

ROCKWALL CITY COUNCIL REGULAR MEETING

Monday, February 06, 2023 - 5:00 PM

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

I. Call Public Meeting to Order **(5:00 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 legal advice associated with Special Improvement Districts, pursuant to Section 551.071 (Consultation with Attorney)

III. Adjourn Executive Session

IV. Reconvene Public Meeting **(5:30 P.M.) <-- PLEASE NOTE EARLIER START TIME**

V. Invocation and Pledge of Allegiance - Councilmember Jorif

VI. Proclamations / Awards / Recognitions

1. Life Saving Award - Jason Blackwood - Rockwall Police Department
2. Outstanding Unit Citation - Rockwall Fire Department, Engine 4 Shift C
 - o Brad Vallance - Captain
 - o Justin Barker - Driver Engineer
 - o Bogdan Rusmanica - Firefighter

VII. Open Forum

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

VIII. Take any Action as a Result of Executive Session

IX. Consent Agenda

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

1. Consider approval of the minutes from the January 17, 2023 regular City Council meeting, and take any action necessary
2. **Z2022-056** - Consider a request by Matthew Benedetto for the approval of an **ordinance** for a *Specific Use Permit (SUP)* for a Detached Garage on a three (3) acre parcel of land identified as Lot 19, Block A, Northgate Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 88 (PD-88) for Single-Family 1 (SF-1) District land uses, addressed as 835 Clem Road, and take any action necessary **(2nd Reading)**

3. **Z2022-058** - Consider a request by Asher Hamilton on behalf of RIV Properties, Alvin Moton Jr., James Moton, Terra Moton, Debra Heard, Beulah Robertson, Tony Moton, and Kathy Moton for the approval of an **ordinance** for a *PD Development Plan* for a 176-unit condominium building on a 3.59-acre tract of land identified as Lots 1 & 2, Block1; Lots 1, 2, 3, & 4, Block 2; Lots 1, 2, 3, & 4, Block 3; Lots 1, 2, 3, & 4, Block 5; Lots 1 & 2 and a portion of Lots 3 & 4, Block 6; Lots 2, 3, & 4, Block 7; Lots 1 & 2, Block 8; and Lots 1, 2, 3, & 4, Block 9, Moton Addition, City of Rockwall, Rockwall County, Texas, situated within the *Hillside Mixed Use Subdistrict* and the *Horizon/Summer Lee Subdistrict* of Planned Development District 32 (PD-32), generally located at the southwest corner of the intersection of Horizon Road and Summer Lee Drive, and take any action necessary **(2nd Reading)**.
4. Consider approval of a resolution calling a General Election to be held on May 6, 2023 for the purpose of electing the following Rockwall City Council Member positions: Mayor, Place 1, Place 3, and Place 5 (each for two-year terms), and take any action necessary.

X. 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 - December 2022
2. Fire Department Monthly Report - December 2022
3. Police Department Monthly Report - December 2022
4. Parks & Rec. Department Monthly Report - December 2022
5. Sales Tax Historical Comparison
6. Water Consumption Historical Statistics

XI. 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 legal advice associated with Special Improvement Districts, pursuant to Section 551.071 (Consultation with Attorney)

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

XIII. 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 3rd day of February, 2023 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



**LIFE SAVING AWARD
OFFICER JASON BLACKWOOD
NOVEMBER 14, 2022
ROCKWALL POLICE DEPARTMENT**

On Monday, November 14, 2022, at approximately 10:06 a.m., Officer Jason Blackwood was dispatched to 1649 Airport Road in reference to an unresponsive male, later identified as Michael Burke Lebherz. Officer Blackwood obtained more information from dispatch about the incident location and determined to be at the back portion of the Ralph Hall Airport. As Officer Blackwood arrived and accessed the scene, he immediately began performing chest compressions on Mr. Lebherz. Rockwall Fire and EMS arrived shortly afterwards and began providing medical assistance.

Officer Blackwood received 2 commendations related to this incident: the first from Mr, Lebherz’s employer, Blake Hartley, who called the incident into 911. Mr. Hartley stated, “Officer Blackwood, without hesitation, immediately jumped in and began giving CPR. His “take-charge” action helped save our friend’s life, we cannot thank him enough for the way he came in and just took charge of everything”.

The second commendation was received from Russ Warren, Chief of Operations, Rockwall EMS. Chief Warren stated, “Two things tantamount in resuscitative care are early application of compressions and defibrillations, both of which were directly and indirectly facilitated by Officer Blackwood”.

Both Mr. Hartley and Chief Warren believe Officer Blackwood’s actions assisted in saving the life of Mr. Lebherz. Based on his swift action, Officer Blackwood is hereby awarded the Life-Saving Award for being directly responsible for saving a human life.

City of Rockwall

LIFE SAVING AWARD

PRESENTED TO

Officer Jason Blackwood

**FOR HIS SWIFT ACTIONS AND BEING
DIRECTLY RESPONSIBLE FOR SAVING
A HUMAN LIFE ON NOVEMBER 14, 2022**

PRESENTED ON FEBRUARY 6, 2023


Edward Fowler
Interim Chief of Police, Rockwall Police Department



Outstanding Unit Citation



ROCKWALL FIRE

Rockwall Fire Department

*takes great pleasure in recognizing with pride
and admiration the members of*


EN04 "C"
CA Brad Vallance
DE Justin Barker
FF Bogdan Rusmanica

On November 14, 2022 at 10:07 AM the Rockwall Fire Department responded to a reported unconscious person in the 1600 block of Airport Road. The crew arrived simultaneously with a unit from Medic Rescue as well as the Rockwall Police Department. Crew members from all involved agencies performed a rapid assessment of a male patient lying in the floor and noted that he was pulseless and not breathing. During resuscitation efforts on the scene as well as during transport to the hospital, crew members worked methodically and professionally to administer CPR, perform ventilations, administer medications, and perform other forms of advanced care.

As a result of the professionalism and teamwork displayed by all involved the patient was later released from the hospital. The crew members of Engine 4 "C" shift are to be commended for their tremendous effort.



Fire Chief



Date

ROCKWALL CITY COUNCIL REGULAR MEETING

Tuesday, January 17, 2023 - 5:00 PM

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

I. CALL PUBLIC MEETING TO ORDER

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

Mayor Fowler read the below-listed discussion items into the record before recessing the public meeting to go into Executive Session at 5:01 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 (re)appointments to city regulatory boards, commissions, and committees - specifically the Rockwall Economic Development Corporation (REDC) - pursuant to Section 551.074 (Personnel Matters)**
- 2. Discussion regarding legal advice associated with The Shores on Lake Ray Hubbard homeowners association (HOA) regulations, pursuant to Section 551.071 (Consultation with Attorney).**
- 3. Discussion regarding legal advice associated with City of Heath v. North TX Municipal Water District, pursuant to Section 551.071 (Consultation with Attorney).**

III. ADJOURN EXECUTIVE SESSION

The Council adjourned from Ex. Session at 5:56 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. PROCLAMATIONS / AWARDS / RECOGNITIONS

Mayor Fowler then reorganized this section of the agenda, calling forth Jeremy Standifer from the city's Main Street Advisory Board (MSAB) to address item #2 below.

- 1. Health for Humanity Yogathon Proclamation**

Mayor Fowler called forth Ashwini Gurawale to receive this proclamation. Mrs. Gurawale came forth, along with a few additional representatives who accompanied her this evening. The mayor then read

this proclamation and presented it to the guests in attendance. One of the guests provided several comments about yoga, its benefits, and about the Hindu / Indian community, thanking Mayor Fowler for the proclamation this evening.

2. Main Street Legacy Award Presentation

Mr. Standifer provided several positive comments in appreciation of a particular individual within the community who is very involved in downtown-related events and efforts to help keep the downtown area of Rockwall alive and thriving. He then called forth and recognized Tammy Sharp, presenting her with the Main Street Legacy Award for 2022.

VII. OPEN FORUM

No one came forth to speak during Open Forum, so Mayor Fowler moved on to the next agenda item.

VIII. TAKE ANY ACTION AS A RESULT OF EXECUTIVE SESSION

Mayor Pro Tem Johannesen moved to appoint John Hohenshelt to fill the vacant seat and finish out the unexpired term of Rick Johnson who recently resigned on the Rockwall Economic Development Corporation (REDC) Board. Councilmember Jorif seconded the motion, which passed by a vote of 7 ayes to 0 nays. (Note: the term will run thru December of 2023).

Daniels moved to appoint Herman Hudson to fill a vacant seat on the city's Architectural Review Board (ARB) for an unexpired term to run through August of 2024. Mayor Fowler seconded the motion, which passed by a vote of 7 ayes to 0 nays.

IX. CONSENT AGENDA

1. Consider approval of the minutes from the January 3, 2023 regular City Council meeting, and take any action necessary

Mayor Pro Tem Johannesen moved to approve this Consent Agenda item. Councilmember Campbell seconded the motion, which passed by a vote of 7 ayes to 0 nays.

X. APPOINTMENT ITEMS

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

Chairman of the P&Z Commission, Sedric Thomas, came forth and briefed the Council on recommendations of the Commission relative to planning-related items on tonight's meeting agenda. Council took no action following his briefing.

XI. PUBLIC HEARING ITEMS

1. **Z2022-056** - Hold a public hearing to discuss and consider a request by Matthew Benedetto for the approval of an ordinance for a *Specific Use Permit (SUP)* for a *Detached Garage* on a three (3) acre parcel of land identified as Lot 19, Block A, Northgate Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 88 (PD-88) for Single-Family 1 (SF-1) District land uses, addressed as 835 Clem Road, and take any action necessary (**1st Reading**).

Planning Director Ryan Miller provided background information concerning this agenda item. The applicant is wanting to construct a detached garage that exceeds the city's height and size requirements. The applicant would like to construct a 2,247 square foot detached garage out of the

same materials that were utilized on the primary structure (the home built in 2021). It would meet all of the city's setback requirements, and it would stand at 18 feet in height. The city's requirements call for a maximum size of 625 square feet and a maximum height of fifteen feet. Mr. Miller explained that the city's Unified Development Code allows the city council to review requests like this on a case-by-case basis. The applicant would also like the detached garage to have the same roof pitch as that of the primary structure (the home). Mr. Miller went on to explain that the city's Planning & Zoning Commission did review this case on Jan. 10 and voted 6-0 to recommend its approval to the Council. In addition, staff mailed 52 notices to adjacent land and property owners. Five notices were received back in favor of the request. In addition, one letter of support was received by staff.

Mayor Fowler opened the public hearing, but no one indicated a desire to come forth to speak. So he closed the Public Hearing.

Councilmember Jorif then moved to approve Z2022-056. Councilmember Moeller seconded the motion. The ordinance caption was read as follows:

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

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 88 (PD-88) [ORDINANCE NO. 19-26] 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 A *DETACHED GARAGE* ON A THREE (3) ACRE PARCEL OF LAND, IDENTIFIED AS LOT 19, BLOCK A, N ORTHGATE ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

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

2. **Z2022-057** - Hold a public hearing to discuss and consider a request by Dub Douphrate of Douphrate and Associates, Inc. for the approval of an **ordinance** for a Zoning Change from an Agricultural (AG) District to a Planned Development (PD) District for General Retail (GR) District and Single-Family 1 (SF-1) District land uses on a 25.87-acre tract of land identified as parcel of land identified as Tract 14 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the East SH-66 Overlay (E. SH-66 OV) District, generally located southside of SH-66 east of the intersection of SH-66 and Davis Drive, and take any action necessary (**1st Reading**).

Mayor Fowler announced that this public hearing will be held on February 21, 2023. So it was not heard or discussed at this time, and no action was taken.

3. **Z2022-058** - Hold a public hearing to discuss and consider a request by Asher Hamilton on behalf of RIV Properties, Alvin Moton Jr., James Moton, Terra Moton, Debra Heard, Beulah Robertson, Tony Moton, and Kathy Moton for the approval of an **ordinance** for a PD Development Plan for a 176-unit condominium building on a 3.59-acre tract of land identified as Lots 1 & 2, Block1; Lots 1, 2, 3, & 4, Block 2; Lots 1, 2, 3,

& 4, Block 3; Lots 1, 2, 3, & 4, Block 5; Lots 1 & 2 and a portion of Lots 3 & 4, Block 6; Lots 2, 3, & 4, Block 7; Lots 1 & 2, Block 8; and Lots 1, 2, 3, & 4, Block 9, Moton Addition, City of Rockwall, Rockwall County, Texas, situated within the *Hillside Mixed Use Subdistrict* and the *Horizon/Summer Lee Subdistrict* of Planned Development District 32 (PD-32), generally located at the southwest corner of the intersection of Horizon Road and Summer Lee Drive, and take any action necessary **(1st Reading)**.

Planning Director, Ryan Miller provided background information concerning this agenda item. The subject property is located on the NW corner of Summer Lee Drive and Horizon Road. Back in March of last year, the City Council approved a PD development plan for a 176-unit condominium building on the subject property. This case allocated the final, remaining units in PD-32. The district was built around having 1,161 condo units, and there are no more units in the District. In July, the applicant returned and amended the plan in order to realign Pinnacle Way and Glen Hill Way. Again, that case did not make any changes to the number of units allocated to the project. The applicant was working on purchasing four small lots on the corner of Pinnacle Way and Horizon Road, and the applicant did secure the rights to purchase those. The applicant would like to incorporate those lots into the project. This would (1) eliminate having small, adjacent outparcels that could create inconsistent development next to a large building, and (2) it will allow the applicant to reduce the height of the building from 4-5 stories down to 3-4 stories. This does not change the unit count, and it does not allocate any additional units within the District. This is simply making a cosmetic change to the building. Notices were sent out to 37 notices to adjacent land and property owners. One was received in favor, and one was received back in opposition. In addition, two adjacent HOAs were also notified. The city's Planning & Zoning Commission did recommend approval of this item by a vote of 5 ayes, 1 abstention, and 1 absence.

Mr. Miller further explained that the applicant has provided building elevations, and those have been incorporated into the draft ordinance, so that will tie down the 'look' of the building, and they do appear to adhere to PD-32's design standards.

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

Mayor Pro Tem Johannesen asked for some clarification from Mr. Miller, who provided said clarification regarding there being no future 'allocations' of these sorts of properties within the city's "Harbor District" in the future. The last of the apartment allocations occurred in March of 2022.

Mayor Pro Tem Johannesen moved to approve Z2022-058. Councilmember Daniels seconded the motion.

Mayor Fowler then asked Mr. Miller to explain what "condos" mean within the PD-32 District ("The Harbor"). Mr. Miller explained that staff has worked closely with the city attorney to identify what the city can and cannot legally regulate concerning 'condominiums.' He generally explained that the city can only regulate to ensure the condominiums are built to a condominium standard, meaning that they are individually metered and individually deeded. The city does have deeds for every single unit that has been built and has received a 'certificate of occupancy.' Mr. Miller shared that the city cannot regulate ownership and/or who can or cannot rent or lease private property. Mr. Miller shared that these condos are individually deeded and metered; however, the city has experienced that they are usually under ownership of one entity, and they do tend to function much like an apartment. And the city has no ability to regulate that.

Following additional, brief comments the ordinance caption was read as follows:

CITY OF ROCKWALL
ORDINANCE NO. 23-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 32 (PD-32) [ORDINANCE NO. 17-22] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A PD DEVELOPMENT PLAN FOR A CONDOMINIUM BUILDING ON A 3.59-ACRE TRACT OF LAND IDENTIFIED AS LOTS 1 & 2, BLOCK 1; LOTS 1, 2, 3, & 4, BLOCK 2; LOTS 1, 2, 3, & 4, BLOCK 3; LOTS 1, 2, 3, & 4, BLOCK 5; LOTS 1 & 2 AND A PORTION OF LOTS 3 & 4, BLOCK 6; LOTS 2, 3, & 4, BLOCK 7; LOTS 1 & 2, BLOCK 8; AND LOTS 1, 2, 3, & 4, BLOCK 9, MOTON ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED AND DEPICTED HEREIN BY *EXHIBIT 'A'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

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

4. **Z2022-059** - Hold a public hearing to discuss and consider a request by Dewayne Zinn of Cross Engineering Consultants, Inc. on behalf of Chad Dubose of JCDB Goliad Holdings, 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 (i.e. Smoothie King)* on a 0.579-acre portion of a larger 2.542-acre parcel of land identified as Lot 1, Block A, Pecan Valley Retail Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 65 (PD-65) for General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, located at the northwest corner of the intersection of Pecan Valley Drive and N. Goliad Street [SH-205], and take any action necessary (**1st Reading**).

Mayor Fowler announced that this public hearing will transpire on February 21, 2023. So the case was not heard or discussed this evening, and no action was taken at this time.

5. **Z2022-060** - 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] for the purpose of making changes to the *Solar Collector Panels and Systems* requirements for residential properties, and take any action necessary (**1st Reading**).

Mayor Fowler shared that he is opening the Public Hearing on this item, and he is going to leave it 'open' at this time; however, Council is going to revisit this item at a later date. Mr. Miller asked the Council to consider remanding this item back to the Planning & Zoning Commission for further consideration.

Following brief comments, Councilmember Jorif moved to remand Z2022-060 back to the Planning & Zoning Commission to be considered at their January 31st meeting at 6:00 p.m. (which is the last Tues. of the month). Mayor Pro Tem Johannesen seconded the motion, which passed by a vote of 7 ayes with 0 absences.

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 (re)appointments to city regulatory boards, commissions, and committees - specifically the Rockwall Economic Development Corporation (REDC) - pursuant to Section 551.074 (Personnel Matters)
2. Discussion regarding legal advice associated with The Shores on Lake Ray Hubbard homeowners association (HOA) regulations, pursuant to Section 551.071 (Consultation with Attorney).
3. Discussion regarding legal advice associated with City of Heath v. North TX Municipal Water District, pursuant to Section 551.071 (Consultation with Attorney).

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

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

XIV. ADJOURNMENT

Following brief announcements, Mayor Fowler adjourned the meeting at 6:36 p.m.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS ON THIS 6th DAY OF FEBRUARY, 2023.

KEVIN FOWLER, MAYOR

ATTEST:

KRISTY TEAGUE, CITY SECRETARY

CITY OF ROCKWALL

ORDINANCE NO. 23-04

SPECIFIC USE PERMIT NO. S-292

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 88 (PD-88) [*ORDINANCE NO. 19-26*] 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 A *DETACHED GARAGE* ON A THREE (3) ACRE PARCEL OF LAND, IDENTIFIED AS LOT 19, BLOCK A, N ORTHGATE ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Matthew Benedetto for the approval of a *Specific Use Permit (SUP)* for a *Detached Garage* on a three (3) acre parcel of land identified as Lot 19, Block A, Northgate Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 88 (PD-88) for Single-Family 1 (SF-1) District land uses, addressed as 835 Clem Road, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that Planned Development District 88 (PD-88) [*Ordinance No. 19-26*] and the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall should be amended as follows:

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

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

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Planned Development District 88 (PD-88) [*Ordinance No. 19-26*] and Subsection 03.01, *General Residential District Standards*; Subsection 03.06, *Single-Family 1 (SF-1) District*; and Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District*

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

2.1 OPERATIONAL CONDITIONS

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

- (1) The development of a *Detached Garage* on the *Subject Property* shall generally conform to the *Site Plan* as depicted in *Exhibit 'B'* of this ordinance.
- (2) The construction of a *Detached Garage* on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of this ordinance.
- (3) The *Detached Garage* shall not exceed a maximum size of 2,250 SF.
- (4) The *Detached Garage* shall include a paved driveway to the structure.
- (5) The maximum height of the *Detached Garage* shall not exceed a total height of 18-feet as measured to midpoint of the pitched roof.
- (6) The *Detached Garage* shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.

2.2 COMPLIANCE

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

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

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

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

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

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and

the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 6TH DAY OF FEBRUARY, 2023.**

Kevin Fowler, Mayor

ATTEST:

Kristy Teague, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: January 17, 2023

2nd Reading: February 6, 2023

Exhibit 'A'
Location Map and Legal Description

Address: 834 Clem Road

Legal Description: Lot 19, Block A, Northgate Addition



Exhibit 'B':
Site Plan

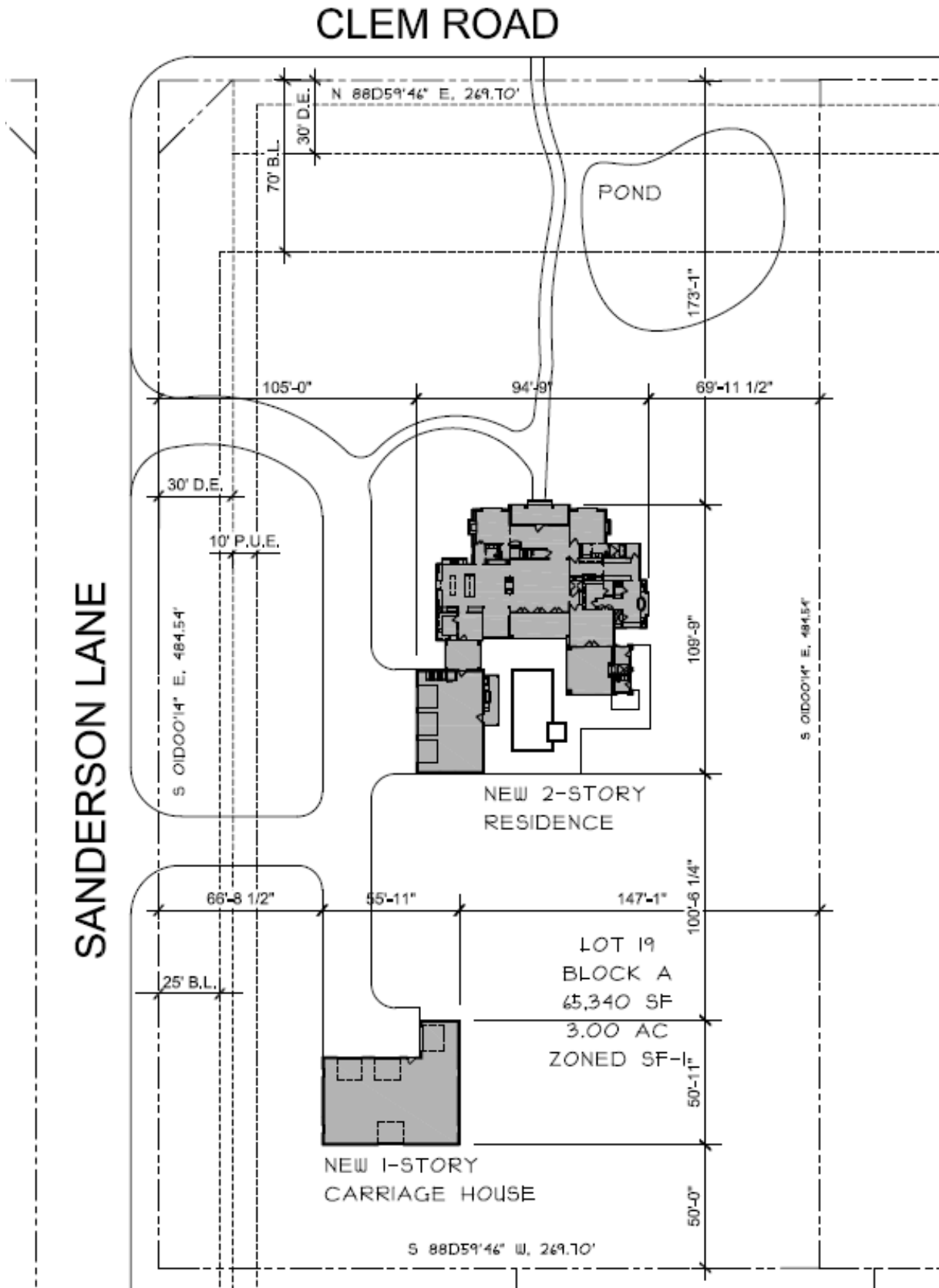
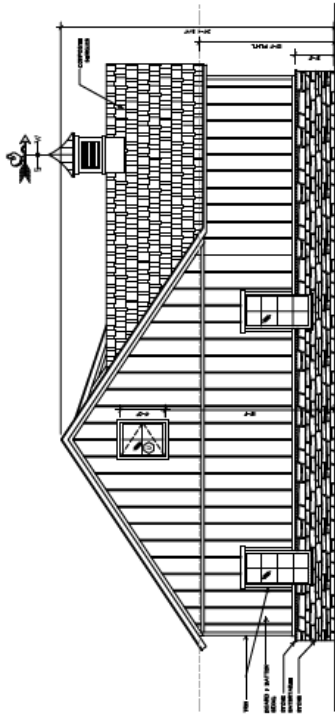
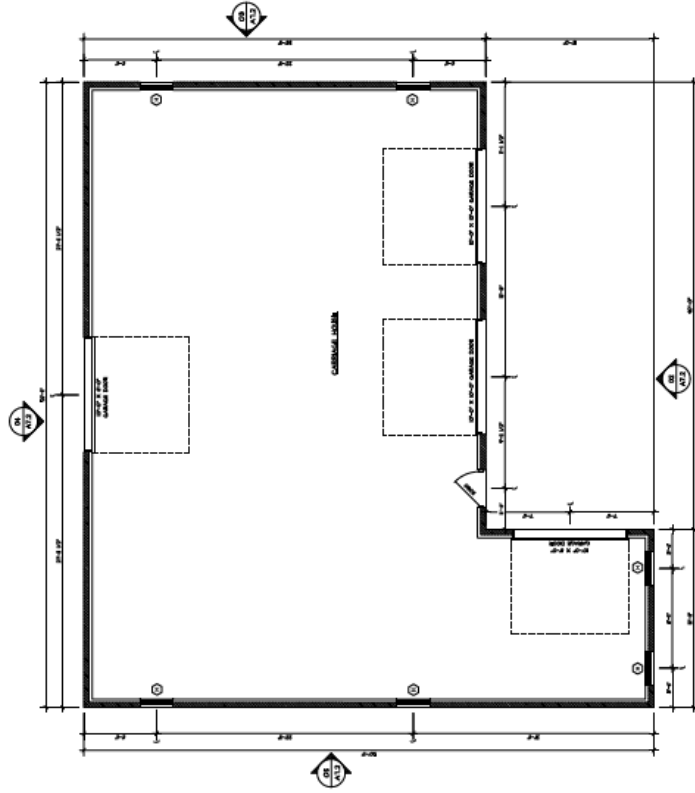


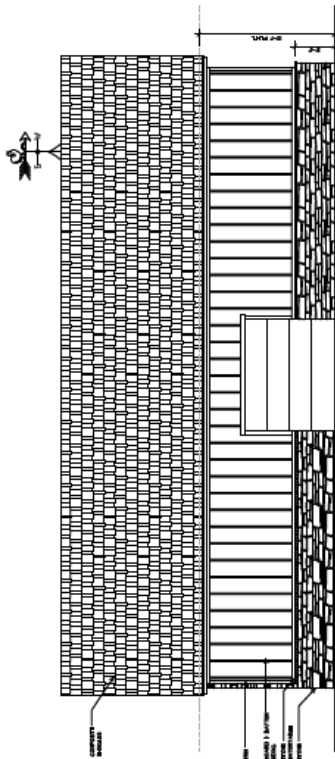
Exhibit 'C':
Building Elevations



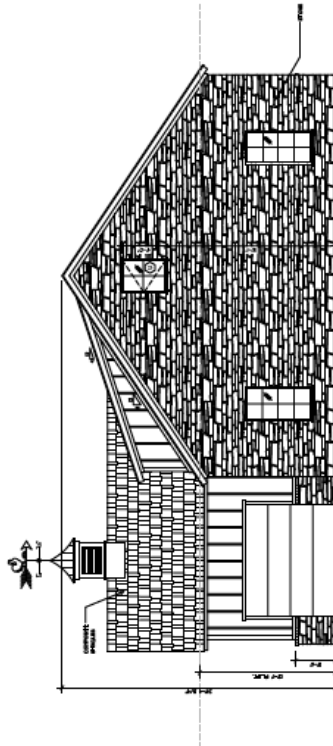
05 WEST ELEVATION
SCALE 1/8"=1'-0"



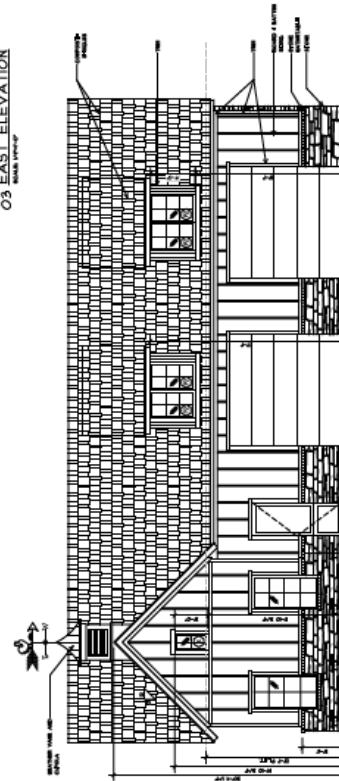
01 CARRIAGE HOUSE PLAN
SCALE 1/8"=1'-0"



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



03 EAST ELEVATION
SCALE 1/8"=1'-0"



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

CITY OF ROCKWALL

ORDINANCE NO. 23-05

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 32 (PD-32) [ORDINANCE NO. 17-22] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A PD DEVELOPMENT PLAN FOR A CONDOMINIUM BUILDING ON A 3.59-ACRE TRACT OF LAND IDENTIFIED AS LOTS 1 & 2, BLOCK 1; LOTS 1, 2, 3, & 4, BLOCK 2; LOTS 1, 2, 3, & 4, BLOCK 3; LOTS 1, 2, 3, & 4, BLOCK 5; LOTS 1 & 2 AND A PORTION OF LOTS 3 & 4, BLOCK 6; LOTS 2, 3, & 4, BLOCK 7; LOTS 1 & 2, BLOCK 8; AND LOTS 1, 2, 3, & 4, BLOCK 9, MOTON ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED AND DEPICTED HEREIN BY *EXHIBIT 'A'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Asher Hamilton on behalf of RIV Properties; Alvin Moton Jr.; James Moton; Debra Heard; Beulah Robertson; Tony Moton; and Kathy Moton for the approval of a *PD Development Plan* for a 176-unit, condominium building to be situated within the *Hillside Mixed-Use Subdistrict* and the *Horizon/Summer Lee*, on a 3.95-acre tract of land identified as Lots 1 & 2, Block 1; Lots 1, 2, 3, & 4, Block 2; Lots 1, 2, 3, & 4, Block 3; Lots 1, 2, 3, & 4, Block 5; Lots 1 & 2 and a portion of Lots 3 & 4, Block 6; Lots 2, 3, & 4, Block 7; Lots 1 & 2, Block 8; and Lots 1, 2, 3, & 4, Block 9, Moton Addition, City of Rockwall, Rockwall County, Texas and more fully described and depicted in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 32 (PD-32) [*Ordinance No. 17-22*] 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 the approval of this ordinance shall supersede *Ordinance No. 22-10*; and,

SECTION 2. That Planned Development District 32 (PD-32) [*Ordinance No. 17-22*] and the Unified Development Code [*Ordinance No. 20-02*], as heretofore amended, shall be further amended by adopting this *PD Development Plan* and amending the official zoning map of the City of Rockwall for the *Subject Property*; and,

SECTION 3. That development of the *Subject Property* shall generally be in accordance with

the *Concept Plan*, depicted in *Exhibit 'B'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'B'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*; and,

SECTION 4. That development of the *Subject Property* shall generally be in accordance with the *Conceptual Building Elevations*, depicted in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*; and,

SECTION 5. That the *Subject Property* shall be used only in the manner and for the purposes provided for in Planned Development District 32 (PD-32) [*Ordinance No. 17-22*], the Unified Development Code [*Ordinance No. 20-02*], and in compliance with the following conditions and requirements:

- (1) The development of the subject property shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance.
- (2) The development of the subject property shall generally conform to the proposed *Conceptual Building Elevations* depicted in *Exhibit 'C'* of this ordinance and to the design guidelines contained in *Resolution No. 10-40*.
- (3) The proposed condominium building shall not contain more than 176 urban residential units.
- (4) All building materials and color schemes proposed for this development should conform to the requirements stipulated by Planned Development District 32 (PD-32) [*as amended*].
- (5) A 20-foot landscape buffer along Horizon Road [*FM-3097*] shall be provided that includes two (2) canopy and four (4) accent trees per 100-linear feet, and a generally continuous berm and evergreen shrub row.
- (6) Prior to the issuance of a building permit the applicant shall submit and seek approval for a detailed *PD Site Plan* that demonstrates compliance with all applicable standards of Planned Development District 32 (PD-32) [*as amended*] and with the requirements approved in this ordinance.
- (7) All buildings throughout the development shall be constructed with a consistent design scheme, incorporate four (4) sided architecture that creates an entry appearance on all four (4) sides, and be approved by the Architectural Review Board (ARB) at the time of the *PD Site Plan*.

SECTION 6. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars* (\$2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 7. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions

for this ordinance are declared to be severable;

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

SECTION 9. That this ordinance shall take effect immediately from and after its passage;

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 6TH DAY OF FEBRUARY, 2023.**

Kevin Fowler, Mayor

ATTEST:

Kristy Teague, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: January 17, 2023

2nd Reading: February 6, 2023

Exhibit 'A':
Legal Description and Location Map

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

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

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

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

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

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

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

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

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

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

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

Exhibit 'A':
Legal Description and Location Map

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

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

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

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

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

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

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

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

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

THENCE North 17 degrees 11 minutes 07 seconds West, along the northeast end of said Pinnacle way,

Exhibit 'A':
Legal Description and Location Map

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

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

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

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

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

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

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

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

Exhibit 'A':
Legal Description and Location Map

Legal Description: Lots 1 & 2, Block 1; Lots 1, 2, 3, & 4, Block 2; Lots 1, 2, 3, & 4, Block 3; Lots 1, 2, 3, & 4, Block 5; Lots 1 & 2 and a portion of Lots 3 & 4, Block 6; Lots 2, 3, & 4, Block 7; Lots 1 & 2, Block 8; and Lots 1, 2, 3, & 4, Block 9, Moton Addition

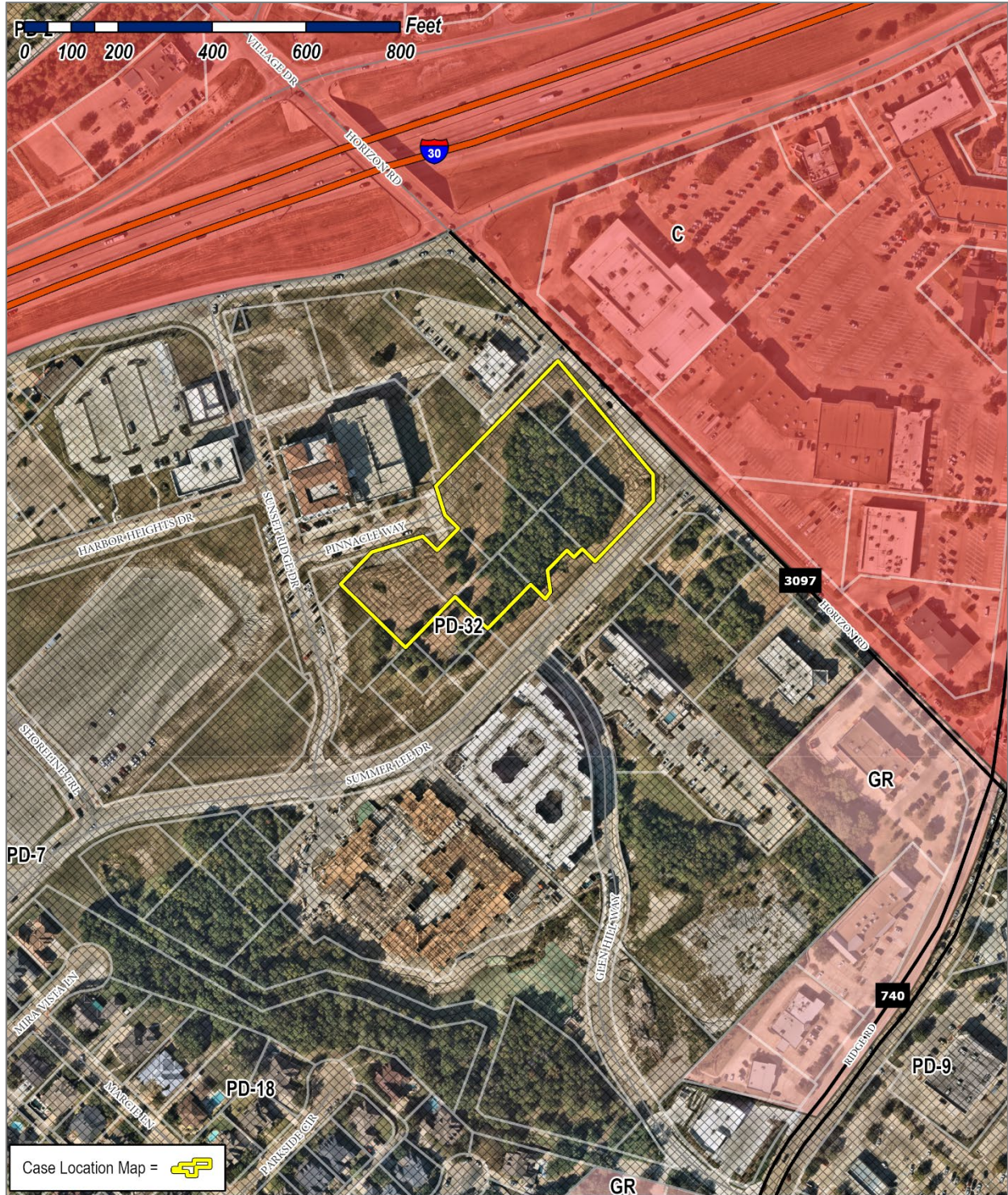
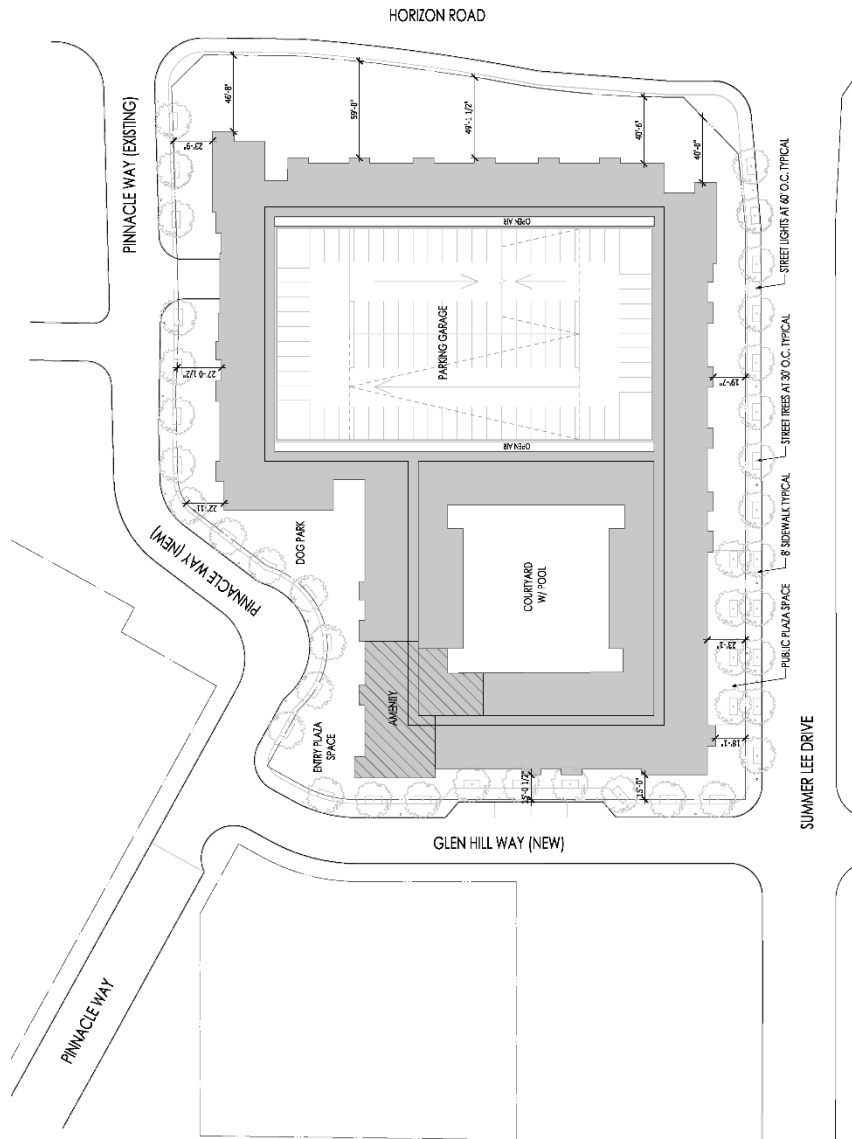


Exhibit 'B': Concept Plan



PROJECT DATA	
SITE AREA	142 SPACES
3.3 ACRES (ESTIMATED)	120 SPACES
668 LOT COVERAGE	20 SPACES
	302 SPACES
(1) THREE/FOUR STORY BUILDING	
347,313 GSF	
154,573 NSF	
890 SF AVG. UNIT SIZE	
174 UNITS	
INTERIOR AMENITY SPACE	
5,789 GSF	
REQUIRED PARKING:	
168 UNITS	108 UNITS
288 UNITS	80 UNITS
388 UNITS	8 UNITS
TOTAL UNITS	176 UNITS
PROVIDED PARKING:	
CARAGES	305 SPACES
TOTAL PARKING	305 SPACES
302 PARKING SPACES PROVIDED	
@ 1.7 SPACE / UNIT	

Exhibit 'C':
Conceptual Building Elevations



CITY OF ROCKWALL, TEXAS

RESOLUTION NO. 23-01

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, CALLING A GENERAL ELECTION TO BE HELD JOINTLY WITH THE ROCKWALL INDEPENDENT SCHOOL DISTRICT (RISD) AND DESIGNATING THE ROCKWALL COUNTY ELECTIONS ADMINISTRATOR AS THE ELECTION ADMINISTRATOR TO CONDUCT SAID GENERAL ELECTION ON BEHALF OF THE CITY OF ROCKWALL ON SATURDAY, MAY 6, 2023 FOR THE PURPOSE OF ELECTING A MAYOR AND THREE (3) COUNCIL MEMBERS - ONE (1) FOR PLACE 1, ONE (1) FOR PLACE 3, AND ONE (1) FOR PLACE 5, EACH FOR A TWO (2) YEAR TERM; DESIGNATING THE ENTIRE CITY AS ONE ELECTION PRECINCT; DESIGNATING POLLING PLACES, DATES AND TIMES; DESIGNATING FILING DEADLINES; ORDERING NOTICES OF ELECTION TO BE POSTED AND PUBLISHED AS PRESCRIBED BY LAW IN CONNECTION WITH SAID ELECTION; PROVIDING FOR OTHER ELECTION-RELATED PROCEDURES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Section 41.001 of the Texas Election Code, as amended (the “Code”) specifies that the first Saturday in May shall be a “uniform election date” and that a general election of a city may be held on such day; and

WHEREAS, the City Council of the City of Rockwall, Texas (hereinafter referred to as the “City”), in accordance with the Rockwall City Charter, Section 5.01, requires that the City comply with the Code and therefore the general municipal election shall be conducted on the first Saturday in May 2023; and

WHEREAS, Section 271.002 of the Texas Election Code authorizes two or more political subdivisions to enter into an agreement to hold elections jointly in the election precincts that can be served by common polling places; and

WHEREAS, the City of Rockwall, the Rockwall Independent School District, and Rockwall County desire that a joint election be held in order to provide a convenient, simple, and cost-saving election for the voters; and

WHEREAS, the City of Rockwall, the Rockwall Independent School District, and Rockwall County will enter into a joint agreement setting out each entity’s respective duties, responsibilities and costs associated with the May 6, 2023 election; and

WHEREAS, by this Resolution, it is the intention of the Rockwall City Council to: (1) call for said election to be held on the above named date, (2) designate the entire City as one election precinct, (3) designate the Rockwall County Library as the main polling place for City of Rockwall voters for the election and (4) establish and set forth general procedures for conducting said election; and

WHEREAS, it is hereby officially found and determined that the meeting at which this Resolution was adopted 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:

Section 1. Findings. That the statements contained in the preamble of this Resolution are true and correct and are adopted as findings of fact hereby, which findings are conclusive and incontestable.

Section 2. Election Date, Purpose of Election, Officers and Terms of Office. That a General Election is hereby ordered to be held jointly with the Rockwall Independent School District in and throughout the City of Rockwall on Saturday, May 6, 2023, for the purpose of electing a (1) Mayor and three (3) Council Members - one (1) for Place 1, one (1) for Place 3, and one (1) for Place 5, each for a (2) two-year term.

Section 3. Eligibility for Candidacy & Winner(s) Declared via Plurality Vote. That in accordance with Section 5.02 of the City Charter of the City of Rockwall, no person shall be eligible for the office of Council Member, unless he is at least twenty-one years of age at the time of the election for which he is filing; is a qualified voter (of the City); has resided within the corporate limits of the City, or recently annexed territory, for at least twelve (12) months prior to the filing deadline; after notice of any delinquency, not in arrears in payment of taxes or other liabilities due the City. In accordance with Section 5.04(1) of the City Charter, a plurality vote is required to be elected and declared the winner.

Section 4. Application for a Place on the Ballot. That in accordance with Section 143.007 of the Texas Election Code, any eligible and qualified person may have his name printed upon the official ballot as a candidate for the offices herein before set forth by filing his sworn application with the City Secretary not earlier than 8:00 a.m. on January 18, 2023 and not later than 5:00 p.m. on February 17, 2023. Each such application shall be on a form as prescribed by Section 141.031 of the Texas Election Code. The order in which the names of the candidates are to be printed on the ballot shall be determined by a drawing held by the City Secretary as provided by Section 52.094 of the Code. Notice of the time and place for said drawing shall be given in accordance with the Code.

Section 5. Election Precinct, Polling Place, and Election Hours. That the entire City of Rockwall, Texas shall constitute one (1) election precinct for the City's General Election, and the main polling place is hereby designated to be located at the Rockwall County Library, 1215 E. Yellowjacket Lane, Rockwall, Texas 75087. In accordance with and pursuant to the requirements of the Code, said polling place shall be open from 7:00 a.m. until 7:00 p.m. on the date of the election.

Section 6. Early & Election Day Voting and Ballots by Mail. That early voting by personal appearance shall be administered by the Rockwall County Elections Administrator as set forth in an Election Contract and the Code. Early voting shall be conducted on/at the dates, times and locations specified by the County Elections Administrator with the exception of Sunday and State holidays; however, the schedule listed below is a tentative schedule that may be subject to change following the February 17, 2023 candidate filing deadline.

SUNDAY (Domingo)	MONDAY (Lunes)	TUESDAY (Martes)	WEDNESDAY (Miércoles)	THURSDAY (Jueves)	FRIDAY (Viernes)	SATURDAY (Sábado)
	APR 24 8am – 5pm Early Voting	APR 25 8am – 5pm Early Voting	APR 26 8am – 5pm Early Voting	APR 27 8am – 5pm Early Voting	APR 28 8am – 5pm Early Voting	APR 29 10am – 3pm Early Voting
SUNDAY (Domingo)	MONDAY (Lunes)	TUESDAY (Martes)	WEDNESDAY (Miércoles)	THURSDAY (Jueves)	FRIDAY (Viernes)	SATURDAY (Sábado)
	MAY 1 7am – 7pm Early Voting	MAY 2 7am – 7pm Early Voting				MAY 6 ELECTION DAY 7AM – 7PM

LOCATION (ubicación)	LOCATION & ADDRESS (ubicación y dirección)	CITY (ciudad)
ROCKWALL	COUNTY LIBRARY <i>BIBLIOTECA DEL CONDADO</i> 1215 E. YELLOWJACKET LN MAIN EARLY VOTING POLLING PLACE <i>PRINCIPAL LUGAR DE VOTACIÓN ANTICIPADA</i>	ROCKWALL
HEATH	HEATH CITY HALL <i>AYUNTAMIENTO DE HEATH</i> 200 LAURENCE DR	HEATH
FATE	FATE CITY HALL <i>AYUNTAMIENTO DE FATE</i> 1900 CD BOREN PKWY	FATE
ROYSE CITY	ROYSE CITY CITY HALL <i>AYUNTAMIENTO DE ROYSE</i> 305 N ARCH ST	ROYSE CITY

Applications for Ballots by Mail (ABBM) from voters who are already registered must be requested from, mailed to, and received by the Rockwall County Elections Administrators Office no later than the close of business (5:00 p.m.) on Tuesday, April 25. Federal Post Card Applications (FPCA) must be requested from the Rockwall County Elections Department and received by that office by either Monday, April 17 (if NOT currently a registered voter) or by Tuesday, April 25 (if currently a registered voter) by 5:00 p.m. The address is 915 Whitmore Dr., Suite D • Rockwall, TX 75087 (phone: (972) 204-6200).

Section 7. Governing Law and Qualified Voters. That the election shall be held in accordance with the constitution of the State of Texas, the City Charter, and the Texas Election Code, and all resident, qualified electors of the city, shall be eligible to vote in the election.

Section 8. Notice and Conduct of the Election. That proper notice of the Election shall be given and, in all respects, the Election shall be conducted in accordance with the Code.

Section 9. Election Officers and Authorization of Further Procedures. That the Elections Administrator is to be the designated elections officer pursuant to law and per the Election Contract to oversee all aspects of the election. The Elections Administrator, the City and the County may employ other personnel necessary for the proper administration of the Election, including such part-time help as is necessary for the Election, to ensure the timely delivery of supplies during early voting and on Election Day.

The City Council hereby authorizes and directs the Mayor, City Manager, Assistant 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, including the joint election agreement, 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.

Section 10. Representatives. That the following slate of officials and other designated persons are hereby authorized to be present to observe the election counting process:

- a. The Mayor and members of the City Council of the City of Rockwall;
- b. Candidates for Mayor and City Council of the City of Rockwall;
- c. The Rockwall City Secretary or her designated representative.

Section 11. Canvassing of Returns. That the City Council of the City shall convene between May 9, 2023 and May 17, 2023 to canvass the returns of the election in accordance with the Texas Election Code.

Section 12. Severability. That should any part, section, subsection, paragraph, sentence, clause or phrase contained in this resolution be held to be unconstitutional or of no force and effect, such holding shall not affect the validity of the remaining portion of this resolution, but in all respects said remaining portion shall be and remain in full force and effect.

Section 13. Effective Date. That this resolution shall be in full force and effect from and after its passage and it is accordingly so resolved.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, this 6th day of FEBRUARY, 2023.

ATTEST:

Kevin Fowler, Mayor

Kristy Teague, City Secretary



City of Rockwall
The New Horizon

Building Inspections Department Monthly Report

December 2022

Permits

Total Permits Issued:	234
Building Permits:	13
Contractor Permits:	221
Total Commercial Permit Values:	\$4,348,000.33
Building Permits:	\$1,350,000.00
Contractor Permits:	\$2,998,000.33
Total Fees Collected:	\$105,480.50
Building Permits:	\$65,092.99
Contractor Permits:	\$40,387.51

Board of Adjustment

Board of Adjustment Cases: 0

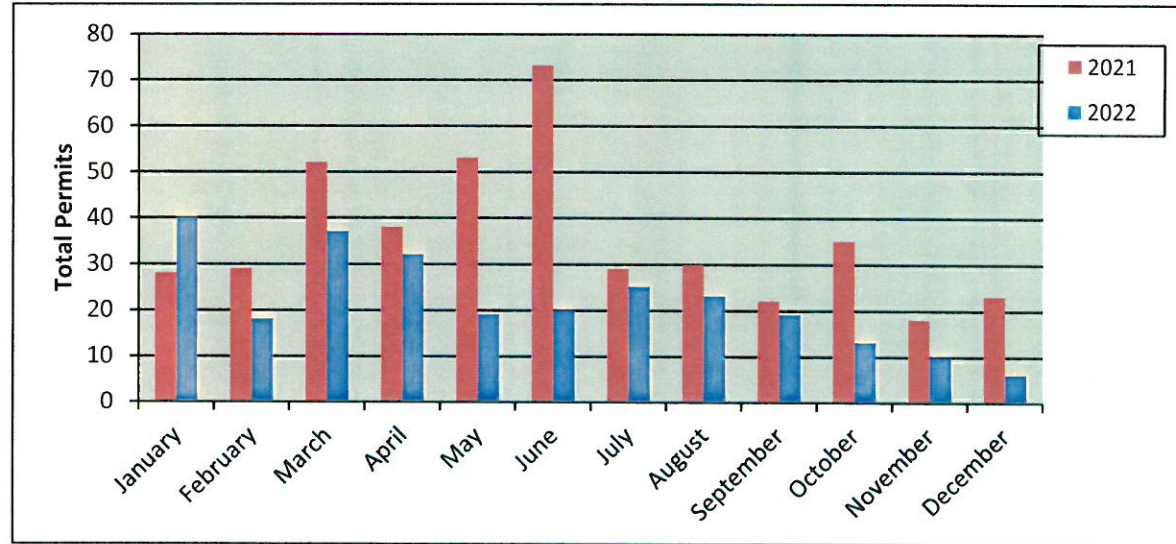
City of Rockwall
PERMITS ISSUED - Summary by Type and Subtype
For the Period 12/1/2022 to 12/31/2022

Type/Subtype	# of Permits Issued	Valuation of Work	Fees Charged
Commercial Building Permit	37	\$4,348,000.33	\$37,658.11
Addition	1	350,000.00	\$2,405.25
Cell Tower Permit	2	60,000.00	\$924.64
Certificate of Occupancy	9		\$685.50
Electrical Permit	4	38,960.00	\$759.61
Irrigation Permit	1		\$76.50
Mechanical Permit	3	61,978.23	\$1,041.17
New Construction	1	1,000,000.00	\$16,245.56
Plumbing Permit	2	1,262.10	\$111.33
Remodel	4	2,653,138.00	\$14,390.55
Roofing Permit	2	169,787.00	\$153.00
Sign Permit	6	12,875.00	\$459.00
Temporary Certificate of Occupancy	1		\$306.00
Temporary Construction Trailer	1		\$100.00
Residential Building Permit	197		\$67,822.39
Accessory Building Permit	4		\$292.76
Addition	1		\$652.35
Concrete Permit	8		\$803.99
Deck Permit	1		\$50.00
Electrical Permit	10		\$1,020.00
Fence Permit	36		\$1,831.00
Generator	1		\$153.00
Irrigation Permit	19		\$1,446.00
Mechanical Permit	13		\$1,499.50
New Single Family Residential	6		\$45,497.07
Patio Cover/Pergola	8		\$976.78
Plumbing Permit	23		\$1,957.50
Pool	5		\$872.20
Remodel	2		\$255.00
Retaining Wall Permit	1		\$51.00
Roofing Permit	28		\$2,137.50
Solar Panel Permit	18		\$7,765.74
Window & Door Permit	13		\$561.00
Totals:	234		\$105,480.50

New Residential Permits

Calendar Year

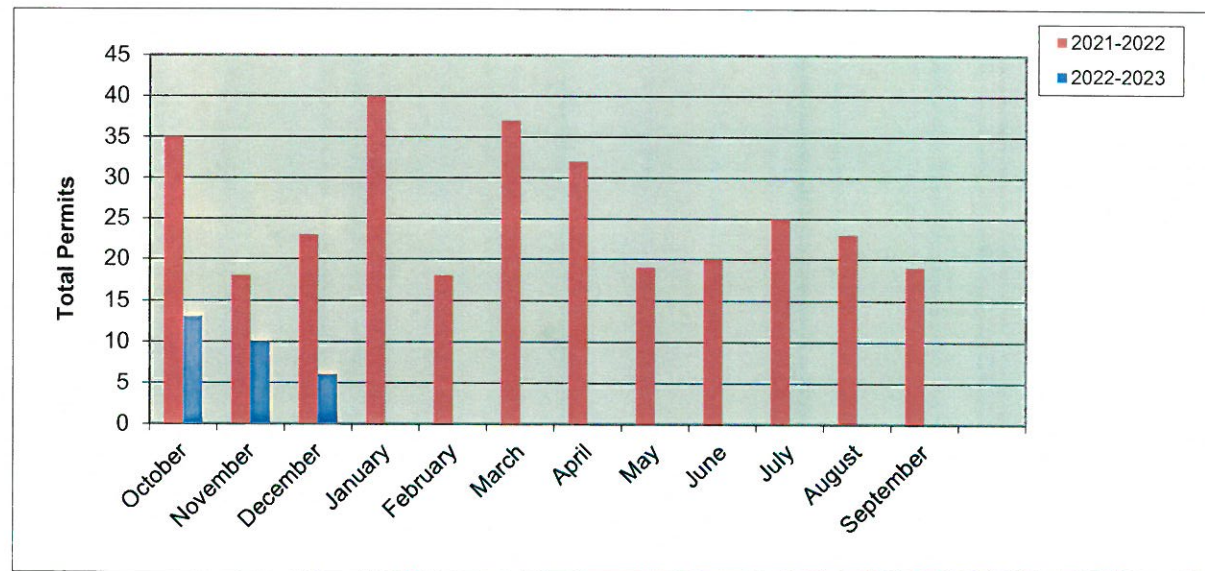
	Year	
	2021	2022
January	28	40
February	29	18
March	52	37
April	38	32
May	53	19
June	73	20
July	29	25
August	30	23
September	22	19
October	35	13
November	18	10
December	23	6
Totals	430	262



New Residential Permits

Fiscal Year

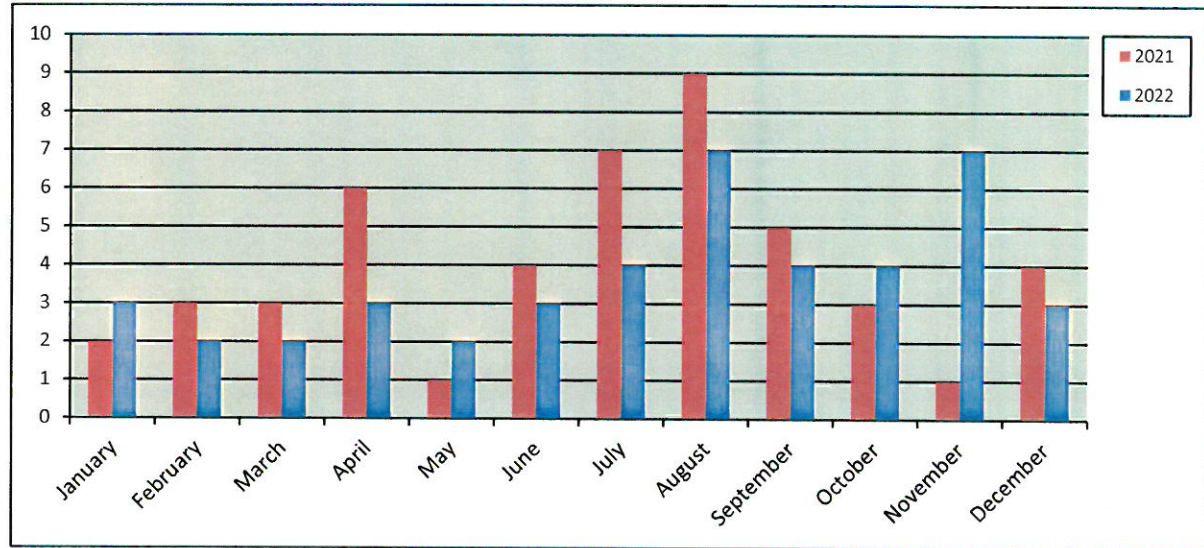
	Year	
	2021-2022	2022-2023
October	35	13
November	18	10
December	23	6
January	40	
February	18	
March	37	
April	32	
May	19	
June	20	
July	25	
August	23	
September	19	
Totals	309	29



Residential Remodel Permits

Calendar Year

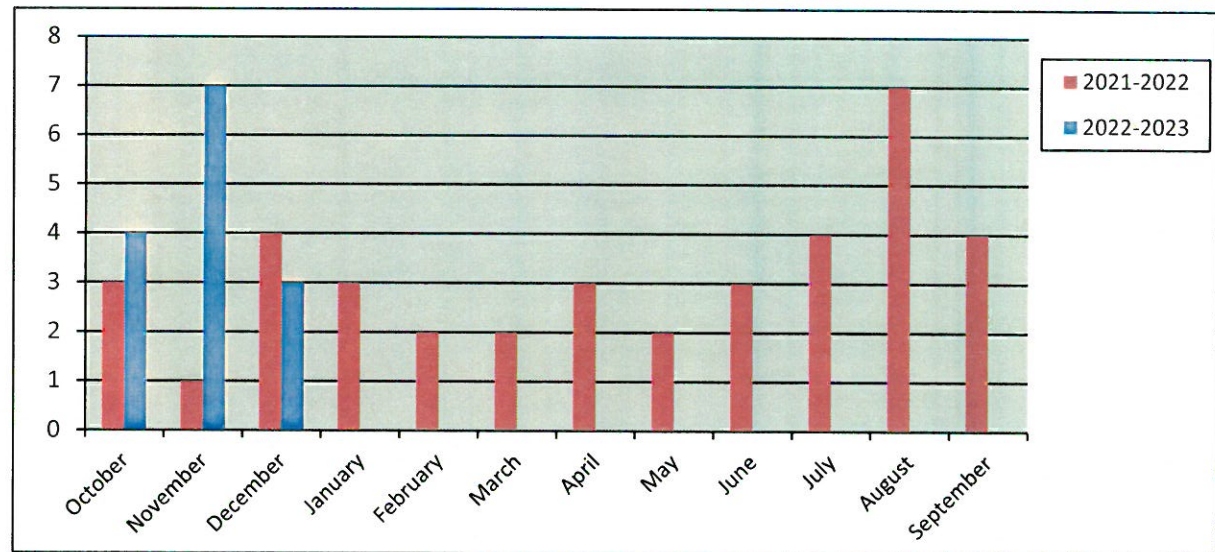
	Year	
	2021	2022
January	2	3
February	3	2
March	3	2
April	6	3
May	1	2
June	4	3
July	7	4
August	9	7
September	5	4
October	3	4
November	1	7
December	4	3
Totals	48	44



Residential Remodel Permits

Fiscal Year

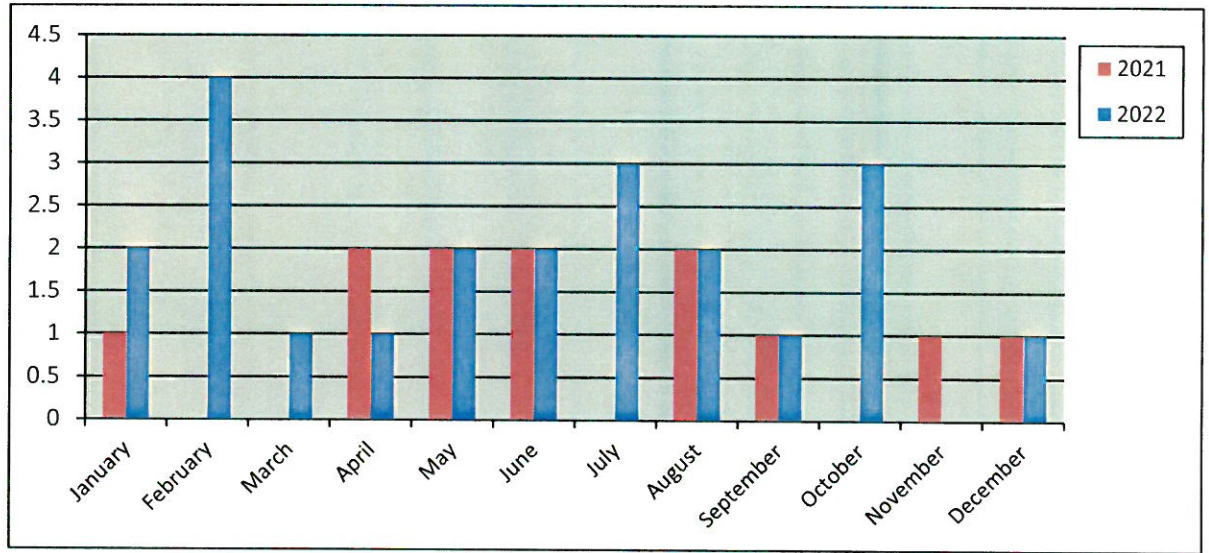
	Year	
	2021-2022	2022-2023
October	3	4
November	1	7
December	4	3
January	3	
February	2	
March	2	
April	3	
May	2	
June	3	
July	4	
August	7	
September	4	
Totals	38	14



New Commercial Permits

Calendar Year

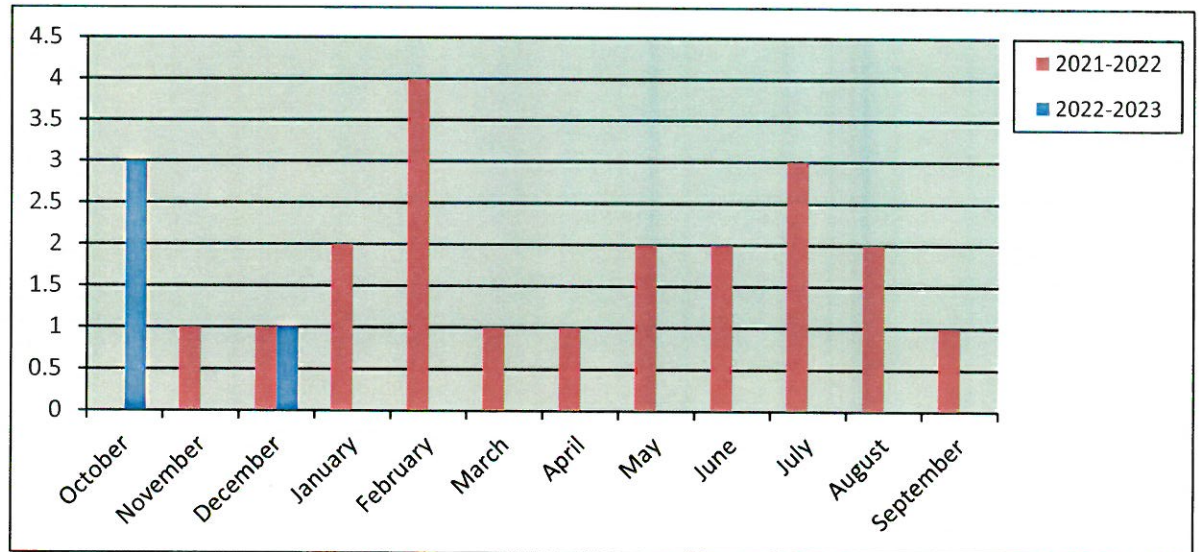
	Year	
	2021	2022
January	1	2
February	0	4
March	0	1
April	2	1
May	2	2
June	2	2
July	0	3
August	2	2
September	1	1
October	0	3
November	1	0
December	1	1
Totals	12	22



New Commercial Permits

Fiscal Year

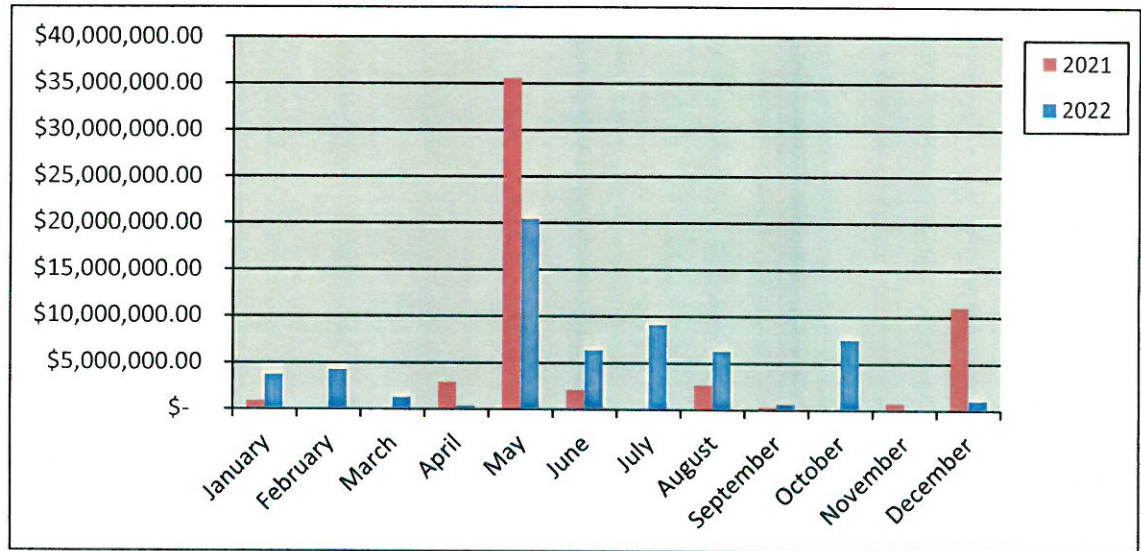
	Year	
	2021-2022	2022-2023
October	0	3
November	1	0
December	1	1
January	2	
February	4	
March	1	
April	1	
May	2	
June	2	
July	3	
August	2	
September	1	
Totals	20	4



New Commercial Value

Calendar Year

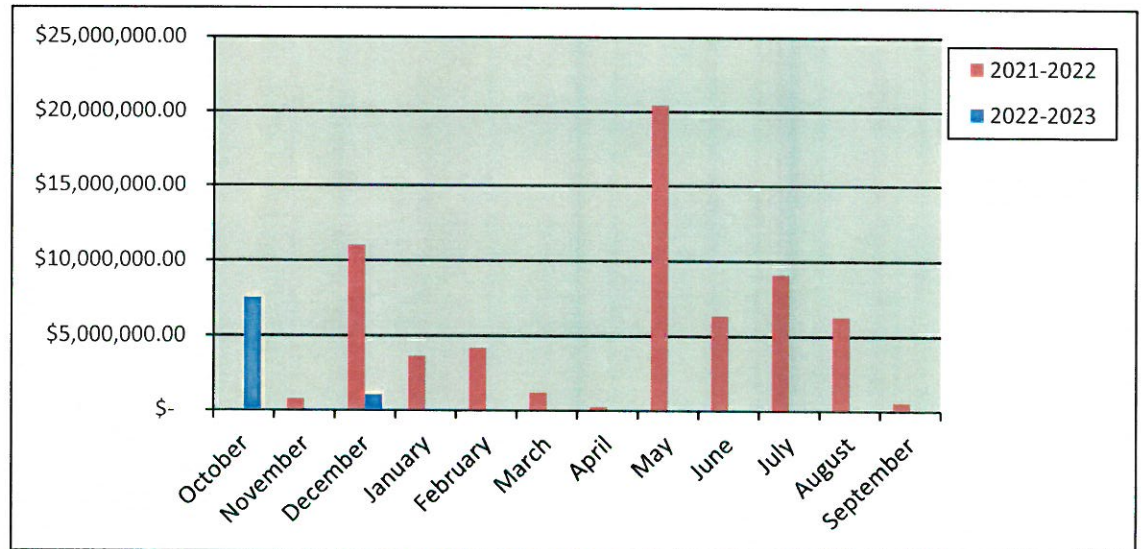
Year		
	2021	2022
January	\$ 885,000.00	\$ 3,625,000.00
February	\$ -	\$ 4,186,300.00
March	\$ -	\$ 1,200,000.00
April	\$ 2,900,000.00	\$ 250,000.00
May	\$ 35,500,000.00	\$ 20,400,000.00
June	\$ 2,080,000.00	\$ 6,300,000.00
July	\$ -	\$ 9,075,000.00
August	\$ 2,650,000.00	\$ 6,244,700.00
September	\$ 286,200.00	\$ 550,000.00
October	\$ -	\$ 7,472,450.00
November	\$ 750,000.00	\$ -
December	\$ 11,000,000.00	\$ 1,000,000.00
Totals	\$ 56,051,200.00	\$ 60,303,450.00



New Commercial Value

Fiscal Year

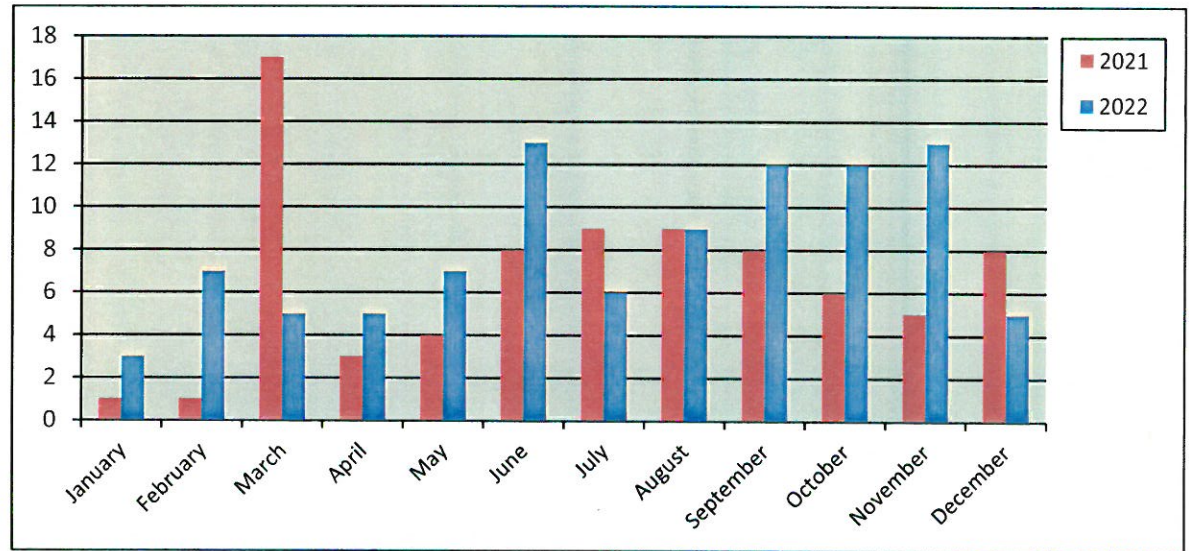
Year		
	2021-2022	2022-2023
October	\$ -	\$ 7,472,450.00
November	\$ 750,000.00	\$ -
December	\$ 11,000,000.00	\$ 1,000,000.00
January	\$ 3,625,000.00	
February	\$ 4,186,300.00	
March	\$ 1,200,000.00	
April	\$ 250,000.00	
May	\$ 20,400,000.00	
June	\$ 6,300,000.00	
July	\$ 9,075,000.00	
August	\$ 6,244,700.00	
September	\$ 550,000.00	
Totals	\$ 63,581,000.00	\$ 8,472,450.00



Commercial Remodel Permits

Calendar Year

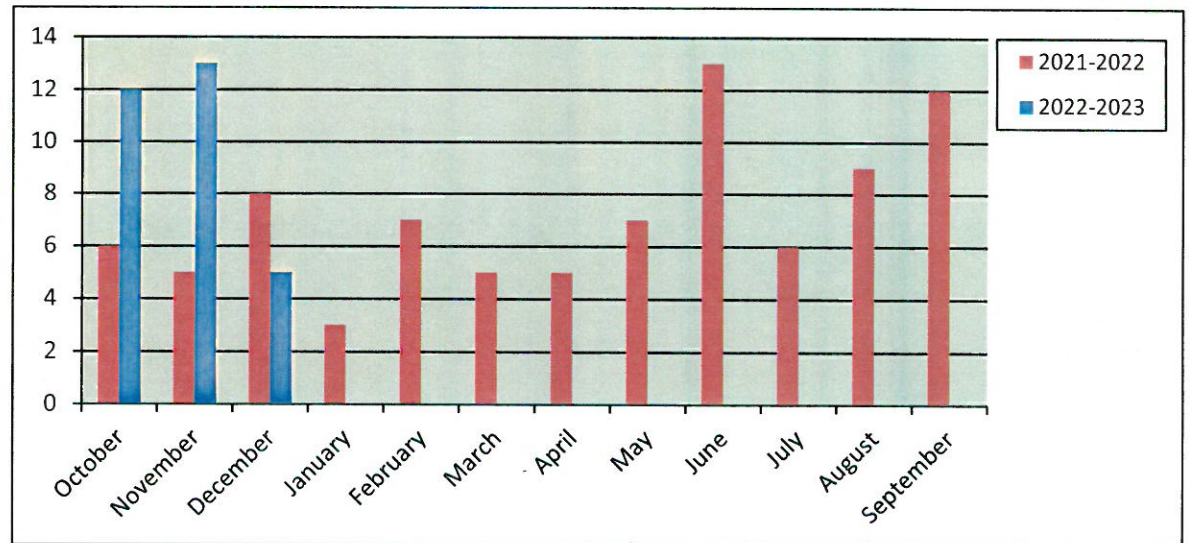
	Year	
	2021	2022
January	1	3
February	1	7
March	17	5
April	3	5
May	4	7
June	8	13
July	9	6
August	9	9
September	8	12
October	6	12
November	5	13
December	8	5
Totals	79	97



Commercial Remodel Permits

Fiscal Year

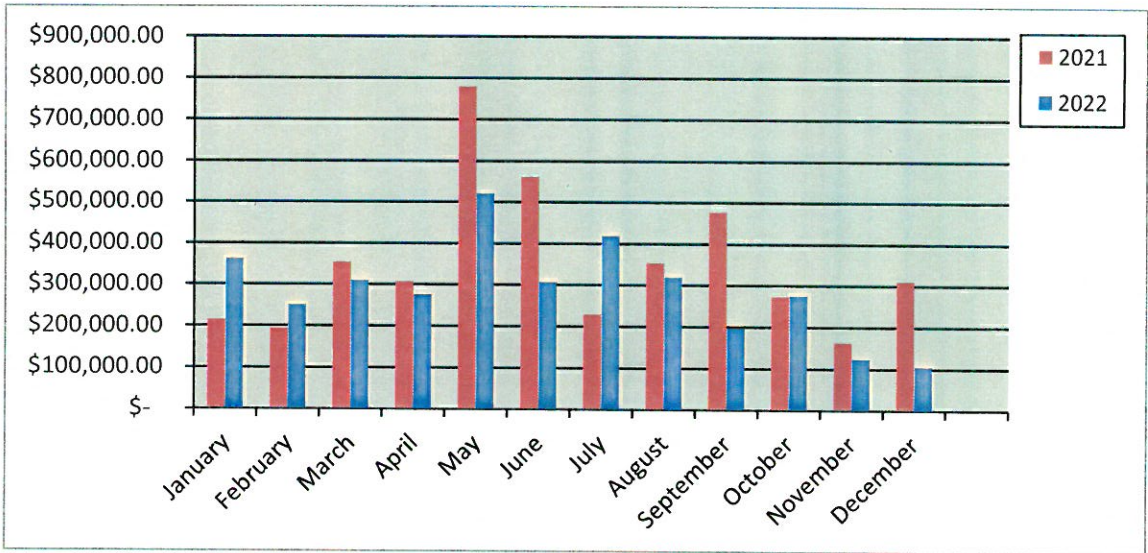
	Year	
	2021-2022	2022-2023
October	6	12
November	5	13
December	8	5
January	3	
February	7	
March	5	
April	5	
May	7	
June	13	
July	6	
August	9	
September	12	
Totals	86	30



Total Fees Collected

Calendar Year

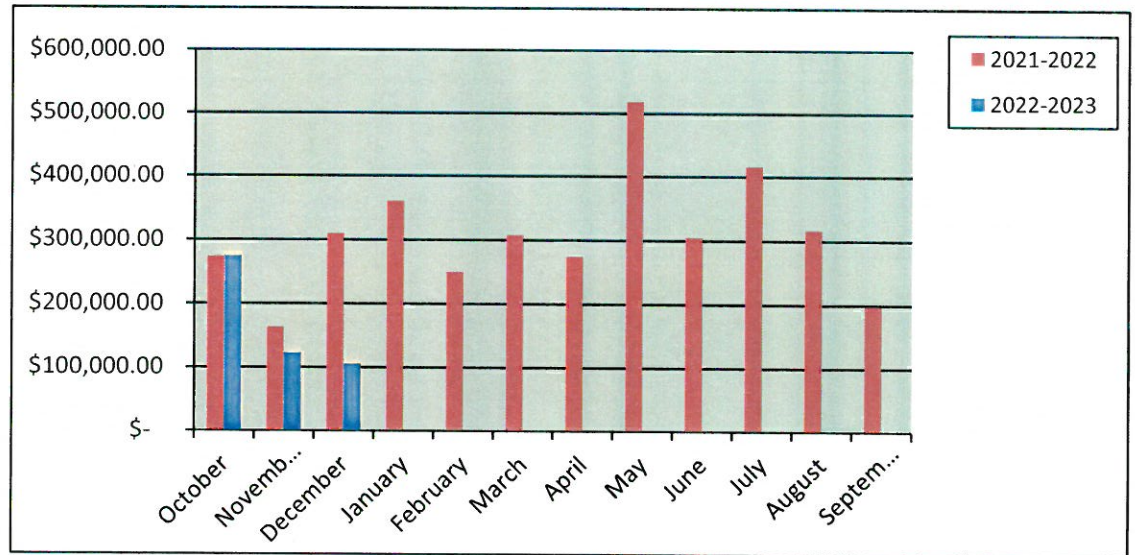
Year		
	2021	2022
January	\$ 214,263.11	\$ 361,270.18
February	\$ 193,245.03	\$ 250,094.89
March	\$ 354,901.19	\$ 307,866.69
April	\$ 306,654.35	\$ 274,768.54
May	\$ 778,422.17	\$ 518,725.96
June	\$ 561,245.38	\$ 304,895.03
July	\$ 228,777.52	\$ 416,616.46
August	\$ 353,601.69	\$ 317,170.14
September	\$ 476,935.40	\$ 197,419.77
October	\$ 273,670.22	\$ 274,314.07
November	\$ 163,206.06	\$ 122,821.42
December	\$ 310,002.73	\$ 105,480.50
Totals	\$ 4,214,924.85	\$ 3,451,443.65



Total Fees Collected

Fiscal Year

Year		
	2021-2022	2022-2023
October	\$ 273,670.22	\$ 274,314.07
November	\$ 163,206.06	\$ 122,821.42
December	\$ 310,002.73	\$ 105,480.50
January	\$ 361,270.18	
February	\$ 250,094.89	
March	\$ 307,866.69	
April	\$ 274,768.54	
May	\$ 518,725.96	
June	\$ 304,895.03	
July	\$ 416,616.46	
August	\$ 317,170.14	
September	\$ 197,419.77	
Totals	\$ 3,695,706.67	\$ 502,615.99



CERTIFICATES OF OCCUPANCY ISSUED

For the Period 12/1/2022 to 12/31/2022

Permit Number	Permit Type	Site Address	Total Fees
Application Date	Subtype	Parcel Number	
Issue Date	Status of Permit	Subdivision Name	Total SQFT
	Business Name	Plan Number	Fees Paid
COM2022-3917	Commercial Building Permit		
06/23/2022	Certificate of Occupancy	3068 N Goliad St,	\$76.50
12/13/2022	ISSUED	Rockwall, TX 75087	13,510.00
	Primrose School of North Rockwall		

Contact Type	Contact Name	Contact Address			
	Business Phone				
Business Owner	Arshad Nizam	3068 N Goliad St	Rockwall	TX	75087
	214-585-8356				
Property Owner	Arshad Nizam	3068 N Goliad St	Rockwall	TX	75087

Contractors

COM2022-5880	Commercial Building Permit		
09/15/2022	Certificate of Occupancy	108 KENWAY DR,	\$75.00
12/05/2022	ISSUED	ROCKWALL, TX 75087	2,560.00
	Lone Star Casa Inc		

Contact Type	Contact Name	Contact Address			
	Business Phone				
Business Owner	Lauren Rowe	108 Kenway St	Rockwall	TX	75087
	972-772-5858				
Property Owner	ST MATTHIAS OLD	116 KENWAY DR	ROCKWALL	TX	75087
	CATHOLIC CHURCH				

Contractors

COM2022-6579	Commercial Building Permit		
10/14/2022	Certificate of Occupancy	2600 LAKEFRONT TRL,	\$76.50
12/20/2022	ISSUED	ROCKWALL, TX 75032	644,789.00
	Ablon Harbor Village		

Contact Type	Contact Name	Contact Address			
	Business Phone				
Business Owner	Ablon at Harbor Village LP	8222 Douglas Ave, S. 390	Dallas	TX	75225
	214-389-6900				
Property Owner	James Ziegler	8222 Douglas Ave	Dallas	TX	75225
Inspection Report C	Cal Smith	3710 Rawlins St, S. 1510	Dallas	TX	75219

Contractors

COM2022-6580	Commercial Building Permit		
10/14/2022	Certificate of Occupancy	2800 LAKEFRONT TRL,	\$76.50
12/20/2022	ISSUED	ROCKWALL, 75032	66,740.00
	Ablon Parking Garage		

8:26:28AM

CERTIFICATES OF OCCUPANCY ISSUED

For the Period 12/1/2022 to 12/31/2022

Permit Number	Permit Type	Site Address	Valuation	Total Fees	Total SQFT	Fees Paid
Application Date	Subtype	Parcel Number				
Issue Date	Status of Permit	Subdivision Name				
	Business Name	Plan Number				
Contact Type	Contact Name	Contact Address				
	Business Phone					
Business Owner	Ablon at the Harbor Village LP	8222 Douglas Ave, S. 390	Dallas	TX	75225	
	214-389-6195					
Property Owner	James Ziegler	8222 Douglas Ave	Dallas	TX	75225	
Applicant	Tyler Atkinson	3710 Rawlins St, Ste 1510	Dallas	TX	75219	
Inspection Report (Cal Smith						

Contractors

COM2022-7169	Commercial Building Permit					
11/15/2022	Certificate of Occupancy	1930 ALPHA DR, 100,			\$76.50	\$76.50
12/15/2022	ISSUED	ROCKWALL, TX, 75087			3,000.00	
	The Bucket Ministry					

Contact Type	Contact Name	Contact Address				
	Business Phone					
Business Owner	Chris Beth	7458 Open Water Point	Quinlan	TX	75474	
	740-701-7839					
Property Owner	Steve and Karan Baxter	401 Columbia Dr	Rockwall	TX	75032	

Contractors

COM2022-7273	Commercial Building Permit					
11/21/2022	Certificate of Occupancy	2930 RIDGE RD, 120,			\$76.50	\$76.50
12/21/2022	ISSUED	ROCKWALL, TX, 75032			2,000.00	
	Athletico Physical Therapy					

Contact Type	Contact Name	Contact Address				
	Business Phone					
Business Owner	Bryan Chasteen - Athletico Physical Therapy	2930 Ridge Rd, Suite 120	Rockwall	TX	75032	
	960-745-1965					
Property Owner	Louis Martin	P.O. Box 471819	Fort Worth	TX	76147	
Applicant	Nick Villalobos/Foster Jones	Superintendent				

Contractors

COM2022-7315	Commercial Building Permit					
11/22/2022	Certificate of Occupancy	2930 RIDGE RD, 130,			\$76.50	\$76.50
12/02/2022	ISSUED	ROCKWALL, TX, 75032			3,000.00	
	HOLLYWOOD FEED					

8:26:28AM

CERTIFICATES OF OCCUPANCY ISSUED

For the Period 12/1/2022 to 12/31/2022

Permit Number	Permit Type	Site Address	Valuation	Total Fees	Fees Paid
Application Date	Subtype	Parcel Number			
Issue Date	Status of Permit	Subdivision Name			
	Business Name	Plan Number		Total SQFT	
Contact Type	Contact Name	Contact Address			
	Business Phone				
Business Owner	HOLLYWOOD FEED	2930 RIDGE RD, SUITE 130	Rockwall	TX	75032
	901-487-7836				
Property Owner	HFRP1 LLC	PO BOX 471819	Fort Worth	TX	76147

Contractors

COM2022-7317	Commercial Building Permit				
11/23/2022	Certificate of Occupancy	2455 RIDGE RD, 115,	\$76.50		\$76.50
12/08/2022	ISSUED	ROCKWALL, TX, 75087			
	X Golf		5,848.00		

Contact Type	Contact Name	Contact Address	Valuation	Total Fees	Fees Paid
	Business Phone				
Business Owner	Paul Copioli	2455 Ridge Rd, Suite 115	Rockwall	TX	75087
	586-873-7547				
Property Owner	Infinity RRE LLC	2000 N Central Expwy #216	Plano	TX	75074
Applicant	Nate Moore	1629 Smirl #100	Rockwall	TX	75032
Inspection Report C	Nate Moore	1629 Smirl #100	Rockwall	TX	75032

Contractors

COM2022-7607	Commercial Building Permit				
12/12/2022	Certificate of Occupancy	2010 INDUSTRIAL BLVD,	\$75.00		\$75.00
12/15/2022	ISSUED	601, ROCKWALL, TX,			
	Aero Climate Control Inc	75087	3,000.00		

Contact Type	Contact Name	Contact Address	Valuation	Total Fees	Fees Paid
	Business Phone				
Business Owner	Richard Coleman	3029 CR2600	Caddo Mills	TX	75135
Property Owner	Rockwall Steel	PO Box 159	Rockwall	TX	75087

Contractors

COM2022-7661	Commercial Building Permit				
12/14/2022	Temporary Certificate of Occupancy	3092 Horizon Rd,	\$306.00		\$306.00
12/16/2022	ISSUED	Rockwall ,TX 75032			
	Frost Bank		5,551.00		

8:26:28AM

CERTIFICATES OF OCCUPANCY ISSUED

For the Period 12/1/2022 to 12/31/2022

Permit Number	Permit Type	Site Address	Valuation	Total Fees	Fees Paid
Application Date	Subtype	Parcel Number		Total SQFT	
Issue Date	Status of Permit	Subdivision Name			
Contact Type	Contact Name	Contact Address			
	Business Name				
	Business Phone				
Business Owner	Frost Bank	3092 Horizon Rd	Rockwall	TX	75032
	214-515-4900				
Property Owner	Frost Bank	3092 Horizon Rd	Rockwall	TX	75032
Applicant	Xavier Tapia/SpawGlass Construction				
Contractors					

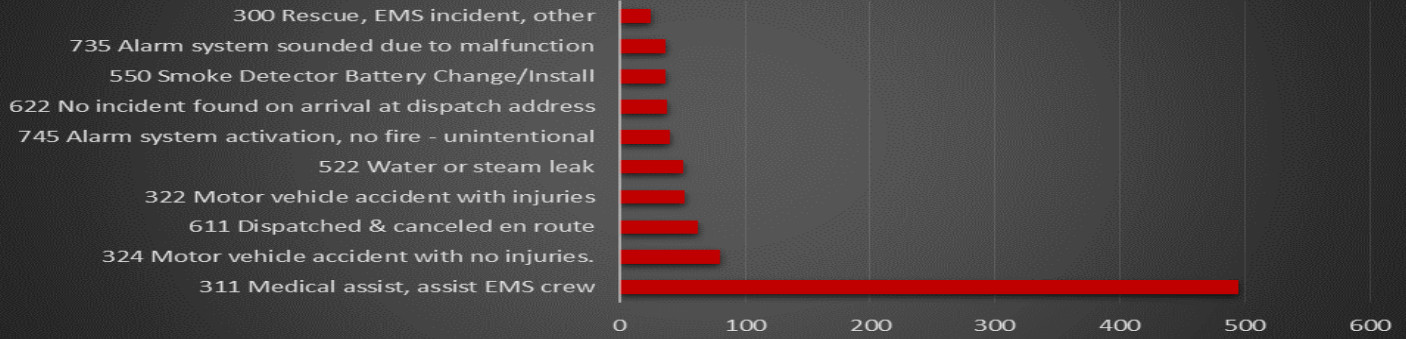
10

Total Valuation:
Total Fees: \$991.50
Total Fees Paid: \$991.50



December 2022 Monthly Report

Top 10 NFIRS Call Types



All Calls By NFIRS Call Type

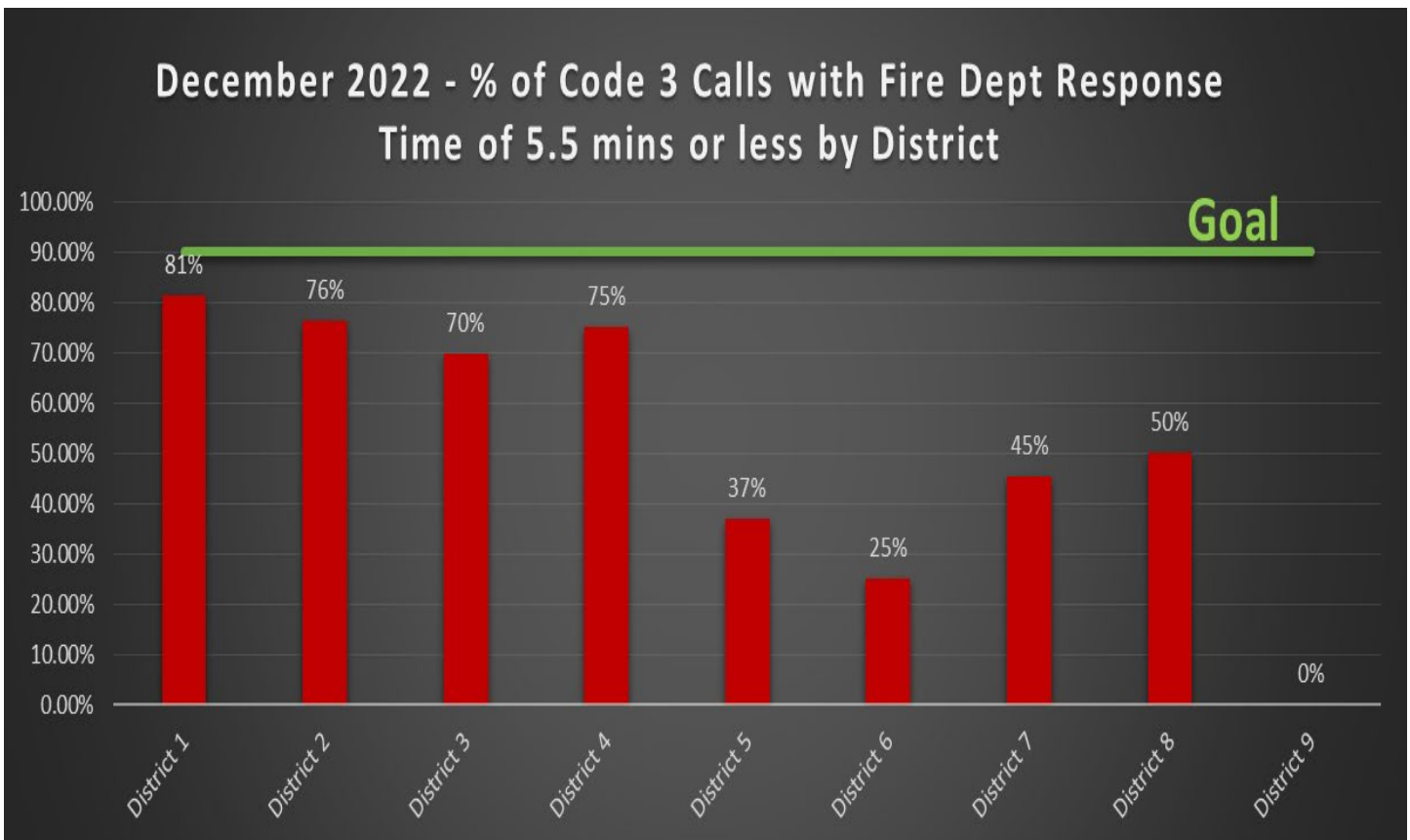


Incident Count

100 Fire, other	1
111 Building fire	6
118 Trash or rubbish fire, contained	2
131 Passenger vehicle fire (cars, pickups, SUV's)	6
132 Road freight or transport vehicle fire (Commercial Vehicles)	1
143 Grass fire	1
151 Outside rubbish, trash or waste fire	2
153 Construction or demolition landfill fire	1
162 Outside equipment fire	1
300 Rescue, EMS incident, other	20
311 Medical assist, assist EMS crew	174
322 Motor vehicle accident with injuries	17
323 Motor vehicle/pedestrian accident (MV Ped)	1
324 Motor vehicle accident with no injuries.	25
331 Lock-in (if lock out , use 511)	1
411 Gasoline or other flammable liquid spill	1
412 Gas leak (natural gas or LPG)	6
413 Oil or other combustibile liquid spill	1
424 Carbon monoxide incident	1
440 Electrical wiring/equipment problem, other	2
442 Overheated motor	2
443 Breakdown of light ballast	1
444 Power line down	3
445 Arcing, shorted electrical equipment	1
510 Person in distress, other	3
511 Lock-out	2
520 Water problem, other	6
522 Water or steam leak	48
550 Public service assistance, other	1
550 Smoke Detector Battery Change/Install	19
551 Assist police or other governmental agency	2
553 Public service	2
554 Assist invalid	1
561 Unauthorized burning	1
600 Good intent call, other	1
611 Dispatched & canceled en route	23
622 No incident found on arrival at dispatch address	14
631 Authorized controlled burning	1
651 Smoke scare, odor of smoke	10
652 Steam, vapor, fog or dust thought to be smoke	1
671 HazMat release investigation w/no HazMat	3
672 Biological hazard investigation, none found	1
700 False alarm or false call, other	9
711 Municipal alarm system, malicious false alarm	1
730 System malfunction, other	2
731 Sprinkler activation due to malfunction	2
732 Extinguishing system malfunction (activation)	1
733 Smoke detector activation due to malfunction	16
735 Alarm system sounded due to malfunction	17
736 CO detector activation due to malfunction	2
740 Unintentional transmission of alarm, other	2
741 Sprinkler activation, no fire - unintentional	8
743 Smoke detector activation, no fire - unintentional	7
745 Alarm system activation, no fire - unintentional	15
746 Carbon monoxide detector activation, no CO	1
911 Citizen complaint	1
Grand Total	44 500

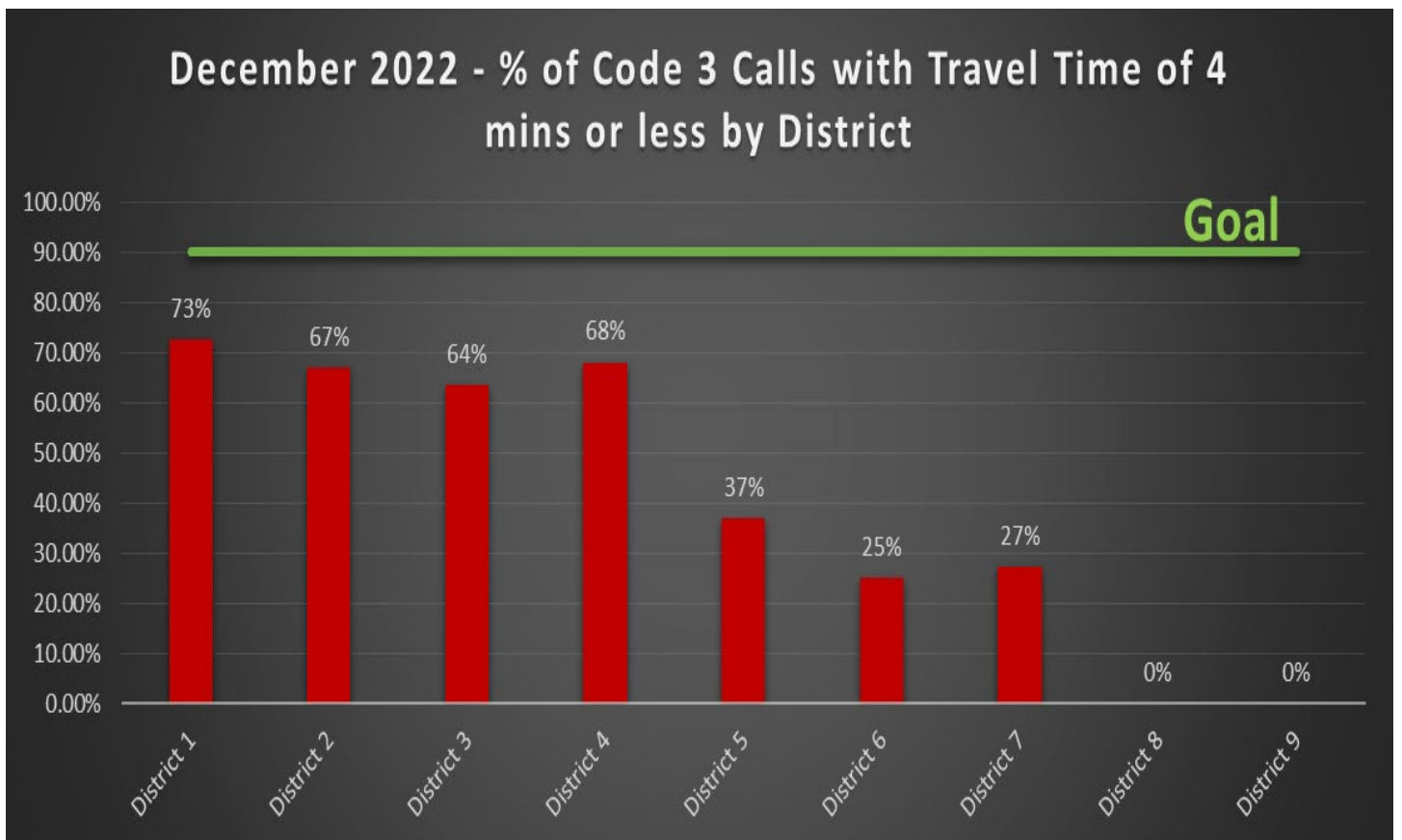
December 2022 Dispatch to Arrival Analysis

District	Total Number of Calls	Percent of Runs per District	Number of Calls in 5.5 mins or Less	Average FD Response Time Minutes	% in 5.5 min or less	Goal of 90%
District 1	113	31%	92	0:04:48	81%	90%
District 2	106	29%	81	0:05:32	76%	90%
District 3	33	9%	23	0:04:28	70%	90%
District 4	72	20%	54	0:05:08	75%	90%
District 5	19	5%	7	0:07:43	37%	90%
District 6	4	1%	1	0:06:25	25%	90%
District 7	11	3%	5	0:05:51	45%	90%
District 8	4	1%	2	0:05:50	50%	90%
District 9	2	1%	0	0:11:18	0%	90%
Department	364	100%	265	0:05:18	73%	90%



December 2022 Travel Times by District

District	Total Number of Calls	Percent of Runs per District	Number of Calls in 4 or Less	Average Travel Time Minutes	% in 4 min or less	Goal of 90%
District 1	113	31%	82	0:03:48	73%	90%
District 2	106	29%	71	0:04:30	67%	90%
District 3	33	9%	21	0:03:31	64%	90%
District 4	72	20%	49	0:04:06	68%	90%
District 5	19	5%	7	0:06:35	37%	90%
District 6	4	1%	1	0:05:33	25%	90%
District 7	11	3%	3	0:04:51	27%	90%
District 8	4	1%	0	0:04:48	0%	90%
District 9	2	1%	0	0:08:50	0%	90%
Department	364	100%	234	0:04:16	64%	90%





Total Dollar Losses

December 2022



City of Rockwall
The New Horizon

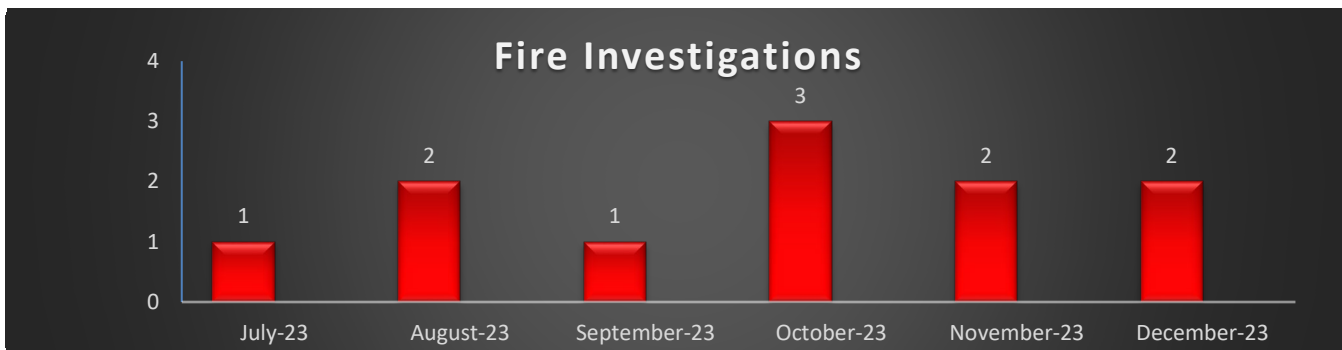
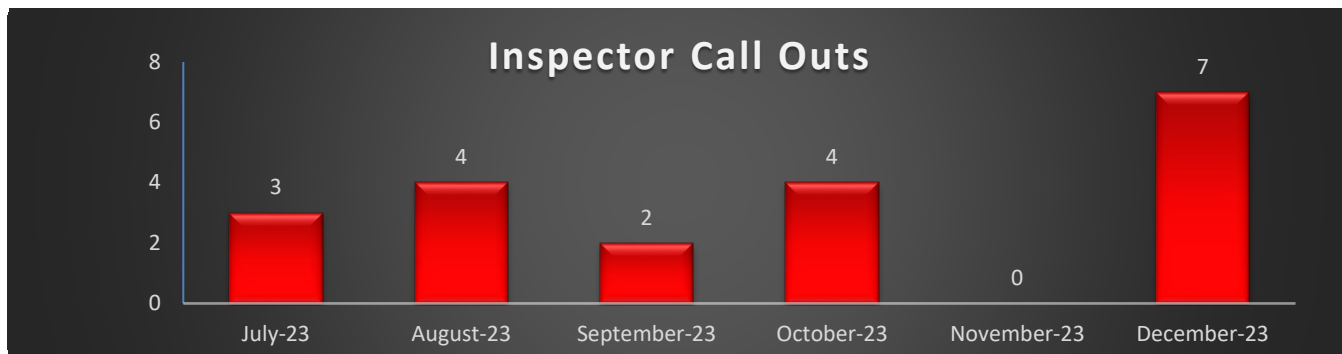
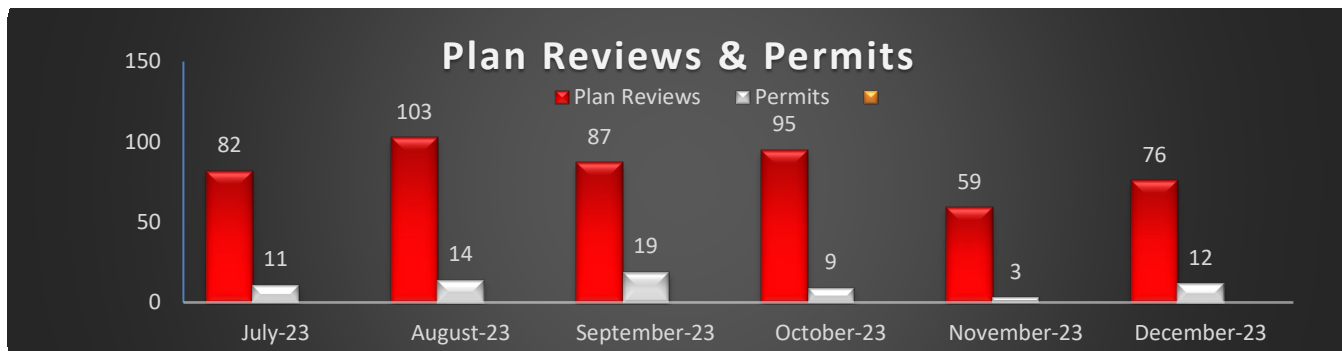
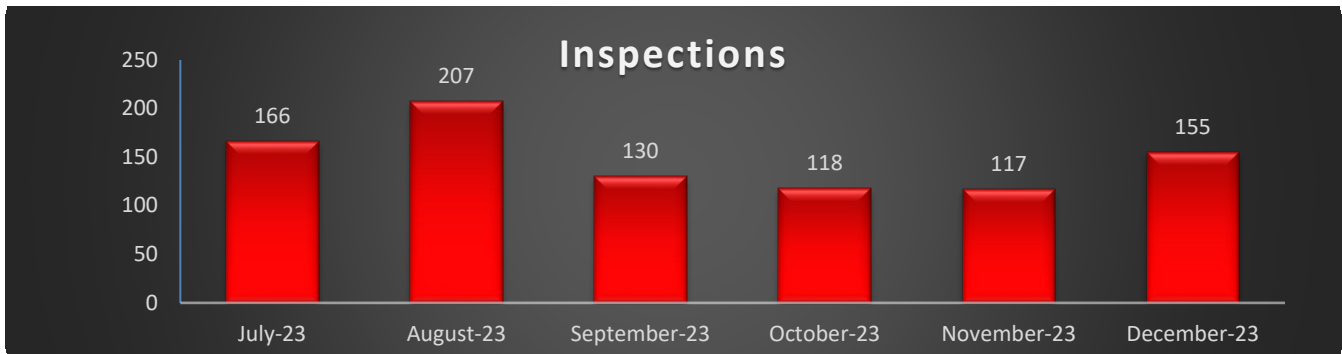
Rockwall Fire Department

Print Date/Time: 01/10/2023 08:13
Login ID: rck\ldgang
Layer: All
Areas: All

ORI Number: TX504
Incident Type: All
Station: All

	Current Month	Last Month	Same Month Last Year	Year To Date	Last Year To Date
Total Property Loss:	\$40,000.00	\$18,300.00	\$0.00	\$1,089,520.00	\$343,850.00
Total Content Loss:	\$5,500.00	\$600.00	\$0.00	\$901,750.00	\$246,600.00
Total Property Pre-Incident Value:	\$484,866.00	\$430,030.00	\$0.00	\$73,327,806.00	\$29,709,429.00
Total Contents Pre-Incident Value	\$200,000.00	\$175,165.00	\$0.00	\$22,472,140.00	\$11,657,699.60
Total Losses:	\$45,500.00	\$18,900.00	\$0.00	\$1,991,270.00	\$45,500.00
Total Value:	\$684,866.00	\$605,195.00	\$0.00	\$95,799,946.00	\$41,367,128.60

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



Rockwall Police Department

Monthly Activity Report

December-2022

ACTIVITY	CURRENT MONTH DECEMBER	PREVIOUS MONTH NOVEMBER	YTD 2022	YTD 2021	YTD % CHANGE
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PART 1 OFFENSES

Homicide / Manslaughter	0	0	0	0	0.00%
Sexual Assault	2	1	14	18	-22.22%
Robbery	1	0	14	4	250.00%
Aggravated Assault	0	4	30	33	-9.09%
Burglary	8	4	41	34	20.59%
Larceny	73	66	721	586	23.04%
Motor Vehicle Theft	15	3	67	51	31.37%
TOTAL PART I	99	78	887	726	22.18%
TOTAL PART II	138	127	1521	1428	6.51%
TOTAL OFFENSES	237	205	2408	2154	11.79%

ADDITIONAL STATISTICS

FAMILY VIOLENCE	7	7	93	115	-19.13%
D.W.I.	23	12	177	194	-8.76%

ARRESTS

FELONY	32	24	294	259	13.51%
MISDEMEANOR	69	48	673	551	22.14%
WARRANT ARREST	7	4	81	98	-17.35%
JUVENILE	6	5	75	42	78.57%
TOTAL ARRESTS	114	81	1123	950	18.21%

DISPATCH

CALLS FOR SERVICE	2301	1900	24297	24760	-1.87%
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ACCIDENTS

INJURY	2	4	39	55	-29.09%
NON-INJURY	107	92	970	876	10.73%
FATALITY	0	0	3	1	200.00%
TOTAL	109	96	1012	932	8.58%

FALSE ALARMS

RESIDENT ALARMS	60	34	557	513	8.58%
BUSINESS ALARMS	148	150	1887	1646	14.64%
TOTAL FALSE ALARMS	208	184	2444	2159	13.20%
Estimated Lost Hours	137.28	121.44	1613.04	1424.94	13.20%
Estimated Cost	\$3,265.60	\$2,888.80	\$38,370.80	\$33,896.30	13.20%

ROCKWALL NARCOTICS UNIT

	Number of Cases	1
	Arrests	2
	Arrest Warrants	0
	Search Warrants	3
	Seized	
	Methamphetamine	1000 grams
	Weapons	3
	Money	\$50,000



Monthly Report December 2022



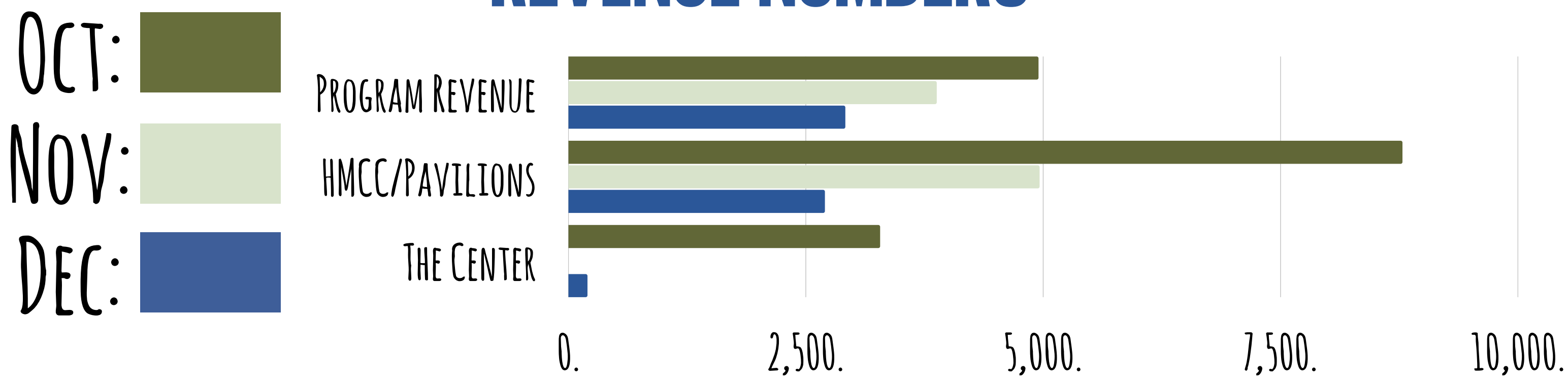
CHRISTMAS TREE LIGHTING
2,000 ATTENDEES



CHRISTMAS SENIOR LUNCHEON
90 ATTENDEES



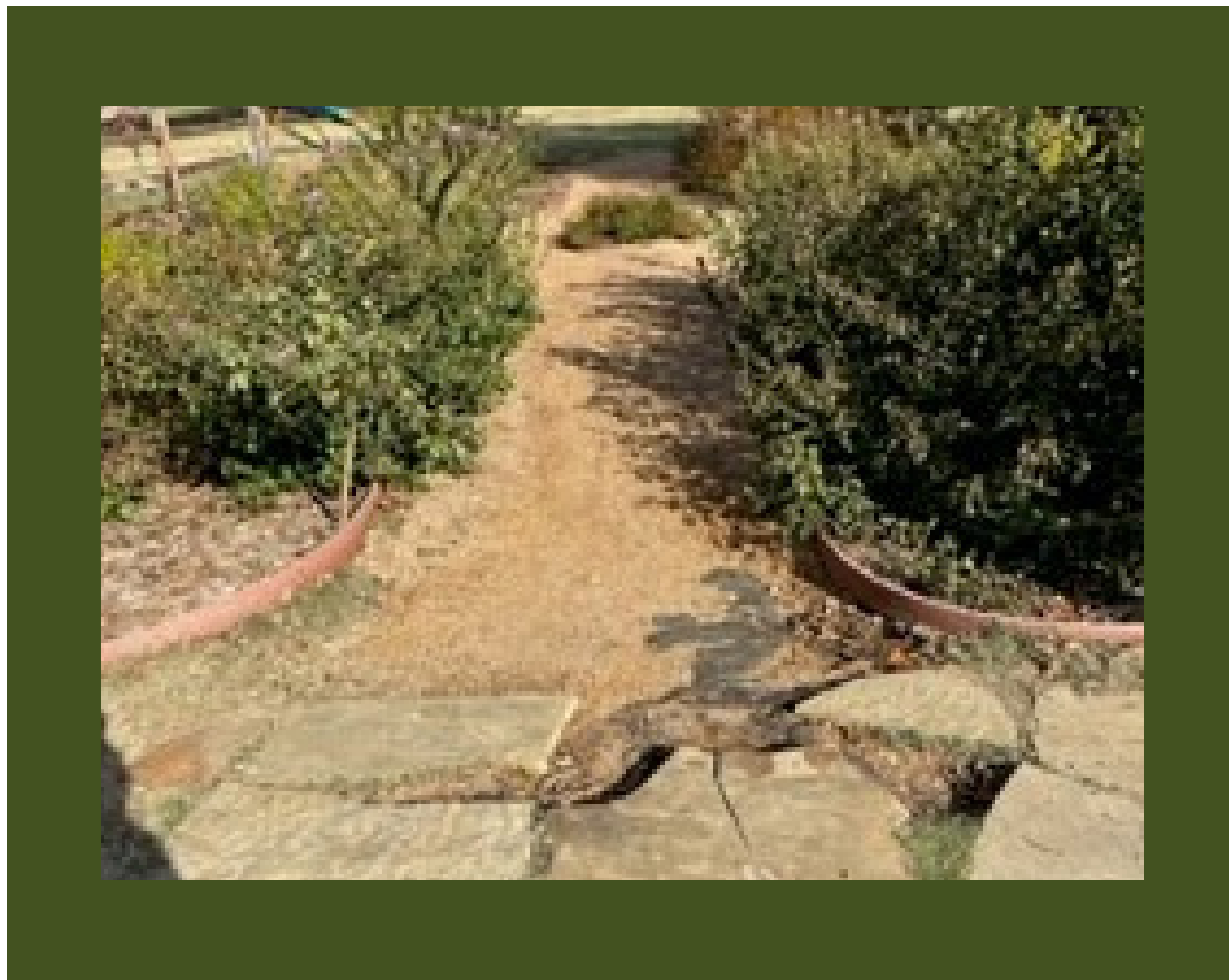
REVENUE NUMBERS



Upcoming:

Tim Tebow's Night to Shine	Feb. 11 - Lakepointe Church
Spring Eggstravaganza	April 1 - The Harbor
Little Kickers	Begins March 8 - Harry Myers Park

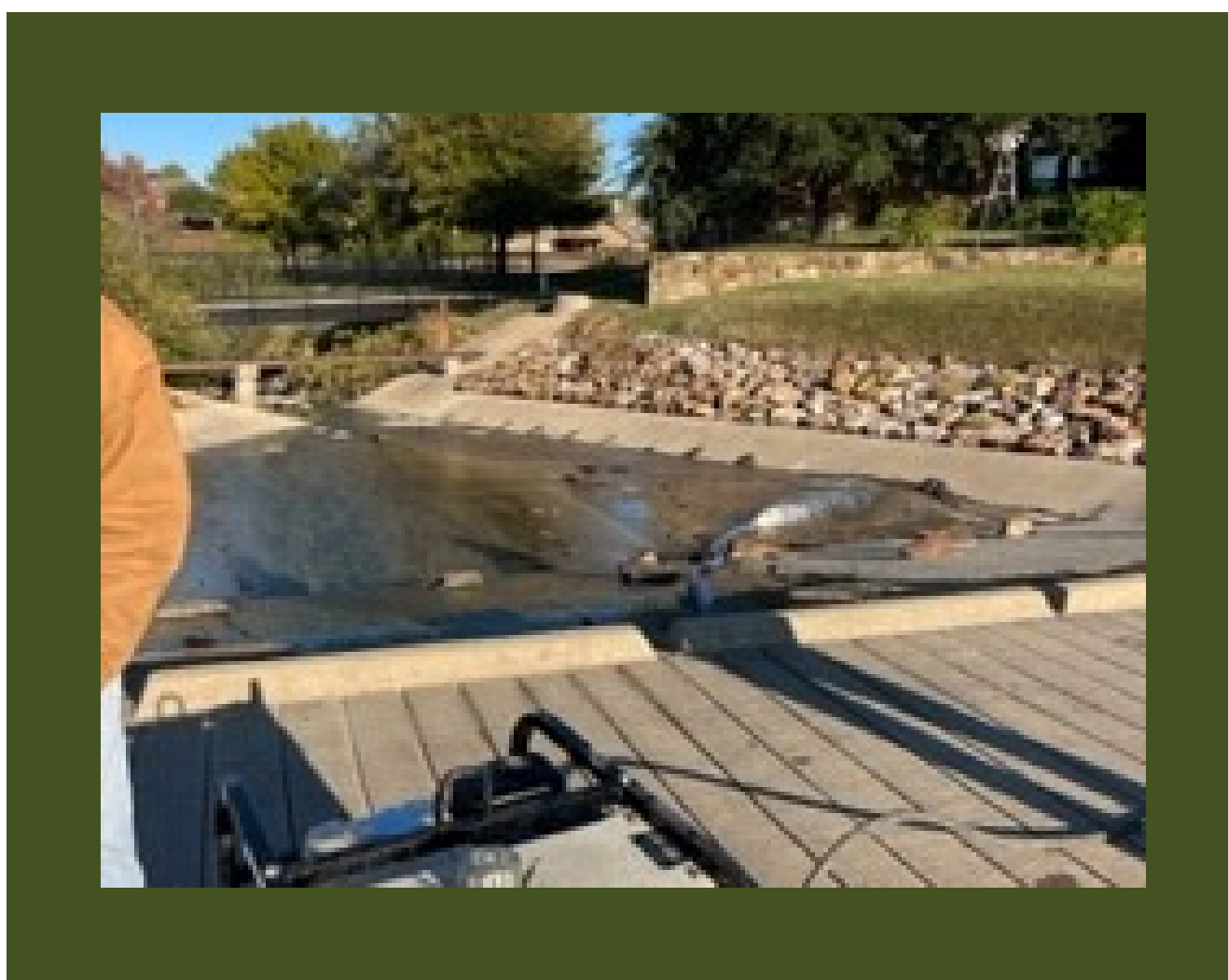
PARKS PROJECT UPDATE – DECEMBER 2022



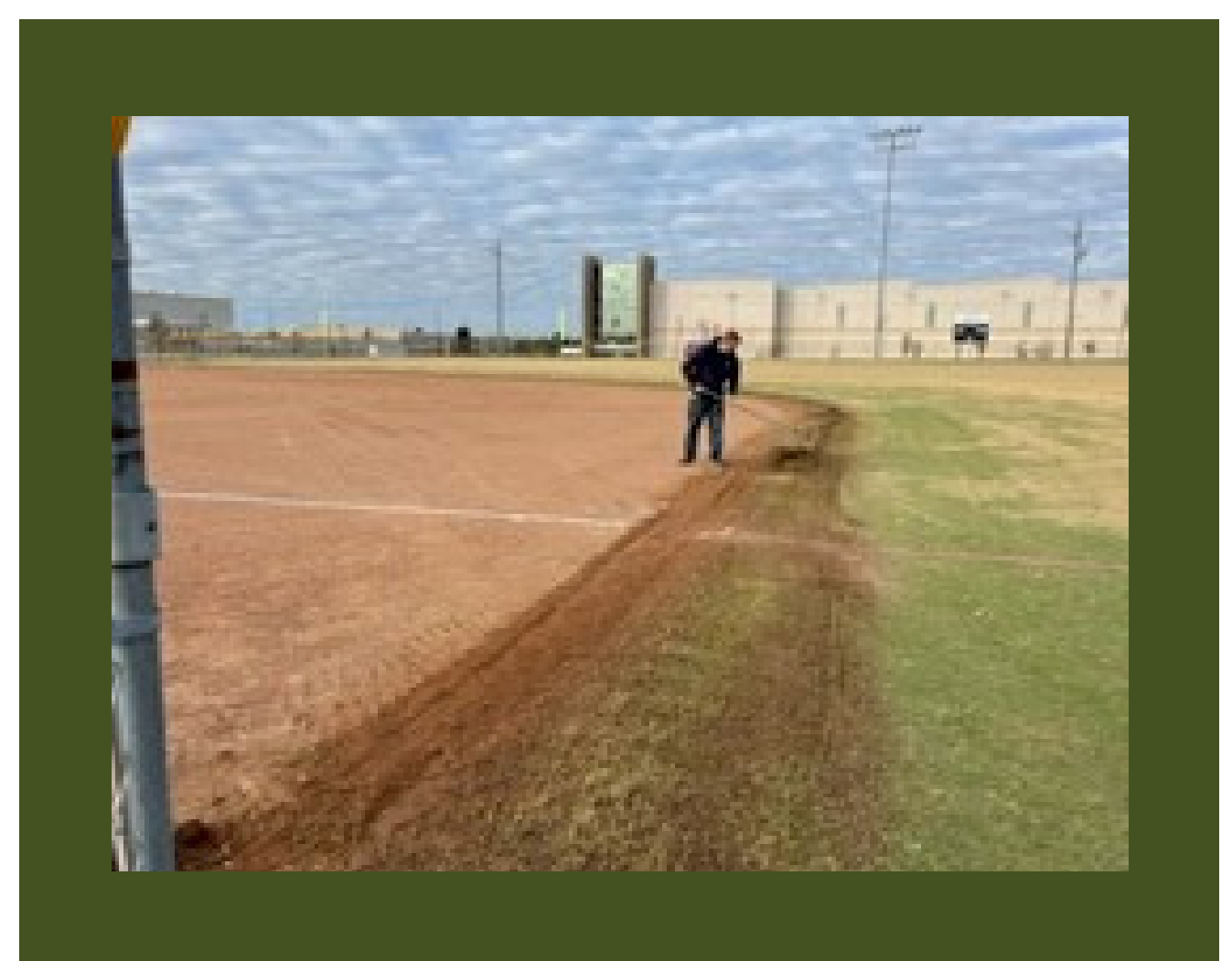
CRUSHED GRANITE REPAIR AT HARRY MYERS PARK



SNOW CLEANUP DOWNTOWN



EMERALD BAY DRAINED FOR REPAIR



TUTTLE LIP REPAIR

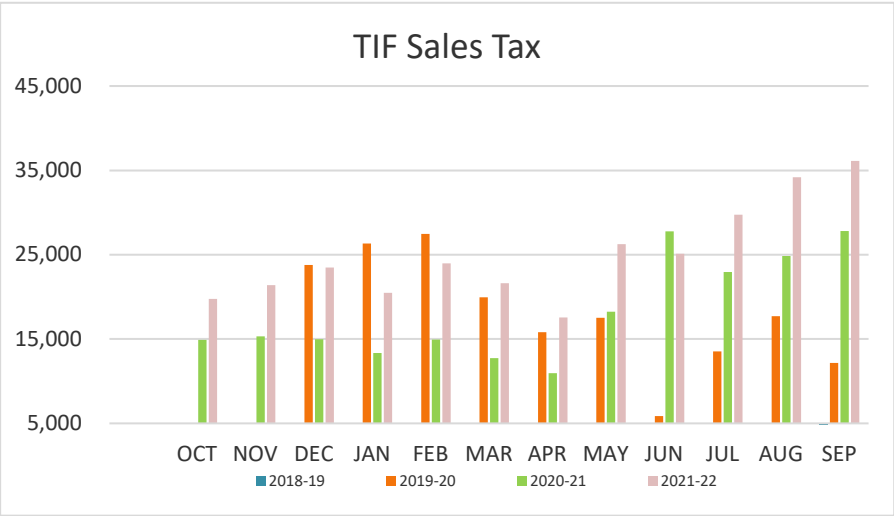
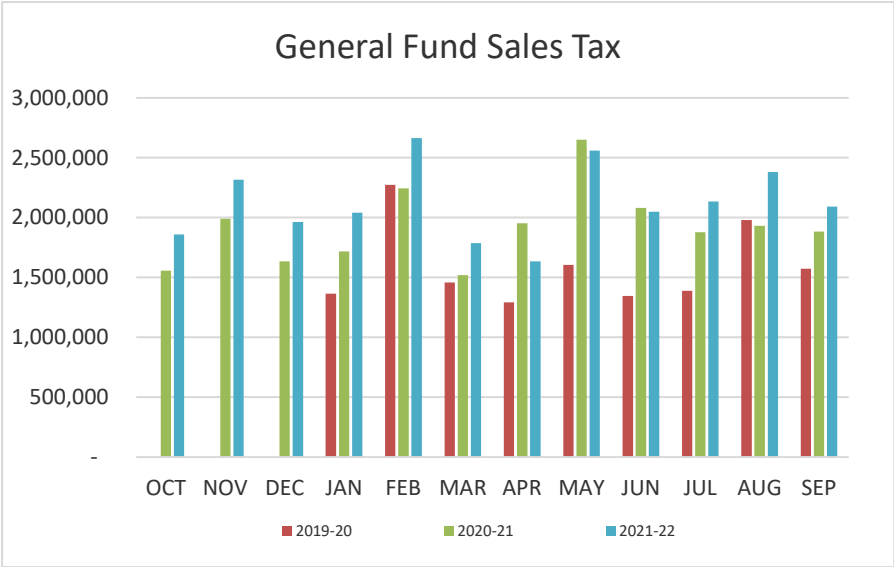
Other Projects

DIRT WORK LEVELING AT CITY HALL

CHRISTMAS DECORATION SETUP AND TEAR DOWN AT CITY HALL AND DOWNTOWN

Sales Tax Collections - Rolling 36 Months

	<u>General Fund</u>	<u>TIF</u>
	<u>Sales Tax</u>	<u>Sales Tax</u>
Jan-20	1,365,040	26,330
Feb-20	2,273,520	27,472
Mar-20	1,458,193	19,955
Apr-20	1,292,639	15,829
May-20	1,605,986	17,538
Jun-20	1,345,598	5,881
Jul-20	1,376,026	13,529
Aug-20	1,979,539	17,706
Sep-20	1,573,352	12,179
Oct-20	1,558,570	14,888
Nov-20	1,989,955	15,299
Dec-20	1,634,280	14,994
Jan-21	1,718,364	13,341
Feb-21	2,244,778	14,935
Mar-21	1,521,031	12,738
Apr-21	1,952,165	10,954
May-21	2,651,412	18,252
Jun-21	2,080,645	27,773
Jul-21	1,877,982	22,940
Aug-21	1,930,521	24,860
Sep-21	1,882,276	27,803
Oct-21	1,860,016	19,744
Nov-21	2,317,862	21,385
Dec-21	1,963,345	23,464
Jan-22	2,040,002	20,495
Feb-22	2,664,185	23,976
Mar-22	1,786,902	21,605
Apr-22	1,633,850	17,548
May-22	2,559,349	26,254
Jun-22	2,050,066	25,127
Jul-22	2,135,457	29,738
Aug-22	2,381,510	34,190
Sep-22	2,092,217	36,105
Oct-22	2,177,040	25,420
Nov-22	2,291,130	17,990
Dec-22	2,068,593	21,213



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

ask Misty to add 2022-2023 to this and
can we reorder it so it graphs January - December?

Monthly Water Consumption - Rolling 27 Months

	<u>Total Gallons</u>	<u>Daily Average</u>	<u>Maximum Day</u>
Oct-20	397,801,934	12,832,320	15,751,199
Nov-20	295,091,494	9,836,383	11,452,738
Dec-20	179,571,968	7,371,629	8,653,526
Jan-21	157,800,928	6,718,182	7,179,987
Feb-21	199,821,312	8,288,901	17,044,360
Mar-21	230,130,315	7,423,560	9,739,996
Apr-21	289,545,756	9,651,525	12,683,656
May-21	247,421,005	7,981,324	10,400,411
Jun-21	342,904,230	11,430,141	16,988,604
Jul-21	446,687,809	14,409,284	17,918,524
Aug-21	486,443,590	15,691,730	18,928,160
Sep-21	377,898,464	17,173,544	19,016,086
Oct-21	293,280,384	11,880,576	15,338,545
Nov-21	280,398,508	9,346,618	12,584,820
Dec-21	262,730,021	8,475,163	10,313,293
Jan-22	245,557,172	7,921,199	10,742,941
Feb-22	211,955,941	7,569,855	10,394,759
Mar-22	256,035,618	8,529,214	10,544,988
Apr-22	281,707,217	9,390,241	11,718,730
May-22	356,050,664	11,485,506	15,634,756
Jun-22	496,374,560	16,545,820	21,414,344
Jul-22	679,705,160	21,925,974	24,474,168
Aug-22	534,145,350	17,230,494	23,206,750
Sep-22	434,247,536	14,474,915	17,617,728
Oct-22	421,229,833	13,588,058	17,692,206
Nov-22	228,795,657	7,626,522	11,187,251
Dec-22	249,341,535	8,043,275	12,260,392

Source: SCADA Monthly Reports generated at the Water Pump Stations

