payment

CITY shall pay Engineer its fees based on the presentation by Engineer to CITY of a correct monthly statement for all the amounts earned under the Contract together with reasonable supporting documentation verifying the accuracy of the fees and expenses. CITY shall then pay Engineer its fee within thirty (30) days after presentation of the accurate monthly statement by Engineer to CITY. CITY is a State sales and use tax exempt political subdivision of the State of Texas. All records supporting payment shall be kept in the offices of Engineer for a period of not less than three (3) years and shall be made available to CITY for inspection, audit or copying upon reasonable request.

4. Engineer's Standard of Care

Engineer shall provide its services under this Contract with the same degree of care, skill and diligence as is ordinarily provided by a professional Engineer under similar circumstances for a similar project. Engineer represents that it has the capability, experience, available personnel, and means required to perform the services contemplated by this Contract. Services will be performed using personnel and equipment qualified and/or suitable to perform the work requested by the CITY. CITY retains the right to report to Engineer any unsatisfactory performance of Engineer personnel for appropriate corrective action. Engineer shall comply with applicable federal, state, and local laws in connection with any work performed hereunder.

Engineer will seek written CITY approval to accept any contract or perform any services for any person, entity, or business working on this project. CITY may waive this potential conflict, but such waiver is at CITY's sole discretion and its decision shall be final.

5. Ownership of Documents

As part of the total compensation which CITY has agreed to pay Engineer for the professional services to be rendered under this Contract, Engineer agrees that hard copies of all finished and unfinished documents, data, studies, surveys, drawings, specifications, field notes, maps, models, photographs, preliminary reports, reports, bid packet/construction contract documents/advertisement for bids incorporating any CITY standard provisions provided by Engineer, will remain the property of the CITY. Engineer will furnish CITY with paper and electronic copies, to the extent they are available, of all of the foregoing to facilitate coordination, however, ownership of the underlying work product shall remain the intellectual property of the Engineer. Engineer shall have the right to use such work products for Engineer's purposes. However, such documents are not intended to be suitable for reuse by CITY or others on extension of the Project or on any other project. Any reuse without the express written consent of the Engineer will be at reuser's sole risk and without liability or legal exposure to the Engineer, and CITY to the extent allowed by law, shall hold harmless the Engineer from all claims, damages, losses, expenses, and costs, including attorneys' fees arising out of or resulting from the reuse of said documents without the Engineer's consent. The granting of such consent will entitle the Engineer to further compensation at rates to be agreed upon by CITY and the Engineer. The above notwithstanding, Engineer shall retain all rights in its standard drawing details, designs, specifications, databases, computer software and any other proprietary and intellectual property information provided pursuant to this Contract, whether or not such proprietary information was modified during the course of providing the services.

6. Insurance

A. Engineer agrees to maintain Worker's Compensation and Employer's Liability Insurance to cover all of its own personnel engaged in performing services for CITY under this Contract in at least the following amounts:

Workmen's Compensation – Statutory
Employer's Liability – \$100,000
Bodily Injury by Disease - \$500,000 (policy limits)
Bodily Injury by Disease - \$100,000 (each employee)

B. Engineer also agrees to maintain Commercial General Liability, Business Automobile Liability, and Umbrella Liability Insurance covering claims against Engineer for damages resulting from bodily injury, death or property damages from accidents arising in the course of work performed under this Contract in not less than the following amounts:

\$2,000,000 General aggregate limit

\$1,000,000 each occurrence sub-limit for all bodily injury or property damage incurred all in one occurrence

\$1,000,000 each occurrence sub-limit for Personal Injury and Advertising

C. Engineer shall add CITY, its City Council members and employees, as additional insureds on all required insurance policies, except worker's compensation, employer's liability and errors and omissions insurance. The Commercial General Liability Policy and Umbrella Liability Policy shall be of an "occurrence" type policy.

D. Engineer shall furnish CITY with an Insurance Certificate on the date this Contract is executed and accepted by CITY, which confirms that all above required insurance policies are in full force and effect.

E. Engineer agrees to maintain errors and omissions professional liability insurance in the amount of not less than one million dollars (\$1,000,000) annual aggregate, on a claims made basis, as long as reasonably available under standard policies.

7. INDEMNIFICATION

ENGINEER SHALL INDEMNIFY AND SAVE HARMLESS THE CITY AND ITS CITY COUNCIL MEMBERS AND EMPLOYEES FROM SUITS, ACTIONS, LOSSES, DAMAGES, CLAIMS, OR LIABILITY, INCLUDING WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, ALL EXPENSES OF LITIGATION, COURT COSTS, AND REASONABLE ATTORNEY'S FEES FOR INJURY OR DEATH TO ANY PERSON, OR INJURY TO ANY PROPERTY, RECEIVED OR SUSTAINED BY ANY PERSON OR PERSONS OR PROPERTY, TO THE EXTENT CAUSED BY THE NEGLIGENT ACTS OF ENGINEER OR ITS AGENTS OR EMPLOYEES, IN THE EXECUTION OF PERFORMANCE OF THIS CONTRACT.

ENGINEER'S TOTAL LIABILITY TO CITY FOR ANY LOSS OR DAMAGES FROM CLAIMS ARISING OUT OF, OR IN CONNECTION WITH, THIS CONTRACT FROM ANY CAUSE INCLUDING ENGINEER'S STRICT LIABILITY, BREACH OF CONTRACT, OR PROFESSIONAL NEGLIGENCE, ERRORS AND OMISSIONS SHALL NOT EXCEED ONE MILLION DOLLARS (\$1,000,000). NEITHER PARTY TO THIS AGREEMENT SHALL BE LIABLE TO THE OTHER PARTY OR ANY THIRD PARTY CLAIMING THROUGH THE OTHER RESPECTIVE PARTY, FOR ANY SPECIAL, INCIDENTAL, INDIRECT, PUNITIVE, LIQUIDATED, DELAY OR CONSEQUENTIAL DAMAGES OF ANY KIND INCLUDING BUT NOT LIMITED TO LOST PROFITS OR USE OF PROPERTY, FACILITIES OR RESOURCES, THAT MAY RESULT FROM THIS AGREEMENT, OR OUT OF ANY GOODS OR SERVICES FURNISHED HEREUNDER.

8. Addresses for Notices and Communications

CITY

Amy Williams, P.E.
Director of Public Works/City Engineer
City of Rockwall
385 S. Goliad Street
Rockwall, Texas 75087

ENGINEER

Derek B. Chaney, P.E., R.P.L.S.
Partner
Birkhoff, Hendricks & Carter, L.L.P.
11910 Greenville Ave., #600
Dallas, Texas 75243

All notices and communications under this Contract shall be mailed or delivered to **CITY and Engineer** at the above addresses.

9. Successors and Assigns

CITY and Engineer each binds itself and its successors, executors, administrators and assigns to the other parties of this Contract and to the successors, executors, administrators and assigns of such other parties, in respect to all covenants of this Contract. Except as noted in the first part of this Paragraph, neither CITY nor Engineer shall assign, sublet or transfer its interest in this Contract without the written consent of the other. Nothing herein shall be construed as creating any personal liability on the part of any officer, council member, employee or agent of any public body which is a party hereto.

10. Termination for Convenience of the Parties

Engineer and CITY may terminate this Contract for their convenience at any time by giving at least thirty (30) days notice in writing to each other. If the Contract is terminated by CITY and/or Engineer as provided herein, Engineer will be paid for the Work provided and expenses incurred up to the termination date, if such final compensation is approved by CITY, in its sole discretion. If this Contract is terminated due to the fault of Engineer, Paragraph 10 hereof, relative to Termination for Cause, shall apply.

11. Changes

CITY may, from time to time, request changes in the Scope of Work of **Engineer** to be performed hereunder. Such changes, including any increase or decrease in the amount of **Engineer's** compensation, or time for performance, which are mutually agreed upon by and between CITY and **Engineer**, shall be incorporated in written amendments to this Contract. Any subsequent contract amendments shall be executed by the City Manager or other authorized representative as designated by the City Manager or City Council.

Any alterations, additions or deletions to the terms of this Contract, including the scope of work, shall be by amendment **in writing** executed by both CITY and Engineer.

13. Reports and Information

Engineer, at such times and in such forms as CITY may reasonably require, and as specified in the Scope of Work or in additional Contract Amendments shall furnish CITY periodic reports pertaining to the Work or services undertaken pursuant to this Contract, the cost and obligations incurred, or to be incurred in connection therewith, and any other matter covered by this Contract.

14. Entire Agreement

This Contract and its Attachments and any future Contract Amendments constitute the entire agreement, and supersede all prior agreements and understandings between the parties concerning the subject matter of this Contract.

15. Waiver

The failure on the part of either party herein at any time to require the performance by the other party, of any portion of this Contract, shall not be deemed a waiver of, or in any way affect that party's rights to enforce such provision, or any other provision. Any waiver by any party herein of any provision hereof, shall not be taken or held to be a waiver of any other provision hereof, or any other breach hereof.

16. Severability

The invalidity or unenforceability of any provision of this Contract shall not affect the validity or enforceability of any other provision of this Contract.

17. Survival

Any and all representations, conditions and warranties made by Engineer under this Contract are of the essence of this Contract and shall survive the execution, delivery and termination of it.

18. Governing Powers and Law

Both Parties agree and understand that the City does not waive or surrender any of its governmental powers by execution of this Agreement. To that end, the parties further understand that this agreement shall not be considered a contract for goods or services under Texas Local Government Code, Section 271.151 and Contractor waives any right or entitlement granted said provisions. This Contract is governed by the laws of the State of Texas and all obligations of the parties under this Contract are performable in Rockwall County, Texas.

19. Attorney's Fees

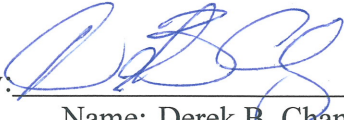
If it is necessary for either Party herein to file a cause of action at law or in equity against the other Party due to: (a) a breach of this Contract by the other Party and/or (b) any intentional and/or negligent act or omission by the other Party arising out of this Contract, the non-breaching or non-negligent Party shall be entitled to reasonable attorney's fees and costs, and any necessary disbursements, in addition to any other relief to which it is legally entitled.

20. State or Federal Laws

This Contract is subject to all applicable federal and state laws, statutes, codes, and any applicable permits, ordinances, rules, orders and regulations of any local, state or federal government authority having or asserting jurisdiction, but nothing contained herein shall be construed as a waiver of any right to question or contest any such law, ordinance, order, rule or regulation in any forum having jurisdiction.

EXECUTED in triplicate originals on this 13th day of October 2022.

BIRKHOFF, HENDRICKS & CARTER, L.L.P.
A Texas Limited Liability Partnership
TPBE Firm No. 526
TBPLS Firm No. 100318-00

By: 
Name: Derek B. Chaney, P.E., R.P.L.S.
Title: Partner

EXECUTED in triplicate originals on this ____ day of _____ 2022.

ATTEST:

City of Rockwall, Texas

Mary Smith
City Manager

ATTACHMENT “A”

Scope of Services

Wastewater Flow Monitoring Study

Project Description:

The City of Rockwall (City) desires to engage the services of Birkhoff, Hendricks and Carter, LLP (BHC) to provide engineering services for the Wastewater Flow Monitoring Study. The most recent wastewater flow monitoring study was completed by BHC in 2014. This study proposes to capture dry and wet weather flows in the City’s wastewater collection system in the spring of 2023 for use in analysis and determination of areas substantially influenced by inflow and infiltration.

BASIC SERVICES

1. Wastewater Flow Monitoring Coordination

- 1.1. Attend project kickoff meeting at City Hall with City Staff to discuss goals of study, potential problem areas in the collection system and anticipated schedule for flow meter deployment.
- 1.2. Obtain updated ArcGIS data for the wastewater collection system from the City
- 1.3. Develop criteria for the selection of wastewater flow meter locations. The criteria typically include basins area, linear feet of wastewater pipe per basin, proximity to surrounding meters, and accessibility to the flow meter site.
- 1.4. Develop wastewater flow monitoring plan, including:
 - a) Identify proposed locations for deployment of up to thirty (30) temporary flow meters and four (4) temporary rain gauges. Review and consider use of previous flow meter locations from the 2014 wastewater flow monitoring study.
 - b) Develop working database and base map to display system information, including flow meter and rain gauge locations, drainage basins, and the existing wastewater collection system. Correlate the proposed flow meter sites to the City’s ArcGIS manhole ID’s.
 - c) Delineate services area basin divides for each flow meter site.
 - d) Prepare location map exhibit showing temporary flow meter and rain gauge sites.
 - e) Develop schematic flow meter diagram.

- 1.5. Attend one meeting at City Hall with City Staff to present the proposed flow meter and rain gauge locations.
- 1.6. If required, update map and files to reflect feedback provided by the City and finalize flow meter and rain gauge sites.
- 1.7. Coordinate with sub-consultant (expected to be Hach of Loveland, Colorado) who will be responsible for supplying the temporary flow meters and rain gauges for deployment. The scope of services for meter temporary flow meter and rain gauges deployment is described under Section 3 in this scope of services.
- 1.8. Prior to deployment, conduct limited field observation of the proposed flow meter sites (manholes) to confirm hydraulic conditions are acceptable for monitoring. Common conditions to avoid include bends at manhole inverts, internal or external drops, obstructions, turbulent flow, or interception of lateral pipes.
- 1.9. Conduct up to four (4) site visits to observe temporary flow meter and rain gauge installations.
- 1.10. Conduct cursory QA/QC review of the flow meter and rain gauge data during deployment via the online Hach Claros Webserver to confirm patterns and quantities of flow reported are within expected ranges.
- 1.11. Coordinate with meter deployment sub-consultant as necessary to address and resolve issues that may occur during deployment period (e.g., abnormal flow patterns, malfunctioning equipment).

2. Flow Monitoring Analysis and Reporting

- 2.1. Download flow meter and rainfall data and import to spreadsheet database for analysis.
- 2.2. Perform mass-flow balancing analysis of flow meter data.
- 2.3. Tabulate observed rainfall data and determine rainfall duration, quantity, and intensity of observed storm events.
- 2.4. Isolate dry weather week to determine average daily weekday and weekend flows.
- 2.5. Calculate unique average daily dry weather flow rates and unitless (diurnal) flow patterns for each meter basin.
- 2.6. Conduct inflow and infiltration analysis of the observed wastewater flow data for qualifying storm events (typically greater than 0.5-inch rainfall depth in 24-hours).
- 2.7. Analyze data to extract wet weather peaking factors for the selected storm events.

- 2.8. Project observed rainfall derived inflow and infiltration inflows to design storm event (typically 2-year or 5-year design storm).
- 2.9. Determine land area and linear feet of pipe per flow meter basin and calculate rainfall derived inflow and infiltration observed per unit of area and pipe.
- 2.10. Develop prioritization of existing collection system areas for recommended inflow and infiltration reduction activities. Develop conceptual engineer's opinion of cost based on recommendations.
- 2.11. Prepare written report, summarizing the study approach, basis, findings, and recommendations. The report will include the following:
 - a) Graphical and written description of flow monitoring results from each meter site as observed during dry and wet weather flow conditions.
 - b) Prioritization of meter basins based on infiltration and inflow observations.
 - c) Recommendations for further investigation and system improvements.
- 2.12. Prepare and deliver two (2) copies of preliminary report for the City's review and comment.
- 2.13. Address review comments from the City and finalize report.
- 2.14. Prepare and deliver three (3) bound copies of the final report.
- 2.15. Attend one meeting w/ City Staff to present findings and recommendations.

ADDITIONAL SERVICES

The following scope items defined as additional services are those anticipated to be necessary to facilitate completion of the study. These services will be performed on an as-need basis and invoiced based on effort and expenses incurred.

3. Temporary Flow Meter and Rain Gauge Deployment (By Sub-Consultant)

Deploy up to thirty (30) flow meters and four (4) rain gauges in the existing wastewater collection system to monitor wastewater flow and rainfall data. All services, equipment labor and materials required to complete the installation, calibration, maintenance and removal of flow meters and rain gauges shall be provided by a sub-consultant (expected to be Hach of Loveland, Colorado).

4. Exclusions

The intent of this scope of services is to include only the services specifically listed herein and no others. Services specifically excluded from this scope of services include, but are not necessarily limited to the following:

- A. Consulting services by others not included in Scope of Services.
- B. Confined entry of any structure by the Engineer.
- C. Fees for permits.
- D. Fiduciary responsibility to the Client.

ATTACHMENT “B”

Payment Schedule

Compensation for Basic Services in Tasks 1-2 shall be on a lump sum basis. The tabulation below establishes the not to exceed amount for each category of contract service:

<u>Task</u>		<u>Fee Amount</u>
<u>BASIC SERVICES</u>		
1	Wastewater Flow Monitoring Coordination	\$30,000.00
2	Flow Monitoring Analysis and Reporting	\$50,000.00
	Basic Services Subtotal:	\$80,000.00
Compensation for additional services under Task 3 shall be on an hourly basis of salary cost times a multiplier of 2.45 for time expended on the task. Field survey crew shall be based on \$175.00 per hour, inclusive of all equipment rentals and software licensing; plus, mileage charge at the IRS established rate. Expenses shall be at invoice cost times a multiplier of 1.10.		
<u>ADDITIONAL SERVICES</u>		
3	Temporary Flow Meter and Rain Gauge Deployment	\$220,000.00
	Additional Services Subtotal:	\$220,000.00
	Project Total:	\$300,000.00

Fees that are Lump Sum for each task and will be invoiced monthly based upon the overall percentage of services performed.

ATTACHMENT “C”

Project Schedule

Notice to Proceed (NTP)	October 2022
Develop Flow Monitoring Plan	January 2023
Flow Meter Deployment (60-day duration).....	March – April 2023
Wastewater Flow Monitoring Data Analysis.....	May – August, 2023
Preliminary Report Submittal to City	September, 2023
Receive City Comments on Preliminary Report	October, 2023
Final Report Submittal to City	November, 2023

ATTACHMENT “D”

Sub-Consultants

The following Sub-Consultants are anticipated for the work included in the scope of services for this project.

1. Sub-Consultant:

Company Name: Hach Group

Services of the Scope Being Provided: Flow Meter and Rain Gauge Deployment

Contact Person: Richard Delgadillo Title: Division Sales Manager – Flow Group

Email: rdelgadi@hach.com

Phone: (970) 443-8821



MEMORANDUM

TO: Mary Smith, City Manager

CC: Honorable Mayor and City Council

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

DATE: October 17, 2022

SUBJECT: PROPOSED 2022 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 2022-2023, the wastewater division proposes to complete condition assessment of three basins that have a total of 115,205 feet of pipe with 435 manholes. The Professional Services Contract for the sanitary sewer condition assessment cost \$167,483.00. 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

Action Needed

Staff requests the City Council consider authorizing the City Manager to execute a contract with Pipeline Analysis LLC for the Sanitary Sewer Assessment in the amount of \$167,483.00 to be paid from the Water and Sewer Fund.

Professional Services Contract
City of Rockwall
Year 6
Sanitary Sewer Condition Assessment
Flow Meter Basins
BC20, BC44, SC02A and BC02



City of Rockwall
The New Horizon

September 29, 2022



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 Mattie A. Engels, 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 CITY to perform the engineering services desired by 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 recommend 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 incorporate these findings 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

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 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. The minimum limits of coverage shall be in the following amounts:

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 _____, 2022.

**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**

By: Mattie A. Engels
Mattie A. Engels, P.E. (Vice-President)

Date: September 29, 2022

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 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.

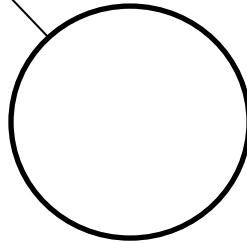
To Be Provided by City:

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
The New Horizon

SMOKE TESTING NOTICE TO RESIDENT

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.**

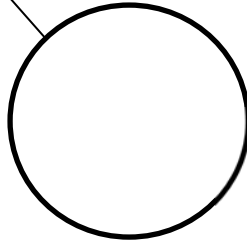
Your cooperation is appreciated. Should you have any additional questions concerning this study or if you desire special assistance, please phone:

800-637-0164



QR Code for frequently
asked questions

**Review
Draft**



City of Rockwall
The New Horizon

PRUEBAS DE HUMO AVISO A LOS RESIDENTES

Para los próximos días, los equipos de inspección llevará 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:

800-637-0164



QR Code for frequently
asked questions

Task 400 Dye Flooding

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

Task 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:

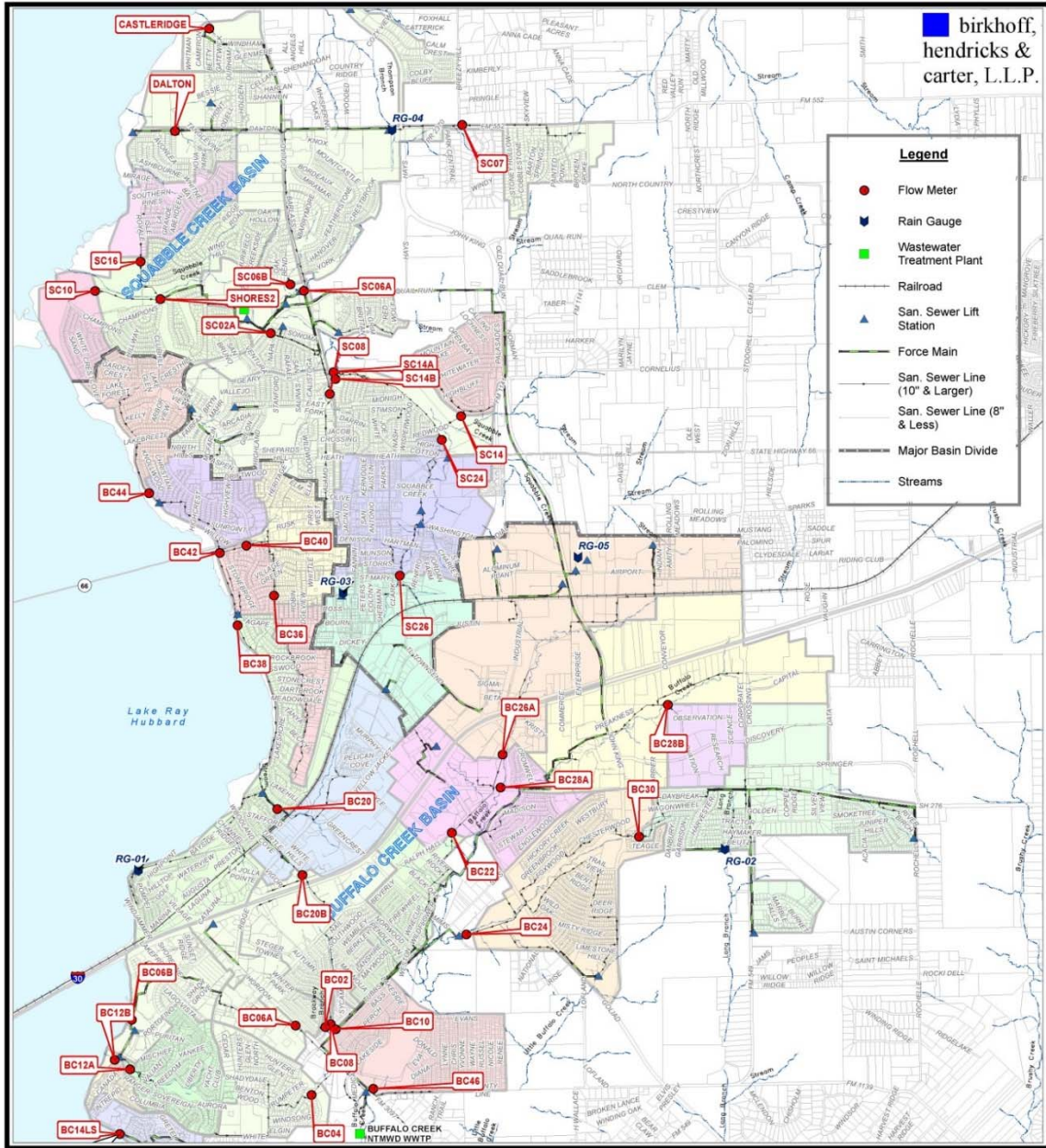
- Complaint records and SSO database
- Review and comments on rehabilitation methods, cost estimates, and alternatives
- Engineer will provide electronic files of the City corrected GIS maps in ArcGIS. The City will have the final authority to accept the changes and update their master GIS map files.

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.

Study Area Map Flow Meter Basins BC20, BC44, SC02A and BC02



**birkhoff,
hendricks &
carter, L.L.P.**

Legend

- Flow Meter
- Rain Gauge
- Wastewater Treatment Plant
- Railroad
- San. Sewer Lift Station
- Force Main
- San. Sewer Line (10" & Larger)
- San. Sewer Line (8" & Less)
- Major Basin Divide
- Streams

City of Rockwall
2015 WASTEWATER FLOW MONITORING STUDY

**Flow Meter
& Rain Gauge
Overview Map**

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

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

Completed
Proposed

Meter Basin	RDII (mg)	Pipe (l.f.)	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	21,915										
BC20B	1.76	119,423	362	14.74	2			119,423								
BC06A	0.33	22,548	232	14.84	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	148	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	30,660	155	8.11	13					30,660						
BC28B	0.06	7,920	23	7.58	14					7,920						
SC14	0.11	23,095	80	7.47	15					23,095						
BC04	0.18	24,645	80	7.41	16					24,645						
BC40	0.22	28,400	110	7.14	17					28,400						
BC20	0.15	33,920	132	6.59	18						33,920					
BC44	0.21	31,705	108	6.40	19						31,705					
SC02A	0.31	33,820	135	6.33	20						33,820					
BC02	0.12	15,760	58	6.17	21						15,760					
SC10	0.06	10,535	33	5.37	22							10,535				
BC26A	0.29	49,005	156	4.87	23							49,005				
BC30	0.31	53,190	185	4.25	24							53,190				
SC16	0.08	19,700	71	3.94	25								19,700			
BC12B	0.05	8,690	46	3.76	26									8,690		
SHORES2	0.20	57,570	176	3.62	27									57,570		
BC12A	0.16	38,885	175	3.46	28									38,885		
BC24	0.16	51,315	157	3.06	29										51,315	
BC08B	0.06	19,900	100	2.98	30										19,900	
BC14	0.10	20,925	85	2.93	31										20,925	
DALTON	0.05	14,180	58	2.69	32										14,180	
BC22	0.11	39,755	159	2.44	33											39,755
SC08A	0.10	62,130	199	2.31	34											62,130
BC36	0.05	22,340	68	2.24	35											22,340
SC07	0.05	22,860	71	2.15	36											22,860
CASTLERIDGE	0.02	11,155	34	1.73	37											11,155
Total		1,233,389	4,337			21,915	99,232	119,423	134,198	126,561	114,720	115,205	112,730	116,155	126,165	147,085

Study Area Quantities

435 Manholes
115,205 Linear Feet Mainline

Compensation Sewer System Evaluation Survey

Sanitary Sewer Evaluation Survey Year 6 Basins BC20, BC44, SC02A, BC02

Task	Description	Estimated Quantity	Unit Price	Total
100	Mobilization	L.S.	L.S.	\$ 1,855
200	Manhole/Pipe Inspection -(100%)	435	\$ 140.00	\$ 60,900
300	Smoke Testing, Public Awareness, Data Entry & Analysis (100%)	115,205	\$ 0.65	\$ 74,883
400*	Dye Flooding	0	\$ -	\$ -
500*	Preparatory Cleaning	0	\$ -	\$ -
600*	CCTV Inspection	0	\$ -	\$ -
700	Admin.,Project Mgt.	L.S.	L.S.	\$ 4,085
800	Defect Analysis/Rehab.	L.S.	L.S.	\$ 4,685
900	Database, Cost Estimates, Mapping, Final Reports	L.S.	L.S.	\$ 21,075
Total Not To Exceed (City performs Dye Testing, Cleaning & CCTV)				\$ 167,483

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



MEMORANDUM

TO: Mary Smith, City Manager

CC: Honorable Mayor and City Council

FROM: Ryan Miller, Director of Planning and Zoning

DATE: October 17, 2022

SUBJECT: Z2022-044; AMENDMENT TO ARTICLE 02, DEVELOPMENT REVIEW AUTHORITY, OF THE UDC AND ARTICLE III, BOARDS, COMMISSIONS, COMMITTEES, OF CHAPTER 2, ADMINISTRATION, OF THE MUNICIPAL CODE OF ORDINANCES

Attachments

Memorandum
Proposed Text Amendment
Draft Ordinance

Summary/Background Information

Hold a public hearing to discuss and consider approval of an **ordinance** for a *Text Amendment* to Article 02, *Development Review Authority*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] and Article III, *Boards, Commissions, Committees*, of Chapter 2, *Administration*, of the Municipal Code of Ordinances, and take any action necessary (**1st Reading**).

Action Needed

The City Council is being asked to approve or deny the proposed 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: Mary Smith, *City Manager*
Joey Boyd, *Assistant City Manager*

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

DATE: October 17, 2022

SUBJECT: Z2022-044; *Amendment to Article 02, Development Review Authority, of the UDC and Article III, Boards, Commissions, Committees, of Chapter 2, Administration, of the Municipal Code of Ordinances.*

On September 6, 2022, the City Council directed staff to make changes to the qualification requirements for appointments to the Historic Preservation Advisory Board (HPAB). In response to this direction, staff has prepared an amendment that will remove the requirement that the HPAB's membership consist of: [1] an architect, planner or representative of a design profession, [2] a member of the Rockwall County Historical Foundation, [3] a general contractor, [4] an owner of property within a historic district, and [5] three (3) citizens of Rockwall interested in historic preservation. In addition, staff has removed the HPAB and Architectural Review Board's (ARB) organizational requirements from Article 02, *Development Review Authority*, of the Unified Development Code (UDC) and placed them into Article III, *Boards, Commissions, Committees*, of Chapter 2, *Administration*, of the Municipal Code of Ordinances.

A redlined copy of the proposed changes along with a draft ordinance has been provided in the attached packet. In accordance with Section 02.04(B) of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), staff brought the proposed text amendment to the Planning and Zoning Commission for a recommendation to the City Council, and on October 11, 2022 the Planning and Zoning Commission approved a motion to recommend approval by a vote of 5-0 (*with Commissioners Womble and Deckard absent*). In addition, staff has sent out a 15-day notice to the Rockwall Herald Banner in accordance with all applicable state laws and Section 02.03(A)(3) of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC). Should the City Council have any questions staff will be available at the meeting on October 17, 2022.

SECTION 05 | HISTORIC PRESERVATION ADVISORY BOARD

SUBSECTION 05.01: ORGANIZATION

For requirements concerning the Historic Preservation Advisory Board see Division 3, Historic Preservation Advisory Board, of Article III, Boards, Commissions, Committees, of Chapter 2, Administration, of the Municipal Code of Ordinances.

~~(A) Membership. There is hereby created a Historic Preservation Advisory Board (HPAB) which shall serve as an advisory body to the City Council. Such board shall consist of seven (7) members to be appointed by the City Council.~~

~~(B) Term of Office; Qualifications. The members shall be appointed for a term of two (2) years with staggered terms and shall be removable by the City Council. Their terms of office shall expire on the last day of July or when their successor has been appointed. In the event that a vacancy occurs prior to the expiration of a full term, the City Council shall appoint a new member to complete the unexpired term. Any member may be reappointed by the City Council upon completion of a term to which he has been appointed. The membership shall include:~~

- ~~(1) An architect, planner or representative of a design profession;~~
- ~~(2) A member of the Rockwall County Historical Foundation;~~
- ~~(3) A general contractor;~~
- ~~(4) An owner of property within a historic district;~~
- ~~(5) Three (3) citizens of Rockwall interested in historic preservation.~~

~~(C) All board members, regardless of background, shall have a known and demonstrated interest, competence or knowledge of historic preservation within the City. All members must be residents of Rockwall County.~~

~~(D) Duties. The duties of the Historic Preservation Advisory Board (HPAB) are as follows:~~

- ~~(1) Provide professional recommendations to the City Council and Planning and Zoning Commission as required, regarding site plans, building alternatives, and building plans proposed within the City Historic Overlay (HOV) District. The Historic Preservation Advisory Board (HPAB) shall review site plans and building elevations placed before them within the time frame allowed for processing applications prior to submission to the Planning and Zoning Commission or City Council. The Historic Preservation Advisory Board (HPAB) shall prepare a written assessment of the proposed project regarding compliance with approved guidelines for development within the district, and its applicability in preserving and enhancing the history and culture of the district.~~
- ~~(2) Research, document and maintain in the official files of the City detailed information regarding the original construction and architecture of the district.~~
- ~~(3) Develop and maintain guidelines regarding development and redevelopment within the district including architectural design, materials selections, building styles and other pertinent design considerations. The proposed guidelines shall be submitted to~~

~~the Planning and Zoning Commission and City Council for approval.~~

- ~~(4) Adopt rules and procedures as necessary to provide for the orderly conduct of board meetings.~~
- ~~(5) Recommend the boundaries of historic districts.~~
- ~~(6) Increase public awareness of the value of historic, cultural, and architectural preservation by encouraging and participating in public education programs developed by the historic preservation office.~~
- ~~(7) Provide recommendations to the Planning and Zoning Commission and City Council concerning the historic preservation impact of proposed, announced or commenced actions by federal, state or local authorities that affect streets, alleys, publicly maintained utilities and any other public spaces, areas, improvements, other features or zoning within, around or through any district.~~
- ~~(8) Make recommendations to the City for the employment of staff and professional consultants as necessary to carry out the duties of the HPAB.~~
- ~~(9) Review and act on the designation of landmarks and the delineation of districts, which shall be ratified by the City Council.~~
- ~~(10) Recommend and confer recognition upon the owners of landmarks or properties within districts by means of certificates, plaques, or markers.~~
- ~~(11) Review and recommend to City Council and other applicable City Boards and Commissions all proposed changes to the Unified Development Code (UDC), building code, general plan or other adopted policies of the City that may affect the purpose of the Article.~~
- ~~(12) Conduct public hearings and provide comment on buildings, objects, sites, structures, and districts for nomination to the National Register of Historic Places to the Texas Historic Commission. Such recommendations shall be guided by the criteria established in the National Historic Preservation Act of 1966, as amended.~~
- ~~(13) Implement and maintain a system of survey or inventory of significant historic, architectural, and cultural landmarks and all properties located within designated districts located in the City. Such information shall be maintained securely, made accessible to the public and should be updated at least every ten (10) years.~~
- ~~(14) Monitor and report to the Texas Historical Commission all actions affecting any recorded Texas historic landmark, state archaeological landmark, national register property and any locally designated landmark, as deemed necessary.~~
- ~~(15) Create sub-committees from among its membership and delegate to these committees' responsibilities to carry out the purposes of this Article.~~
- ~~(16) Maintain written meeting minutes which are recorded by staff and demonstrate all actions taken by the HPAB and the reasons for taking such actions.~~

~~(17) Increase public awareness of the value of historic, cultural, and architectural preservation by developing and participating in public education programs.~~

~~(18) Review and act on all Certificates of Appropriateness (COA) applications for compliance with adopted design guidelines pursuant to this Article.~~

~~(19) Review and act on all appeals on action taken by the Historic Preservation Officer (HPO) regarding the administrative review of Certificates of Appropriateness (COA) applications for compliance with adopted design guidelines pursuant to this Article.~~

~~(20) Develop, prepare and adopt specific design guidelines which shall be ratified by the City Council, for use in the review of all Certificates of Appropriateness (COA) applications.~~

~~(21) Prepare and submit annually to the City Council a report summarizing budget costs, goals and objectives and work completed during the previous year, as well as anticipated budgetary requests.~~

~~(22) Provide recommendations to the City concerning the utilization of state, federal, or private funds to promote the preservation of landmarks and districts within the City.~~

~~(23) Recommend to City Council the acquisition of endangered landmarks by demolition where its preservation is essential to the purpose of this Article and where private preservation is not feasible.~~

~~(24) Propose incentive program(s) to City Council for local property owners of historic landmarks or within local districts.~~

~~(25) Review and act on all city preservation related incentive program applications involving work on landmarks and districts for compliance with adopted design guidelines pursuant to this Article.~~

~~(26) Accept on behalf of the City government donations of preservation easements and development rights as well as any other gift of value for the purpose of historic preservation, subject to the approval of City Council.~~

~~(E) Officers. The Historic Preservation Advisory Board (HPAB) shall elect a chairman and vice chairman at the first meeting in August or at the first meeting thereafter for a term of one (1) year. The Historic Preservation Officer (HPO) shall be secretary of the Historic Preservation Advisory Board (HPAB) and an ex-officio member.~~

~~(F) Voting; Meetings. Each member in attendance shall have a vote on plans submitted to the Historic Preservation Advisory Board (HPAB) with that vote reported to the Planning and Zoning Commission. Any member professionally or financially involved in matters pending before the Historic Preservation Advisory Board (HPAB) shall abstain from any discussion, consideration or vote on that item and shall leave the room during such discussion and consideration. Meetings of the Historic Preservation Advisory Board (HPAB) shall be called as needed by the Historic Preservation Officer.~~

~~(G) Attendance. If a member has three (3) consecutive absences that are not excused by the Historic Preservation Advisory Board (HPAB), or is absent from more than 25% of the meetings, he or she may be removed from the Historic Preservation Advisory Board~~

~~(HPAB); however, if absent from 50% of the meetings in any calendar year, the member will automatically be removed from the Historic Preservation Advisory Board (HPAB).~~

SUBSECTION 05.02: DESIGNATION OF LANDMARKS IN THE CITY

~~(A) The Historic Preservation Advisory Board (HPAB) may recommend to the Planning and Zoning Commission and the City Council that certain properties be *landmark districts* and that specific areas be designated as *historic districts* as provided for in [Subsection 06.03, Historic Overlay \(HO\) District, of Article 05, District Development Standards](#).~~

SUBSECTION 05.03: CERTIFICATES OF APPROPRIATENESS (COA)

For requirements concerning Certificates of Appropriateness (COA) see [Section 06, Certificates of Appropriateness \(COA\), of Article 11, Development Applications and Review Procedures](#).

SECTION 06 | ARCHITECTURAL REVIEW BOARD

SUBSECTION 06.01: ORGANIZATION

For requirements concerning the Architectural Review Board see [Division 4, Architectural Review Board, of Article III, Boards, Commissions, Committees, of Chapter 2, Administration, of the Municipal Code of Ordinances](#).

SUBSECTION 06.01: CREATED

~~There is hereby created an Architectural Review Board (ARB) which shall serve as an advisory body to the Planning and Zoning Commission. Such board shall consist of seven (7) members to be appointed by the City Council after recommendation of the Planning and Zoning Commission.~~

SUBSECTION 06.02: TERMS OF OFFICE; QUALIFICATIONS

~~(A) Term. The members shall be appointed for a term of two (2) years with staggered terms and shall be removable for cause by the City Council. Their terms of office shall expire on the last day of July or when their successor has been appointed. In the event that a vacancy occurs prior to the expiration of a full term the City Council shall appoint a new member to complete the unexpired term. Any member may be reappointed by the City Council upon completion of a term to which he has been appointed.~~

~~(B) Qualifications. At least one (1) member shall be a registered architect in the State of Texas. Other members are chosen for qualifications and training in related fields such as landscape architecture, interior or exterior design, municipal planning, municipal government and other professions with related disciplines or civic interest.~~

~~(C) Attendance. If a member has three (3) consecutive absences that are not excused by the Architectural Review Board (ARB), or is absent from more than 25% of the meetings, he may be removed from the Architectural Review Board (ARB); however, if absent from 50% of the meetings in any calendar year, the member will automatically be removed from the Architectural Review Board (ARB).~~

SUBSECTION 06.03: DUTIES

~~The purpose of the Architectural Review Board (ARB) is to provide professional recommendations to the Planning and Zoning Commission and the Director of Planning and Zoning regarding site plans and building elevations submitted within any zoning district as may be required. Meetings of the Architectural Review Board (ARB) shall be called as needed. The Architectural Review Board (ARB) shall review site plans and building elevations placed before them within the time frame allowed for processing applications prior to submission to the Planning and Zoning Commission. The review shall evaluate compatibility with existing topography, scenic corridors and landscaping, and with the goals and objectives established in the applicable Overlay District and/or Planned Development (PD) District, the Comprehensive Plan and applicable provisions of the urban design guidelines. The Architectural Review Board (ARB) shall make recommendations on design changes based on its professional experience and knowledge. The Planning and Zoning Commission shall consider the Architectural Review Board's (ARB's) recommendations in its deliberation of the proposed development. The Planning and Zoning Commission may include recommended changes in the proposed building elevations and site plan based upon the recommendations of the Architectural Review Board (ARB) in its recommendation to the City Council, if applicable.~~

~~SUBSECTION 06.04: OFFICERS~~

~~The Architectural Review Board (ARB) shall elect a chairman and vice-chairman at the first meeting in August or at the first meeting thereafter for a term of one (1) year. The Director of Planning and Zoning shall be secretary of the Architectural Review Board (ARB) and an ex officio member.~~

~~SUBSECTION 06.05: VOTING~~

~~Each member in attendance shall have a vote on plans submitted to the Architectural Review Board (ARB) with that vote being reported to the Planning and Zoning Commission. Any member professionally or financially involved in matters pending before the Architectural Review Board (ARB) shall abstain from any discussion, consideration or vote on that item and shall leave the room during such discussion and consideration.~~

SECTION 07 | DIRECTOR OF PLANNING AND ZONING

SUBSECTION 07.01: QUALIFICATIONS

- (A) The Director of Planning and Zoning must be a member in good standing of AICP, AIA or PE.
- (B) The Director of Planning and Zoning or his/her designee shall serve as the Zoning Administrator.

SUBSECTION 07.02: POWERS AND DUTIES

- (A) The Director of Planning and Zoning shall have the following powers and duties:
 - (1) To make recommendations and provide assistance to the City Council and Planning and Zoning Commission concerning exercise of their responsibilities under the Unified Development Code (UDC);
 - (2) To develop and recommend to the Planning and Zoning Commission, and the City Council, a Comprehensive Plan for

the City or any amendments to the plan and to propose actions to implement the plan;

- (3) To coordinate all planning relating to the City's Comprehensive Plan;
- (4) To submit recommendations to the Planning and Zoning Commission and City Council on request for zoning changes, variances and exceptions;
- (5) To render such administrative decisions as are required of the Director of Planning and Zoning by the Unified Development Code (UDC);
- (6) To perform such other duties as may be prescribed by ordinance or directed by the City Council or Planning and Zoning Commission.

SECTION 08 | HISTORIC PRESERVATION OFFICER

SUBSECTION 08.01: APPOINTMENT

The City Manager shall appoint a qualified staff person, to serve as Historic Preservation Officer (HPO). This officer shall administer the historic preservation provisions of the Unified Development Code (UDC) and advise the Historic Preservation Advisory Board (HPAB) on matters submitted to it.

SUBSECTION 08.02: POWER AND DUTIES

In addition to serving as a representative to the Historic Preservation Advisory Board (HPAB), the Historic Preservation Officer (HPO) shall:

- (A) Coordinate the City's preservation activities with those of state and federal agencies and with local, state, and national non-profit preservation organizations.
- (B) Administer the Unified Development Code (UDC) and advise the HPAB on matters submitted to it.
- (C) To maintain and hold open for public inspection all documents and records pertaining to the provisions of this Article.
- (D) Receive and review all applications pursuant to this Article to ensure their completeness.
- (E) Review and act on all Certificates of Appropriateness (COA) applications subject to administrative review pursuant to this Article.
- (F) Review and forward with any recommendations for all applications for a Certificate of Appropriateness (COA) subject to review by the Historic Preservation Advisory Board (HPAB) pursuant to this Article.
- (G) Ensure proper posting and noticing of all Historic Preservation Advisory Board (HPAB) meetings, schedule applications for Historic Preservation Advisory Board (HPAB) review, provide packets to its members prior to the meetings, record meeting minutes and facilitate all Historic Preservation Advisory Board (HPAB) meetings.
- (H) Review and help coordinate the City's preservation and urban design activities with those of local, state and federal agencies and with local, state, and national preservation organizations in the private sector.

CITY OF ROCKWALL

ORDINANCE NO. 22-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE CODE OF ORDINANCES AND UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, BY AMENDING ARTICLE III, *BOARDS, COMMISSIONS, COMMITTEES*, OF CHAPTER 2, *ADMINISTRATION*, OF THE MUNICIPAL CODE OF ORDINANCES AND ARTICLE 02, *DEVELOPMENT REVIEW AUTHORITY*, OF THE UNIFIED DEVELOPMENT CODE (UDC) AS DEPCITED IN *EXHIBITS 'A' & 'B'* 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 Municipal Code of Ordinances and the Unified Development Code [*Ordinance No. 20-02*] has been initiated by the City Council of the City of Rockwall to amend Article III, *Boards, Commissions, Committees*, of Chapter 2, *Administration*, of the Municipal Code of Ordinances and Article 02, *Development Review Authority*, 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 Municipal Code of Ordinances and the Unified Development Code [*Ordinance No. 20-02*] should be amended as follows:

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

SECTION 1. That Article III, *Boards, Commissions, Committees*, of Chapter 2, *Administration*, of the Municipal Code of Ordinances 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 Article 02, *Development Review Authority*, 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 'B'* of this ordinance;

SECTION 3. 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 4. 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 Municipal Code of Ordinances and/or Unified Development Code [*Ordinance No. 20-02*], and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 5. 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 7TH DAY OF NOVEMBER, 2022.

Kevin Fowler, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: October 17, 2022

2nd Reading: November 7, 2022

DRAFT
ORDINANCE
10.17.2022

DIVISION 3. HISTORIC PRESERVATION ADVISORY BOARD

SECTION 2-79. MEMBERSHIP

There is hereby created a Historic Preservation Advisory Board (HPAB) which shall serve as an advisory body to the City Council. Such board shall consist of seven (7) members to be appointed by the City Council.

SECTION 2-80. TERM OF OFFICE; QUALIFICATIONS.

- (1) *Term of Office.* The members shall be appointed for a term of two (2) years with staggered terms and shall be removable by the City Council. Their terms of office shall expire on the last day of July or when their successor has been appointed. In the event that a vacancy occurs prior to the expiration of a full term, the City Council shall appoint a new member to complete the unexpired term. Any member may be reappointed by the City Council upon completion of a term to which he has been appointed.
- (2) *Qualification.* All board members, regardless of background, shall have a known and demonstrated interest, competence or knowledge of historic preservation within the City. All members must be residents of the City of Rockwall.

SECTION 2-81. DUTIES.

The duties of the Historic Preservation Advisory Board (HPAB) are as follows:

- (1) Provide professional recommendations to the City Council and Planning and Zoning Commission as required, regarding site plans, building alternatives, and building plans proposed within the City Historic Overlay (HOV) District. The Historic Preservation Advisory Board (HPAB) shall review site plans and building elevations placed before them within the time frame allowed for processing applications prior to submission to the Planning and Zoning Commission or City Council. The Historic Preservation Advisory Board (HPAB) shall prepare a written assessment of the proposed project regarding compliance with approved guidelines for development within the district, and its applicability in preserving and enhancing the history and culture of the district.
- (2) Research, document and maintain in the official files of the City detailed information regarding the original construction and architecture of the district.
- (3) Develop and maintain guidelines regarding development and redevelopment within the district including architectural design, materials selections, building styles and other pertinent design considerations. The proposed guidelines shall be submitted to the Planning and Zoning Commission and City Council for approval.
- (4) Adopt rules and procedures as necessary to provide for the orderly conduct of board meetings.
- (5) Recommend the boundaries of historic districts.
- (6) Increase public awareness of the value of historic, cultural, and architectural preservation by encouraging and participating in public education programs developed by the historic preservation office.
- (7) Provide recommendations to the Planning and Zoning Commission and City Council concerning the historic preservation impact of proposed, announced or commenced actions by federal, state or local authorities that affect streets, alleys, publicly-maintained utilities and any other public spaces, areas, improvements, other features or zoning within, around or through any district.

- (8) Make recommendations to the City for the employment of staff and professional consultants as necessary to carry out the duties of the HPAB.
- (9) Review and act on the designation of landmarks and the delineation of districts, which shall be ratified by the City Council.
- (10) Recommend and confer recognition upon the owners of landmarks or properties within districts by means of certificates, plaques, or markers.
- (11) Review and recommend to City Council and other applicable City Boards and Commissions all proposed changes to the Unified Development Code (UDC), building code, general plan or other adopted policies of the City that may affect the purpose of the Article.
- (12) Conduct public hearings and provide comment on buildings, objects, sites, structures, and districts for nomination to the National Register of Historic Places to the Texas Historic Commission. Such recommendations shall be guided by the criteria established in the National Historic Preservation Act of 1966, as amended.
- (13) Implement and maintain a system of survey or inventory of significant historic, architectural, and cultural landmarks and all properties located within designated districts located in the City. Such information shall be maintained securely, made accessible to the public and should be updated at least every ten (10) years.
- (14) Monitor and report to the Texas Historical Commission all actions affecting any recorded Texas historic landmark, state archaeological landmark, national register property and any locally designated landmark, as deemed necessary.
- (15) Create sub-committees from among its membership and delegate to these committees' responsibilities to carry out the purposes of this Article.
- (16) Maintain written meeting minutes which are recorded by staff and demonstrate all actions taken by the HPAB and the reasons for taking such actions.
- (17) Increase public awareness of the value of historic, cultural, and architectural preservation by developing and participating in public education programs.
- (18) Review and act on all Certificates of Appropriateness (COA) applications for compliance with adopted design guidelines pursuant to this Article.
- (19) Review and act on all appeals on action taken by the Historic Preservation Officer (HPO) regarding the administrative review of Certificates of Appropriateness (COA) applications for compliance with adopted design guidelines pursuant to this Article.
- (20) Develop, prepare and adopt specific design guidelines which shall be ratified by the City Council, for use in the review of all Certificates of Appropriateness (COA) applications.
- (21) Prepare and submit annually to the City Council a report summarizing budget costs, goals and objectives and work completed during the previous year, as well as anticipated budgetary requests.
- (22) Provide recommendations to the City concerning the utilization of state, federal, or private funds to promote the preservation of landmarks and districts within the City.
- (23) Recommend to City Council the acquisition of endangered landmarks by demolition where its preservation is essential to the purpose of this Article and where private preservation is not feasible.

- (24) Propose incentive program(s) to City Council for local property owners of historic landmarks or within local districts.
- (25) Review and act on all city preservation-related incentive program applications involving work on landmarks and districts for compliance with adopted design guidelines pursuant to this Article.
- (26) Accept on behalf of the City government donations of preservation easements and development rights as well as any other gift of value for the purpose of historic preservation, subject to the approval of City Council.

SECTION 2-82. OFFICERS.

The Historic Preservation Advisory Board (HPAB) shall elect a chairman and vice-chairman at the first meeting in August or at the first meeting thereafter for a term of one (1) year. The Historic Preservation Officer (HPO) shall be secretary of the Historic Preservation Advisory Board (HPAB) and an ex-officio member.

SECTION 2-83. VOTING.

Each member in attendance shall have a vote on plans submitted to the Historic Preservation Advisory Board (HPAB) with that vote reported to the Planning and Zoning Commission. Any member professionally or financially involved in matters pending before the Historic Preservation Advisory Board (HPAB) shall abstain from any discussion, consideration or vote on that item and shall leave the room during such discussion and consideration. Meetings of the Historic Preservation Advisory Board (HPAB) shall be called as needed by the Historic Preservation Officer.

SECTION 2-84. ATTENDANCE.

If a member has three (3) consecutive absences that are not excused by the Historic Preservation Advisory Board (HPAB), or is absent from more than 25% of the meetings, he or she may be removed from the Historic Preservation Advisory Board (HPAB); however, if absent from 50% of the meetings in any calendar year, the member will automatically be removed from the Historic Preservation Advisory Board (HPAB).

DIVISION 4. ARCHITECTURAL REVIEW BOARD

SECTION 2-85. MEMBERSHIP.

There is hereby created an Architectural Review Board (ARB) which shall serve as an advisory body to the Planning and Zoning Commission. Such board shall consist of seven (7) members to be appointed by the City Council after recommendation of the Planning and Zoning Commission.

SECTION 2-86. TERM OF OFFICE; QUALIFICATIONS.

- (1) Term of Office. The members shall be appointed for a term of two (2) years with staggered terms and shall be removable for cause by the City Council. Their terms of office shall expire on the last day of July or when their successor has been appointed. In the event that a vacancy occurs prior to the expiration of a full term the City Council shall appoint a new member to complete the unexpired term. Any member may be reappointed by the City Council upon completion of a term to which he has been appointed.
- (2) Qualification. At least one (1) member shall be a registered architect in the State of Texas. Other members are chosen for qualifications and training in related fields such as landscape architecture, interior or exterior design, municipal planning, municipal government and other professions with related disciplines or civic interest.

SECTION 2-87. DUTIES.

The purpose of the Architectural Review Board (ARB) is to provide professional recommendations to the Planning and Zoning Commission and the Director of Planning and Zoning regarding site plans and building elevations submitted within any zoning district as may be required. Meetings of the Architectural Review Board (ARB) shall be called as needed. The Architectural Review Board (ARB) shall review site plans and building elevations placed before them within the time frame allowed for processing applications prior to submission to the Planning and Zoning Commission. The review shall evaluate compatibility with existing topography, scenic corridors and landscaping, and with the goals and objectives established in the applicable Overlay District and/or Planned Development (PD) District, the Comprehensive Plan and applicable provisions of the urban design guidelines. The Architectural Review Board (ARB) shall make recommendations on design changes based on its professional experience and knowledge. The Planning and Zoning Commission shall consider the Architectural Review Board's (ARB's) recommendations in its deliberation of the proposed development. The Planning and Zoning Commission may include recommended changes in the proposed building elevations and site plan based upon the recommendations of the Architectural Review Board (ARB) in its recommendation to the City Council, if applicable.

SECTION 2-88. OFFICERS.

The Architectural Review Board (ARB) shall elect a chairman and vice-chairman at the first meeting in August or at the first meeting thereafter for a term of one (1) year. The Director of Planning and Zoning shall be secretary of the Architectural Review Board (ARB) and an ex-officio member.

SECTION 2-89. VOTING.

Each member in attendance shall have a vote on plans submitted to the Architectural Review Board (ARB) with that vote being reported to the Planning and Zoning Commission. Any member professionally or financially involved in matters pending before the Architectural Review Board (ARB) shall abstain from any discussion, consideration or vote on that item and shall leave the room during such discussion and consideration.

SECTION 2-90. ATTENDANCE.

If a member has three (3) consecutive absences that are not excused by the Architectural Review Board (ARB), or is absent from more than 25% of the meetings, he may be removed from the Architectural Review Board (ARB); however, if absent from 50% of the meetings in any calendar year, the member will automatically be removed from the Architectural Review Board (ARB).

SECTION 2-91 – 2-99. RESERVED.

DRAFT
ORDINANCE
10.17.2022

See Next Page ...

SECTION 05 | HISTORIC PRESERVATION ADVISORY BOARD

SUBSECTION 05.01: ORGANIZATION

For requirements concerning the Historic Preservation Advisory Board see Division 3, Historic Preservation Advisory Board, of Article III, Boards, Commissions, Committees, of Chapter 2, Administration, of the Municipal Code of Ordinances.

~~(A) Membership. There is hereby created a Historic Preservation Advisory Board (HPAB) which shall serve as an advisory body to the City Council. Such board shall consist of seven (7) members to be appointed by the City Council.~~

~~(B) Term of Office; Qualifications. The members shall be appointed for a term of two (2) years with staggered terms and shall be removable by the City Council. Their terms of office shall expire on the last day of July or when their successor has been appointed. In the event that a vacancy occurs prior to the expiration of a full term, the City Council shall appoint a new member to complete the unexpired term. Any member may be reappointed by the City Council upon completion of a term to which he has been appointed. The membership shall include:~~

- ~~(1) An architect, planner or representative of a design profession;~~
- ~~(2) A member of the Rockwall County Historical Foundation;~~
- ~~(3) A general contractor;~~
- ~~(4) An owner of property within a historic district;~~
- ~~(5) Three (3) citizens of Rockwall interested in historic preservation.~~

~~(C) All board members, regardless of background, shall have a known and demonstrated interest, competence or knowledge of historic preservation within the City. All members must be residents of Rockwall County.~~

~~(D) Duties. The duties of the Historic Preservation Advisory Board (HPAB) are as follows:~~

- ~~(1) Provide professional recommendations to the City Council and Planning and Zoning Commission as required, regarding site plans, building alternatives, and building plans proposed within the City Historic Overlay (HOV) District. The Historic Preservation Advisory Board (HPAB) shall review site plans and building elevations placed before them within the time frame allowed for processing applications prior to submission to the Planning and Zoning Commission or City Council. The Historic Preservation Advisory Board (HPAB) shall prepare a written assessment of the proposed project regarding compliance with approved guidelines for development within the district, and its applicability in preserving and enhancing the history and culture of the district.~~
- ~~(2) Research, document and maintain in the official files of the City detailed information regarding the original construction and architecture of the district.~~
- ~~(3) Develop and maintain guidelines regarding development and redevelopment within the district including architectural design, materials selections, building styles and other pertinent design considerations. The proposed guidelines shall be submitted to~~

~~the Planning and Zoning Commission and City Council for approval.~~

- ~~(4) Adopt rules and procedures as necessary to provide for the orderly conduct of board meetings.~~
- ~~(5) Recommend the boundaries of historic districts.~~
- ~~(6) Increase public awareness of the value of historic, cultural, and architectural preservation by encouraging and participating in public education programs developed by the historic preservation office.~~
- ~~(7) Provide recommendations to the Planning and Zoning Commission and City Council concerning the historic preservation impact of proposed, announced or commenced actions by federal, state or local authorities that affect streets, alleys, publicly maintained utilities and any other public spaces, areas, improvements, other features or zoning within, around or through any district.~~
- ~~(8) Make recommendations to the City for the employment of staff and professional consultants as necessary to carry out the duties of the HPAB.~~
- ~~(9) Review and act on the designation of landmarks and the delineation of districts, which shall be ratified by the City Council.~~
- ~~(10) Recommend and confer recognition upon the owners of landmarks or properties within districts by means of certificates, plaques, or markers.~~
- ~~(11) Review and recommend to City Council and other applicable City Boards and Commissions all proposed changes to the Unified Development Code (UDC), building code, general plan or other adopted policies of the City that may affect the purpose of the Article.~~
- ~~(12) Conduct public hearings and provide comment on buildings, objects, sites, structures, and districts for nomination to the National Register of Historic Places to the Texas Historic Commission. Such recommendations shall be guided by the criteria established in the National Historic Preservation Act of 1966, as amended.~~
- ~~(13) Implement and maintain a system of survey or inventory of significant historic, architectural, and cultural landmarks and all properties located within designated districts located in the City. Such information shall be maintained securely, made accessible to the public and should be updated at least every ten (10) years.~~
- ~~(14) Monitor and report to the Texas Historical Commission all actions affecting any recorded Texas historic landmark, state archaeological landmark, national register property and any locally designated landmark, as deemed necessary.~~
- ~~(15) Create sub-committees from among its membership and delegate to these committees' responsibilities to carry out the purposes of this Article.~~
- ~~(16) Maintain written meeting minutes which are recorded by staff and demonstrate all actions taken by the HPAB and the reasons for taking such actions.~~

~~(17) Increase public awareness of the value of historic, cultural, and architectural preservation by developing and participating in public education programs.~~

~~(18) Review and act on all Certificates of Appropriateness (COA) applications for compliance with adopted design guidelines pursuant to this Article.~~

~~(19) Review and act on all appeals on action taken by the Historic Preservation Officer (HPO) regarding the administrative review of Certificates of Appropriateness (COA) applications for compliance with adopted design guidelines pursuant to this Article.~~

~~(20) Develop, prepare and adopt specific design guidelines which shall be ratified by the City Council, for use in the review of all Certificates of Appropriateness (COA) applications.~~

~~(21) Prepare and submit annually to the City Council a report summarizing budget costs, goals and objectives and work completed during the previous year, as well as anticipated budgetary requests.~~

~~(22) Provide recommendations to the City concerning the utilization of state, federal, or private funds to promote the preservation of landmarks and districts within the City.~~

~~(23) Recommend to City Council the acquisition of endangered landmarks by demolition where its preservation is essential to the purpose of this Article and where private preservation is not feasible.~~

~~(24) Propose incentive program(s) to City Council for local property owners of historic landmarks or within local districts.~~

~~(25) Review and act on all city preservation related incentive program applications involving work on landmarks and districts for compliance with adopted design guidelines pursuant to this Article.~~

~~(26) Accept on behalf of the City government donations of preservation easements and development rights as well as any other gift of value for the purpose of historic preservation, subject to the approval of City Council.~~

~~(E) Officers. The Historic Preservation Advisory Board (HPAB) shall elect a chairman and vice chairman at the first meeting in August or at the first meeting thereafter for a term of one (1) year. The Historic Preservation Officer (HPO) shall be secretary of the Historic Preservation Advisory Board (HPAB) and an ex-officio member.~~

~~(F) Voting; Meetings. Each member in attendance shall have a vote on plans submitted to the Historic Preservation Advisory Board (HPAB) with that vote reported to the Planning and Zoning Commission. Any member professionally or financially involved in matters pending before the Historic Preservation Advisory Board (HPAB) shall abstain from any discussion, consideration or vote on that item and shall leave the room during such discussion and consideration. Meetings of the Historic Preservation Advisory Board (HPAB) shall be called as needed by the Historic Preservation Officer.~~

~~(G) Attendance. If a member has three (3) consecutive absences that are not excused by the Historic Preservation Advisory Board (HPAB), or is absent from more than 25% of the meetings, he or she may be removed from the Historic Preservation Advisory Board~~

~~(HPAB); however, if absent from 50% of the meetings in any calendar year, the member will automatically be removed from the Historic Preservation Advisory Board (HPAB).~~

SUBSECTION 05.02: DESIGNATION OF LANDMARKS IN THE CITY

~~(A) The Historic Preservation Advisory Board (HPAB) may recommend to the Planning and Zoning Commission and the City Council that certain properties be *landmark districts* and that specific areas be designated as *historic districts* as provided for in [Subsection 06.03, Historic Overlay \(HO\) District, of Article 05, District Development Standards](#).~~

SUBSECTION 05.03: CERTIFICATES OF APPROPRIATENESS (COA)

~~For requirements concerning Certificates of Appropriateness (COA) see [Section 06, Certificates of Appropriateness \(COA\), of Article 11, Development Applications and Review Procedures](#).~~

SECTION 06 | ARCHITECTURAL REVIEW BOARD

SUBSECTION 06.01: ORGANIZATION

~~For requirements concerning the Architectural Review Board see [Division 4, Architectural Review Board, of Article III, Boards, Commissions, Committees, of Chapter 2, Administration, of the Municipal Code of Ordinances](#).~~

SUBSECTION 06.01: CREATED

~~There is hereby created an Architectural Review Board (ARB) which shall serve as an advisory body to the Planning and Zoning Commission. Such board shall consist of seven (7) members to be appointed by the City Council after recommendation of the Planning and Zoning Commission.~~

SUBSECTION 06.02: TERMS OF OFFICE; QUALIFICATIONS

~~(A) Term. The members shall be appointed for a term of two (2) years with staggered terms and shall be removable for cause by the City Council. Their terms of office shall expire on the last day of July or when their successor has been appointed. In the event that a vacancy occurs prior to the expiration of a full term the City Council shall appoint a new member to complete the unexpired term. Any member may be reappointed by the City Council upon completion of a term to which he has been appointed.~~

~~(B) Qualifications. At least one (1) member shall be a registered architect in the State of Texas. Other members are chosen for qualifications and training in related fields such as landscape architecture, interior or exterior design, municipal planning, municipal government and other professions with related disciplines or civic interest.~~

~~(C) Attendance. If a member has three (3) consecutive absences that are not excused by the Architectural Review Board (ARB), or is absent from more than 25% of the meetings, he may be removed from the Architectural Review Board (ARB); however, if absent from 50% of the meetings in any calendar year, the member will automatically be removed from the Architectural Review Board (ARB).~~

SUBSECTION 06.03: DUTIES

~~The purpose of the Architectural Review Board (ARB) is to provide professional recommendations to the Planning and Zoning Commission and the Director of Planning and Zoning regarding site plans and building elevations submitted within any zoning district as may be required. Meetings of the Architectural Review Board (ARB) shall be called as needed. The Architectural Review Board (ARB) shall review site plans and building elevations placed before them within the time frame allowed for processing applications prior to submission to the Planning and Zoning Commission. The review shall evaluate compatibility with existing topography, scenic corridors and landscaping, and with the goals and objectives established in the applicable Overlay District and/or Planned Development (PD) District, the Comprehensive Plan and applicable provisions of the urban design guidelines. The Architectural Review Board (ARB) shall make recommendations on design changes based on its professional experience and knowledge. The Planning and Zoning Commission shall consider the Architectural Review Board's (ARB's) recommendations in its deliberation of the proposed development. The Planning and Zoning Commission may include recommended changes in the proposed building elevations and site plan based upon the recommendations of the Architectural Review Board (ARB) in its recommendation to the City Council, if applicable.~~

~~SUBSECTION 06.04: OFFICERS~~

~~The Architectural Review Board (ARB) shall elect a chairman and vice-chairman at the first meeting in August or at the first meeting thereafter for a term of one (1) year. The Director of Planning and Zoning shall be secretary of the Architectural Review Board (ARB) and an ex officio member.~~

~~SUBSECTION 06.05: VOTING~~

~~Each member in attendance shall have a vote on plans submitted to the Architectural Review Board (ARB) with that vote being reported to the Planning and Zoning Commission. Any member professionally or financially involved in matters pending before the Architectural Review Board (ARB) shall abstain from any discussion, consideration or vote on that item and shall leave the room during such discussion and consideration.~~

SECTION 07 | DIRECTOR OF PLANNING AND ZONING

SUBSECTION 07.01: QUALIFICATIONS

- (A) The Director of Planning and Zoning must be a member in good standing of AICP, AIA or PE.
- (B) The Director of Planning and Zoning or his/her designee shall serve as the Zoning Administrator.

SUBSECTION 07.02: POWERS AND DUTIES

- (A) The Director of Planning and Zoning shall have the following powers and duties:
 - (1) To make recommendations and provide assistance to the City Council and Planning and Zoning Commission concerning exercise of their responsibilities under the Unified Development Code (UDC);
 - (2) To develop and recommend to the Planning and Zoning Commission, and the City Council, a Comprehensive Plan for

the City or any amendments to the plan and to propose actions to implement the plan;

- (3) To coordinate all planning relating to the City's Comprehensive Plan;
- (4) To submit recommendations to the Planning and Zoning Commission and City Council on request for zoning changes, variances and exceptions;
- (5) To render such administrative decisions as are required of the Director of Planning and Zoning by the Unified Development Code (UDC);
- (6) To perform such other duties as may be prescribed by ordinance or directed by the City Council or Planning and Zoning Commission.

SECTION 08 | HISTORIC PRESERVATION OFFICER

SUBSECTION 08.01: APPOINTMENT

The City Manager shall appoint a qualified staff person, to serve as Historic Preservation Officer (HPO). This officer shall administer the historic preservation provisions of the Unified Development Code (UDC) and advise the Historic Preservation Advisory Board (HPAB) on matters submitted to it.

SUBSECTION 08.02: POWER AND DUTIES

In addition to serving as a representative to the Historic Preservation Advisory Board (HPAB), the Historic Preservation Officer (HPO) shall:

- (A) Coordinate the City's preservation activities with those of state and federal agencies and with local, state, and national non-profit preservation organizations.
- (B) Administer the Unified Development Code (UDC) and advise the HPAB on matters submitted to it.
- (C) To maintain and hold open for public inspection all documents and records pertaining to the provisions of this Article.
- (D) Receive and review all applications pursuant to this Article to ensure their completeness.
- (E) Review and act on all Certificates of Appropriateness (COA) applications subject to administrative review pursuant to this Article.
- (F) Review and forward with any recommendations for all applications for a Certificate of Appropriateness (COA) subject to review by the Historic Preservation Advisory Board (HPAB) pursuant to this Article.
- (G) Ensure proper posting and noticing of all Historic Preservation Advisory Board (HPAB) meetings, schedule applications for Historic Preservation Advisory Board (HPAB) review, provide packets to its members prior to the meetings, record meeting minutes and facilitate all Historic Preservation Advisory Board (HPAB) meetings.
- (H) Review and help coordinate the City's preservation and urban design activities with those of local, state and federal agencies and with local, state, and national preservation organizations in the private sector.



MEMORANDUM

TO: Mary Smith, City Manager

CC: Honorable Mayor and City Council

FROM: Ryan Miller, Director of Planning and Zoning

DATE: October 17, 2022

SUBJECT: Z2022-045; SPECIFIC USE PERMIT (SUP) FOR SOLAR PANELS FOR 125 LANSHIRE DRIVE

Attachments

Case Memo
Development Application
Location Map
HOA Notification Map
Neighborhood Notification Email
Property Owner Notification Map
Property Owner Notification List
Public Notice
Property Owner Notifications
Engineer's Letter
Solar Panel Plans
Draft Ordinance

Summary/Background Information

Hold a public hearing to discuss and consider a request by Tony Trammel for the approval of an **ordinance** for a *Specific Use Permit (SUP)* allowing *Solar Panels* exceeding 1,000 SF of coverage on a residential home situated on a 0.1947-acre parcel of land identified as Lot 20, Block D, Lynden Park Estates Subdivision, Phase 3, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 17 (PD-17) for Single Family 7 (SF-7) District land uses, addressed as 125 Lanshire Drive, and take any action necessary (**1st Reading**).

Action Needed

The City Council is being asked to approve, approve with conditions, or deny the proposed Specific Use Permit (SUP).



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: October 17, 2022
APPLICANT: Tony Trammel
CASE NUMBER: Z2022-045; *Specific Use Permit (SUP) for Solar Panels for 125 Lanshire Drive*

SUMMARY

Hold a public hearing to a request by Tony Trammel for the approval of a Specific Use Permit (SUP) for *Solar Panels* exceeding 1,000 SF of coverage on a residential home situated on a 0.1947-acre parcel of land identified as Lot 20, Block D, Lynden Park Estates Subdivision, Phase 3, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 17 (PD-17) for Single Family 7 (SF-7) District land uses, addressed as 125 Lanshire Drive, and take any action necessary.

BACKGROUND

The subject property was annexed on May 19, 1986 by *Ordinance No. 86-37 [Case No. A1986-005]*. At the time of annexation, the subject property was a portion of a larger 103.79-acre tract of land (*i.e. Tract 2 of the E.P. Gaines Chisum Survey, Abstract No. 64*), and was zoned Agricultural (AG) District. On December 4, 1995, the subject property was rezoned to Planned Development District 17 (PD-17) for Single Family 7 (SF-7) District land uses. On December 28, 2001, the subject property was platted as Lot 20, Block D, Lynden Park, Phase 3 Addition as part of *Case No. PZ2001-076-01*. According to the Rockwall Central Appraisal District (RCAD), the existing 3,522 SF single-family home situated on the subject property was built in 2005.

PURPOSE

The applicant is requesting the approval of a Specific Use Permit (SUP) for *Solar Panels* exceeding 1,000 SF of coverage on an existing single-family residential home situated on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is located at 125 Lanshire Drive. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is Lynden Park Estates, Phase 2 Addition, which was established on December 22, 2000 and consists of 104 single-family residential lots. Beyond this is Lynden Park Estates, Phase 1B Addition, which was established on August 4, 1997 and consists of 27 single-family residential lots. North of this is Lynden Park Estates, Phase 1A Addition, which was also established on June 10, 1997 and consists of 70 single-family residential lots. All of the Lynden Park Estates Subdivision is zoned Planned Development District 17 (PD-17) for Single Family 7 (SF-7) District land uses. Beyond this is W. Ralph Hall Parkway, which is classified as an M4D (*i.e. major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

South: Directly south of the subject property is the continuation of Lynden Park Estates, Phase 3 Addition. Beyond this is Tubbs Road, which is classified as an M4U (*i.e. major collector, four [4] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is Rockwall Lake Estates, Phase 1 Addition, which was established on June 15, 1956 and is zoned Planned Development District 75 (PD-75).

East: Directly east of the subject property is Lynden Park Estates, Phase 4 Addition, which was established on January 5, 2005 and consists of 94 single-family residential lots. This area is zoned Planned Development District 17 (PD-17) for Single-Family 7 (SF-7) District land uses. Beyond this is a 90.50-acre vacant tract of land, which is a part

of a larger 140.50-acre tract of land (i.e. *Tract 3 of the G Wells Survey, Abstract No. 219*), which is zoned Agricultural (AG) District.

West: Directly west of the subject property is the Windmill Ridge Estates Subdivision, which was established on September 9, 1962 and consists of 551 single-family residential lots. Beyond this is Horizon Road (i.e. *FM 3097*), which is classified as a TXDOT4D (i.e. *Texas Department of Transportation, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



CHARACTERISTICS OF THE REQUEST

The applicant has requested a Specific Use Permit (SUP) for the purpose of installing solar panels that will exceed 1,000 SF of coverage on the existing single-family home. Specifically, the applicant is proposing to install 57 solar panels that will cover 1,150 SF of the 2,722 SF roof.

CONFORMANCE TO THE CITY'S CODES

Article 13, *Definitions*, of the Unified Development Code (UDC) defines *Solar Energy Collector Panels and Systems* as “(a) ground or building-mounted solar collection system consisting of solar photovoltaic cells, panels, or arrays and related equipment that relies upon solar radiation as an energy source for collection, inversion, storage, and distribution of solar energy for electricity generation, and that supplies electrical power independently of an electrical production and distribution network.” The conditional land use standards for *Solar Energy Collector Panels and Systems* are defined in Subsection 02.03(K)(7) of Article 04, *Permissible Uses*, of the UDC. This section states that “(i)n residential zoning districts, the total coverage area of solar energy collector panels shall not exceed 1,000 SF on a single lot.” That section goes on to state that “(a)ny solar energy collector panels or systems not meeting these requirements, or any installation of solar energy systems as the principal use on the property, shall require approval of a Specific Use Permit (SUP).” In this case, the applicant has proposed adding 1,150 SF of solar panels to the existing single-family home, exceeding the 1,000 SF limit by 150 SF. Based on this the applicant's request requires the approval of a Specific Use Permit (SUP).

STAFF ANALYSIS

The applicant's request appears to be in conformance with the majority of the City's requirements regarding *Solar Energy Collector Panels and Systems* however, the Unified Development Code (UDC) does not provide many regulations regarding this land use other than roof square footage. Staff is of the opinion that the original intent for these regulations was to limit visibility of the solar panels from public rights-of-way and adjacent properties. For the purpose of comparing the proposed solar panels for the subject to the solar panels constructed on existing single-family housing located adjacent to or in the vicinity of the *subject property*, staff has provided photos and an analysis of properties on Brookshore, Burkwood, Haven Ridge, Mapleridge, Rutherford, Pendleton, and Sycamore Drives below. Through the process of analyzing the adjacent properties, staff found that a majority of the solar panels surface area is less than 1,000 SF with the exception of one (1) property, which approved in 2018 with 1,025 SF of coverage at 140 Brookshore Drive. Staff also observed that the majority of the solar panels on these properties were installed on the side or rear of the roofs with the exception of three (3) homes which utilized the front part of the roof. In this case, the applicant is proposing 18 solar panels in the front part of the house, which may be visible from Lanshire Drive as shown in *Figure 1*. With all this being said the approval of a Specific Use Permit (SUP) and the operational conditions contained in the Specific Use Permit (SUP) ordinance are a discretionary decision for the City Council.

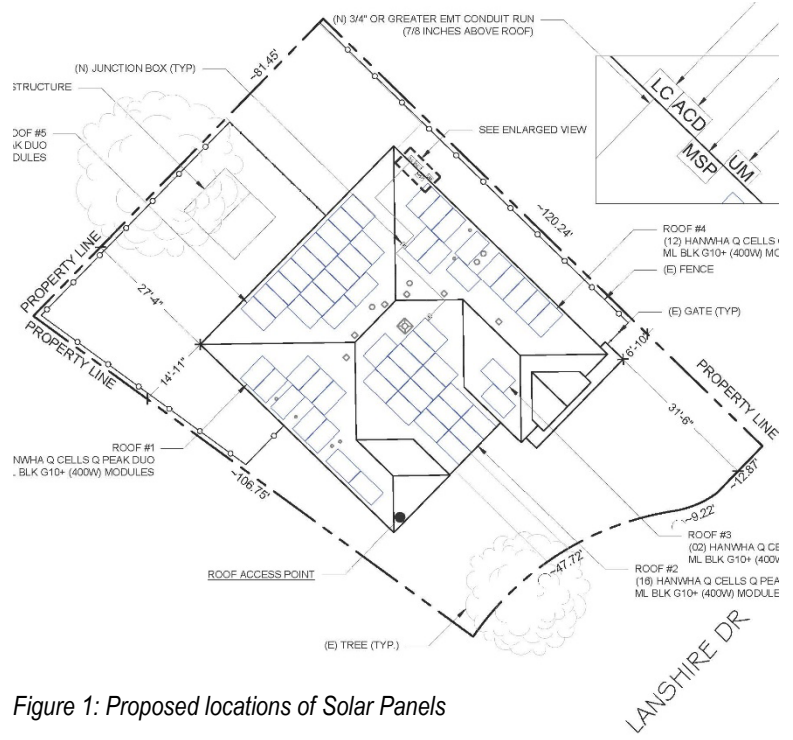
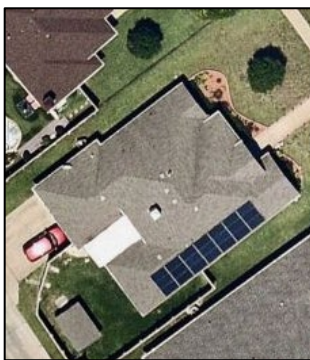
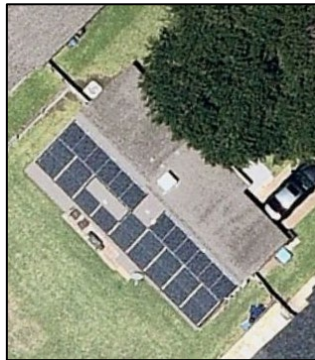


Figure 1: Proposed locations of Solar Panels

Address	Surface Area of Solar Panels (SF)	Year Installed
144 Haven Ridge Drive	478	2015
709 Pendleton Drive	372	2015
3829 Sycamore Lane	451	2017
140 Brookshore Drive	1,025	2018
102 Brookshore Drive	471	2019
117 Rutherford Drive	288	2019
106 Brookshore Drive	360	2021
206 Burkwood Drive	422	2021



709 Pendleton Drive



211 Mapleridge Drive



3829 Sycamore Lane



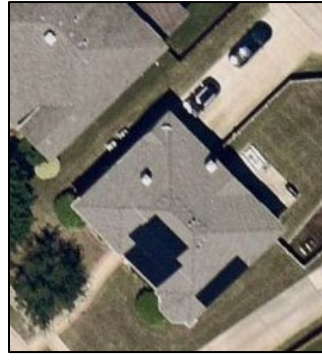
140 Brookshore Drive



102 Brookshore Drive



117 Rutherford Drive



106 Brookshore Drive



206 Burkwood Drive

NOTIFICATIONS

On September 20, 2022, staff mailed 162 notices to property owners and occupants within 500-feet of the subject property. Staff also sent a notice to the Lynden Park Homeowner's Association (HOA), which was the only HOA or Neighborhood Organization within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was written, staff has received one notice in favor of the applicant's request and none in opposition of the applicant's request.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the applicant's request for a Specific Use Permit (SUP) for Solar Panels, then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:
 - (a) 57 solar panels covering a maximum of 1,150 SF shall be permitted to be attached to the roof as shown on the roof plan elevations depicted in *Exhibit 'B'* of the Ordinance.
 - (b) All mechanical equipment (e.g. *micro inverters*) and batteries shall be completely screened from the adjacent properties and rights-of-way.
- (2) Any construction resulting from the approval of this Specific Use Permit (SUP) shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION

On October 11, 2022, the Planning and Zoning Commission approved a motion to recommend approval of the Specific Use Permit by a vote of 5-0, with Commissioners Womble and Deckard absent.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

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

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 125 Lanshire Dr. Rockwall, TX 75032

SUBDIVISION _____ LOT _____ BLOCK _____

GENERAL LOCATION _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING _____ CURRENT USE _____
 PROPOSED ZONING _____ PROPOSED USE Roof Mounted PV System
 ACREAGE _____ LOTS [CURRENT] _____ LOTS [PROPOSED] _____

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

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

OWNER APPLICANT Tony Trammell
 CONTACT PERSON CONTACT PERSON **Tony Trammell**
 ADDRESS ADDRESS 2407 E Loop 820 N
 CITY, STATE & ZIP CITY, STATE & ZIP Fort Worth, TX 76118
 PHONE PHONE 817-616-3152
 E-MAIL E-MAIL tx.permits@gosolnova.com

NOTARY VERIFICATION [REQUIRED]

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

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

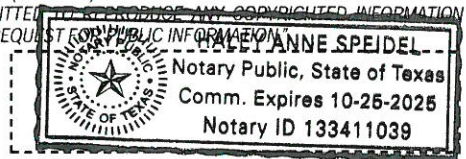
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 18 DAY OF September, 20 20.

OWNER'S SIGNATURE

Tony Trammell

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

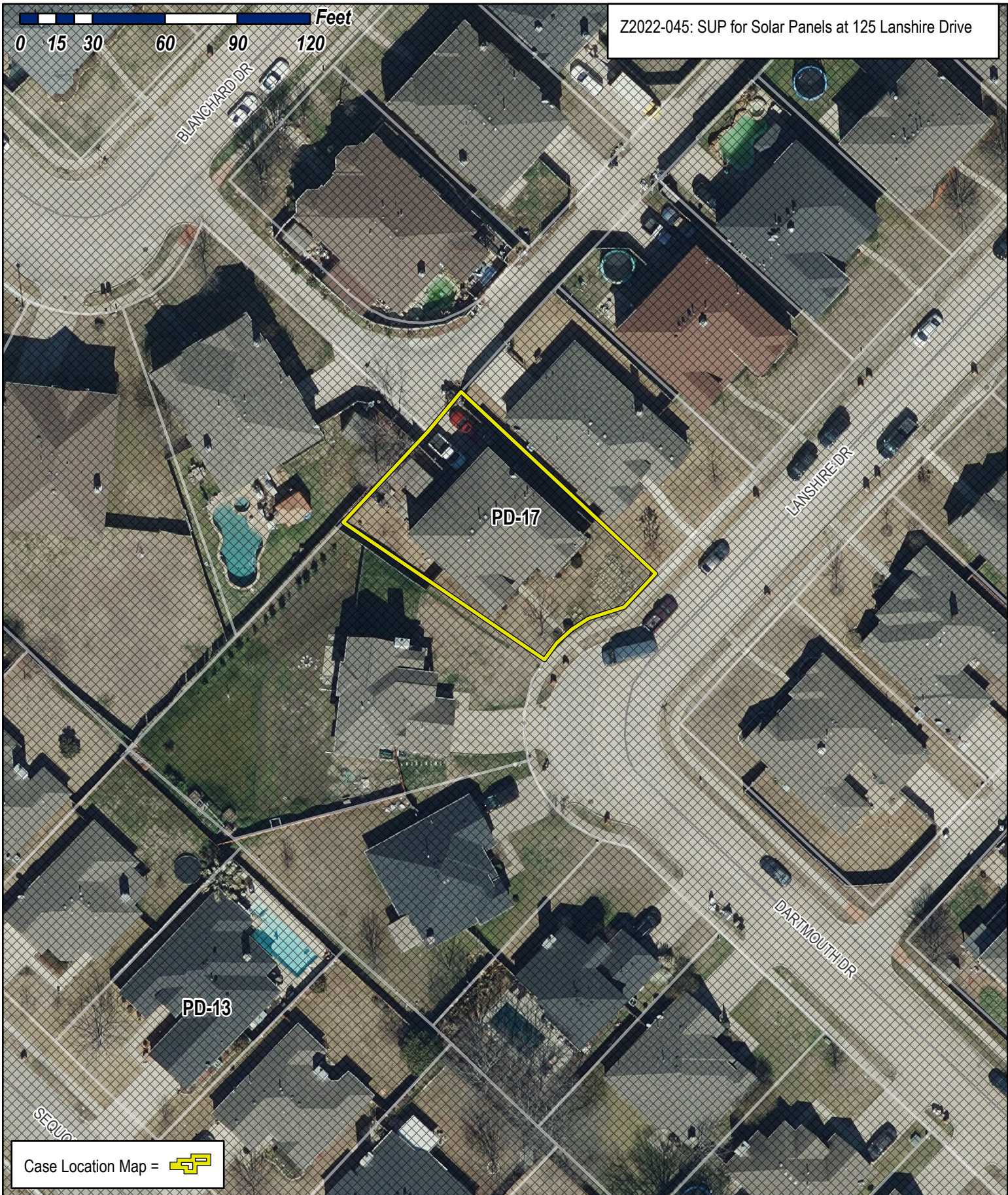
Hailey B...



MY COMMISSION EXPIRES 10/25/2020

0 15 30 60 90 120 Feet

Z2022-045: SUP for Solar Panels at 125 Lanshire Drive



Case Location Map = 



City of Rockwall

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

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

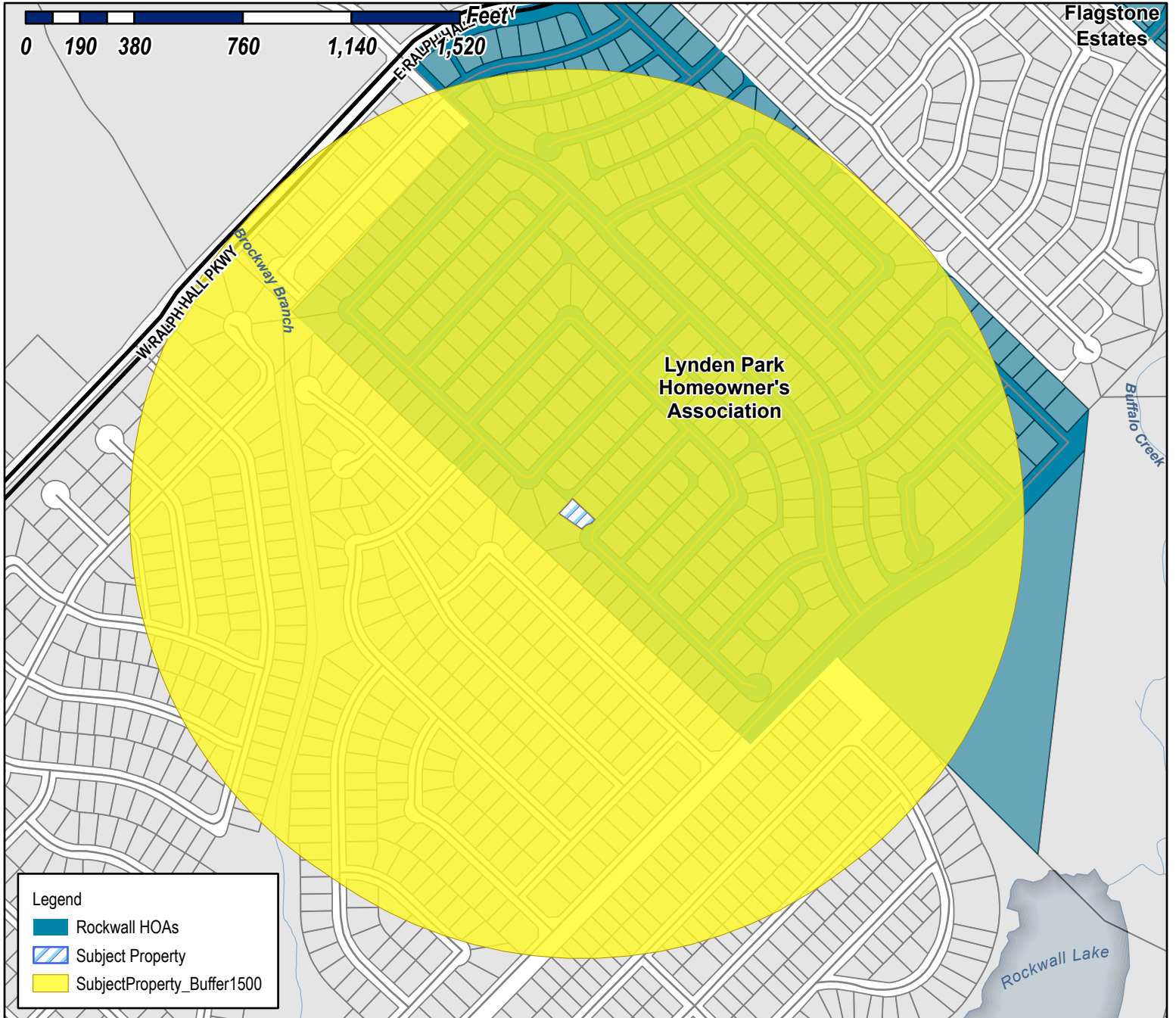




City of Rockwall

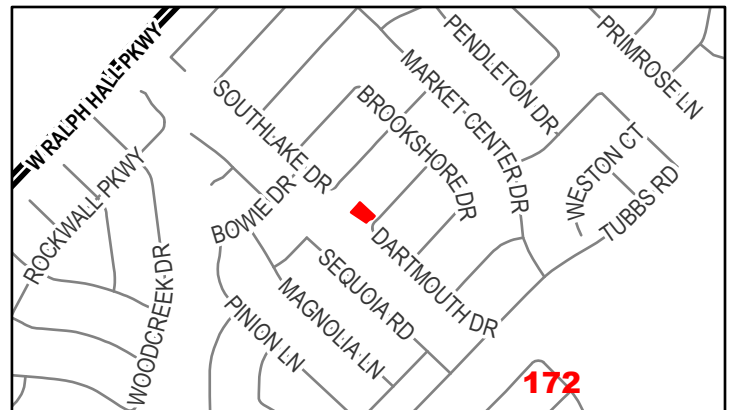
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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



Case Number: Z2022-045
Case Name: SUP for Solar Panels
Case Type: Zoning
Zoning: Planned Development District 17 (PD-17)
Case Address: 125 Lanshire Drive

Date Saved: 9/16/2022
 For Questions on this Case Call (972) 771-7745



Miller, Ryan

From: Gamez, Angelica
Sent: Tuesday, September 20, 2022 10:15 AM
Cc: Miller, Ryan; Ross, Bethany; Lee, Henry
Subject: Neighborhood Notification Program [Z2022-045]
Attachments: Public Notice Z2022-045.pdf; HOA Map Z2022-045.pdf

HOA/Neighborhood Association Representative:

Per your participation in the *Neighborhood Notification Program*, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on *September 23, 2022*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, October 11, 2022 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, October 17, 2022 at 6:00 PM*. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

All interested parties are encouraged to submit public comments via email to Planning@rockwall.com at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be read into the record during each of the public hearings. Additional information on all current development cases can be found on the City's website: <https://sites.google.com/site/rockwallplanning/development/development-cases>.

Z2022-045: SUP for Solar Panels

Hold a public hearing to discuss and consider a request by Tony Trammel for the approval of a *Specific Use Permit (SUP)* for *Solar Panels* exceeding 1,000 SF of coverage on a residential home situated on a 0.1947-acre parcel of land identified as Lot 20, Block D, Lynden Park Estates Subdivision, Phase 3, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 17 (PD-17) for Single Family 7 (SF-7) District land uses, addressed as 125 Lanshire Drive, and take any action necessary.

Thank you,

Angelica Guevara

Planning & Zoning Coordinator

City of Rockwall

972.771.7745 Office

972.772.6438 Direct

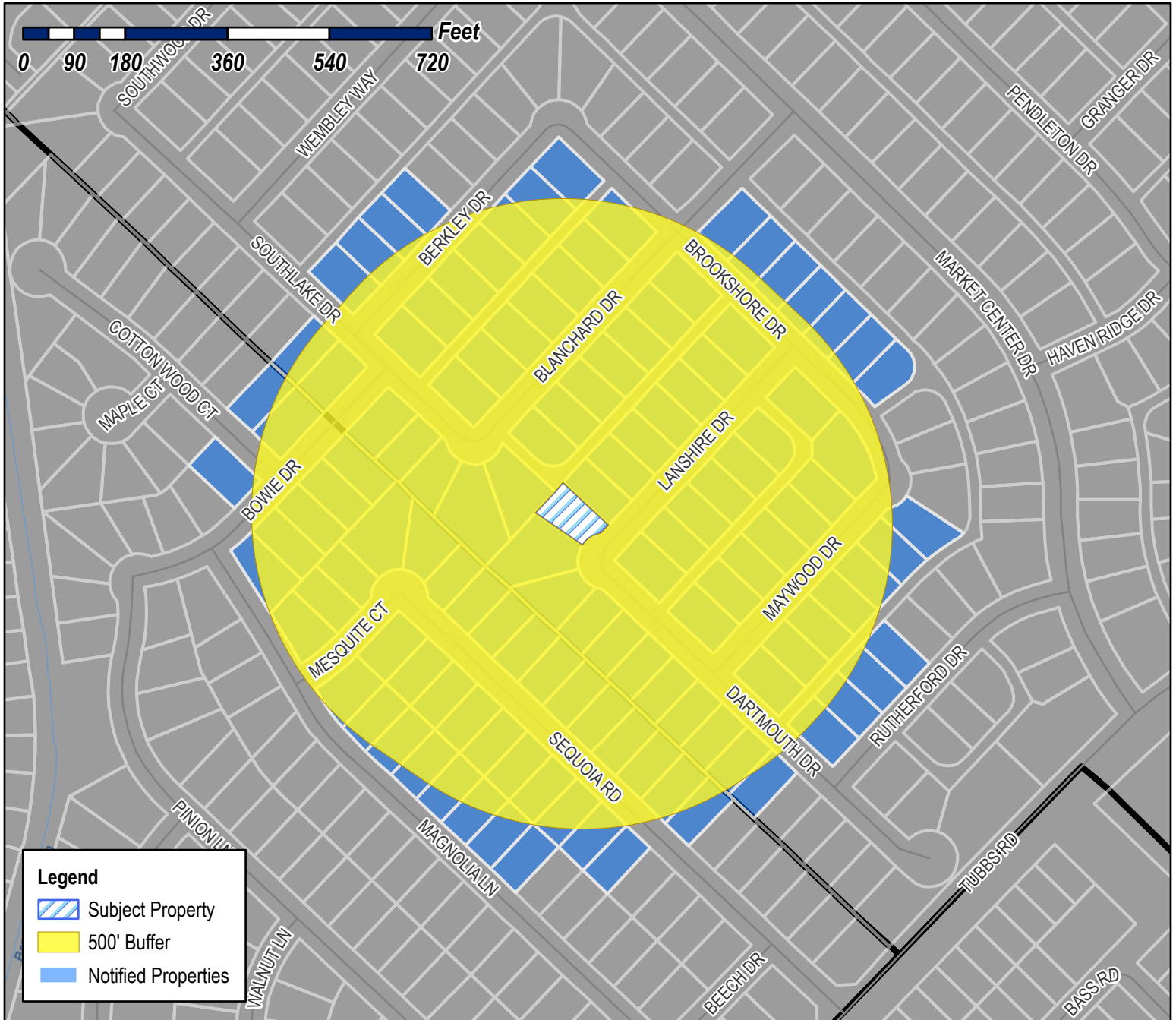
<http://www.rockwall.com/planning/>



City of Rockwall

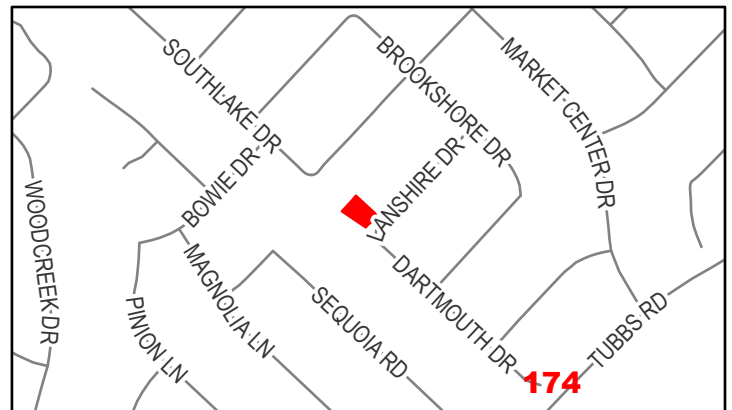
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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



Case Number: Z2022-045
Case Name: SUP for Solar Panels
Case Type: Zoning
Zoning: Planned Development District 17 (PD-17)
Case Address: 125 Lanshire Drive

Date Saved: 9/16/2022
 For Questions on this Case Call (972) 771-7745



ISYA LIMITED PARTNERSHIP
1018 MOUNT AUBURN
DALLAS, TX 75223

CAMPBELL FLORENCE I
106 BROOKSHORE DR
ROCKWALL, TX 75032

STARNES CHARLES O & LORRAINE K
108 BROOKSHORE DR
ROCKWALL, TX 75032

520 YFLK LLC
110 BROOKSHORE DR
ROCKWALL, TX 75032

OFFILL ROBERT L & CRYSTAL J
110 LANSHIRE DR
ROCKWALL, TX 75032

DELIZ CRYSTAL D
110 MAYWOOD DRIVE
ROCKWALL, TX 75032

ALSAMMAK PROPERTIES LLC- SERIES 3
111 LANSHIRE DR
ROCKWALL, TX 75032

ALSAMMAK AHMED AND
BAN AL TAIE
111 LANSHIRE DRIVE
ROCKWALL, TX 75032

ENRIGHT THOMAS & ROXANNE
111 MAYWOOD DR
ROCKWALL, TX 75032

TATE ANTHONY R
112 MAYWOOD DR
ROCKWALL, TX 75032

GUAJARDO RAUL E & JORDANNE MORROW
112 BROOKSHORE DRIVE
ROCKWALL, TX 75032

PROGRESS RESIDENTIAL BORROWER 16 LLC
113 LANSHIRE DR
ROCKWALL, TX 75032

GONZALEZ VICTOR M
113 MAYWOOD
ROCKWALL, TX 75032

HENDERSON NORMA
114 MAYWOOD DR
ROCKWALL, TX 75032

GALLOWAY STEPHEN J & GWENDOLYN R
114 BROOKSHORE DR
ROCKWALL, TX 75032

LECLERC ANDRE
114 LANSHIRE DR
ROCKWALL, TX 75032

BOYLE HEBRON VICTORIA
115 LANSHIRE DR
ROCKWALL, TX 75032

ELLIS MARK AND
DENISE HENRY
115 MAYWOOD DR
ROCKWALL, TX 75032

RSB TOKEN INVESTMENTS LLC
116 MAYWOOD DR
ROCKWALL, TX 75032

WAFER CHRISTOPHER D & WILANDA L
116 BROOKSHORE DR
ROCKWALL, TX 75032

TRAN NGOC AND XUYEN HUYNH
116 LANSHIRE DR
ROCKWALL, TX 75032

AMERICAN RESIDENTIAL LEASING COMPANY LLC
117 LANSHIRE DR
ROCKWALL, TX 75032

LIMON MARIA ARACELY AND NORBERTO
117 MAYWOOD
ROCKWALL, TX 75032

CLARK ERIC DWAYNE & PATRICIA D
117 RUTHERFORD DR
ROCKWALL, TX 75032

PARAMOUNT LAURELS LLC
118 BROOKSHORE DR
ROCKWALL, TX 75032

VAN HEYST DAUAN N & RANDALL
118 LANSHIRE DR
ROCKWALL, TX 75032

RIDGEWAY RYAN A & HARRIS H JORGENSEN
118 MAYWOOD DRIVE
ROCKWALL, TX 75032

PAGADUAN KEVIN I & DEEJAY
119 LANDSHIRE DRIVE
ROCKWALL, TX 75032

NUNEZ ARMANDO M & DELIA ANGUIANO
119 MAYWOOD
ROCKWALL, TX 75032

SOUMIE NAHNAH P
119 RUTHERFORD DR
ROCKWALL, TX 75032

LOZA FABIOLA ESTRADA
119 SOUTHLAKE DR
ROCKWALL, TX 75032

NGUYEN VINH AND GINA
120 LANSHIRE DR
ROCKWALL, TX 75032

SAMMIS FLEETWOOD & MELONIE
120 MAYWOOD
ROCKWALL, TX 75032

GJD REAL ESTATE LLC- 121 RUTHERFORD SERIES
121 RUTHERFORD DR
ROCKWALL, TX 75032

WILLIAMS LATONYA
121 BLANCHARD DRIVE
ROCKWALL, TX 75032

UKPAI OGBEYALU
121 LANSHIRE DR
ROCKWALL, TX 75032

ANDERSON AMBER
121 MAYWOOD DR
ROCKWALL, TX 75032

MERINO TROY A
122 BERKLEY DRIVE
ROCKWALL, TX 75032

MARROQUIN DOMINGO & CLAUDIA D
122 BLANCHARD DR
ROCKWALL, TX 75032

HOUSER MICKEY AND
JENNIFFER MALABOSA
122 LANSHIRE DRIVE
ROCKWALL, TX 75032

CORUJO JAMES AND JANISS
122 MAYWOOD DR
ROCKWALL, TX 75032

COZART MICHAEL AND CASSANDRA HARRIS-
123 LANSHIRE DR
ROCKWALL, TX 75032

MAREZ SARAH E AND MICHAEL E AND
CYNTHIA ANN HERRERA
123 MAYWOOD
ROCKWALL, TX 75032

JACKSON DALE E
123 RUTHERFORD DR
ROCKWALL, TX 75032

MYLES BOBBY J JR
123 SOUTHLAKE DR
ROCKWALL, TX 75032

CUELLAR JOEL A & MARTHA C
124 LANSHIRE DR
ROCKWALL, TX 75032

SANCHEZ JAYLYN MARIE
124 SEQUOIA ROAD
ROCKWALL, TX 75032

ELKINS THOMAS
125 BLANCHARD DR
ROCKWALL, TX 75032

FISHER CHARLES F JR
125 LANSHIRE DR
ROCKWALL, TX 75032

RASA GABRIEL N & MARIA C
125 SEQUOIA RD
ROCKWALL, TX 75032

NABI NABIULLAH AND SIMIN
126 BERKLEY DRIVE
ROCKWALL, TX 75032

DUNN CLAYTON F AND JILLIAN
126 BLANCHARD
ROCKWALL, TX 75087

AMH 2014-2 BORROWER LLC
127 SOUTHLAKE DR
ROCKWALL, TX 75032

FAY TERRENCE R & RENEE L
127 LANSHIRE DR
ROCKWALL, TX 75032

MARICH GARY C
128 SEQUOIA RD
ROCKWALL, TX 75032

AL BANNA WALID AHMAD
129 BLANCHARD DR
ROCKWALL, TX 75032

HERNANDEZ TERRI
129 SEQUOIA RD
ROCKWALL, TX 75032

SKYLES BRENDA RENEE AND RICHARD ERIC
HYATT
130 BERKLEY DR
ROCKWALL, TX 75032

PEMBERTON DAVID S & SABRINA
130 BLANCHARD DRIVE
ROCKWALL, TX 75032

BANKS LIDIA ELIZABETH & DARREL JAMES
131 SOUTHLAKE DRIVE
ROCKWALL, TX 75032

PARNES DROR & ALEXANDRA
132 MAGNOLIA LN
ROCKWALL, TX 75032

COKELEZ KENAN
132 SEQUOIA ROAD
ROCKWALL, TX 75032

PROPERTY RENAISSANCE INVESTMENTS LLC
1321 UPLAND DR UNIT 6293
HOUSTON, TX 77043

AH4R PROPERTIES TWO LLC
133 BERKLEY DR
ROCKWALL, TX 75032

BUDLONG GARY C & PEGGY B P
LIVING TRUST
133 SEQUOIA RD
ROCKWALL, TX 75032

UDOFIA UKO
133 BLANCHARD DR
ROCKWALL, TX 75032

FALLS DAVID & TERRI
134 BOWIE DR
ROCKWALL, TX 75032

LAM SEAN ANDREW
SREY LAM
134 BERKLEY DR
ROCKWALL, TX 75032

BIRDSONG SERENA AND
BILLY COCHARD
134 BLANCHARD DR
ROCKWALL, TX 75032

FALLS DAVID & TERRI
135 MESQUITE CT
ROCKWALL, TX 75032

BIGGS FREDDIE L & SYLVIA L
135 SOUTHLAKE DR
ROCKWALL, TX 75032

ISYA LIMITED PARTNERSHIP
136 SEQUOIA RD
ROCKWALL, TX 75032

PORTER KRISTEN
136 MAGNOLIA LN
ROCKWALL, TX 75032

FALLS DAVID & TERRI
137 BLANCHARD DR
ROCKWALL, TX 75032

CARRIZALES ERI & LENNY
137 BOWIE DR
ROCKWALL, TX 75032

FKH SFR PROPCO B-HLD, LP
C/O FIRST KEY HOMES LLC
137 SEQUOIA RD
ROCKWALL, TX 75032

WESTERVELT BARBARA
137 BERKLEY DR
ROCKWALL, TX 75032

CHEN QINGSHENG & YAN FENG
138 BERKLEY DR
ROCKWALL, TX 75032

PROPERTY RENAISSANCE INVESTMENTS LLC
138 BLANCHARD DR
ROCKWALL, TX 75032

LACY'S INVESTMENTS ENTERPRISES LLC
138 BOWIE DR
ROCKWALL, TX 75032

FALLS DAVID AND TERRI
139 MESQUITE CT
ROCKWALL, TX 75032

YOUNG SCOTT ALLEN & VETRICA LANITA YOUNG
139 SOUTHLAKE DR
ROCKWALL, TX 75032

POPLAR HILLS LLC SERIES C- 140 MAGNOLIA DR
140 MAGNOLIA LN
ROCKWALL, TX 75032

PETE MICHAEL A & SHANNAN D
140 SEQUOIA RD
ROCKWALL, TX 75032

TYLER MATTHEW
141 SEQUOIA RD
ROCKWALL, TX 75032

DEDNER WANDA G
141 BERKLEY DR
ROCKWALL, TX 75032

MORGAN PAULA
141 BLANCHARD DR
ROCKWALL, TX 75032

<Null>
142 BLANCHARD DR
ROCKWALL, TX 75032

LIGHT JEFFREY A AND LEIGH ANN
142 BOWIE DR
ROCKWALL, TX 75032

JOSEPH STEPHEN K & JESSY
142 BERKLEY DR
ROCKWALL, TX 75032

NGUYEN VINH AND GINA
14264 FAITH DR
FRISCO, TX 75035

ESTATE OF CHARLES W FALLS
DAVID CHARLES FALLS, EXECUTOR
143 MESQUITE CT
ROCKWALL, TX 75032

MURPHREE APRIL L
144 MAGNOLIA LN
ROCKWALL, TX 75032

SEDLAK AMANDA MARIE
144 SEQUOIA ROAD
ROCKWALL, TX 75032

AMBLER ASSOCIATES INC
145 SEQUOIA RD
ROCKWALL, TX 75032

THOMAS MAKIA S
145 BERKLEY DR
ROCKWALL, TX 75032

TATUM LANCE
145 BLANCHARD DR
ROCKWALL, TX 75032

AMH 2014-3 BORROWER LLC
146 BOWIE DR
ROCKWALL, TX 75032

GONZALEZ GRACIELA & ROLANDO
146 BERKLEY DR
ROCKWALL, TX 75032

MURPHY AUDREY LENEY ANDREWS
146 BLANCHARD DR
ROCKWALL, TX 75032

LIGHT JEFF
147 MESQUITE CT
ROCKWALL, TX 75032

ROVILLOS JOHN ISRAEL AMANDE AND GRACE
HALIMA
148 MAGNOLIA LANE
ROCKWALL, TX 75032

FARMER BETTY K
148 SEQUOIA RD
ROCKWALL, TX 75032

MENO ROLAND A & WAYNETTE M
149 SEQUOIA RD
ROCKWALL, TX 75032

AMBLER ASSOCIATES INC
15 CENTER CT
HEATH, TX 75032

PARNES DROR & ALEXANDRA
15 KESTREL COURT
ROCKWALL, TX 75032

PARNES DROR & ALEXANDRA
15 KESTREL CT
HEATH, TX 75032

BOYD SONIA B AND
MACEO R PRICE JR
150 BLANCHARD DRIVE
ROCKWALL, TX 75032

IRISH SARAH K
150 BOWIE DR
ROCKWALL, TX 75032

GARDNER EDWIN & DIANNE
152 MAGNOLIA
ROCKWALL, TX 75032

TUNNELL DAVID AND PENNY
152 SEQUOIA ROAD
ROCKWALL, TX 75032

FALLS TERRI & DAVID
153 SEQUOIA RD
ROCKWALL, TX 75032

CARLSON KEVIN R & NATALIE L
1553 VZ COUNTY ROAD 1213
CANTON, TX 75103

CARSON MICHELE L
156 MAGNOLIA LN
ROCKWALL, TX 75032

SHAH VIREN
156 SEQUOIA
ROCKWALL, TX 75032

CARLSON KEVIN R & NATALIE L
157 SEQUOIA RD
ROCKWALL, TX 75032

BOYLE HEBRON VICTORIA
16 GUMBLE CT
HILLSBOROUGH, NJ 8844

TATE ANTHONY R
160 CROSS OAK LANE
EADS, TN 38028

ABUNDIS ROBERTO AND YADIRA
160 MAGNOLIA LANE
ROCKWALL, TX 75087

MENCHACA JENNIFER
160 SEQUOIA RD
ROCKWALL, TX 75032

SIPES RICKY W
161 SEQUOIA ROAD
ROCKWALL, TX 75032

SUAREZ MARIA J & BETSY M
164 SEQUOIA RD
ROCKWALL, TX 75032

LE THAO M AND
THAI PHAM
168 SEQUOIA ROAD
ROCKWALL, TX 75032

FKH SFR PROPCO B-HLD, LP
C/O FIRST KEY HOMES LLC
1850 PARKWAY PLACE SUITE 900
MARIETTA, GA 30067

LE BUU VAN
220 COTTON WOOD CT
ROCKWALL, TX 75032

SHAFFER LAURA H &
WILLIAM B WATTS
221 DARTMOUTH DR
ROCKWALL, TX 75032

AMERICAN RESIDENTIAL LEASING COMPANY LLC
223 DARTMOUTH DR
ROCKWALL, TX 75032

PARNES DROR & ALEXANDRA
224 COTTON WOOD CT
ROCKWALL, TX 75032

WKB PARTNERS LP
225 DARTMOUTH DR
ROCKWALL, TX 75032

ARELLANO-CRUZ PAULA M AND FELIX
227 DARTMOUTH DR
ROCKWALL, TX 75032

AUSTIN TAMIKA S
229 DARTMOUTH DR
ROCKWALL, TX 75032

RODRIGUEZ ROGELIO
231 DARTMOUTH DR
ROCKWALL, TX 75032

ALSAMMAK PROPERTIES LLC- SERIES 3
233 DARTMOUTH DR
ROCKWALL, TX 75032

DAVIS DONNA B
235 DARTMOUTH DR
ROCKWALL, TX 75032

KIWALE THEREZIA
237 DARTMOUTH DRIVE
ROCKWALL, TX 75032

AMH 2014-2 BORROWER LLC
23975 PARK SORRENTO SUITE 300
CALABASAS, CA 91302

AH4R PROPERTIES TWO LLC
23975 PARK SORRENTO SUITE 300
CALABASAS, CA 91302

TYLER MATTHEW
2683 POTTER ST
EUGENE, OR 97405

BUDLONG GARY C & PEGGY B P
LIVING TRUST
2920 WINAM AVE
HONOLULU, HI 96816

POPLAR HILLS LLC SERIES C- 140 MAGNOLIA DR
30 WINDSOR DRIVE
ROCKWALL, TX 75032

ESTATE OF CHARLES W FALLS
DAVID CHARLES FALLS, EXECUTOR
309 ROOKERY CT
MARCO ISLAND, FL 34145

FALLS DAVID AND TERRI
309 ROOKERY CT
MARCO ISLAND, FL 34145

FALLS DAVID & TERRI
309 ROOKERY CT
MARCO ISLAND, FL 34145

FALLS DAVID & TERRI
309 ROOKERY CT
MARCO ISLAND, FL 34145

FALLS TERRI & DAVID
309 ROOKERY CT
MARCO ISLAND, FL 34145

FALLS DAVID & TERRI
309 ROOKERY CT
MARCO ISLAND, FL 34145

520 YFLK LLC
3105 CORNELL AVENUE
DALLAS, TX 75205

WKB PARTNERS LP
463 KEYSTONE BEND
HEATH, TX 75032

CHEN QINGSHENG & YAN FENG
4715 147TH PL SE
BELLEVUE, WA 98006

LACY'S INVESTMENTS ENTERPRISES LLC
510 HIGHWATER CROSSING
ROCKWALL, TX 75032

LIGHT JEFFREY A AND LEIGH ANN
519 I 30 #140
ROCKWALL, TX 75032

LIGHT JEFF
519 INTERSTATE 30 #140
ROCKWALL, TX 75032

GJD REAL ESTATE LLC- 121 RUTHERFORD SERIES
637 FOREST BEND DRIVE
PLANO, TX 75025

MARICH GARY C
7822 STONEHAVEN LN
ROWLETT, TX 75089

AMERICAN RESIDENTIAL LEASING COMPANY LLC
ATTN: PROPERTY TAX DEPARTMENT 23975
PARK SORRENTO, SUITE 300
CALABASAS, CA 91302

AMH 2014-3 BORROWER LLC
ATTN: PROPERTY TAX DEPARTMENT 23975
PARK SORRENTO SUITE 300
CALABASAS, CA 91302

AMERICAN RESIDENTIAL LEASING COMPANY LLC
ATTN: PROPERTY TAX DEPARTMENT 23975
PARK SORRENTO, SUITE 300
CALABASAS, CA 91302

CARRIZALES ERI & LENNY
PO BOX 1244
ROCKWALL, TX 75087

RSB TOKEN INVESTMENTS LLC
PO BOX 1664
ROCKWALL, TX 75087

PROGRESS RESIDENTIAL BORROWER 16 LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

HENDERSON NORMA
PO BOX 705
ROCKWALL, TX 75087

PARAMOUNT LAURELS LLC
PO BOX 786
WYLIE, TX 75098

PUBLIC NOTICE



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

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

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

Z2022-045: SUP for Solar Panels

Hold a public hearing to discuss and consider a request by Tony Trammel for the approval of a *Specific Use Permit (SUP)* for Solar Panels exceeding 1,000 SF of coverage on a residential home situated on a 0.1947-acre parcel of land identified as Lot 20, Block D, Lynden Park Estates Subdivision, Phase 3, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 17 (PD-17) for Single Family 7 (SF-7) District land uses, addressed as 125 Lanshire Drive, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, October 11, 2022 at 6:00 PM, and the City Council will hold a public hearing on Monday, October 17, 2022 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by Monday, October 17, 2022 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



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

--- PLEASE RETURN THE BELOW FORM ---

Case No. Z2022-045: SUP for Solar Panels

Please place a check mark on the appropriate line below:

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

Name:

Address:

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

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

PUBLIC NOTICE



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

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

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

Z2022-045: SUP for Solar Panels

Hold a public hearing to discuss and consider a request by Tony Trammel for the approval of a Specific Use Permit (SUP) for Solar Panels exceeding 1,000 SF of coverage on a residential home situated on a 0.1947-acre parcel of land identified as Lot 20, Block D, Lynden Park Estates Subdivision, Phase 3, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 17 (PD-17) for Single Family 7 (SF-7) District land uses, addressed as 125 Lanshire Drive, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, October 11, 2022 at 6:00 PM, and the City Council will hold a public hearing on Monday, October 17, 2022 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by Monday, October 17, 2022 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



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

PLEASE RETURN THE BELOW FORM

Case No. Z2022-045: SUP for Solar Panels

Please place a check mark on the appropriate line below:

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

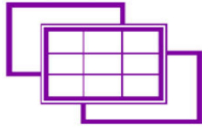
I am opposed to the request for the reasons listed below.

The property owner should be allowed to generate power onsite using solar panels.

Name: Matthew Tyler
Address: 141 Sequoia Rd.

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

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



30 August 2022

UNIRAC

1411 Broadway Blvd. NE

Albuquerque, NM 87102

REFERENCE: Charles Fisher: 125 Lanshire Dr, Rockwall, TX 75032 USA

Solar Array Installation

To Whom It May Concern:

We have reviewed the existing structure referenced above. The purpose of the review was to evaluate its adequacy to support the proposed installation of solar panels on the roof as shown on the panel layout plan drawings. Based upon our review, we conclude that the existing structure is adequate to support the proposed solar panel installation.

Design Parameter

Code: International Building Code 2015 (IBC 2015)

Risk Category: II

Design wind speed: 115 MPH

Wind exposure category: B

Ground snow load: 5 PSF

Seismic design category: B

Existing Roof Structure

Roof Structure: 2"x4" rafters @24" o.c.

Roofing material: Comp Shingle

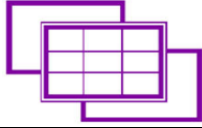
Connection to Roof

Mounting connection: One 5/16 in lag screw w/ min. 2.5 in embedment into framing at max. 72 in o.c. along rails

Two rails per row of panels, evenly spaced; panel length perpendicular to the rails not to exceed 74 in

Conclusions

Based upon our evaluation, we conclude that the existing structure is adequate to support the proposed solar panel installation. In the area of the solar array, other live loads will not be present or will be greatly reduced (2015 IBC, Section 1607.12.5). The glass surface of the solar panels allows for a lower slope factor per ASCE 7, resulting in reduced design snow load on the panels. The stresses of the structural elements, resulting from the altered gravity loads in the area of the solar array are either decreased or increased by no more than 5%. Therefore, the requirements of Section 403.3 of the 2015 IBC are met and the structure is permitted to remain unaltered.



The solar array will be flush-mounted (not more than 5 in above the roof surface) and parallel to the roof surface. Thus, we conclude that any additional wind loading on the structure related to the addition of the proposed solar array is negligible. The attached calculations verify the capacity of the connections of the solar array to the existing roof against wind (uplift), the governing load case. Regarding seismic loads, we conclude that any additional forces will be small. As per Section 1613.1, Exception-1 of the 2015 IBC, detached one- and two-family dwellings with Seismic Design Category A, B or C or located where the mapped short-period spectral response acceleration, S_s , is less than 0.4 g are exempted from seismic load. Therefore the existing lateral force resisting system can remain unaltered.

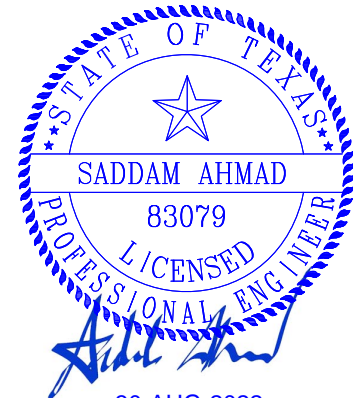
Limitations

Installation of the solar panels must be performed in accordance with manufacturer recommendations. All work performed must be in accordance with accepted industry-wide methods and applicable safety standards. The contractor must notify Engineering Alliance Inc. should any damage, deterioration or discrepancies between the as-built condition of the structure and the condition described in this letter be found. Connections to existing roof framing must be staggered, except at array ends, so as not to overload any existing structural member. The use of solar panel support span tables provided by others are allowed only where the building type, site conditions, site-specific design parameters, and solar panel configuration match the description of the span tables. The design of the solar panel racking (mounts, rails, etc.) and electrical engineering is the responsibility of others. Waterproofing around the roof penetrations is the responsibility of others. Engineering Alliance Inc assumes no responsibility for improper installation of the solar array.

Please feel free to call for any questions or clarifications.

Prepared by

Engineering Alliance, Inc
Sugar Land, TX
Phone: 832 865 4757



30-AUG-2022
Engineering Alliance, Inc
TX Firm Reg. # F-10447



Engineering Alliance, Inc

Project:	Charles Fisher		
Location:	125 Lanshire Dr, Rockwall, TX 75032 USA		
Designer:	SA	Date:	30 August 2022

Calculations per ASCE 7-10
International Building Code 2015 (IBC 2015)

ROOF DEAD LOAD (D):

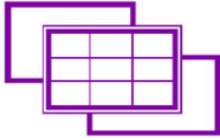
Material	Design material weight (psf)	Increase due to pitch	Material weight (psf)
Comp Shingle	2.23	1.11	2
1/2" Plywood	1.1	1.11	1
Framing	3		3
Insulation	0.5		0.5
1/2" Gypsum Clg.	2.2	1.11	2
M, E & Misc	1.5		1.5
Total Dead Load	10.6		
PV Array Dead Load	3.3	1.11	3

ROOF LIVE LOAD (Lr):

Existing Design Roof Live Load [psf]	20	ASCE 7-10, Table 4-1
Roof Live Load With PV Array [psf]	0	2015 IBC, Section 1607.12.5

SEISMIC LOAD, (E):

Risk category:	II	Table 1.5-1
Seismic Design Category:	B	Table 11.6-2
I_p :	1	Table 1.5-2
Site Class:	D	
R_p :	1.5	Table 13.6-1
S_s :	0.103	
S_1 :	0.055	
a_p :	1	Table 13.6-1
z:	1	ft
h:	1	ft
z/h:	1	
F_a :	1.6	Table 11.4-1
F_v :	2.4	Table 11.4-2
S_{MS} :	0.165	Eqs. 11.4-1
S_{M1} :	0.132	Eqs. 11.4-2
S_{DS} :	0.110	Eqs. 11.4-3
S_{D1} :	0.088	Eqs. 11.4-4



Engineering Alliance, Inc

Project:	Charles Fisher		
Location:	125 Lanshire Dr, Rockwall, TX 75032 USA		
Designer:	SA	Date:	30 August 2022

SITE-SPECIFIC WIND PARAMETERS:

Basic Wind Speed [mph]:	105	
Exposure Category:	B	Sec. 26.7.3
Risk Category:	II	Table 1.5-1
Height of Roof, h [ft]:	30	(Approximate)
Roof Slope [°]:	26	
Site Elevation [ft]:	547	
Comp/Cladding Location:	Gable/Hip Roofs, $7^\circ < \theta \leq 27^\circ$	FIGURE 30.4-2B
Enclosure Classification:	Enclosed Buildings	
Zone 1 GC _p :	0.9	(enter largest abs. value)
Zone 2 GC _p :	1.7	(enter largest abs. value)
Zone 3 GC _p :	2.6	(enter largest abs. value)
α:	7	Table 26.9-1
z _g [ft]:	1200	Table 26.9-1
K _h :	0.70	Table 30.3-1
K _{zt} :	1	Equation 26.8-1
K _d :	0.85	Table 26.6-1
Velocity Pressure, q _h [psf]:	16.81	Equation 30.3-1
GC _{pi} :	0	Table 26.11-1

PRESSURES:

$$p = q_h((GC_p)-(GC_{pi})) \quad (\text{lb/ft}^2) \quad \text{Equation 30.9-1}$$

Zone 1 :	15.1	psf (1.0 W)
Zone 2 :	28.6	psf (1.0 W)
Zone 3 :	43.7	psf (1.0 W)

a [ft] = 3.6



Engineering Alliance, Inc

Project:	Charles Fisher		
Location:	125 Lanshire Dr, Rockwall, TX 75032 USA		
Designer:	SA	Date:	30 August 2022

COMPARE WIND & SEISMIC LOADS FOR CONNECTION (1 Sq. Ft. Section)

Wind Load, W:

Wind pressure, p:	9.1	psf (Zone 1: 0.6 W from wind pressure calculation)
Height, h:	1	ft
Width, w:	1	ft
F _{perp} :	9.1	lb (Uplift)

Seismic Load, E:

0.7 * F _{p,min} :	0.069	lb
0.7 * F _{p,max} :	0.369	lb
0.7 * F _{p,vert} :	0.046	lb
0.7 * F _{p,long} :	0.185	lb
0.7 * F _{p,perp} :	0.122	lb (uplift)

Wind (uplift) Controls Connection Design

CHECK INCREASE IN OVERALL SEISMIC LOADS

SEISMIC:

Seismic Design Category:	B
--------------------------	---

As per Section 1613.1, Exception-1 of the 2015 IBC, Seismic load is Exempted.



Project:	Charles Fisher		
Location:	125 Lanshire Dr, Rockwall, TX 75032 USA		
Designer:	SA	Date:	30 August 2022

Lag Screw Connection

Tributary Length (in):	74
Max Tributary Width (in):	72

Capacity:

Lag Screw Size[in] :	5/16	NDS Table 2.3.2
C_d :	1.6	
Embedment ¹ [in]:	2.5	NDS Table 12.2A
Grade:	SPF (G = 0.42)	
Capacity [lbs/in]:	205	
Number of Screws in tension:	1	
Prying Coefficient:	1.4	
Total Capacity [lbs]:	586	

Demand:

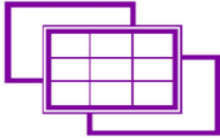
Zone	Pressure (0.6 Wind) (psf)	Max Tributary Width (ft)	Max. Trib. Length (ft)	Max. Trib. Area2 (ft2)	Max. Uplift Force (lbs)
Zone 1 :	6.1	6.0	3.1	18.5	112
Zone 2 :	14.1	6.0	3.1	18.5	262
Zone 3 :	23.2	6.0	3.1	18.5	430

Total Tension Force(lbs):	430
---------------------------	-----

Demand < Capacity: 73.3%, OK

Notes

1. Embedment is measured from the top of the framing member to the beginning of the tapered tip of the lag screw. Embedment in sheathing or other material is not effective. The length of the tapered tip is not part of the embedment length.
2. 'Max. Trib Area' is the product of the 'Max. Tributary Width' (along the rails) and 1/2 the panel width/height (perpendicular to the rails).



Engineering Alliance, Inc

Project:	Charles Fisher		
Location:	125 Lanshire Dr, Rockwall, TX 75032 USA		
Designer:	SA	Date:	30 August 2022

SNOW LOAD (S):

	Existing	w/ Solar Panel Array	
Roof Slope [x:12]:	5.9	5.9	
Roof Slope [°]:	26	26	
Snow Ground Load, p_g [psf]:	5	5	ASCE 7-10, Section 7.2
Surface Roughness Category:	B	B	ASCE 7-10, Table 7-2
Exposure of Roof:	Fully Exposed	Fully Exposed	ASCE 7-10, Table 7-2
Exposure Factor, C_e :	0.9	0.9	ASCE 7-10, Table 7-2
Thermal Factor, C_t :	1.1	1.1	ASCE 7-10, Table 7-3
Risk Category:	II	II	ASCE 7-10, Table 1.5-1
Importance Factor, I_s :	1	1	ASCE 7-10, Table 1.5-2
Flat Roof Snow Load, p_f [psf]:	3	3	ASCE 7-10, Equation 7.3-1
Minimum Roof Snow Load, p_m [psf]:	0	0	ASCE 7-10, Section 7.3.4
Unobstructed Slippery Surface?	NO	YES	ASCE 7-10, Section 7.4
Slope Factor Figure:	Figure 7-2b	Figure 7-2b	ASCE 7-10, Section 7.4
Roof Slope Factor, C_s :	1.00	0.73	ASCE 7-10, Figure 7-2
Sloped Roof Snow Load, p_s [psf]:	3	3	ASCE 7-10, Equation 7.4-1
Design Snow Load, S [psf]:	3	3	

Summary of Loads

	Existing	With PV Array
D [psf]	11	14
Lr [psf]	20	0
S [psf]	3	3

Maximum Gravity Loads:

	Existing	With PV Array	
$(D + Lr) / Cd$ [psf]	24	15	ASCE 7-10, Section 2.4.1
$(D + S) / Cd$ [psf]	12	14	ASCE 7-10, Section 2.4.1

(Cd = Load Duration Factor = 0.9 for D, 1.15 for S, and 1.25 for Lr)

Maximum Gravity Load [psf]:	24	15
-----------------------------	----	----

Ratio Proposed Loading to Current Loading: **63%**

OK

The gravity loads and; thus, the stresses of the structural elements, in the area of the solar array are either decreased or increased by no more than 5%. Therefore, the requirements of Section 403.3 of the 2015 IEBC are met and the structure is permitted to remain unaltered.

PHOTOVOLTAIC ROOF MOUNT SYSTEM

57 MODULES-ROOF MOUNTED - 22.80 kWDC, 16.53 kWAC

125 LANSHIRE DR, ROCKWALL, TX 75032 USA



SOLNOVA
2407 EAST LOOP 820 N, FORT WORTH, TX 76118
LICENSE NO.#: 35151

Regan George

SYSTEM SUMMARY:

- (N) 57 - HANWHA Q CELLS Q PEAK DUO ML BLK G10+ (400W) MODULES
- (N) 57 - ENPHASE ENERGY IQ8PLUS-72-2-US MICRO-INVERTERS
- (N) 02 - JUNCTION BOX
- (E) 200A MAIN SERVICE PANEL WITH (N) 150A MAIN BREAKER
- (N) 100A NON FUSED AC DISCONNECT
- (N) 125A LOAD CENTER

DESIGN CRITERIA:

- ROOF TYPE: - COMP SHINGLE
- NUMBER OF LAYERS: - 01
- ROOF FRAME: - 2"X4" RAFTERS @24" O.C.
- STORY: - TWO STORY
- SNOW LOAD : - 5 PSF
- WIND SPEED :- 115 MPH
- WIND EXPOSURE:- B
- EXPOSURE CATEGORY:- II

GOVERNING CODES:

- 2017 NATIONAL ELECTRICAL CODE (NEC)
- 2015 INTERNATIONAL FIRE CODE (IFC)
- 2015 INTERNATIONAL BUILDING CODE (IBC)
- 2015 INTERNATIONAL RESIDENTIAL CODE (IRC)
- 2015 INTERNATIONAL MECHANICAL CODE (IMC)

SHEET INDEX

PV-0	COVER SHEET
PV-1	SITE PLAN WITH ROOF PLAN
PV-2	ROOF PLAN WITH MODULES
PV-3	ATTACHMENT DETAILS
PV-4	BRANCH LAYOUT
PV-5	ELECTRICAL LINE DIAGRAM
PV-6	ELECTRICAL CALCULATION
PV-6.1	LOAD CALCULATION & PANEL SCHEDULING
PV-7	PLACARDS & WARNING LABELS
PV-8	ADDITIONAL NOTES
PV-9+	EQUIPMENT SPEC SHEETS

CONSTRUCTION NOTE:

A LADDER SHALL BE IN PLACE FOR INSPECTION

THE PV MODULES ARE CONSIDERED NON-COMBUSTIBLE AND THIS SYSTEM IS A UTILITY GRID INTERACTIVE SYSTEM
A GROUNDING ELECTRODE SYSTEM IN ACCORDANCE WITH NEC 690-47 AND 250-50 THROUGH 60 250-166 SHALL BE PROVIDED PER NEC, GROUNDING ELECTRODE SYSTEM OF EXISTING BUILDING MAY BE USED AND BONDED TO AT THE SERVICE ENTRANCE. IF EXISTING SYSTEM IS INACCESSIBLE, OR INADEQUATE, OR IS ONLY METALLIC WATER PIPING, A SUPPLEMENTAL GROUNDING ELECTRODE WILL BE USED AT THE INVERTER LOCATION CONSISTING OF A UL LISTED 8 FT GROUND ROD WITH ACORN CLAMP. GROUNDING ELECTRODE CONDUCTORS SHALL BE NO LESS THAN #8 AWG AND NO GREATER THAN #8 AWG COPPER AND BONDED TO THE EXISTING GROUNDING ELECTRODE TO PROVIDE OR A COMPLETE GROUND.

EACH MODULE WILL BE GROUNDED USING THE SUPPLIED GROUNDING POINTS IDENTIFIED BY THE MANUFACTURER.

EXPOSED NON-CURRENT CARRYING METAL PARTS OF MODULE FRAMES, EQUIPMENT, AND CONDUCTOR ENCLOSURES SHALL BE GROUNDED IN ACCORDANCE WITH 250.134 OR 250.138(A) REGARDLESS OF VOLTAGE.

PROPER ACCESS AND WORKING CLEARANCE AROUND EXISTING AND PROPOSED ELECTRICAL EQUIPMENT WILL BE PROVIDED

ALL SIGNAGE WILL BE INSTALLED AS REQUIRED BY AND 2020 NEC.

HEIGHT OF INTEGRATED AC/DC DISCONNECT SHALL NOT EXCEED 6' 7" PER NEC 240.24

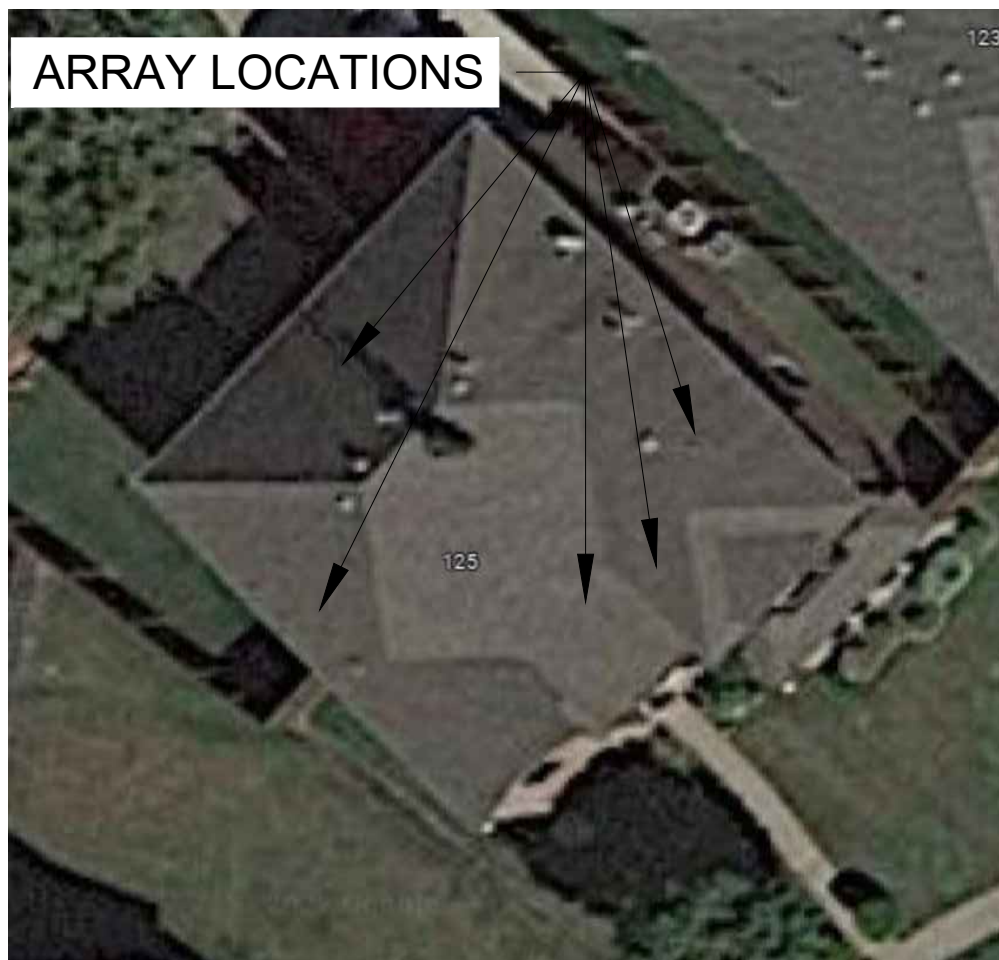
THE GROUNDING ELECTRODE CONDUCTOR SHALL BE PROTECTED FROM PHYSICAL DAMAGE BETWEEN THE GROUNDING ELECTRODE AND THE PANEL (OR INVERTER) IF SMALLER THAN #6 AWG COPPER WIRE PER NEC 250-64B. THE GROUNDING ELECTRODE CONDUCTOR WILL BE CONTINUOUS, EXCEPT FOR SPLICES OR JOINTS AT BUSBARS WITHIN LISTED EQUIPMENT PER NEC 250.64C. ALL EXTERIOR CONDUIT SHALL BE PAINTED TO MATCH ADJACENT SURFACES.

THE PV CONNECTION IN THE PANEL BOARD SHALL BE POSITIONED AT THE OPPOSITE (LOAD) END FROM THE INPUT FEEDER LOCATION OR MAIN CIRCUIT LOCATION. NEC 690.64(B)(7)
SITE CONDITIONS SHALL PREVAIL IF NO SCALE IS GIVEN. DRAWINGS ARE NOT NECESSARILY TO SCALE. ALL DIMENSIONS SHALL BE VERIFIED BY SUBCONTRACTOR UPON COMMENCEMENT OF CONSTRUCTION.

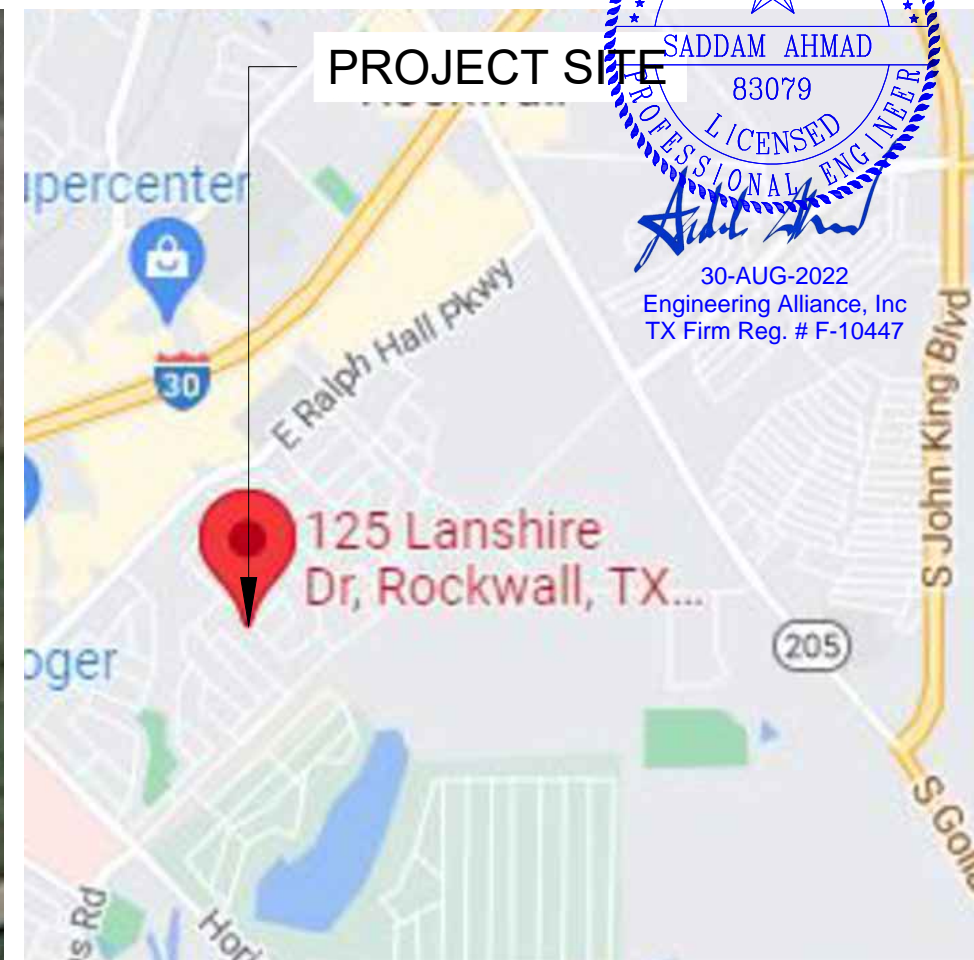
DERATE: (E) 200A MAIN BREAKER TO BE DERATED TO (N) 150A TO ALLOW BACKFEED OF 90A

(E) UTILITY ESID NO: 10443720008968805

(E) METER NO: 158869664



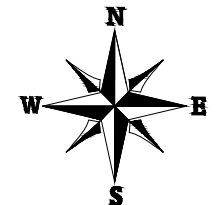
1 | AERIAL PHOTO
PV-0 | SCALE: NTS



2 | VICINITY MAP
PV-0 | SCALE: NTS



30-AUG-2022
Engineering Alliance, Inc
TX Firm Reg. # F-10447



VERSION		
DESCRIPTION	DATE	REV
INITIAL RELEASE	08-29-2022	UR

PROJECT NAME
**CHARLES FISHER
125 LANSHIRE DR,
ROCKWALL, TX 75032 USA
APN# 4334000D002000R
UTILITY: ONCOR
AHJ: CITY OF ROCKWALL**

SHEET NAME
COVER SHEET

SHEET SIZE
**ANSI B
11" X 17"**

SHEET NUMBER
**PV-0
190**

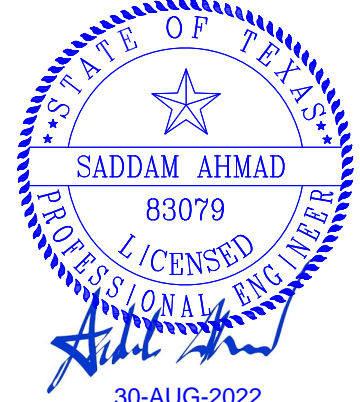
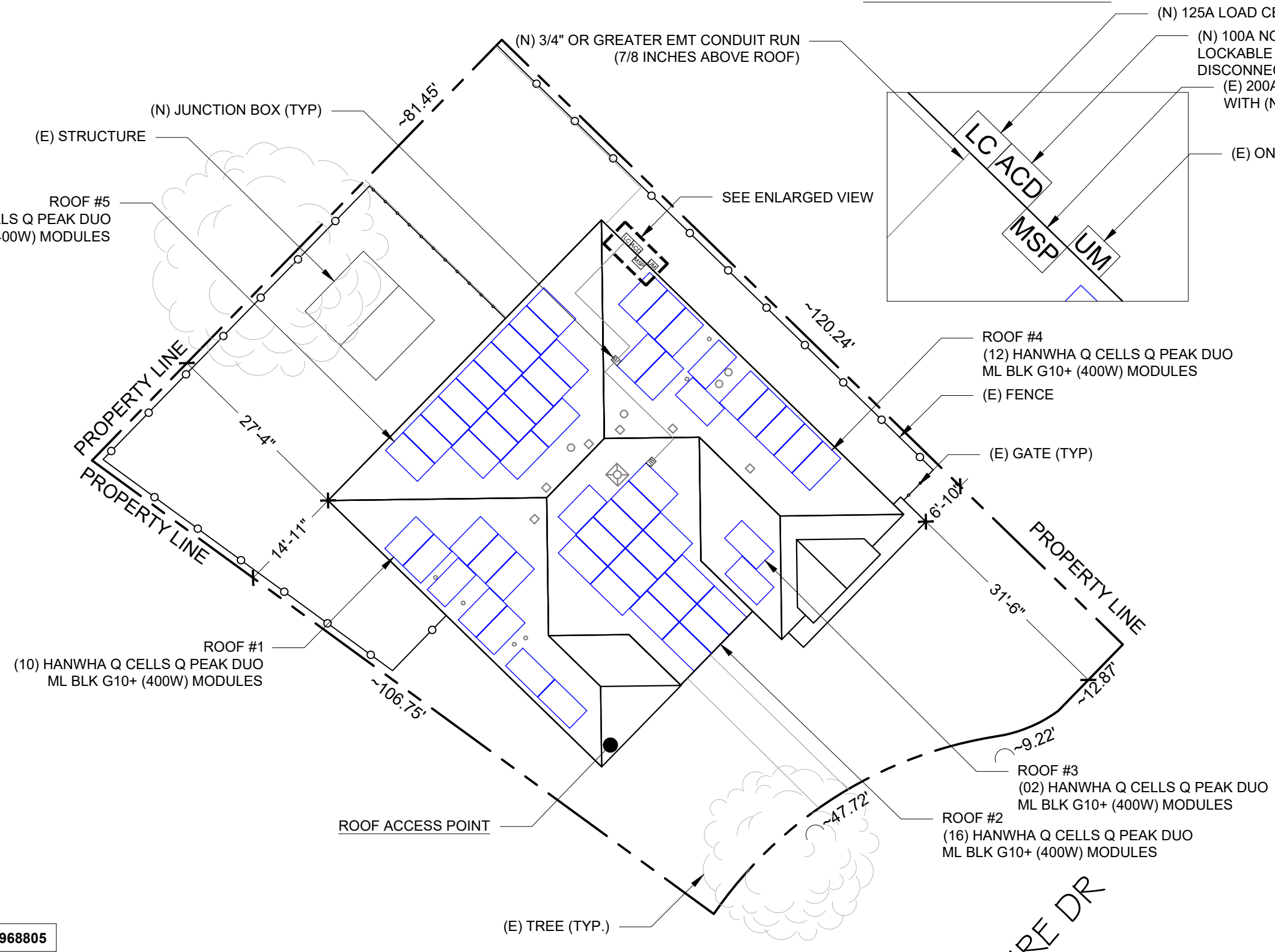
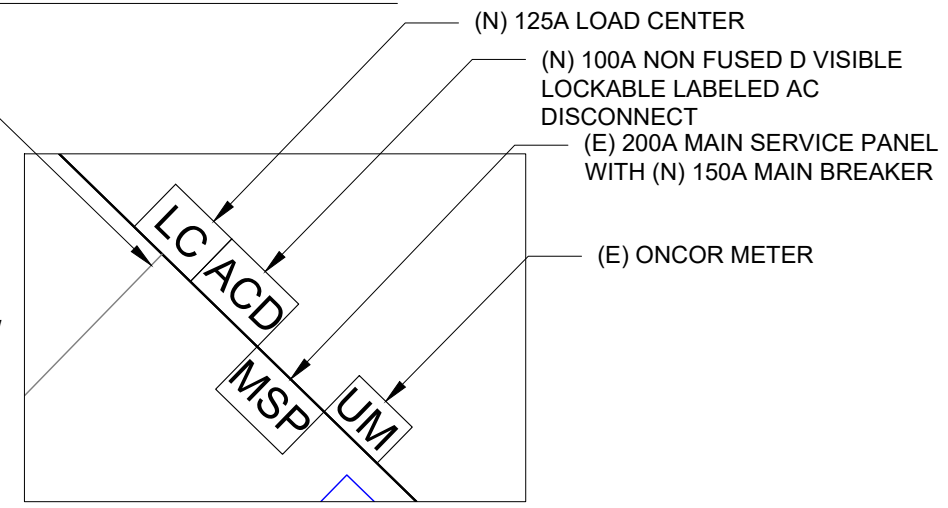
● **ROOF ACCESS POINT** SHALL BE LOCATED IN AREAS THAT DO NOT REQUIRE THE PLACEMENT OF GROUND LADDERS OVER OPENINGS SUCH AS WINDOWS OR DOORS, AND LOCATED AT STRONG POINTS OF BUILDING CONSTRUCTION IN LOCATIONS WHERE THE ACCESS POINT DOES NOT CONFLICT WITH OVERHEAD OBSTRUCTIONS SUCH AS TREE LIMBS, WIRES OR SIGNS.



SOLNOVA
2407 EAST LOOP 820 N, FORT WORTH, TX 76118
LICENSE NO.#: 35151

Regan George

ENLARGED VIEW



30-AUG-2022
Engineering Alliance, Inc
TX Firm Reg. # F-10447

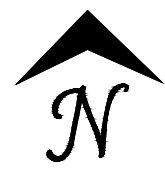
NOTE: THE AC DISCONNECT IS LOCATED WITHIN 10FT OF UTILITY METER

(E) UTILITY ESID NO: 10443720008968805

(E) METER NO: 158869664

1 SITE PLAN WITH ROOF PLAN

SCALE: 1/16" = 1'-0"



VERSION		
DESCRIPTION	DATE	REV
INITIAL RELEASE	08-29-2022	UR

PROJECT NAME
CHARLES FISHER
125 LANSHIRE DR,
ROCKWALL, TX 75032 USA
APN# 4334000D0020000R
UTILITY: ONCOR
AHJ: CITY OF ROCKWALL

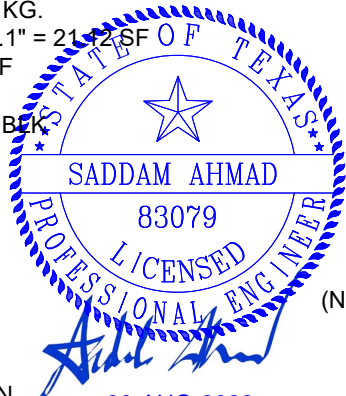
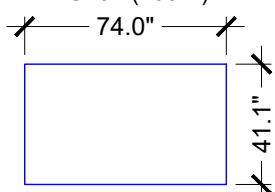
SHEET NAME
SITE PLAN WITH
ROOF PLAN

SHEET SIZE
ANSI B
11" X 17"

SHEET NUMBER
PV-1
191

MODULE TYPE, DIMENSIONS & WEIGHT

NUMBER OF MODULES = 57 MODULES
 MODULE TYPE = HANWHA Q CELLS Q PEAK DUO ML BLK G10+ (400W) MODULES
 MODULE WEIGHT = 48.5 LBS / 22.0 KG.
 MODULE DIMENSIONS = 74.0" X 41.1" = 21.2 SF
 UNIT WEIGHT OF ARRAY = 2.30 PSF
 PHOTOVOLTAIC MODULES
 HANWHA Q CELLS Q PEAK DUO ML BLK G10+ (400W)



NOTE:
 INTERNATIONAL FIRE CODE SECTION 605.11.1.2 FOR RESIDENTIAL R-3 OCCUPANCIES AT LEAST THREE (3) FEET OF CLEARANCE ALONG THE EDGE (RAKE) OF THE ROOF TO A PANEL AND AT LEAST THREE (3) FEET FROM THE RIDGE OF THE ROOF TO A PANEL. PANELS SHALL BE AT LEAST ONE AND ONE-HALF (1-1/2) FEET FROM A VALLEY OR HIP. NO CLEARANCE IS REQUIRED AT THE EAVE.
 INTERNATIONAL FIRE CODE SECTION 605.11.1.2.4 ROOFS WITH HIPS AND VALLEYS - WHERE PANELS ARE TO BE LOCATED ON ONLY ONE SIDE OF A HIP OR VALLEY THAT IS OF EQUAL LENGTH, THE PANELS SHALL BE PERMITTED TO BE PLACED DIRECTLY ADJACENT TO THE HIP OR VALLEY.
 GAS METER LOCATED IN PROXIMITY OF THE PV INSTALLATION, LOAD CENTER, AND/OR DISCONNECTS. DISCONNECTS SHALL BE LOCATED IN COMPLIANCE WITH UTILITY AND THE AHJ (AUTHORITY HAVING JURISDICTION). PV INSTALLATION SHALL COMPLY WITH ALL APPLICABLE CODES.

THE WORKING CLEARANCES AROUND THE EXISTING ELECTRICAL EQUIPMENT AS WELL AS THE NEW ELECTRICAL EQUIPMENT WILL BE MAINTAINED IN ACCORDANCE WITH NEC 110.26.

PLUMBING VENTS, SKYLIGHTS AND MECHANICAL VENTS SHALL NOT BE COVERED, MOVED, RE-ROUTED OR RE-LOCATED.

BILL OF MATERIALS

EQUIPMENT	QTY	DESCRIPTION
RAIL	33	ECOFASTEN CLICK RAIL 168" DARK
SPLICE	10	BND SPLICE BAR PRO SERIES DRK
MID CLAMP	74	UNIVERSAL AF MID CLAMPS
END CLAMP	80	UNIVERSAL AF END CLAMPS
ATTACHMENT	118	ECOFASTEN CLICKFIT
GROUNDING LUG	20	GROUND LUG

(E) UTILITY ESID NO: 10443720008968805
 (E) METER NO: 158869664

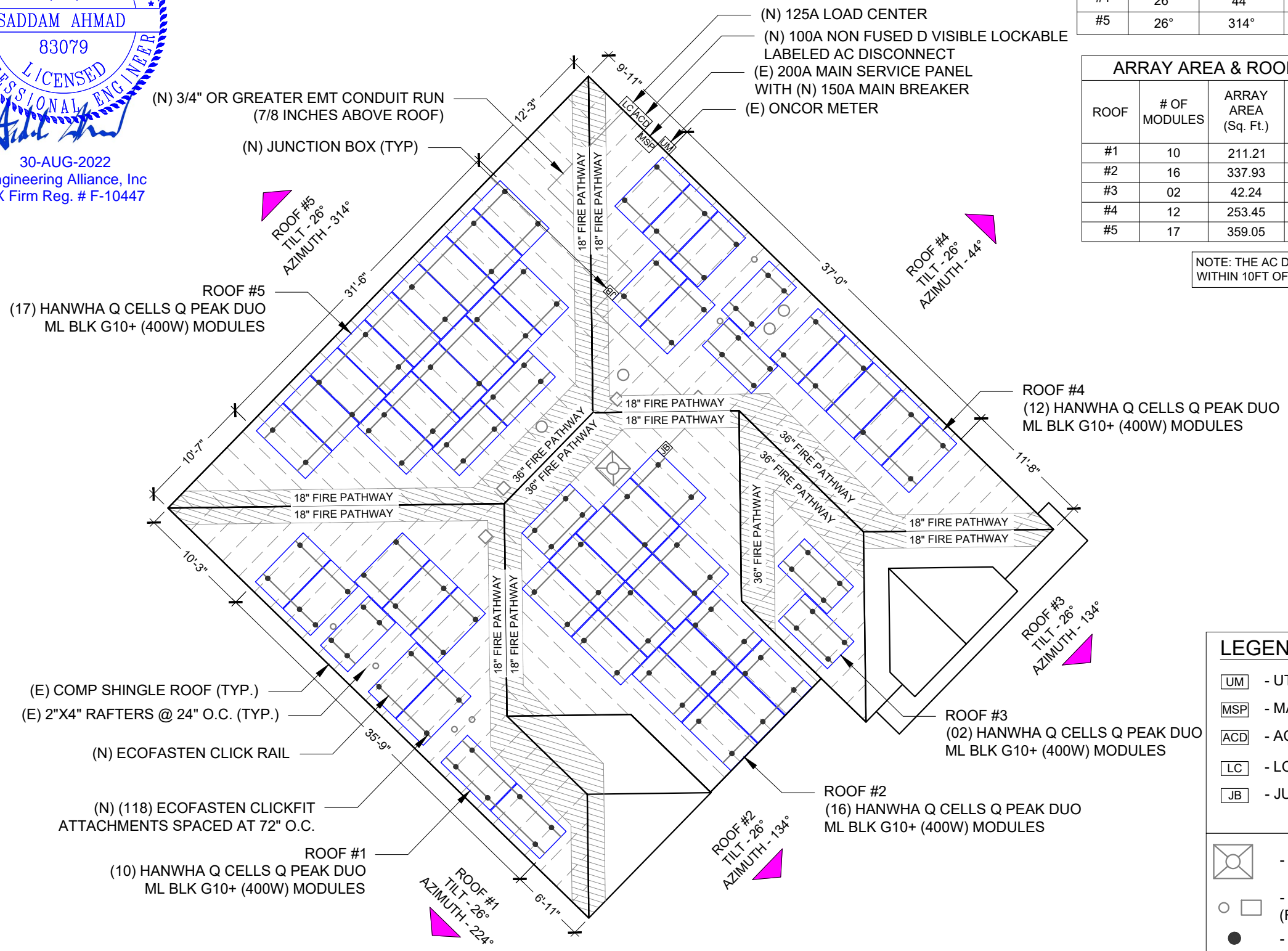
ROOF DESCRIPTION

ROOF TYPE		COMP SHINGLE ROOF		
ROOF	ROOF TILT	AZIMUTH	RAFTERS SIZE	RAFTERS SPACING
#1	26°	224°	2"x4"	24" O.C.
#2	26°	134°	2"x4"	24" O.C.
#3	26°	134°	2"x4"	24" O.C.
#4	26°	44°	2"x4"	24" O.C.
#5	26°	314°	2"x4"	24" O.C.

ARRAY AREA & ROOF AREA CALC'S

ROOF	# OF MODULES	ARRAY AREA (Sq. Ft.)	ROOF AREA (Sq. Ft.)	ROOF AREA COVERED BY ARRAY (%)
#1	10	211.21	539.16	39.17
#2	16	337.93	639.38	52.85
#3	02	42.24	189.84	22.25
#4	12	253.45	649.38	39.03
#5	17	359.05	705.06	50.93

NOTE: THE AC DISCONNECT IS LOCATED WITHIN 10FT OF UTILITY METER



LEGEND

- [UM] - UTILITY METER
- [MSP] - MAIN SERVICE PANEL
- [ACD] - AC DISCONNECT
- [LC] - LOAD CENTER
- [JB] - JUNCTION BOX
- [Chimney Symbol] - CHIMNEY
- [Vent Symbol] - VENT, ATTIC FAN (ROOF OBSTRUCTION)
- [Attachment Symbol] - ROOF ATTACHMENT
- [Dashed Line] - RAFTERS
- [Dotted Line] - CONDUIT
- [Hatched Area] - FIRE PATHWAY

NOTE: ACTUAL ROOF CONDITIONS AND RAFTERS (OR SEAM) LOCATIONS MAY VARY. INSTALL PER MANUFACTURER(S) INSTALLATION GUIDELINES AND ENGINEERED SPANS FOR ATTACHMENTS

1 ROOF PLAN WITH MODULES
 SCALE: 3/32" = 1'-0"



Regan George

VERSION

DESCRIPTION	DATE	REV
INITIAL RELEASE	08-29-2022	UR

PROJECT NAME
 CHARLES FISHER
 125 LANSHIRE DR,
 ROCKWALL, TX 75032 USA
 APN# 4334000D002000R
 UTILITY: ONCOR
 AHJ: CITY OF ROCKWALL

SHEET NAME
 ROOF PLAN WITH MODULES
SHEET SIZE
 ANSI B
 11" X 17"
SHEET NUMBER
 PV-2
 192

(E) UTILITY ESID NO: 10443720008968805

(E) METER NO: 158869664

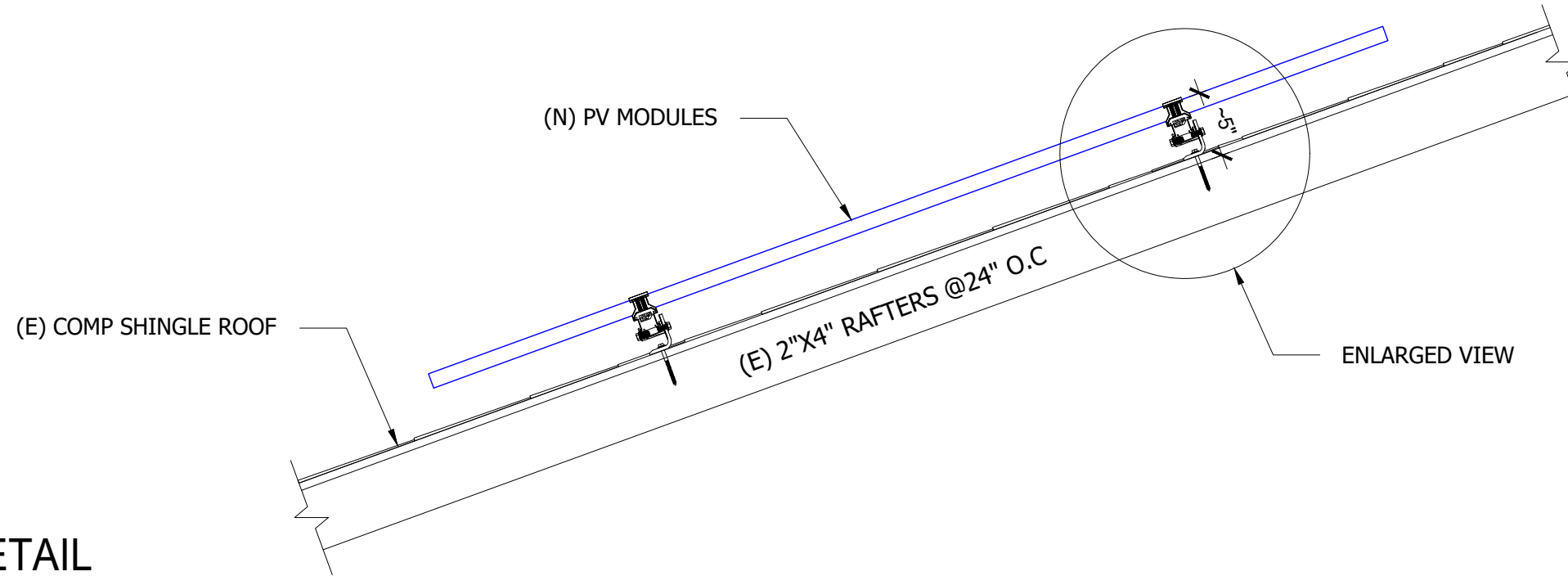


NOTE: ACTUAL ROOF CONDITIONS AND RAFTERS(OR SEAM) LOCATIONS MAY VARY. INSTALL PER MANUFACTURER(S) INSTALLATION GUIDELINES AND ENGINEERED SPANS FOR ATTACHMENTS



SOLNOVA
2407 EAST LOOP 820 N, FORT WORTH, TX 76118
LICENSE NO.#: 35151

Regan George



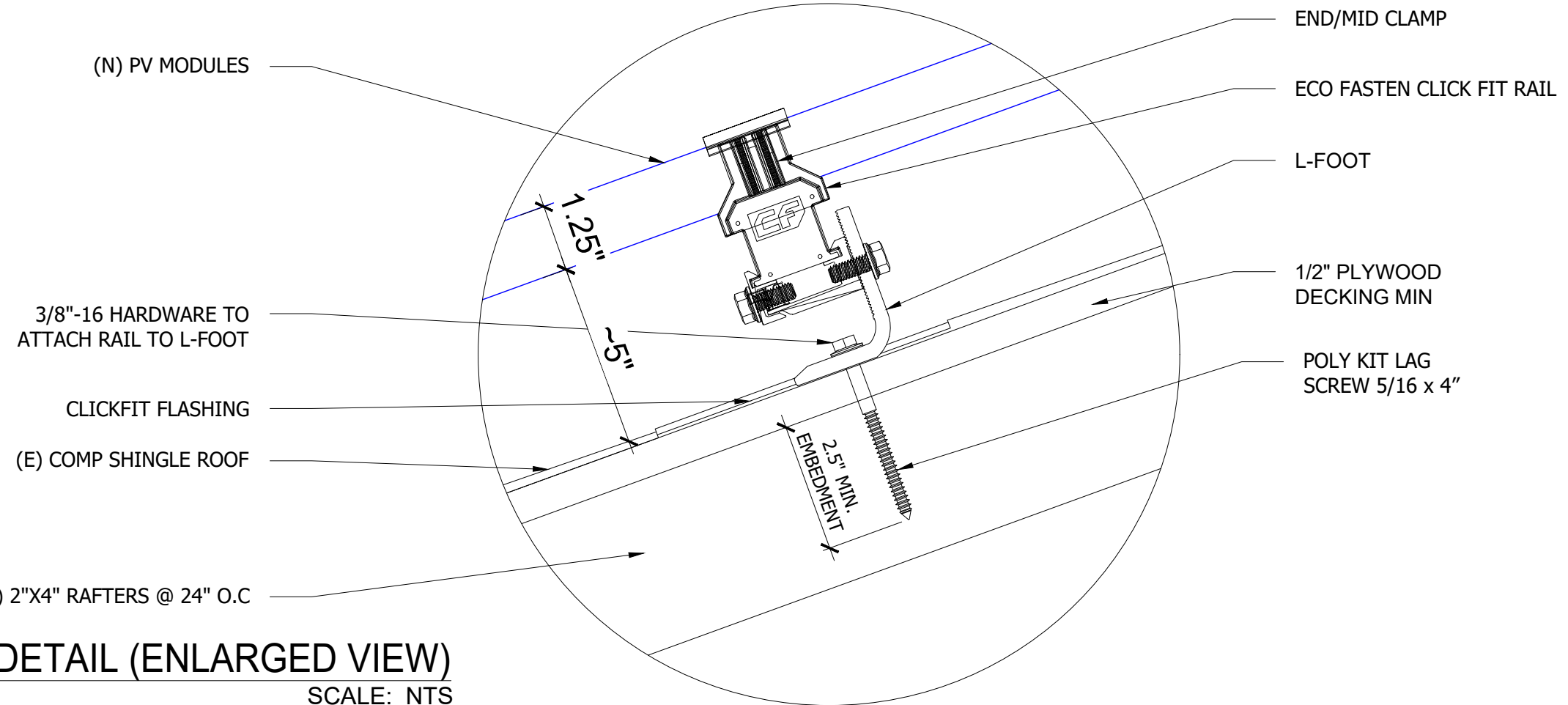
1 ATTACHMENT DETAIL

SCALE: NTS

VERSION		
DESCRIPTION	DATE	REV
INITIAL RELEASE	08-29-2022	UR

PROJECT NAME

CHARLES FISHER
125 LANSHIRE DR,
ROCKWALL, TX 75032 USA
APN# 4334000D002000R
UTILITY: ONCOR
AHJ: CITY OF ROCKWALL



2 ATTACHMENT DETAIL (ENLARGED VIEW)

SCALE: NTS

SHEET NAME

ATTACHMENT
DETAIL

SHEET SIZE

ANSI B
11" X 17"

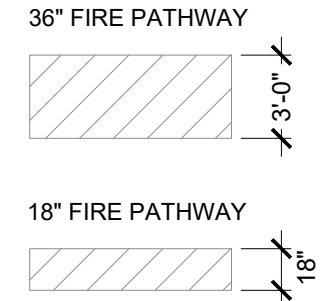
SHEET NUMBER

PV-3
193

(57) HANWHA Q CELLS Q PEAK DUO ML BLK G10+ (400W) MODULES
 (57) ENPHASE ENERGY IQ8PLUS-72-2-US MICRO-INVERTERS
 (02) BRANCHES OF 12 MODULES &
 (03) BRANCHES OF 11 MODULES CONNECTED IN PARALLEL PER BRANCH

(E) UTILITY ESID NO: 10443720008968805

(E) METER NO: 158869664



SOLNOVA
 SOLNOVA
 2407 EAST LOOP 820 N, FORT WORTH, TX 76118
 LICENSE NO.#: 35151

Regan George

VERSION		
DESCRIPTION	DATE	REV
INITIAL RELEASE	08-29-2022	UR

PROJECT NAME

CHARLES FISHER
 125 LANSHIRE DR,
 ROCKWALL, TX 75032 USA
 APN# 4334000D002000R
 UTILITY: ONCOR
 AHJ: CITY OF ROCKWALL

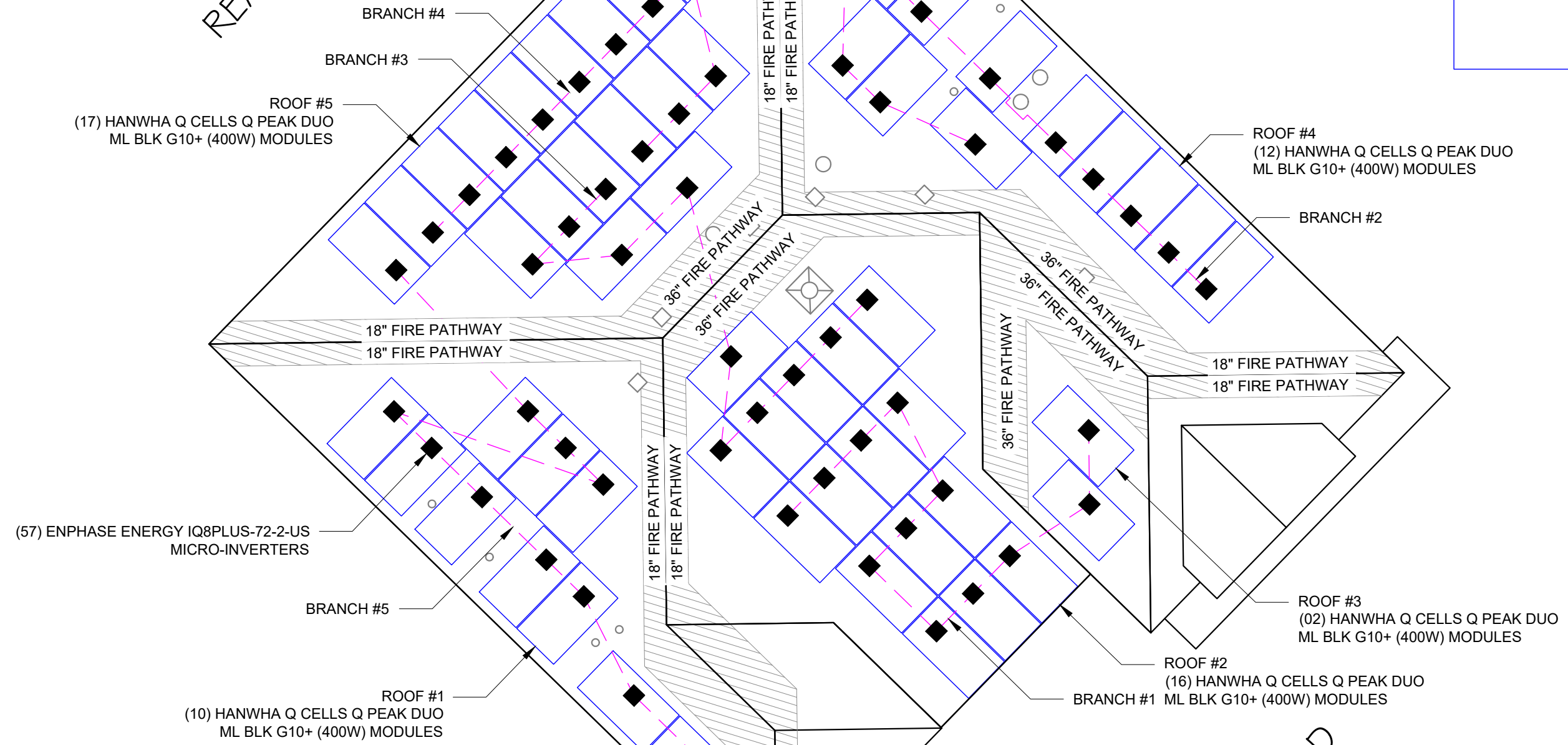
SHEET NAME
 BRANCH LAYOUT

SHEET SIZE
 ANSI B
 11" X 17"

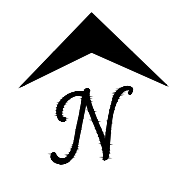
SHEET NUMBER
PV-4
194

REAR YARD

FRONT YARD
 LANSHIRE DR



1 BRANCH LAYOUT
 SCALE: 1/8" = 1'-0"



(57) HANWHA Q CELLS Q PEAK DUO ML BLK G10+ (400W) MODULES
 (57) ENPHASE ENERGY IQ8PLUS-72-2-US MICRO-INVERTERS
 (02) BRANCHES OF 12 MODULES &
 (03) BRANCHES OF 11 MODULES CONNECTED IN PARALLEL PER BRANCH

SYSTEM SIZE:- 57 x 400W = 22.80 kWDC
 SYSTEM SIZE:- 57 x 290W = 16.53 kWAC

INTERCONNECTION
 120% RULE - NEC 705.12(B)(2)(3)(b)
UTILITY FEED + SOLAR BACKFEED
 150A +90A = 240A
BUSS RATING x 120%
 200A x 120% = 240A

BILL OF MATERIALS

EQUIPMENT	QTY	DESCRIPTION
SOLAR PV MODULE	57	HANWHA Q CELLS Q PEAK DUO ML BLK G10+ (400W) MODULES
INVERTER	57	ENPHASE ENERGY IQ8PLUS-72-2-US MICRO-INVERTERS
JUNCTION BOX	2	600V, 55A MAX, 4 INPUTS, MOUNTED ON ROOF FOR WIRE & CONDUIT TRANSITION
LOAD CENTER	1	125A PV LOAD CENTER
AC DISCONNECT	1	100A NON FUSED, VISIBLE LOCKABLE LABELED AC DISCONNECT, 240VAC, NEMA 3R, UL LISTED.



SOLNOVA
 2407 EAST LOOP 820 N, FORT WORTH, TX 76118
 LICENSE NO.#: 35151

Regan George

VERSION

DESCRIPTION	DATE	REV
INITIAL RELEASE	08-29-2022	UR

PROJECT NAME

CHARLES FISHER
 125 LANSHIRE DR,
 ROCKWALL, TX 75032 USA
 APN# 433400D0020000R
 UTILITY: ONCOR
 AHJ: CITY OF ROCKWALL

SHEET NAME

ELECTRICAL LINE DIAGRAM

SHEET SIZE

ANSI B
 11" X 17"

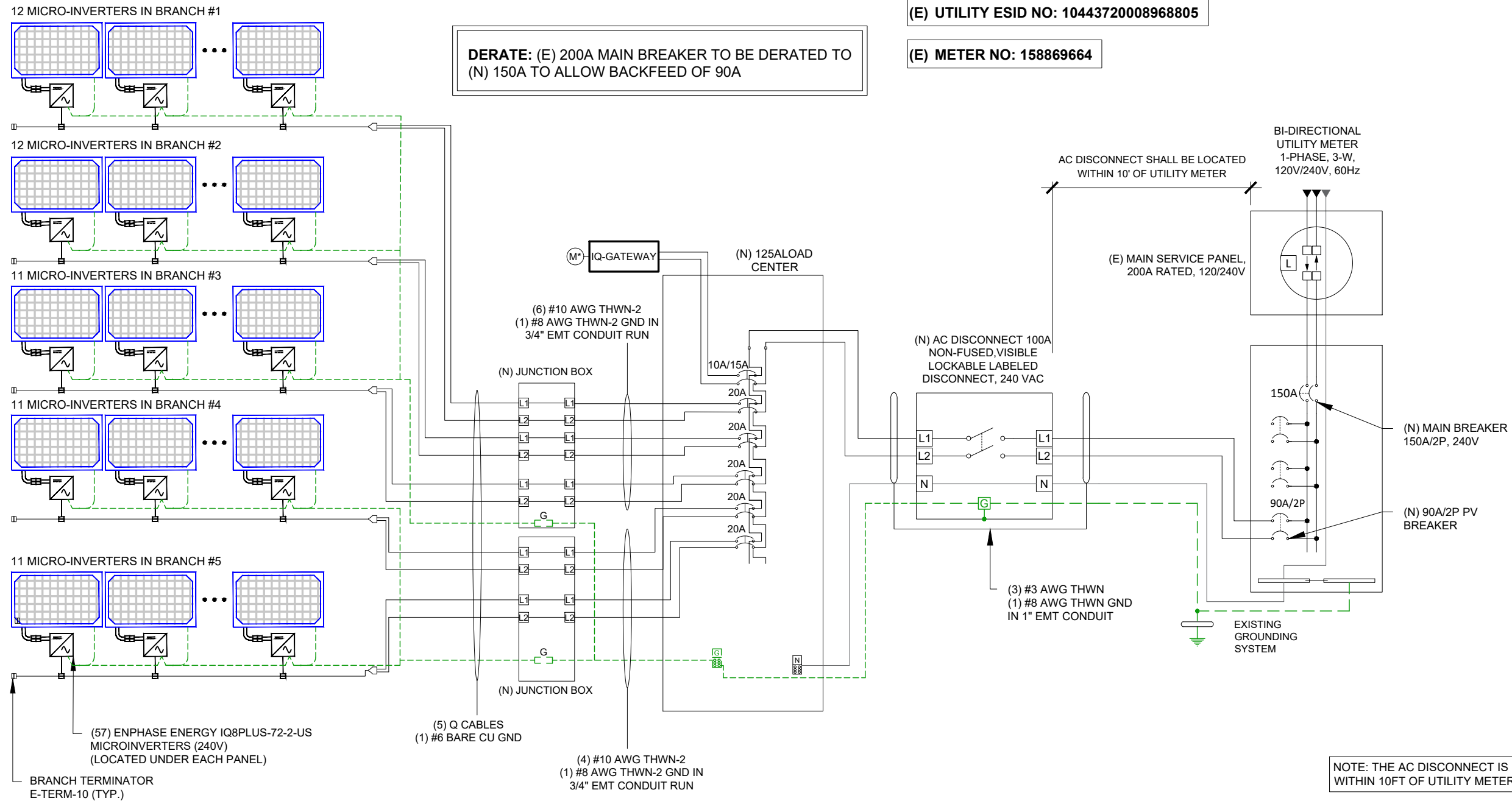
SHEET NUMBER

PV-5
 195

DERATE: (E) 200A MAIN BREAKER TO BE DERATED TO (N) 150A TO ALLOW BACKFEED OF 90A

(E) UTILITY ESID NO: 10443720008968805

(E) METER NO: 158869664



NOTE: THE AC DISCONNECT IS LOCATED WITHIN 10FT OF UTILITY METER

THE WORKING CLEARANCES AROUND THE EXISTING ELECTRICAL EQUIPMENT AS WELL AS THE NEW ELECTRICAL EQUIPMENT WILL BE MAINTAINED IN ACCORDANCE WITH NEC 110.26.

ANY CONDUCTORS EXPOSED TO SUNLIGHT SHALL BE LISTED AS SUNLIGHT RESISTANT. (NEC 300.6 C1, 310.8 D)

PER NEC REQUIREMENTS GROUNDING CONDUCTORS SMALLER THAN 6AWG SHALL BE PROTECTED IN A CONDUIT, RACEWAY, OR ARMORED PROTECTIVE SHEATHING (NEC 250.64)

ROOM FOR EQUIPMENT WITHIN 5 FEET FROM MSP

WIRE RATED AND AMPACITY CALCULATED @ 90°C FOR ROOFTOP INSTALLATION AND ATTIC RUN TO INVERTER

GAS METER LOCATED IN PROXIMITY OF THE PV INSTALLATION, LOAD CENTER, AND/OR DISCONNECTS. DISCONNECTS SHALL BE LOCATED IN COMPLIANCE WITH UTILITY AND THE AHJ (AUTHORITY HAVING JURISDICTION). PV INSTALLATION SHALL COMPLY WITH ALL APPLICABLE CODES.

SERVICE INFO.

UTILITY PROVIDER: ONCOR
 MAIN SERVICE VOLTAGE: 240V
 MAIN PANEL BRAND: SQUARE D
 MAIN SERVICE PANEL: (E) 200A
 MAIN CIRCUIT BREAKER RATING: (N) 150A
 MAIN SERVICE LOCATION: NORTH-EAST
 SERVICE FEED SOURCE: UNDERGROUND

1 ELECTRICAL LINE DIAGRAM
 SCALE: NTS

SOLAR MODULE SPECIFICATIONS	
MANUFACTURER / MODEL #	HANWHA Q CELLS Q PEAK DUO ML BLK G10+ (400W)MODULES
VMP	37.13
IMP	10.77
VOC	45.30
ISC	11.14
MODULE DIMENSION	74.0"L x 41.1"W x 1.26"D (In Inch)

INVERTER SPECIFICATIONS	
MANUFACTURER / MODEL #	ENPHASE ENERGY IQ8PLUS-72-2-US
NOMINAL OUTPUT VOLTAGE	240 VAC
NOMINAL OUTPUT CURRENT	1.21A

AMBIENT TEMPERATURE SPECS	
WEATHER STATION: DALLAS LOVE FIELD	
RECORD LOW TEMP	-8°
AMBIENT TEMP (HIGH TEMP 2%)	37°
CONDUIT HEIGHT	0.9"
ROOF TOP TEMP.	37°
CONDUCTOR TEMPERATURE RATE (ON ROOF)	90°
CONDUCTOR TEMPERATURE RATE (OFF ROOF)	75°
MODULE TEMPERATURE COEFFICIENT OF Voc	-0.27%/°C

PERCENT OF VALUES	NUMBER OF CURRENT CARRYING CONDUCTORS IN EMT
.80	4-6
.70	7-9
.50	10-20

**AC CONDUCTOR AMPACITY CALCULATIONS:
FROM JUNCTION BOX#1 TO LOAD CENTER:**

AMBIENT TEMPERATURE ADJUSTMENT FOR EXPOSED CONDUIT
 EXPECTED WIRE TEMP (°C): 37°
 TEMP CORRECTION PER TABLE 310.15(B)(2)(a): 0.91
 # OF CURRENT CARRYING CONDUCTORS: 06
 CONDUIT FILL CORRECTION PER NEC 310.15(B)(3)(a): 0.80
 CIRCUIT CONDUCTOR SIZE: 10 AWG
 CIRCUIT CONDUCTOR AMPACITY: 40A

REQUIRED CIRCUIT CONDUCTOR AMPACITY PER NEC 690.8(A&B):
 1.25 X # MICRO-INVERTERS (MAX. BRANCH LENGTH) X MAX OUTPUT CURRENT
 1.25 X 12 X 1.21A = 18.15A

DERATED AMPACITY OF CIRCUIT CONDUCTOR PER NEC TABLE 310.15(B)(2)(a)
 TEMP CORR. PER NEC TABLE 310.15(B)(2)(a) X
 CONDUIT FILL CORR. PER NEC 310.15(B)(3)(a) X
 CIRCUIT CONDUCTOR AMPACITY =
 0.91 X 0.80 X 40 = 29.12A

RESULT SHOULD BE GREATER THAN 18.15A OTHERWISE LESS THE ENTRY FOR CIRCUIT CONDUCTOR SIZE AND AMPACITY

**AC CONDUCTOR AMPACITY CALCULATIONS:
FROM JUNCTION BOX#2 TO LOAD CENTER:**

AMBIENT TEMPERATURE ADJUSTMENT FOR EXPOSED CONDUIT
 EXPECTED WIRE TEMP (°C): 37°
 TEMP CORRECTION PER TABLE 310.15(B)(2)(a): 0.91
 # OF CURRENT CARRYING CONDUCTORS: 04
 CONDUIT FILL CORRECTION PER NEC 310.15(B)(3)(a): 0.80
 CIRCUIT CONDUCTOR SIZE: 10 AWG
 CIRCUIT CONDUCTOR AMPACITY: 40A

REQUIRED CIRCUIT CONDUCTOR AMPACITY PER NEC 690.8(A&B):
 1.25 X # MICRO-INVERTERS (MAX. BRANCH LENGTH) X MAX OUTPUT CURRENT
 1.25 X 12 X 1.21A = 18.15A

DERATED AMPACITY OF CIRCUIT CONDUCTOR PER NEC TABLE 310.15(B)(2)(a)
 TEMP CORR. PER NEC TABLE 310.15(B)(2)(a) X
 CONDUIT FILL CORR. PER NEC 310.15(B)(3)(a) X
 CIRCUIT CONDUCTOR AMPACITY =
 0.91 X 0.80 X 40 = 29.12A

RESULT SHOULD BE GREATER THAN 18.15A OTHERWISE LESS THE ENTRY FOR CIRCUIT CONDUCTOR SIZE AND AMPACITY

**AC CONDUCTOR AMPACITY CALCULATIONS:
FROM LOAD CENTER TO INTERCONNECTION:**

OF INVERTERS: 57
 EXPECTED WIRE TEMP (°C): 37°
 TEMP CORRECTION PER TABLE 310.15(B)(2)(a): 0.88
 # OF CURRENT CARRYING CONDUCTORS: 3
 CONDUIT FILL PER NEC 310.15(B)(3)(a): 1.0
 CIRCUIT CONDUCTOR SIZE: 3 AWG
 CIRCUIT CONDUCTOR AMPACITY: 100A

REQUIRED CIRCUIT CONDUCTOR AMPACITY PER NEC 690.8(B):
 1.25 X # MICRO-INVERTERS X MAX OUTPUT CURRENT =
 1.25 X 1.21 X 57 = 86.21A

DERATED AMPACITY OF CIRCUIT CONDUCTORS PER NEC TABLE 310.16:
 TEMP CORR. PER NEC TABLE 310.15(B)(2)(a) X
 CONDUIT FILL CORR. PER NEC 310.15(B)(3)(a) X
 CIRCUIT CONDUCTOR AMPACITY =
 0.88 X 1.0 X 100 = 91A

RESULT SHOULD BE GREATER THAN 86.21A OTHERWISE LESS THE ENTRY FOR CIRCUIT CONDUCTOR SIZE AND AMPACITY



SOLNOVA
 2407 EAST LOOP 820 N, FORT WORTH, TX 76118
 LICENSE NO.#: 35151

Regan George

VERSION		
DESCRIPTION	DATE	REV
INITIAL RELEASE	08-29-2022	UR

PROJECT NAME

CHARLES FISHER
 125 LANSHIRE DR,
 ROCKWALL, TX 75032 USA
 APN# 4334000D002000R
 UTILITY: ONCOR
 AHJ: CITY OF ROCKWALL

SHEET NAME
 ELECTRICAL CALCULATION

SHEET SIZE
 ANSI B
 11" X 17"

SHEET NUMBER
 PV-6
 196

ELECTRICAL NOTES

- 1.) ALL EQUIPMENT TO BE LISTED BY UL OR OTHER NRTL, AND LABELED FOR ITS APPLICATION.
- 2.) ALL CONDUCTORS SHALL BE COPPER, RATED FOR 600 V AND 90 DEGREE C WET ENVIRONMENT.
- 3.) WIRING, CONDUIT, AND RACEWAYS MOUNTED ON ROOFTOPS SHALL BE ROUTED DIRECTLY TO, AND LOCATED AS CLOSE AS POSSIBLE TO THE NEAREST RIDGE, HIP, OR VALLEY.
- 4.) WORKING CLEARANCES AROUND ALL NEW AND EXISTING ELECTRICAL EQUIPMENT SHALL COMPLY WITH NEC 110.26.
- 5.) DRAWINGS INDICATE THE GENERAL ARRANGEMENT OF SYSTEMS. CONTRACTOR SHALL FURNISH ALL NECESSARY OUTLETS, SUPPORTS, FITTINGS AND ACCESSORIES TO FULFILL APPLICABLE CODES AND STANDARDS.
- 6.) WHERE SIZES OF JUNCTION BOXES, RACEWAYS, AND CONDUITS ARE NOT SPECIFIED, THE CONTRACTOR SHALL SIZE THEM ACCORDINGLY.
- 7.) ALL WIRE TERMINATIONS SHALL BE APPROPRIATELY LABELED AND READILY VISIBLE.
- 8.) MODULE GROUNDING CLIPS TO BE INSTALLED BETWEEN MODULE FRAME AND MODULE SUPPORT RAIL, PER THE GROUNDING CLIP MANUFACTURER'S INSTRUCTION.
- 9.) MODULE SUPPORT RAIL TO BE BONDED TO CONTINUOUS COPPER G.E.C. VIA WEEB LUG OR ILSKO GBL-4DBT LAY-IN LUG.
- 10.) THE POLARITY OF THE GROUNDED CONDUCTORS IS NEGATIVE

1 ELECTRICAL CALCULATION
 SCALE: NTS

⚠ WARNING
ELECTRIC SHOCK HAZARD
 TERMINALS ON THE LINE AND LOAD SIDES MAY BE ENERGIZED IN THE OPEN POSITION

LABEL LOCATION:
 AC & DC DISCONNECT AND SUB PANEL
 (PER CODE: NEC 690.13(B))

⚠ WARNING DUAL POWER SOURCE
 SECOND SOURCE IS PHOTOVOLTAIC SYSTEM

LABEL LOCATION:
 MAIN SERVICE PANEL & NET METER
 (PER CODE: NEC 705.12(D)(3), NEC 705.12(B)(3-4) & NEC 690.59)

PHOTOVOLTAIC
AC DISCONNECT

LABEL LOCATION:
 AC DISCONNECT
 NEC 690.13(B)

⚠ CAUTION
 PHOTOVOLTAIC SYSTEM CIRCUIT IS BACKFED

LABEL LOCATION:
 MSP
 (PER CODE: NEC 690.13 (F), NEC 705.12(B)(3-4) & NEC 690.59)

RAPID SHUTDOWN SWITCH
FOR SOLAR PV SYSTEM

LABEL LOCATION:
 RAPID SHUTDOWN
 (PER CODE: NEC 690.56(C)(3))

PHOTOVOLTAIC SYSTEM AC DISCONNECT
 RATED AC OPERATING CURRENT 68.97 AMPS
 AC NOMINAL OPERATING VOLTAGE 240 VOLTS

LABEL LOCATION:
 AC DISCONNECT & INVERTER
 (PER CODE: NEC690.54)

⚠ WARNING
 POWER SOURCE OUTPUT CONNECTION
 DO NOT RELOCATE THIS OVERCURRENT DEVICE

LABEL LOCATION:
 SERVICE PANEL IF SUM OF BREAKERS EXCEEDS PANEL RATING
 (PER CODE: NEC 705.12 (B)(2)(3)(B))

WARNING:PHOTOVOLTAIC POWER SOURCE

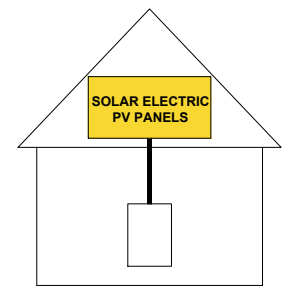
LABEL LOCATION:
 CONDUIT, COMBINER BOX
 (PER CODE: NEC 690.31(G)(3))

MAIN PHOTOVOLTAIC SYSTEM DISCONNECT

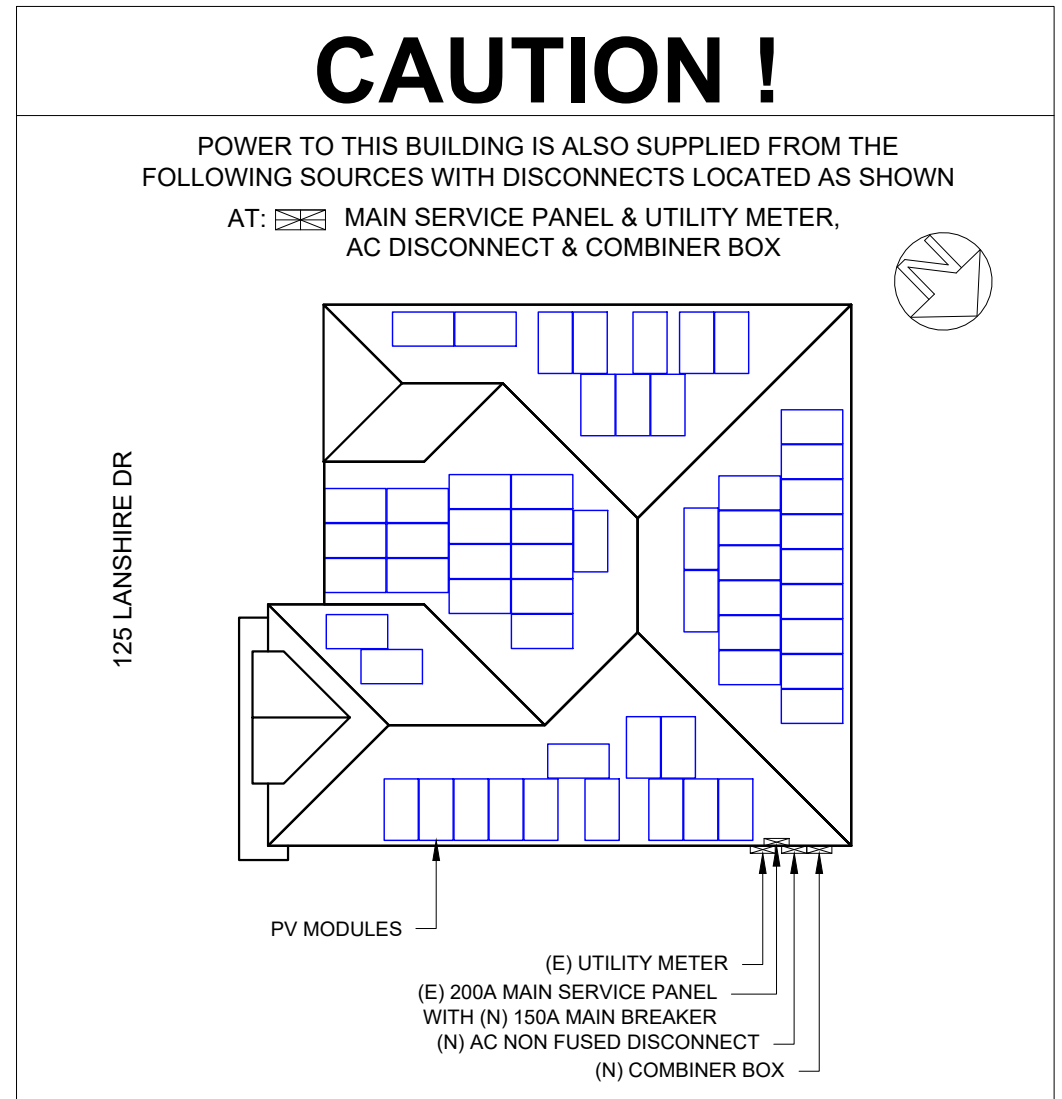
LABEL LOCATION:
 MAIN SERVICE DISCONNECT / UTILITY METER
 (PER CODE: NEC 690.13(B))

SOLAR PV SYSTEM EQUIPPED WITH RAPID SHUTDOWN

TURN RAPID SHUTDOWN SWITCH TO THE "OFF" POSITION TO SHUTDOWN PV SYSTEM AND REDUCE SHOCK HAZARD IN ARRAY



LABEL LOCATION:
 AC DISCONNECT, DC DISCONNECT, POINT OF INTERCONNECTION
 (PER CODE: 605.11.3.1(1) & 690.56(C)(1)(a))



Regan George

VERSION		
DESCRIPTION	DATE	REV
INITIAL RELEASE	08-29-2022	UR

PROJECT NAME

CHARLES FISHER
 125 LANSHIRE DR,
 ROCKWALL, TX 75032 USA
 APN# 4334000D002000R
 UTILITY: ONCOR
 AHJ: CITY OF ROCKWALL

SHEET NAME
 WARNING LABELS & PLACARD

SHEET SIZE
 ANSI B
 11" X 17"

SHEET NUMBER
PV-7
198

1. EACH MODULE TO BE GROUNDED USING THE SUPPLIED CONNECTION POINT PER MANUFACTURER'S REQUIREMENTS. ALL SOLAR MODULES, EQUIPMENT, AND METALLIC COMPONENTS ARE TO BE BONDED. IF THE EXISTING GROUNDING ELECTRODE SYSTEM CAN NOT BE VERIFIED OR IS ONLY METALLIC WATER PIPING, IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSTALL A SUPPLEMENTAL GROUNDING ELECTRODE.
2. ALL PLAQUES AND SIGNAGE REQUIRED BY THE LATEST EDITION OF NATIONAL ELECTRICAL CODE. LABEL SHALL BE METALLIC OR PLASTIC, ENGRAVED OR MACHINE PRINTED IN A CONTRASTING COLOR TO THE PLAQUE. PLAQUE SHALL BE UV RESISTANT IF EXPOSED TO SUNLIGHT.
3. DC CONDUCTORS SHALL BE RUN IN EMT AND SHALL BE LABELED, "CAUTION DC CIRCUIT" OR EQUIV. EVERY 5 FT.
4. EXPOSED NON-CURRENT CARRYING METAL PARTS OF ELECTRICAL EQUIPMENT SHALL BE GROUNDED IN ACCORDANCE WITH 250.134 OR 250.136(A).
5. CONFIRM LINE SIDE VOLTAGE AT ELECTRIC UTILITY SERVICE PRIOR TO CONNECTING INVERTER. VERIFY SERVICE VOLTAGE IS WITHIN INVERTER VOLTAGE OPERATIONAL RANGE.
6. OUTDOOR EQUIPMENT SHALL BE NEMA-3R RATED OR BETTER.
7. ELECTRICAL CONTRACTOR TO PROVIDE CONDUIT EXPANSION JOINTS AND ANCHOR CONDUIT RUNS AS REQUIRED PER NEC.
8. ALL WIRING MUST BE PROPERLY SUPPORTED BY DEVICES OR MECHANICAL MEANS DESIGNED AND LISTED FOR SUCH USE, AND FOR ROOF-MOUNTED SYSTEMS, WIRING MUST BE PERMANENTLY AND COMPLETELY HELD OFF OF THE ROOF SURFACE. NEC 110.2 - 110.4 / 300.4



SOLNOVA
 2407 EAST LOOP 820 N, FORT
 WORTH, TX 76118
 LICENSE NO.#: 35151

Regan George

VERSION

DESCRIPTION	DATE	REV
INITIAL RELEASE	08-29-2022	UR

PROJECT NAME

CHARLES FISHER
 125 LANSHIRE DR,
 ROCKWALL, TX 75032 USA
 APN# 4334000D002000R
 UTILITY: ONCOR
 AHJ: CITY OF ROCKWALL

SHEET NAME

ADDITIONAL NOTES

SHEET SIZE

ANSI B
 11" X 17"

SHEET NUMBER

PV-8
199

powered by
Q.ANTUM DUO Z



Q.PEAK DUO BLK ML-G10+

385-405

ENDURING HIGH PERFORMANCE



BREAKING THE 20% EFFICIENCY BARRIER

Q.ANTUM DUO Z Technology with zero gap cell layout boosts module efficiency up to 20.9%.



THE MOST THOROUGH TESTING PROGRAMME IN THE INDUSTRY

Q CELLS is the first solar module manufacturer to pass the most comprehensive quality programme in the industry. The new "Quality Controlled PV" of the independent certification institute TÜV Rheinland.



INNOVATIVE ALL-WEATHER TECHNOLOGY

Optimal yields, whatever the weather with excellent low-light and temperature behavior.



ENDURING HIGH PERFORMANCE

Long-term yield security with Anti LID Technology, Anti PID Technology¹, Hot-Spot Protect and Traceable Quality Tra.QTM.



EXTREME WEATHER RATING

High-tech aluminum alloy frame, certified for high snow (5400 Pa) and wind loads (4000 Pa).



A RELIABLE INVESTMENT

Inclusive 25-year product warranty and 25-year linear performance warranty².

¹ APT test conditions according to IEC/TS 62804-1:2015, method A (-1500 V, 96h)
² See data sheet on rear for further information.



6 BUSBAR CELL TECHNOLOGY

12 BUSBAR CELL TECHNOLOGY

THE IDEAL SOLUTION FOR:

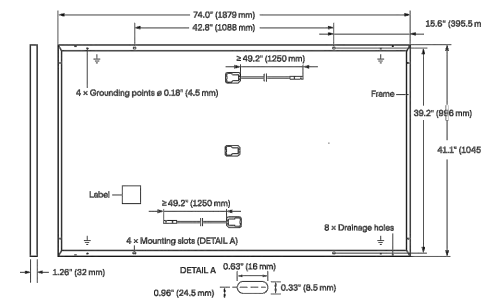


Engineered in Germany



MECHANICAL SPECIFICATION

Format	74.0 in × 41.1 in × 1.26 in (including frame) (1879 mm × 1045 mm × 32 mm)
Weight	48.5 lbs (22.0 kg)
Front Cover	0.13 in (3.2 mm) thermally pre-stressed glass with anti-reflection technology
Back Cover	Composite film
Frame	Black anodized aluminum
Cell	6 × 22 monocrystalline Q.ANTUM solar half cells
Junction Box	2.09-3.98 in × 1.26-2.36 in × 0.59-0.71 in (53-101 mm × 32-60 mm × 15-18 mm), IP67, with bypass diodes
Cable	4 mm ² Solar cable; (+) ≥ 49.2 in (1250 mm), (-) ≥ 49.2 in (1250 mm)
Connector	Stäubli MC4; IP68

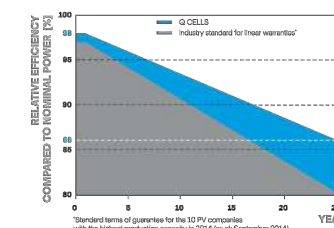


ELECTRICAL CHARACTERISTICS

POWER CLASS		385	390	395	400	405
MINIMUM PERFORMANCE AT STANDARD TEST CONDITIONS, STC ¹ (POWER TOLERANCE +5 W / -0 W)						
Power at MPP ¹	P _{MPP} [W]	385	390	395	400	405
Short Circuit Current ²	I _{SC} [A]	11.04	11.07	11.10	11.14	11.17
Open Circuit Voltage ²	V _{OC} [V]	45.19	45.23	45.27	45.30	45.34
Current at MPP	I _{MPP} [A]	10.59	10.65	10.71	10.77	10.83
Voltage at MPP	V _{MPP} [V]	36.36	36.62	36.88	37.13	37.39
Efficiency ²	η [%]	≥ 19.6	≥ 19.9	≥ 20.1	≥ 20.4	≥ 20.6
MINIMUM PERFORMANCE AT NORMAL OPERATING CONDITIONS, NMOT ²						
Power at MPP	P _{MPP} [W]	288.8	292.6	296.3	300.1	303.8
Short Circuit Current	I _{SC} [A]	8.90	8.92	8.95	8.97	9.00
Open Circuit Voltage	V _{OC} [V]	42.62	42.65	42.69	42.72	42.76
Current at MPP	I _{MPP} [A]	8.35	8.41	8.46	8.51	8.57
Voltage at MPP	V _{MPP} [V]	34.59	34.81	35.03	35.25	35.46

¹ Measurement tolerances P_{MPP} ± 3%; I_{SC}, V_{OC} ± 5% at STC: 1000 W/m², 25 ± 2°C, AM 1.5 according to IEC 60904-3 • ² 800 W/m², NMOT, spectrum AM 1.5

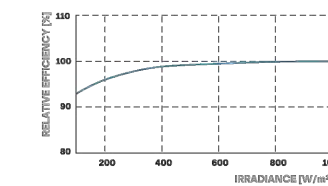
Q CELLS PERFORMANCE WARRANTY



At least 98% of nominal power during first year. Thereafter max. 0.5% degradation per year. At least 93.5% of nominal power up to 10 years. At least 86% of nominal power up to 25 years.

All data within measurement tolerances. Full warranties in accordance with the warranty terms of the Q CELLS sales organisation of your respective country.

PERFORMANCE AT LOW IRRADIANCE



Typical module performance under low irradiance conditions in comparison to STC conditions (25°C, 1000 W/m²)

TEMPERATURE COEFFICIENTS

Temperature Coefficient of I _{SC}	α [%/K]	+0.04	Temperature Coefficient of V _{OC}	β [%/K]	-0.27
Temperature Coefficient of P _{MPP}	γ [%/K]	-0.34	Nominal Module Operating Temperature	NMOT [°F]	109 ± 5.4 (43 ± 3°C)

PROPERTIES FOR SYSTEM DESIGN

Maximum System Voltage V _{sys} [V]	1000 (IEC) / 1000 (UL)	PV module classification	Class II
Maximum Series Fuse Rating [A DC]	20	Fire Rating based on ANSI / UL 61730	TYPE 2
Max. Design Load, Push / Pull ³ [lbs/ft ²]	75 (3600 Pa) / 55 (2660 Pa)	Permitted Module Temperature on Continuous Duty	-40 °F up to +185 °F (-40 °C up to +85 °C)
Max. Test Load, Push / Pull ³ [lbs/ft ²]	113 (5400 Pa) / 84 (4000 Pa)		

³ See Installation Manual

QUALIFICATIONS AND CERTIFICATES

UL 61730, CE-compliant, Quality Controlled PV - TÜV Rheinland, IEC 61215:2016, IEC 61730:2016, U.S. Patent No. 9,893,215 (solar cells).



PACKAGING INFORMATION	
Horizontal packaging	76.4 in 1940 mm
	43.3 in 1100 mm
	48.0 in 1220 mm
	1656 lbs 751 kg
	24 pallets
	24 pallets
	32 modules

Note: Installation instructions must be followed. See the installation and operating manual or contact our technical service department for further information on approved installation and use of this product.

Hanwha Q CELLS America Inc.
400 Spectrum Center Drive, Suite 1400, Irvine, CA 92618, USA | TEL +1 949 748 59 96 | EMAIL inquiry@us.q-cells.com | WEB www.q-cells.us



SOLNOVA
2407 EAST LOOP 820 N, FORT WORTH, TX 76118
LICENSE NO.#: 35151

Regan George

VERSION

DESCRIPTION	DATE	REV
INITIAL RELEASE	08-29-2022	UR

PROJECT NAME

CHARLES FISHER
125 LANSHIRE DR,
ROCKWALL, TX 75032 USA
APN# 4334000D002000R
UTILITY: ONCOR
AHJ: CITY OF ROCKWALL

SHEET NAME

SPEC SHEETS

SHEET SIZE

ANSI B
11" X 17"

SHEET NUMBER

PV-9
200

Specifications subject to technical changes © Q CELLS Q.PEAK DUO BLK ML-G10+ 385-405 DA_2022-02_Rev01_NA



DATA SHEET



IQ8 and IQ8+ Microinverters

Our newest IQ8 Microinverters are the industry's first microgrid-forming, software-defined microinverters with split-phase power conversion capability to convert DC power to AC power efficiently. The brain of the semiconductor-based microinverter is our proprietary application-specific integrated circuit (ASIC) which enables the microinverter to operate in grid-tied or off-grid modes. This chip is built in advanced 55nm technology with high speed digital logic and has super-fast response times to changing loads and grid events, alleviating constraints on battery sizing for home energy systems.



Part of the Enphase Energy System, IQ8 Series Microinverters integrate with the Enphase IQ Battery, Enphase IQ Gateway, and the Enphase App monitoring and analysis software.



IQ8 Series Microinverters redefine reliability standards with more than one million cumulative hours of power-on testing, enabling an industry-leading limited warranty of up to 25 years.



Connect PV modules quickly and easily to IQ8 Series Microinverters using the included Q-DCC-2 adapter cable with plug-n-play MC4 connectors.



IQ8 Series Microinverters are UL Listed as PV Rapid Shut Down Equipment and conform with various regulations, when installed according to manufacturer's instructions.

© 2022 Enphase Energy. All rights reserved. Enphase, the Enphase logo, IQ8 Microinverters, and other names are trademarks of Enphase Energy, Inc. Data subject to change.

IQ8SP-DS-0002-01-EN-US-2022-03-17

Easy to install

- Lightweight and compact with plug-n-play connectors
- Power Line Communication (PLC) between components
- Faster installation with simple two-wire cabling

High productivity and reliability

- Produce power even when the grid is down*
- More than one million cumulative hours of testing
- Class II double-insulated enclosure
- Optimized for the latest high-powered PV modules

Microgrid-forming

- Complies with the latest advanced grid support**
- Remote automatic updates for the latest grid requirements
- Configurable to support a wide range of grid profiles
- Meets CA Rule 21 (UL 1741-SA) requirements

* Only when installed with IQ System Controller 2, meets UL 1741.

** IQ8 and IQ8Plus supports split phase, 240V installations only.

IQ8 and IQ8+ Microinverters

INPUT DATA [DC]		IQ8-60-2-US	IQ8PLUS-72-2-US
Commonly used module pairings ¹	W	235 – 350	235 – 440
Module compatibility		60-cell/120 half-cell	60-cell/120 half-cell, 66-cell/132 half-cell and 72-cell/144 half-cell
MPPT voltage range	V	27 – 37	29 – 45
Operating range	V	25 – 48	25 – 58
Min/max start voltage	V	30 / 48	30 / 58
Max input DC voltage	V	50	60
Max DC current ² [module Isc]	A		15
Overvoltage class DC port			II
DC port backfeed current	mA		0
PV array configuration		1x1 Ungrounded array; No additional DC side protection required; AC side protection requires max 20A per branch circuit	
OUTPUT DATA [AC]		IQ8-60-2-US	IQ8PLUS-72-2-US
Peak output power	VA	245	300
Max continuous output power	VA	240	290
Nominal (L-L) voltage/range ³	V	240 / 211 – 264	
Max continuous output current	A	1.0	1.21
Nominal frequency	Hz	60	
Extended frequency range	Hz	50 – 68	
AC short circuit fault current over 3 cycles	Arms	2	
Max units per 20 A (L-L) branch circuit ⁴		16	13
Total harmonic distortion		<5%	
Overvoltage class AC port		III	
AC port backfeed current	mA	30	
Power factor setting		1.0	
Grid-tied power factor (adjustable)		0.85 leading – 0.85 lagging	
Peak efficiency	%	97.5	97.6
CEC weighted efficiency	%	97	97
Night-time power consumption	mW	60	
MECHANICAL DATA			
Ambient temperature range		-40°C to +60°C (-40°F to +140°F)	
Relative humidity range		4% to 100% (condensing)	
DC Connector type		MC4	
Dimensions (HxWxD)		212 mm (8.3") x 175 mm (6.9") x 30.2 mm (1.2")	
Weight		1.08 kg (2.38 lbs)	
Cooling		Natural convection – no fans	
Approved for wet locations		Yes	
Pollution degree		PD3	
Enclosure		Class II double-insulated, corrosion resistant polymeric enclosure	
Environ. category / UV exposure rating		NEMA Type 6 / outdoor	
COMPLIANCE			
Certifications		CA Rule 21 (UL 1741-SA), UL 62109-1, UL1741/IEE1547, FCC Part 15 Class B, ICES-0003 Class B, CAN/CSA-C22.2 NO. 107.1-01	
		This product is UL Listed as PV Rapid Shut Down Equipment and conforms with NEC 2014, NEC 2017, and NEC 2020 section 690.12 and C22.1-2018 Rule 64-218 Rapid Shutdown of PV Systems, for AC and DC conductors, when installed according to manufacturer's instructions.	

(1) No enforced DC/AC ratio. See the compatibility calculator at <https://link.enphase.com/module-compatibility>

(2) Maximum continuous input DC current is 10.6A (3) Nominal voltage range can be extended beyond nominal if required by the utility. (4) Limits may vary. Refer to local requirements to define the number of microinverters per branch in your area.

IQ8SP-DS-0002-01-EN-US-2022-03-17



SOLNOVA
2407 EAST LOOP 820 N, FORT WORTH, TX 76118
LICENSE NO.#: 35151

Regan George

VERSION

DESCRIPTION	DATE	REV
INITIAL RELEASE	08-29-2022	UR

PROJECT NAME

CHARLES FISHER
125 LANSHIRE DR,
ROCKWALL, TX 75032 USA
APN# 4334000D002000R
UTILITY: ONCOR
AHJ: CITY OF ROCKWALL

SHEET NAME

SPEC SHEETS

SHEET SIZE

ANSI B
11" X 17"

SHEET NUMBER

PV-10
201

Enphase IQ Combiner 4/4C

X-IQ-AM1-240-4
X-IQ-AM1-240-4C



X-IQ-AM1-240-4C

X-IQ-AM1-240-4



To learn more about Enphase offerings, visit enphase.com



The **Enphase IQ Combiner 4/4C** with Enphase IQ Gateway and integrated LTE-M1 cell modem (included only with IQ Combiner 4C) consolidates interconnection equipment into a single enclosure and streamlines IQ microinverters and storage installations by providing a consistent, pre-wired solution for residential applications. It offers up to four 2-pole input circuits and Eaton BR series busbar assembly.

Smart

- Includes IQ Gateway for communication and control
- Includes Enphase Mobile Connect cellular modem (CELLMODEM-M1-06-SP-05), included only with IQ Combiner 4C
- Includes solar shield to match Enphase IQ Battery aesthetics and deflect heat
- Flexible networking supports Wi-Fi, Ethernet, or cellular
- Optional AC receptacle available for PLC bridge
- Provides production metering and consumption monitoring

Simple

- Centered mounting brackets support single stud mounting
- Supports bottom, back and side conduit entry
- Up to four 2-pole branch circuits for 240 VAC plug-in breakers (not included)
- 80A total PV or storage branch circuits

Reliable

- Durable NRTL-certified NEMA type 3R enclosure
- Five-year limited warranty
- Two years labor reimbursement program coverage included for both the IQ Combiner SKU's
- UL listed

Enphase IQ Combiner 4/4C

MODEL NUMBER

IQ Combiner 4 (X-IQ-AM1-240-4)	IQ Combiner 4 with Enphase IQ Gateway printed circuit board for integrated revenue grade PV production metering (ANSI C12.20 +/- 0.5%) and consumption monitoring (+/- 2.5%). Includes a silver solar shield to match the IQ Battery system and IQ System Controller 2 and to deflect heat.
IQ Combiner 4C (X-IQ-AM1-240-4C)	IQ Combiner 4C with Enphase IQ Gateway printed circuit board for integrated revenue grade PV production metering (ANSI C12.20 +/- 0.5%) and consumption monitoring (+/- 2.5%). Includes Enphase Mobile Connect cellular modem (CELLMODEM-M1-06-SP-05), a plug-and-play industrial-grade cell modem for systems up to 60 microinverters. (Available in the US, Canada, Mexico, Puerto Rico, and the US Virgin Islands, where there is adequate cellular service in the installation area.) Includes a silver solar shield to match the IQ Battery and IQ System Controller and to deflect heat.

ACCESSORIES AND REPLACEMENT PARTS (not included, order separately)

Ensemble Communications Kit COMMS-CELLMODEM-M1-06 CELLMODEM-M1-06-SP-05 CELLMODEM-M1-06-AT-05	- Includes COMMS-KIT-01 and CELLMODEM-M1-06-SP-05 with 5-year Sprint data plan for Ensemble sites - 4G based LTE-M1 cellular modem with 5-year Sprint data plan - 4G based LTE-M1 cellular modem with 5-year AT&T data plan
Circuit Breakers BRK-10A-2-240V BRK-15A-2-240V BRK-20A-2P-240V BRK-15A-2P-240V-B BRK-20A-2P-240V-B	Supports Eaton BR210, BR215, BR220, BR230, BR240, BR250, and BR260 circuit breakers. Circuit breaker, 2 pole, 10A, Eaton BR210 Circuit breaker, 2 pole, 15A, Eaton BR215 Circuit breaker, 2 pole, 20A, Eaton BR220 Circuit breaker, 2 pole, 15A, Eaton BR215B with hold down kit support Circuit breaker, 2 pole, 20A, Eaton BR220B with hold down kit support
EPLC-01	Power line carrier (communication bridge pair), quantity - one pair
XA-SOLARSHIELD-ES	Replacement solar shield for IQ Combiner 4/4C
XA-PLUG-120-3	Accessory receptacle for Power Line Carrier in IQ Combiner 4/4C (required for EPLC-01)
XA-ENV-PCBA-3	Replacement IQ Gateway printed circuit board (PCB) for Combiner 4/4C
X-IQ-NA-HD-125A	Hold down kit for Eaton circuit breaker with screws.

ELECTRICAL SPECIFICATIONS

Rating	Continuous duty
System voltage	120/240 VAC, 60 Hz
Eaton BR series busbar rating	125 A
Max. continuous current rating	65 A
Max. continuous current rating (input from PV/storage)	64 A
Max. fuse/circuit rating (output)	90 A
Branch circuits (solar and/or storage)	Up to four 2-pole Eaton BR series Distributed Generation (DG) breakers only (not included)
Max. total branch circuit breaker rating (input)	80A of distributed generation / 95A with IQ Gateway breaker included
Envy breaker	10A or 15A rating GE/Siemens/Eaton included
Production metering CT	200 A solid core pre-installed and wired to IQ Gateway
Consumption monitoring CT (CT-200-SPLIT)	A pair of 200 A split core current transformers

MECHANICAL DATA

Dimensions (WxHxD)	37.5 x 49.5 x 16.8 cm (14.75" x 19.5" x 6.63"). Height is 21.06" (53.5 cm) with mounting brackets.
Weight	7.5 kg (16.5 lbs)
Ambient temperature range	-40° C to +46° C (-40° to 115° F)
Cooling	Natural convection, plus heat shield
Enclosure environmental rating	Outdoor, NRTL-certified, NEMA type 3R, polycarbonate construction
Wire sizes	<ul style="list-style-type: none"> • 20 A to 50 A breaker inputs: 14 to 4 AWG copper conductors • 60 A breaker branch input: 4 to 1/0 AWG copper conductors • Main lug combined output: 10 to 2/0 AWG copper conductors • Neutral and ground: 14 to 1/0 copper conductors Always follow local code requirements for conductor sizing.
Altitude	To 2000 meters (6,560 feet)

INTERNET CONNECTION OPTIONS

Integrated Wi-Fi	802.11b/g/n
Cellular	CELLMODEM-M1-06-SP-05, CELLMODEM-M1-06-AT-05 (4G based LTE-M1 cellular modem). Note that an Enphase Mobile Connect cellular modem is required for all Ensemble installations.
Ethernet	Optional, 802.3, Cat5E (or Cat 6) UTP Ethernet cable (not included)

COMPLIANCE

Compliance, IQ Combiner	UL 1741, CAN/CSA C22.2 No. 107.1, 47 CFR, Part 15, Class B, ICES 003 Production metering: ANSI C12.20 accuracy class 0.5 (PV production) Consumption metering: accuracy class 2.5
Compliance, IQ Gateway	UL 60601-1/CANCSA 22.2 No. 61010-1

To learn more about Enphase offerings, visit enphase.com

© 2022 Enphase Energy. All rights reserved. Enphase, the Enphase logo, IQ Combiner 4/4C, and other names are trademarks of Enphase Energy, Inc. Data subject to change. 02-14-2022



Regan George

VERSION

DESCRIPTION	DATE	REV
INITIAL RELEASE	08-29-2022	UR

PROJECT NAME

CHARLES FISHER
125 LANSHIRE DR,
ROCKWALL, TX 75032 USA
APN# 4334000D002000R
UTILITY: ONCOR
AHJ: CITY OF ROCKWALL

SHEET NAME

SPEC SHEETS

SHEET SIZE

ANSI B
11" X 17"

SHEET NUMBER

PV-11
202

Enphase Q Cable and Accessories

The **Enphase Q Cable™** and accessories are part of the sixth generation Enphase IQ System™. These products provide simplicity, reliability, and faster installation times.



Enphase Q Cable

- Two-wire, double-insulated Enphase Q Cable is 50% lighter than the previous generation Enphase cable
- Four-wire (three-phase) option also available
- New cable numbering and plug and play connectors speed up installation and simplify wire management
- Link connectors eliminate cable waste



Field-Wireable Connectors

- Easily connect Q cables on the roof without complex wiring
- Make connections from any open connector and center feed any section of cable within branch limits
- Available in male and female connector types

To learn more about Enphase offerings, visit enphase.com/in



Enphase Q Cable Accessories

Q CABLE SPECIFICATIONS

Voltage rating	600V (connector rating up to 250 V)
Cable temperature rating	90° C wet/dry
UV exposure rating	EN ISO 492-2
Environmental protection rating	IEC 60529 IP67
Compliance	RoHS, OIL RES I, CE, UV resistant
Cable insulator rating	H07BQ-F
Flame rating	IEC 60332-1-2

Q CABLE TYPES / ORDERING OPTIONS

Model Number	Max Nominal Voltage	Ampacity Rating	Connector Spacing	PV Module Orientation	Connector Count per Box
Q-25-10-240 (single-phase)	250 VAC	25 A	1.3 m	Portrait	240
Q-25-17-240 (single-phase)	250 VAC	25 A	2.0 m	Landscape (60-cell)	240
Q-25-20-200 (single-phase)	250 VAC	25 A	2.3 m	Landscape (72-cell)	200
Q-25-10-3P-200 (three-phase)	250 VAC	25 A	1.3 m	Portrait	200
Q-25-17-3P-160 (three-phase)	250 VAC	25 A	2.0 m	Landscape (60-cell)	160
Q-25-20-3P-160 (three-phase)	250 VAC	25 A	2.3 m	Landscape (72-cell)	160

ENPHASE Q CABLE ACCESSORIES

Name	Model Number	Description
Raw Q Cable (single-phase)	Q-25-RAW-300	300 meters cable with no connectors
Raw Q Cable (three-phase)	Q-25-RAW-3P-300	300 meters cable with no connectors
Field-wireable connector (male)	Q-CONN-R-10M	Make connections using single-phase cable
Field-wireable connector (male)	Q-CONN-3P-10M	Make connections using three-phase cable
Field-wireable connector (female)	Q-CONN-R-10F	Make connections from any Q Cable (single-phase) open connector
Field-wireable connector (female)	Q-CONN-3P-10F	Make connections from any Q Cable (three-phase) open connector
Cable Clip	ET-CLIP-100	Used to fasten cabling to the racking or to secure looped cabling
Disconnect tool	Q-DISC-10	Disconnect tool for Q Cable connectors, DC connectors, and AC module mount
Disconnect tool	Q-DISC-3P-10	Disconnect tool for three-phase Field wireable connectors
Q Cable sealing caps (female)	Q-SEAL-10	One needed to cover each unused connector on the cabling
Terminator (single-phase)	Q-TERM-R-10	Terminator cap for unused single-phase cable ends
Terminator (three-phase)	Q-TERM-3P-10	Terminator cap for unused three-phase cable ends
Replacement DC Adaptor (MC4)	Q-DCC-2-INT	DC adaptor to MC4 (max voltage 100 VDC)



TERMINATOR

Terminator cap for unused cable ends, sold in packs of ten (Q-TERM-R-10 / Q-TERM-3P-10)



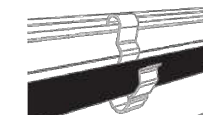
SEALING CAPS

Sealing caps for unused cable connections, sold in packs of ten (Q-SEAL-10)



DISCONNECT TOOL

Plan to use at least one per installation, sold in packs of ten (Q-DISC-10)
 Three-phase model (Q-DISC-3P-10)



CABLE CLIP

Used to fasten cabling to the racking or to secure looped cabling, sold in packs of one hundred (ET-CLIP-100)

To learn more about Enphase offerings, visit enphase.com/in

© 2018 Enphase Energy. All rights reserved. All trademarks or brands used are the property of Enphase Energy, Inc. 2018-11-26



Regan George

VERSION

DESCRIPTION	DATE	REV
INITIAL RELEASE	08-29-2022	UR

PROJECT NAME

CHARLES FISHER
 125 LANSHIRE DR,
 ROCKWALL, TX 75032 USA
 APN# 433400D002000R
 UTILITY: ONCOR
 AHJ: CITY OF ROCKWALL

SHEET NAME

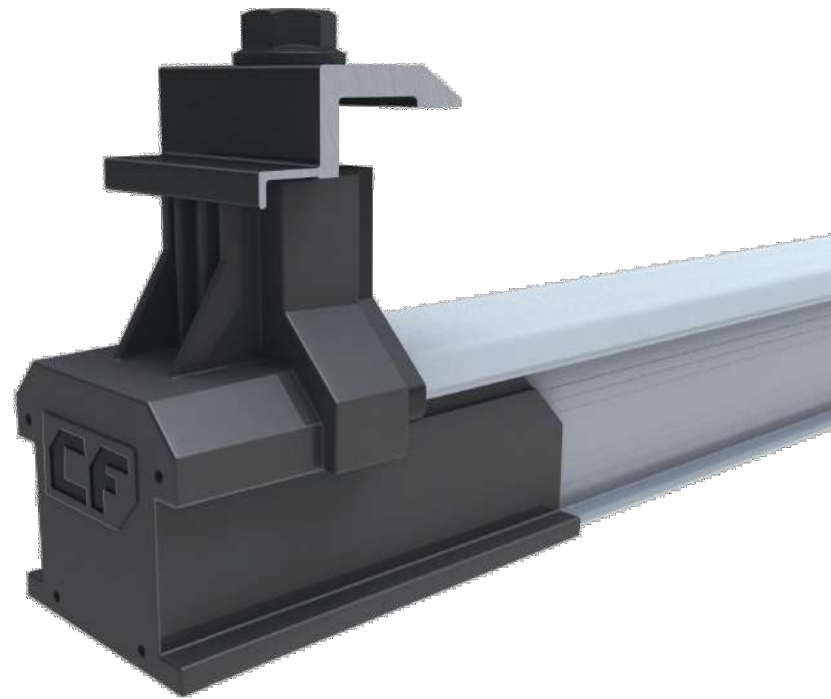
SPEC SHEETS

SHEET SIZE

ANSI B
 11" X 17"

SHEET NUMBER

PV-12
 203



CLICKFIT



INTERNAL SPLICE

Tool-free bonded internal Splice installs in seconds.

MID CLAMP

Click-on mid clamp features integrated bonding pins and fits module frames sized 30-50mm.



CF MLPE MOUNT

Attach Module Level Power Electronics to the top of the rail.



END CLAMP

Click-on end clamp fits module frames sized 30-50mm.



END CAP

The slide-on end caps allow the end clamps to be accurately positioned on the rail in seconds, while providing an aesthetically pleasing, finished install.

RAIL

The ClickFit rail clicks into our proprietary composition shingle & tile L-foot and is tightened in place with a pre-installed bolt.



CLICKFIT

COMPLETE RAIL-BASED RACKING SYSTEM

ClickFit is one of the fastest installing rail-based systems in the industry. Thanks to its Click-In rail assembly, the rails can be connected to any of EcoFasten's composition shingle, tile, and metal roof mounts in seconds without the need for fasteners or tools. The ClickFit system is made of robust materials such as aluminum and coated steel, to ensure corrosion-resistance and longevity. ClickFit conforms to UL 2703 and has been tested in extreme weather conditions including wind, fire, and snow.

FEATURES & BENEFITS

- Pre-installed rail fastening bolt
- Fully integrated bonding
- Click-On Mid & End Clamps
- Compatible with a variety of EcoFasten roof attachments

- ROOF TYPE**
Composition Shingle, Tile, Metal
- RACKING**
Rail-Based
- ATTACHMENT**
Structural-Attach Direct-Attach



ECOFASTENSOLAR.COM

Regan George

VERSION

DESCRIPTION	DATE	REV
INITIAL RELEASE	08-29-2022	UR

PROJECT NAME

CHARLES FISHER
125 LANSHIRE DR,
ROCKWALL, TX 75032 USA
APN# 4334000D002000R
UTILITY: ONCOR
AHJ: CITY OF ROCKWALL

SHEET NAME

SPEC SHEETS

SHEET SIZE

ANSI B
11" X 17"

SHEET NUMBER

PV-13
204

Regan George

COMPOSITION SHINGLE

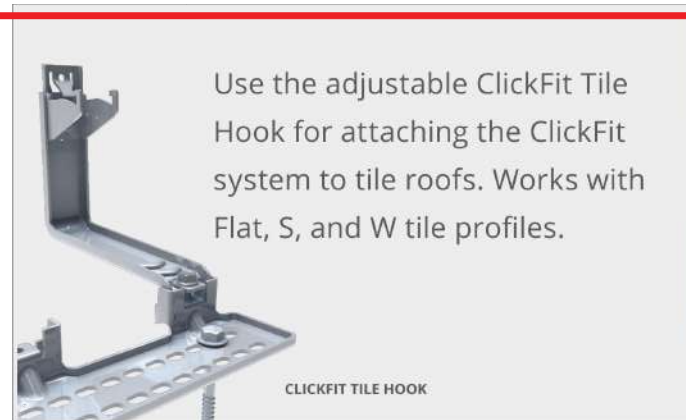


Combine the versatile ClickFit L-Foot with the watertight GF-1 flashing for a fast installation on composition shingle roofs.



GF-1 FLASHING & L-FOOT

TILE ROOFS



Use the adjustable ClickFit Tile Hook for attaching the ClickFit system to tile roofs. Works with Flat, S, and W tile profiles.

CLICKFIT TILE HOOK



STANDING SEAM METAL ROOFS



Combine the ClickFit L-Foot with SimpleBlock®-U for a fast installation on standing seam metal roofs.



SIMPLEBLOCK-U

VERSION

DESCRIPTION	DATE	REV
INITIAL RELEASE	08-29-2022	UR

PROJECT NAME

CHARLES FISHER
125 LANSHIRE DR,
ROCKWALL, TX 75032 USA
APN# 4334000D0020000R
UTILITY: ONCOR
AHJ: CITY OF ROCKWALL

SHEET NAME

SPEC SHEETS

SHEET SIZE

ANSI B
11" X 17"

SHEET NUMBER

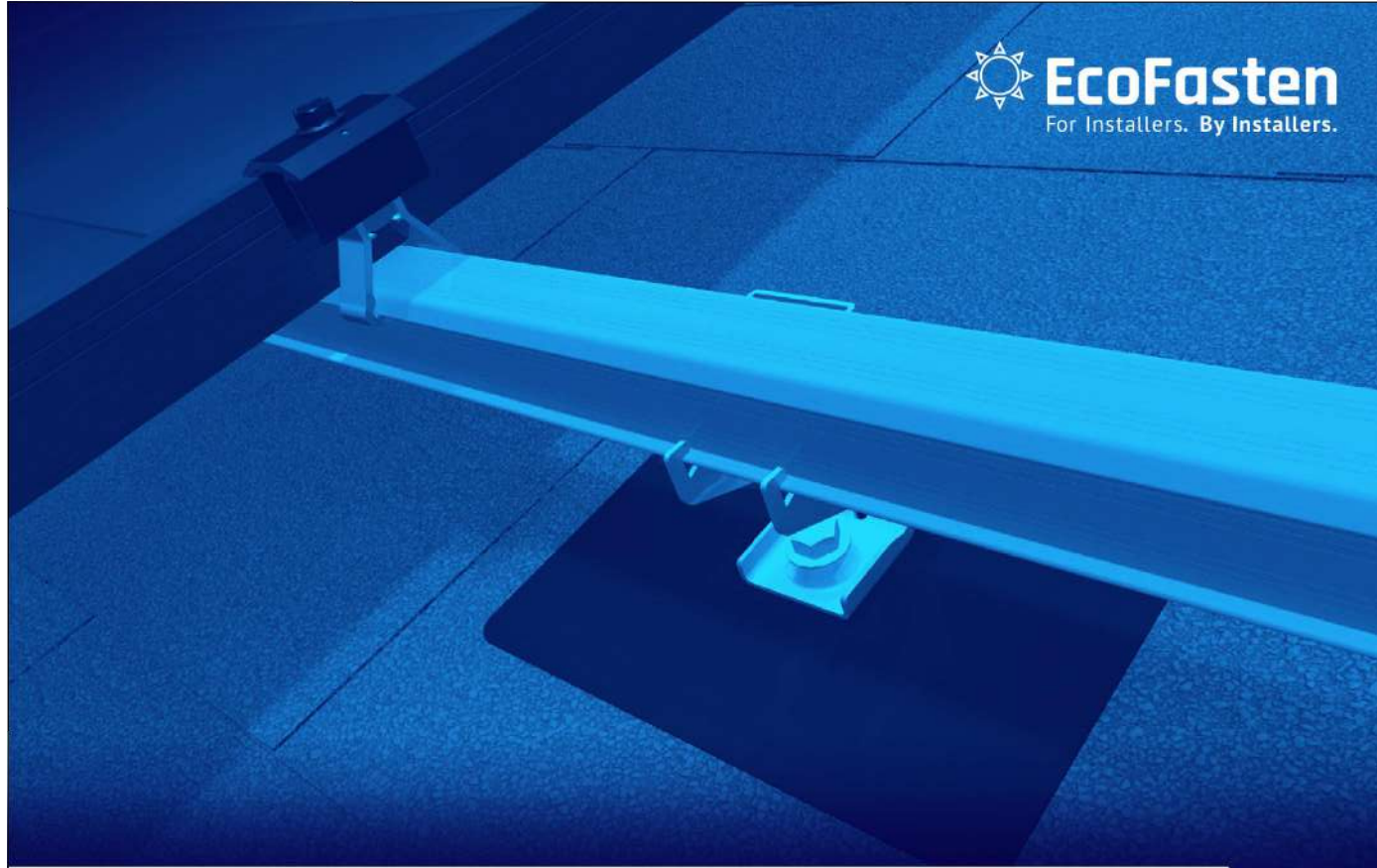
PV-14
205

Regan George

REVISION DATE: 03/11/21 | VERSION: v2.4



INSTALLATION GUIDE



COMPLETE RAIL-BASED RACKING SYSTEM

INSTALLATION GUIDE

REVISION DATE: 04/09/21

VERSION: v2.4

ECOFASTENSOLAR.COM

MANUFACTURER	LIST OF UL2703 APPROVED MODULES
GCL	GCL modules with 35 mm and 40 mm frames GCL-ab/YY xxx Where "a" can be M or P; "b" can be 3 or 6; and "YY" can be 60, 72, 72H, or 72DH
GigaWatt Solar	Gigawatt modules with 40 mm frames GWxxxYY Where "YY" can be either PB or MB
Hansol	Hansol modules with 35 and 40 frames HSxxxYY-zz Where "YY" can be PB, PD, PE, TB, TD, UB, UD, or UE; and "zz" can be AH2, AN1, AN3, AN4, HH2, HV1, or JH2
Hanwha Solar	Hanwha Solar modules with 40, 45, and 50 mm frames HSLaaP6-YY-1-xxxZ Where "aa" can be either 60 or 72; "YY" can be PA or PB; and "Z" can be blank or B
Hanwha Q CELLS	Hanwha Q CELLS Modules with 32, 35, 40, and 42mm frames aaYY-ZZ-xxx where "aa" can be Q. or B.; "YY" can be PLUS, PRO, PEAK, LINE PRO, LINE PLUS, PLUS DUO or PEAK DUO; and "ZZ" can be G3, G3.1, G4, G4.1, L-G2, L-G2.3, L-G3, L-G3.1, L-G3y, L-G4, L-G4.2, L-G4y, LG4.2/TAA, BFR-G3, BLK-G3, BFR-G3.1, BLK-G3.1, BFR-G4, BFR-G4.1, BFR G4.3, BLK-G4.1, G4/SC, G4.1/SC, G4.1/TAA, G4.1/MAX, BFR G4.1/TAA, BFR G4.1/MAX, BLK G4.1/TAA, BLK G4.1/SC, EC-G4.4, G5, G5/SC, G5/TS, BLK-G5, BLK-G5/SC, BLK-G5/TS, L-G5, L-G5.1, L-G5.2, L-G5.2/H, L-G5.3, G6, G6/SC, G6/TS, G6+, BLK-G6, L-G6, L-G6.1, L-G6.2, L-G6.3, G7, BLK-G6+, BLK-G6+/AC, BLK-G6+/SC, BLK-G6/TS, G6+/TS, BLK-G6+/TS, BLK-G7, G7.2, G8, BLK-G8, G8+, BLK-G8+ L-G7, L-G7.1, L-G7.2, L-G7.3, L-G8, L-G8.1, L-G8.2, L-G8.3, L-G8.3/BFF, ML-G9, BLK ML-G9, ML-G9+, BLK ML-G9+, XL-G9, XL-G9.2 or XL-G9.3
Heliene	Heliene modules with 40 mm frames YYZZxxxA Where "YY" can be 36, 60, 72, or 96; "ZZ" can be M, P, or MBLK; and "A" can be blank, HomePV, or Bifacial
HT-SAAE	HT-SAAE modules with 35 and 40 mm frames HTyy-156Z-xxx Where "yy" can be 60 or 72, "Z" can be M, P, M-C, P-C, M(S), M(VS), M(V), P(V), M(V)-C, P(V)-C

MODULES

PAGE 23

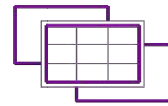
VERSION		
DESCRIPTION	DATE	REV
INITIAL RELEASE	08-29-2022	UR

PROJECT NAME
**CHARLES FISHER
125 LANSHIRE DR,
ROCKWALL, TX 75032 USA
APN# 4334000D002000R
UTILITY: ONCOR
AHJ: CITY OF ROCKWALL**

SHEET NAME
SPEC SHEETS

SHEET SIZE
**ANSI B
11" X 17"**

SHEET NUMBER
**PV-15
206**



Engineering Alliance, Inc

<https://www.eng-alliance.com>

27-June-2022

Unirac
1411 Broadway Blvd. NE
Albuquerque, NM 87101
Tel: 505 242 6411

Attn.: Engineering Department

Subject: Engineering Certification for the Unirac SOLARMOUNT Flush Rail System to Support Photovoltaic Panels.

The Unirac SOLARMOUNT Flush-to-Roof is an extruded aluminum rail system that is engineered to hold most framed solar modules to a roof structure and installed parallel to the roof.

We have reviewed the SOLARMOUNT system, a proprietary mounting system constructed from modular parts which are intended for rooftop installation of solar photovoltaic (PV) panels; and have reviewed the U-Builder 2.0 Online tool. This U-Builder 2.0 software includes analysis for the SOLARMOUNT rails (SM LIGHT rail, SM STANDARD rail, and SM HEAVY DUTY rail) with Standard and Pro Series hardware. All information, data and analysis are in compliance with the following codes, city ordinances, and typical specifications:

- Codes:**
1. ASCE/SEI 7-05, 7-10, 7-16 Minimum Design Loads for Buildings and Other Structures
 2. International Building Code, 2006-2021 Edition w/ Provisions from SEAOC PV-2 2017
 3. International Residential Code, 2006- 2021 Edition w/ Provisions from SEAOC PV-2 2017
 4. AC428, Acceptance Criteria for Modular Framing Systems Used to Support Photovoltaic (PV) Panels, November 1, 2012 by ICC-ES
 5. Aluminum Design Manual, 2015 & 2020 Edition

Following are typical specifications to meet the above code requirements:

Design Criteria:

- Ground Snow Load = 0 - 100 (psf)
- Basic Wind Speed = 85 - 190 (mph)
- Roof Mean Height = 0 - 60 (ft)
- Roof Pitch = 0 - 45 (degrees)
- Exposure Category = B, C & D

For Houston, TX:

- Basic Wind Speed ASD Minimum 110 mph to 147 mph (3-sec gust ASCE 7-05 for IRC)
- Basic Wind Speed LRFD Minimum 142 mph to 190 mph (Vult ASCE 7-10 for IBC)

Attachment Spacing: Per U-Builder 2.0 Engineering report.

Cantilever: The maximum cantilever length is L/3, where "L" is the span noted in the U-Builder 2.0 online Tool.

Clearance: 2" to 10" clear from top of roof to top of PV panel

Tolerance(s): 1.0" tolerance for any specified dimension in this report is allowed for installation

Installation Orientation: See SOLARMOUNT Rail Flush Installation Guide.

4603 April Meadow Way, Sugar Land, TX 77479. Ph: 832 865 4757



SOLNOVA
2407 EAST LOOP 820 N, FORT
WORTH, TX 76118
LICENSE NO.#: 35151

Regan George

VERSION

DESCRIPTION	DATE	REV
INITIAL RELEASE	08-29-2022	UR

PROJECT NAME

CHARLES FISHER
125 LANSHIRE DR,
ROCKWALL, TX 75032 USA
APN# 4334000D002000R
UTILITY: ONCOR
AHJ: CITY OF ROCKWALL

SHEET NAME

SPEC SHEETS

SHEET SIZE

ANSI B
11" X 17"

SHEET NUMBER

PV-16
207

CITY OF ROCKWALL

ORDINANCE NO. 22-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW SOLAR PANELS ON A 0.1947-ACRE PARCEL OF LAND IDENTIFIED AS LOT 20, BLOCK D, LYNDEN PARK ESTATES ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DEPICTED AND DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Tony Trammel for the approval of a *Specific Use Permit (SUP)* for *Solar Panels Exceeding 1,000 SF of Coverage on a Residential Home* situated on a 0.1947-acre parcel of land identified as Lot 20, Block D, Lynden Park Estates Subdivision, Phase 3, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 17 (PD-17) for Single Family 7 (SF-7) District land uses, addressed as 125 Lanshire Drive and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allow for *Solar Panels Exceeding 1,000 SF of Coverage on a Residential Home* within Planned Development District 17 (PD-17) as stipulated by Subsection 01.01, *Use of Land and Buildings*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 02.03(K)(7) of Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] -- as heretofore amended and as may be amended in the future --,

and with the following conditions:

2.1. OPERATIONAL CONDITIONS

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

- (1) 57 solar panels covering a maximum of 1,150 SF shall be permitted to be attached to the roof as shown on the roof plan elevations depicted in *Exhibit 'B'*.
- (2) All mechanical equipment (e.g. *micro inverters*) and batteries shall be completely screened from the adjacent properties and rights-of-way.

2.2 COMPLIANCE

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

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

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

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

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

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

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 7th DAY OF NOVEMBER, 2022.**

Kevin Fowler, Mayor

ATTEST:

Kristy Teague, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

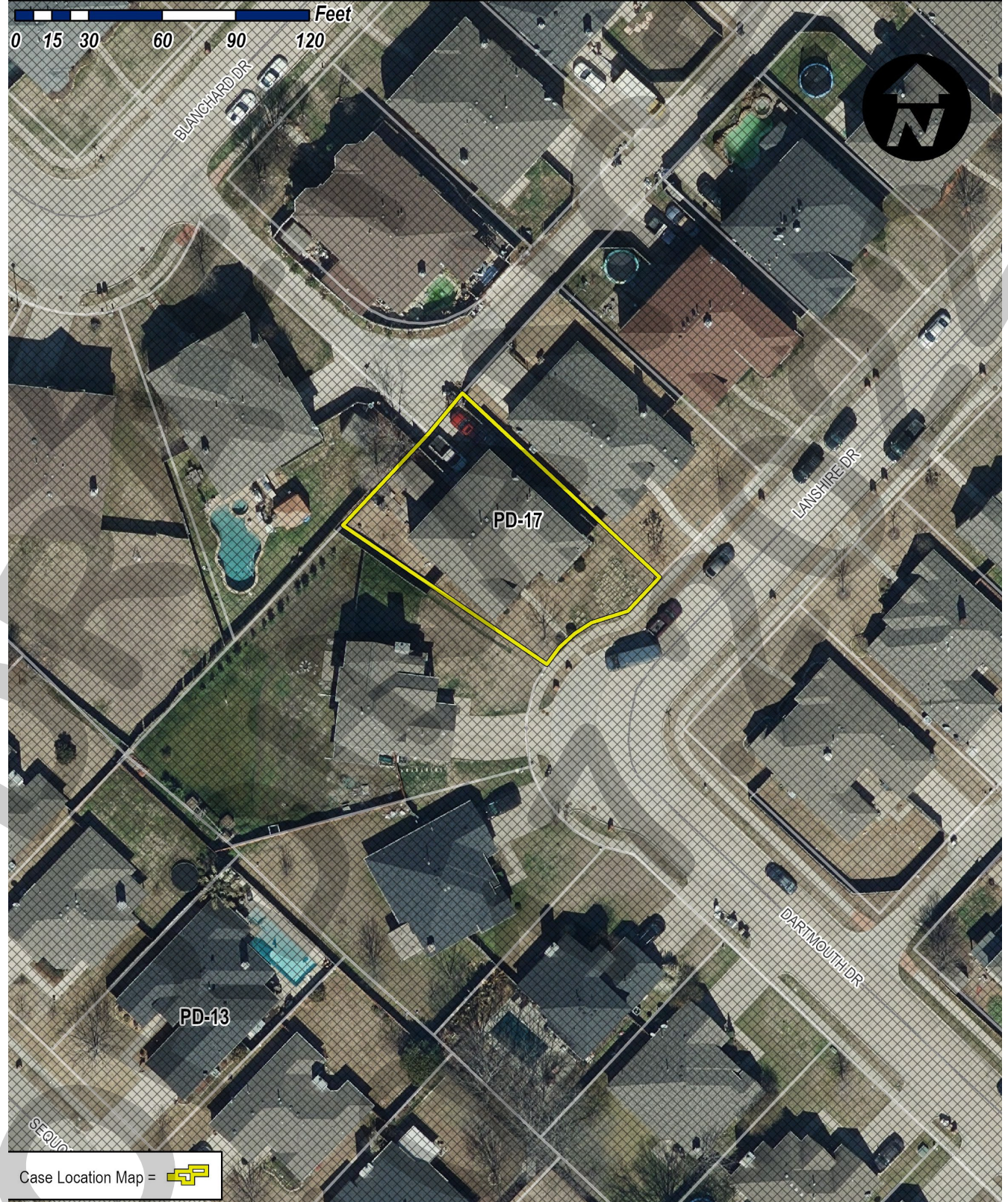
1st Reading: October 17, 2022

2nd Reading: November 7, 2022

DRAFT
ORDINANCE
10.17.2022

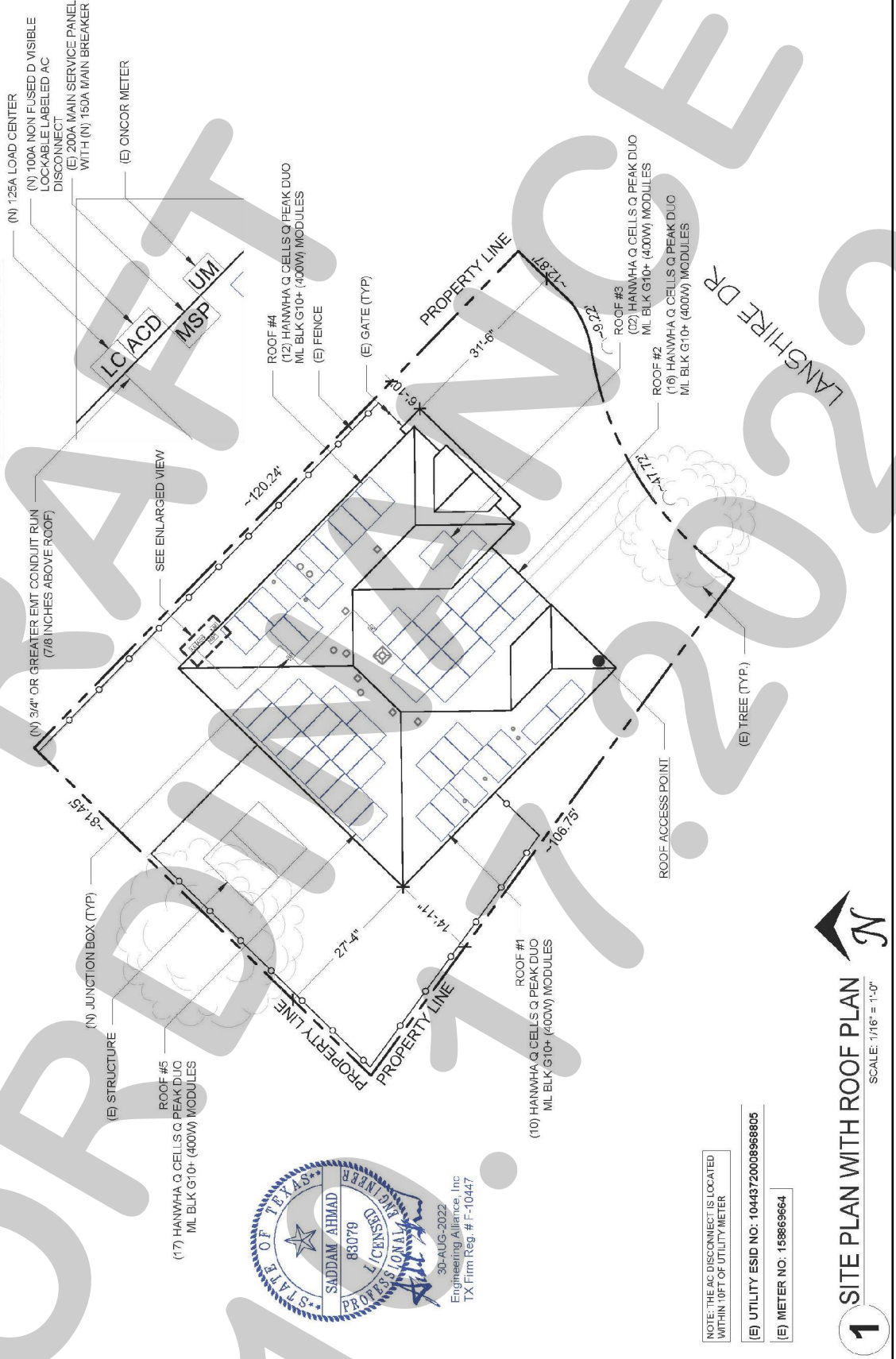
Address: 125 Lanshire

Legal Description: Lot 20, Block D, Lynden Park Estates



● ROOF ACCESS POINT SHALL BE LOCATED IN AREAS THAT DO NOT REQUIRE THE PLACEMENT OF GROUND LADDERS OVER OPENINGS SUCH AS WINDOWS OR DOORS, AND LOCATED AT STRONG POINTS OF BUILDING CONSTRUCTION IN LOCATIONS WHERE THE ACCESS POINT DOES NOT CONFLICT WITH OVERHEAD OBSTRUCTIONS SUCH AS TREE LIMBS, WIRES OR SIGNS

ENLARGED VIEW



30-AUG-2022
Engineering Alliance, Inc
TX Firm Reg. # F-10447

NOTE: THE AC DISCONNECT IS LOCATED WITHIN 10FT OF UTILITY METER

[E] UTILITY ESID NO.: 1044372000968605

[E] METER NO.: 158669664



1 SITE PLAN WITH ROOF PLAN
SCALE: 1/16" = 1'-0"

1



MEMORANDUM

TO: Mary Smith, City Manager

CC: Honorable Mayor and City Council

FROM: Ryan Miller, Director of Planning and Zoning

DATE: October 17, 2022

SUBJECT: Z2022-046; AMENDMENT TO ARTICLE 04, PERMISSIBLE USES, OF THE UDC

Attachments

Memorandum
Proposed Text Amendment
Draft Ordinance

Summary/Background Information

Hold a public hearing to discuss and consider approval of an **ordinance** for a *Text Amendment* to Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*], and take any action necessary (**1st Reading**).

Action Needed

The City Council is being asked to approve or deny the proposed 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: Mary Smith, *City Manager*
Joey Boyd, *Assistant City Manager*
FROM: Ryan Miller, *Director of Planning and Zoning*
DATE: October 17, 2022
SUBJECT: Z2022-046; *Amendment to Article 04, Permissible Uses, of the UDC*

On September 19, 2022, the City Council directed staff to make minor changes to Article 04, *Permissible Uses*, of the Unified Development Code (UDC) to correct a procedural requirement associated with the *Conditional Land Use Standards* for the *Mini-Warehouse* land use. Specifically, the *Conditional Land Use Standards* state, “(o)nly single-story units are allowed; however, no multistory buildings will be permitted unless an exception is approved by the Planning and Zoning Commission and City Council.” Staff has changed this to only require approval by the Planning and Zoning Commission as this is a technical requirement. In addition, the *Conditional Land Use Standards* also state, “(n)o direct access from FM-740, SH-205, SH-66, SH-276, FM-3097, FM-552, FM-549 and John King Boulevard. The City Council may consider granting direct access from the above-mentioned roadways after review and determination of the availability to the specific property.” This has also been changed to be an approval of the Planning and Zoning Commission. Staff should note that in 2019 the City Council directed staff to remove the City Council as the approving body for variances and exceptions relating to the technical standards associated with site plans. This was done in favor of allowing the Planning and Zoning Commission to be the approving body, with the City Council acting as an appeals board. These two (2) references were overlooked when staff made the changes to the Unified Development Code (UDC) under *Case No. Z2019-016*.

In addition, staff has identified a conflict between Subsection 04.02, *Dumping, Excavating or Filling Floodplain*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC) and the *Engineering Standards of Design and Construction*. Specifically, Subsection 04.02 states:

Any dump, excavation, storage or filling operation within that portion of a district having a floodplain designation shall require a permit, which must be approved by the City Council, before such operation has is begun. However, if those operations in the floodplain were specifically approved as part of a site plan approval by the City Council, then a permit may be issued by the City Engineer.

Staff is proposing to reword this section as follows:

Any dumping, excavation, storage or filling operation on any property within any district having a floodplain designation or that is within a creek or drain way shall require a permit from the City Engineer prior to the commencement of such activity.

If the changes to Subsection 04.02 are approved, this would bring the two (2) documents (*i.e. the Engineering Standards of Design and Construction Manual and the UDC*) into agreement.

A redlined copy of the proposed changes along with a draft ordinance has been provided in the attached packet. In accordance with Section 02.04(B) of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), staff brought the proposed text amendment to the Planning and Zoning Commission for a recommendation to the City Council, and on October 11, 2022 the Planning and Zoning Commission approved a motion to recommend approval by a vote of 5-0 (*with Commissioners Womble and Deckard absent*). In addition, staff has sent out a 15-day notice to the Rockwall Herald Banner in accordance with all applicable state laws and Section 02.03(A)(3) of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC). Should the City Council have any questions staff will be available at the meeting on October 17, 2022.

is approved by the Planning and Zoning Commission ~~and City Council~~. If necessary, the office/caretaker residence-unit may exceed one (1) story, but shall not be greater than 36-feet in height.

- (c) A minimum of two (2) parking spaces shall be required for the on-site manager (*i.e. caretaker, resident or otherwise*).
- (d) No direct access from FM-740, SH-205, SH-66, SH-276, FM-3097, FM-552, FM-549 and John King Boulevard. The ~~City Council~~ **Planning and Zoning Commission** may consider granting direct access from the above-mentioned roadways after review and determination of the availability of access to the specific property.
- (e) Perimeter walls shall be provided which face the front, rear and side property lines. Overhead doors shall not face adjacent streets. Perimeter walls facing the front yard shall incorporate architectural features to break up the long repetitive nature of self-storage buildings (e.g. offsets in buildings, variation of materials, and/or variation of heights, etc.). No gutters and downspouts shall be incorporated in the perimeter walls facing the front property line.
- (f) The front, side and rear building set back areas shall be landscaped. Landscaping should be clustered, creating interesting relief from the long repetitive nature of self-storage buildings.
- (g) The facilities shall incorporate the use of perimeter gates that limit access to the storage areas to customers only. Special access for fire and police personnel shall be provided as required.
- (h) All screening fences shall be wrought iron with landscaping/living screen or masonry walls in accordance with the screening requirements contained in [Subsection 05.02, Landscape Screening, of Article 08, Landscape and Fence Standards](#). See-through fencing should be wrought iron, or similar. Chain-link fencing of any kind shall be prohibited.
- (i) Buildings and see-through fencing should be oriented in a manner to restrict the visibility of interior overhead doors and drives from public right-of-way. The color(s) of the garage doors, as well as other doors within the facility, shall compliment the exterior colors of the main building(s).
- (j) The commercial operation of rental trucks and trailers shall be prohibited.
- (k) Businesses shall not be allowed to operate in the individual storage units.
- (l) No outside storage of any kind shall be allowed (including the outside storage of boats, recreational vehicles, and motor or self-propelled vehicles).
- (m) Concrete shall be used for all paving.
- (n) Roofs shall have a minimum pitch of 1:3 and be constructed with a metal standing seam. Mechanical

equipment shall be screened with the roof structure or parapet walls.

- (o) Lighting standards shall be limited to a maximum of 20-feet in height.
- (p) The residential unit as an accessory to the permitted use shall not exceed 1,600 SF.

(2) Outside Storage and/or Outside Display.

- (a) Outside Storage and/or Outside Display shall adhere to the requirements of [Subsection 01.05, Screening Standards, of Article 05, District Development Standards](#).
- (b) No outside storage shall be allowed in any zoning district adjacent to IH-30. However, on property that is zoned Light Industrial (LI) District and adjacent to IH-30, a Specific Use Permit (SUP) may be considered on a case-by-case basis to allow for Outside Storage and/or Outside Display in conjunction with a use that is permitted under [Land Use Schedule](#). A Specific Use Permit (SUP) approved for this use may be subject to time limitations, site/landscaping or building enhancements, or other restrictions deemed appropriate by the Planning and Zoning Commission and City Council.
- (c) Incidental Display, as defined in [Subsection 02.02\(F\)\(4\)](#), shall not be considered Outside Storage and/or Outside Display, and shall be subject to the requirements of [Subsection 02.02\(F\)\(4\)](#).

(K) Utilities, Communications and Transportation Land Uses

(1) Antenna as an Accessory.

- (a) The antenna installation shall comply with the height and area regulations of the applicable zoning district.
- (b) Administrative approval of the antenna installation shall be required.
- (c) The antenna will meet all applicable requirements of [Subsection 03.06, Antennas](#).

(2) Commercial Antenna.

- (a) Located entirely within a non-residential structure as allowed under the applicable zoning district regulations:
 - (1) Any necessary equipment building shall be of a material allowed by the applicable zoning district, similar in color and character to the principal building on the site; or the necessary equipment shall be contained entirely within the principal building on the property or in an underground vault.
 - (2) Any necessary equipment building shall be enclosed by a decorative iron fence surrounded by a screening hedge which will achieve a height of at least six (6) feet at maturity or a masonry screening wall at least eight (8) feet in height, compatible in color with the principal building and the equipment building.
 - (3) At least one (1) paved parking space with paved access thereto shall be provided at the antenna location; said parking space need not be reserved exclusively for use in conjunction with the antenna

SUBSECTION 03.06: ANTENNAS

- (A) Construction and Maintenance Requirements. All antenna masts, towers and antenna supports used for television and radio reception or transmission shall be constructed and maintained in accordance with the current National Electrical Code and the Building Code of the City.
- (B) Permit Required. Any person desiring to erect or have erected an antenna more than 25-feet in height above ground level, or an antenna mast 25-feet or less in height but not erected as required by this section, shall make written application to the building inspection department for a permit to erect same. Sufficient plans and specifications, as determined by the Chief Building Official, must accompany each application. It shall be unlawful and a violation of this division to erect, or cause to be erected, or to maintain, or cause to maintain, such antenna mast without first having obtained a permit. It shall be the duty of the permittee to request a final inspection upon completion of the antenna system. Domestic TV antennas are exempt from this section.
- (C) Restrictions and Limitations. All antenna systems constructed and maintained under the provisions of this section shall be subject to the following restrictions and limitations:
- (1) No such antenna system shall be more than 99-feet in height.
 - (2) The location on the lot of such antenna system shall comply with the requirements of this Unified Development Code insofar as the front building line and side yard building line and requirements are concerned. No portion of an antenna system shall extend beyond the front building line on any lot, and on corner lots the side yard setback requirements shall be adhered to on the side adjacent to a public street, and where the front and side yard requirements are applicable, all portions of such structures shall be within the limits fixed by such requirements.
 - (3) All antenna systems constructed under the provisions of this section shall be maintained so as to at all times comply with the requirements of this section.
 - (4) The regulations contained herein shall not apply to the extent that they have been preempted by specific regulations of the FCC to the contrary.
- (D) Roof-Mounted Equipment. All roof-mounted equipment, including fans, vents, air conditioning units and cooling towers, should be screened to eliminate the view from the ground level of adjacent properties. The screen shall be constructed of materials approved by the Director of Planning and Zoning. Roof-mounted equipment should be placed and finished in a manner which minimizes its visibility from overhead views from nearby buildings and elevated thoroughfare sections.
- (1) The overall screening height will be the height of the tallest element of roof-mounted equipment.
 - (2) The outside of the screening device should be painted or finished in a similar color to the building facade, trim or roof surface to minimize the visibility of the equipment and screen the view from ground level.

- (3) Roof-mounted equipment and the inside of the screening device should be painted similar to the color of the roof surface in order to minimize the visibility of the equipment and screening device from overhead views.

SECTION 04 | FLOODPLAIN AREAS

SUBSECTION 04.01: PERMITTED USES

The following uses shall be permitted within that portion of a district which is designated as being within a floodplain by the City Engineer, provided they are allowed in the underlying zoning, and that they meet any additional requirements established in the city's floodplain regulations in [Chapter 20, Floods, of the Municipal Code of Ordinances](#):

- (A) Agriculture. Agricultural activities including the ordinary cultivation of land or legal forms of animal husbandry.
- (B) Utilities. Local utilities.
- (C) Parks and Recreation. Public or private parks, community centers, playgrounds, public golf courses.
- (D) Private Recreation. Private commercial open area amusements such as golf courses, driving ranges, archery courses and similar uses when approved by a specific use permit.
- (E) Private Open Space. Private open spaces as part of a Planned Development (PD) District, provided such use does not interfere with the continuity of the city's open space system.

SUBSECTION 04.02: DUMPING, EXCAVATING OR FILLING FLOODPLAIN

Any dumping, excavation, storage or filling operation ~~within that portion of aon any property within any~~ district having a floodplain designation or that is within a creek or drain way shall require a permit ~~from the ,which must be approved by the City Council~~ City Engineer prior to the commencement of such activity, ~~before such operation is begun. However, if those operations in the floodplain were specifically approved as part of a site plan approval by the City Council, then a permit may be issued by the City Engineer.~~

SUBSECTION 04.03: LOCAL FLOODING MAY OCCUR IN OTHER AREAS

The fact that land or property is or is not within a district having a floodplain designation shall not constitute assurance that such land or property is not subject to local flooding and the designation of floodplain in this Unified Development Code (UDC) shall not be so interpreted.

SECTION 05 | TEMPORARY USES AND STRUCTURES

SUBSECTION 05.01: TEMPORARY USES

- (A) This subsection includes by reference all temporary uses listed in the land use chart.
- (B) The temporary use shall not be intrusive or inconsistent with existing land uses in area, or with anticipated land uses that may be constructed during the life of the temporary use.

SUBSECTION 05.02: TEMPORARY USES

CITY OF ROCKWALL

ORDINANCE NO. 22-XX

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

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

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

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

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

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

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 7TH DAY OF NOVEMBER, 2022.

Kevin Fowler, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: October 17, 2022

2nd Reading: November 7, 2022

DRAFT
ORDINANCE
10.17.2022

DRAFT
ORDINANCE
10.17.2022

See Next Page ...

is approved by the Planning and Zoning Commission and City Council. If necessary, the office/caretaker residence-unit may exceed one (1) story, but shall not be greater than 36-feet in height.

- (c) A minimum of two (2) parking spaces shall be required for the on-site manager (i.e. caretaker, resident or otherwise).
- (d) No direct access from FM-740, SH-205, SH-66, SH-276, FM-3097, FM-552, FM-549 and John King Boulevard. The City Council Planning and Zoning Commission may consider granting direct access from the above-mentioned roadways after review and determination of the availability of access to the specific property.
- (e) Perimeter walls shall be provided which face the front, rear and side property lines. Overhead doors shall not face adjacent streets. Perimeter walls facing the front yard shall incorporate architectural features to break up the long repetitive nature of self-storage buildings (e.g. offsets in buildings, variation of materials, and/or variation of heights, etc.). No gutters and downspouts shall be incorporated in the perimeter walls facing the front property line.
- (f) The front, side and rear building set back areas shall be landscaped. Landscaping should be clustered, creating interesting relief from the long repetitive nature of self-storage buildings.
- (g) The facilities shall incorporate the use of perimeter gates that limit access to the storage areas to customers only. Special access for fire and police personnel shall be provided as required.
- (h) All screening fences shall be wrought iron with landscaping/living screen or masonry walls in accordance with the screening requirements contained in [Subsection 05.02, Landscape Screening, of Article 08, Landscape and Fence Standards](#). See-through fencing should be wrought iron, or similar. Chain-link fencing of any kind shall be prohibited.
- (i) Buildings and see-through fencing should be oriented in a manner to restrict the visibility of interior overhead doors and drives from public right-of-way. The color(s) of the garage doors, as well as other doors within the facility, shall compliment the exterior colors of the main building(s).
- (j) The commercial operation of rental trucks and trailers shall be prohibited.
- (k) Businesses shall not be allowed to operate in the individual storage units.
- (l) No outside storage of any kind shall be allowed (including the outside storage of boats, recreational vehicles, and motor or self-propelled vehicles).
- (m) Concrete shall be used for all paving.
- (n) Roofs shall have a minimum pitch of 1:3 and be constructed with a metal standing seam. Mechanical

equipment shall be screened with the roof structure or parapet walls.

- (o) Lighting standards shall be limited to a maximum of 20-feet in height.
- (p) The residential unit as an accessory to the permitted use shall not exceed 1,600 SF.
- (2) Outside Storage and/or Outside Display.
 - (a) Outside Storage and/or Outside Display shall adhere to the requirements of [Subsection 01.05, Screening Standards, of Article 05, District Development Standards](#).
 - (b) No outside storage shall be allowed in any zoning district adjacent to IH-30. However, on property that is zoned Light Industrial (LI) District and adjacent to IH-30, a Specific Use Permit (SUP) may be considered on a case-by-case basis to allow for Outside Storage and/or Outside Display in conjunction with a use that is permitted under [Land Use Schedule](#). A Specific Use Permit (SUP) approved for this use may be subject to time limitations, site/landscaping or building enhancements, or other restrictions deemed appropriate by the Planning and Zoning Commission and City Council.
 - (c) Incidental Display, as defined in [Subsection 02.02\(F\)\(4\)](#), shall not be considered Outside Storage and/or Outside Display, and shall be subject to the requirements of [Subsection 02.02\(F\)\(4\)](#).

(K) Utilities, Communications and Transportation Land Uses

(1) Antenna as an Accessory.

- (a) The antenna installation shall comply with the height and area regulations of the applicable zoning district.
- (b) Administrative approval of the antenna installation shall be required.
- (c) The antenna will meet all applicable requirements of [Subsection 03.06, Antennas](#).

(2) Commercial Antenna.

- (a) Located entirely within a non-residential structure as allowed under the applicable zoning district regulations:
 - (1) Any necessary equipment building shall be of a material allowed by the applicable zoning district, similar in color and character to the principal building on the site; or the necessary equipment shall be contained entirely within the principal building on the property or in an underground vault.
 - (2) Any necessary equipment building shall be enclosed by a decorative iron fence surrounded by a screening hedge which will achieve a height of at least six (6) feet at maturity or a masonry screening wall at least eight (8) feet in height, compatible in color with the principal building and the equipment building.
 - (3) At least one (1) paved parking space with paved access thereto shall be provided at the antenna location; said parking space need not be reserved exclusively for use in conjunction with the antenna

SUBSECTION 03.06: ANTENNAS

- (A) Construction and Maintenance Requirements. All antenna masts, towers and antenna supports used for television and radio reception or transmission shall be constructed and maintained in accordance with the current National Electrical Code and the Building Code of the City.
- (B) Permit Required. Any person desiring to erect or have erected an antenna more than 25-feet in height above ground level, or an antenna mast 25-feet or less in height but not erected as required by this section, shall make written application to the building inspection department for a permit to erect same. Sufficient plans and specifications, as determined by the Chief Building Official, must accompany each application. It shall be unlawful and a violation of this division to erect, or cause to be erected, or to maintain, or cause to maintain, such antenna mast without first having obtained a permit. It shall be the duty of the permittee to request a final inspection upon completion of the antenna system. Domestic TV antennas are exempt from this section.
- (C) Restrictions and Limitations. All antenna systems constructed and maintained under the provisions of this section shall be subject to the following restrictions and limitations:
- (1) No such antenna system shall be more than 99-feet in height.
 - (2) The location on the lot of such antenna system shall comply with the requirements of this Unified Development Code insofar as the front building line and side yard building line and requirements are concerned. No portion of an antenna system shall extend beyond the front building line on any lot, and on corner lots the side yard setback requirements shall be adhered to on the side adjacent to a public street, and where the front and side yard requirements are applicable, all portions of such structures shall be within the limits fixed by such requirements.
 - (3) All antenna systems constructed under the provisions of this section shall be maintained so as to at all times comply with the requirements of this section.
 - (4) The regulations contained herein shall not apply to the extent that they have been preempted by specific regulations of the FCC to the contrary.
- (D) Roof-Mounted Equipment. All roof-mounted equipment, including fans, vents, air conditioning units and cooling towers, should be screened to eliminate the view from the ground level of adjacent properties. The screen shall be constructed of materials approved by the Director of Planning and Zoning. Roof-mounted equipment should be placed and finished in a manner which minimizes its visibility from overhead views from nearby buildings and elevated thoroughfare sections.
- (1) The overall screening height will be the height of the tallest element of roof-mounted equipment.
 - (2) The outside of the screening device should be painted or finished in a similar color to the building facade, trim or roof surface to minimize the visibility of the equipment and screen the view from ground level.

- (3) Roof-mounted equipment and the inside of the screening device should be painted similar to the color of the roof surface in order to minimize the visibility of the equipment and screening device from overhead views.

SECTION 04 | FLOODPLAIN AREAS

SUBSECTION 04.01: PERMITTED USES

The following uses shall be permitted within that portion of a district which is designated as being within a floodplain by the City Engineer, provided they are allowed in the underlying zoning, and that they meet any additional requirements established in the city's floodplain regulations in [Chapter 20, Floods, of the Municipal Code of Ordinances](#):

- (A) Agriculture. Agricultural activities including the ordinary cultivation of land or legal forms of animal husbandry.
- (B) Utilities. Local utilities.
- (C) Parks and Recreation. Public or private parks, community centers, playgrounds, public golf courses.
- (D) Private Recreation. Private commercial open area amusements such as golf courses, driving ranges, archery courses and similar uses when approved by a specific use permit.
- (E) Private Open Space. Private open spaces as part of a Planned Development (PD) District, provided such use does not interfere with the continuity of the city's open space system.

SUBSECTION 04.02: DUMPING, EXCAVATING OR FILLING FLOODPLAIN

Any dumping, excavation, storage or filling operation ~~within that portion of aon any property within any~~ district having a floodplain designation or that is within a creek or drain way shall require a permit ~~from the ,which must be approved by the City Council~~ City Engineer prior to the commencement of such activity, ~~before such operation is begun. However, if those operations in the floodplain were specifically approved as part of a site plan approval by the City Council, then a permit may be issued by the City Engineer.~~

SUBSECTION 04.03: LOCAL FLOODING MAY OCCUR IN OTHER AREAS

The fact that land or property is or is not within a district having a floodplain designation shall not constitute assurance that such land or property is not subject to local flooding and the designation of floodplain in this Unified Development Code (UDC) shall not be so interpreted.

SECTION 05 | TEMPORARY USES AND STRUCTURES

SUBSECTION 05.01: TEMPORARY USES

- (A) This subsection includes by reference all temporary uses listed in the land use chart.
- (B) The temporary use shall not be intrusive or inconsistent with existing land uses in area, or with anticipated land uses that may be constructed during the life of the temporary use.

SUBSECTION 05.02: TEMPORARY USES



City of Rockwall
The New Horizon

MEMORANDUM

TO: Mayor and Councilmembers

FROM: Mary Smith, City Manager

DATE: October 14, 2022

SUBJECT: Intent to Issue Certificates of Obligation Debt

City staff is preparing to issue debt for various projects which are described below.

Rockwall Economic Development Corporation is ready to issue debt to complete the infrastructure improvements on the 210 acres of undeveloped land to make it “shovel ready” for prospects. The REDC will enter into an agreement to make the debt service payments on the bonds, which will make them “self-supporting”. The REDC portion of the debt issuance will be \$21,800,000 to be repaid over twenty-years.

Water/Sewer Projects

As TxDOT prepares to construct the various roadway projects under design at this time, the City must move water and sewer utilities that are in the right of way of the improvements. TxDOT is actively finishing plans for the widening of FM552, SH276 East, John King Boulevard, and FM549. We have utility lines in each of these roadways that will have to be relocated at our expense. The proposed Certificates of Obligation issue includes funds which will be necessary for the relocation of these utilities. There may be some opportunities for reimbursement by the state if the utilities are in utility easements but many are simply in right of way with no overlying easement. \$16,500,000 is included for these projects as well as the design of electrical improvements at our water yards and the design of a new water tower south of I-30.

The attached Resolution simply provides the authorization to publish notice of our intent to issue such debt. The amount included in the Resolution includes costs of issuance and the detailed projects outlined below. It does not authorize or complete the issuance process. The impact of these debt issues was included in the adopted EDC and Water/Sewer budgets.

Our Financial Advisors Hilltop Securities and Bond Counsel McCall, Parkhurst and Horton determined several years ago that the City saves significant issuance and related costs when bond issues such as the water/sewer projects and REDC projects are combined into one issuance. This is done by issuing Certificates of Obligation. When the City issues either utility or sales tax revenue bonds, we must fund a “reserve fund” which is one times the average annual principal and interest payments on the outstanding debt which must be held for the full term of the bonds, in this case 20 years. This makes the issuance of revenue bonds a more expensive option. In addition, the REDC benefits from the City’s stronger credit rating when bonds are sold.

Action Needed

Staff requests Council approve the resolution directing publication of the notice of intent to issue Combination Tax and Revenue Certificates of Obligation.

CITY OF ROCKWALL, TEXAS

RESOLUTION NO. 22-06

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS DIRECTING PUBLICATION OF NOTICE OF INTENTION TO ISSUE COMBINATION TAX AND REVENUE CERTIFICATES OF OBLIGATION; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Rockwall City Council deems it advisable to give notice of intention to issue certificates of obligation on behalf of the City of Rockwall, Texas (the "City"), as hereinafter provided; and

WHEREAS, the Rockwall City Council finds and determines that it is necessary and in the best interest of the City and the health, welfare and safety of its residents to issue certificates of obligation to provide funds as described herein for the projects described in "Exhibit A" for the public health and welfare;

WHEREAS, the Rockwall City Council further finds and determines that it is in the best interest of the City and its residents to include in the proposed issue of certificates of obligation funds for the public improvements hereinafter described, rather than fund such projects with the issuance of other debt instruments, in order to reduce the costs of such transactions;

WHEREAS, the Rockwall City Council hereby finds, considers and declares that the reimbursement of the payment by the City of such expenditures will be appropriate and consistent with the lawful objectives of the City and, as such, chooses to declare its intention, in accordance with the provisions of Section 1.150-2 of the U.S. Treasury Regulations, to reimburse itself for such payments at such time as it issues the hereinafter described certificates of obligation; and

WHEREAS, it is hereby officially found and determined that the meeting at which this Resolution was passed, was open to the public and public notice of the time, place, and purpose of said meeting was given, all as required by Chapter 551, Texas Government Code.

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

Section 1. Attached hereto as "Exhibit A" is a form of the Notice of Intention to issue Combination Tax and Revenue Certificates of Obligation, the form and substance of which is hereby adopted and approved;

Section 2. The City Secretary shall cause said notice to be published in substantially the form attached hereto, in a newspaper, as defined by Subchapter C, Chapter 2051, Texas Government Code, of general circulation in the area of said City, once a week for two consecutive weeks, the date of the first publication thereof to be before the 45th day before the date tentatively set for the adoption of the ordinances authorizing the issuance of such certificates of obligation as shown in said notice;

Section 3. The City Secretary shall cause said notice to be posted in substantially the form attached hereto, on the City's internet website for at least 45 days before the date tentatively set for the adoption of the ordinances authorizing the issuance of such certificates of obligation as shown in said notice;

Section 4. All costs to be reimbursed pursuant to this Resolution will be capital expenditures; the proposed certificates of obligation shall be issued within eighteen (18) months of the later of (i) the date the expenditures are paid or (ii) the date on which the property, with respect to which such expenditures were made, is placed in service; and the foregoing notwithstanding, the certificates of obligation will not be issued pursuant to this Resolution on a date that is more than three (3) years after the date any expenditure which is to be reimbursed is paid;

Section 5. The Rockwall City Council hereby authorizes and directs the Mayor, City Manager, City Secretary and all other officers, employees and agents of the City, in consultation with the City Attorney, if necessary, to do and perform all such acts and to execute, acknowledge and deliver in the name and on behalf of the City such documents, agreements, certificates and other instruments, whether or not mentioned in this Resolution, as may be necessary or desirable in order to carry out the terms, provisions and actions provided for in this Resolution and in connection with the issuance of the Certificates of Obligation

Section 6. This Resolution shall become effective immediately upon adoption, and it is so resolved.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL,
TEXAS, THIS 17th DAY OF OCTOBER, 2022.**

Kevin Fowler, Mayor

ATTEST:

Kristy Teague, City Secretary

EXHIBIT A

NOTICE OF INTENTION TO ISSUE COMBINATION TAX AND REVENUE CERTIFICATES OF OBLIGATION

NOTICE IS HEREBY GIVEN that the City Council of the City of Rockwall, Texas, at its meeting to commence at 6:00 P.M. on December 19, 2022, at its regular meeting place in the City Council Chambers at City Hall, 385 South Goliad Street, Rockwall, Texas, or telephonically at the dial-in number and access code published on the City's website in the event such meeting may not be held in person in accordance with law, tentatively proposes to adopt one or more ordinances authorizing the issuance of interest bearing certificates of obligation, in one or more series, in an amount not to exceed \$40,000,000 for paying all or a portion of the City's contractual obligations incurred in connection with:

- (i) constructing and improving streets, roads, alleys, and related utility relocation, drainage, signalization, landscaping, lighting and signage;
- (ii) constructing and equipping municipal drainage improvements, including flood control and flood mitigation improvements;
- (iii) constructing, acquiring, installing and equipping additions, extensions and improvements to the City's waterworks and sewer system including water tower and water pump station upgrades; and
- (iv) paying legal, fiscal, engineering and architectural fees in connection with these projects.

The City proposes to provide for the payment of such certificates of obligation from the levy and collection of ad valorem taxes in the City as provided by law, and from a limited pledge of surplus revenues of the City's waterworks and sewer system, remaining after payment of all operation and maintenance expenses thereof, and all debt service, reserve, and other requirements in connection with all of the City's revenue bonds or other obligations (now or hereafter outstanding), which are payable from all or any part of the net revenues of the City's waterworks and sewer system. The certificates of obligation are to be issued, and this notice is given, under and pursuant to the provisions of Texas Local Government Code, Subchapter C of Chapter 271 ("Chapter 271").

In accordance with the provisions of Chapter 271, the following information has been provided by the City:

- (a) The principal amount of all outstanding debt obligations of the City is \$85,185,000;
- (b) The current combined principal and interest required to pay all outstanding debt obligations of the City on time and in full is \$102,473,261;
- (c) The maximum principal amount of the certificates of obligation to be authorized is \$40,000,000;
- (d) The estimated combined principal and interest required to pay the certificates of obligation to be authorized on time and in full is \$57,960,177;
- (e) The estimated interest rate for the certificates of obligation to be authorized is 4.37%; and
- (f) The maximum maturity date of the certificates of obligation to be authorized is August 1, 2042.

The City has not designated any of its outstanding debt as self-supporting for purposes of Chapter 271.

CITY OF ROCKWALL, TEXAS