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Consider authorizing the purchase of two submersible pumps from Control Specialists L.P in an amount not to Exceed \$38,000 to replace two pumps at The Harbor, with one pump in the amount of \$18,000 to be funded from The Harbor General Fund Budget and the balance of \$20,000 for the second pump to be funded from General Fund Reserves, and take any action necessary.	
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P2019-010 - Consider a request by Michael Duval of G&A/McAdams on behalf of John Delin of RW Ladera, LLC for the approval of a final plat for Lot 1, Block A and Lot 1, Block B, Ladera Rockwall Addition being a 47.694-acre tract of land identified as a portion of Tract 4-01 and all of Tract 5 of the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 85 (PD-85) for General Retail (GR) and Single-Family 7 (SF-7) District land uses, situated within the 205 By-Pass Overlay (205 BY-OV) and the East SH-66 Overlay (E SH-66 OV) District, located at the northeast and northwest corners of the intersection of SH-66 and John King Boulevard, and take any action necessary.

P2019-010 . . . . . 44  
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Hold a public hearing to discuss and consider a request by Kent Donahue of Donahue Development Corporation on behalf of the owner Rockwall Highgate LTD for the approval of a Public Improvement District (PID) 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.

Memorandum . . . . . 67  
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P2019-013 - Hold a public hearing to discuss and consider a request by Dean Cathey of Dean Cathey Custom Homes, Inc. for the approval of a replat for Lots 3, 4 & 5, Block A, Richard Harris Subdivision No. 3 Addition being a 0.57-acre tract of land identified as Lots 1 & 2, Block A, Richard Harris Subdivision No. 3 Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, addressed as 705 & 707 Hartman Street, and take any action necessary.

P2019-013 . . . . . 99  
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Z2019-005 - Hold a public hearing to discuss and consider a request by Kent Donahue of Donahue Development Corporation on behalf of the owner 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 7 (SF-7) 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 (1st Reading).

Z2019-005 . . . . . 108  
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Z2019-006 - Hold a public hearing to discuss and consider a request by Mark W. Pross of Pross Design Group, Inc. on behalf of Carolina Molina of Alvaplast US (SPR Packaging) for the approval of an ordinance for a Specific Use Permit (SUP) allowing a structure that exceeds 60-feet in a Light Industrial (LI) District on a 42.61-acre tract of land identified as Tract 7 of the N. Butler Survey, Abstract No. 20 (11.3736-acres); Tract 31 of the R. Ballard Survey, Abstract No. 29 (8.197-acres); and, Lot 1-01, Block 1, Indalloy Addition (14.53-acres), City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated at the terminus of Aluminum Plant Road, and take any action necessary (1st Reading).

Z2019-006 (1).	111
Z2019-006 (2).	141
Z2019-006 (3).	151
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Z2019-007 - Hold a public hearing to discuss and consider a request by Ruben Garcia and Brandon Mullins on behalf of Forrest B. Davis Jr. for the approval of an ordinance for a Specific Use Permit (SUP) allowing outdoor commercial amusement/recreation in conjunction with an existing Craft/Micro Brewery on a 1.215-acre parcel of land identified as Lot 1-F, Bodin Industrial Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 2015 Kristy Lane, and take any action necessary (1st Reading).

Z2019-007	229
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Z2019-008 - Hold a public hearing and consider a request by James Ziegler of PegasusAblon on behalf of Rockwall Rental Properties, LP for the approval of an ordinance for a PD Development Plan amending Ordinance No. 17-64 and in accordance with Ordinance No. 17-22, for a 7.344-acre tract of land identified as Lot 9, Block A, Harbor-Rockwall Addition and Tract 16 of the M. J. Barksdale Survey, Abstract No. 11, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the IH-30 (IH-30) Overlay District, located at the southwest corner of the intersection of the IH-30 frontage road and Lakefront Trail, and take any action necessary (1st Reading).

Z2019-008	246
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Discuss and consider authorizing Dallas Skydive Center to perform a parachute jump in a designated area of Harry Myers Park as part of the Founders Day Festival, and take any action necessary.

Parachute jump	280
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Discuss and consider a height variance request for a pole sign at White Tiger Taekwondo located at 55 East I30 and take any action necessary.

Memo and exhibits	286
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Discuss and consider an ordinance amending the Code of Ordinances in Ch. 44. Utilities; Article V. Water; Division 7. "Drought Contingency & Water Emergency Response Plan" for the purpose of repealing it and adopting the "Water Resource and Emergency Management Plan" for the city, and take any action necessary. (2nd reading)

Memo_2nd Reading . . . . .	295
Ord (2nd Reading) . . . . .	296
Exh A . . . . .	298
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Discuss and consider an ordinance amending the Code of Ordinances in Ch. 44. Utilities; Article V. Water; Division 6. "Water Conservation" for the purpose of adopting a new Water Conservation Plan for the City, and take any action necessary. (2nd reading)

Memo_2nd Reading . . . . .	328
Ord_2nd Reading . . . . .	329
Exhibit A . . . . .	332
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## ROCKWALL CITY COUNCIL REGULAR MEETING

Monday, April 15, 2019 - **5:00 PM**

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

**I. CALL PUBLIC MEETING TO ORDER**

**II. EXECUTIVE SESSION.**

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

1. Discussion regarding (re)appointments to city regulatory boards, commissions, and committees - specifically the N. TX Municipal Water District (NTMWD) Board (interviews) - pursuant to Section 551.074 (Personnel Matters)
2. Discussion regarding legal issues pertaining to potential annexation pursuant to Section §551.071 (Attorney/Client Consultation).
3. Discussion regarding the appeal to the Public Utility Commission filed by the cities of Garland, Mesquite, Plano and Richardson against the North Texas Municipal Water District (NTMWD) regarding water rates pursuant to Section §551.071 (Consultation with Attorney)

**III. ADJOURN EXECUTIVE SESSION**

---

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

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

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

**VII. PROCLAMATIONS**

**pg.9** 1. Public Safety Telecommunications Week

**pg.11** 2. National Day of Prayer

**pg.13** 3. Motorcycle Safety & Awareness Month

**VIII. OPEN FORUM**

**IX. CONSENT AGENDA**

**p.15** 1. Consider approval of the minutes from the April 1, 2019 regular city council meeting, and take any action necessary.

**pg.26** 2. Consider a recommendation of the City Council's Naming Subcommittee regarding approval of a resolution renaming South Nash Street, and take any action necessary.

**pg.30** 3. Consider authorizing the purchase of two submersible pumps from Control Specialists L.P in an amount not to Exceed \$38,000 to replace two pumps at The Harbor, with one pump in the amount of \$18,000 to be funded from The Harbor General Fund Budget and the balance of

\$20,000 for the second pump to be funded from General Fund Reserves, and take any action necessary.

**pg.34 4. P2019-016** - Consider a request by Kevin Patel of Triangle Engineering, LLC for the approval of a replat for Lot 2 of the Cain Properties #1 Addition being a 1.233-acre parcel of land identified as a portion of Lot 1 and Lot 1R of the Cain Properties #1 Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated within the SH-66 Overlay (SH-66 OV) District, located north of the intersection of S. Goliad Street [SH-205] and Storrs Street, and take any action necessary.

**pg.44 5. P2019-010** - Consider a request by Michael Duval of G&A/McAdams on behalf of John Delin of RW Ladera, LLC for the approval of a final plat for Lot 1, Block A and Lot 1, Block B, Ladera Rockwall Addition being a 47.694-acre tract of land identified as a portion of Tract 4-01 and all of Tract 5 of the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 85 (PD-85) for General Retail (GR) and Single-Family 7 (SF-7) District land uses, situated within the 205 By-Pass Overlay (205 BY-OV) and the East SH-66 Overlay (E SH-66 OV) District, located at the northeast and northwest corners of the intersection of SH-66 and John King Boulevard, and take any action necessary.

#### **X. APPOINTMENT ITEMS**

1. Appointment with the Planning and Zoning Chairman to discuss and answer any questions regarding cases on the agenda and related issues and take any action necessary.
2. Appointment with the Lakeshore Composite Squadron of the Civil Air Patrol to report on community activities for the 2018-2019 school year, and take any action necessary.

#### **XI. PUBLIC HEARING ITEMS**

**pg. 67 1.** Hold a public hearing to discuss and consider a request by Kent Donahue of Donahue Development Corporation on behalf of the owner Rockwall Highgate LTD for the approval of a Public Improvement District (PID) 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.

**pg.99 2. P2019-013** - Hold a public hearing to discuss and consider a request by Dean Cathey of Dean Cathey Custom Homes, Inc. for the approval of a replat for Lots 3, 4 & 5, Block A, Richard Harris Subdivision No. 3 Addition being a 0.57-acre tract of land identified as Lots 1 & 2, Block A, Richard Harris Subdivision No. 3 Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, addressed as 705 & 707 Hartman Street, and take any action necessary.

- pg.108 3. Z2019-005** - Hold a public hearing to discuss and consider a request by Kent Donahue of Donahue Development Corporation on behalf of the owner 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 7 (SF-7) 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 **(1st Reading)**.
- pg.111 4. Z2019-006** - Hold a public hearing to discuss and consider a request by Mark W. Pross of Pross Design Group, Inc. on behalf of Carolina Molina of Alvaplast US (SPR Packaging) for the approval of an **ordinance** for a Specific Use Permit (SUP) allowing a structure that exceeds 60-feet in a Light Industrial (LI) District on a 42.61-acre tract of land identified as Tract 7 of the N. Butler Survey, Abstract No. 20 (11.3736-acres); Tract 31 of the R. Ballard Survey, Abstract No. 29 (8.197-acres); and, Lot 1-01, Block 1, Indalloy Addition (14.53-acres), City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated at the terminus of Aluminum Plant Road, and take any action necessary **(1st Reading)**.
- pg.229 5. Z2019-007** - Hold a public hearing to discuss and consider a request by Ruben Garcia and Brandon Mullins on behalf of Forrest B. Davis Jr. for the approval of an **ordinance** for a Specific Use Permit (SUP) allowing outdoor commercial amusement/recreation in conjunction with an existing Craft/Micro Brewery on a 1.215-acre parcel of land identified as Lot 1-F, Bodin Industrial Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 2015 Kristy Lane, and take any action necessary **(1st Reading)**.
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**XII. ACTION ITEMS**

- pg.280 1.** Discuss and consider authorizing Dallas Skydive Center to perform a parachute jump in a designated area of Harry Myers Park as part of the Founders Day Festival, and take any action necessary.
- pg.286 2.** Discuss and consider a height variance request for a pole sign at White Tiger Taekwondo located at 55 East I30 and take any action necessary.
- pg.295 3.** Discuss and consider an **ordinance** amending the Code of Ordinances in Ch. 44. Utilities; Article V. Water; Division 7. "Drought Contingency & Water Emergency Response Plan" for the purpose of repealing it and adopting the "Water Resource and Emergency Management Plan" for the city, and take any action necessary. **(2nd reading)**
- pg.328 4.** Discuss and consider an **ordinance** amending the Code of Ordinances in Ch. 44. Utilities; Article V. Water; Division 6. "Water Conservation" for the purpose of adopting a new Water Conservation Plan for the City, and take any action necessary. **(2nd reading)**

**XIII. EXECUTIVE SESSION**

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

- 1.** Discussion regarding (re)appointments to city regulatory boards, commissions, and committees - specifically the N. TX Municipal Water District (NTMWD) Board (interviews) - pursuant to Section 551.074 (Personnel Matters)
- 2.** Discussion regarding legal issues pertaining to potential annexation pursuant to Section §551.071 (Attorney/Client Consultation).
- 3.** Discussion regarding the appeal to the Public Utility Commission filed by the cities of Garland, Mesquite, Plano and Richardson against the North Texas Municipal Water District (NTMWD) regarding water rates pursuant to Section §551.071 (Consultation with Attorney)

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

**XV. ADJOURNMENT**

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

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

I, Kristy Cole, City Secretary for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 12<sup>th</sup> day of April, 2019 at 4:00 p.m. and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

---

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

---

Date Removed

Rockwall,  Texas

# Proclamation

*Whereas*, each year the second week in April is designated as “National Public Safety Telecommunications Week” in the State of Texas; and

*Whereas*, the week is set aside by the State to recognize the diligent efforts of 9-1-1 operators and other communications specialists who serve our communities; and

*Whereas*, men and women who work in this capacity are “unseen first responders,” providing critical assistance to callers in times of great need; and

*Whereas*, 9-1-1 dispatchers work in an environment that is often high-paced and stressful, being called upon to utilize their specialized skills and training to make split second decisions, which, at times, could mean the difference between life and death; and

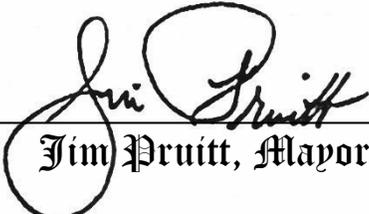
*Whereas*, the City of Rockwall would like to recognize and applaud its own dispatch personnel for the stellar job each of them performs to ensure the safety and wellbeing of our residents.

*Now, Therefore*, I, Jim Pruitt, Mayor of the City of Rockwall, Texas, do hereby proclaim **April 14 – 20, 2019** as

## **PUBLIC SAFETY TELECOMMUNICATIONS WEEK**

in the City of Rockwall and urge all citizens to take time to thank these staff members for their dedication and hard work towards protecting and serving both our citizens as well as our Police and Fire Department personnel.

*In Witness Whereof*, I hereunto set my hand and official seal this 15<sup>th</sup> day of April, 2019.

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

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## Proclamation

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

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

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

*Whereas*, the City of Rockwall has consistently maintained a “superior” water rating in the State of Texas since 2007; and

*Whereas*, this year’s theme - “Love One Another” - is based upon the words of Jesus in John 13:34, which says “Love one another, just as I have loved you;” and

*Whereas*, on Thursday, May 2<sup>nd</sup> from 7:30 - 9:30 a.m., mayors from cities throughout Rockwall County will host the annual Mayors’ Prayer Breakfast at The Center near Downtown Rockwall.

*Now, Therefore*, I, Jim Pruitt, Mayor of the City of Rockwall, do hereby proclaim **May 2, 2019**, as:

### **NATIONAL DAY OF PRAYER**

in the City of Rockwall, and invite all citizens to join me on this day and every day to pray for our country, our state and our city.

*In Witness Whereof*, I hereunto set my hand and official seal this 15<sup>th</sup> day of April, 2019.

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

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## Proclamation

*Whereas*, today's society finds more citizens involved in motorcycling on the roads of our country; and

*Whereas*, motorcyclists are roughly unprotected and are much more likely to be injured or killed in a crash than other vehicle drivers; and

*Whereas*, safety-related campaigns have helped inform riders and motorists alike of ways to reduce motorcycle related risks, injuries, and most of all fatalities, through a comprehensive approach to motorcycle safety; and

*Whereas*, it is the responsibility of all who put themselves behind the wheel to become aware of motorcyclists and to regard them with the same respect as any other vehicle traveling the highways of this country; and

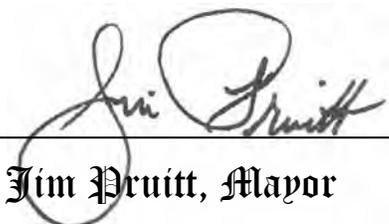
*Whereas*, we urge our community to be aware of the inherent dangers involved in operating a motorcycle and for drivers to give motorcyclists the respect on the road they deserve.

*Now, Therefore*, I, Jim Pruitt, Mayor of the City of Rockwall, Texas, do hereby proclaim **May 2019** as:

### **Motorcycle Safety & Awareness Month**

In the City of Rockwall and urge all citizens to do their part to increase safety and awareness of motorcyclists in and around our community.

*In Witness Whereof*, I hereby affix my official hand and seal this 15<sup>th</sup> day of April, 2019.

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

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2 **ROCKWALL CITY COUNCIL REGULAR MEETING**

3 **Monday, April 01, 2019 - 4:00 PM**

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

5  
6 **I. CALL PUBLIC MEETING TO ORDER**

7 Mayor Pro Tem Fowler called the meeting to order at 4:02 p.m. Present were Mayor Pro Tem Kevin  
8 Fowler and Council Members Patrick Trowbridge, Dana Macalik, Bennie Daniels and Trace Johannesen.  
9 Mayor Jim Pruitt was absent from the work session, and Council Member John Hohenshelt was absent  
10 from the entire meeting.

11  
12 **II. WORK SESSION**

- 13 1. Hold a work session to hear and discuss an update by PROS Consulting regarding the city's  
14 athletic facility feasibility study.

15 Mike Svetz with PROS Consulting came forth and provided an update to the Council regarding the study  
16 and its progress thus far. Mr. Svetz sought direction from the council regarding how broad it would like  
17 the study to reach - City of Rockwall, the ISD, or regionally? The council generally suggested that the  
18 study focus on the ISD (area) but also have information gathered for "city only" so that said information  
19 may be utilized for comparison purposes. No formal action was taken as a result of this work session  
20 item.

21  
22 Mayor Pro Tem Fowler then read the below listed discussion items into the record before recessing the  
23 public meeting to go into Executive Session at 4:41 p.m.

24  
25 **III. EXECUTIVE SESSION.**

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

- 28 1. Discussion regarding legal issues pertaining to potential annexation pursuant to Section  
29 §551.071 (Attorney/Client Consultation).  
30 2. Discussion regarding purchase, acquisition, abandonment, sale or lease of real property in the  
31 vicinity of Rockwall Municipal Airport and Downtown pursuant to Section §551.072 (Real  
32 Property) and Section §551.071 (Consultation with Attorney).  
33 3. Discussion regarding Breezy Hill Road pursuant to § Section 551.071 (Consultation with  
34 Attorney)  
35 4. Discussion regarding (re)appointments to city regulatory boards, commissions, and committees  
36 - specifically the N. TX Municipal Water District (NTMWD) Board (interviews) - pursuant to  
37 Section 551.074 (Personnel Matters)  
38 5. Discussion regarding the appeal to the Public Utility Commission filed by the cities of Garland,  
39 Mesquite, Plano and Richardson against the North Texas Municipal Water District (NTMWD)  
40 regarding water rates pursuant to Section §551.071 (Consultation with Attorney)  
41

42 **IV. ADJOURN EXECUTIVE SESSION**

43  
44

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

46 **Mayor Pruitt reconvened the public meeting at 6:02 p.m. with six of the seven council members being**  
47 **present (Hohenshelt was absent).**

48

49 **VI. TAKE ANY ACTION AS A RESULT OF EXECUTIVE SESSION**

50 **No action was taken as a result of Executive Session.**

51

52 **VII. INVOCATION AND PLEDGE OF ALLEGIANCE – MAYOR PRUITT**

53 **Mayor Pruitt delivered the invocation and led the Pledge of Allegiance.**

54

55 **VIII. PROCLAMATIONS**

56

**1. Child Abuse Awareness & Prevention Month**

57 **Mayor Pruitt called forth representatives from Court Appointed Special Advocates (CASA), Rainbow**  
58 **Room, and the Child Advocacy Center. He then read and presented the proclamation for “Child Abuse**  
59 **Awareness and Prevention Month.” Representatives from each of these three organizations introduced**  
60 **themselves and briefly spoke about the services they provide. Mayor Pruitt then called for a short break,**  
61 **recessing the meeting at 6:15 p.m.**

62

63

**2. Public Water System Celebration Day**

64 **Mayor Pruitt reconvened the meeting at 6:21 p.m. He then called forth City Engineer/Public Works**  
65 **Director, Amy Williams, Water & Wastewater Manager, Rick Sherer, Water Superintendent, Curtis**  
66 **McAdden, and Aaron McNeill, Water/Wastewater employee. He read and presented them with this**  
67 **proclamation in recognition of a recent TX Commission on Environmental Quality (TCEQ) waster system**  
68 **inspection in which no violations were found. Ms. Williams complimented city staff on their hard,**  
69 **meticulous work and dedication to providing Rockwall citizens with superior water.**

70

71 **IX. OPEN FORUM**

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

74

75 **Amanda Romero (110 E. Rusk St.), Director of Operations for “Groovy’s,” came forth and addressed the**  
76 **Council concerning street closures in/around the downtown historic square. She explained she is**  
77 **speaking on behalf of Christie Foster, Owner of Groovy’s, who could not be present this evening. She**  
78 **generally expressed concern about downtown special events that involve street closures and/or closing**  
79 **off of parking spaces that might otherwise be used by business patrons wanting to visit shops, business**  
80 **and restaurants downtown. Her company is generally not in favor of additional events with road /**  
81 **parking space closures because there is no evidence that such events help boost business’ sales.**

82

83 **Tammy Sharp of T&T Color Supply (202 N. Fannin) came forth and indicated that she has provided**  
84 **Council with correspondence she has collected from 20 downtown merchants. Each business owner**  
85 **100% supports Farmers Market, and they are 100% against any additional street closures. She went on**

86 to share data related to businesses that have “come and gone” (business turnover) on the downtown  
87 square. The occupancy rate is about 95-97%, and properties only stay on the market for an average of 4-  
88 6 weeks. She pointed out that some closures cannot be attributed to ‘location’ alone. There are  
89 sometimes several other factors that may be attributed to a business closing. She went on to point out  
90 several of the downtown businesses that have survived and done well for several years. She spoke about  
91 how some other cities handle car shows, pointing out that they are sometime held ‘after hours’ when  
92 businesses are closed, thereby not adversely impacting businesses. She generally spoke highly of  
93 “Farmers Market” and thanked council members for their time.

94  
95 Claudette Hatfield (1 Shadydale Lane Rockwall, TX) came forth and shared that she and Barb Coleson  
96 started Farmer’s Market in 2008 because they saw that the downtown area and businesses were  
97 struggling. They also started the “Friends of Downtown” organization. She believes that closing  
98 additional streets in and around downtown will not be beneficial to businesses and restaurants. She  
99 suggested that the driveway beside the city’s Parks & Recreation offices and the adjacent public parking  
100 lot be considered for a ‘car show’ if it comes to pass that a car show is an event that is approved to be  
101 held in the future.

102  
103 David Sweet (510 Carriage Trail Rockwall, TX) came forth and provided Council with a historical recap of  
104 “Main Street” related programs and activities that have unfolded over the years, beginning in about  
105 2008. He believes that downtown Rockwall is the city’s “crown jewel.” He thanked the Council for all of  
106 its support of the downtown. He believes that Farmers Market is a large success, and he thanked Barb  
107 Coleson, Claudette Hatfield, and others for their hard work on events that have helped support  
108 downtown. He encouraged Council to consider its support of the downtown area.

109  
110 Mrs. Hatfield came forth again and commented that Rockwall’s Farmers Market is different than any  
111 other of its kind because it benefits local charities (she indicated \$20,000 in the last two years).

112  
113 There being no one else wishing to come forth and speak, Mayor Pruitt then closed Open Forum.

114  
115 Mayor Pruitt then reordered the agenda to address Appointment Item #2 next.

116  
117 **X. CONSENT AGENDA**

- 118 1. Consider approval of the minutes from the March 18, 2019 regular city council meeting, and  
119 take any action necessary.
- 120 2. **Z2019-003** - Consider a request by Jeff Bresee of SET Engineers on behalf of James Watson of  
121 the Rockwall Independent School District (RISD) for the approval of an **ordinance** for a  
122 Specific Use Permit (SUP) for a Private Sports Arena, Stadium or Track on a 35.295-acre parcel  
123 of land identified as Lot 1, Block A, Rockwall High School Addition, City of Rockwall, Rockwall  
124 County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV)  
125 District, addressed as 901 W. Yellow Jacket Lane, and take any action necessary **(2nd Reading)**.
- 126 3. Consider approval of an **ordinance** establishing the speed limit along SH 205 as fifty miles per  
127 hour (50 mph) between MP .575 (north of FM 552/Dalton) and MP .837 (the City’s corporate  
128 limits), and take any action necessary. **(2nd reading)**
- 129 4. Consider approval of the Professional Engineering Services Contract with Cardinal Strategies  
130 Engineering Services, LLC to provide professional engineering services for miscellaneous  
131 consulting on stormwater issues and floodplain impacts in the City of Rockwall, to be funded by

- 132 the FY2019 Engineering Consulting Budget and developer reimbursements, and take any action  
133 necessary.
- 134 5. Consider awarding a bid to TexasBit and authorizing the City Manager to execute a Purchase  
135 Order for Asphalt Pavement Repairs for H Wallace Lane, Lofland Road and Police Building  
136 Parking Lot in the total amount of \$402,730 to be funded by the FY2019 General Fund Streets  
137 Operations Budget, and take any action necessary.
- 138 6. Consider authorizing the City Manager to execute an agreement with NewEdge Services, LLC for  
139 the purchase, installation and support of new permitting, licensing, and land software, in the  
140 amount of \$190,660 to be funded by the FY2019 Planning Department Budget, and take any  
141 action necessary.
- 142 7. Consider a recommendation of the City Council's Naming Subcommittee regarding approval of  
143 a resolution renaming South Nash Street, and take any action necessary.
- 144 8. **P2019-014** - Consider a request by Mike Whittle and Randall Noe of Rockwall Rental Properties,  
145 LLC for the approval of a replat for Lots 16 & 17, Block 2, Alliance Addition, Phase 2 being a  
146 0.98-acre tract of land identified as Lots 14 & 15, Block 2, Alliance Addition, Phase 2, City of  
147 Rockwall, Rockwall County, Texas, zoned Planned Development District 57 (PD-57) for  
148 Commercial (C) District land uses, addressed as 6520 & 6530 Alliance Addition, and take any  
149 action necessary.
- 150 9. **P2019-015** - Consider a request by Matt Moore of Claymoore Engineering on behalf of Phil  
151 Wagner of the Rockwall Economic Development Corporation for the approval of a replat for Lot  
152 4, Block E, Rockwall Technology Park Addition being a 3.634-acre parcel of land identified as Lot  
153 1, Block E, Rockwall Technology Park Addition, City of Rockwall, Rockwall County, Texas, zoned  
154 Light Industrial (LI) District, situated within the FM-549 Overlay (FM-549 OV) District, located at  
155 the northwest corner of the intersection of Technology Way and Observation Trail, and take  
156 any action necessary.
- 157 10. **P2019-006** - Consider a request by Debora Allegranti of CBOCS Texas, LLC on behalf of Eric  
158 Borkenhagen of Kohls Illinois, Inc. for the approval of a replat for Lots 6 & 7, Market Center East  
159 Addition being a 9.012-acre tract of land identified as Lot 1, Market Center East Addition, City  
160 of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30  
161 Overlay (IH-30 OV) District, addressed as 823 & 845 E. IH-30, and take any action necessary.
- 162 11. Consider authorizing the City Manager to execute an agreement with Freese and Nichols, Inc.  
163 for the provision of professional services relating to a Roadway Impact Fee Update in the  
164 amount of \$41,424 to be funded by the FY2019 Planning Department Budget, and take any  
165 action necessary.

166  
167 **Councilmember Trowbridge pulled item #7 for further discussion. Councilmember Macalik then moved**  
168 **to approve Consent Agenda items # 1, 2, 3, 4, 5, 6, 8, 9, 10, and 11. Councilmember Johannesen**  
169 **seconded the motion. The ordinances were read as follows:**

170  
171 **CITY OF ROCKWALL**  
172 **ORDINANCE NO. 19-16**  
173 **SPECIFIC USE PERMIT NO. S-206**  
174

175 **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,**

176 AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) OF THE CITY OF  
177 ROCKWALL, ROCKWALL COUNTY TEXAS, AS PREVIOUSLY AMENDED, SO AS TO  
178 GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A *PRIVATE SPORTS*  
179 *ARENA, STADIUM, OR TRACK* IN A COMMERCIAL (C) DISTRICT, SITUATED ON A  
180 35.295-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 1, BLOCK A, ROCKWALL HIGH  
181 SCHOOL ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS;  
182 PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT  
183 TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH  
184 OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A  
185 REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

186  
187 CITY OF ROCKWALL, TEXAS  
188 ORDINANCE # 19-15

189 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS  
190 ALTERING THE PRIMA FACIE SPEED LIMITS ESTABLISHED FOR VEHICLES UNDER  
191 THE PROVISIONS OF TRANSPORTATION CODE, SECTION 545.356 UPON STATE  
192 HIGHWAY 205 OR PARTS THEREOF, WITHIN THE CORPORATE LIMITS OF THE CITY  
193 OF ROCKWALL, TEXAS, AS SET FORTH IN THIS ORDINANCE; PROVIDING A  
194 PENALTY OF A FINE NOT TO EXCEED SUM OF \$200.00 FOR EACH OFFENSE;  
195 PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

196  
197 The motion passed by a vote of 6 in favor with 1 absence (Hohenshelt).  
198

199 Councilmember Trowbridge asked if this particular street is located within the Rockwall Historic District.  
200 He expressed that he would love for the city to consider a street name that might be more historical (in  
201 lieu of the one being proposed this evening). Mr. Boyd, Assistant City Manager, shared that staff can  
202 work with the subcommittee to explore other, possible (more historic) names. So, Council took no  
203 formal action pertaining to Consent Agenda item #7 at this time.  
204

205 Mayor Pruitt addressed Action Item #3 next (Shores Park crosswalk item).  
206

207 **XI. APPOINTMENT ITEMS**

- 208 1. Appointment with the Planning and Zoning Chairman to discuss and answer any questions  
209 regarding cases on the agenda and related issues and take any action necessary.  
210

211 Mayor Pruitt called the public meeting back to order at 7:53 p.m. Indication was given that this item was  
212 not needed, so it was not addressed by Council.  
213

- 214 2. Appointment with representatives of the Downtown Rockwall Association to discuss proposed  
215 event schedule and potential street closures in downtown, and take any action necessary.

216 **Tamara Desierto Kolleck**  
217 **20 Intrepid Circle**  
218

219 Ms. Kolleck came forth and shared that she is currently the (new) President of the Downtown Rockwall  
220 Association (DRA). She loves downtown, and she recognizes and acknowledges that Rockwall's Farmer's  
221 Market has done a lot to lay a good foundation for downtown. She does not wish to see Farmers Market  
222 end. However, she would like to propose some new ideas that might help improve the downtown area  
223 and its businesses. She indicated that she is a fairly new business owner in the downtown area. She

224 went on to share a presentation with Council concerning the downtown area, including topics such as  
225 business turnover, months in which sales slow down, Recurring DRA events such as Cinco de Mayo, Scare  
226 on the Square, Rib Rub Run & Roll, and Hometown Christmas. She went on to explain that the DRA is  
227 asking for permission for four additional events that would have street closures. She went on to share  
228 details of these event ideas with Council.  
229

230 Councilmember Trowbridge clarified his understanding that Ms. Kolleck is asking to utilize city owned  
231 parking spaces to charge a fee to those who visit. Ms. Kolleck affirmed that she is in fact asking to utilize  
232 public parking spaces to charge a fee, the monies of which would be considered a fundraiser that would  
233 be reinvested into the downtown area by the "DRA." Clarification also took place related to current  
234 members of the DRA and which of those businesses may or may not be in favor of the additional,  
235 proposed events that Mrs. Kolleck has explained this evening. Mayor Pruitt shared that he does not  
236 believe the city should be supporting events that close streets for things like car shows, food trucks or  
237 beer strolls. He explained that the public has the perception that, even if it is not a 'city sponsored' or  
238 'city run' event, the city still assumes responsibility for it. Pruitt, Fowler and Johannesen all expressed  
239 concern about there being an apparent 'fracture' or disagreement among and between downtown  
240 business owners. Council members generally encouraged Ms. Kolleck to work together with all of the  
241 downtown businesses to become unified regarding existing and future proposed events.  
242

243 Following his lengthy comments and expressions of concern, Mayor Pruitt made a motion to approve  
244 closure of the streets for the four key events that have historically been held downtown. Councilmember  
245 Daniels seconded the motion, which passed by a vote of 6 in favor with 1 absent (Hohenshelt).  
246

247 Mayor Pruitt then addressed Appointment Item #3 next.  
248

249 3. Appointment with the city's ART Commission Chairman to review artist's design for the public  
250 art fiberglass guitar project, and take any action necessary.

251 Judge Sweet, current Chairman of the city's ART Commission, came forth and introduced two of his  
252 fellow commission members, Kathleen Morrow and Doug Agee. He then briefed the Council on details  
253 related to this agenda item. Estimated ship date for the fiberglass guitars is currently mid-April. There  
254 will be a total of five (initial) guitars and five artists who will be working to make each of these five  
255 guitars unique. They will tie into the city's designation as the "Free Live Music Capital of North Texas."  
256 Artist renderings for each of the five guitars have been provided to the Council in their meeting packet.  
257 The five artists are local and will be volunteering their time and talents affix their individual, unique  
258 artwork on these guitars.  
259

260 Following additional comments, council generally expressed support for moving forward. However, no  
261 formal action was taken by Council concerning this agenda item.  
262

263 Mayor Pruitt addressed the Consent Agenda next.  
264

## 265 XII. PUBLIC HEARING ITEMS

266 1. Hold a public hearing to discuss and consider an **ordinance** amending the Code or Ordinances  
267 in Ch. 44. Utilities; Article V. Water; Division 6. "Water Conservation" for the purpose of  
268 adopting a new Water Conservation Plan for the City, and take any action necessary. (1st  
269 reading)  
270

271 City Engineer Amy Williams provided brief comments related to this public hearing item. Mayor Pruitt  
272 opened the public hearing, asking if anyone would like to come forth and speak at this time. There being  
273 no one indicating such, he then closed the public hearing. (See next agenda item)  
274

275 2. Hold a public hearing to discuss and consider an **ordinance** amending the Code or Ordinances  
276 in Ch. 44. Utilities; Article V. Water; Division 7. "Drought Contingency & Water Emergency  
277 Response Plan" for the purpose of repealing it and adopting the "Water Resource and  
278 Emergency Management Plan" for the city, and take any action necessary. (1st reading)

279 Mayor Pruitt opened the public hearing, asking if anyone would like to come forth and speak at this time.  
280 There being no one indicating such, he then closed the public hearing.

281  
282 He went on to share that he has looked into the legal requirements associated with this plan, and he has  
283 observed that the law is not very specific about what has to be included in the plan – it only requires that  
284 the city have one. He generally has concerns about limiting what residents can and cannot do with water  
285 (especially when they are paying for it) when the city is not in a drought. For example, he is not in favor  
286 of making citizens criminally responsible for washing their driveway when the city is not in a drought.

287  
288 Councilmember Johannesen moved to approve the ordinances for Public Hearing Item #1 and #2.  
289 Councilmember Trowbridge seconded the motion. The two ordinances were read as follows:

290

291 CITY OF ROCKWALL  
292 ORDINANCE NO. 19-

293

294 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,  
295 AMENDING THE CODE OF ORDINANCES IN CHAPTER 44. UTILITIES; ARTICLE V.  
296 WATER; DIVISION 6. WATER CONSERVATION TO REPEAL DIVISION 6. IN ITS  
297 ENTIRETY AND REPLACE IT WITH A NEW DIVISION 6. TO REFLECT AN UPDATED  
298 WATER CONSERVATION PLAN; PROVIDING FOR A PENALTY OF A FINE NOT TO  
299 EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE;  
300 AND A SEPARATE OFFENSE SHALL BE DEEMED COMMITTED ON EACH DAY  
301 DURING OR ON WHICH A VIOLATION OCCURS; PROVIDING FOR A SEVERABILITY  
302 CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING AN EFFECTVE DATE.

303

304 CITY OF ROCKWALL  
305 ORDINANCE NO. 19-

306

307 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,  
308 AMENDING THE CODE OF ORDINANCES IN CHAPTER 44. UTILITIES; ARTICLE V.  
309 WATER; DIVISION 7. DROUGHT CONTINGENCY AND WATER EMERGENCY  
310 RESPONSE PLAN TO REPEAL DIVISION 7. IN ITS ENTIRETY AND REPLACE IT WITH  
311 A NEW DIVISION 7. ADOPTING A WATER RESOURCE AND EMERGENCY  
312 MANAGEMENT PLAN; PROVIDING FOR A PENALTY OF A FINE NOT TO EXCEED THE  
313 SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND A  
314 SEPARATE OFFENSE SHALL BE DEEMED COMMITTED ON EACH DAY DURING OR  
315 ON WHICH A VIOLATION OCCURS; PROVIDING FOR A SEVERABILITY CLAUSE;  
316 PROVIDING FOR A REPEALER CLAUSE; PROVIDING AN EFFECTVE DATE.

317

318 The motion passed by a vote of 4 ayes, 2 nays (Daniels and Pruitt), and 1 absence (Hohenshelt).  
319 Councilmember Fowler shared that he would like for the Council to revisit these ordinances at some

320 point in the near future, as he believes that Mayor Pruitt expressed some valid concerns and posed some  
321 relevant questions. City Attorney Frank Garza shared that the Council may reconsider the ordinances  
322 between first and second reading, or it may do so at any time at a later date.

323

324 **XIII. ACTION ITEMS**

325 1. Discuss and consider the overall concept plan and proposed Phase I of the Harbor Urban Beach  
326 Park, and take any action necessary.

327 Park Director Andy Hesser came forth and addressed Council concerning this agenda item. He provided  
328 visual examples for the Council related to the outdoor stone game tables, the fitness obstacle course, the  
329 shade umbrellas for the beach area, play structures, Boccee Ball Court, volleyball courts, and seating  
330 nodes. He went on to share the various options and associated costs for items and amenities the Council  
331 may wish to include in "Phase I." General discussion took place among council members and staff related  
332 to the park's development, including possible submission of a grant application in December. Mr. Hesser  
333 explained that if the grant were to be awarded to the City, it is possible that up to \$500k could be  
334 received (local match is required), but the city would not find out about its application status (if it gets  
335 awarded or not) until the following June. Mayor Pruitt asked for a visual and for the cost estimate  
336 related to building and funding the entire 'wish list' for this park. Mr. Hesser showed the Council the  
337 concept plan for the 'full wish list,' indicating that it would cost an estimated \$850,000. Council members  
338 generally indicated support for staff working with the consultant to submit a \$500,000 grant application  
339 in December to do the entire project.

340  
341 Mayor Pruitt then made a motion to approve the concept plan that depicted the full project (including  
342 the restroom facility). Councilmember Daniels seconded the motion, which passed by a vote of 6 ayes  
343 with 1 absence (Hohenshelt).

344

345 2. Discuss and consider authorizing the City Manager to execute an agreement with Doliver  
346 Enterprises LLC dba HHW Solutions for the collection and disposal of household hazardous  
347 waste, and take any action necessary.

348 Mr. Doliver came forth and briefed the Council on this agenda item. Councilmember Fowler moved to  
349 approve Action Item #2. Councilmember Trowbridge seconded the motion, which passed by a vote of 6  
350 ayes with 1 absence (Hohenshelt).

351

352 3. Discuss and consider Shores Park crosswalk assessment study, and take any action necessary.

353 Mayor Pruitt addressed this item following the Consent Agenda items. City Manager Rick Crowley  
354 provided brief, introductory comments related to this agenda item, thanking Rockwall Police Department  
355 Captain Ed Fowler for the work he put in on this study. Mr. Crowley went on to indicate that staff is  
356 recommending the Council consider authorizing the funding and installation of two crosswalks.  
357 Councilmember Trowbridge moved to approve the two crosswalks, as presented. Mayor Pruitt seconded  
358 the motion, which passed by a vote of 6 in favor with 1 absence (Hohenshelt). Mr. Crowley indicated  
359 that staff will order the equipment for the crosswalks and provide Council with an update on their future  
360 installation and associated timeline once that information is known.

361

362 Mayor Pruitt recessed the meeting for a break between 7:36 and 7:53 p.m.

363

364 4. Discuss and consider recommendations from the Council's Hotel Occupancy Tax Funding (HOT)  
365 Subcommittee, and take any action necessary.

366 City Manager Rick Crowley addressed the Council concerning this agenda item. Mayor Pruitt indicated  
367 that he would like to hold a fairly lengthy work session with staff and Council to discuss this topic in  
368 greater, more focused detail at a future council meeting. Following additional comments, Council took  
369 no action concerning this agenda item at this time.  
370

371 5. Discuss and consider adoption of resolutions related to HB3535 / SB1152 and related to  
372 HB2439 / SB1266 and other legislative matters, and take any action necessary.  
373

374 City Manager Rick Crowley provided brief, introductory comments to Council concerning this agenda  
375 item. Mayor Pruitt indicated that one of these bills - HB2439 - will essentially do away with a city's  
376 ability to have zoning regulations. After lengthy discussion, Mayor Pruitt moved to adopt the resolutions  
377 and work with staff on the final language for each of them. Councilman Trowbridge seconded the  
378 motion, which passed by a vote of 6 in favor with 1 absent (Hohenshelt).  
379

380 **XIV. CITY MANAGER'S REPORT, DEPARTMENTAL REPORTS AND RELATED DISCUSSIONS PERTAINING TO**  
381 **CURRENT CITY ACTIVITIES, UPCOMING MEETINGS, FUTURE LEGISLATIVE ACTIVITIES, AND OTHER RELATED**  
382 **MATTERS.**  
383

384 **1. Departmental Reports**

385 Fire Department Monthly Report - February 2019  
386 GIS Monthly Report - February 2019  
387 Harbor PD Monthly Report - February 2019  
388 Internal Operations Department Monthly Report - February 2019  
389 Police Department Monthly Activity Report - February 2019  
390 Recreation Monthly Report - February 2019  
391 Rockwall Animal Adoption Center Monthly Report - February 2019  
392 STAR Transit Quarterly Report  
393 STAR Transit Monthly Report - February 2019

394 **2. City Manager's Report**

395 **These items were not addressed by Council, and no action was taken concerning them.**  
396

397 **Mayor Pruitt recessed the public meeting at 8:37 p.m. to go back into Executive Session at 8:39 p.m. to**  
398 **discuss: Executive Session items # 2 and # 3 as shown below.**  
399

400 **XV. EXECUTIVE SESSION**

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

- 403 1. Discussion regarding legal issues pertaining to potential annexation pursuant to Section  
404 §551.071 (Attorney/Client Consultation).  
405 2. Discussion regarding purchase, acquisition, abandonment, sale or lease of real property in the  
406 vicinity of Rockwall Municipal Airport and Downtown pursuant to Section §551.072 (Real  
407 Property) and Section §551.071 (Consultation with Attorney).

- 408           **3.** Discussion regarding Breezy Hill Road pursuant to § Section 551.071 (Consultation with  
409           Attorney)  
410           **4.** Discussion regarding (re)appointments to city regulatory boards, commissions, and committees  
411           - specifically the N. TX Municipal Water District (NTMWD) Board (interviews) - pursuant to  
412           Section 551.074 (Personnel Matters)  
413           **5.** Discussion regarding the appeal to the Public Utility Commission filed by the cities of Garland,  
414           Mesquite, Plano and Richardson against the North Texas Municipal Water District (NTMWD)  
415           regarding water rates pursuant to Section §551.071 (Consultation with Attorney)  
416

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

418      **Council came out of Executive Session at 9:03 p.m. and took no action as a result of Executive Session.**

419 **XVII.     ADJOURNMENT**

420      **Mayor Pruitt adjourned the meeting at 9:03 p.m.**  
421

422      **PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS 15<sup>TH</sup>**  
423      **DAY OF APRIL, 2019.**  
424

425      **ATTEST:**

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

426

427

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

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**City of Rockwall**  
*The New Horizon*  
**MEMORANDUM**

---

**TO: City Council**

**FROM: Joey Boyd, Assistant City Manager**

**DATE: April 9, 2019**

**SUBJECT: Renaming of S. Nash Street**

---

Sandie Wood, the property owner of 207 S. Nash Street, is requesting the City Council consider changing the name of this portion of the roadway. It is currently a vacant lot and the Wood family is planning to build a new residence on the site.

The reasons for their request are that the southern portion of Nash Street is separated from the northern section by several blocks. Furthermore, the Wood family has a special needs adult son living with them and they want to be able to have an address that is easy for him to remember and spell if he is ever separated from the family. There has also been an instance in the past where the Rockwall Fire Department had difficulty finding this property due to the separation of sections of Nash Street.

At the previous City Council meeting, the Naming Subcommittee (Council Members Hohenshelt, Macalik, and Daniels) was asked to consider a historically significant name for this street due to the proximity to the historic district. The Subcommittee recommends Wade Drive in recognition of Terry Utley Wade, one of the discoverers of the rock wall formation in 1852.

The attached map shows the distance between the sections of Nash Street and the block under consideration is shown in red. A Resolution formally renaming this street is attached for review and consideration by the City Council.

**CITY OF ROCKWALL, TEXAS  
RESOLUTION NO. 19-10**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY  
OF ROCKWALL, TEXAS, NAMING A CERTAIN  
ROADWAY WITHIN THE CITY OF ROCKWALL, TEXAS;  
PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, a southern portion of Nash Street is separated from the northern section by several blocks; and

**WHEREAS**, the property owners of 207 S. Nash Street have plans to build a new residential home on this vacant land and are requesting to change the name of the 200 block of S. Nash Street; and

**WHEREAS**, the 200 block of South Nash Street has a proximity to the historic district of Rockwall; and

**WHEREAS**, Terry Utley Wade was a discoverer of the rock wall formation in 1852 and the City Council wishes to recognize Mr. Wade's historic contribution; and

**WHEREAS**, the Rockwall City Council believes said naming to be in the best interest of the public;

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

**Section 1.** That the 200 block of South Nash Street from E. Washington Street south to Hartman Street shall hereafter be designated as Wade Drive, a map of which is attached hereto and incorporated for all intents and purposes as "**Exhibit A**;"

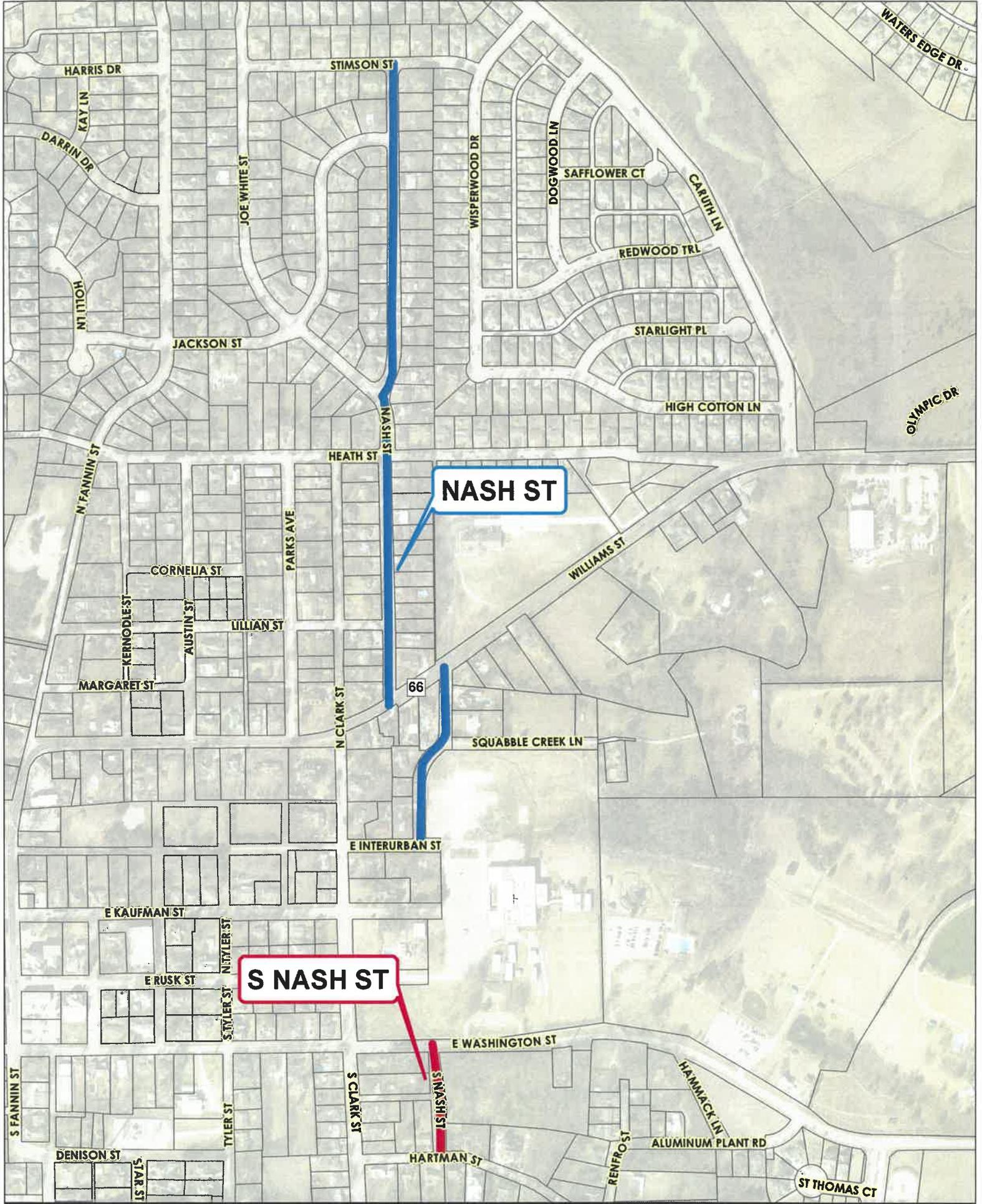
**Section 2.** That this resolution shall take effect immediately from and after its adoption and it is so resolved.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL,  
TEXAS THIS 15<sup>th</sup> DAY OF APRIL, 2019.**

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

**ATTEST:**

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



City of  
Rockwall



0 150 300 Feet  
Date: 3/11/2019

The data represented on this map was obtained from the best available information. Data is supplied from various sources and accuracy may be out of the City of Rockwall's control. The combination of accuracy and/or content is entirely with the user. The City of Rockwall does not guarantee the accuracy of any information displayed. © All rights reserved. All trademarks are the property of their respective owners.

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

---

**TO:** Honorable Mayor and City Council

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

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

**DATE:** April 11, 2019

**SUBJECT: EMERGENCY PUMP REPLACEMENT**

---

Part of The Harbor fountain system includes two 25 horsepower (HP) pumps submerged in the lake that supplies circular water flow for the waterfall feature (see attached photo). The FY 2019 approved \$18,000 to replace one of the two pumps that failed. In order to replace or repair the pumps a crane and a team of divers have to work to disconnect it and hoist it onto land.

Once the pump system was on land and diagnosed, it was determined through an amperage draw test that the second pump was also beyond repair and near failure. Due to the cost and effort to remove and reset the pump system in the lake it was recommended that the second pump be replaced to restore full functionality of the waterfall. Both pumps are the original equipment that were installed in 2006.

Due to the specialty of the type of work and equipment only one company responded to bid requests, Control Specialists LP. This company is a registered Buyboard purchasing cooperative vendor and has also successfully supplied the City's Public Works department with pump repair and replacement services in the past.

Staff requests that Council consider approving this purchase in an amount not to exceed \$38,000. Of that amount, \$18,000 was originally approved in the FY 2019 budget for one pump, the balance of that would come from General Fund Reserves.





# ESTIMATE

**Legacy Contracting, L.P.**  
**Db a Control Specialist Services, L.P.**  
PO Box 1479  
Decatur, TX 76234  
[www.csi5.com](http://www.csi5.com)

DATE: March 29, 2019

To: Rockwall  
Location: Lake pumps replace  
Attn: Trent

This estimate includes the following services:

- Test existing pumps
- Price replacement pumps
- Install in cage
- Wire & test

### Material (2 New Ebara pumps/w 100' cords)

1- <u>2 New mod.#300DLFU618.2 /12" EBARA pumps 25hp</u>	
<u>1750 rpm/230v/3ph / 100' cables (\$ 15,710.00 ea)</u>	\$ 31,420.00
2- <u>SS Bolts &amp; gaskets</u>	\$ 342.00
<u>Labor on site, &amp; pick up bring in</u>	\$ 990.00
<u>Labor test &amp; price to replace or rebuild</u>	\$ 1,200.00
<u>Labor receive &amp; reinstall pull wire, terminate</u>	\$ 2,400.00
<u>Trucks</u>	\$ 1,000.00
	<b>Total \$ 37,352.00</b>

- Note: price is an estimate due to any unforeseen developments**
- Note: price does not include any unforeseen parts or labor**
- Note: price does not include freight**
- Note: delivery can be made in 6 to 8 weeks**

### EXCLUSIONS:

Bypassing of station and/or operating of city valves. It is the responsibility of the city to provide safe working conditions.

**If extra labor or materials not described above are required due to unforeseen problems the owner will be notified for approval before work is completed. This ESTIMATE is good for 30 days from the date referenced above. We thank you for considering Control Specialist Services for your service needs.**

Please call if you have any questions.

Sincerely,

Ray Reaves  
Service Manager  
940-626-1415  
Email [rayr@csi5.com](mailto:rayr@csi5.com)

**\*\*Registered Buy Board Vendor**

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# CITY OF ROCKWALL

## CITY COUNCIL CASE MEMO

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

---

**TO:** Mayor and City Council  
**DATE:** April 15, 2019  
**APPLICANT:** Kevin Patel; *Triangle Engineering*  
**CASE NUMBER:** P2019-016; *Lot 2, Cain Properties No. 1 Addition*

---

### SUMMARY

Consider a request by Kevin Patel of Triangle Engineering, LLC for the approval of a replat for Lot 2 of the Cain Properties #1 Addition being a 1.233-acre parcel of land identified as a portion of Lot 1 and Lot 1R of the Cain Properties #1 Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated within the SH-66 Overlay (SH-66 OV) District, located north of the intersection of S. Goliad Street [*SH-205*] and Storrs Street, and take any action necessary.

### PLAT INFORMATION

- The applicant is requesting to replat a 1.233-acre parcel of land (*i.e. Lot 1-R, Cain Properties No. 1 Addition*) located within the SH-66 Overlay (SH-66 OV) District. The purpose of the replat is to establish the necessary easements (*i.e. 24-foot firelane, public access, and utility easements*) in order to develop the lot as Lot 2, Cain Properties No. 1 Addition.
- On August 20, 2018, the City Council approved S-194 [*Ordinance No. 18-34*] allowing a *Craft Brewery* on the subject property.
- On December 11, 2018, the Planning and Zoning Commission approved a site plan [*Case No. SP2018-038*] for the purpose of constructing an approximately 11,931 SF *Craft Brewery (i.e. Siren Rock Brewery)* on the subject property.
- That portion of property belonging to the State of Texas (*i.e. TxDOT right-of-way*) and depicted as being within the boundary of the subject property is required to be purchased. This has been included as a condition of approval of the plat.
- The surveyor has completed the majority of the technical revisions requested by staff, and this plat - *conforming to the requirements for replats as stated in 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 of the replat for *Lot 2, Cain Properties No. 1 Addition*, staff would propose the following conditions of approval:

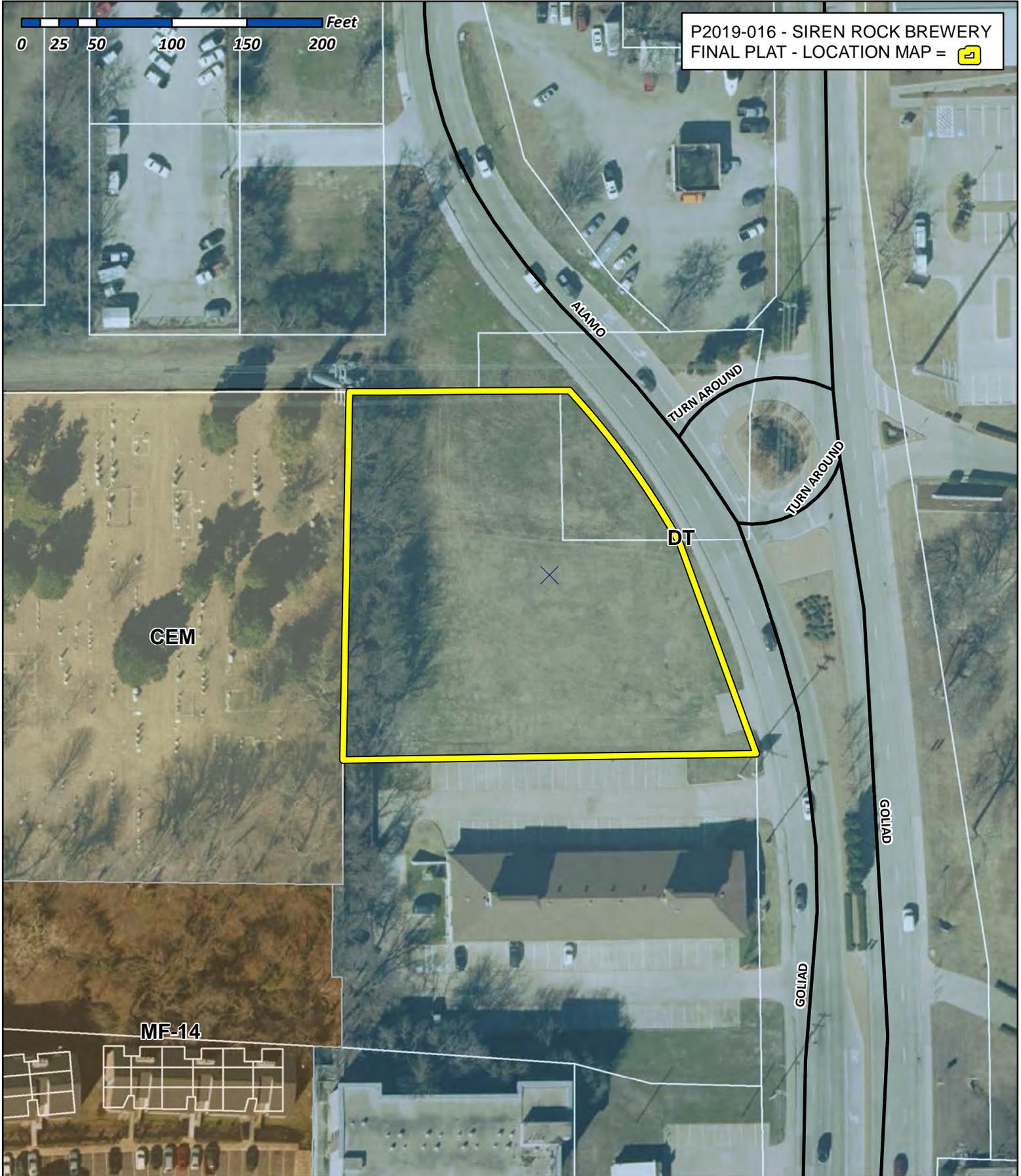
- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;
- (2) The portion of the property that currently exists as Texas Department of Transportation (TXDOT) right-of-way will need to be purchased prior to filing of the final plat for the subject property. A copy of the deed will be required to be submitted once the sales transaction has been completed; and,
- (3) Any construction resulting from the approval of this site plan shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

### **PLANNING AND ZONING COMMISSION**

On April 9, 2019, the Planning and Zoning Commission's motion to recommend approval of the replat for *Lot 2, Cain Properties No. 1 Addition* with staff conditions passed by a vote of 7 to 0.

0 25 50 100 150 200 Feet

P2019-016 - SIREN ROCK BREWERY  
FINAL PLAT - LOCATION MAP = 

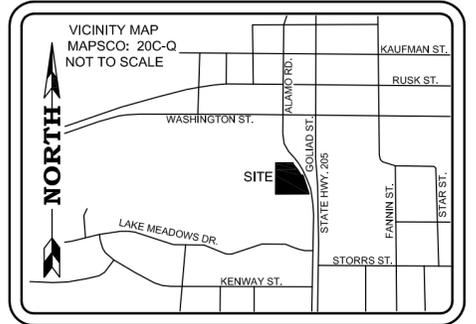
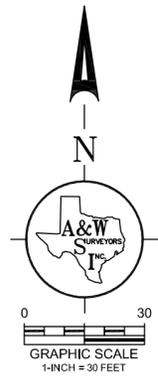


# City of Rockwall

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

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





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

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

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

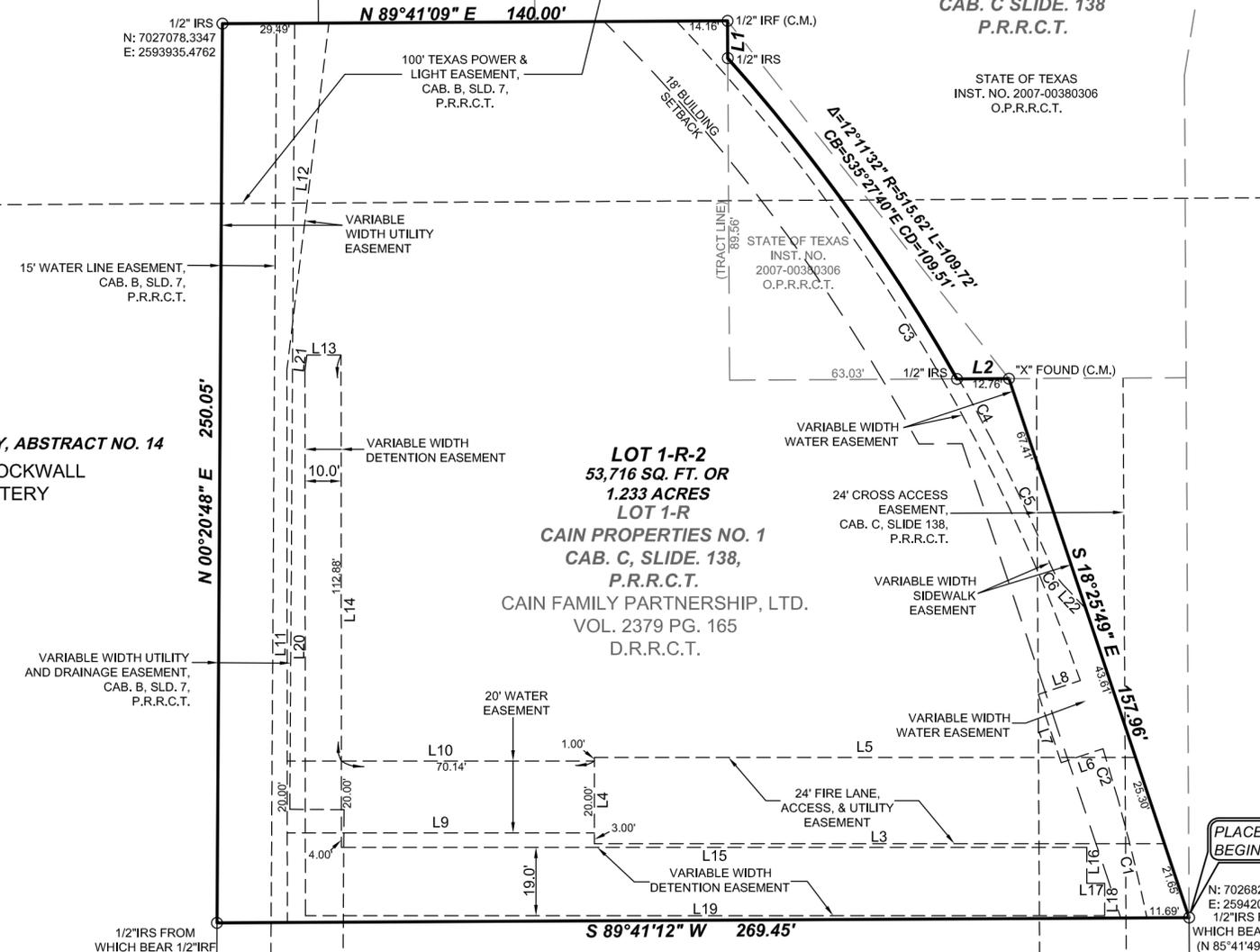
LOT 1  
CAIN PROPERTIES NO. 1  
CAB. C SLIDE. 138  
P.R.R.C.T.

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

LOT 1-R-2  
53,716 SQ. FT. OR  
1.233 ACRES  
LOT 1-R  
CAIN PROPERTIES NO. 1  
CAB. C, SLIDE. 138,  
P.R.R.C.T.  
CAIN FAMILY PARTNERSHIP, LTD.  
VOL. 2379 PG. 165  
D.R.R.C.T.

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

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



LINE TABLE

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

CURVE TABLE

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C2	1°37'36"	517.46'	14.69'	N16°23'59"W	14.69'
C3	23°57'30"	517.46'	216.38'	N31°24'25"W	214.80'
C4	2°02'41"	521.46'	18.61'	N28°22'31"W	18.61'
C5	4°23'02"	521.46'	39.90'	N25°09'39"W	39.89'
C6	20°29'47"	16.00'	5.72'	S33°13'02"E	5.69'

- GENERAL NOTES
- Any structure new or existing may not extend across new property lines.
  - The purpose of this plat is to define easements conditional to new development.
  - Basis of bearing determined by Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 (2011).
  - Coordinates shown are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale, No Projection
  - It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

LEGEND

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

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



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

Owner: Cain Family Partnership, LTD.  
~ 305 Stonebridge, Rockwall, TX 75089 ~

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

PAGE 1 OF 2  
**REPLAT**  
**LOT 1-R-2**  
**CAIN PROPERTIES NO. 1**  
1.223 ACRES OF LAND  
BEING A PLAT OF LOT 1-R,  
CAIN PROPERTIES NO. 1  
AN ADDITION TO THE CITY OF ROCKWALL,  
ROCKWALL COUNTY, TEXAS  
B.F. BOYDSTUN SURVEY ABSTRACT NO. 14  
CASE FILE NO. \_\_\_\_\_

OWNER'S CERTIFICATE

WHEREAS Cain Family Partnership, LTD.is the sole owner of a tract of land located in the N.F. BOYDSTUN SURVEY, Abstract No. 14, City of Rockwall, Rockwall County, Texas, and being a portion of Lot 1-R, of the Replat of Cain Properties No. 1, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof, recorded in Cabinet C, Slide 138, Plat Records, Rockwall County, Texas, and being the same tract of land described in deed to Cain Family Partnership, LTD., recorded in Volume 2379, Page 165, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

Beginning at a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set in the West line of State Highway No. 205, (Goliad Street), a variable width right-of-way, at the Northeast corner of Lot 1-RA, of said Replat of Cain Properties No. 1;

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

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

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

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

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

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

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

SURVEYOR'S CERTIFICATE

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

Witness my hand at Mesquite, Texas, This \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

John S. Turner Registered Professional Land Surveyor #5310

STATE OF TEXAS COUNTY OF ROCKWALL

BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared John S. Turner, R.P.L.S. NO. 5310, State of Texas, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office, This \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Notary Public in and for the State of Texas

OWNER'S DEDICATION

STATE OF TEXAS COUNTY OF ROCKWALL

That, Cain Family Partnership, LTD., acting herein by and through its duly authorized officer, does hereby certify and adopt this Replat designating the herein above described property as LOT 1-R-2, CAIN PROPERTIES NO. 1 to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the Cain Family Partnership, LTD. have been notified and signed this plat.

I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following:

- 1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.
7. All drainage and detention on site will be maintained, repaired, and replaced by the property owner.

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

Name: Title:

STATE OF TEXAS COUNTY OF ROCKWALL

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Notary Public in and for The State of Texas

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission Date

APPROVED

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

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

Mayor, City of Rockwall City Secretary City Engineer



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

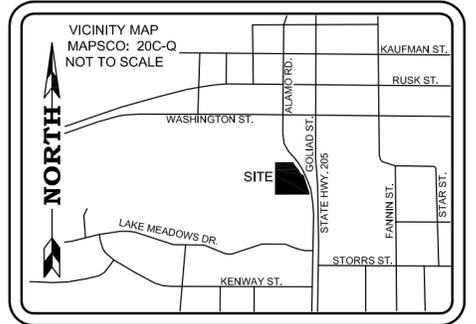
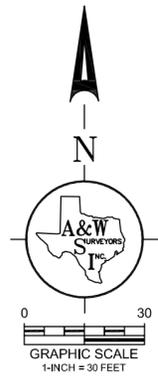
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Job No: 18-0788 | Drawn by: 517 | Date:01-04-2019| Revised:

"A professional company operating in your best interest"

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

1.223 ACRES OF LAND BEING A PLAT OF LOT 1-R, CAIN PROPERTIES NO. 1 AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS B.F. BOYDSTUN SURVEY ABSTRACT NO. 14 CASE FILE NO. \_\_\_\_\_ 38



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

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

LOT 1  
BLOCK Z  
ORIGINAL TOWN OF ROCKWALL  
VOL. 38, PG. 212,  
D.R.R.C.T.  
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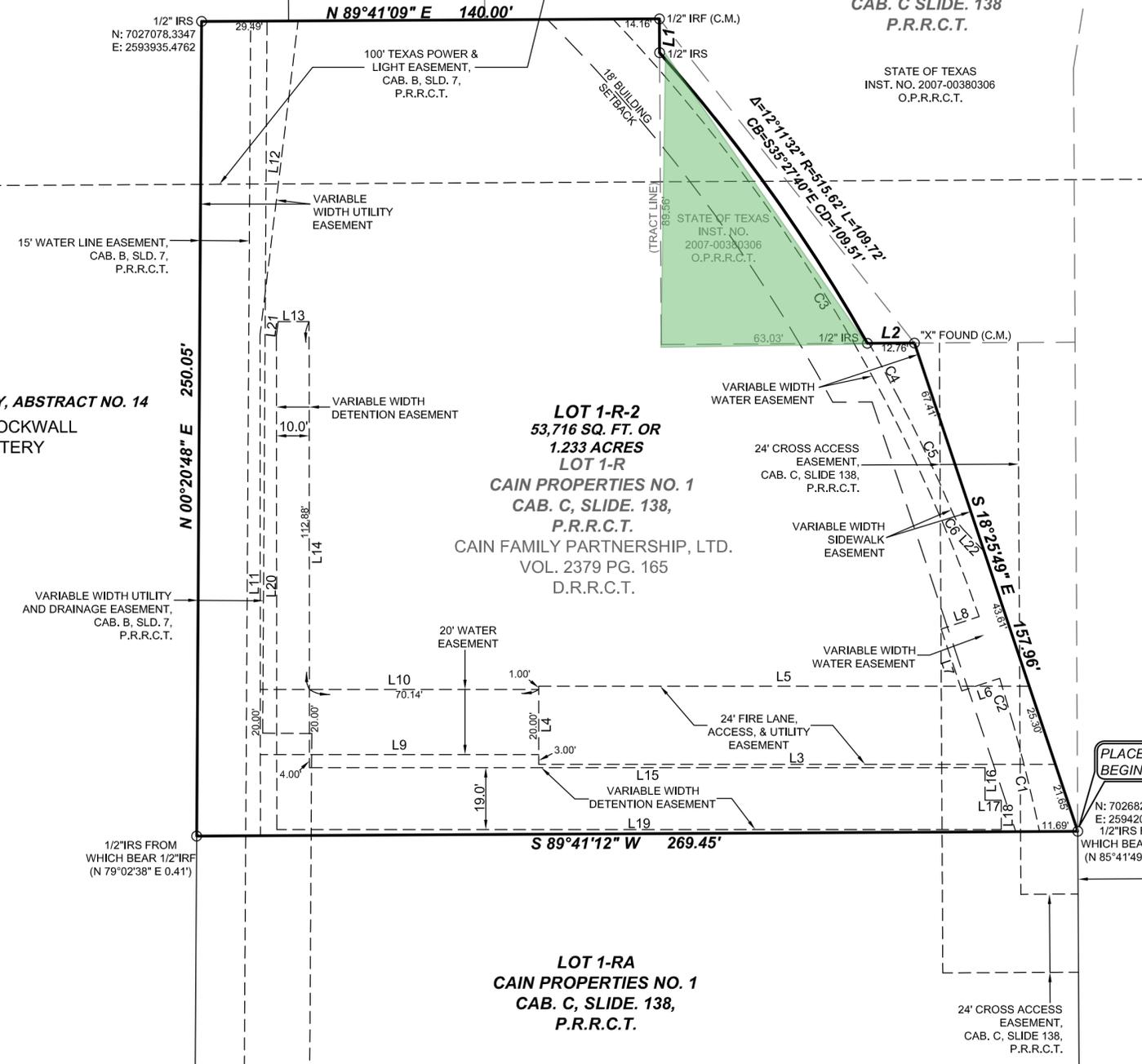
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STATE OF TEXAS  
INST. NO. 2007-00380306  
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LOT 1-R-2  
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1.233 ACRES  
LOT 1-R  
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CAIN FAMILY PARTNERSHIP, LTD.  
VOL. 2379 PG. 165  
D.R.R.C.T.

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

LOT 1-RB  
CAIN PROPERTIES NO. 1  
CAB. C, SLIDE. 138,  
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LEGEND

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INST. NO.	Instrument Number
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TRIANGLE ENGINEERING  
1333 McDermott Drive, Ste. 200, Allen, TX 75013  
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E: kpatel@triangle-engr.com  
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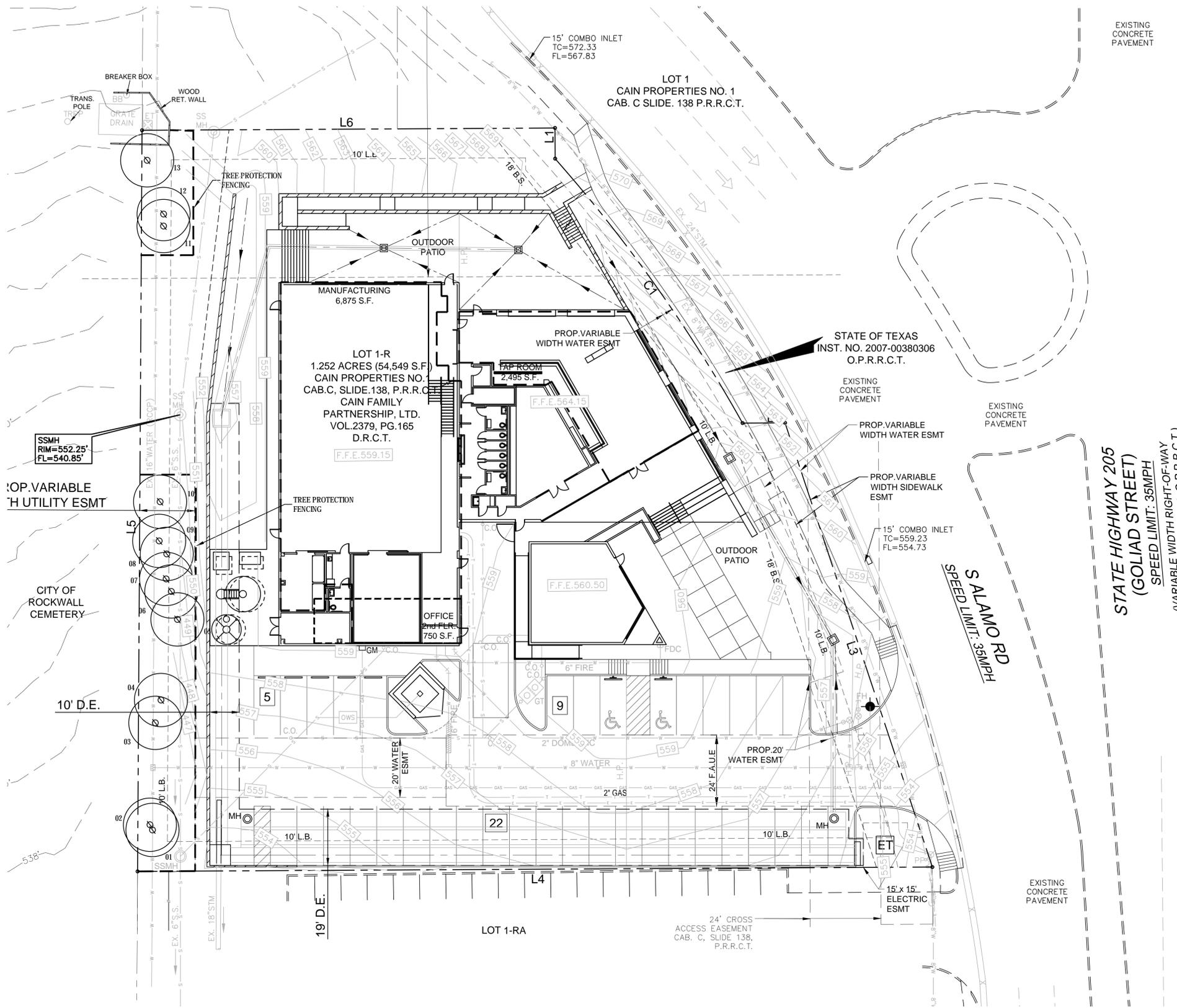


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WWW.AWSURVEY.COM

Owner: Cain Family Partnership, LTD.  
~ 305 Stonebridge, Rockwall, TX 75089 ~

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

PAGE 1 OF 2  
**REPLAT**  
**LOT 1-R-2**  
**CAIN PROPERTIES NO. 1**  
1.223 ACRES OF LAND  
BEING A PLAT OF LOT 1-R,  
CAIN PROPERTIES NO. 1  
AN ADDITION TO THE CITY OF ROCKWALL,  
ROCKWALL COUNTY, TEXAS  
B.F. BOYDSTUN SURVEY ABSTRACT NO. 14  
CASE FILE NO. \_\_\_\_\_



STATE HIGHWAY 205  
(GOLIAD STREET)  
SPEED LIMIT: 35MPH  
(VARIABLE WIDTH RIGHT-OF-WAY  
(INST. NO. 2007-00380306, O.P.R.C.T.)

S ALAMO RD  
SPEED LIMIT: 35MPH

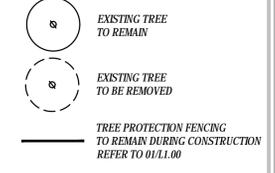
**EXISTING TREE NOTES**

- Existing trees to remain shall be protected during construction from tree structure damage and compaction of soil under and around dripline (canopy) of tree.
- If any root structure is damaged during adjacent excavation/construction, notify the Architect immediately. It is recommended that a licensed Arborist be secured for the treatment of any possible tree wounds.
- No disturbance of the soil greater than 4" shall be located closer to the tree trunk than 1/2 the distance of the drip line to the tree trunk. A minimum of 75% of the drip line and root zone shall be preserved at natural grade.
- Any fine grading done within the critical root zones of the protected trees must be done with light machinery such as a bobcat or light tractor. No earth moving equipment with tracks is allowed within the critical root zone of the trees.
- Material Storage: No materials intended for use in construction or waste materials accumulated due to excavation or demolition shall be placed within the limits of the dripline of any tree.
- Equipment Cleaning/Liquid Disposal: No equipment may be cleaned, toxic solutions, or other liquid chemicals shall be deposited within the limits of the dripline of a tree. This would include but not be limited to paint, oil, solvents, asphalt, concrete, mortar, primers, etc.
- Tree Attachments: No signs, wires or other attachments, other than those of a protective nature shall be attached to any tree.
- Vehicular Traffic: No vehicular and construction equipment traffic or parking is allowed within the limits of the dripline of trees.
- Boring of Utilities: May be permitted under protected trees in certain circumstances. The minimum length of the bore shall be the width of the tree's canopy and shall be a minimum depth of forty-eight (48") inches.
- Trenching: Any irrigation trenching which must be done within the critical root zone of a tree shall be dug by hand and enter the area in a radial manner.
- Tree Flagging: All trees to be removed from the site shall be flagged by the Contractor with bright red vinyl tape (3" width) wrapped around the main trunk at a height of four (4) feet above grade. Flagging shall be approved by Landscape Architect prior to any tree removal. Contractor shall contact Landscape Architect with 72 hour notice to schedule on-site meeting.
- Protective Fencing: All trees to remain, as noted on drawings, shall have protective fencing located at the tree's dripline. The protective fencing may be comprised of snow fencing, orange vinyl construction fencing, chain link fence or other similar fencing with a four (4) foot approximate height. The protective fencing will be located as indicated on the Tree Protection Details.
- Bark Protection: In situations where a tree remains in the immediate area of intended construction, the tree shall be protected by enclosing the entire circumference of the tree's trunk with lumber encircled with wire or other means that does not damage the tree. Refer to Tree Protection Details.
- Construction Pruning: In a case where a low hanging limb is broken during the course of construction, the Contractor shall notify the Landscape Architect immediately. In no instance shall the Contractor prune any portion of the damaged tree without the prior approval by the Landscape Architect.

**TREE SURVEY FIELD DATA**

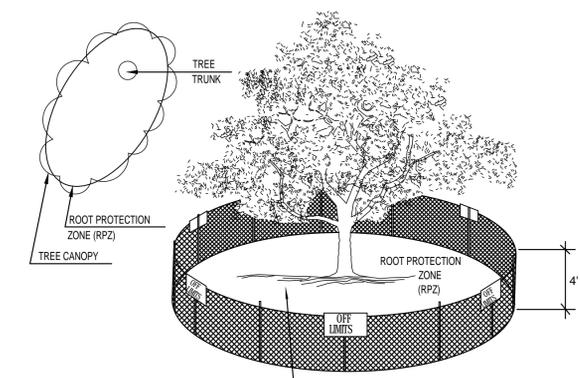
NO.	DIA. INCHES	SPECIES (COMMON NAME)	REMARKS
1	20	ELM	TO REMAIN
2	14	ELM	TO REMAIN
3	14	HACKBERRY	TO REMAIN
4	20	ELM	TO REMAIN
5	14	HACKBERRY	TO REMAIN
6	16	HACKBERRY	TO REMAIN
7	6	HACKBERRY	TO REMAIN
8	10	ELM	TO REMAIN
9	12	HACKBERRY	TO REMAIN
10	12	ELM	TO REMAIN
11	14	HACKBERRY	TO REMAIN
12	6	HACKBERRY	TO REMAIN
13	6	HACKBERRY	TO REMAIN

**EXISTING TREE LEGEND**



NO TREES TO BE REMOVED FROM THE SITE

NO TREE TO BE PLANTED WITHIN 5 FEET OF ANY UTILITY LINE



**01 TREE PROTECTION FENCE A**  
NOT TO SCALE

NOTE: FENCING SHOWN ABOVE IS DIAGRAMMATIC ONLY AND WILL CONFORM TO THE DRIP LINE AND LIMITED TO PROJECT BOUNDARY

**01 TREE PRESERVATION PLAN**  
SCALE 1"=20'-0"



LANDSCAPE ARCHITECT  
STUDIO GREEN SPOT, INC.  
1784 W. McDERMOTT DR.  
SUITE 110  
ALLEN, TEXAS 75013  
(469) 369-4448  
CHRIS@STUDIOGREENSPOT.COM



**SIREN ROCK BREWING CO.**  
ROCKWALL, TEXAS

CASE# SP2018-038

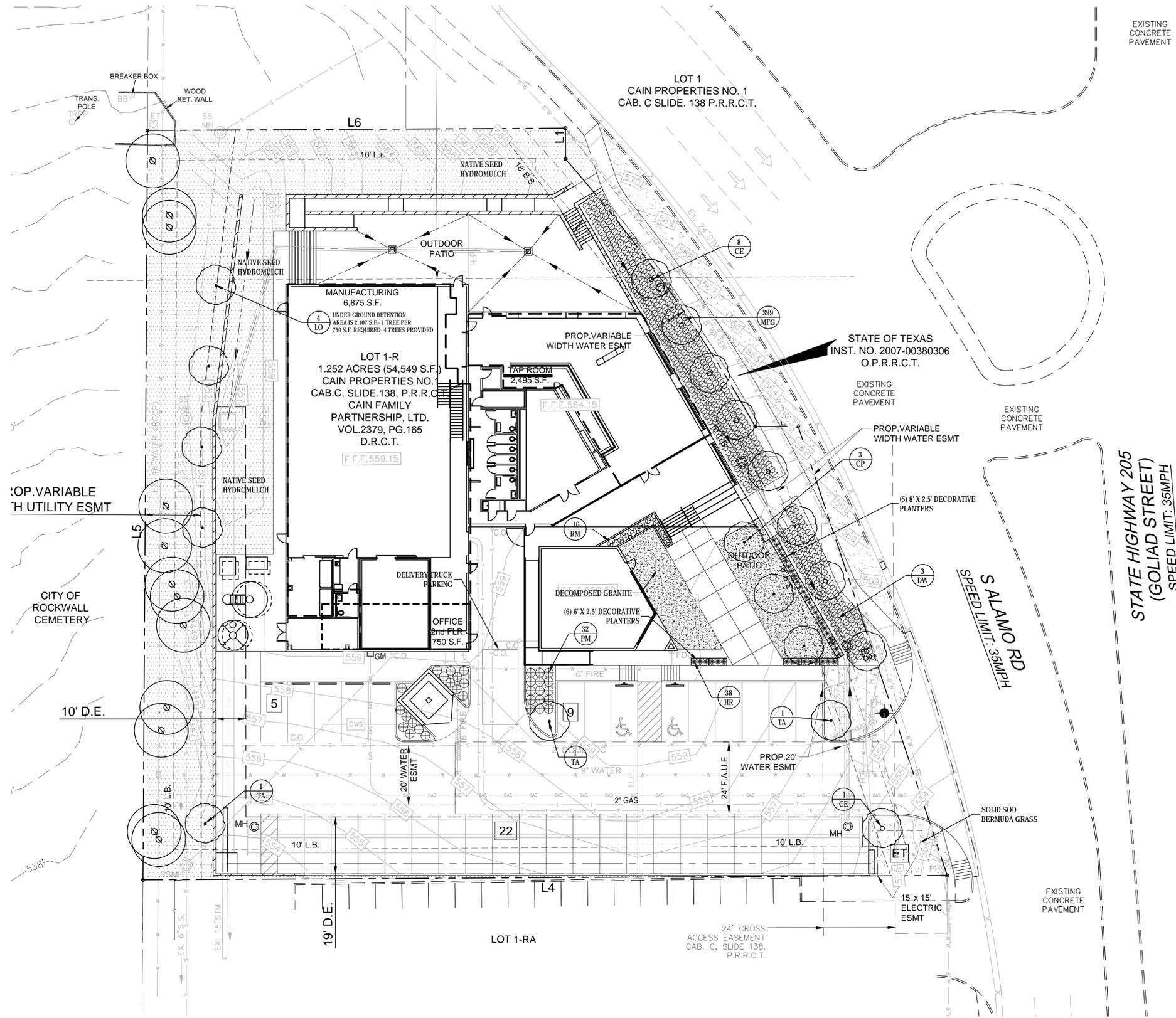
ISSUE:  
FOR APPROVAL 01.09.2019  
CITY COMMENTS 02.12.2019

DATE:  
03.26.2019

SHEET NAME:  
TREE PRESERVATION PLAN

SHEET NUMBER:

**L.1**



**GENERAL LAWN NOTES**

1. FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED ON CIVIL PLANS.
2. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS BY GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
3. ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
4. IMPORTED TOPSOIL SHALL BE NATURAL, FRABLE SOIL FROM THE REGION, KNOWN AS BOTTOM AND SOIL, FREE FROM LUMPS, CLAY, TOXIC SUBSTANCES, ROOTS, DEBRIS, VEGETATION, STONES, CONTAINING NO SALT AND BLACK TO BROWN IN COLOR.
5. ALL LAWN AREAS TO BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED, AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR ARCHITECT PRIOR TO INSTALLATION.
6. ALL ROCKS 3" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, ETC. SHALL BE REMOVED PRIOR TO PLACING TOPSOIL AND ANY LAWN INSTALLATION.
7. CONTRACTOR SHALL PROVIDE (1") ONE INCH OF IMPORTED TOPSOIL ON ALL AREAS TO RECEIVE LAWN.

**LANDSCAPE NOTES**

1. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
2. CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
3. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.
4. CONTRACTOR TO PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
5. ALL PLANTING BEDS AND LAWN AREAS TO BE SEPARATED BY STEEL EDGING. NO STEEL TO BE INSTALLED ADJACENT TO SIDEWALKS OR CURBS.
6. ALL LANDSCAPE AREAS TO BE 100% IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM AND SHALL INCLUDE RAIN AND FREEZE SENSORS.
7. ALL LAWN AREAS TO BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.

**SOLID SOD NOTES**

1. FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 5" BELOW FINAL DESIRED GRADE IN PLANTING AREAS AND 1" BELOW FINAL GRADE IN TURF AREAS.
2. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS BY GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
3. ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
4. CONTRACTOR TO COORDINATE WITH ON-SITE CONSTRUCTION MANAGER FOR AVAILABILITY OF EXISTING TOPSOIL.
5. PLANT SOD BY HAND TO COVER INDICATED AREA COMPLETELY. INSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
6. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE. FREE FROM UNNATURAL UNDULATIONS.
7. WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
8. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
9. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF AN ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.
10. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, ALL SOD AREAS TO BE OVER SEEDED WITH WINTER RYEGRASS, AT A RATE OF (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

**PLANT MATERIAL SCHEDULE**

TREES					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
CE	9	Cedar Elm	<i>Ulmus crassifolia</i>	3' cal.	B&B, 13' ht., 5' spread min., 5' clear trunk
CP	3	Chinese Pistache	<i>Chinese pistache</i>	5' cal.	B&B, 15' ht., 6' spread, 6' clear trunk
DW	3	Desert Willow	<i>Chilopsis linearis</i>	8' ht.	container 3 or 5 trucks, tree form
LO	4	Live Oak	<i>Quercus virginiana</i>	3' cal.	container, 12' ht., 4' spread, 5' clear straight trunk
TA	3	Texas Ash	<i>Fraxinus albicans</i>	3' cal.	container, 12' ht., 4' spread, 5' clear straight trunk
SHRUBS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
HR	38	Horestail Reed	<i>Equisetum hyemale</i>	3 gal.	container full, well rooted
MFG	399	Mexican Feather Grass	<i>Nassella tenuissima</i>	3 gal.	container full, well rooted
PM	32	Pink Muhly Grass	<i>Muhlenbergia capillaris</i>	3 gal.	container full, well rooted
RM	16	Prostrate Rosemary	<i>Rosmarinus officinalis 'Prostratus'</i>	3 gal.	container, 12' ht., 18" spread
GROUNDCOVERS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
		'419' Bermudagrass	<i>Cynodon dactylon '419'</i>		Solid Sod refer to notes

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.

NO TREE TO BE PLANTED WITHIN 5 FEET OF ANY UTILITY LINE

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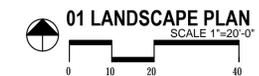
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DATE:  
03.26.2019

SHEET NAME:  
LANDSCAPE PLAN

SHEET NUMBER:

L.2



**SECTION 02900 - LANDSCAPE**

**PART 1 - GENERAL**

**1.1 REFERENCED DOCUMENTS**

Refer to bidding requirements, special provisions, and schedules for additional requirements.

**1.2 DESCRIPTION OF WORK**

Work included: Furnish all supervision, labor, materials, services, equipment and appliances required to complete the work covered in conjunction with the landscaping covered in these specifications and landscaping plans, including:

1. Planting (trees, shrubs, and grass)
2. Bed preparation and fertilization
3. Notification of sources
4. Water and Maintenance until final acceptance
5. Guarantee

**1.3 REFERENCE STANDARDS**

- A. American Standard for Nursery Stock, published by American Association of Nurserymen; 27 October 1980, Edition; by American National Standards Institute, Inc. (Z60.1) – plant material.
- B. American Joint Committee on Horticultural Nomenclature: 1942 Edition of Standardized Plant Names.
- C. Texas Association of Nurserymen, Grades and Standards.

**1.4 NOTIFICATION OF SOURCES AND SUBMITTALS**

- A. The Contractor shall, within ten (10) days following acceptance of bid, notify the Architect/Owner of the sources of plant materials and bed preparation required for the project.
- B. Samples: Provide representative quantities of sandy loam soil, mulch, bed mix material, gravel, and crushed stone. Samples shall be approved by Architect before use on project.
- C. Product Data: Submit complete product data and specifications on all other specified materials.
- D. Submit three representative samples of each variety of ornamental trees, shrubs, and groundcover plants for Architect's approval. When approved, tag, install, and maintain as representative samples for final installed plant materials.
- E. File Certificates of Inspection of plant material by state, county, and federal authorities with Architect, if required.
- F. Soil Analysis: Provide sandy loam soil analysis if requested by the Architect.

**PART 3 - EXECUTION**

**3.1 BED PREPARATION & FERTILIZATION**

- A. Landscape Contractor to inspect all existing conditions and report any deficiencies to the Owner.
- B. All planting areas shall be conditioned as follows:
  1. Prepare new planting beds by scraping away existing grass and weeds as necessary. Till existing soil to a depth of six (6") inches prior to placing compost and fertilizer. Apply fertilizer as per manufacturers recommendations. Add six (6") inches of compost and till into a depth of six (6") inches of the topsoil. Apply organic fertilizer such as Sustane or Green Sense at the rate of twenty (20) pounds per one thousand (1,000) square feet.
  2. All planting areas shall receive a two (2") inch layer of specified mulch.
  3. Backfill for tree pits shall be as follows: Use existing top soil on site (use imported topsoil as needed) free from large clumps, rocks, debris, caliche, subsoils, etc., placed in nine (9") inch layers and watered in thoroughly.
- C. Grass Areas:
  1. Areas to be Solid Sod Bermudagrass: Blocks of sod should be laid joint to joint, (staggered joints) after fertilizing the ground first. Roll grass areas to achieve a smooth, even surface. The joints between the blocks of sod should be filled with topsoil where they are evidently gaped open, then watered thoroughly.
  2. Areas to be Hydromulch Common Bermudagrass: Hydromulch with bermudagrass seed at a rate of two (2) pounds per one thousand (1,000) square feet. Use a 4' x 8' batter board against the bed areas.

**3.2 INSTALLATION**

- A. Maintenance of plant materials shall begin immediately after each plant is delivered to the site and shall continue until all construction has been satisfactorily accomplished.
- B. Plant materials shall be delivered to the site only after the beds are prepared and area ready for planting. All shipments of nursery materials shall be thoroughly protected from the drying winds during transit. All plants which cannot be planted at once, after delivery to the site, shall be well protected against the possibility of drying by wind and sun. Balls of earth of B & B plants shall be kept covered with soil or other acceptable material. All plants remain the property of the Contractor until final acceptance.
- C. Position the trees and shrubs in their intended location as per plan.
- D. Notify the Landscape Architect for inspection and approval of all positioning of plant materials.
- E. Excavate pits with vertical sides and horizontal bottom. Tree pits shall be large enough to permit handling and planting without injury to balls of earth or roots and shall be of such depth that, when planted and settled, the crown of the plant shall bear the same relationship to the finish grade as it did to soil surface in original place of growth.

**JOB CONDITIONS**

- A. General Contractor to complete the following punch list. Prior to Landscape Contractor initiating any portion of landscape installation, General Contractor shall leave planting bed areas three (3") inches below finish grade of sidewalks, drives and curbs as shown on the drawings. All lawn areas to receive solid sod shall be left one (1") inch below the finish grade of sidewalks, drives, and curbs. All construction debris shall be removed prior to Landscape Contractor beginning any work.
- B. General Contractor shall provide topsoil as described in Section 02200 - Earthwork.
- C. Storage of materials and equipment at the job site will be at the risk of the Landscape Contractor. The Owner cannot be held responsible for theft or damage.

**1.6 MAINTENANCE AND GUARANTEE**

- A. Maintenance:
  1. The Landscape Contractor will be held responsible for the maintenance of all work from the time of planting until final acceptance by the Owner. No trees, shrubs, groundcover or grass will be accepted unless they show a healthy growth and satisfactory foliage conditions.
  2. Maintenance shall include watering of trees and plants, cultivation, weeding, spraying, edging, pruning of trees, mowing of grass, cleaning up and all other work necessary of maintenance.
  3. A written notice requesting final inspection and acceptance should be submitted to the Owner at least seven (7) days prior to completion. An on-site inspection by Owner and Landscape Contractor will be completed prior to written acceptance.
  4. After final acceptance of installation, the Landscape Contractor will not be required to do any of the above listed work.
- B. Guarantee:
  1. Trees shall be guaranteed for a twelve (12) month period after acceptance. Shrubs and groundcover shall be guaranteed for twelve (12) months. The Contractor shall replace all dead materials as soon as weather permits and upon notification of the Owner. Plants, including trees, which have partially died so that shape, size, or symmetry has been damaged, shall be considered subject to replacement. In such cases, the opinion of the Owner shall be final.
    - a. Plants used for replacement shall be of the same size and kind as those originally planted and shall be planted as originally specified.
    - b. When plant replacements are made, plants, soil mix, fertilizer and mulch are to be utilized as originally specified and reinspected for full compliance with Contract requirements. All replacements are to be included under "Work" of this section.

**1.7 QUALITY ASSURANCE**

- A. General: Comply with applicable Federal, State, County and Local regulations governing landscape materials and work.
- B. Personnel: Employ only experienced personnel who are familiar with the required work. Provide full time supervision by a qualified foreman acceptable to Landscape Architect.
- C. Selection of Plant Material:

1. Make contact with suppliers immediately upon obtaining notice of contract acceptance to select and book materials. Develop a program of maintenance (pruning and fertilization) which will insure the purchased materials will meet and/or exceed project specifications.
2. Landscape Architect will provide a key identifying each tree location on site. Written verification will be required to document material selection, source and delivery schedules to site.
3. Owner and/or Architect shall inspect all plant materials when reasonable at place of growth for compliance with requirements for genus, species, cultivar/variety, size and quality.
4. Owner and/or Architect retains the right to further inspect all plant material upon arrival at the site and during installation for size and condition of root balls, limbs, branching habit, insects, injuries, and latent defects.
5. Owner and/or Architect may reject unsatisfactory or defective material at any time during the process of work. Remove rejected materials from the site immediately. Plants damaged in transit or at job site shall be rejected.

**1.8 PRODUCT DELIVERY, STORAGE AND HANDLING**

- A. Preparation:
  1. Balled and Burlapped (B&B) Plants: Dig and prepare shipment in a manner that will not damage roots, branches, shape, and future development.
  2. Container Grown Plants: Deliver plants in rigid container to hold ball shape and protect root mass.

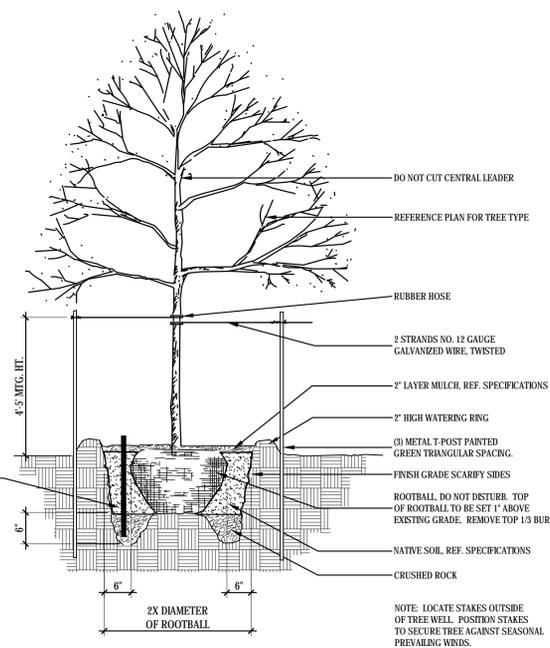
**2.2 SOIL PREPARATION MATERIALS**

- A. Sandy Loam:
  1. Friable, fertile, dark, loamy soil, free of clay lumps, subsoil, stones and other extraneous material and reasonably free of weeds and foreign grasses. Loam containing Cynodgrass or Nutgrass shall be rejected.
  2. Physical properties as follows:
    - Clay – between 7-27 percent
    - Silt – between 15-25 percent
    - Sand – less than 52 percent
  3. Organic matter shall be 3%-10% of total dry weight.
  4. If requested, provide a certified soil analysis conducted by an approved soil testing laboratory verifying that sandy loam meets the above requirements.
- B. Organic Material: Compost with a mixture of 80% vegetative matter and 20% animal waste. Ingredients should be a mix of course and fine textured material.
- C. Premixed Bedding Soil as supplied by Vital Earth Resources, Gladewater, Texas; Professional Bedding Soil as supplied by Living Earth Technology, Dallas, Texas or Acid Gro Municipal Mix as supplied by Soil Building Systems, Dallas, Texas or approved equal.
- D. Sharp Sand: Sharp sand must be free of seeds, soil particles and weeds.
- E. Mulch: Double Shredded Hardwood Mulch, partially decomposed, dark brown. Living Earth Technologies or approved equal.
- F. Organic Fertilizer: FertiLaid, Sustane, or Green Sense or equal as recommended for required applications. Fertilizer shall be delivered to the site in original unopened containers, each bearing the manufacturer's guaranteed statement of analysis.
- A. Commercial Fertilizer: 10-20-10 or similar analysis. Nitrogen source to be a minimum 50% slow release organic Nitrogen (SCU or UF) with a minimum 8% sulphur and 4% iron, plus micronutrients.
- B. Peat: Commercial sphagnum peat moss or partially decomposed shredded pine bark or other approved organic material.

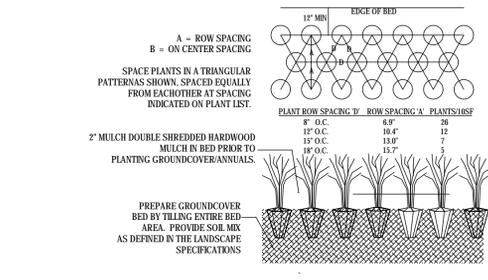
**PART 2 - PRODUCTS**

**2.1 PLANTS**

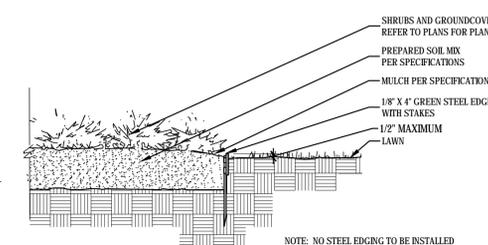
- A. General: Well-formed No. 1 grade or better nursery grown stock. Listed plant heights are from tops of root balls to nominal tops of plants. Plant spread refers to nominal outer width of the plant, not to the outer leaf tips. Plants will be individually approved by the Architect and his decision as to their acceptability shall be final.
- B. Quantities: The drawings and specifications are complimentary. Anything called for on one and not the other is as binding as if shown and called for on both. The plant schedule is an aid to bidders only. Confirm all quantities on plan.
- C. Quality and size: Plant materials shall conform to the size given on the plan, and shall be healthy, symmetrical, well-shaped, full branched, and well rooted. The plants shall be free from injurious insects, diseases, injuries to the bark or roots, broken branches, objectionable disfigurements, insect eggs and larvae and are to be of specimen quality.
- D. Approval: All plant materials shall be subject to the approval of the Owner. All plants which are found unsuitable in growth, or in any unhealthy, badly shaped, or undersized condition, will be rejected by the Landscape Architect, either before or after planting, and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plants as specified.
- E. Trees shall be healthy, full-branched, well-shaped and shall meet the trunk diameter and height requirements of the plant schedule. Balls shall be firm, neat, slightly tapered, and well wrapped in burlap. Any tree loose in the ball or with broken ball at time of planting will be rejected. Balls shall be ten (10") inches in diameter for each one (1") inch of trunk diameter. Measured six (6") inches above ball. Nomenclature conforms to the customary nursery usage; for clarification, the term "multi-trunk" defines a plant having three (3) or more trunks of nearly equal diameter.
- F. Pruning: All pruning of trees and shrubs, as directed by the Landscape Architect, shall be executed by the Landscape Contractor at no additional cost to the Owner.



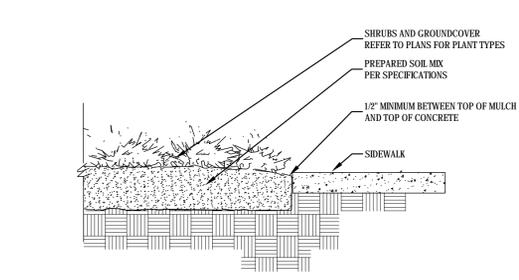
**01 TREE PLANTING DETAIL**  
NOT TO SCALE



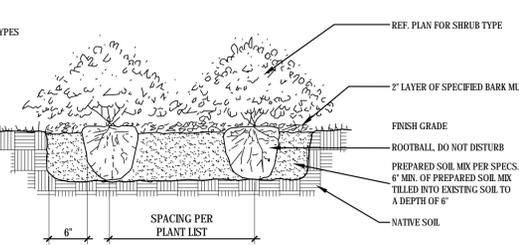
**02 GROUNDCOVER PLANTING DETAIL**  
NOT TO SCALE



**04 STEEL EDGING DETAIL**  
NOT TO SCALE



**03 SIDEWALK / MULCH DETAIL**  
no steel along sidewalks  
NOT TO SCALE



**05 SHRUB PLANTING DETAIL**  
NOTE: POCKET PLANTING NOT ALLOWED  
NOT TO SCALE

**3.3 CLEANUP AND ACCEPTANCE**

- A. Cleanup: During the work, the premises shall be kept neat and orderly at all times. Storage areas for all materials shall be so organized that they, too, are neat and orderly. All trash and debris shall be removed from the site as work progresses. Keep paved areas clean by sweeping or hosing at end of each days work.

END OF SECTION

LANDSCAPE ARCHITECT  
STUDIO GREEN SPOT, INC.  
1784 W. McDERMOTT DR.  
SUITE 110  
ALLEN, TEXAS 75013  
(469) 369-4448  
CHRIS@STUDIOGREENSPOT.COM



SIREN ROCK BREWING CO.  
ROCKWALL, TEXAS

CASE# SP2018-038

ISSUE:  
FOR APPROVAL 01.09.2019

DATE:  
03.26.2019

SHEET NAME:  
LANDSCAPE SPECIFICATIONS

SHEET NUMBER:  
**L.3**

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# CITY OF ROCKWALL

## CITY COUNCIL CASE MEMO

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

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**TO:** Mayor and City Council  
**DATE:** April 15, 2019  
**APPLICANT:** Michael Duval; *G&A/McAdams*  
**CASE NUMBER:** P2019-010; *Lot 1, Block A, & Lot 1, Block B, Ladera Rockwall Addition*

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### SUMMARY

Consider a request by Michael Duval of G&A/McAdams on behalf of John Delin of RW Ladera, LLC for the approval of a final plat for Lot 1, Block A and Lot 1, Block B, Ladera Rockwall Addition being a 47.694-acre tract of land identified as a portion of Tract 4-01 and all of Tract 5 of the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 85 (PD-85) for General Retail (GR) and Single-Family 7 (SF-7) District land uses, situated within the 205 By-Pass Overlay (205 BY-OV) and the East SH-66 Overlay (E SH-66 OV) District, located at the northeast and northwest corners of the intersection of SH-66 and John King Boulevard, and take any action necessary.

### PLAT INFORMATION

- The applicant is requesting the approval of a final plat for a 122 lot single-family residential subdivision situated on a single lot [i.e. *Tract 1* (Lot 1, Block A = 37.80-acres)] and a commercial lot zoned for General Retail (GR) District land uses [i.e. *Tract 2* (Lot 1, Block B = 9.894-acres)]. The subject property is a total of 47.694-acres. The development was approved for an age restricted, senior living community with the single-family homes setup in a condominium regime (*i.e. single-family homes are individually owned, but are situated on a single lot/unit owned and maintained by the homeowner's association*). The subject property is identified as a portion of Tract 4-01 and all of Tract 5 of the M. B. Jones Survey, Abstract No. 122 and is located within the 205 By-Pass Overlay (205 BY-OV) and SH-66 Overlay (SH-66 OV) Districts. The purpose of the replat is to establish the necessary easements (*i.e. firelane, public access, drainage and utility easements*) in order to develop the lots (*i.e. Lot 1, Block A, and Lot 1, Block B, Ladera Rockwall Addition*).
- On October 16, 2017, the City Council approved Planned Development District 85 (PD-85) [*i.e. Ordinance No. 17-55*], to allow for an age restricted, senior living community with single-family residential land uses setup in a condominium regime on the *subject property*.
- On June 26, 2018, the Planning and Zoning Commission approved an amended treescape plan for the purpose of removing trees in association with the construction of a 12-inch sanitary sewer line that will serve the development [Case No. MIS2018-014]. The total mitigation balance due at that time was 1,443.25 caliper-inches. Through the civil engineering process additional trees were identified for removal, increasing the total mitigation balance due to 1,726.75-caliper inches. The applicant has provided a landscape plan mitigating for all inches on site satisfying the mitigation requirements. Approval of this plat shall constitute the approval of the additional trees being removed for development of the site.
- On August 6, 2018, the City Council approved an amendment to Planned Development District 85 (PD-85) [*i.e. Ordinance No. 18-32*], for the purpose of incorporating an additional 9.762-acre tract of land to allow the addition of 38 single-family units totaling 122 single-family units for PD-85.

- ☑ On September 17, 2018 the City Council approved a preliminary plat [P2017-068] for 122 single-family residential lots within Planned Development District 85 (PD-85).
- ☑ On April 2, 2019, the Parks and Recreation Board reviewed the proposed *final plat* and made the following recommendations:
  - 1) The construction of a ten (10) foot concrete trail along the east side of John King Boulevard, and a five (5) foot concrete sidewalk along north side of SH-66.
  - 2) Cash-in-lieu of land fees are required in the amount of \$61,854.00 [i.e. 122 Lots @ \$507.00 per lot]. These fees are due at the time of final plat and are subject to change.
  - 3) Pro-rata equipment fees are required in the amount of \$63,806.00 [i.e. 122 Lots @ \$523.00 per lot]. These fees are due at the time of final plat and are subject to change.
- ☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat - *conforming to the requirements for final plats as stated in 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 of the final plat for *Lot 1 Block A, and Lot 1, Block B, Ladera Rockwall Addition*, staff would propose the following conditions of approval:

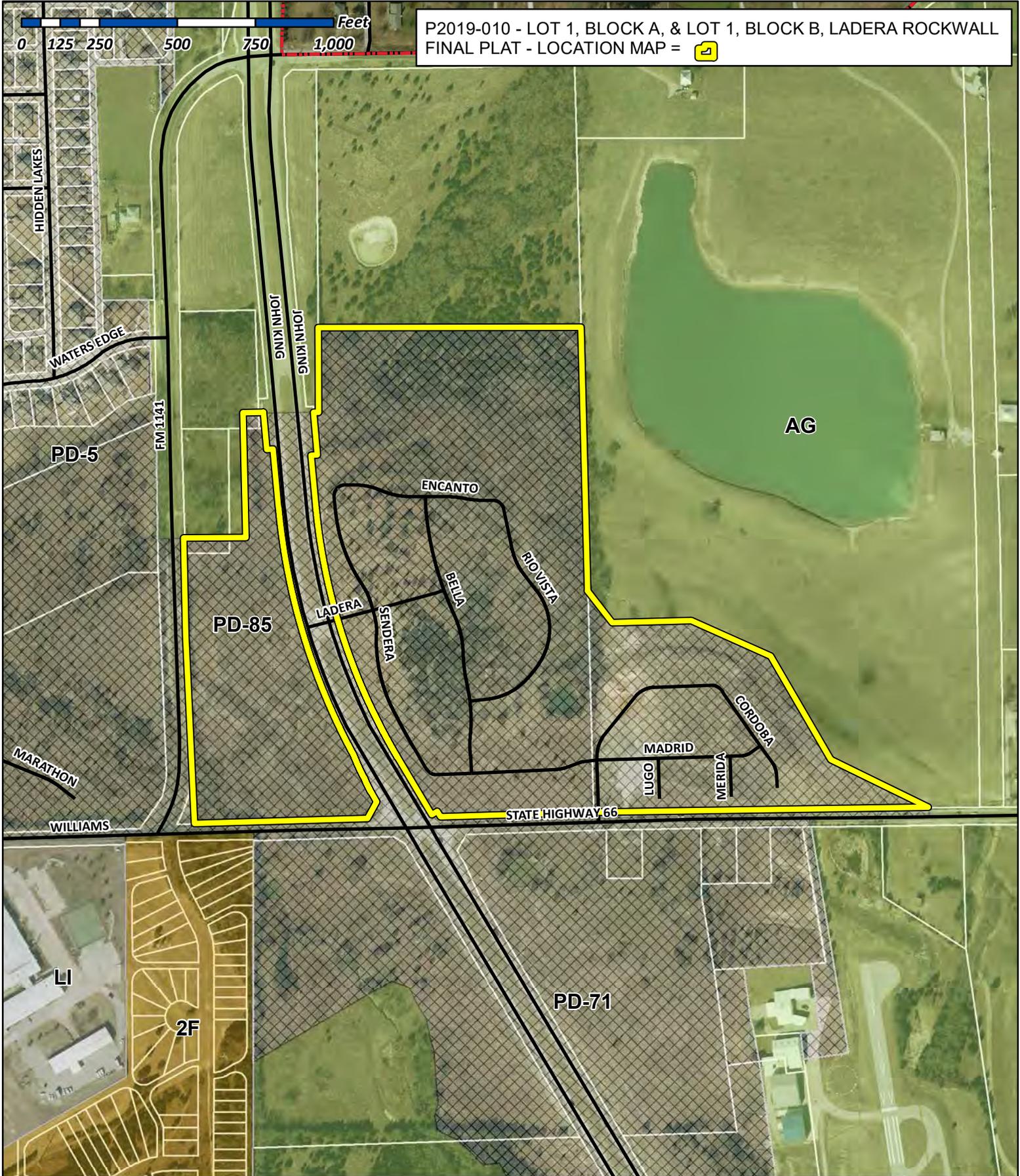
- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;
- (2) Any construction resulting from the approval of this site plan shall conform to the requirements set forth by the Unified Development Code (UDC), the International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

**PLANNING AND ZONING COMMISSION**

On April 9, 2019, the Planning and Zoning Commission’s motion to recommend approval of the final plat for *Lot 1 Block A, and Lot 1, Block B, Ladera Rockwall Addition* with staff conditions passed by a vote of 7 to 0.



P2019-010 - LOT 1, BLOCK A, & LOT 1, BLOCK B, LADERA ROCKWALL  
 FINAL PLAT - LOCATION MAP =

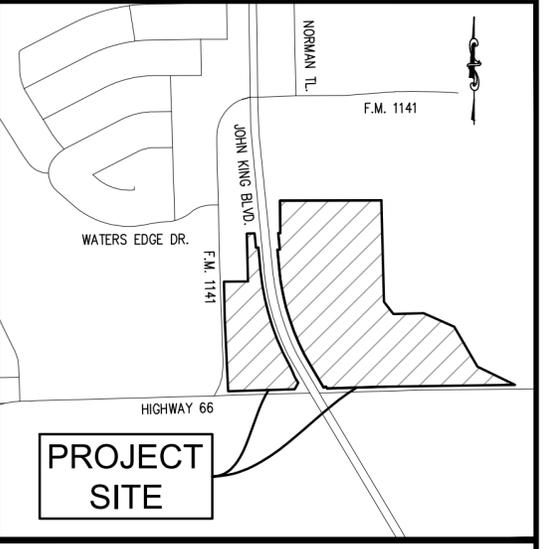
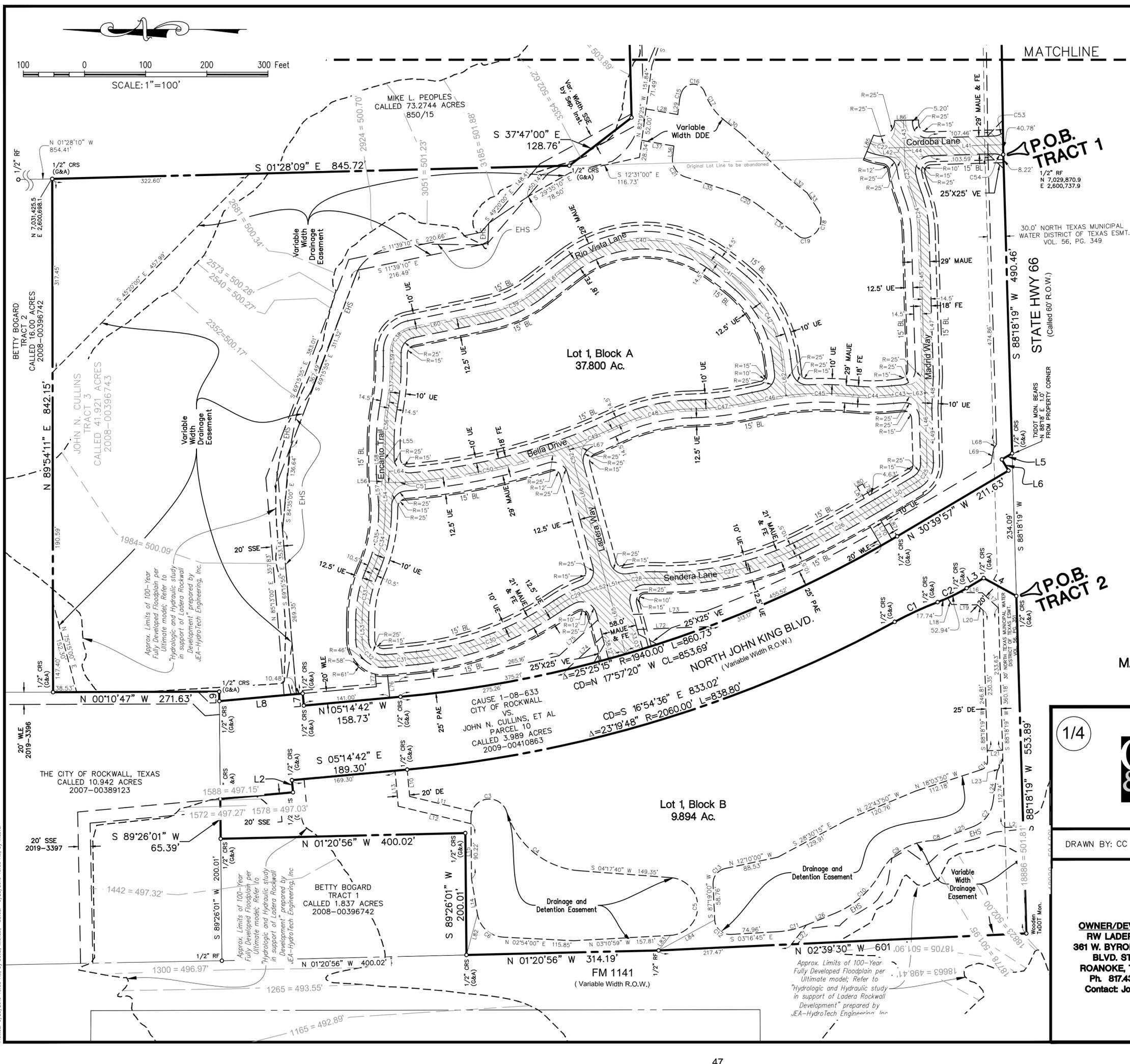
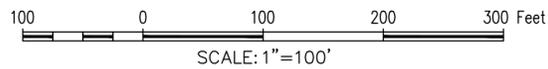


# City of Rockwall

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

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





**PROJECT SITE**

**LEGEND**

- RF = REBAR FOUND
- CRS = CAPPED REBAR SET
- CRF = CAPPED REBAR FOUND
- BL = BUILDING LINE
- UE = UTILITY EASEMENT
- P.O.B. = POINT OF BEGINNING
- MAE = MUTUAL ACCESS EASEMENT
- MAUE = MUTUAL ACCESS & UTILITY EASEMENT
- SSE = SANITARY SEWER EASEMENT
- LS = LANDSCAPE
- DDE = DRAINAGE & DETENTION EASEMENT
- EHS = EROSION HAZARDOUS SETBACK
- VF = VISIBILITY EASEMENT
- FE = FIRELANE EASEMENT
- PAE = PEDESTRIAN ACCESS EASEMENT

**FINAL PLAT**  
**Lot 1, Block A &**  
**Lot 1, Block B**  
**LADERA ROCKWALL**  
**47.694 Acres**  
**Zoned: PD-85**  
 in the  
**M. JONES SURVEY, ABSTRACT NO. 122**  
**CITY OF ROCKWALL**  
**ROCKWALL COUNTY, TEXAS**

1/4

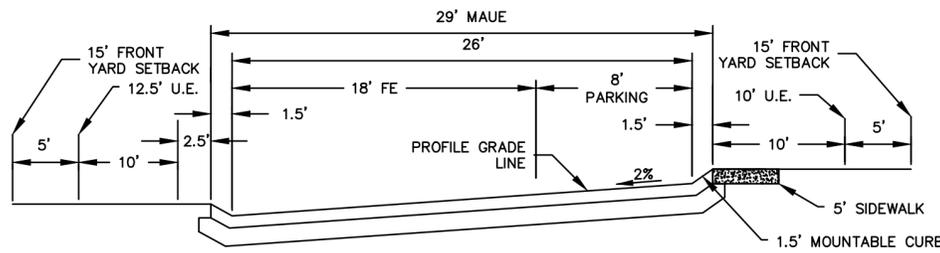
The John R. McAdams Company, Inc.  
 (DBA, G&A | McAdams)  
 111 Hillside Drive  
 Lewisville, Texas 75057  
 972.436.9712  
 201 Country View Drive  
 Roanoke, Texas 76262  
 940.240.1012  
 TBPE: 19762 TBPLS: 10194440  
 www.gacon.com  
 www.mcadamsco.com

DRAWN BY: CC DATE: 3/6/2019 SCALE: 1"=100' JOB. No. 17191

**OWNER/DEVELOPER**  
**RW LADERA, LLC.**  
**361 W. BYRON NELSON**  
**BLVD. STE. 104**  
**ROANOKE, TX 76262**  
**Ph. 817.430.3318**  
**Contact: John Delin**

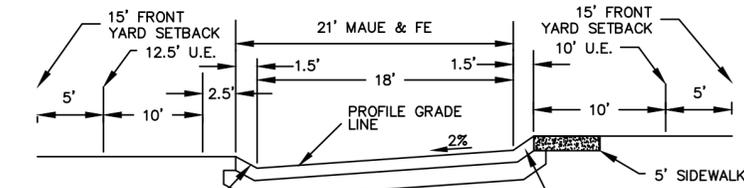
**Case No. P2019-010**

File: Z:\2017\17191\Drawings\19. & const.plans\17191 FP BASE  
 Plotlet: 3/28/2019 10:36 AM by David, Michael; Saved: 3/28/2019 10:33 AM by mcadams



**PROPOSED STREET SECTION (NTS)**

\*PARKING ALLOWED ON ONE SIDE OF STREET ONLY (THE HIGH SIDE OF STREET)

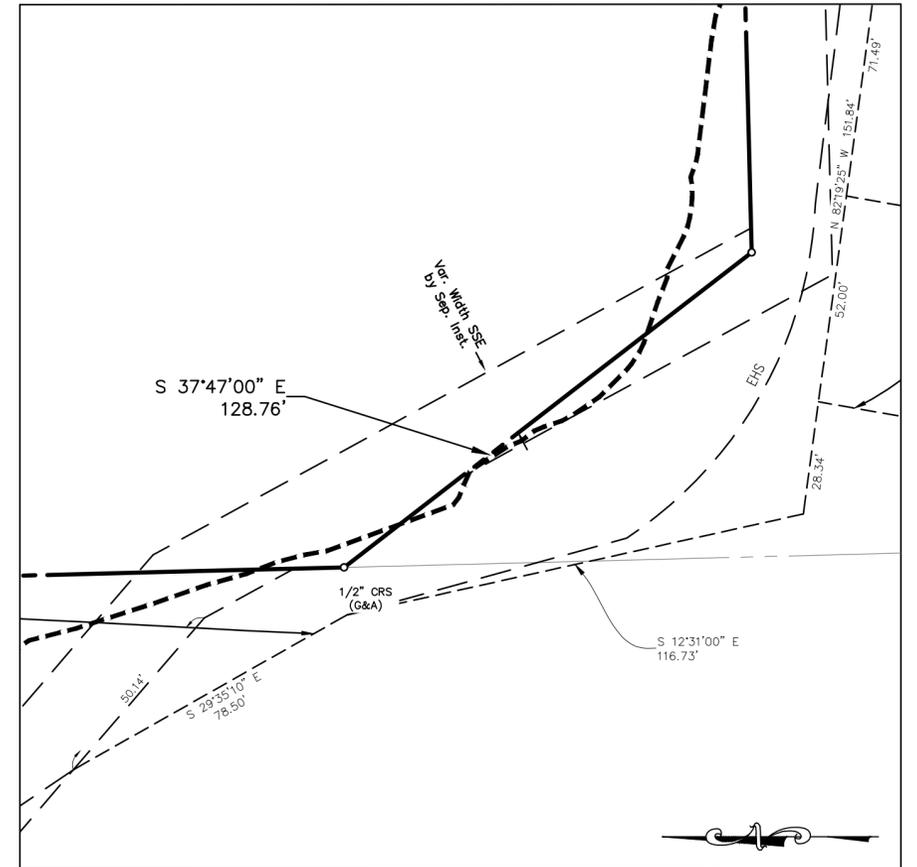


**ONE WAY STREET SECTION (NTS)**

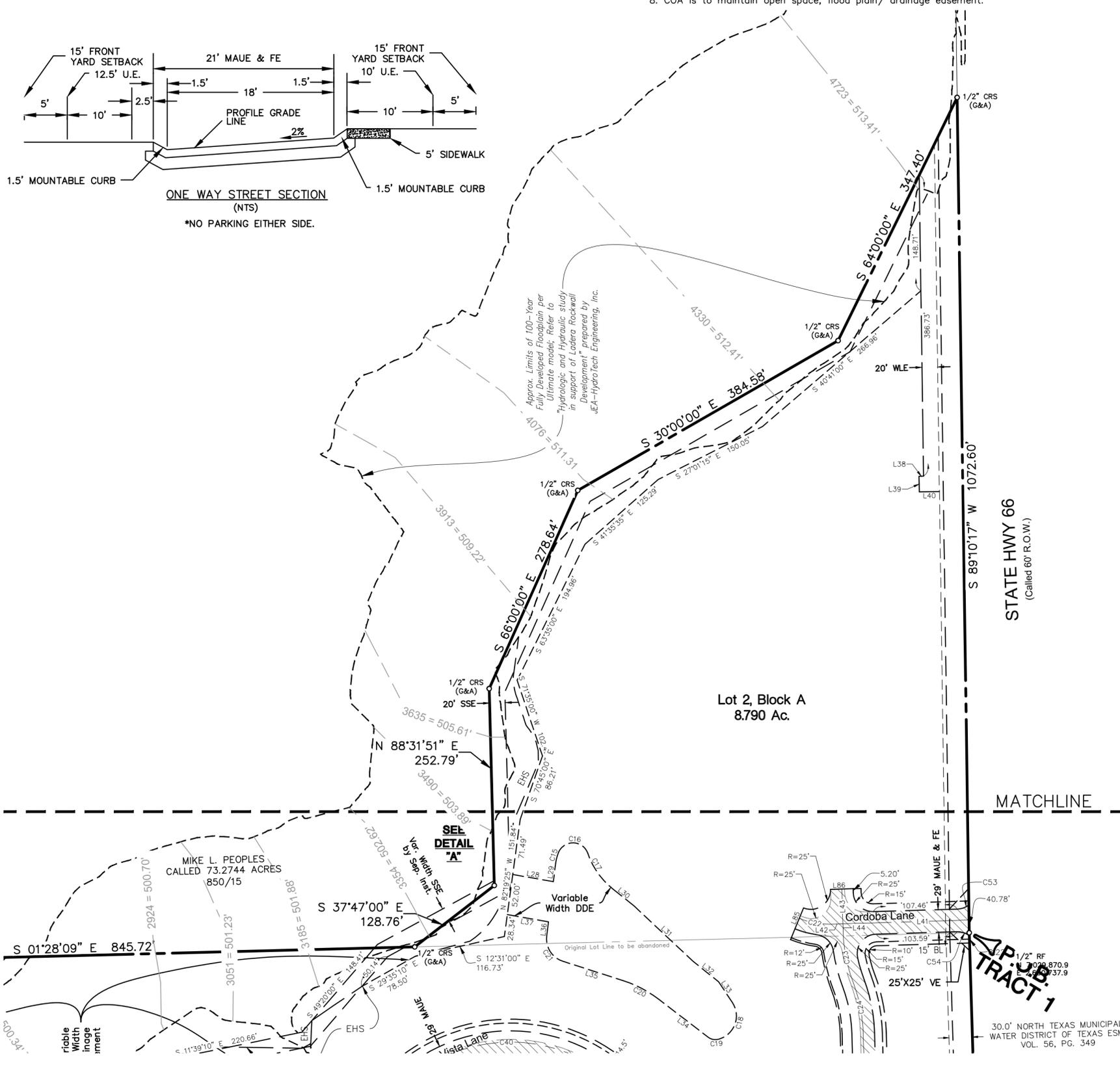
\*NO PARKING EITHER SIDE.

**NOTES:**

1. Bearings based on Texas Coordinate System, North Central Zone (4202), NAD '83.
2. The coordinates shown at the Northeast and Southeast corners are based on Texas Coordinate System, Texas Central Zone (4202) NAD '83.
3. Surveyor has made no investigation or independent search for easement of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.
4. No flood zone area analysis has been performed on the subject property G&A | MCADAMS.
5. All property corners are 1/2" rebar set with cap stamped "G&A | MCADAMS", unless otherwise noted.
6. Refer to Typical Street Section for fire lane information.
7. COA is responsible for all maintenance, repair, and replacement for all systems in drainage and detention easements.
8. COA is to maintain open space, flood plain/ drainage easement.



**DETAIL "A"**  
Scale: 1"=30'



**FINAL PLAT**  
**Lot 1 & 2, Block A &**  
**Lot 1, Block B**  
**LADERA ROCKWALL**  
**47.694 Acres**  
**Zoned: PD-85**  
 in the  
**M. JONES SURVEY, ABSTRACT NO. 122**  
**CITY OF ROCKWALL**  
**ROCKWALL COUNTY, TEXAS**

2/4

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DRAWN BY: CC DATE: 3/6/2019 SCALE: 1"=100' JOB. No. 17191

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**Case No. P2019-010**

File: Z:\2017\17191\Drawings\17191 FP BASE  
 Plotter: 3/28/2019 10:39 AM by David, Michael; Sheet: 3/28/2019 10:33 AM by mcadav

OWNER'S CERTIFICATE

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS We, RW Ladera, LLC, BEING the Owners of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

LOT 1, BLOCK A  
TRACT 1

BEING all that certain lot, tract or parcel of land situated in the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, and being a portion of a called 41.921 acre tract of land described as Tract 3, in deed to John H. Cullins, recorded in Instrument No. 2008-00396743, Deed Records, Rockwall County, Texas, and being part of a called 73.2744 acre tract of land described in deed to Mike L. People, recorded in Volume 850, Page 15, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch rebar found at the southeast corner of said 41.921 acre tract, and the southwest corner of said 73.2744 acre tract and being in the north line of U. S. Highway 66;

THENCE S 88°18'19" W, with the north line of U. S. Highway 66, a distance of 490.46 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the most southeasterly corner of a called 3.989 acre tract of land being titled as "Highway 205 Bypass R.O.W." in City of Rockwall vs. John Cullins and Burks T. Payne, Jr., Cause No. 180-633, recorded in Instrument No. 2009-00410863, Deed Records, Rockwall County, Texas, also known as John King Boulevard;

THENCE Northwesterly with the east line of said 3.989 acre tract and John King Boulevard, the following seven (7) calls:

N 30°39'57" W, a distance of 19.44 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

S 59°20'03" W, a distance of 21.30 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

N 30°39'57" W, a distance of 211.63 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

Northwesterly with a curve to the right having a radius of 1940.00 feet, a central angle of 25°25'15", and an arc length of 860.73 feet, whose chord bears N 17°57'20" W, a distance of 853.69 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

N 05°14'42" W, a distance of 158.73 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

N 84°45'18" E, a distance of 20.00 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

N 05°14'42" W, a distance of 136.88 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS" in the south line of a called 10.942 acre tract of land described in deed to City of Rockwall, recorded in Instrument No. 2007-00389123, Deed Records, Rockwall County, Texas;

THENCE N 89°26'01" E, with the south line of said 10.942 acre tract, a distance of 15.52 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the southeast corner thereof;

THENCE N 00°10'47" W, with the east line of said 10.942 acre tract, a distance of 271.63 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the southwest corner of a 16.000 acre tract of land described as Tract 2 in deed to Betty Bogard, recorded in Instrument No. 2008-00396742, Deed Records, Rockwall County, Texas;

THENCE N 89°54'11" E, with the south line of said 16.000 acres, a distance of 842.15 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the southeast corner thereof and being in the west line of said 73.2744 acre tract;

THENCE S 01°28'09" E, with the west line of said 73.2744 acre tract of land, a distance of 845.72 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

THENCE over, across, and through said 73.2744 acre tract the following five (5) courses and distances:

S 37°47'00" E, a distance of 135.09 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

N 88°31'51" E, a distance of 259.75 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

S 66°00'00" E, a distance of 266.78 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

S 30°00'00" R, a distance of 384.58 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

S 64°00'00" E, a distance of 352.92 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being in the south line of said 73.2744 acre tract and the north line of U.S. Highway 66;

THENCE S 89°18'14" W, with the south line of said 73.2744 acre tract, and the north line of U.S. Highway 66, a distance of 1077.53 feet to the POINT OF BEGINNING and containing approximately 37.800 acres of land.

LEGAL DESCRIPTION  
LOT 1, BLOCK B  
TRACT 2

BEING all that certain lot, tract or parcel of land situated in the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, and being a portion of a called 41.921 acre tract of land described as Tract 3, in deed to John H. Cullins, recorded in Instrument No. 2008-00396743, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being in the north line of U. S. Highway 66, from which a 1/2 inch rebar found at the southeast corner of said 41.921 acres bears N 88°18'19" E, a distance 724.55 feet;

THENCE S 88°18'19" W, a distance of 553.89 feet with the north line of U. S. Highway 66, to a wooden right-of-way monument found at the southwest corner of said 41.921 acre tract, and being in the east line of F. M. 1141;

THENCE N 02°39'30" W, a distance of 601.94 feet with the east line of F. M. 1141, to a 1/2 inch rebar found;

THENCE N 01°20'56" W, a distance of 314.19 feet continuing with the east line of F. M. 1141, to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the southwest corner of a called 1.837 acre tract of land described as Tract 1 in deed to Betty Bogard, recorded in Instrument No. 2008-00396742, Deed Records, Denton County, Texas;

THENCE N 89°26'01" E, a distance of 200.01 feet with the south line of said 1.837 acre tract, to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the southeast corner thereof, and being at an inner ell corner of said 41.921 acre tract;

THENCE N 01°20'56" W, a distance of 400.02 feet with the east line of said 1.837 acre tract, to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being in the south line of a 10.942 acre tract of land described in deed to City of Rockwall, recorded in Instrument No. 2007-00389123, Deed Records, Rockwall County, Texas;

THENCE N 89°26'01" E, a distance of 65.39 feet with the south line of said 10.942 acre tract, to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the most northwesterly corner of a called 3.989 acre tract of land being titled as "Highway 205 Bypass R.O.W." in City of Rockwall vs. John Cullins and Burks T. Payne, Jr., Cause No. 180-633, recorded in Instrument No. 2009-00410863, Deed Records, Rockwall County, Texas, also known as John King Boulevard;

THENCE Southeasterly with the west line of said 3.989 acre tract and John King Boulevard, the following eight (8) calls:

S 05°14'42" E, a distance of 119.42 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

N 84°45'18" E, a distance of 20.00 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

S 05°14'42" E, a distance of 189.30 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

Southeasterly with a curve to the left having a radius of 2060.00 feet, a central angle of 23°19'48", and an arc length of 838.80 feet, whose chord bears S 16°54'36" E, a distance of 833.02 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

Southeasterly with a curve to the right having a radius of 586.00 feet, a central angle of 07°34'10", and an arc length of 77.42 feet, whose chord bears S 24°47'26" E, a distance of 77.36 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

Southeasterly with a curve to the left having a radius of 314.00 feet, a central angle of 09°39'36", and an arc length of 52.94 feet, whose chord bears S 25°50'09" E, a distance of 52.88 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

S 30°39'57" E, a distance of 32.25 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

S 28°49'11" W, a distance of 60.93 feet to the POINT OF BEGINNING and containing approximately 9.894 acres of land.

STATE OF TEXAS :

COUNTY OF DENTON : WHEREAS We, RW Ladera, LLC, are the owners of the hereinabove described property, and, acting by and through our duly authorized representative, do hereby adopt this Final Plat designating the same as Ladera Rockwall, an addition to the City of Rockwall, and do hereby dedicate to the public use forever by fee simple title, free and clear of all liens and encumbrances, all streets, thoroughfares, alleys, parks, trails, water courses, storm drainage facilities, easements, rights-of-way and public places, and any other property necessary to serve the plat and to implement the requirements of the Subdivision Ordinance and Design Criteria thereon shown" for the purpose and consideration therein expressed.

WITNESS OUR HAND this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

John Delin, Authorized Representative

STATE OF TEXAS :  
COUNTY OF DENTON : BEFORE ME, THE UNDERSIGNED AUTHORITY personally appeared John Delin, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

Notary Public

LINE TABLE											
LINE	BEARING	DISTANCE									
L1	S 05°14'42" E	119.42'	L23	S 66°45'40" E	23.94'	L45	S 88°18'20" W	262.85'	L67	N 69°46'00" E	10.99'
L2	N 84°45'18" E	20.00'	L24	S 82°22'00" E	49.46'	L46	S 88°18'20" W	114.67'	L68	S 57°15'50" E	8.84'
L3	S 30°39'57" E	32.25'	L25	S 21°12'10" E	55.37'	L47	S 88°18'20" W	236.64'	L69	N 79°45'20" W	24.17'
L4	S 28°49'11" W	60.93'	L26	S 22°26'45" E	50.94'	L48	S 87°14'00" E	51.43'	L70	N 59°37'10" E	37.50'
L5	N 30°39'57" W	19.44'	L27	N 52°16'25" W	40.00'	L49	S 88°18'20" W	89.61'	L71	N 59°37'10" E	37.42'
L6	S 59°20'03" W	21.30'	L28	N 10°00'00" E	52.75'	L50	N 30°39'55" W	72.41'	L72	N 02°20'15" W	115.92'
L7	N 84°45'18" E	20.00'	L29	N 83°02'15" W	23.90'	L51	N 15°04'30" W	20.00'	L73	N 02°20'15" W	117.56'
L8	N 05°14'42" W	136.88'	L30	N 38°50'30" E	35.47'	L52	N 15°04'30" W	20.00'	L74	S 42°49'10" E	80.16'
L9	N 89°26'01" E	15.52'	L31	N 43°17'40" E	103.29'	L53	N 90°00'00" E	32.61'	L75	S 42°49'10" E	86.72'
L10	S 84°45'30" W	44.16'	L32	N 38°46'40" E	41.89'	L54	N 90°00'00" E	45.27'	L76	S 84°45'18" W	37.58'
L11	S 13°33'50" W	104.66'	L33	N 56°35'00" E	32.01'	L55	N 90°00'00" E	62.99'	L77	N 84°45'18" E	20.70'
L12	S 13°33'50" W	122.24'	L34	S 37°33'50" W	80.00'	L56	N 81°52'00" W	50.52'	L78	N 28°43'46" W	25.65'
L13	S 84°45'30" W	58.48'	L35	S 17°53'30" W	81.24'	L57	N 85°35'40" E	50.16'	L79	S 59°20'05" W	22.00'
L14	N 80°32'08" E	59.21'	L36	N 83°02'15" W	18.50'	L58	N 90°00'00" E	49.86'	L80	N 30°39'55" W	10.00'
L15	N 89°26'01" E	100.40'	L37	S 10°00'00" W	53.40'	L59	N 90°00'00" E	26.24'	L81	S 59°20'05" W	21.95'
L16	S 00°57'10" W	37.69'	L38	S 00°49'43" E	5.95'	L60	S 11°39'10" E	129.43'	L82	S 74°57'21" E	69.13'
L17	S 43°18'20" W	36.30'	L39	N 88°18'20" E	20.00'	L61	S 37°59'40" E	64.63'	L83	S 52°07'59" E	31.31'
L18	S 59°37'10" W	12.24'	L40	S 00°49'43" E	25.65'	L62	S 83°05'06" W	58.72'	L84	S 28°38'05" E	104.56'
L19	S 00°57'10" W	42.23'	L41	N 01°41'40" W	161.58'	L63	S 01°41'40" E	32.68'	L85	S 67°46'17" E	29.00'
L20	S 43°18'20" W	13.20'	L42	S 01°41'40" E	14.97'	L64	S 00°00'00" E	16.98'	L86	S 01°41'40" E	29.00'
L21	S 01°41'41" E	25.00'	L43	S 88°18'20" W	44.70'	L65	N 74°55'30" E	116.59'	L87	N 59°37'10" E	37.50'
L22	S 01°41'41" E	30.00'	L44	S 88°18'20" W	10.39'	L66	N 74°55'30" E	207.70'			

CURVE TABLE					CURVE TABLE				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD	CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD
C1	586.00'	7°34'10"	77.42'	N 24°47'26" W, 77.36'	C29	200.00'	19°31'14"	68.14'	N 24°50'07" W, 67.81'
C2	314.00'	9°39'36"	52.94'	S 25°50'09" E, 52.88'	C30	500.00'	28°20'27"	247.32'	S 20°25'30" E, 244.81'
C3	30.00'	164°03'56"	85.90'	S 08°32'01" E, 59.42'	C31	1879.50'	1°36'03"	52.51'	S 05°27'15" E, 52.51'
C4	135.00'	69°12'17"	163.06'	S 38°53'48" W, 153.33'	C32	35.00'	94°39'14"	57.82'	S 42°40'23" W, 51.47'
C5	47.50'	172°31'21"	143.03'	N 89°26'40" W, 94.80'	C33	200.00'	23°36'06"	82.38'	N 78°11'57" W, 81.80'
C6	45.00'	77°38'09"	60.97'	N 41°43'04" E, 56.42'	C34	250.00'	23°36'06"	102.98'	S 78°11'57" E, 102.25'
C7	50.00'	61°09'50"	53.38'	S 51°47'05" E, 50.88'	C35	239.50'	25°36'32"	107.05'	S 79°12'10" E, 106.16'
C8	50.00'	19°05'33"	16.66'	S 11°39'24" E, 16.58'	C36	350.00'	10°27'46"	63.91'	N 84°46'07" W, 63.82'
C9	100.00'	59°20'39"	103.58'	N 31°46'57" W, 99.01'	C37	350.00'	10°27'46"	63.91'	S 84°46'07" E, 63.82'
C10	150.00'	39°00'32"	102.12'	S 41°57'01" E, 100.16'	C38	35.50'	78°20'50"	48.54'	N 50°49'35" W, 44.85'
C11	150.00'	19°09'59"	50.18'	S 12°51'45" E, 49.94'	C39	200.00'	26°20'30"	91.95'	S 24°49'25" E, 91.14'
C12	25.00'	90°35'45"	39.53'	S 42°01'07" W, 35.54'	C40	200.00'	7°30'30"	254.99'	N 01°28'10" W, 238.07'
C13	25.00'	80°31'00"	35.13'	N 52°25'30" W, 32.31'	C41	514.50'	6°07'37"	55.02'	N 38°07'09" E, 54.99'
C14	15.00'	73°37'51"	19.28'	N 54°52'45" W, 17.98'	C42	200.00'	41°54'09"	146.27'	N 62°08'02" E, 143.03'
C15	50.00'	17°02'00"	14.86'	N 74°31'15" W, 14.81'	C43	300.00'	4°45'57"	24.95'	N 04°04'39" W, 24.95'
C16	20.00'	137°10'12"	47.88'	N 02°34'51" E, 37.24'	C44	300.00'	12°13'03"	63.97'	S 00°21'06" E, 63.85'
C18	31.00'	108°46'23"	58.85'	S 69°01'49" E, 50.40'	C45	500.00'	12°40'20"	110.59'	N 00°34'44" W, 110.36'
C19	15.00'	52°12'27"	13.67'	S 11°27'36" W, 13.20'	C46	500.00'	6°06'27"	53.30'	N 09°58'07" W, 53.27'
C20	150.00'	19°40'20"	51.50'	N 27°43'40" E, 51.25'	C47	500.00'	11°53'17"	103.74'	S 07°04'43" E, 103.56'
C21	30.00'	79°04'15"	41.40'	S 57°25'37" W, 38.19'	C48	300.00'	24°01'25"	125.79'	N 13°08'47" W, 124.87'
C22	100.00'	23°55'23"	41.75'	S 10°16'01" W, 41.45'	C49	1000.00'	4°55'30"	85.96'	S 22°41'45" E, 85.93'
C23	200.00'	19°01'01"	66.38'	S 78°47'50" W, 66.08'	C50	1000.00'	15°41'26"	273.85'	S 12°23'17" E, 273.00'
C24	200.00'	19°01'01"	66.38'	N 78°47'50" E, 66.08'	C51	200.00'	4°32'34"	15.86'	S 02°16'17" E, 15.85'
C25	35.50'	61°01'45"	37.81'	S 61°10'48" E, 36.05'	C52	200.00'	5°09'30"	18.01'	N 72°20'45" E, 18.00'
C26	1879.50'	4°26'24"	145.64'	S 28°26'43" E, 145.61'	C53	24.50'	37°29'59"	16.04'	S 20°26'39" E, 15.75'
C27	500.00'	28°07'41"	245.46'	S 12°09'41" E, 243.01'	C54	24.50'	39°28'25"	16.88'	N 18°02'33" E, 16.55'
C28	200.00'	16°58'40"	59.26'	S 06°35'10" E, 59.05'					

RECOMMENDED FOR FINAL APPROVAL

Planning & Zoning Commission, Chairman

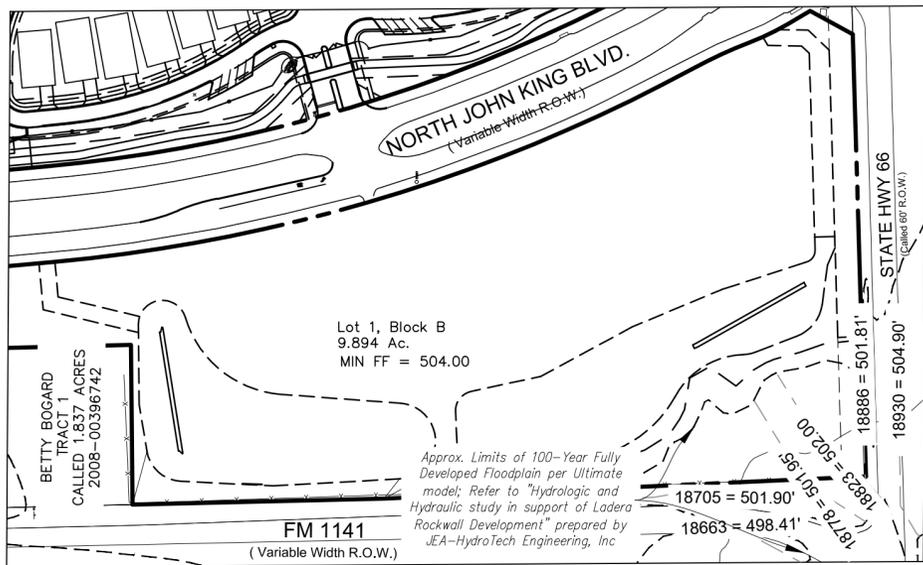
Date

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 this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

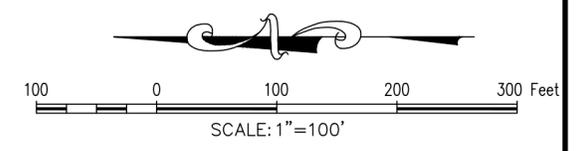
This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.



Lot 1, Block A  
Scale: 1"=150"

UNIT #	BFE	MIN FF
1	499.21	501.21
2	499.75	501.75
3	500.00	502.00
4	500.09	502.09
5	500.12	502.12
6	500.14	502.14
7	500.16	502.16
8	500.17	502.17
9	500.23	502.23
10	500.27	502.27
11	500.70	502.70
12	501.23	503.23
13	501.40	503.40
14	501.88	503.88
15	502.25	504.25
16	502.62	504.62
17	503.00	505.00
18	503.00	505.00
19	503.00	505.00
Lot 1, B	502.00	504.00



- GENERAL NOTE:
- FOR MORE INFORMATION ON THE CROSS SECTIONS FOR THE ULTIMATE 100 YR FLOODPLAIN REFER TO "HYDROLOGIC AND HYDRAULIC STUDY IN SUPPORT OF LADERA ROCKWALL DEVELOPMENT" PREPARED BY JEA-HYDROTECH ENGINEERING, INC.
  - OPEN SPACES TO BE MAINTAINED BY COA.



**UNIT EXHIBIT**  
**Lot 1, Block A &**  
**Lot 1, Block B**  
**LADERA ROCKWALL**  
**47.694 Acres**  
**Zoned: PD-85**  
 in the  
**M. JONES SURVEY, ABSTRACT NO. 122**  
**CITY OF ROCKWALL**  
**ROCKWALL COUNTY, TEXAS**

4/4

The John R. McAdams Company, Inc.  
(DBA, G&A | McAdams)  
111 Hillside Drive  
Lewisville, Texas 75057  
972.436.9712

201 Country View Drive  
Roanoke, Texas 76262  
940.240.1012

TBPE: 19762 TBPLS: 10194440  
www.gacon.com  
www.mcadamsco.com

DRAWN BY: MD DATE: 02/20/2019 SCALE: 1"=100' JOB. No. 17191

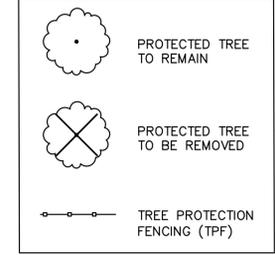
**OWNER/DEVELOPER**  
**RW LADERA, LLC.**  
**361 W. BYRON NELSON**  
**BLVD. STE. 104**  
**ROANOKE, TX 76262**  
**Ph. 817.430.3318**  
**Contact: John Delin**

Case No. P2019-010

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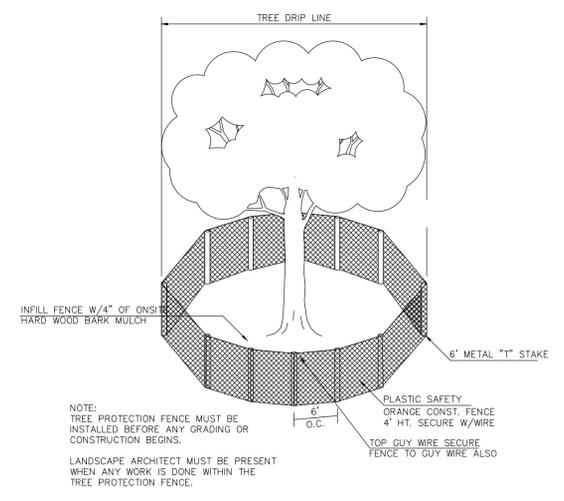
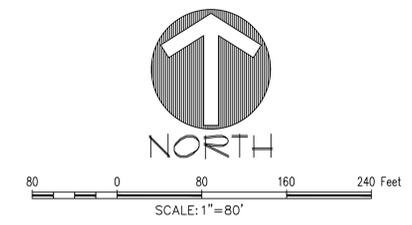


**LEGEND**



**TREE PRUNING, REMOVAL AND PROTECTION MEASURES**

- A. QUALITY ASSURANCE
  - 1) Comply with applicable Federal, state, county and local regulations governing landscape work.
  - 2) employ only experienced personnel. Provide adequate supervision by qualified foreman.
- B. JOB CONDITIONS
  - 1) Coordination: Coordinate and cooperate with other contractors to enable the work to proceed as rapidly and efficiently as possible.
  - 2) In order to minimize conflict, secure from the Construction Manager copies of layout drawings showing the location of all underground utility lines and other structures
- C. PRODUCTS
  - 1) MULCH: Double shredded hardwood mulch free of sticks, dirt and other debris and derived from the site clearing.
- D. DEFINITIONS
  - 1) CRZ: Critical Root Zone: The area of undisturbed natural soil around a tree defined by a concentric circle with a radius in feet equal to the number of inches of trunk diameter.
  - 2) TPF: Tree Protection Fence: The orange safety barrier netting that shall extend around the entire circumference of the tree at the CRZ or as shown on approved plans.
- E. PRE-CONSTRUCTION TREE PRUNING
  - 1) Personnel Qualifications: All pruning shall be performed under the supervision of an international Society of Arboriculture (ISA) Certified Arborist.
  - 2) All trees within the project area shall be pruned to:
    - (i) Clear the crown of diseased, crossing, weak and dead wood to a minimum of 1 1/2 inches in diameter
    - (ii) Provide 14 feet of vertical clearance over streets and 8 feet over sidewalks.
    - (iii) Remove stubs, cutting outside the woundwood tissue that has formed around the branch.
    - (iv) Reduce and weight on heavy, horizontal branches by selectively removing small diameter branches, no greater than 2 to 3 inches, near the ends of the scaffolds.
  - 3) Pruning cuts shall be made in accordance with ANSI 300 Pruning Standard and work shall be performed in accordance with ANSI Z133.1 Safety Standards. Pruning shall be in accordance with ISA's Best Management Practices: Tree Pruning
  - 4) No more than 20 percent of live foliage shall be removed from any tree.
  - 5) Brush shall be chipped and chips shall be spread underneath trees within the tree protection zone to a maximum depth of 4 inches, leaving the trunk clear of mulch.
- F. TREE REMOVAL
  - 1) Tree preservation requires a commitment to preserving and maintaining retained trees, as well as removal of any unsuited trees within the Project Area.
  - 2) All wood debris from all tree removals at the Project Site is to be chipped and stored on site for use in the tree preservation efforts at the discretion of the Landscape Architect
  - 3) The limits of all tree protection zones shall be staked in the field and observed by all contractors,
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  - 5) Trees to be removed from within the tree protection zone shall be removed under the supervision of a Certified Arborist. The trees shall be cut near ground level and the stump ground out.
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  - 3) Fences are to be maintained and remain until all site work has been completed and final landscape operations begin. Fences may not be relocated or removed without written permission from the Landscape Architect. Fences may be constructed from 6 "T" stakes and orange web fence material
  - 4) All trees to be preserved shall have 4 inches of hardwood mulch applied inside the tree protection zone. This hardwood mulch shall be replenished as necessary to maintain a 4 inch depth.
  - 5) Construction trailers, traffic and storage areas must remain outside fenced areas at all times.
  - 6) Tree roots extend out in a straight, radial direction from the tree much like spokes on a wheel (to a depth generally not exceeding 24"). All underground utilities and drain or irrigation lines shall be routed outside the tree protection zone. If lines must traverse the protection area, they shall be tunneled or bored under the tree. Trenches "airaug" with Air Spade (registered trademark) or similar technology are the exceptions. Irrigation line may routed in any direction outside the dripline of retained trees. Irrigation lines inside the dripline must be in a straight, radial direction towards the tree trunk and terminate in a dead end sprinkler head no greater than 7 feet from a tree trunk (irrigation lines shall not in any way bisect and therefore damage the "spoke-like" root system).
  - 7) No materials, equipment, spoil, or waste or washout water may be deposited, stored, or parked within the tree protection zone.
  - 8) If unintentional injury should occur to any tree during construction, it shall be reported to the Landscape Architect within six hours so that remedial action can be taken. Timeliness is critical to tree health. The cost of any remedial treatments will become the burden of the offending contracting company.
  - 9) Any grading, construction, demolition, or other work that in expected to encounter tree roots must be monitored by the Landscape Architect. Specific locations or tree tag numbers should be identified



**TREE PROTECTION**

MITIGATION TOTALS:

NORTHWEST: 472.5	TOTAL WEST OF JOHN KING BLVD: 526.25 inches
SOUTHWEST: 53.75	TOTAL OUTSIDE PROPERTY: 550.75 inches
CENTRAL: 1200.5	TOTAL WITHIN SS EASEMENT: 398.5 inches
SOUTHEAST: 0	
TOTAL: 1726.75 inches	
TOTAL PROPOSED MITIGATION: 1,727 inches	

File: J:\17191\17191\17191.dwg (P&E) & Road (Rev) (Sheet) (17191) 3/13/2019 9:04 AM, by wmfly

The John R. McAdams Company, Inc.  
 (DBA: GSA | McAdams)  
 111 Hillside Drive  
 Lewisville, Texas 75057  
 972-406-8776 Fax  
 201 Oaklawn Road  
 Roanoke, Texas 76262  
 940-240-1012  
 TBP#: 19762 TBPIS: 10184440  
 www.mcadams.com

**LADERA ROCKWALL PHASE 1**  
**LADERA ROCKWALL**  
**Lot 1, Block A**  
**47,694 Acres**  
 in the  
**M. JONES SURVEY, ABSTRACT NO. 122**  
**CITY OF ROCKWALL**  
**ROCKWALL COUNTY, TEXAS**

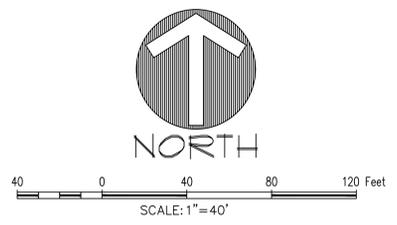
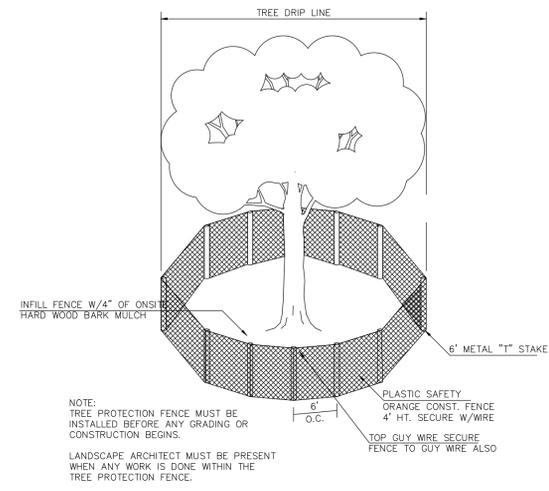
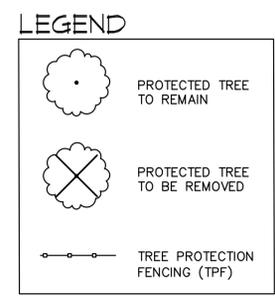
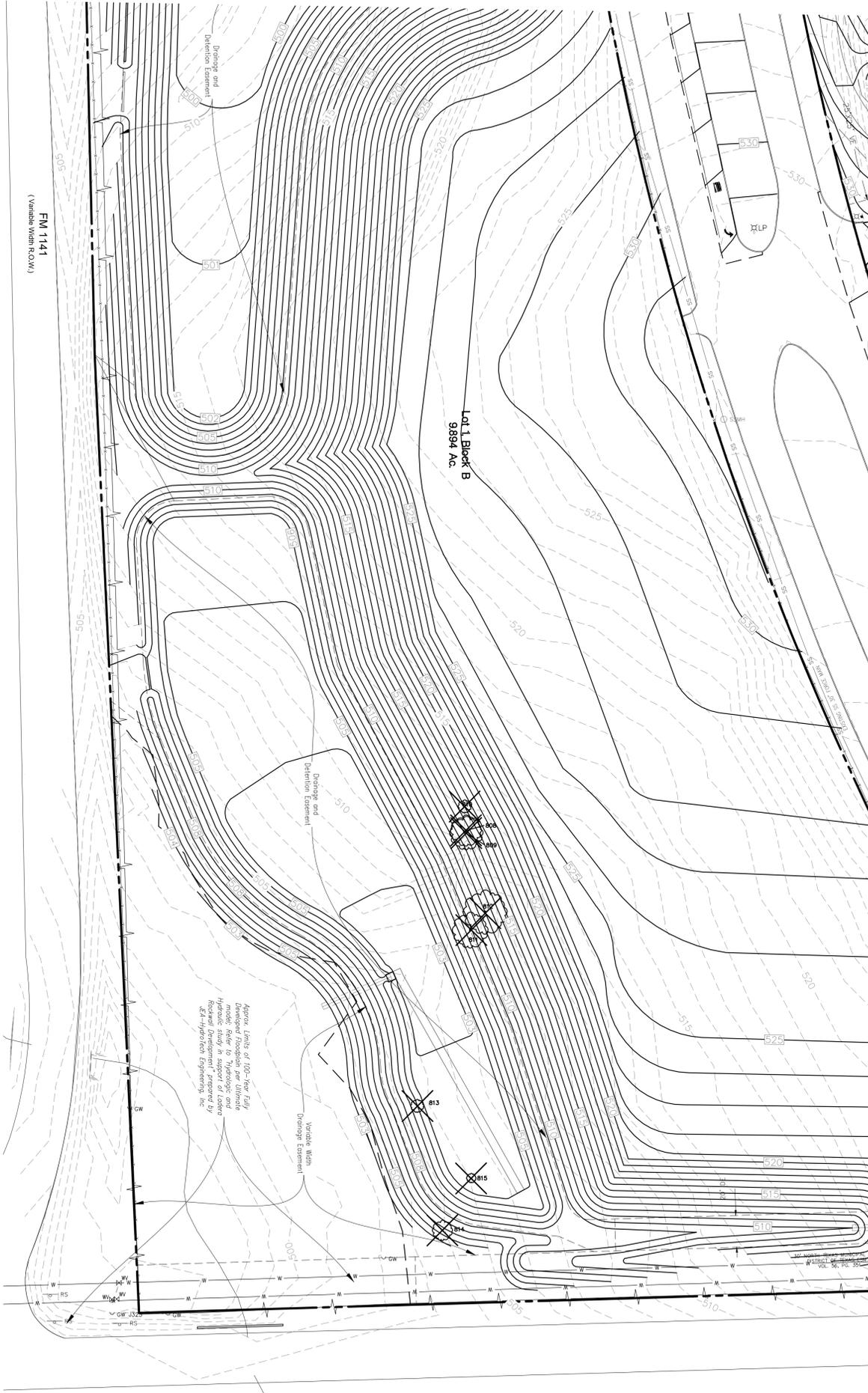
**TREE SURVEY - CENTRAL**

Drawn By: VC  
 Date: 02/23/2018  
 Scale: 1"=80'  
 Revisions:  
 04/23/2018  
 07/16/2018  
 09/06/2018  
 01/28/2019  
 02/11/2019  
 03/11/2019 Signed

**OWNER/DEVELOPER**  
**RW LADERA, LLC.**  
**361 W. BYRON NELSON BLVD. STE 104**  
**ROANOKE, TX 76262**  
**Ph. 817.430.3318**  
**Contact: John Dellin**

**17191**  
**T1.0**





### TREE CHART

TREE #	CALIPER (")	COMMON NAME	BOTANICAL NAME	PROTECTED	REMOVED	MITIGATION
811	15	HACKBERRY	<i>Celtis occidentalis</i>	Yes	Yes	7.5
812	18.5	HACKBERRY	<i>Celtis occidentalis</i>	Yes	Yes	9.25
809	14	HACKBERRY	<i>Celtis occidentalis</i>	Yes	Yes	7
808	13	HACKBERRY	<i>Celtis occidentalis</i>	Yes	Yes	6.5
810	5.5	TEXAS ASH	<i>Fraxinus texensis</i>	Yes	Yes	5.5
813	5.5	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	5.5
815	4	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	4
814	8.5	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	8.5
<b>MITIGATION INCHES:</b>						<b>53.75</b>

- #### TREE PRUNING, REMOVAL AND PROTECTION MEASURES
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The John R. McAdams Company, Inc.  
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111 Hillside Drive  
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972-406-8770 Fax  
201 Columbia Texas 75292  
940-240-1012  
TBP#: 19762 TBPIS: 10184440  
www.madamsco.com

**LADERA ROCKWALL PHASE 1**  
**LADERA ROCKWALL**  
Lot 1, Block A  
47.694 Acres  
in the  
M. JONES SURVEY, ABSTRACT NO. 122  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

## TREE SURVEY - SOUTHWEST

Drawn By: VC  
Date: 02/23/2018  
Scale: 1"=40'

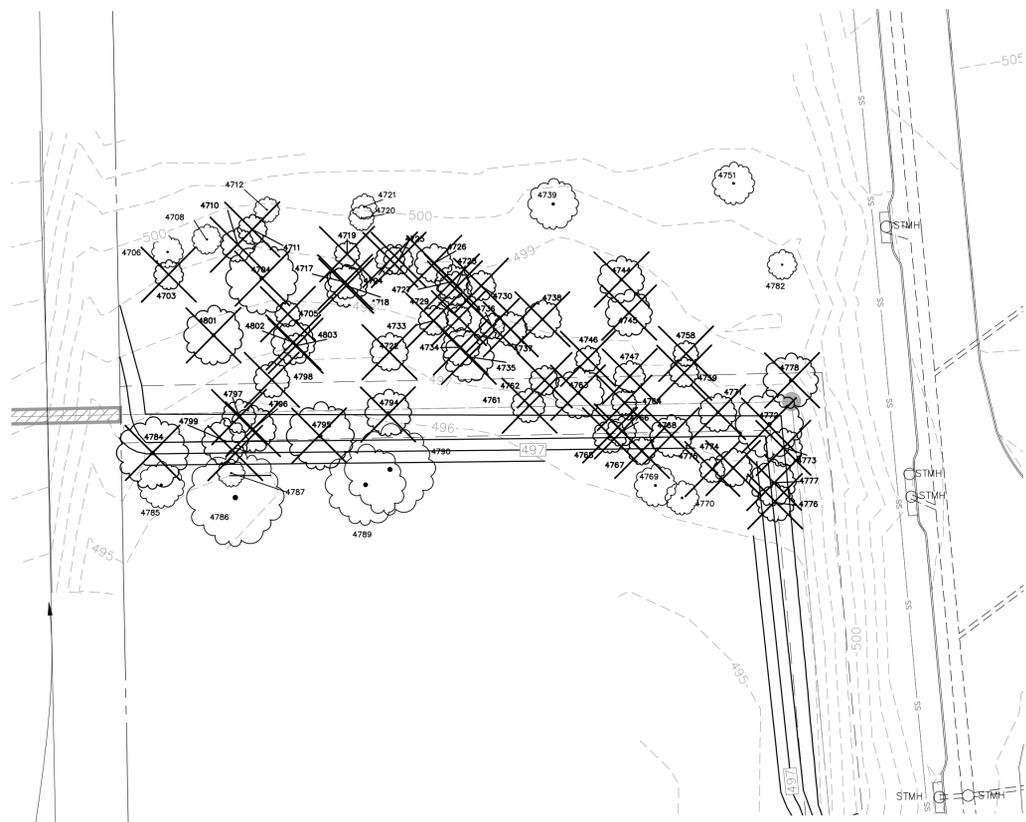
Revisions:

04/23/2018
07/16/2018
09/06/2018
01/28/2019
02/11/2019
03/11/2019 Signed

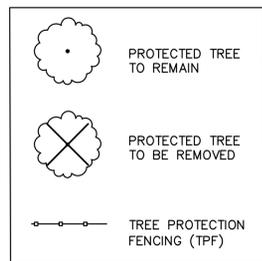
**OWNER/DEVELOPER**  
**RW LADERA, LLC.**  
361 W. BYRON NELSON BLVD. STE 104  
ROANOKE, TX 76262  
Ph. 817.430.3318  
Contact: John Dellin

**17191**

**T1.2**

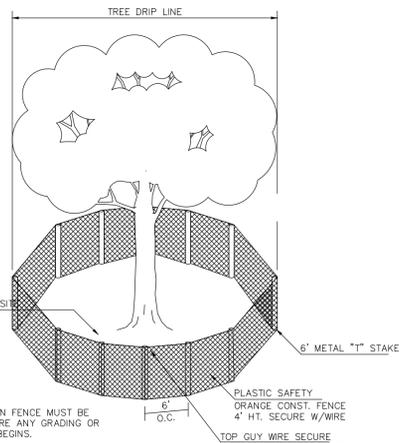
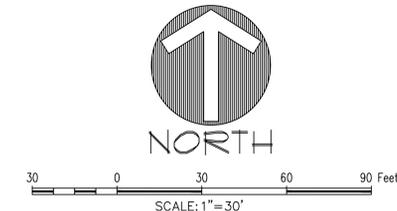


**LEGEND**



**TREE CHART**

TREE #	CALIPER (")	COMMON NAME	BOTANICAL NAME	PROTECTED	REMOVED	MITIGATION	REMARKS
4703	7	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	7	
4704	17	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	17	
4705	6	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	6	
4706	7.5	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	NO		
4708	7	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	NO		
4710	8	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	8	
4711	7	AMERICAN ELM	<i>Ulmus americana</i>	YES	YES	7	
4712	6	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	NO		
4717	8	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	8	
4718	10	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	10	
4719	6	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	6	
4720	6	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	NO		
4721	6	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	NO		
4722	9	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	9	
4724	7	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	7	
4725	7	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	7	
4726	9	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	9	
4727	9	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	9	
4728	8	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	8	
4729	6	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	6	
4730	7	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	7	
4733	7	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	7	
4734	9	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	9	
4735	12	RED CEDAR	<i>Juniperus virginiana</i>	YES	YES	6	
4736	6	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	6	
4737	8	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	8	
4738	9	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	9	
4739	12	RED CEDAR	<i>Juniperus virginiana</i>	YES	NO		
4744	11	RED CEDAR	<i>Juniperus virginiana</i>	YES	YES	5.5	
4745	11	RED CEDAR	<i>Juniperus virginiana</i>	YES	YES	5.5	
4746	6	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	6	
4747	7.5	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	7.5	SS ESMT
4751	10	AMERICAN ELM	<i>Ulmus americana</i>	YES	NO		
4758	6	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	6	
4759	7	AMERICAN ELM	<i>Ulmus americana</i>	YES	YES	7	
4761	8	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	8	SS ESMT
4762	7	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	7	SS ESMT
4763	12	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	12	SS ESMT
4764	6	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	6	SS ESMT
4765	8	HICKORY	<i>Carya texana</i>	YES	YES	8	
4766	7	HICKORY	<i>Carya texana</i>	YES	YES	7	SS ESMT
4767	6.5	HICKORY	<i>Carya texana</i>	YES	YES	6.5	
4768	10	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	10	
4769	10,10	HICKORY	<i>Carya texana</i>	YES	NO		
4770	8	HICKORY	<i>Carya texana</i>	YES	NO		
4771	9	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	9	SS ESMT
4772	16	HICKORY	<i>Carya texana</i>	YES	YES	16	SS ESMT
4773	9	AMERICAN ELM	<i>Ulmus crassifolia</i>	YES	YES	9	SS ESMT
4774	9	AMERICAN ELM	<i>Ulmus crassifolia</i>	YES	YES	9	
4775	6	AMERICAN ELM	<i>Ulmus americana</i>	YES	YES	6	
4776	9	HICKORY	<i>Carya texana</i>	YES	YES	9	SS ESMT
4777	11	HICKORY	<i>Carya texana</i>	YES	YES	11	SS ESMT
4778	13	AMERICAN ELM	<i>Ulmus americana</i>	YES	YES	13	SS ESMT
4782	7	AMERICAN ELM	<i>Ulmus americana</i>	YES	NO		
4784	17	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	17	
4785	11	AMERICAN ELM	<i>Ulmus americana</i>	YES	NO		
4786	23	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	NO		
4787	6.5	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	NO		
4789	19	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	NO		
4790	21.5	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	NO		
4794	11	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	11	SS ESMT
4795	16	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	16	SS ESMT
4796	11	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	11	SS ESMT
4797	8	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	8	SS ESMT
4798	8.5	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	8	
4799	11	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	11	SS ESMT
4801	14	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	14	
4802	10.5	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	10.5	
4803	6	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	6	
				MITIGATION INCHES:		472.5	



- TREE PRUNING, REMOVAL AND PROTECTION MEASURES**
- A. QUALITY ASSURANCE**
- 1) Comply with applicable Federal, state, county and local regulations governing landscape work.
  - 2) employ only experienced personnel. Provide adequate supervision by qualified foreman.
- B. JOB CONDITIONS**
- 1) Coordination: Coordinate and cooperate with other contractors to enable the work to proceed as rapidly and efficiently as possible.
  - 2) In order to minimize conflict, secure from the Construction Manager copies of layout drawings showing the location of all underground utility lines and other structures.
- C. PRODUCTS**
- 1) MULCH: Double shredded hardwood mulch free of sticks, dirt and other debris and derived from the site clearing.
- D. DEFINITIONS**
- 1) CRZ: Critical Root Zone: The area of undisturbed natural soil around a tree defined by a concentric circle with a radius in feet equal to the number of inches of trunk diameter.
  - 2) TPF: Tree Protection Fence: The orange safety barrier netting that shall extend around the entire circumference of the tree at the CRZ or as shown on approved plans.
- E. PRE-CONSTRUCTION TREE PRUNING**
- 1) Personnel Qualifications: All pruning shall be performed under the supervision of an International Society of Arboriculture (ISA) Certified Arborist.
  - 2) All trees within the project area shall be pruned to:
    - (i) Clear the crown of diseased, crossing, weak and dead wood to a minimum of 1 1/2 inches in diameter
    - (ii) Provide 14 feet of vertical clearance over streets and 8 feet over sidewalks.
    - (iii) Remove stubs, cutting outside the woundwood tissue that has formed around the branch.
    - (iv) Reduce end weight on heavy, horizontal branches by selectively removing small diameter branches, no greater than 2 to 3 inches, near the ends of the scaffolds.
  - 3) Pruning cuts shall be made in accordance with ANSI 300 Pruning Standard and work shall be performed in accordance with ANSI Z133.1 Safety Standards. Pruning shall be in accordance with ISA's Best Management Practices: Tree Pruning. No more than 20 percent of live foliage shall be removed from any tree.
  - 4) Brush shall be chipped and chips shall be spread underneath trees within the tree protection zone to a maximum depth of 4 inches, leaving the trunk clear of mulch.
- F. TREE REMOVAL**
- 1) Tree preservation requires a commitment to preserving and maintaining retained trees, as well as removal of any unsuited trees within the Project Area.
  - 2) All wood debris from all tree removals at the Project Site is to be chipped and stored on site for use in the tree preservation efforts at the discretion of the Landscape Architect.
  - 3) The limits of all tree protection zones shall be staked in the field and observed by all contractors.
  - 4) Any brush, clearing required within the tree protection zone shall be accomplished with hand operated equipment.
  - 5) Trees to be removed from within the tree protection zone shall be removed under the supervision of a Certified Arborist. The trees shall be cut near ground level and the stump ground out.
- G. TREE PROTECTION**
- 1) Before beginning work, the Project Manager, Landscape Architect and/or Owner of their agents are required to meet at the site to review all work procedures, access routes, storage areas, and tree protection measures. Any intended construction activities inside the TPZ shall be clearly outlined.
  - 2) Fences shall be erected to protect trees to be preserved prior to construction equipment arriving on the Project Site. Fences will define the specific protection zone for each tree or group trees.
  - 3) Fences are to be maintained and remain until all site work has been completed and final landscape operations begin. Fences may not be relocated or removed without written permission from the Landscape Architect. Fences may be constructed from 6" T" stakes and orange web fence material.
  - 4) All trees to be preserved shall have 4 inches of hardwood mulch applied inside the tree protection zone. This hardwood mulch shall be replenished as necessary to maintain a 4 inch depth.
  - 5) Construction trailers, traffic and storage areas must remain outside fenced areas at all times.
  - 6) Tree roots extend out in a straight, radial direction from the tree much like spokes on a wheel (to a depth generally not exceeding 24"). All underground utilities and drain or irrigation lines shall be routed outside the tree protection zone. If lines must traverse the protection area, they shall be tunneled or bored under the tree. Trenches "air dug" with Air Spade (registered trademark) or similar technology are the exceptions. Irrigation line may be routed in any direction outside the dripline of retained trees. Irrigation lines inside the dripline must be in a straight, radial direction towards the tree trunk and terminate in a dead end sprinkler head no greater than 7 feet from a tree trunk (irrigation lines shall not in any way bisect and therefore damage the "spoke-like" root system).
  - 7) No materials, equipment, spoil, or waste or washout water may be deposited, stored, or parked within the tree protection zone.
  - 8) If unintentional injury should occur to any tree during construction, it shall be reported to the Landscape Architect within six hours so that remedial action can be taken. Timeliness is critical to tree health. The cost of any remedial treatments will become the burden of the offending contracting company.
  - 9) Any grading, construction, demolition, or other work that is expected to encounter tree roots must be monitored by the Landscape Architect. Specific locations or tree tag numbers should be identified.

**TREE PROTECTION**

**LADERA ROCKWALL PHASE 1**  
**TREE SURVEY - NORTHWEST**  
 M. JONES SURVEY, ABSTRACT NO. 122  
 CITY OF ROCKWALL, TEXAS  
 ROCKWALL COUNTY, TEXAS

**LADERA ROCKWALL PHASE 1**

The John R. McAdams Company, Inc.  
 (DBA: GSA | McAdams)  
 111 Hillside Drive  
 Lewisville, Texas 75057  
 972-406-8776 Fax  
 201 Columbia Street  
 Roanoke, Texas 75282  
 940-240-1012  
 TBP#: 19762 TBPIS: 10164440  
 www.mcadamsco.com

**REGISTERED LANDSCAPE ARCHITECT**  
 JOHN A. STEWART  
 STATE OF TEXAS  
 3/13/2019

Drawn By: VC  
 Date: 02/23/2018  
 Scale: 1" = 30'  
 Revisions:  
 04/23/2018  
 07/16/2018  
 09/06/2018  
 01/28/2019  
 02/11/2019  
 03/17/2019 Signed

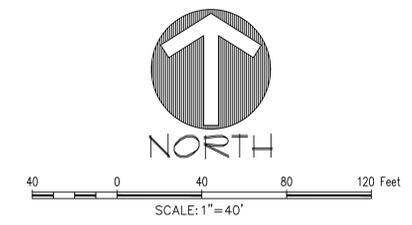
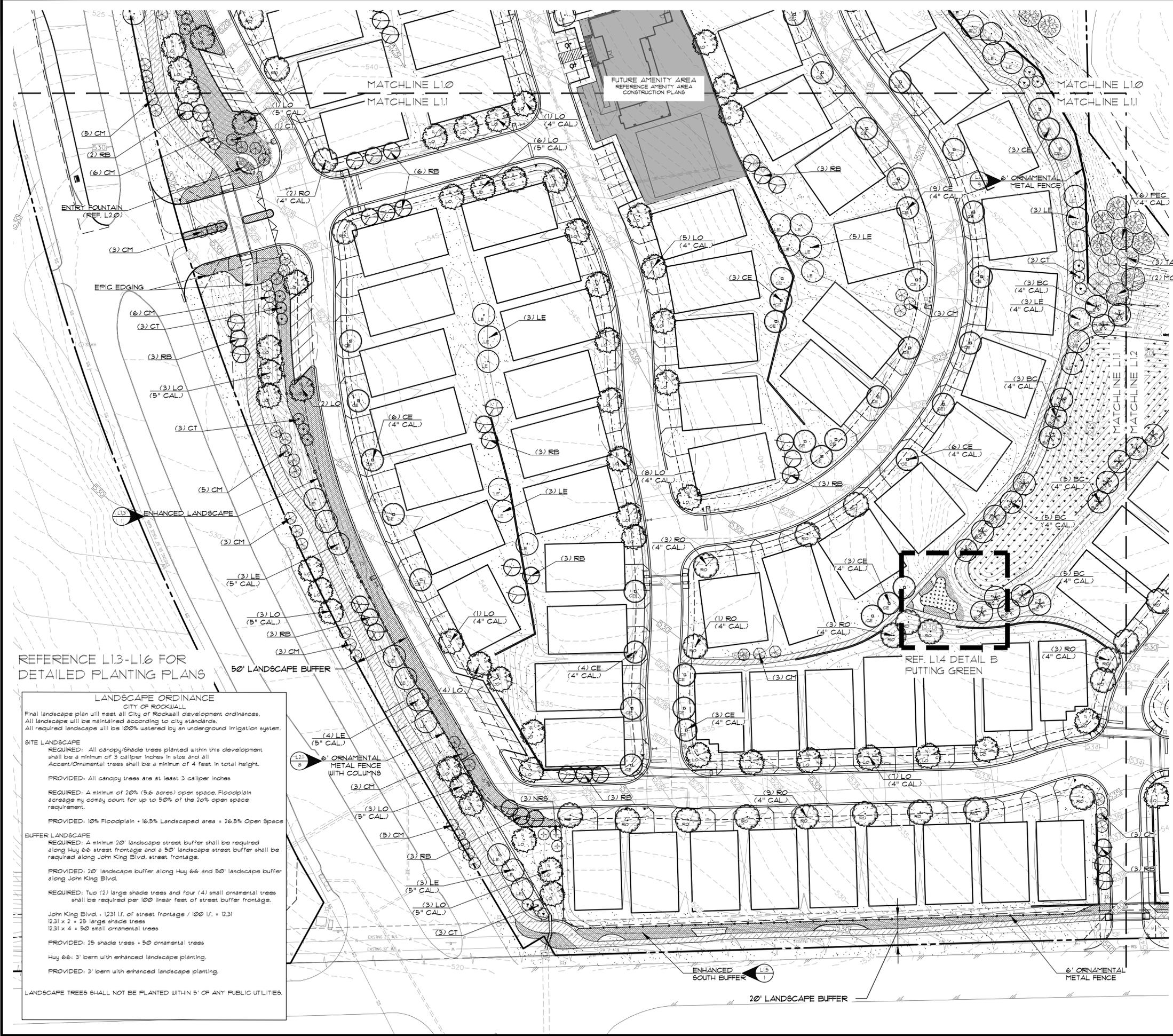
**OWNER/DEVELOPER**  
 RW LADERA, LLC.  
 361 W. BYRON NELSON BLVD. STE 104  
 ROANOKE, TX 76262  
 Ph. 817.430.3318  
 Contact: John Dell

**17191**  
**T1.3**

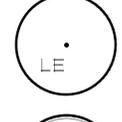
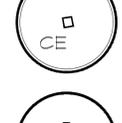
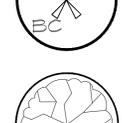
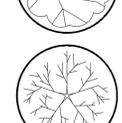
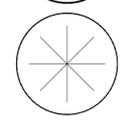
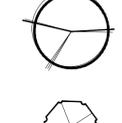
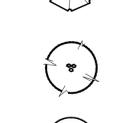
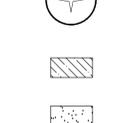
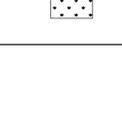
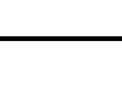
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 Plotted: 3/13/2019 9:08 AM, by wjerry, Cpl. Sheet: 3/13/2019 9:04 AM, by wjerry







**LEGEND**

-  (LO) LIVE OAK  
*Quercus virginiana*
-  (RO) RED OAK  
*Quercus shumardii*
-  (LE) LACEBARK ELM  
*Ulmus parvifolia*
-  (CE) CEDAR ELM  
*Ulmus crassifolia*
-  (BC) BALD CYPRESS  
*Toxodium distichum*
-  (MO) MONTERREY OAK  
*Quercus polymorpha*
-  (PEC) PECAN  
*Carya illinoensis*
-  (TA) TEXAS ASH  
*Fraxinus texana*
-  (RB) RED BUD  
*Cercis canadensis*
-  (CM) CRAPEMYRTLE  
*Lagerstroemia indica*
-  (CT) CHASTETREE  
*Vitex agnus-castus*
-  (NRS) NELLIE R. STEVENS HOLLY  
*Ilex x 'Nellie R. Stevens'*
-  ENHANCED LANDSCAPE  
(REF. L1.3-L1.6)
-  BERMUDA SOD
-  NATIVE AMERICAN SEED
-  COMPANY DRAINFIELD SEED MIX

REFERENCE L1.3-L1.6 FOR DETAILED PLANTING PLANS

**LANDSCAPE ORDINANCE**  
CITY OF ROCKWALL

Final landscape plan will meet all City of Rockwall development ordinances. All landscape will be maintained according to city standards. All required landscape will be 100% watered by an underground irrigation system.

**SITE LANDSCAPE**  
REQUIRED: All canopy/shade trees planted within this development shall be a minimum of 3 caliper inches in size and all Accent/Ornamental trees shall be a minimum of 4 feet in total height.  
PROVIDED: All canopy trees are at least 3 caliper inches  
REQUIRED: A minimum of 20% (5.6 acres) open space. Floodplain acreage may count for up to 50% of the 20% open space requirement.  
PROVIDED: 10% Floodplain + 16.5% Landscaped area = 26.5% Open Space

**BUFFER LANDSCAPE**  
REQUIRED: A minimum 20' landscape street buffer shall be required along Hwy 66 street frontage and a 50' landscape street buffer shall be required along John King Blvd. street frontage.  
PROVIDED: 20' landscape buffer along Hwy 66 and 50' landscape buffer along John King Blvd.  
REQUIRED: Two (2) large shade trees and four (4) small ornamental trees shall be required per 100' linear feet of street buffer frontage.  
John King Blvd.: 1231 lf. of street frontage / 100 lf. = 12.31  
12.31 x 2 = 25 large shade trees  
12.31 x 4 = 50 small ornamental trees  
PROVIDED: 25 shade trees + 50 ornamental trees  
Hwy 66: 3' berm with enhanced landscape planting.  
PROVIDED: 3' berm with enhanced landscape planting.

LANDSCAPE TREES SHALL NOT BE PLANTED WITHIN 5' OF ANY PUBLIC UTILITIES.

The John R. McAdams Company, Inc.  
(DBA: GSA | McAdams)  
111 Hillside Drive  
Lewisville, Texas 75057  
972-456-3776 Fax  
201 Columbia Street  
Roanoke, Texas 75282  
940-240-1012  
TBP#E: 19762 TBP#L: 10184440  
www.madamsco.com




**LADERA ROCKWALL PHASE 1**  
LADERA ROCKWALL  
Lot 1, Block A  
47,694 Acres  
in the  
M. JONES SURVEY, ABSTRACT NO. 122  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

**LANDSCAPE PLAN**



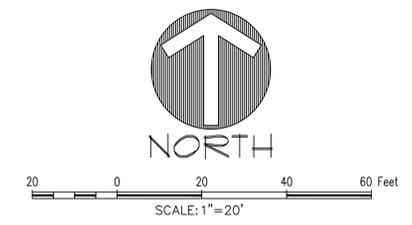
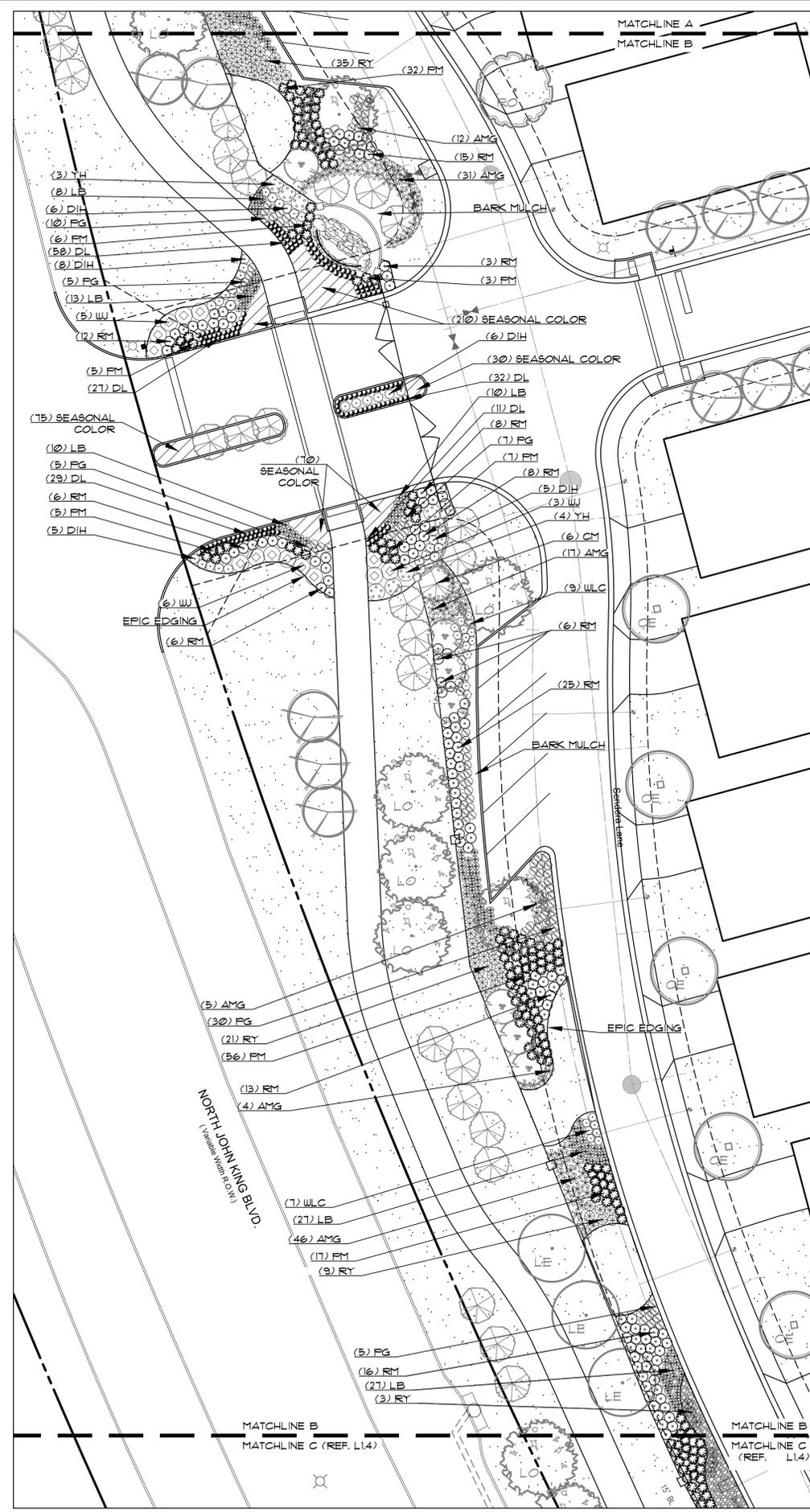
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Scale:	1"=40'
Revisions:	
	04/23/2018
	07/16/2018
	09/06/2018
	01/28/2019
	02/11/2019
	03/11/2019 Signed

**17191**

**L1.1**

**OWNER/DEVELOPER**  
RW LADERA, LLC  
361 W. BYRON NELSON BLVD. STE. 104  
ROANOKE, TX 76262  
Ph. 817.430.3318  
Contact: John Dellin





**LEGEND**

(YH)	YAUPON HOLLY <i>Ilex vomitoria</i>
(WJ)	WINTER JASMINE <i>Jasminum nudiflorum</i>
(RM)	ROSEMARY <i>Rosmarinus officinalis</i>
(DIH)	DWARF INDIAN HAWTHORN <i>Rhaphiolepis indica</i>
(AMG)	ADAGIO MAIDEN GRASS <i>Miscanthus sinensis 'Adagio'</i>
(PM)	PINK MUHLY <i>Muhlenbergi capillaris</i>
(RY)	RED YUCCA <i>Hesperaloe parvifolia</i>
(WLC)	WALKER'S LOW CATMINT <i>Nepeta x faassenii 'Walker's Low'</i>
(PG)	PINK GAURA <i>Gaura lindheimeri 'Siskiyou Pink'</i>
(LB)	LITTLE BLUESTEM <i>Schizachyrium scoparium 'Prairie Blues'</i>
(DL)	DAYLILLY <i>Hemerocallis sp.</i>
[Hatched Box]	SEASONAL COLOR
[Dotted Box]	BERMUDA SOD
[Stippled Box]	RIVER ROCK MULCH

**1b** DETAIL A  
SCALE: 1" = 20'

The John R. McAdams Company, Inc.  
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111 Hillside Drive  
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940-240-1012  
TBP#E: 19762 TBP#L: 10194440  
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**LADERA ROCKWALL PHASE 1**  
LADERA ROCKWALL  
Lot 1, Block A  
47.694 Acres  
in the  
M. JONES SURVEY, ABSTRACT NO. 122  
CITY OF ROCKWALL,  
ROCKWALL COUNTY, TEXAS

**LANDSCAPE DETAILS**



Drawn By: VC  
Date: 02/23/2018  
Scale:  
Revisions:  
04/23/2018  
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01/28/2019  
02/11/2019  
03/11/2019 Signed

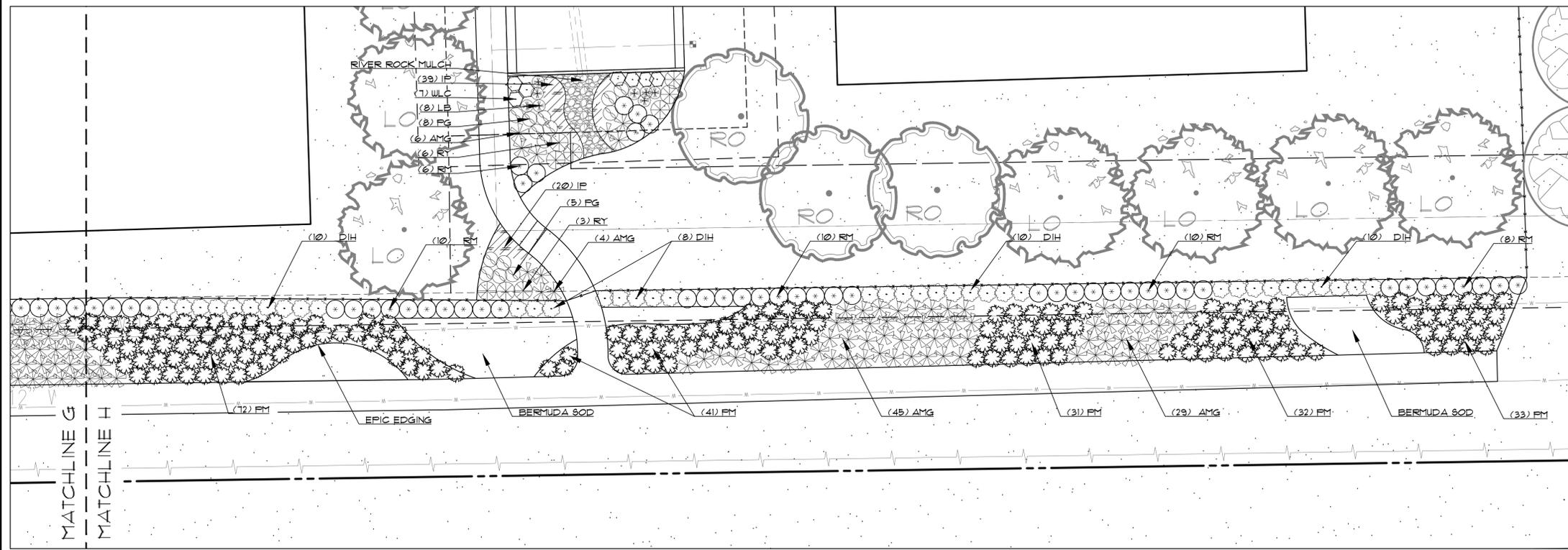
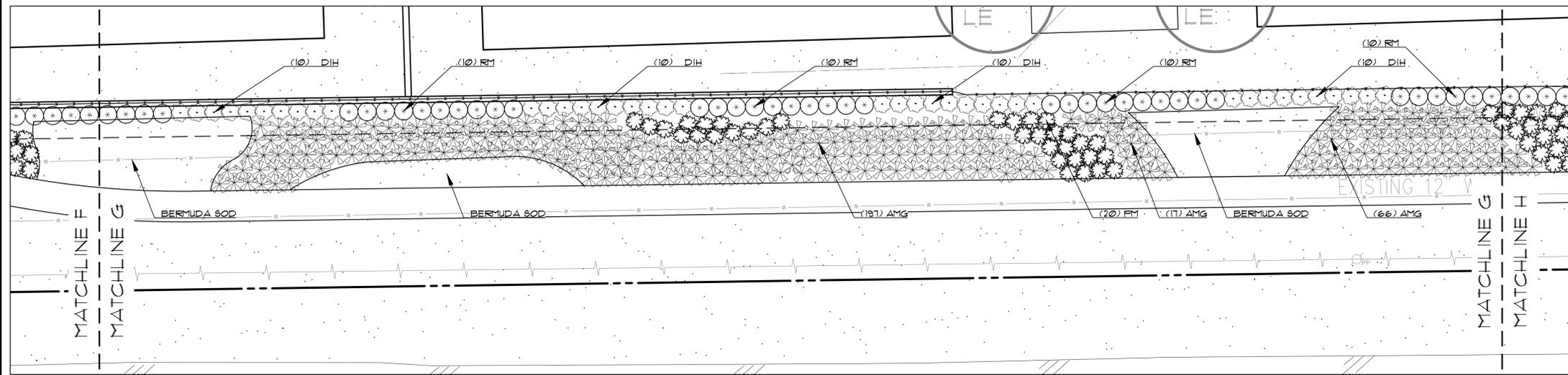
**17191**

**L.1.3**

**OWNER/DEVELOPER**  
RW LADERA, LLC  
361 W. BYRON NELSON BLVD. STE. 104  
ROANOKE, TX 76262  
Ph. 817.430.3318  
Contact: John Dellin



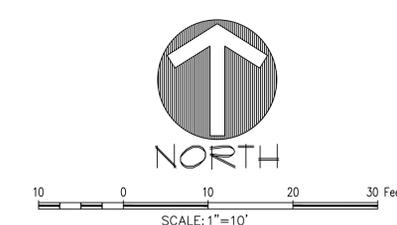




1- DETAIL C  
SCALE: 1"=10'

**LEGEND**

	(YH) YAUPON HOLLY <i>Ilex vomitoria</i>
	(WJ) WINTER JASMINE <i>Jasminum nudiflorum</i>
	(RM) ROSEMARY <i>Rosmarinus officinalis</i>
	(DIH) DWARF INDIAN HAWTHORN <i>Rhaphiolepis indica</i>
	(AMG) ADAGIO MAIDEN GRASS <i>Miscanthus sinensis 'Adagio'</i>
	(PM) PINK MUHLY <i>Muhlenbergi capillaris</i>
	(RY) RED YUCCA <i>Hesperaloe parvifolia</i>
	(WLC) WALKER'S LOW CATMINT <i>Nepeta x faassenii 'Walker's Low'</i>
	(PG) PINK GAURA <i>Gaura lindheimeri 'Siskiyou Pink'</i>
	(LB) LITTLE BLUESTEM <i>Schizachyrium scoparium 'Prairie Blues'</i>
	(DL) DAYLILLY <i>Hemerocallis sp.</i>
	SEASONAL COLOR
	BERMUDA SOD
	RIVER ROCK MULCH



**LADERA ROCKWALL PHASE 1**  
LADERA ROCKWALL  
Lot 1, Block A  
47.694 Acres  
in the  
M. JONES SURVEY, ABSTRACT NO. 122  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

The John R. McAdams Company, Inc.  
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972-406-8775  
291 Commerce Center  
Roanoke, Texas 75282  
940-240-1012  
TBP#: 19762 TBPIS: 0194440  
www.mcadamsco.com

**MCADAMS**

**G&A**

**LANDSCAPE DETAILS**

REGISTERED LANDSCAPE ARCHITECT  
BYRON A. STEWART  
STATE OF TEXAS  
3/13/2019

Drawn By:	VC
Date:	02/23/2018
Scale:	1"=10'
Revisions:	
	04/23/2018
	07/16/2018
	09/06/2018
	01/28/2019
	02/11/2019
	03/11/2019 Signed

17191

OWNER/DEVELOPER  
RW LADERA, LLC  
361 W. BYRON NELSON BLVD. STE. 104  
ROANOKE, TX 76262  
Ph. 817.430.3318  
Contact: John Dellin

L1.6

File: J:\17191\17191\17191.dwg & Acad Plot (Color) (DWG) IS: 02/23/18  
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# PLANT LIST

QUANT.	COMMON NAME	BOTANICAL NAME	SIZE	MIN. HT.	SPACE	REMARKS
31	LIVE OAK	Quercus virginiana	5" cal.	10'-12'	Per Plan	Single Trunk
24	LACEBARK ELM	Ulmus parvifolia	5" cal.	10'-12'	Per Plan	Single Trunk
45	LIVE OAK	Quercus virginiana	4" cal.	10'-12'	Per Plan	Single Trunk
48	RED OAK	Quercus shumardii	4" cal.	10'-12'	Per Plan	Single Trunk
34	LACEBARK ELM	Ulmus parvifolia	4" cal.	10'-12'	Per Plan	Single Trunk
45	CEDAR ELM	Ulmus crassifolia	4" cal.	10'-12'	Per Plan	Single Trunk
21	BALD CYPRESS	Taxodium distichum	4" cal.	10'-12'	Per Plan	Single Trunk
44	PECAN	Carya illinoensis	4" cal.	10'-12'	Per Plan	Single Trunk
31	LIVE OAK	Quercus virginiana	3" cal.	10'-12'	Per Plan	Single Trunk
17	RED OAK	Quercus shumardii	3" cal.	10'-12'	Per Plan	Single Trunk
39	LACEBARK ELM	Ulmus parvifolia	3" cal.	10'-12'	Per Plan	Single Trunk
14	CEDAR ELM	Ulmus crassifolia	3" cal.	10'-12'	Per Plan	Single Trunk
21	MONTERREY OAK	Quercus polymorpha	3" cal.	10'-12'	Per Plan	Single Trunk
33	TEXAS ASH	Fraxinus texana	3" cal.	10'-12'	Per Plan	Single Trunk
62	RED BUD	Cercis canadensis	30gal.	7'-8'	Per Plan	Single Trunk
69	CRAPEMYRTLE	Lagerstroemia indica	30gal.	7'-8'	Per Plan	Multitrunk
33	CHASTE TREE	Vitex agrus-castus	30gal.	7'-8'	Per Plan	Multitrunk
6	NELLIE R. STEVENS HOLLY	Ilex x 'Nellie R. Stevens'	30gal.	5'-6'	Per Plan	Full
7	YAUPON HOLLY	Ilex vomitoria	30gal.	7'-8'	Per Plan	Full
18	WINTER JASMINE	Jasminum nudiflorum	5gal.	3'-0"	Per Plan	Full
446	ROSEMARY	Rosmarinus officinalis	3gal.	24"	Per Plan	Full
236	DWARF INDIAN HAWTHORN	Rhaphiolepis indica	3gal.	24"	Per Plan	Full
660	ADAGIO MAIDEN GRASS	Miscanthus sinensis 'Adagio'	3gal.	36"	Per Plan	Full
738	PINK MUHLY	Muhlenbergia capillaris	3gal.	24"	Per Plan	Full
144	RED YUCCA	Hesperaloe parvifolia	3gal.	24"	Per Plan	Full
107	WALKER'S LOW CATMINT	Nepeta x faassenii	1 gal.	12"	Per Plan	Full
269	PINK GAURA	Gaura lindheimeri 'Siskiyou Pink'	1 gal.	12"	Per Plan	Full
377	LITTLE BLUESTEM	Schizachyrium scoparium 'Prairie Blues'	1 gal.	12"	Per Plan	Full
337	DAYLILY	Hemerocallis	1 gal.	12"	Per Plan	Evergreen
525	SEASONAL COLOR		4" pot		Per Plan	Full
92 lbs	DRAINFIELD SEED MIX				Per Plan	

Total Mitigation Required\*: 1726.75 in  
 Total Mitigation Provided: 1727 in  
 \*Ref. T1.0 TREE SURVEY

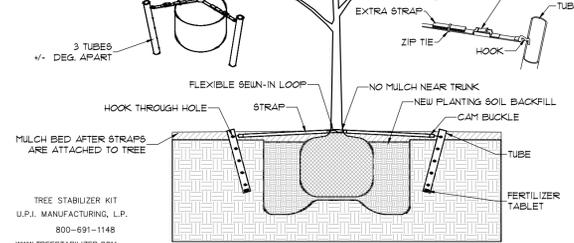
### LANDSCAPE NOTES:

- Contractor shall stake out tree locations and bed configuration for approval approval by owner prior to installation.
- Contractor is responsible for verifying location of all underground utilities prior to construction.
- It is the responsibility of the contractor to advise the owners representative of any condition found on site which prohibits installation as shown on these plans
- All shrub and groundcover beds shall have a minimum of 3" of hardwood bark mulch
- Landscape edging shall be located as noted on plan.
- Trees overhanging walks and parking areas shall have a clear trunk height of seven feet.
- Multi trunk and ornamental trees will be allowed in the city's right of way with staff approval only. Must be outside any visibility triangles.
- A visibility triangle must be provided at all intersections as required by the thoroughfare standards code. Trees will have a minimum clear trunk branching height of nine feet.
- All plant material shall be maintained in a healthy and growing condition, and must be replaced with plant material of similar variety and size if damaged, destroyed, or removed.
- Landscape areas shall be kept free of trash, litter and weeds.
- An automatic irrigation system shall be provided to maintain all landscape areas. Over spray on streets and walks is prohibited. A permit from the building inspection department is required for each irrigation system. Impact fees must be paid to the development services department for separate irrigation meters prior to any permit release.
- Irrigation Controller to have a Rain and Freeze Stat.
- All landscape is to be greater than 8 feet from all underground utilities.
- All areas of grading disturbance are to have grass reestablished at 75% coverage prior to letter of acceptance from the city. Means and methods of grass establishment and application of water for grass establishment are at the discretion of the owner and contractor.

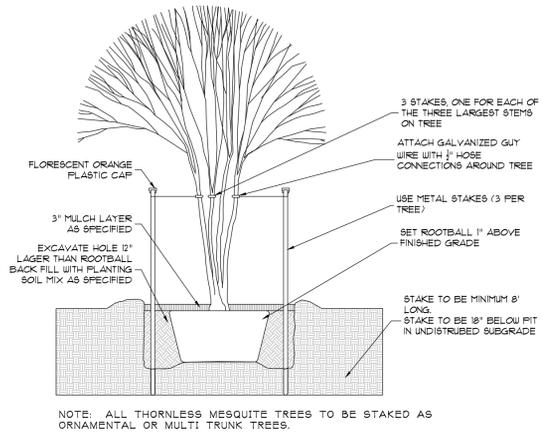
### SPECIFICATIONS:

TSK 20  
 3- 20' PERFORATED SCH. 40 PVC TUBES  
 3- 6" HARNESSES WITH SEW-IN LOOP  
 3- CAM BUCKLES W/ HOOK  
 3- ZIP TIES  
 3- 20-10-5 2 YEAR TIME RELEASE FERTILIZER TABLETS

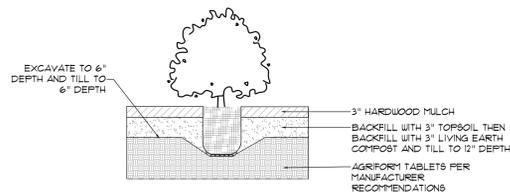
TSK 36  
 3- 36" PERFORATED SCH. 40 PVC TUBES  
 3- 6" HARNESSES WITH SEW-IN LOOP  
 3- CAM BUCKLES W/ HOOK  
 3- ZIP TIES  
 3- 20-10-5 2 YEAR TIME RELEASE FERTILIZER TABLETS



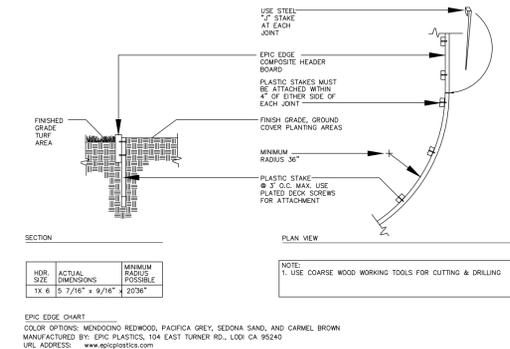
2. TREE STAKING  
 NOT TO SCALE



3. ORNAMENTAL TREE STAKING  
 NOT TO SCALE



4. SHRUB DETAIL  
 NOT TO SCALE



5. EPIC EDGE COMPOSITE HEADER BOARD DETAIL #210  
 NOT TO SCALE

Plan: 3/13/2019 10:00 AM, Project: 3/13/2019 8:49 AM, by: wjw

The John R. McAdams Company, Inc.  
 (DBA: GSA | McAdams)  
 111 Hillside Drive  
 Lewisville, Texas 75057  
 972-496-8775  
 201 Columbia Street  
 Roanoke, Texas 76262  
 940.240.1012  
 TBP#: 19762 TBPIS: 10194440  
 www.mcadamsco.com

LADERA ROCKWALL PHASE 1  
 LADERA ROCKWALL  
 Lot 1, Block A  
 47.694 Acres  
 in the  
 M. JONES SURVEY, ABSTRACT NO. 122  
 CITY OF ROCKWALL  
 ROCKWALL COUNTY, TEXAS

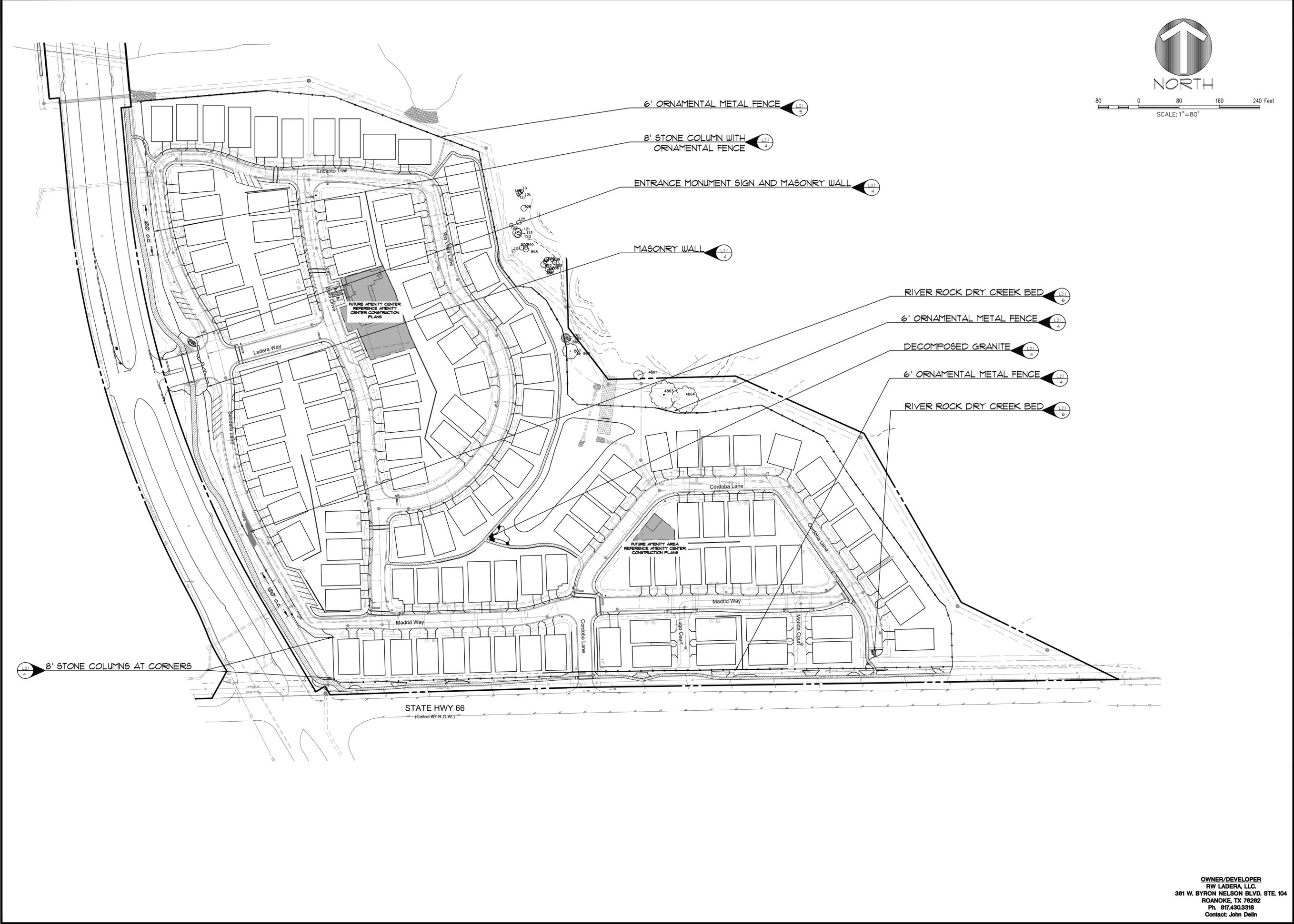
LANDSCAPE DETAILS

Drawn By: VC
Date: 02/23/2018
Scale:
Revisions:
04/23/2018
07/16/2018
09/06/2018
01/28/2019
02/11/2019
03/11/2019 Signed

17191

OWNER/DEVELOPER  
 RW LADERA, LLC  
 361 W. BYRON NELSON BLVD. STE. 104  
 ROANOKE, TX 76262  
 Ph. 817.430.3318  
 Contact: John Dellin

L1.7



80 0 80 160 240 Feet  
SCALE: 1" = 80'

The John R. McAdams Company, Inc.  
(DBA GSA | McAdams)  
111 Hillside Drive  
Lewisville, Texas 75057  
972.436.8775  
291 Commerce Center  
Roanoke, Texas 75282  
940.240.1012  
TBP#E: 19762 TBP#L: 0194440  
www.mcadamsco.com




**LADERA ROCKWALL PHASE 1**  
**LADERA ROCKWALL**  
**Lot 1, Block A**  
**47.694 Acres**  
in the  
M. JONES SURVEY, ABSTRACT NO. 122  
CITY OF ROCKWALL,  
ROCKWALL COUNTY, TEXAS

**HARDSCAPE PLAN**



3/13/2019

Drawn By: VC  
Date: 02/23/2018  
Scale: 1" = 80'

Revisions:

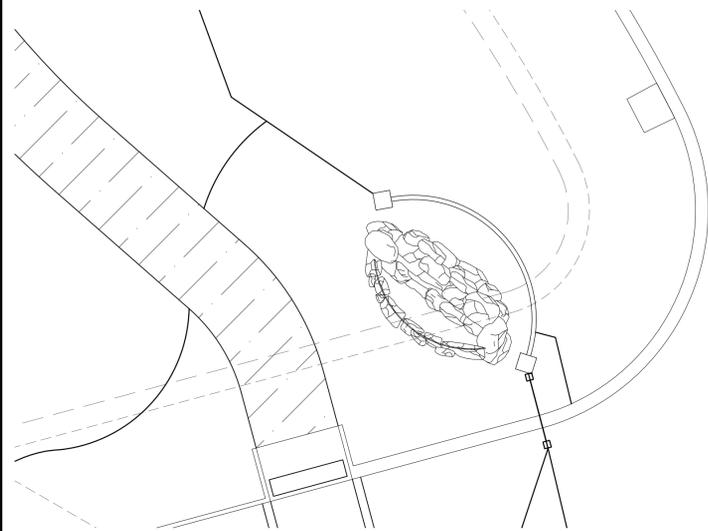
04/23/2018
07/16/2018
09/06/2018
01/28/2019
02/11/2019
03/11/2019 Signed

**17191**

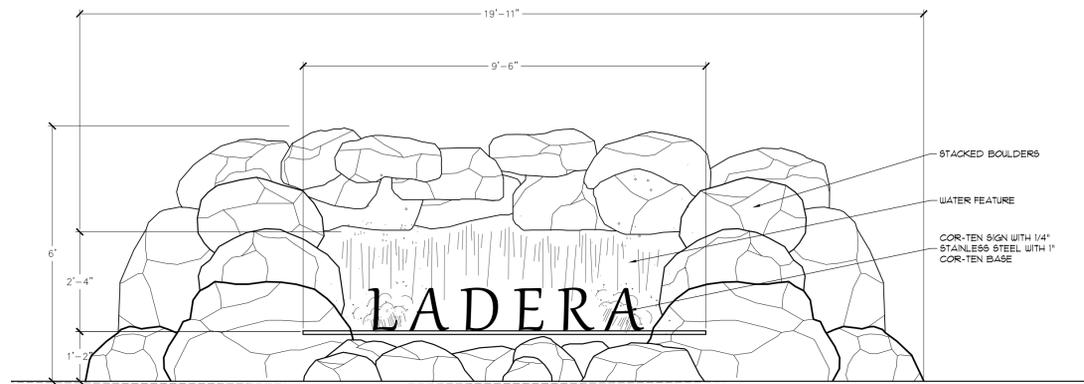
**L2.0**

**OWNER/DEVELOPER**  
**RW LADERA, LLC.**  
361 W. BYRON NELSON BLVD. STE. 104  
ROANOKE, TX 76262  
Ph. 817.430.3318  
Contact: John Dellin

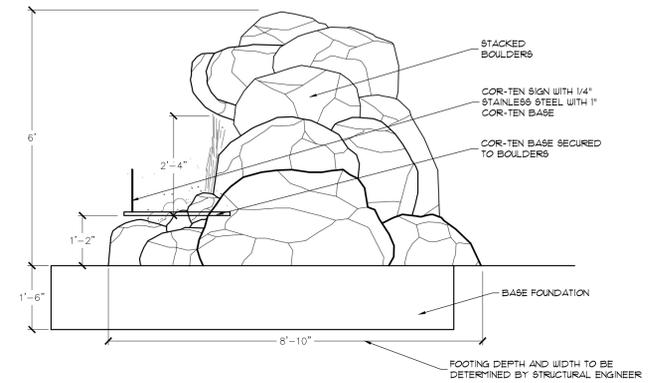
File: J:\17191\17191\17191.dwg & Acad Plot (Color) (2) 17191.dwg  
 Plotted: 3/13/2019 8:58 AM by Terry Cox. Sheet: 3/13/2019 8:48 AM, by verify



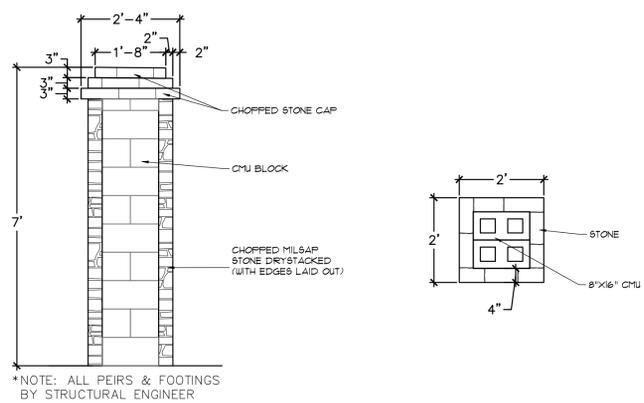
**1. ENTRY FOUNTAIN**  
1"=10'



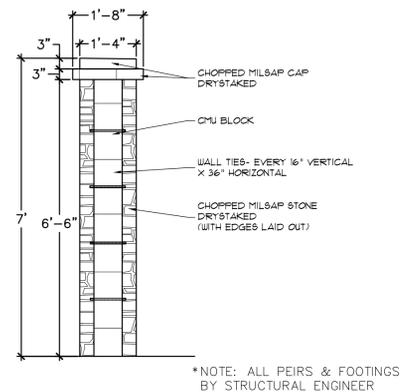
**2. ENTRY FOUNTAIN DETAIL A**  
1/2"=1'



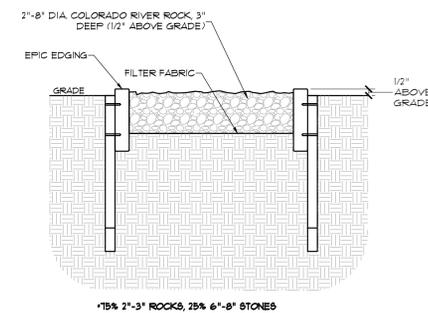
**3. ENTRY FOUNTAIN DETAIL B**  
1/2"=1'



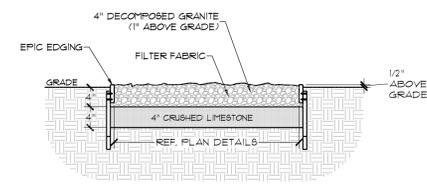
**4. STONE COLUMN DETAIL**  
1/2"=1'



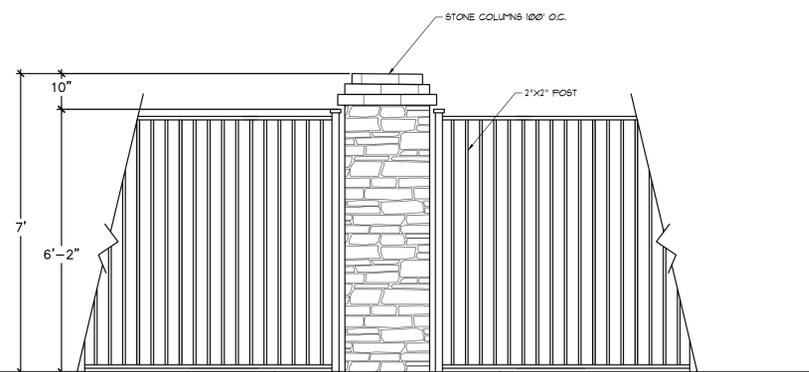
**5. STONE WALL DETAIL**  
1/2"=1'



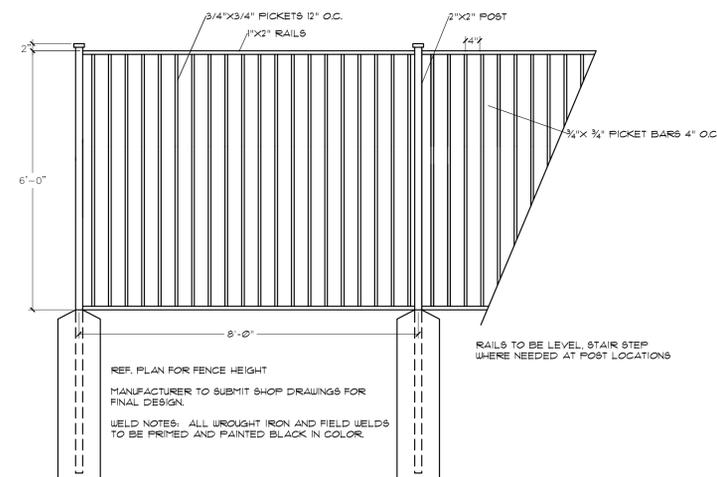
**6. RIVER ROCK DRY CREEK**  
NTS



**7. DECOMP. GRANITE PATHWAY**  
3/4"=1'



**8. STONE COLUMN & 6' ORNAMENTAL METAL FENCE - ELEVATION**  
1/2"=1'



**9. 6' ORNAMENTAL METAL FENCE**  
1/2"=1'

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**CITY OF ROCKWALL**  
CITY COUNCIL MEMORANDUM

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

---

**TO:** Mayor and City Council  
**CC:** Rick Crowley, *City Manager*  
Mary Smith, *Assistant City Manager*  
Joey Boyd, *Assistant City Manager*  
**FROM:** Ryan Miller, *Director of Planning and Zoning*  
**DATE:** April 15, 2019  
**SUBJECT:** Public Improvement District (PID)

---

On March 15, 2019, the applicant -- *Kent Donahue of Donahue Development Corporation* -- submitted an application requesting to change the zoning of a 264.510-acre tract of land (*i.e. 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*) from an Agricultural (AG) District to a Planned Development District for Single-Family 7 (SF-7) District land uses. The purpose of this application was to establish a 545-lot residential subdivision that will incorporate lots that range in size from 60' x 120' (*i.e. 7,200 SF minimum*) to 70' x 130' (*i.e. 9,100 SF minimum*), and have approximately 94.00-acres of open space and public parkland. In conjunction with this application the applicant also submitted a request for a Public Improvement District (PID). A PID is a geographic district that is established to provide specific types of improvements or maintenance, which are financed by assessments against the properties within the district. In this case, the applicant is requesting improvements in the amount of \$17,000,000.00 to finance "...the design, acquisition, and construction of public improvement projects ... which public improvements will include, but not be limited to: (i) roadway improvements; storm drainage improvements; water and wastewater system improvements; right-of-way acquisitions related to such improvements; parks, open space and landscaping improvements; and, other similar improvement projects; (ii) payment of expenses incurred in the establishment, administration and operation of the District; and, (iii) payment of expenses associated with financing such public improvement projects, which may include but are not limited to, costs associated with [the] issuance and sale of revenue bonds secured by assessments levied against the Property [the subject property]."

According to Section 372.009, *Hearing*, of Chapter 372, *Improvement Districts in Municipalities and Counties*, of the Texas Local Government Code (TLGC), the municipality or county is required to hold a public hearing on the advisability of the improvement, and adopt findings by resolution as to:

- (1) The advisability of the improvement;
- (2) The nature of the improvement;
- (3) The estimated cost of the improvement;
- (4) The boundaries of the public improvement district;
- (5) The method of assessment; and,
- (6) The apportionment of the costs between the district and the municipality or county as a whole.

Once the public hearing has been held and the City Council has adopted findings by resolution, the City Council -- *by majority vote* -- may adopt a resolution authorizing the district in accordance with its findings. The City Council shall have six (6) months from the date of the public hearing to take this action. Attached to this packet are the applicant's petition along with a resolution provided by the applicant outlining the required findings above. Staff should note that if the City Council chooses to deny the petition request, a motion to deny and a simple majority vote will constitute sufficient findings with regard to the request, and no resolution will be required. If the City Council has any questions concerning PID's or the applicant's request staff will be available at the April 15, 2019 meeting.

**PETITION FOR THE CREATION OF A PUBLIC IMPROVEMENT DISTRICT**

THE STATE OF TEXAS

§

CITY OF ROCKWALL

§

§

TO: THE HONORABLE MAYOR AND COUNCIL OF ROCKWALL

This petition (the "Petition") is submitted and filed with the City Secretary of the City of Rockwall, Texas (the "City"), by ROCKWALL HIGHGATE LTD., a Texas limited partnership (the "Owner"), acting pursuant to the provisions of Chapter 372, Texas Local Government Code, as amended (the "Act"), requesting that the City create a public improvement district (the "District") to include property owned by the Owner and located within the corporate limits of the City (the "Property"), more particularly described in Exhibit A and depicted in Exhibit B. In support of this Petition, the Owner presents the following:

Section 1. General Nature of the Authorized Improvements. The purposes of the District include the design, acquisition, and construction of public improvement projects authorized by §372.003(b) of the Act that are necessary for development of the Property, which public improvements will include, but not be limited to: (i) roadway improvements; storm drainage improvements; water and wastewater system improvements; right-of-way acquisitions related to such improvements; parks, open space and landscaping improvements; and, other similar improvement projects; (ii) payment of expenses incurred in the establishment, administration and operation of the District; and, (iii) payment of expenses associated with financing such public improvement projects, which may include but are not limited to, costs associated with issuance and sale of revenue bonds secured by assessments levied against the Property (collectively, the "Authorized Improvements"). These Authorized Improvements shall promote the interests of the City and confer a special benefit on the Property.

Section 2. Estimated Cost of the Authorized Improvements. The Owner estimates that the total costs to design, acquire, and construct the Authorized Improvements is \$17,000,000.

Section 3. Boundaries of the Proposed District. The District is proposed to include the Property.

Section 4. Proposed Method of Assessment. The Public Improvement District shall levy an assessment on each lot within the Property to pay the cost of the Authorized Improvements in a manner that results in imposing equal shares of the cost on property similarly benefited. Each assessment may be paid in full at any time (including accrued and unpaid interest) or may be paid in annual installments (including interest and debt). The annual installments must be paid in amounts necessary to meet annual costs for the Authorized Improvements and must continue for a period necessary to retire the indebtedness on the Authorized Improvements. In addition to the assessment levied by the Public Improvement District, the City of Rockwall will levy its ad valorem tax.

Section 5. Proposed Apportionment of Cost between the District and the City. The City shall not be obligated to provide any funds to finance the Authorized Improvements. The cost of

the Authorized Improvements will be paid from the assessments and from other sources of funds, if any, available to the Owner.

Section 6. Management of the District. The Owner proposes that the District be managed by the City, with the assistance of a consultant, who shall, from time to time, advise the City regarding certain operations of the District.

Section 7. Owner Requests Establishment of the District. The persons signing this Petition request the establishment of the District.

Section 8. Advisory Board. The Owner proposes that the District be established and managed without the creation of an advisory body.

This Petition has been signed by (1) the owners of taxable real property representing more than 50 percent of the appraised value of taxable real property liable for assessment under the proposal, as determined by the current roll of the appraisal district in which the property is located; and (2) record owners of real property liable for assessment under the proposal who: (A) constitute more than 50 percent of all record owners of property that is liable for assessment under the proposal; or (B) own taxable real property that constitutes more than 50 percent of the area of all taxable real property that is liable for assessment under the proposal.

This Petition is hereby filed with the City Secretary of the City in support of the creation of the District by the City Council as herein provided. The undersigned request that the City Council grant its consent as above stated.

RESPECTFULLY SUBMITTED, on this the 26<sup>th</sup> day of March, 2019.

**OWNER:**

**ROCKWALL HIGHGATE LTD.,**  
a Texas limited partnership

By: \_\_\_\_\_

Name: James L. Parks

Title: Managing Partner



## Exhibit A

### Metes and Bounds Description of the Property

#### LEGAL DESCRIPTION (OVERALL)

BEING a 264.61 acre tract of land situated in the W.M. Ford Survey, Abstract Number 80, Rockwall County, Texas, and being all of a called 43.30 acre tract of land (Tract 1) and a called 212.55 acre tract of land (Tract 2) described by deed to Highgate Equestrian Center Property, L.P., recorded in County Clerk's File Number 2007-375596, Deed Records, Rockwall County, Texas, and being all of that certain tract of land described by deed to Rockwall Highgate, Ltd., recorded in County Clerk's File Number 2008-404731, Deed Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at the Southeast corner of said called 212.55 acre tract, being at the intersection of the southwest right of way line of State Highway No. 205, and the northwest line of Wylie Lane,

THENCE South 44 Degrees 31 Minutes 24 Seconds West, along the northwest line of said Wylie Lane, a distance of 2609.49 feet, to a point for corner

THENCE South 45 Degrees 18 Minutes 48 Seconds West, continuing along said northwest line, a distance of 1147.99 feet to the southwest corner of said called 43.30 acre tract,;

THENCE North 45 Degrees 02 Minutes 31 Seconds West, departing said northwest line, and along the southwest line of said called 212.55 acre tract a distance of 315.56 feet, to the easternmost corner of said called Rockwall Highgate tract,

THENCE South 44 Degrees 22 Minutes 37 Seconds West, departing said West line and along the southeast line of said Rockwall Highgate tract, a distance of 690.66 feet, to the southernmost corner of said Rockwall Highgate tract;

THENCE North 32 Degrees 22 Minutes 19 Seconds West, departing said southeast line and along the West line of Rockwall Highgate tract, a distance of 680.55 feet, to the northwest corner of said Rockwall Highgate tract;

THENCE North 62 Degrees 32 Minutes 45 Seconds East, departing said West line and along the northwest line of said Rockwall Highgate tract, a distance of 110.73 feet;

THENCE North 62 Degrees 13 Minutes 29 Seconds East, continuing along said northwest line, a distance of 43.88 feet,

THENCE North 45 Degrees 26 Minutes 21 Seconds East, continuing along said North line, a distance of 393.74 feet, to the northernmost corner of said Rockwall Highgate tract, being on the southwest line of said called 43.30 acre tract and being on the northeast line of Travis Lane;

THENCE Northwesterly, departing said North line and along the northeast line of said Travis Lane, the following calls

North 45 Degrees 00 Minutes 29 Seconds West, a distance of 599.06 feet, to a point for corner;

North 43 Degrees 53 Minutes 14 Seconds West, a distance of 436.95 feet, to a point for corner;

North 48 Degrees 27 Minutes 46 Seconds West, a distance of 237.14 feet, to a point for corner;

North 39 Degrees 48 Minutes 03 Seconds West, a distance of 184.23 feet, to a point for corner;

North 44 Degrees 40 Minutes 42 Seconds West, a distance of 244.69 feet, to a point for corner;

South 45 Degrees 08 Minutes 57 Seconds West, a distance of 12.69 feet, to a point for corner,

North 45 Degrees 01 Minutes 43 Seconds West, a distance of 260.06 feet, to the lower northwest corner of said called 43.30 acre tract, same being the southwest corner of that certain tract of land described by deed to Bret A. Wilson and Leslie Wilson, recorded in County Clerk's File Number 1998-181246, Deed Records, Rockwall County, Texas;

THENCE North 44 Degrees 58 Minutes 51 Seconds East, departing said East line and along the lower North line of said called 43.30 acre tract, being common with the South line of said Wilson tract, a distance of 467.61 feet, to the southeast corner of said Wilson tract,

North 31 Degrees 15 Minutes 14 Seconds West, departing said common line and along the upper West line of said called 43.30 acre tract a distance of 857.52 feet to the northwest corner of said called 43.30 acre tract, being on the South right of way line of F.M. Highway No. 549;

THENCE North 45 Degrees 31 Minutes 38 Seconds East, along said South right of way line, a distance of 121.99 feet to a point for corner,

North 45 Degrees 00 Minutes 31 Seconds East, continuing along said South right of way line, a distance of 703.71 feet, to the upper northeast corner of said called 212.55 acre tract, same being the northwest corner of that certain tract of land described by deed to Cady A. Barrick and Wife, recorded in County Clerk's File Number 2010-436143, Deed Records, Rockwall County, Texas,

THENCE South 45 Degrees 05 Minutes 09 Seconds East, departing said South right of way line and along the upper East line of said called 212.55 acre tract, being common with the West line of said Barrick tract, a distance of 995.00 feet, to a point for corner,

THENCE South 86 Degrees 43 Minutes 47 Seconds East, continuing along said common line, a distance of 21.21 feet, to a point for corner;

THENCE North 44 Degrees 53 Minutes 41 Seconds East, departing said common line and along the lower North line of said called 212.55 acre tract, being common with the South line of said Barrick tract, a distance of 524.11 feet, to the southeast corner of said Barrick tract, same being the southwest corner of that certain tract of land described by deed to Thomas Enloe and Wife, recorded in County Clerk's File Number 2014-16421, Deed Records, Rockwall County, Texas;

THENCE North 44 Degrees 59 Minutes 41 Seconds East, departing said common line and along the lower North line of said called 212.55 acre tract, being common with the South line of said Enloe tract, a distance of 539.08 feet, to the southeast corner of said Enloe tract, same being the southwest corner of a called 12.493 acre tract of land described by deed to Scott W. Blackwood and Glenita G. Blackwood, recorded in Volume 2884, Page 250, Deed Records, Rockwall County, Texas;

THENCE North 44 Degrees 44 Minutes 22 Seconds East, departing said common line and along the lower North line of said called 212.55 acre tract, being common with the South line of said called 12.493 acre tract, a distance of 541.09 feet, to the southeast corner of said called 12.493 acre tract, same being the southwest corner of that certain tract of land described by deed to Dr. Mahdiun Zeb, recorded in County Clerk's File Number 1935-156072, Deed Records, Rockwall County, Texas;

THENCE North 44 Degrees 56 Minutes 40 Seconds East, departing said common line and along the lower North line of said called 212.55 acre tract, being common with the South line of said Zeb tract, a distance of 606.32 feet, to the southeast corner of said Zeb tract, being on the West right of way line of said State Highway No. 205;

THENCE South 45 Degrees 37 Minutes 13 Seconds East, departing said common line and along said West right of way line, a distance of 1121.18 feet, to a point for corner,

THENCE South 45 Degrees 51 Minutes 23 Seconds East, continuing along said East right of way line, a distance of 621.15 feet, to a point for corner;

THENCE South 45 Degrees 50 Minutes 42 Seconds East, continuing along said East right of way line, a distance of 951.25 feet, to the POINT OF BEGINNING, and containing 264.61 acres of land, more or less.

This document was prepared under 22 TAC §663.21, does not reflect the results of an on-the-ground survey, and is not to be used to corner or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

Project Number: 180164      Date: November 26, 2018  
 Revised Date:  
 Revision Notes:

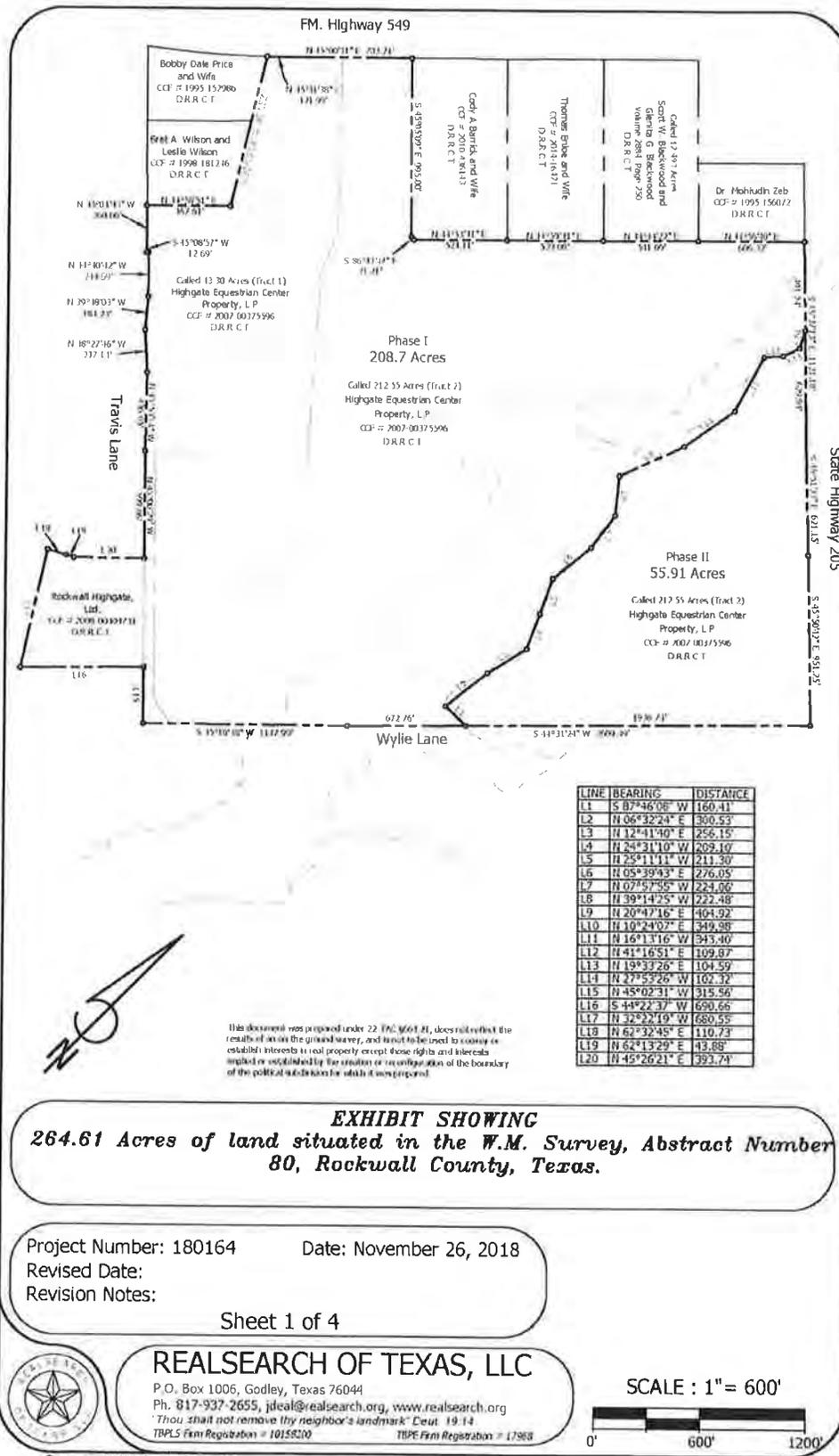
Sheet 2 of 4



**REALSEARCH OF TEXAS, LLC**

P.O. Box 1006, Godley, Texas 76044  
 Ph. 817-937-2655, [jdeal@realsearch.org](mailto:jdeal@realsearch.org), [www.realsearch.org](http://www.realsearch.org)  
"Thou shalt not remove thy neighbor's landmark" Deut. 19:14  
 TBP's Firm Registration #: 10158200      TBP's Firm Registration #: 17968

## Exhibit B Depiction of the Property



CITY OF ROCKWALL, TEXAS  
RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, ACCEPTING FOR FILING A LANDOWNER PETITION REQUESTING THE CREATION OF A PUBLIC IMPROVEMENT DISTRICT; CALLING A PUBLIC HEARING TO CONSIDER THE CREATION OF A PUBLIC IMPROVEMENT DISTRICT; AUTHORIZING AND DIRECTING THAT NOTICES OF THE PUBLIC HEARING BE GIVEN AS REQUIRED BY LAW; AND PROVIDING FOR AN IMMEDIATE EFFECTIVE DATE.

WHEREAS, Chapter 372, Texas Local Government Code, as amended (the "Act"), authorizes the City of Rockwall, Texas (the "City") to create public improvement districts within the corporate limits and extraterritorial jurisdiction of the City; and

WHEREAS, a landowner petition, a copy of which is attached as Exhibit A (the "Petition"), was filed with the City Secretary requesting the creation of the "Heritage Park Public Improvement District" (the "District") in accordance with the Act; and

WHEREAS, the City Council has determined that it is in the best interest of the City to accept the Petition and to call a public hearing (the "Public Hearing") at which the City Council will consider the adequacy of the Petition and hear public testimony regarding the feasibility and advisability of creating the proposed District.

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

SECTION 1. The recitals set forth in the WHEREAS clauses of this Resolution are true and correct and are incorporated as part of this Resolution.

SECTION 2. City staff has reviewed the Petition and determined that the same complies with the requirements of the Act and the filing of the Petition is accepted.

SECTION 3. The City Council calls the Public Hearing to consider the adequacy of the Petition and to hear public testimony on the feasibility and advisability of creating the proposed District to be held beginning at or after 6:00 P.M. on Monday, January 21, 2019 in the City Council Chambers located at 385 S. Goliad, Rockwall, Texas. Attached hereto as Exhibit B is a form of the Notice of Public Hearing, the form and substance of which is hereby adopted and approved. All residents and property owners within the District, and all other persons, are hereby invited to appear in person, or by their attorney, and speak on the creation of the District.

SECTION 4. The Public Hearing may be adjourned from time to time.

SECTION 5. The City Secretary is hereby authorized and directed to give all notices of the Public Hearing as required by law, including notices required by the Texas Open Meetings Act and by the Act.

SECTION 6. Upon the closing of the Public Hearing, the City Council may consider the adoption of a resolution creating the proposed District or may defer the adoption of such a resolution for up to six months.

SECTION 7. This Resolution shall become effective immediately from and after it is passed and approved.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS 17TH DAY OF DECEMBER, 2018.

**CITY OF ROCKWALL, TEXAS**

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Jim Pruitt, Mayor

ATTEST:

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Kristy Cole, Assistant to City Manager / City Secretary

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Exhibit A to Resolution

[Landowner Petition]

Exhibit B to Resolution

**NOTICE OF PUBLIC HEARING REGARDING  
THE CREATION OF A PUBLIC IMPROVEMENT DISTRICT**

Pursuant to Section 372.009(c) and (d) of the Texas Local Government Code, as amended, notice is hereby given that the City Council of the City of Rockwall, Texas (the “City”), will hold a public hearing to accept public comments and discuss the petition (the “Petition”), filed by Rockwall Highgate Ltd., a Texas limited partnership (the “Petitioner”), requesting that the City create the Heritage Park Public Improvement District (the “District”) to include property owned by the Petitioner located entirely within the corporate limits of the City.

**Time and Place of Public Hearing.** The public hearing will be held at or after 6:00 p.m., Monday, January 21, 2019 at the City Council chambers located at 385 S. Goliad, Rockwall, Texas.

**General Nature of the Proposed Authorized Improvements.** The purposes of the District include the design, acquisition, and construction of public improvement projects authorized by §372.003(b) of the Act that are necessary for development of the Property, which public improvements will include, but not be limited to: (i) roadway improvements; storm drainage improvements; water and wastewater system improvements; right-of-way acquisitions related to such improvements; parks, open space and landscaping improvements; and, other similar improvement projects; (ii) payment of expenses incurred in the establishment, administration and operation of the District; and, (iii) payment of expenses associated with financing such public improvement projects, which may include but are not limited to, costs associated with issuance and sale of revenue bonds secured by assessments levied against the Property (collectively, the “Authorized Improvements”). These Authorized Improvements shall promote the interests of the City and confer a special benefit on the Property.

**Estimated Cost of the Authorized Improvements.** The estimated cost to design, acquire and construct the Authorized Improvements, which may include bond issuance costs, eligible legal and financial fees, eligible credit enhancement costs and eligible costs incurred in establishment, administration and operation of the District is \$17,000,000.

**Proposed District Boundaries.** The District is proposed to include approximately 264.61 acres of land generally located (i) north of Wylie Lane, (ii) south of FM Highway 549, (iii) east of Travis Lane, and (iv) west of State Highway 205; and, as more particularly described by a metes and bounds description available at the City Secretary's office in the City Hall located at 385 S. Goliad Street, Rockwall, Texas and available for public inspection during regular business hours.

**Proposed Method of Assessment.** The City shall levy an assessment on each lot within the District to pay the cost of the Authorized Improvements in a manner that results in imposing equal shares of the cost on property similarly benefited. Each assessment may be paid in full at any time (including accrued and unpaid interest) or may be paid in annual installments (including interest and debt). The installments must be paid in amounts necessary to meet annual costs for the Authorized Improvements and must continue for a period necessary to retire the indebtedness on the Authorized Improvements.

**Proposed Apportionment of Cost between the District and the City.** The City will not be obligated to provide any funds to finance the Authorized Improvements. The cost of the Authorized Improvements will be paid from the assessments and from other sources of funds, if any, available to the Owner.

## CLASSIFIEDS

## Legal Notices

**NOTICE TO CREDITORS for THE ESTATE OF MARY IMAGENE CRAWFORD-PALMER, Deceased**

Notice is hereby given that Letters Testamentary upon the Estate of Mary Imagene Crawford-Palmer, Deceased, were granted to the undersigned on the 21st of March, 2019, by the County Court at Law of Rockwall County, Texas. All persons having claims against said estate are hereby required to present the same to Kimberley Kay King within the time prescribed by law. My address is c/o Law Office of J. Michael King, 833 FM 740 South, Forney, TX 75126. Independent Executor of the Estate of Mary Imagene Crawford-Palmer, Deceased. CAUSE NO. PR19-0034.

**NOTICE TO CREDITORS** for The Estate of Esther Schlottmann Schwenke, deceased. Notice is hereby given that Letters Testamentary upon the Estate of Esther Schlottmann Schwenke, deceased, were granted to Sharon Sommerfeldt, Independent Executrix, on March 4, 2019, in Cause number PR19-0003 pending in the County Court at Law of Rockwall County, Texas. All persons having claims against this Estate are required to present their claims within the time and in the manner prescribed by law. Claims are to be addressed to the representative's resident agent and attorney as follows: SHARON SOMMERFELDT, Independent Executrix of the Estate of Esther Schlottmann Schwenke, deceased, c/o Roy Ryan Branch, The Branch Law Firm, PLLC, 679 Justin Road, Rockwall, Texas 75087 - Sharon Sommerfeldt, Independent Executrix of Estate of Esther Schlottmann Schwenke, deceased.

**PUBLIC HEARING THE CITY OF FATE****Planning and Zoning Commission and City Council  
Old Town Transition Zoning District Application**

In accordance with Texas Local Government Code §211.006, a public hearing will be held by the Planning and Zoning Commission on Thursday, 11 April 2019 at 6:00 p.m. and by the City Council on Monday, 6 May 2019 at 6:00 p.m. in the Fate City Hall located at 1900 C.D. Boren Pkwy, Fate, Texas for the purpose of receiving comments regarding a Zoning Application made by the City of Fate to zone 1.40-acres from Agricultural District to Old Town Transition District. The location of this Zoning Application is described as the lot directly north of 201 Greenhill Ln., Rockwall CAD Property ID 27043, Case ZR-19-002. To learn more about this zoning case or if you have any questions, contact the Planning Department at 972-771-4601 ext. 134 or amartin@cityoffate.com.

**PUBLIC HEARING THE CITY OF FATE****Planning and Zoning Commission and City Council  
Special Use Permit Application for an AT&T Telecommunications Tower**

In accordance with Texas Local Government Code §211.006, a public hearing will be held by the Planning and Zoning Commission on Thursday, 11 April 2019 at 6:00 p.m. and by the City Council on Monday, 6 May 2019 at 6:00 p.m. in the Fate City Hall located at 1900 C.D. Boren Pkwy, Fate, Texas for the purpose of receiving comments on the application submitted by Gary Edge and Crafton Communications to obtain a Special Use Permit for a Telecommunications Tower. The area that is the subject of this Special Use Permit Application is described as 5126 FM 548, Rockwall CAD Property ID 12859, Case SUP-19-001. To learn more about this case or if you have any questions, contact the Planning Department at 972-771-4601 ext. 134 or amartin@cityoffate.com.

**NOTICE OF PUBLIC HEARINGS BEFORE THE ROYSE CITY PLANNING AND ZONING COMMISSION AND THE ROYSE CITY, CITY COUNCIL  
CITY OF ROYSE CITY, TEXAS**

**NOTICE** is hereby given that the Planning and Zoning Commission of the City of Royse City, Texas, will hold a public hearing at 7:00 p.m. on the 4th day of April 2019 at the Police & Courts Building, 100 West Main Street, Royse City, Texas 75189

**NOTICE** is hereby given that the City Council of the City of Royse City, Texas will hold a public hearing at 7:00 p.m. on the 23rd day of April 2019 at the Police & Courts Building, 100 West Main Street, Royse City, Texas 75189

At such time and place, the Commission and Council will hear and take appropriate action on the following items/applications:

1. Consideration and action regarding a concept plan for a Traditional Mixed-Use Development, also known as Whiteside Village, consisting of 173 residential lots on approximately 52.775-acres, located at the southeast corner of FM-548 and Cookston Lane, and any matters related thereto.

All interested persons of the City are invited to attend these public hearings and participate in the same.

Rob Cooper, Director  
Development Services

**NOTICE TO CREDITORS**

Notice is hereby given that original Letters of Administration for the Estate of Daniel Juliano, Deceased, were issued on March 27, 2019, under Docket No. PR19-0045 pending in the Probate Court of Rockwall County, Texas, to James Phillip Juliano.

Claims may be presented in care of the attorney for the estate, addressed as follows:

Representative,  
Estate of Daniel Juliano, Deceased  
c/o Butler Law Office  
Jeffery L. Butler  
767 Justin Road  
Rockwall, Texas 75087

All persons having claims against this estate, which is currently being administered, are required to present them within the time and in the manner prescribed by law.

DATED March 27, 2019.

Butler Law Office, PLLC

By /s/ Jeffery L. Butler  
JEFFERY L. BUTLER  
TSB#: 24092206  
767 Justin Road  
Rockwall, Texas 75087  
469-402-3030  
469-453-3026 Facsimile  
Jeff@butlerlawoffice.com  
Attorney(s) for Applicant

**- PUBLIC NOTICE of Petition to Establish a Public Improvement District (PID)-**

The City Council of the City of Rockwall will hold a public hearing on a request by Kent Donahue of Donahue Development Corporation on behalf of the owner Rockwall Highgate, LTD (the "Owner") for the consideration of a petition to establish a Public Improvement District (PID) pursuant to Chapter 372, Improvement Districts in Municipalities and Counties, of the Texas Local Government Code.

The following information is hereby provided concerning this matter and which will be considered at said public hearing:

(1) *The time and place of the public hearing.* The City of Rockwall's City Council will hold a public hearing on **Monday, April 15, 2019** to consider a petition to establish a Public Improvement District. The hearing will take place at 6:00 PM in the City Council Chambers at Rockwall City Hall (i.e. 385 S. Goliad Street, Rockwall, Texas 75087).

(2) *The general nature of the proposed improvement.* The purposes of the Public Improvement District include the design, acquisition, and construction of public improvement projects authorized by §372.003(b) of the Texas Local Government Code that are necessary for development of the subject property, which public improvements will include, but not be limited to: (i) roadway improvements; storm drainage improvements; water and wastewater system improvements; right-of-way acquisitions related to such improvements; parks, open space and landscaping improvements; and, other similar improvement projects; (ii) payment of expenses incurred in the establishment, administration and operation of the Public Improvement District; and, (iii) payment of expenses associated with financing such public improvement projects, which may include but are not limited to, costs associated with issuance and sale of revenue bonds secured by assessments levied against the subject property. These authorized improvements shall promote the interests of the City of Rockwall and confer a special benefit on the subject property.

(3) *The estimated cost of the improvement.* The Owner estimates that the total costs to design, acquire, and construct the authorized improvements is seventeen million dollars (\$17,000,000.00).

(4) *The boundaries of the proposed assessment district.* The proposed Public Improvement District is located within the corporate boundaries of the City of Rockwall, and is generally bounded by SH-205 to the east, Wylie Lane to the south, Travis Lane to the west, and FM-549 to the north. The 264.510-acre subject property is more fully described 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.

(5) *The proposed method of assessment.* The Public Improvement District shall levy an assessment on each lot within the proposed subject property to pay the cost of the authorized improvements in a manner that results in imposing equal shares of the cost on property similarly benefited. Each assessment may be paid in full at any time (including accrued and unpaid interest) or may be paid in annual installments (including interest and debt). The annual installments must be paid in amounts necessary to meet annual costs for the authorized improvements and must continue for a period necessary to retire the indebtedness on the authorized improvements. In addition to the assessment levied by the Public Improvement District, the City of Rockwall will be levying its ad valorem.

(6) *The proposed apportionment of cost between the improvement district and the municipality as a whole.* The City of Rockwall shall not be obligated to provide any funds to finance the authorized improvements. The cost of the authorized improvements will be paid from the assessments and from other sources of funds, if any, available to the Owner.

**All interested parties will be given the opportunity to appear and be heard at the public hearing. Written or oral objections will be considered. Please contact the City of Rockwall Planning and Zoning Department staff at (972) 771-7745 with any questions.**

**NOTICE TO ALL PERSONS HAVING CLAIMS AGAINST THE ESTATE OF BILLY W. PEOPLES, DECEASED**

Notice is hereby given that original Letters Testamentary for the Estate of Billy W. Peoples were issued on March 18, 2019 in Cause No. PR19-0048, pending in the County Court at Law, Rockwall, Texas, to Lynda Morris. Claims may be presented in care of the Estate's attorney at the following address:

Lynda Morris, Independent Executrix  
Attn: Jason G. Smith  
2231 Ridge Road, Ste. 101  
Rockwall, Texas 75087

All persons having claims against this Estate which is currently being administered are required to present such claims within the time and manner prescribed by law.

Dated this 20th day of March, 2019

Law Office of Jason G. Smith, P.C.  
By: \_\_\_\_\_  
Jason G. Smith  
Attorney for the Estate  
State Bar No.: 24008051

**NOTICE TO CREDITORS OF THE ESTATE OF JOHN ROBERT HALLIBURTON**

Notice is hereby given that original Letters Testamentary for the Estate of John Robert Halliburton, Deceased, were issued on the 6th day of March, 2019, under Docket No. PR 19-0035, pending in the County Court at Law of Rockwall County, Texas, to John Robert Halliburton II and to Ralph Meyer, Co-Executors, permitted to act each solo or in concert.

Claims may be presented in care of the attorney for the Estate addressed as follows:

John Robert Halliburton II and/or  
Ralph Meyer, Co-Independent Executors  
Of The Estate of John Robert Halliburton, Deceased  
c/o Gayle Miller Albritton  
P. O. Box 822  
Rockwall, TX 75087.

All persons having claims against this Estate which is currently being administered are required to present them within the time and in the manner prescribed by law.

Dated this 6th day of March, 2019.

/s/  
Gayle Miller Albritton  
ATTORNEY FOR APPLICANTS.

**NOTICE TO CREDITORS**

Notice is hereby given that original Letters Testamentary for the Estate of Cynthia Sue Long Moseley, Deceased, were issued on March 20, 2019 in Cause No. PR19-0049, pending in the County Court at Law of Rockwall County, Texas, to: Sidney John Scott.

All persons having claims against this Estate which is currently being administered are required to present them to the undersigned within the time and in the manner prescribed by law.

c/o: David E. Rohlf  
Attorney at Law  
P.O. Box 1137  
Rockwall, Texas 75087

DATED March 20, 2019.

David E. Rohlf  
Attorney for Sidney John Scott  
State Bar No.: 17205500  
P.O. Box 1137  
Rockwall, Texas 75087  
Telephone: (972) 771-0054  
Facsimile: (972) 772-9397 76

**APPLICATION HAS BEEN made with the Texas Alcoholic Beverage Commission for Mixed Beverage Restaurant Permit with Food and Beverage Certificate by Grill Operations 2017, LLC dba Genghis Grill, to be located at 1699 Laguna Drive, Suite 115, Rockwall, Texas 75087. Officer of said corporation is, Manish Patel, Manager, Becky Moldenhauer, Vice President, CFO and Paul Carolan, Vice President, COO.**

## Public Notice

## Q&amp;A

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**CITY OF MCLENDON-CHISHOLM - PUBLIC HEARINGS****SPECIFIC USE PERMIT**

Notice of Public Hearings before the McLendon-Chisholm Planning and Zoning Commission and City Council: Notice is hereby given that the Planning and Zoning Commission of the City of McLendon-Chisholm will meet and hold a public hearing at 6:30 p.m. on Thursday, April 18, 2019 at McLendon-Chisholm City Hall, 1371 West FM 550, McLendon-Chisholm, Texas 75032. Further, the City Council of the City of McLendon-Chisholm will hold a public hearing on Tuesday, April 23, 2019 at McLendon-Chisholm City Hall, 1371 West FM 550, McLendon-Chisholm, Texas 75032. At such times and place, the Commission and Council will consider the application of Jake Abbott, requesting an amendment to a Specific Use Permit to allow Providence Academy, a classical, Christian, University Model School, to allow an enrollment of 200 children for use by Kindergarten - 12th grade students and staff using the existing facilities at Chisholm Baptist Church, located at 1388 South State Highway 205, McLendon-Chisholm, also described as, Lot 1, Block 1 of Chisholm Baptist Church Addition currently zoned General Business. Citizens are invited to attend and participate in the public hearings.  
/s/ Lisa Palomba, City Administrator/City Secretary.

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## Miller, Ryan

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**From:** Redmond, Brian <brian.redmond@stryker.com>  
**Sent:** Wednesday, April 10, 2019 11:34 PM  
**To:** Miller, Ryan  
**Subject:** Z2019-005.

Good evening Mr Miller

Thank you for your service. I am reaching out to you regarding the PID for the above mentioned project. I would like to voice my opposition to subsidizing this project. While I'm sure there is the possibility of financial upside for the city I feel confident the risk outweighs the benefit. I'm certain there are many developers that are willing to work within the boundaries and be more willing to risk-share with the citizens of Rockwall County.

Thank you again for your service and your willingness to listen.

Sincerely,

Brian Redmond  
Territory Manager  
Stryker Neurovascular  
C- 214 728 9387  
Brian.Redmond@Stryker.com

## Miller, Ryan

---

**From:** Renate Ramdhan <princessramdhan@gmail.com>  
**Sent:** Wednesday, April 10, 2019 10:07 PM  
**To:** Miller, Ryan  
**Subject:** Z2019-005

Hello Mr. Miller,

My husband and I are home owners in Breezy Hill community, and we are voting against the PID for the project related to Z2019-005.

We do not agree, we're already paying very high taxes, we should not have to pay anything else to anyone. The city should find another way.

Sincerely,  
Byron & Renate Ramdhan

--

Love:

**It does not rejoice about injustice but rejoices whenever the truth wins out. Love never gives up, never loses faith, is always hopeful, and endures through every circumstance.**

**1 Corinthians 13:6-7 NLT**

## Miller, Ryan

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**From:** Carolyn Webb <carolyn.webb@att.net>  
**Sent:** Thursday, April 11, 2019 7:25 AM  
**To:** Miller, Ryan  
**Subject:** Heritage Home

Dear Mr Miller,

I'm sending this email to address the issue of the city of Rockwall funding the Heritage Home project. As a widow, retired and on a fixed income, I absolutely cannot afford any more taxes on my home. Please do what ever you can to vote down this issue.

Sincerely,  
Carolyn Webb  
Deverson Dr  
Rockwall

Sent via the Samsung Galaxy S8, an AT&T 5G Evolution capable smartphone

## Miller, Ryan

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**From:** David Hiester <dhiester@att.net>  
**Sent:** Thursday, April 11, 2019 7:55 AM  
**To:** Miller, Ryan

I David Hiester am a resident of Rockwall, TX living at 781 Hanover Dr, and I oppose Z2019-205 Heritage Park rezoning request because of its PID funding and it's several variances to City requirements and guidelines. Taxes are high enough now, and the risk of project too great for my taste. It appears that the City Council may feel similarly.

David Hiester

## Miller, Ryan

---

**From:** Fred Hartzke <hartzke@icloud.com>  
**Sent:** Wednesday, April 10, 2019 6:20 PM  
**To:** Miller, Ryan  
**Subject:** Z2019-005 Heritage Homes.

Please consider the risk / reward issues with this project!  
ROCKWALL has the potential to be the Highland park of the east side of Lake Hubbard!  
I have lived in ROCKWALL for 36 years and appreciate its value as my hometown!  
Please handle with care!

Fred A. Hartzke  
214/215/2575

## Miller, Ryan

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**From:** Jack <txchl40@gmail.com>  
**Sent:** Wednesday, April 10, 2019 11:26 PM  
**To:** Miller, Ryan  
**Subject:** Z2019-005 Heritage Homes.

I am against the city providing any funding for a private development such as this.  
In 2008 we had hundreds of acres of failed housing developments in the Rockwall area.  
Consequently, I don't want my tax dollars to be liable for any private development project.

James Sukenik  
2937 Barton Springs Lane  
Rockwall, TX 75087

## Miller, Ryan

---

**From:** Omar Escobedo <OEscobedo@dealersocket.com>  
**Sent:** Wednesday, April 10, 2019 9:58 AM  
**To:** Miller, Ryan  
**Subject:** Project PID

Hello Mr. Miller,

I am unable to attend the Council Meeting scheduled on April 15<sup>th</sup>, however I wanted to let my voice be heard that I am against PID set for hearing on this day. It is not to the benefit of homeowners and taxpayers to foot a bill for a developers business. All costs should be paid by the developer's business.

Thank you for your time

**Omar Escobedo**  
Product Support Engineer II  
DealerSocket, Inc.

---

**P:** 949-900-0300 x3  
**W:** [www.dealersocket.com](http://www.dealersocket.com)  
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## Miller, Ryan

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**From:** PENNY GRAHAM <LIBPGRAHAM@msn.com>  
**Sent:** Wednesday, April 10, 2019 8:30 PM  
**To:** Miller, Ryan  
**Subject:** Re: Project Z2019-005

Mr. Miller-

Please add our names to the list of Rockwall residents/homeowners who are AGAINST the PID for Heritage Homes to build another development in our city, AKA Project Z2019-005. For many reasons we are against this project and feel that this would not be a responsible decision for our City Council to approve this. We are presently out of town visiting family and will not be able to attend the meeting on April 15<sup>th</sup> but we would like our voices to be heard.

Sincerely,  
Daniel Estrada  
Penny Graham  
127 Deverson Drive

Sent from [Mail](#) for Windows 10

## Miller, Ryan

---

**From:** Rich Lakin <rjlakin@att.net>  
**Sent:** Wednesday, April 10, 2019 8:04 PM  
**To:** Miller, Ryan  
**Subject:** Developer request for PID

Mr. Miller:

Ryan,

Bob Wacker made me aware that Rockwall is considering a request for a "PID" from a developer, i.e., requesting our City (and citizens) fund the up front costs of his/her development plan.

Please count myself and my wife as being Against such a proposal.

Thanks and regards,

Rich

Rich Lakin  
788 Featherstone Drive  
Rockwall, TX 75087  
469-264-7488

[April 15 City Council meeting - Developer using our \\$ to start his project](#)

Last night P&Z agreed to postpone the zoning part of project Z2019-005 Heritage Homes. But a scheduled public hearing for a key part of this project was not postponed. Ryan Miller, Rockwall Planning Manager verified this for me. On April 15 the CITY COUNCIL will consider the developer's request for the creation of a PID (Project Improvement District) to fund the initial costs ... infrastructure, park, green spaces, streets, common areas. I believe the developer will cancel the project if the Council votes down his PID request. So what is a PID ? In as simple terms as possible, instead of the developer paying the initial costs, the city does. Then the city collects extra taxes from the home buyers to get paid back. This puts most of the risk on the city ... us. Up front, the city pays for all the financial costs via bonds or loans ... not the developer. Longer-term, if the lots and homes do not sell, the city still is responsible for the repayment of the bonds or loans and interest until they do. Worst-case, the project declares bankruptcy, and the city (we) are stuck with the bills. Maybe I made it too simple and made some mistakes, please correct me. This project would affect all of the residents of Rockwall. If you are against this, please send an email to Ryan Miller ( [RMiller@rockwall.com](mailto:RMiller@rockwall.com) ) and he will include all of them in his presentation to the Council. I believe they will be more powerful ( a few hundred or thousand emails ) than being there in person (20-50 people.)

Sent from [Mail](#) for Windows 10

## Miller, Ryan

---

**From:** Susan Nicholl <weavemore@gmail.com>  
**Sent:** Wednesday, April 10, 2019 7:09 PM  
**To:** Miller, Ryan  
**Subject:** Vote No for PID and rezoning of project Z2019-005 Heritage Homes.

Mr. Miller,

Thank you for including our emails in your presentation. I am unable to be at the meeting because I have responsibilities for my grandson at home. It saddens me that that beautiful piece of property who will be butchered for more homes. We were attracted to Rockwall because there still seemed to be green spaces and ranches.

It also saddens me that we the taxpayer would have the responsibility of paying for a developer's project in any way.

Please add my name to list to vote against a PID and rezoning of project Z2019-005 Heritage Homes.

Best Regards,

Susan Nicholl  
625 Arcadia Way  
Rockwall, TX 75087

## Miller, Ryan

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**From:** Tim Wiehe <tmwiehe@yahoo.com>  
**Sent:** Wednesday, April 10, 2019 10:32 PM  
**To:** Miller, Ryan  
**Subject:** PID

I am another that is completely against this. This should fall on the investors shoulders not the taxpayers. The roads in this city are crowded enough. We as a city are already behind the curve with addressing the traffic issues. Please vote against this PID!

Tim Wiehe

Sent from my iPhone

## Miller, Ryan

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**From:** Wendy Sprague <wdh.s54@gmail.com>  
**Sent:** Wednesday, April 10, 2019 6:04 PM  
**To:** Miller, Ryan  
**Subject:** PID Projects...

It is my understanding there is before the council a developer requesting a PID project. No. No. No. No. We pay enough in taxes already. We don't need to pay out more money, we need our roads fixed... There's too much building going on with projects now that we don't need. We don't need all the building that's going on-- it's enough already, it's enough. If a developer cannot carry his own weight, then he needs to go somewhere else. Thank you.

## Miller, Ryan

---

**From:** Dennis H <dhillery1@gmail.com>  
**Sent:** Thursday, April 11, 2019 12:09 PM  
**To:** Miller, Ryan  
**Subject:** I oppose Z2019-205

To Mr. Ryan Miller;

I, Dennis Hillery, am a resident of Rockwall, Tx living at 143 Pelican Cove Dr, and I oppose Z2019-205 Heritage Park rezoning request because of its PID funding and it's several variances to City requirements and guidelines.

## Miller, Ryan

---

**From:** Julie Hunter <julie.d.hunter@aon.com>  
**Sent:** Thursday, April 11, 2019 11:24 AM  
**To:** Miller, Ryan  
**Subject:** FW: project Z2019-005 Heritage Homes

I understand that P&Z agreed to postpone the zoning part of project Z2019-005 Heritage Homes. For the upcoming meeting, please note that I am OPPOSED to this PID. I am a citizen of Rockwall and reside at 455 Sausalito Dr. If you need more information, please contact me.

Best,

**Julie Hunter | Business Analyst - Project Solutions**

**Aon | Construction Services Group**

2711 North Haskell Ave., Suite 800 | Dallas, Texas 75204

t +1.214.989.2200 | m +1.214.957.7950 | f +1.214.989.2540

[julie.d.hunter@aon.com](mailto:julie.d.hunter@aon.com)

[aon.com](http://aon.com) | [linkedin](#) | [twitter](#) | [facebook](#)



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## Miller, Ryan

---

**From:** Mike Williams <mwilliams@keatax.com>  
**Sent:** Thursday, April 11, 2019 10:48 AM  
**To:** Miller, Ryan  
**Subject:** Against Z2019-005

I Mike Williams am a resident of the City of Rockwall living at 1480 White Sand Dr and I oppose Z2019-205 Heritage Park rezoning request because of its PID funding and it's several variances to City requirements and guidelines.

Thank you,  
--mike



### MIKE WILLIAMS

KE Andrews

 469.298.1594

 469.298.1615

 mwilliams@keatax.com

 www.keatax.com

## Miller, Ryan

---

**From:** Nancy Moore <voiceofsilk49@yahoo.com>  
**Sent:** Thursday, April 11, 2019 1:43 PM  
**To:** Miller, Ryan  
**Subject:** PID Project

Dear Mr. Miller:

Thank you for letting us know about the proposed housing project. I am NOT in favor of the City of Rockwall granting the PID.

Please add my comments to your own and others objections.

Best regards,

Nancy P. MOORE

507 Ridgeview Drive

Rockwall. 75087

[Sent from Yahoo Mail for iPhone](#)

## Miller, Ryan

---

**From:** The Bray Bunch <txbray@yahoo.com>  
**Sent:** Thursday, April 11, 2019 11:06 AM  
**To:** Miller, Ryan  
**Subject:** Z2019-205

I am a resident of Rockwall for 29 years living at 7132 Holden Dr and I oppose Z2019-205 Heritage Park re-zoning request because of its PID funding and it's several variances to city requirements and guidelines.

Rhonda Bray

# CITY OF MCLENDON-CHISOLM

**Miller, Ryan**

---

**From:** Planning  
**Sent:** Thursday, April 11, 2019 1:08 PM  
**To:** Miller, Ryan  
**Subject:** FW: Case Z2019-005 Heritage Park

-----Original Message-----

From: Shawn Agee [mailto:sbabedolls@yahoo.com]  
Sent: Thursday, April 11, 2019 11:52 AM  
To: Planning <planning@rockwall.com>  
Subject: Case Z2019-005 Heritage Park

My name is Shabronda Agee my address is 725 Kensington Dr. Rockwall, TX 75032.

I was unable to attend the meeting and I OPPOSE the zoning change. We need more infrastructure and roads instead of housing to keep up with the traffic in Rockwall.

Thanks-

Shabronda Agee

Sent from my iPhone

## Miller, Ryan

---

**From:** Sheri McLemore <ecosavvy@att.net>  
**Sent:** Thursday, April 11, 2019 3:50 PM  
**To:** Miller, Ryan; Planning  
**Subject:** Heritage Park

Good Afternoon, I'm writing to you to voice my opposition to Case No. Z2019-005: Heritage Park; I'm not a fan of PID funding.

Best,  
Sheri McLemore  
118 Teakwood Dr.  
Rockwall, TX 75087  
972-672-7643

## Miller, Ryan

---

**From:** SuLaine Callaway <sulaine.callaway@sbcglobal.net>  
**Sent:** Thursday, April 11, 2019 6:17 PM  
**To:** Miller, Ryan  
**Subject:** Z2019-205 Heritage Park opposition

Ryan,

As Rockwall residents, we, Wendell and SuLaine Callaway, residing at 517 Cellars Ct., Rockwall, TX 75087-7000 do oppose Z2019-205 Heritage Park rezoning request because of its PID funding and it's several variances to City requirements and guidelines.

Wendell Callaway  
SuLaine Callaway

## Miller, Ryan

---

**From:** Taylor Pointer <taylorpointer@gmail.com>  
**Sent:** Friday, April 12, 2019 7:11 AM  
**To:** Miller, Ryan  
**Subject:** Pid development

I am against the pid development!

Sincerely,  
Taylor Pointer

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# CITY OF ROCKWALL

## CITY COUNCIL CASE MEMO

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

---

**TO:** Mayor and City Council  
**DATE:** April 15, 2019  
**APPLICANT:** Dean Cathey; *Dean Cathey Custom Homes, Inc.*  
**CASE NUMBER:** P2019-013; *Lots 3, 4, & 5, Block A, Richard Harris Subdivision No. 3 Addition*

---

### SUMMARY

Hold a public hearing to discuss and consider a request by Dean Cathey of Dean Cathey Custom Homes, Inc. for the approval of a replat for Lots 3, 4 & 5, Block A, Richard Harris Subdivision No. 3 Addition being a 0.57-acre tract of land identified as Lots 1 & 2, Block A, Richard Harris Subdivision No. 3 Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, addressed as 705 & 707 Hartman Street, and take any action necessary.

### PLAT INFORMATION

- The applicant is requesting to replat two (2) parcels of land (*i.e. Lots 1 & 2, Block A, Richard Harris Subdivision No. 3 Addition*) into three (3) parcels of land (*i.e. Lots 3, 4, & 5, Block A, Richard Harris Subdivision No. 3 Addition*) in order to construct a single-family home on Lot 5.
- On April 2, 2019, the Parks and Recreation Board reviewed the proposed *replat* and made the following recommendations:
  - 1) The developer shall pay pro-rata equipment fees for Park District No. 21 in the amount of \$516.00 for Lot 5. This will need to be paid at time of final plat; and
  - 2) The developer shall pay cash-in-lieu of land fees for Park District No. 21 in the amount of \$499.00 for Lot 5 to be paid at the time of final plat.
- The surveyor has completed the majority of the technical revisions requested by staff, and this plat - *conforming to the requirements for final plats as stated in 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*.

### NOTIFICATIONS

On March 25, 2019, staff mailed 29 notices to property owners/residents within 200-feet of the subject property in accordance with the requirements stipulated by the Texas Local Government Code for residential replats. At the time this report was written, staff had received one (1) notice in opposition of this request.

## **CONDITIONS OF APPROVAL**

If the City Council chooses to approve the replat for *Lots 3, 4, & 5, Block A, Richard Harris Subdivision No. 3 Addition*, staff would propose the following conditions of approval:

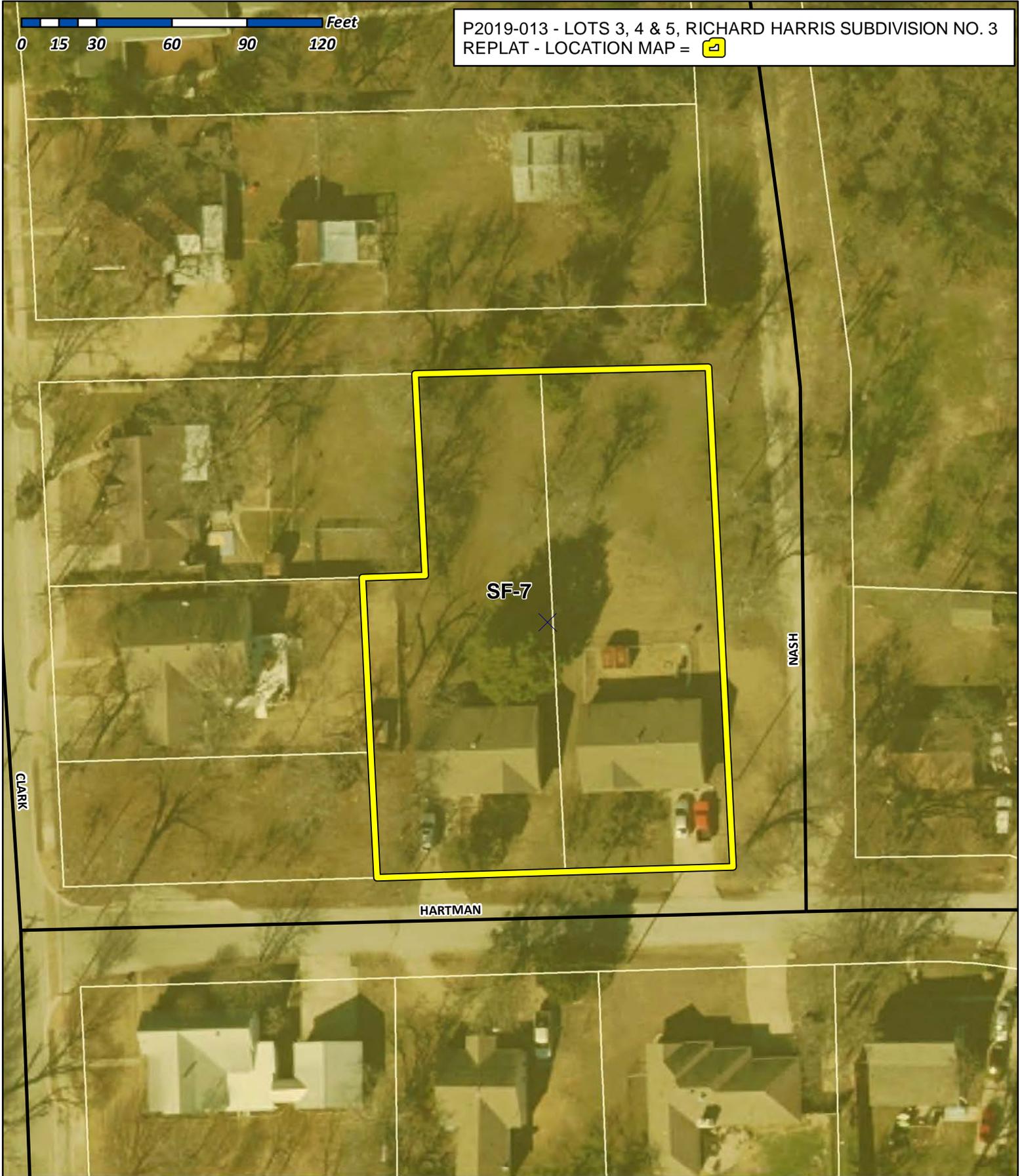
- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;
- (2) Any construction resulting from the approval of this site plan shall conform to the requirements set forth by the Unified Development Code (UDC), the International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

## **PLANNING AND ZONING COMMISSION**

On April 9, 2019 the Planning and Zoning Commission's motion to recommend approval of the replat with staff's *Conditions of Approval* passed by a vote of 7-0.

0 15 30 60 90 120 Feet

P2019-013 - LOTS 3, 4 & 5, RICHARD HARRIS SUBDIVISION NO. 3  
REPLAT - LOCATION MAP = 



# City of Rockwall

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





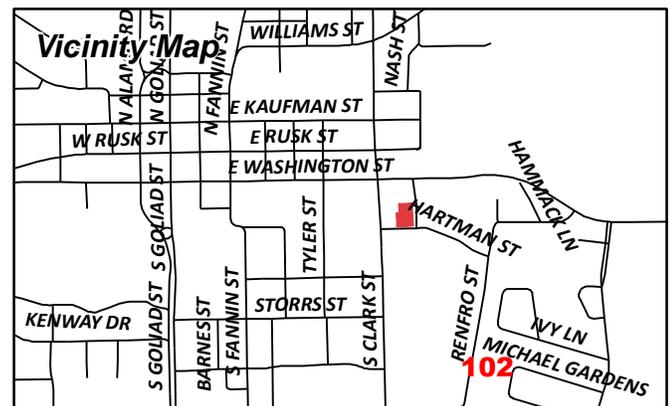
# City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
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**Case Number:** P2019-013  
**Case Name:** Lots 3,4 & 5, Block A, Richard Harris Subdivision Addition No. 3  
**Case Type:** Replat  
**Zoning:** Single Family 7 (SF-7 ) District  
**Case Address:** 705 & 707 Hartman Street



**Date Created:** 3/18/2019

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

CURRENT RESIDENT  
201 S CLARK ST  
ROCKWALL, TX 75087

HENRY AMANDA A  
205 S CLARK  
ROCKWALL, TX 75087

CURRENT RESIDENT  
206 S CLARK ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
207 S NASH ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
208 S CLARK ST  
ROCKWALL, TX 75087

LEFERE KEVIN M AND  
AMANDA HENRY  
209 S CLARK ST  
ROCKWALL, TX 75087

RIJU LTD PARTNERSHIP, A TEXAS LTD  
PARTNERSHIP  
210 GLENN AVE  
ROCKWALL, TX 75087

CURRENT RESIDENT  
210 S CLARK ST  
ROCKWALL, TX 75087

WILKINSON LYNN L & CHAD DAVID  
211 S CLARK ST  
ROCKWALL, TX 75087

ZAKEM KYNSIE JO  
212 S CLARK ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
213 S CLARK ST  
ROCKWALL, TX 75087

SIMPSON MELISSA HUFFAKER  
214 S CLARK ST  
ROCKWALL, TX 75087

CAUBLE LINDA  
301 S CLARK ST  
ROCKWALL, TX 75087

BURGESS JULIA ANN  
302 S CLARK ST  
ROCKWALL, TX 75087

KOCH JEAN  
3720 MEDITERRANEAN  
ROCKWALL, TX 75087

CHERRY J DALE AND TEDDI  
508 HIGHVIEW  
ROCKWALL, TX 75087

MUNSON PARTNERS 1 LLC  
608 E WASHINGTON  
ROCKWALL, TX 75087

CURRENT RESIDENT  
705 HARTMAN ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
706 HARTMAN ST  
ROCKWALL, TX 75087

SHELTON HEATHER  
708 HARTMAN ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
709-711 HARTMAN ST  
ROCKWALL, TX 75087

RENDON MARCELINO J JR  
710 HARTMAN ST  
ROCKWALL, TX 75087

ANDERSON TREVOR  
711 HARTMAN ST  
ROCKWALL, TX 75087

GILLIAM ROBERT W JR & PERRILYN  
712 HARTMAN ST  
ROCKWALL, TX 75087

WOOD WILLIAM AND SANDIE  
8718 CLEARLAKE DR  
ROWLETT, TX 75088



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

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

To Whom It May Concern:

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

**Case No. P2019-013: Lot 3,4 & 5, Richard Harris Subdivision No. 3**

*Hold a public hearing to discuss and consider a request by Dean Cathey of Dean Cathey Custom Homes, Inc. for the approval of a replat for Lots 3, 4 & 5, Block A, Richard Harris Subdivision No. 3 Addition being a 0.57-acre tract of land identified as Lots 1 & 2, Block A, Richard Harris Subdivision No. 3 Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, addressed as 705 & 707 Hartman Street, 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, 4/9/2019 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday, 4/15/2019 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

**Korey Brooks  
Rockwall Planning and Zoning Dept.  
385 S. Goliad Street  
Rockwall, TX 75087**

You may also email your comments to the Planning Department at [planning@rockwall.com](mailto:planning@rockwall.com). If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by **4/15/2019** to ensure they are included in the information provided to the City Council.

Sincerely,

**Ryan Miller, AICP**  
Director of Planning & Zoning



**MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE:**  
[HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES](https://sites.google.com/site/rockwallplanning/development-cases)

--- PLEASE RETURN THE BELOW FORM ---

**Case No. P2019-013: Lot 3,4 & 5, Richard Harris Subdivision No. 3**

**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.

Too many houses in one area.

Name: Christy Jones  
Address: 608 EAST Washington

**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





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**CITY OF ROCKWALL**  
CITY COUNCIL MEMORANDUM

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

---

**TO:** Mayor and City Council  
**CC:** Rick Crowley, *City Manager*  
Mary Smith, *Assistant City Manager*  
Joey Boyd, *Assistant City Manager*  
**FROM:** Ryan Miller, *Director of Planning and Zoning*  
**DATE:** April 9, 2019  
**SUBJECT:** Z2019-005; *Zoning Change (AG to PD) for Heritage Park*

---

On April 9, 2019, the applicant, Kent Donahue of Donahue Development Corporation, requested that the Planning and Zoning Commission postpone the public hearing for *Case No. Z2019-005* to the April 30, 2019 Planning and Zoning Commission meeting (see *Exhibit 'A'*). In response to this request the Planning and Zoning Commission approved the postponement by a vote of 7-0. Staff should note that a public hearing will be required to be held on April 30, 2019 (*i.e. the applicant cannot request an additional postponement*), or the application will be administratively withdrawn in accordance with the requirements and procedures of the Unified Development Code (*Section 6.2.C; Article II; UDC*). Furthermore, the applicant has requested to move the City Council meeting to May 20, 2019. The proposed public hearing for the creation of the Public Improvement District (PID) will remain April 15, 2019. According to Section 6.2, *Public Hearing Postponements, Recess, and Continuations*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code, a public hearing may be postponed by announcing the postponement at the public hearing and indicating the time and place the new hearing is scheduled to begin. The announcement of a postponement shall be sufficient notice and no additional notice shall be required.

**From:** [Kent Donahue](#)  
**To:** [Miller, Ryan](#)  
**Subject:** Heritage Park  
**Date:** Tuesday, April 9, 2019 4:31:26 PM

---

Ryan – Please allow this to serve as our intent to table the Heritage Park Zoning Request until the 4/30 PZ Meeting and the 5/20 City Council Meeting.

Please let me know if you have any questions.

Thank you for your assistance.

Kent Donahue

Donahue Development Corporation  
15443 Knoll Trail  
Suite 130  
Dallas, Texas 75248  
Cell: (214) 354-7881

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# CITY OF ROCKWALL

## CITY COUNCIL CASE MEMO

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

---

**TO:** Mayor and City Council  
**DATE:** April 15, 2019  
**APPLICANT:** Mark Pross of Pross Design Group  
**CASE NUMBER:** Z2019-006; *SUP for a Structure Exceeding 60-Feet in Height (SPR)*

---

### **SUMMARY**

Hold a public hearing to discuss and consider a request by Mark W. Pross of Pross Design Group, Inc. on behalf of Carolina Molina of Alvaplast US (SPR Packaging) for the approval of a Specific Use Permit (SUP) for a structure that exceeds 60-feet in a Light Industrial (LI) District on a 42.61-acre tract of land identified as Tract 7 of the N. Butler Survey, Abstract No. 20 (11.3736-acres); Tract 31 of the R. Ballard Survey, Abstract No. 29 (8.197-acres); and, Lot 1-01, Block 1, Indalloy Addition (14.53-acres), City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated at the terminus of Aluminum Plant Road, and take any action necessary.

### **BACKGROUND**

The subject property is a 42.61-acre tract of land located at the terminus of Aluminum Plant Road, which is located at the southwest quadrant of the intersection of East Washington Street and Airport Road. The property was annexed on February 7, 1983 by *Ordinance No. 83-06*. According to the City's historic zoning maps, the subject property has been zoned Light Industrial (LI) District since at least May 16, 1983. In January 2019, the applicant, Carolina Molina of Alvaplast US, Inc. (SPR Packaging), requested approval of a site plan for the purpose of expanding SPR's existing operations. This request was for the first phase of a multi-phase expansion plan. On March 18, 2019, the Planning and Zoning Commission approved the requested site plan [*Case No. SP2019-004*] for Phase 1 for the purpose of constructing an approximately 78,615 SF single-story, warehouse facility (*i.e. SPR Packaging*) on an 11.3736-acre portion of the subject property. Currently, the subject property is vacant, with the exception of the Columbia Extrusion Corporation's existing structures located on the west side of the subject property (*i.e. 8.97-acre portion*).

### **PURPOSE**

The applicant, Mark Pross of Pross Design Group, has submitted a request for a Specific Use Permit (SUP) to allow for structures exceeding 60-feet in height to be located within a Light Industrial (LI) District. The applicant is requesting to allow for a maximum overall height of 100-feet for structures (*i.e. high bay extruders*) that will be located in the areas identified as Phases 2, 3, 4 and 5 as depicted on the concept plan (*i.e. Exhibit 'B'*) contained in the draft SUP ordinance. This area will house the high bay extruders necessary for SPR's business operations. The applicant has stated to staff that SPR's business involves the production of flexible packaging products through a process called extrusion. The extrusion of certain plastics require additional height to process, and SPR has set a maximum height of 100-feet from grade for these structures.

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

The subject property is located at the southwest quadrant of the intersection of E. Washington Street and Airport Road. The land uses adjacent to the subject property are as follows:

North: Directly north of the property is Aluminum Plant Road, which provides access to the existing business (*i.e. Columbia Extrusion*) and Airport Road. Beyond Aluminum Plant Road and north of the subject property is a 7.497-acre vacant tract of land that is owned by the Rockwall Community Playhouse. Beyond this property is the Children's Academy Center, which is owned by the Soroptimist Children's Home and is situated on a 2.093-acre tract of land. Adjacent to these tracts and northeast of the subject property is Planned Development District 87 (PD-87), which includes commercial, light industrial and townhome land uses. Adjacent to PD-87 is E. Washington Street, which also delineates the future alignment of SH-66. This roadway is identified as a TXDOT4D (*i.e. four [4] lane, divided highway, owned by the Texas Department of Transportation*) on the City's Master Thoroughfare Plan. North of this thoroughfare is a 67.036-acre public park (*i.e. Harry Myers Park*), which is zoned Light Industrial (LI) District.

South: Directly south of the subject property is the right-of-way for the *Union Pacific Dallas/Garland Northeast Railroad*. Beyond this is the existing SPR Packaging facility, which is situated on a 10.1893-acre parcel of land identified as *Lot 2, Block A, SPR Packaging Addition*. Adjacent to and west of the SPR Packaging facility is an 8.971-acre (*i.e. Lot 3, Block A, Whitmore Manufacturing Addition*) vacant parcel of land. Both of these properties are zoned Light Industrial (LI) District.

East: Directly east of the subject property is the Leon Tuttle Athletic Complex (*i.e. Lot 2, Rockwall Service Center & Park Addition*). Adjacent to Leon Tuttle Athletic Complex is the City of Rockwall Service Center (*i.e. Lot 1, Rockwall Service Center & Park Addition*). Both of these properties are zoned Light Industrial (LI) District and have adjacency to the following roadways: E. Washington Street, Airport Road, and Industrial Boulevard. These roadways are all identified as a M4U (*i.e. minor collector, four [4] lane, roadway*) on the City's Master Thoroughfare Plan.

West: Directly west of the subject property is an 8.197-acre tract of land and a 14.53-acre parcel of land (*i.e. Lot 1-01, Block 1, Indalloy Addition*). Both of these properties are zoned Light Industrial (LI) District. Situated on these properties is a large industrial building and various other improvements. Beyond these properties, and west of the subject property, are *Phases 2 & 3 of the Park Place Subdivision*, which contain 94 single-family residential lots. This property is zoned Planned Development District 59 (PD-59) for Neighborhood Services (NS) and Single-Family 7 (SF-7) District land uses.

## **CHARACTERISTICS OF THE REQUEST**

The construction for all of the buildings will be composed of tilt-up wall construction, matching their existing building located just south of and adjacent to the subject property. The area's extending above the tilt-up wall construction, which enclose the high bay extruders will have pre-finished metal panels. These metal panels will have a height of not more than 100-feet. The applicant has provided conceptual building elevations and a phasing plan indicating uniformity with each phase being planned. These elevations will require a recommendation by the Architectural Review Board (ARB) prior to being considered by the Planning and Zoning Commission during the site plan review.

Due to the height of the structures being requested, the applicant submitted a screening plan with the site plan for Phase 1 (*i.e. Case No. SP2019-004*) showing the incorporation of a thick vegetative screen being incorporated adjacent to the north and west property lines. The applicant has provided staff with this same landscape screening plan, which has been incorporated in the draft SUP ordinance and will be required to be built with Phase 1 of the development per this ordinance. Additionally, the applicant has provided a line of site study that evaluates the visual impacts of the proposed structures from Justin Road, E. Washington Street, and the Park Place neighborhood. Photographs were also included indicating superimposed structures and their visibility based on direction and topography of these areas. A development plan submitted by the applicant indicates an area where the maximum height of

structures is limited to 100-feet and that this area is a minimum distance of 500-feet from the west property boundary (*i.e. Park Place Addition*) and 132-feet from Industrial Road. It should be known that within a Light Industrial (LI) District, the rear yard setback for a structure adjacent to a residential district is a minimum of 20-ft + ½ of the building height greater than 36-feet [*i.e. 20-ft + (60-ft – 36-ft = 24-ft/2)*]. This means the minimum rear setback in this case would be 32-feet from the west property line.

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

Subsection 5.01, *General Industrial District Standards*, of Article V, *District Development Standards*, of the Unified Development Code (UDC), states that “(a)ll structures shall conform to the height requirements specified for the zoning district of the subject property as stipulated by Section 7.03.” Based on this, the maximum height for any structure within a *Light Industrial (LI) District* is 60-feet; however, a “(b)uildings height may be increased up to 120-feet if approved through a Specific Use Permit (SUP) by the Planning and Zoning Commission and City Council.” The applicant is requesting to allow for a maximum overall height of 100-feet for Phases 2, 3, 4 and 5, which will house the high bay extruders processed with this SUP.

According to Subsection 5.6, *Screening from Residential Uses*, of Section 5, *Mandatory Provisions*, of Article VIII, *Landscape Standards*, of the Unified Development Code (UDC), non-residential developments that are adjacent to or directly across the street from a residential development should incorporate a minimum ten (10) foot landscape buffer that incorporates trees on 50-foot centers. In this case, the applicant is providing a 50-foot landscape buffer with the addition of evergreen and Live Oak trees along the western and northern property boundaries. The proposed landscape plan exceeds the minimum requirements of the UDC and has been included as a condition of approval in the draft SUP ordinance.

### **STAFF ANALYSIS**

When analyzing the applicant’s request (*i.e. structures exceeding 60-feet in height*), and given the need for the additional height required for the high bay extruders, the applicant has provided staff with a landscape screening plan and line of sight study that attempts to mitigate the visual impact of the proposed structures. The applicant has also provided a development plan assuring that the 100-foot tall structures will not be closer than 500-feet from the existing or future home sites within the Park Place Subdivision. Additionally, and with the exception of PD-59 (*i.e. Park Place Addition*) and a vacant 1.945-acre tract of land zoned Agricultural (AG) District located at the intersection of E. Washington Street and Airport Road, the surrounding properties adjacent to the subject property are zoned Light Industrial (LI) District. With this being said, a request for a Specific Use Permit (SUP) is discretionary for the City Council.

### **NOTIFICATIONS**

On March 29, 2019, staff mailed 99 notices to property owners and residents within 500-feet of the subject property. Staff also emailed a notice to the Park Place Homeowner’s Associations (HOA’s), which is the only HOA located 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 UDC. At the time this case memo was drafted staff had received six (6) notices [*two (2) from SPR*] & three (3) emails in favor, two (2) notices & two (2) emails opposing, and one (1) email undecided regarding the request.

### **CONDITIONS OF APPROVAL**

If the City Council chooses to approve the applicant’s request for a Specific Use Permit (SUP) to allow structures to exceed 60-feet in height within the Light Industrial (LI) District, 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 SUP ordinance and summarized as follows:
- a) The development of this property shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of the draft SUP ordinance; and,
  - b) The maximum overall height of the buildings and/or structures shall not exceed 100-feet, as depicted in *Exhibit 'C'* of the draft SUP ordinance; and,
  - c) The building elevations depicted in *Exhibit 'C'* of the draft SUP ordinance are for reference to the height of the extruder bays for all phases (*i.e. phase 2, 3, 4, & 5*), and do not represent approved building elevations. Any building elevations associated with the project shall be subject to the requirements of the Unified Development Code (UDC), reviewed by the Architectural Review Board, and approved by the Planning and Zoning Commission [*and City Council if applicable*]; and,
  - d) Future expansion of the site [*i.e. Phases 3, 4, and 5*] should have all silos placed on the southern portion of the subject property, adjacent to the railroad tracks, as depicted in *Exhibit 'B'* of the draft SUP ordinance; and,
  - e) The subject property shall provide and maintain a landscape screening buffer along the western and northern property boundaries [*i.e. Overall Landscape Plan*], as depicted in *Exhibit 'D'* of the draft SUP ordinance and shall be constructed with Phase 1 of the development; and,
- (2) Any construction resulting from the approval of this zoning change shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

### **PLANNING AND ZONING COMMISSION**

On April 09, 2019, the Planning and Zoning Commission's motion to recommend approval of the Specific Use Permit (SUP) to allow for structures exceeding 60-feet in height within a Light Industrial (LI) District and with staff conditions passed by a vote of 5 to 2 with Commissioners Chodun and Logan dissenting.



Z2019-006 - SUP FOR SPR PACKAGING  
ZONING - LOCATION MAP =



# City of Rockwall

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

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

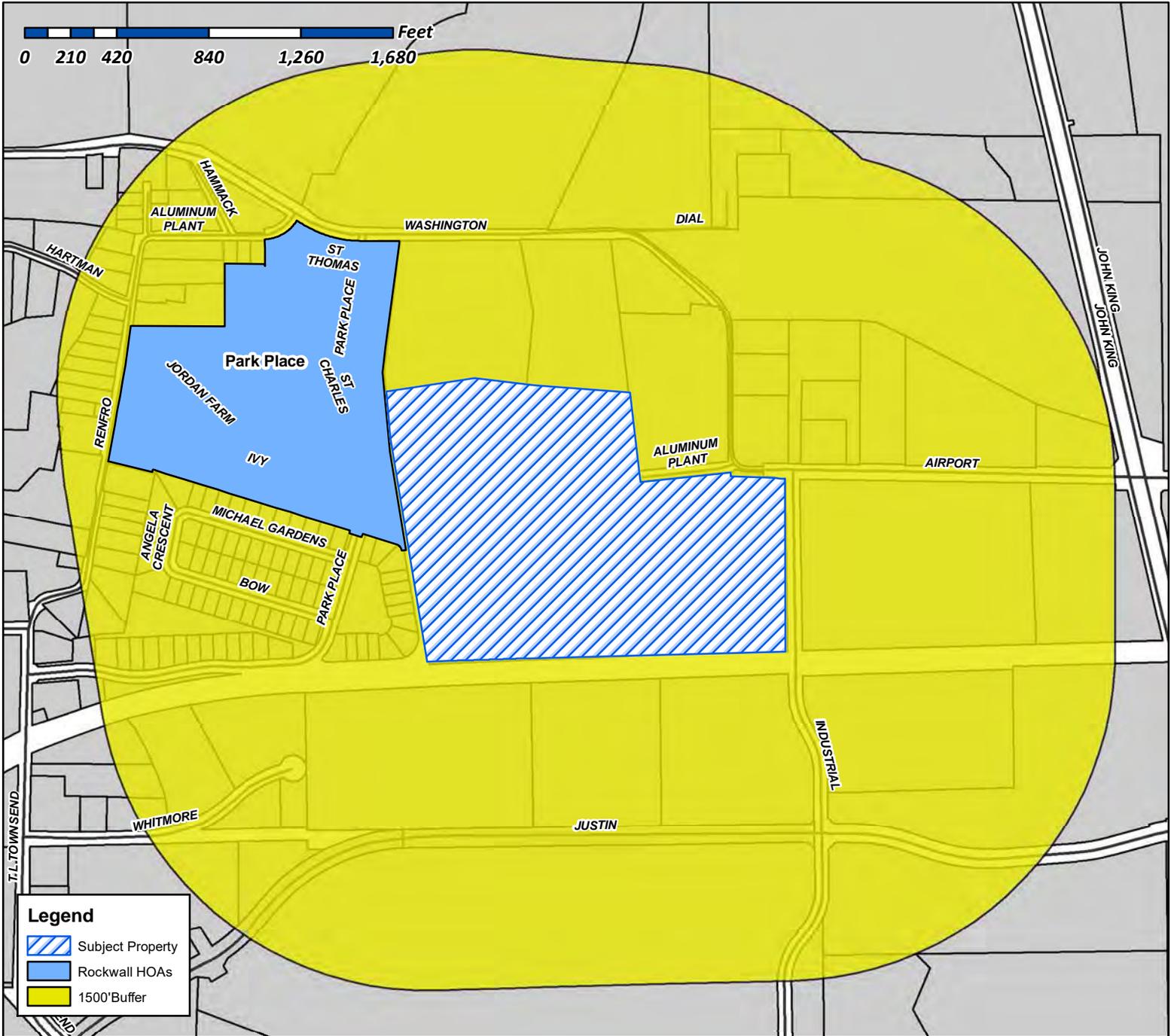




# City of Rockwall

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

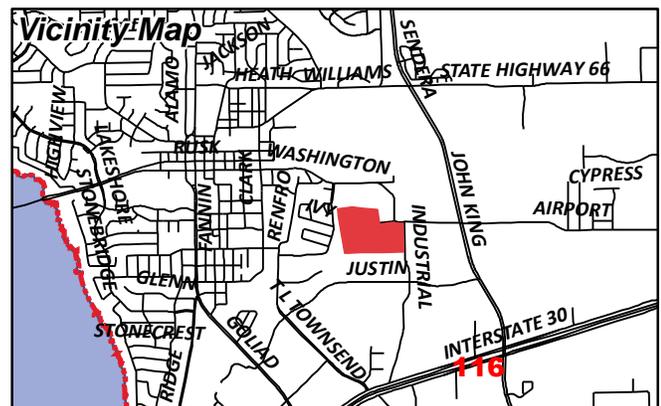
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**Case Number:** Z2019-006  
**Case Name:** SUP for SPR Packaging  
**Case Type:** Zoning  
**Zoning:** Light Industrial (LI) District  
**Case Address:** SW Corner of Industrial Blvd. and Airport Road

**Date Created:** 3/18/2019

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



## Gonzales, David

---

**From:** Morales, Laura  
**Sent:** Friday, March 22, 2019 2:20 PM  
**To:** [REDACTED]  
**Cc:** Miller, Ryan; Gonzales, David; Brooks, Korey  
**Subject:** Neighborhood Notification Program: Notice of zoning request  
**Attachments:** PUBLIC NOTICE.PDF; HOA Map.pdf

To whom it may concern:

Per your participation in the Neighborhood Notification Program, you are receiving this notification to inform your organization and residents of a request for a zoning change that lies within 1,500 feet of the boundaries of your neighborhood or subdivision. As the primary contact for the organization, you are encouraged to share this information with the residents of your subdivision. Please find attached a map detailing the location of the subject property requesting the zoning change in relation to your subdivision boundaries. Additionally, below is a summary of the zoning request that was published in the Rockwall Herald Banner **March 22, 2019**. The Planning and Zoning Commission will hold a public hearing on **Tuesday 4/9/2019 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday 4/15/2019 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. If you have any questions or comments regarding this request, the contact information for the Planning Department is listed below. Additional information can also be found at

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

**Z2019-006- Hold a public hearing to discuss and consider a request by Mark W. Pross of Pross Design Group, Inc. on behalf of Carolina Molina of Alvaplast US (SPR Packaging) for the approval of a Specific Use Permit (SUP) for a structure that exceeds 60-feet in a Light Industrial (LI) District on a 42.61-acre tract of land identified as Tract 7 of the N. Butler Survey, Abstract No. 20 (11.3736-acres); Tract 31 of the R. Ballard Survey, Abstract No. 29 (8.197-acres); and, Lot 1-01, Block 1, Indalloy Addition (14.53-acres), City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated at the terminus of Aluminum Plant Road, and take any action necessary.**

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

Sincerely,

*Laura Morales*

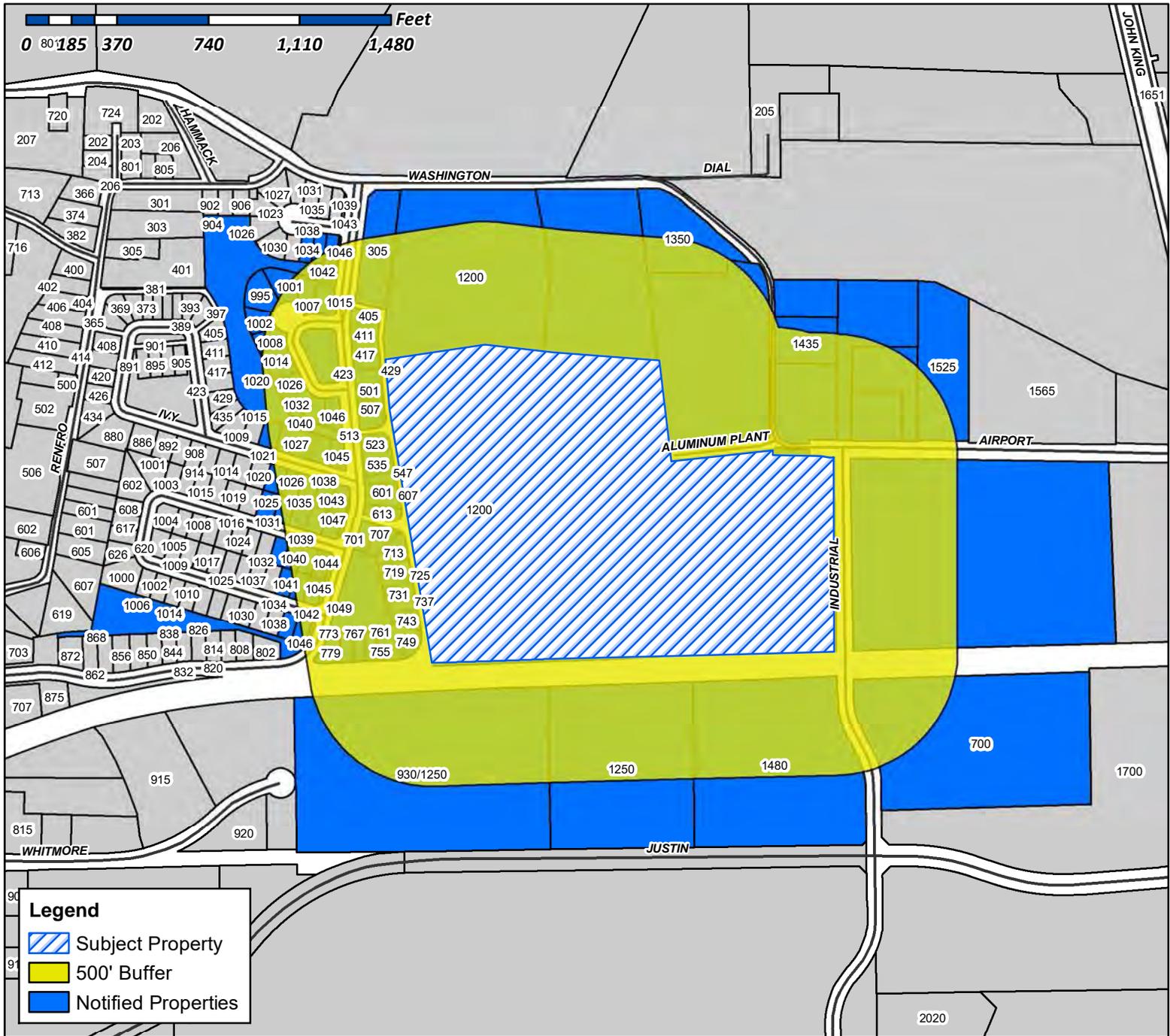
Planning & Zoning Coordinator  
City of Rockwall Planning & Zoning Department  
972-771-7745 | 972-772-6438  
[Lmorales@rockwall.com](mailto:Lmorales@rockwall.com) | <http://www.rockwall.com/planning/>



# City of Rockwall

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

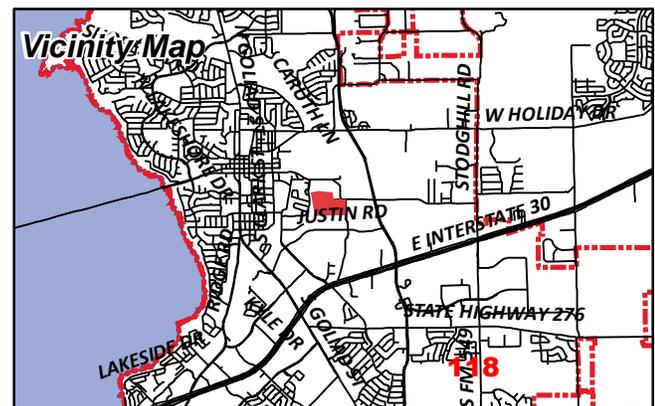
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**Case Number:** Z2019-006  
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**Zoning:** Light Industrial (LI) District  
**Case Address:** SW Corner of Industrial Blvd. and Airport Road

**Date Created:** 3/18/2019

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



CURRENT RESIDENT  
1001 ST CHARLES CT  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1002 ST CHARLES CT  
ROCKWALL, TX 75087

TROSPER MARK AND GLORIA  
1007 ST. CHARLES CT  
ROCKWALL, TX 75087

TROSPER MARK AND GLORIA  
1007 ST. CHARLES CT  
ROCKWALL, TX 75087

ROLLINS DANNY & JONNA  
1008 SAINT CHARLES CT  
ROCKWALL, TX 75087

PODINA HERB AND LAURA  
1014 SAINT CHARLES CT  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1015 ST CHARLES CT  
ROCKWALL, TX 75087

DAVID DAVID A AND CHRISTINE A  
1020 SAINT CHARLES CT  
ROCKWALL, TX 75087

DAVIS SHAUNTE AND JACOB  
1021 IVY LN  
ROCKWALL, TX 75087

FECHT JARED W & JULIE  
1026 IVY LN  
ROCKWALL, TX 75087

YOUNG PHIL & KATHY  
1026 SAINT CHARLES COURT  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1027 IVY LN  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1031 MICHAEL GARDENS  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1032 IVY LN  
ROCKWALL, TX 75087

FIELDS SHAY AND JONI  
1032 ST CHARLES COURT  
ROCKWALL, TX 75087

EDWARDS EDWINA W REVOCABLE TRUST  
1034 ST THOMAS CT  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1035 MICHAEL GARDENS  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1036 MICHAEL GARDENS  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1038 ST THOMAS CT  
ROCKWALL, TX 75087

ALMQUIST DANA  
1038 IVY LANE  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1039 MICHAEL GARDENS  
ROCKWALL, TX 75087

KRAEMER TERESA A  
1039 IVY LN  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1040 MICHAEL GARDENS  
ROCKWALL, TX 75087

HOULE GARY AND AYURNI NAKAMURA  
1040 SAINT CHARLES CT  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1041 BOW ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1042 BOW ST  
ROCKWALL, TX 75087

SOMMER RICHELLE AND RICHARD  
1042 SAINT THOMAS CT  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1043 MICHAEL GARDENS  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1044 MICHAEL GARDENS  
ROCKWALL, TX 75087

SMITH TAMMY WILLIAMS AND RICHARD  
1044 IVY LN  
ROCKWALL, TX 75087

SMITH RICHARD AND TAMMY  
1044 IVY LN  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1045 BOW ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1045 IVY LN  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1046 BOW ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1046 ST THOMAS CT  
ROCKWALL, TX 75087

VRANA MARK AND  
1046 SAINT CHARLES CT  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1047 MICHAEL GARDENS  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1048 MICHAEL GARDENS  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1049 BOW ST  
ROCKWALL, TX 75087

CONFIDENTIAL  
1050 IVY LANE  
ROCKWALL, TX 75087

ZAPH & ATH PROPERTIES LLC  
1125 WATERSIDE CIR  
ROCKWALL, TX 75087

ZAPH & ATH PROPERTIES LLC  
1125 WATERSIDE CIR  
ROCKWALL, TX 75087

ZAPH & ATH PROPERTIES LLC  
1125 WATERSIDE CIR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1200 E WASHINGTON  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1200 E WASHINGTON  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1250 JUSTIN RD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1350 E WASHINGTON  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1435 E WASHINGTON ST  
ROCKWALL, TX 75087

ALVAPLAST US INC  
1480 JUSTIN RD  
ROCKWALL, TX 75087

ALVAPLAST US DEVELOPMENT LLC  
1480 JUSTIN ROAD  
ROCKWALL, TX 75087

ALVAPLAST US DEVELOPMENT LLC  
1480 JUSTIN ROAD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1525 AIRPORT RD  
ROCKWALL, TX 75087

JACKSON JOEY W AND ANITA L  
1725 SHEFFIELD DR  
GARLAND, TX 75040

LAKEVIEW SUMMIT PROPERTIES LLC  
1870 HILLCROFT DR  
ROCKWALL, TX 75087

P & P ENTERPRISES  
230 MYERS RD  
HEATH, TX 75032

SHERMAN JOCELYN D  
233 WILLINGHAM DR  
COPPELL, TX 75019

COLUMBIA EXTRUSION CORP  
305 PARK PLACE BLVD  
ROCKWALL, TX 75087

COLUMBIA DEVELOPMENT CO LLC  
305 PARK PLACE BLVD  
ROCKWALL, TX 75087

LAKES REGIONAL MHMR CENTER  
400 AIRPORT RD  
TERRELL, TX 75160

BARRON GARY S AND DELL S  
405 PARK PLACE BLVD  
ROCKWALL, TX 75087

JONES KENNETH AND CINDY  
411 PARK PLACE BLVD  
ROCKWALL, TX 75087

COLBERT PHILIP AND MARGIE  
417 PARK PLACE BLVD  
ROCKWALL, TX 75087

HARGROVE ADRIANA  
423 PARK PLACE BOULEVARD  
ROCKWALL, TX 75087

MORGAN WILBUR J AND NANCY F  
429 PARK PLACE BLVD  
ROCKWALL, TX 75087

LOVOI JOSEPH J SR AND VELMA J  
501 PARK PLACE BLVD  
ROCKWALL, TX 75087

CONFIDENTIAL  
507 PARK PLACE BLVD  
ROCKWALL, TX 75087

GARCIA MELISSA P AND  
513 PARK PLACE BLVD  
ROCKWALL, TX 75087

BLACKWOOD SCOTT W & GLENITA G  
5205 S FM 549  
ROCKWALL, TX 75032

MOORE CONNIE JO  
523 PARK PLACE BLVD  
ROCKWALL, TX 75087

EMERT BLAKE AND HANNAH  
535 PARK PLACE BLVD  
ROCKWALL, TX 75087

HENRY PATRICIA A  
541 PARK PLACE BLVD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
547 PARK PLACE BLVD  
ROCKWALL, TX 75087

BAYS JACOB M  
5602 YACHT CLUB DR.  
ROCKWALL, TX 75032

DUKE JERI L  
5911 PINEY BIRCH COURT  
KINGWOOD, TX 77345

CURRENT RESIDENT  
601 PARK PLACE BLVD  
ROCKWALL, TX 75087

SCHRADE JAMES E AND MITZY H  
607 PARK PLACE BLVD  
ROCKWALL, TX 75087

ROCKWALL COMMUNITY PLAYHOUSE  
609 E RUSK ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
613 PARK PLACE BLVD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
700 INDUSTRIAL  
ROCKWALL, TX 75087

CONTINENTAL PET TECHNOLOGY  
700 INDIAN SPRINGS DR STE 100  
LANCASTER, PA 17601

CURRENT RESIDENT  
701 PARK PLACE BLVD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
707 PARK PLACE BLVD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
713 PARK PLACE BLVD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
719 PARK PLACE BLVD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
725 PARK PLACE BLVD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
731 PARK PLACE BLVD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
737 PARK PLACE BLVD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
743 PARK PLACE BLVD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
749 PARK PLACE BLVD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
755 PARK PLACE BLVD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
761 PARK PLACE BLVD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
767 PARK PLACE BLVD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
773 PARK PLACE BLVD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
779 PARK PLACE BLVD  
ROCKWALL, TX 75087

BENEDETTO MATT  
907 W HOLIDAY RD  
ROCKWALL, TX 75087

WHITMORE MANUFACTURING CO  
930 WHITMORE DRIVE  
ROCKWALL, TX 75087

CURRENT RESIDENT  
930/1250 JUSTIN RD  
ROCKWALL, TX 75087

MARTIN CHARLES TED & RHONDA K  
995 ST CHARLES CT  
ROCKWALL, TX 75087

SOROPTIMIST INT'L OF ROCKWALL  
PO BOX 372  
ROCKWALL, TX 75087



# NOTICE OF PUBLIC HEARING

## CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

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

To Whom It May Concern:

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

**Case No. Z2019-006: SUP for SPR Packaging**

*Hold a public hearing to discuss and consider a request by Mark W. Pross of Pross Design Group, Inc. on behalf of Carolina Molina of Alvaplast US (SPR Packaging) for the approval of a Specific Use Permit (SUP) for a structure that exceeds 60-feet in a Light Industrial (LI) District on a 42.61-acre tract of land identified as Tract 7 of the N. Butler Survey, Abstract No. 20 (11.3736-acres); Tract 31 of the R. Ballard Survey, Abstract No. 29 (8.197-acres); and, Lot 1-01, Block 1, Indalloy Addition (14.53-acres), City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated at the terminus of Aluminum Plant Road, and take any action necessary.*

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 4/9/2019 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday, 4/15/2019 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

**David Gonzales**  
**Rockwall Planning and Zoning Dept.**  
**385 S. Goliad Street**  
**Rockwall, TX 75087**

You may also email your comments to the Planning Department at [planning@rockwall.com](mailto:planning@rockwall.com). If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by **4/15/2019** to ensure they are included in the information provided to the City Council.

Sincerely,

**Ryan Miller, AICP**  
Director of Planning & Zoning



MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE:  
[HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES](https://sites.google.com/site/rockwallplanning/development-cases)

PLEASE RETURN THE BELOW FORM

**Case No. Z2019-006: SUP for SPR Packaging**

Please place a check mark on the appropriate line below:

- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

Four horizontal grey bars for providing reasons for support or opposition.

Name:

Grey bar for Name

Address:

Grey bar for 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

Case No. Z2019-006: SUP for SPR Packaging

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.

We think they will be good neighbors.  
Only concern is the proposed height.  
If they (SPR) could find way to reduce height  
there would be no reservations at all.  
They are the known vs. the unknown which could be worse  
Name: David + Christine David therefore we vote in favor.  
Address: 1020 St Charles Ct

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

Notice of Public Hearing • City of Rockwall • 385 South Goliad Street • Rockwall, TX 75087 • [P] (972) 771-7745 • [F] (972) 771-7748

Case No. Z2019-006: SUP for SPR Packaging

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.

We are concerned about the height of building and the visual, but we are in favor of supporting the request - we are in favor, because of the SRP Packaging has agreed to take to minimize the impact of the look of their buildings. They also seem to care about the neighborhood.

Name: Jordan & Danny Rollins

Address: 1008 SALT CHURCH CT. ROCKWALL

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.

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Notice of Public Hearing • City of Rockwall • 385 South Goliad Street • Rockwall, TX 75087 • [P] (972) 771-7745 • [H] (972) 771-7748



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

PHONE: (972) 771-7745  
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**Case No. Z2019-006: SUP for SPR Packaging**

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Rockwall, TX 75087

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Sincerely,

**Ryan Miller, AICP**  
Director of Planning & Zoning



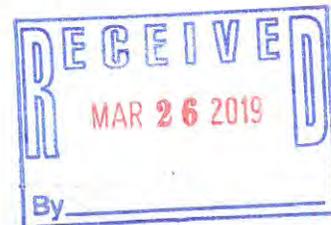
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PLEASE RETURN THE BELOW FORM

**Case No. Z2019-006: SUP for SPR Packaging**

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.



- Addition to tax base
- Additional jobs
- Good use of land (vs. alternatives possibly)

Name: *Marcus McKee (SPR Packaging)*  
Address: *1480 Justin Rd Rockwall, TX 75087*

**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



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

PHONE: (972) 771-7745  
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**David Gonzales  
Rockwall Planning and Zoning Dept.  
385 S. Goliad Street  
Rockwall, TX 75087**

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Sincerely,

**Ryan Miller, AICP**  
Director of Planning & Zoning



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**Case No. Z2019-006: SUP for SPR Packaging**

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.



- Addition to tax base.
- Additional jobs.
- Good use of land (w/ alternatives possible)

Name: SANTOYO DIAZ (Alvaplast US Inc @ Alvaplast US Development Llc)  
Address: 1486 Justin Road, Rockwall TX 75087.

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

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

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**Case No. Z2019-006: SUP for SPR Packaging**

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.

Site line study finds no adverse impact on PhIII. Quiet operation, no odors, chemicals or emission make this a good neighbor for Park Place considering this property is and will remain industrial property.

Name: *CU Bricker*

Address: *305 Park Place Blvd. Rockwall 75087*

*CU Bricker*  
*214-801-6157 cell*

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Director of Planning & Zoning**



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*CU Bricker*

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## Gonzales, David

---

**From:** Planning  
**Sent:** Thursday, March 28, 2019 9:34 AM  
**To:** Gonzales, David  
**Subject:** FW: SPR SUP

---

**From:** Rick Johnson [REDACTED]  
**Sent:** Thursday, March 28, 2019 9:03 AM  
**To:** Planning <planning@rockwall.com>  
**Subject:** SPR SUP

Dear Mayor Pruitt, Council Members and Planning and Zoning,

As a HOA member of Park Place, Board of Director for the REDC, City of Rockwall ARB member, Vice President of the CASA Board of Directors and a citizen of Rockwall I hereby whole heartedly approve SPR's SUP to build to 100ft if necessary. I have resided in Park Place for 8 years now and was always concerned about what could possibly be built next door to our wonderful community. Having a great understanding of all of this due to my job and community involvement I have spoken with Park Place neighbors, SPR, and the city to have a complete understanding that SPR plans to do everything in their power to not effect Park Place in a negative way. I feel it is very important to both Park Place and Rockwall to see the big picture and the future of this project.

Feel free to contact me with any questions you may have.

Sincerely,

Rick Johnson

**Rick Johnson**, REALTOR  
Director of Business Development





# RE/MAX

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Cell 214-883-3807



The Texas Real Estate Commission requires all license holders to provide the [Information About Brokerage Services](#) to prospective clients.

[CONSUMER PROTECTION NOTICE](#)

## Gonzales, David

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**From:** Deanna Allison [REDACTED]  
**Sent:** Tuesday, April 9, 2019 1:14 PM  
**To:** Gonzales, David  
**Cc:** Sr. David A. David  
**Subject:** SPR Height Variance

Mr. Gonzales,

I live at 886 Ivy Lane in Park Place Development and have closely monitored SPR's plan to ask for a 100 foot height variance.

After reviewing all of the information and data that has been presented, I approve SPR's height variance with the condition that all terms offered by SPR be fulfilled.

Thank you for your thorough review of this project.

## Gonzales, David

---

**From:** Philip Colbert <[REDACTED]>  
**Sent:** Monday, April 8, 2019 6:04 AM  
**To:** Pruitt, Jim; Fowler, Kevin; Daniels, Bennie; Hohenshelt, John; Johannesen, Trace; Macalik, Dana; Trowbridge, Patrick; Gonzales, David  
**Subject:** SUP for SPR

Hello to you all. I'm Phil Colbert of 417 Park Place Blvd in Rockwall. Yesterday afternoon I got a chance to hear about and review the related line-of-sight renderings you so graciously funded. This review confirmed what I had already concluded which is that the pro's for this SUP outweigh the con's. I think that SPR should be allowed to proceed.

Thank you for funding this study and for being so diligent in this and the many other tasks you undertake for the citizens of Rockwall. I value your work.

Phil Colbert



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Sincerely,

**Ryan Miller, AICP**  
Director of Planning & Zoning



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I am in favor of the request for the reasons listed below.

I am opposed to the request for the reasons listed below.

*Oppose due to the insightlessness in view of our charming neighborhood. They could move further down 30' - Thank you*

Name: *Joe & Anita Jackson*  
Address: *1032 Ivy Lane - Rockwall, Tx 75087*

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**Case No. Z2019-006: SUP for SPR Packaging**

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.

We do NOT!! want this!!  
100% against this!!  
They can dig down 60 FT if they need it  
that bad

Name:

Matt Benedetto

Address:

1027 Fuy lane

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## Gonzales, David

---

**From:** Planning  
**Sent:** Thursday, March 28, 2019 10:38 AM  
**To:** Gonzales, David  
**Subject:** FW: Herb Podina 1014 Saint Charles Ct

---

**From:** Herb Podina (via Google Docs) [REDACTED]  
**Sent:** Wednesday, March 27, 2019 10:49 PM  
**To:** Planning <planning@rockwall.com>  
**Subject:** Herb Podina 1014 Saint Charles Ct

Herb Podina has shared a link to the following document:



[Herb Podina 1014 Saint Charles Ct](#)



For the up coming P & Z hearing of SPR PACKAGING 4/9/19 and City Council hearing 4/15/19 .

[Open in Docs](#)

Google Docs: Create and edit documents online.

Google LLC, 1600 Amphitheatre Parkway, Mountain View, CA 94043, USA

You have received this email because someone shared a document with you from Google Docs.



Herb Podina 1014 Saint Charles Ct. Rockwall.

We moved to Rockwall 15 years ago and we've lived 2 of those years in Park Place ... which is next to the proposed SPR building sight.

We moved from Rowlett because their idea of restrictions and regulations were not up to our standards. We got tired of seeing privacy fences ,which did not match, along main roads and poorly developed industrial parks.

Rockwall had a better plan which was clear to see.

SPR is asking for an SUP to put up a building to exceed the 60 ft height limit by 40 ft for a TOTAL OF 100 FT.

Oh I'm sure they are going to sing a good song as to how they intend to dress it up .... but let's face some real facts.

When SPR purchased the first lot and built on it .... I find it hard to believe they didn't have a plan to include the next group of buildings they are now proposing.

A 100 ft tall building on one of the highest points in Rockwall, can not be hidden by trees and shrubs unless you're talking about putting 2000 year old REDWOODS or west coast SEQUOIA Trees.

If they try to compare it to the County Courthouse , the Trend building , or the Stadium .... They are comparing apples to oranges. What I mean is ..... The Courthouse is a true Rockwall landmark that speaks for itself when you look at it. The Trend Building also speaks for itself with it's great architecture and unmistakable presence as a professional building. And I've had out of town friends marvel at the incredible Stadium we have. All three of these are seen from I-30 and everyone knows exactly what they are. If SPR builds this monster of a building , it will dwarf all three of these and people will be asking WHAT IS THAT ! I'll tell them it's Rockwall's new landmark.

Rockwall is so fortunate to have Harry Myers Park and there isn't another like it for miles. I invite everyone to walk it and imagine a 100 ft tall building sitting to the south , towering over SPR'S existing structure.

There is a wonderful ball park across the street which it will tower over as well. I am asking the board to REFUSE the SUP regarding this structure.

With this being said ..... We are adamantly against the SUP of 100 ft proposed by SPR.

## Gonzales, David

---

**From:** Planning  
**Sent:** Tuesday, April 2, 2019 8:12 AM  
**To:** Gonzales, David  
**Subject:** FW: Case No. Z2019-006 SUP for SPR Packaging  
  
**Expires:** Thursday, April 11, 2019 12:00 AM

---

**From:** Michael Rasmussen [REDACTED]  
**Sent:** Monday, April 1, 2019 10:12 PM  
**To:** Planning <planning@rockwall.com>  
**Subject:** Case No. Z2019-006 SUP for SPR Packaging

Case No. Z2019-006 SUP for SPR Packaging

I am opposed to the request for the reasons listed below:

- 1) I live directly behind the development on Park Place Blvd. I always knew we could have some structure up to 60 feet but never 100
- 2) Although the 100 foot request is for a structure further south of my home it still appears that any building impacting Park Place II or the new III will impact my property values.
- 3) I recognize the current SPR facility has a SUP at 72 feet? I don't feel anything taller should even be considered without some restrictions. I don't understand why we have to allow even taller ones just North and closer to our development.
  - a) In light of the fact that this development has multiple phases, any allowed variance should be restricted to only the current phase as far east as possible. (with all truck traffic exiting east)
  - b) Future phases that build further west should have restrictions to stay at the current 60 foot allowance or be tied to additional review/approval
  - c) Trees and landscaping noted in initial proposal (2 layers) should have irrigation and continued site maintenance to ensure they grow fast vs. suffering potential drought years.

Michael and Delila Rasmussen  
507 Park Place Blvd  
Rockwall TX 75087

**Gonzales, David**

---

**From:** Laura Podina [REDACTED]  
**Sent:** Tuesday, April 9, 2019 9:26 AM  
**To:** Gonzales, David  
**Subject:** Z2019-006

SPR is asking for a SUP to exceed the 60ft allowable structure in the city limits they are asking for up to 100ft. We meaning the community of Park Place located next to the current aluminum plant have met with SPR and although I didn't tour the current SPR facility all appeared to be impressed with the current operation (cleanliness, professional, quiet, and odor free). SPR has appeared to go the extra mile to make us feel confident they will be good neighbors, and I am thankful for that. If the city is seriously considering allowing SPR to build tee facility buildings up to 100 feet then please consider this.

- What will the traffic be down Washington if they were to come off I30 on bad traffic days? How will that affect our roads?
- Consider this...can they build **down** and not up 40 feet above your designated structure height? Can they meet us half way - build 20 feet down and 20 feet above ground level?
- They have agreed to add a 500 foot cushion between SPR and Park Place phase III - can they add a berm to this and plant trees on top of the berm and not at ground level; that would give us more protection.

We have seen recent line of sight drawings that show it is unlikely that we will see the build (s) and in all honesty we saw very little of the building. I did notice that the drawings depicted our line of sight of SPR's with the trees in full in bloom and not in the cold of winter when they loose their leaves. There's a reason why the City of Rockwall has set the city ordinance limit to 60 feet and please don't loose sight of that. Do we want a building so tall to be a focal point in our city, only you can answer to that? If the city must consider this, it is my hope that they consider stipulations that will protect Park Place.

You ask if I am for or against, I have to wonder if we disapprove what can come in place of this? I am on the fence!

Thank you for your time and consideration.  
Laura Podina  
1014 Saint Charles Ct.  
Rockwall, TX 75087

Laura

navymom910@aol.com 

**SPECIAL USE PERMIT DESIGN REQUEST NARRATIVE  
SPR NORTH PHASE 2**

On behalf of SPR Packaging, we are representing the Owner in the design of the new facility, SPR Packaging North, which will be north of their current facility at 1480 Justin Road. As you are aware, SPR's business involves the production of flexible packaging products through a process called extrusion. The extrusion of plastic requires height to process the film and depending on the width of the film, technology improvements and number of layers, that height may vary. In order to be able to accommodate new equipment that will allow SPR Packaging to compete in new markets and expand their business, a maximum height of 100 feet above finish floor in a specific area of the property is required. This exceeds the current allowable height for buildings by 40', therefore the Owner requests a variance to allow the 100' maximum. This variance would apply to the Phase 2 portion of the building, as well as future expansion phases within the extrusion area defined in the site drawings. SPR Packaging had previously received a Special Use Permit for the 75' high extruder section for their existing building on Justin Road. See Elevations and Site Plan.

Based on initial Zoning Commission concerns, I have provided additional Exhibits for consideration.

1. As part of the Phase 1 Building project, the Owner is willing to provide screening from the far west property line abutting the adjacent residential use and the commercial zone to the north. We propose to add fast growing, tall, screening trees to close the open gap between the southeast corner of the residential property and well past the existing aluminum Warehouse, which is to be renovated in the future, and extend it to cover the north fence line.
2. A visual impact study was conducted to evaluate estimated building visibility from the most significant points of view. See 'Line of Site' Exhibits.
3. Elevation drawings showing the requested height of the extruder roof to 100' maximum.
4. Architectural Site Plan.
5. Site drawing showing Extrusion area limited to 500 feet away from Park Place Neighborhood and future development, 132 feet away from Industrial Road and 500 feet from south property line.
6. Building Entry Rendering.

Sincerely,

  
Mark Pross  
President

Attachment: Line of Site Exhibits  
Revised Site and Elevation Drawings

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BT/MS  
04/15/15  
\$115K



**1 AERIAL PERSPECTIVE SITE PLAN**  
SCALE: N.T.S.

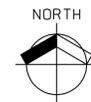
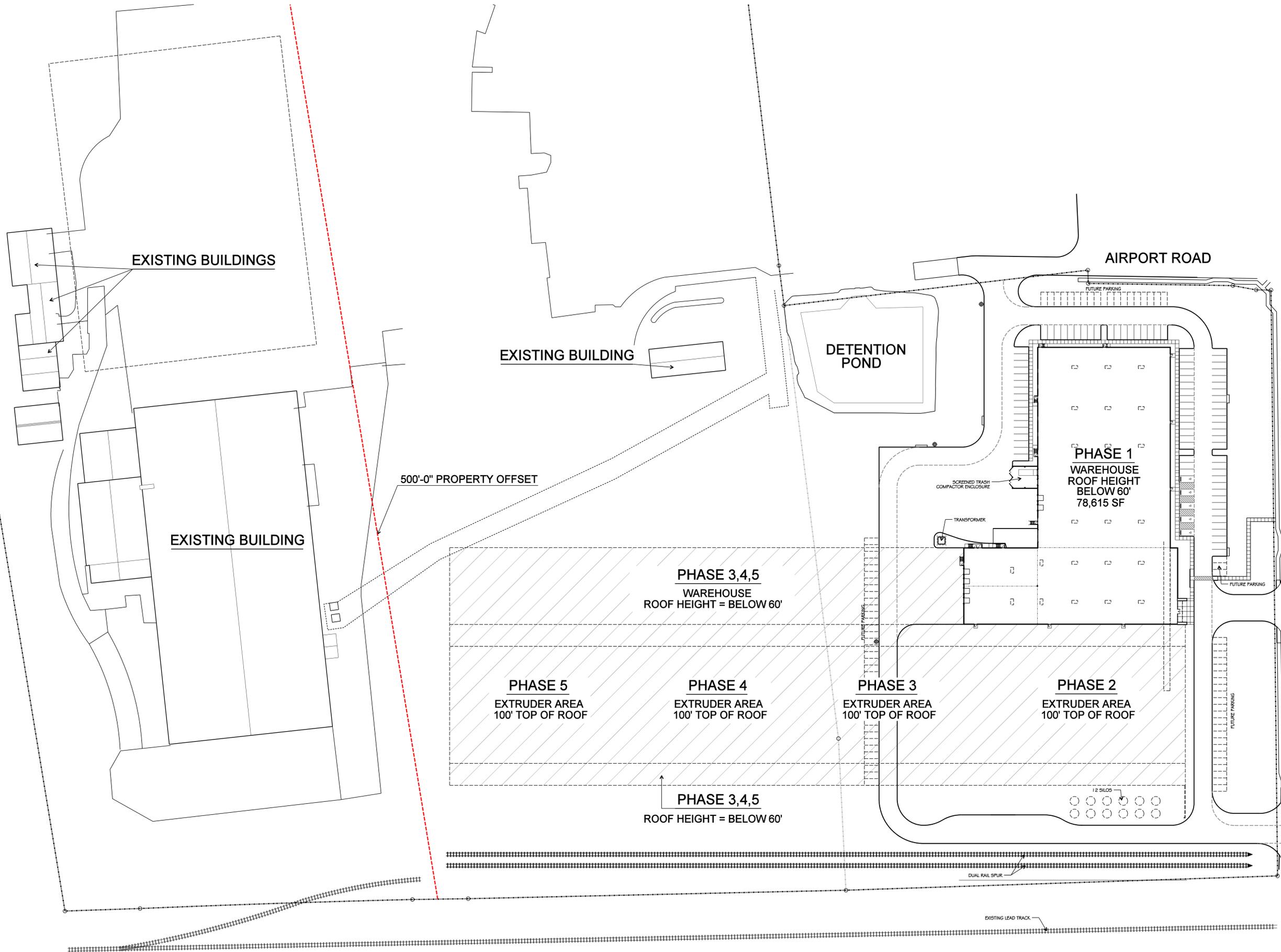
#	DATE	DESCRIPTION



**pross design group, incorporated**  
6310 Harvest Hill Road, Suite 100, Dallas, Texas 75220 972/759-1400

**SPR PACKAGING**  
SPR NORTH  
ROCKWALL, TEXAS

job no  
1850  
sheet  
**142**  
SITE PLAN



**1 SITE PLAN**  
SCALE: 1"=60'-0"

Drawn:  
Checked:  
MARY W. PROSS  
Date:  
03/15/2019

#	DATE	DESCRIPTION

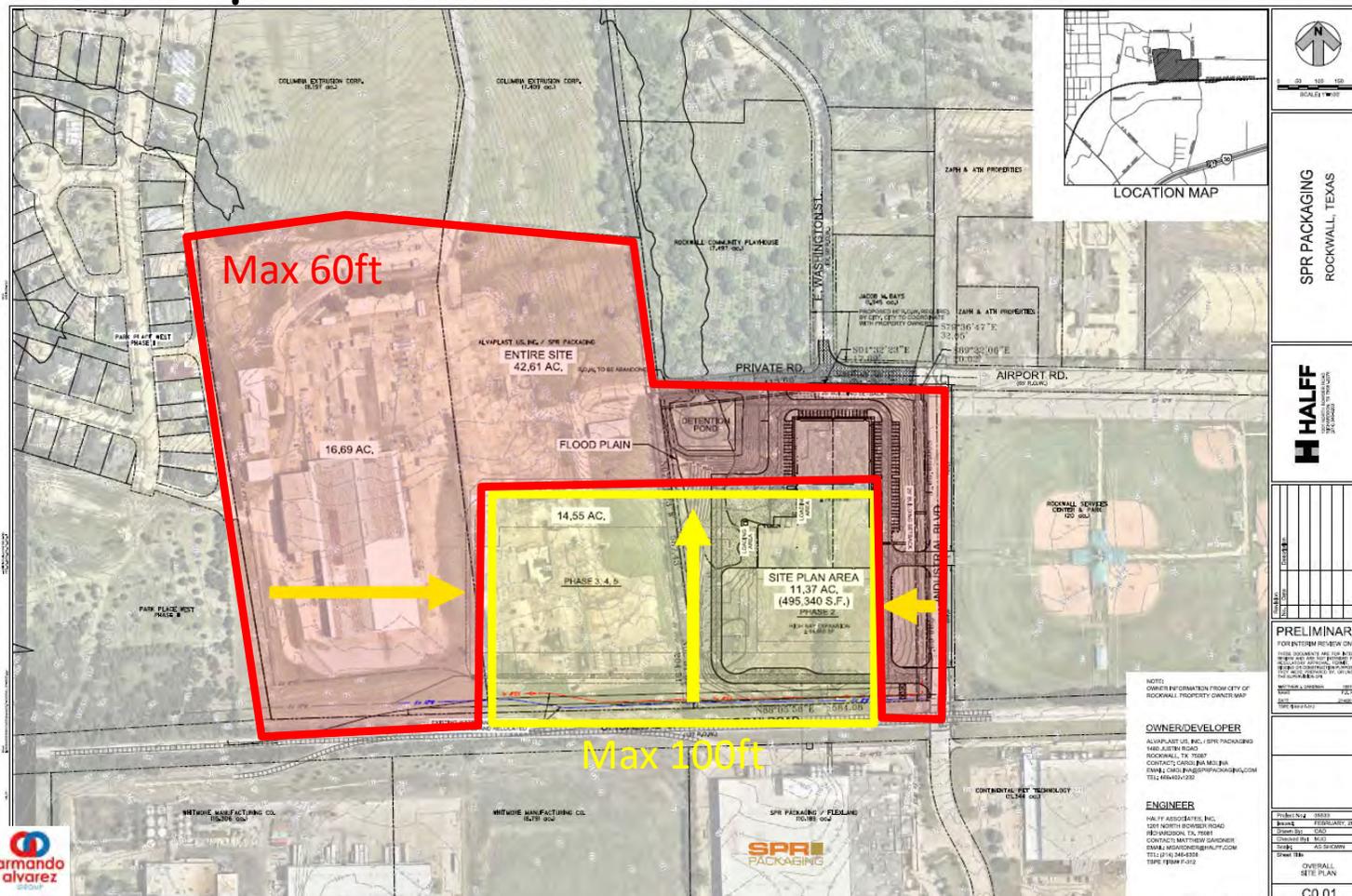


**pross design group, incorporated**  
2610 Harvest Hill Road, Suite 100, Dallas, Texas 75228 972/758-1400

**SPR PACKAGING**  
SPR NORTH  
ROCKWALL, TEXAS

job no  
1850  
sheet  
**A1.0**  
143

# Development Plan



Area where we will apply the SUP (documented in application)

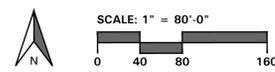
- 500 ft off west property line
- 132 feet off east property line
- Within 500 ft of south property line towards the north



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**OVERALL LANDSCAPE PLAN**



4245 North Central Expy  
 Suite 501  
 Dallas, Texas 75205  
 214.865.7192 office

job no  
 sheet  
**L1.00**  
 145

drawn:  
 MAY KATIE  
 checked:  
 KATIE  
 date:  
 01/15/19

#	DATE	DESCRIPTION	CITY COMMENTS
	02/14/19		

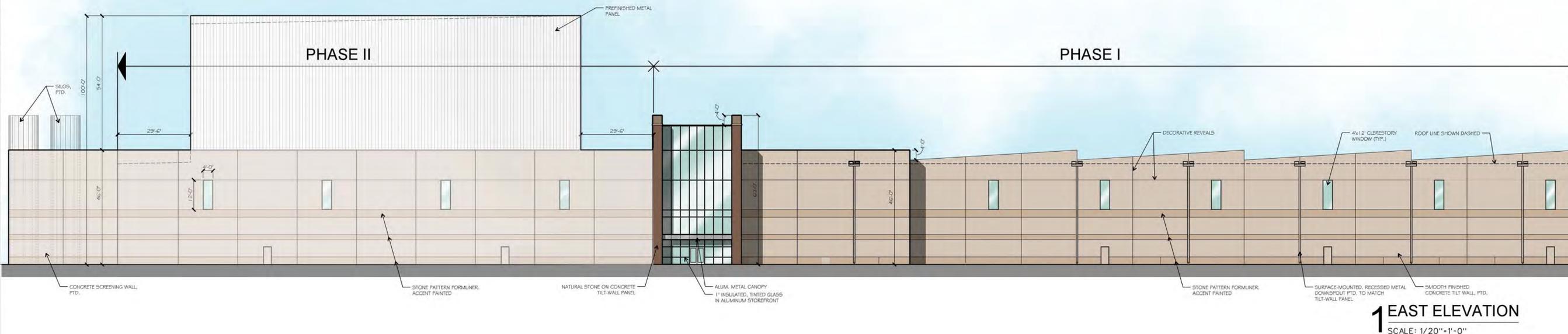
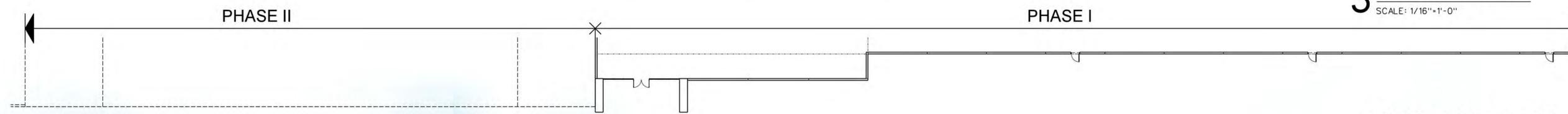
PROGRESS SET - FOR REVIEW ONLY  
 ISSUED  
 03.04.19  
 These documents are NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION. They were prepared by, or under the supervision of:  
 Kari Ann Haug  
 TX Registered Landscape Architect #2246

pross design group, incorporated  
 8610 Harvest Hill Road, Suite 160, Dallas, Texas 75246 972.726-1400

**SPR**  
 PACKAGING  
 SPR NORTH  
 ROCKWALL, TEXAS



PAINT SCHEME LEGEND				
A - BASE COLOR				
SHERWIN WILLIAMS - SW9085 TOUCH OF SAND				
B - ACCENT COLOR 01				
SHERWIN WILLIAMS - SW 7518 BEACH HOUSE				
C - ACCENT COLOR 02				
SHERWIN WILLIAMS - SW 7550 RESORT TAN				
FACADE MATERIAL CALCULATIONS				
	NORTH	SOUTH	EAST	WEST
1. TOTAL FACADE SQ. FT.	13,651 PTF	29,029 PTF	37,516 PTF	36,610 PTF
2. FACADE SQ. FT. EXCLUDING DOORS AND WINDOWS	13,166 PTF	28,669 PTF	35,301 PTF	34,912 PTF
3. DOORS AND WINDOWS	485 PTF	360 PTF	2,217 PTF	1,698 PTF
4. METAL	0 PTF	16,872 PTF	6,561 PTF	6,506 PTF
5. PRIMARY MASONRY TOTALS	13,166 PTF 100% OF (2.)	11,797 PTF 41% OF (2.)	26,740 PTF 76% OF (2.)	26,406 PTF 76% OF (2.)

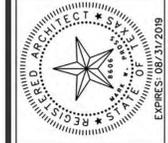


5 TIMES  
DATE'S  
SCALE

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drawn:  
checked:  
MARK W. PROSS  
date:  
03/13/2019

#	DATE	DESCRIPTION



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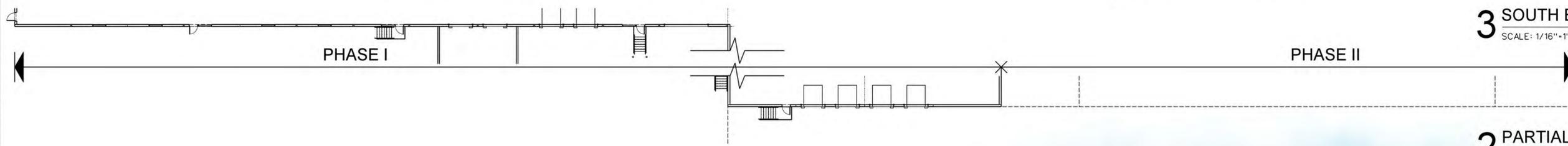
**SPR PACKAGING**  
SPR NORTH  
ROCKWALL, TEXAS

job no  
1850  
sheet  
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147

PAINT SCHEME LEGEND				
A - BASE COLOR				
SHERWIN WILLIAMS - SW9085 TOUCH OF SAND				
B - ACCENT COLOR 01				
SHERWIN WILLIAMS - SW 7518 BEACH HOUSE				
C - ACCENT COLOR 02				
SHERWIN WILLIAMS - SW 7550 RESORT TAN				
FACADE MATERIAL CALCULATIONS				
	NORTH	SOUTH	EAST	WEST
1. TOTAL FACADE SQ. FT.	13,651 FT <sup>2</sup>	29,029 FT <sup>2</sup>	37,518 FT <sup>2</sup>	36,610 FT <sup>2</sup>
2. FACADE SQ. FT. EXCLUDING DOORS AND WINDOWS	13,188 FT <sup>2</sup>	28,669 FT <sup>2</sup>	35,301 FT <sup>2</sup>	34,912 FT <sup>2</sup>
3. DOORS AND WINDOWS	463 FT <sup>2</sup>	360 FT <sup>2</sup>	2,217 FT <sup>2</sup>	1,698 FT <sup>2</sup>
4. METAL	0 FT <sup>2</sup>	16,872 FT <sup>2</sup>	8,561 FT <sup>2</sup>	8,506 FT <sup>2</sup>
5. PRIMARY MASONRY TOTALS	13,188 FT <sup>2</sup> 100% OF (2.)	11,797 FT <sup>2</sup> 41% OF (2.)	26,740 FT <sup>2</sup> 76% OF (2.)	26,406 FT <sup>2</sup> 76% OF (2.)



**3 SOUTH ELEVATION**  
SCALE: 1/16"=1'-0"



**2 PARTIAL FLOOR PLAN**  
SCALE: 1/20"=1'-0"



**1 WEST ELEVATION**  
SCALE: 1/20"=1'-0"

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drawn:  
checked:  
**MARY W. PROSS**  
date:  
03/13/2019

# DATE DESCRIPTION

pross design group, incorporated  
2810 Hildebrand Hill Road, Suite 100, Dallas, Texas 75243  
972/758-1400

SPR NORTH  
ROCKWALL, TEXAS

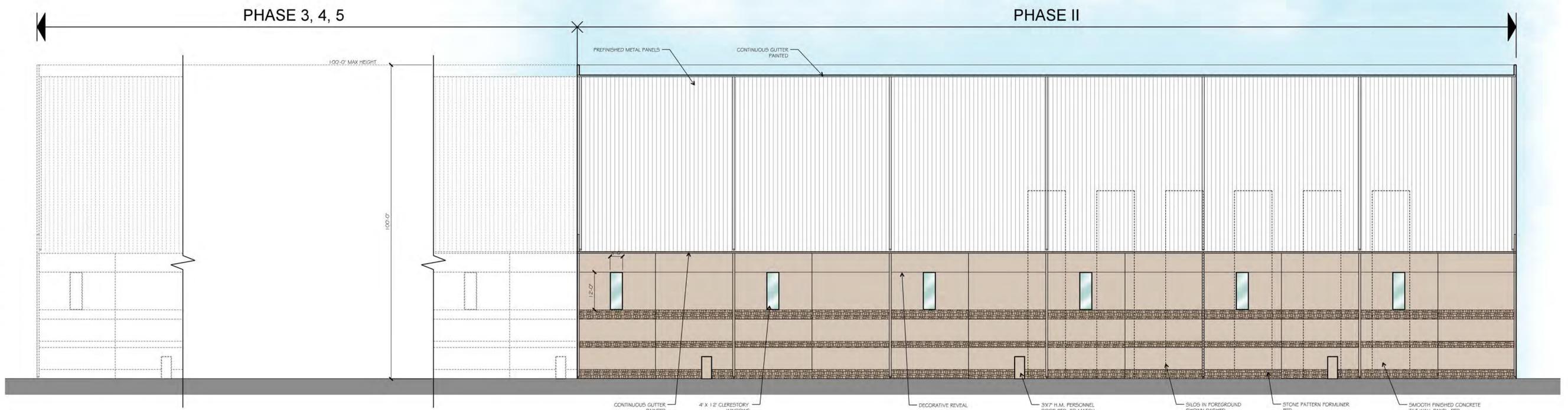
job no  
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sheet  
**A3.1**  
148

5 TIMES  
DATE'S  
5 FILES

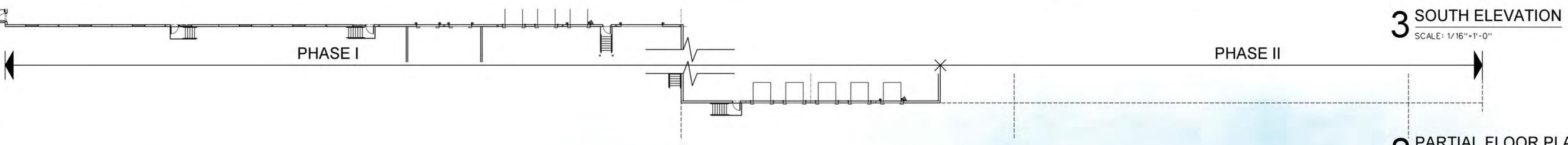
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FACADE MATERIAL CALCULATIONS					PAINT SCHEME LEGEND	
	NORTH	SOUTH	EAST	WEST		
1. TOTAL FACADE SQ. FT.	13,651 FT²	29,029 FT²	37,518 FT²	36,610 FT²	A - BASE COLOR SHERWIN WILLIAMS - SW9025 TOUCH OF SAND	
2. FACADE SQ. FT. EXCLUDING DOORS AND WINDOWS	13,188 FT²	28,669 FT²	35,301 FT²	34,912 FT²		
3. DOORS AND WINDOWS	463 FT²	360 FT²	2,217 FT²	1,698 FT²		
4. METAL	0 FT²	16,272 FT²	8,561 FT²	8,506 FT²		
5. PRIMARY MASONRY TOTALS	13,188 FT² 100% OF (2.)	11,797 FT² 41% OF (2.)	26,740 FT² 76% OF (2.)	26,406 FT² 76% OF (2.)	B - ACCENT COLOR 01 SHERWIN WILLIAMS - SW 7518 BEACH HOUSE	
					C - ACCENT COLOR 02 SHERWIN WILLIAMS - SW 7350 RESORT TAN	

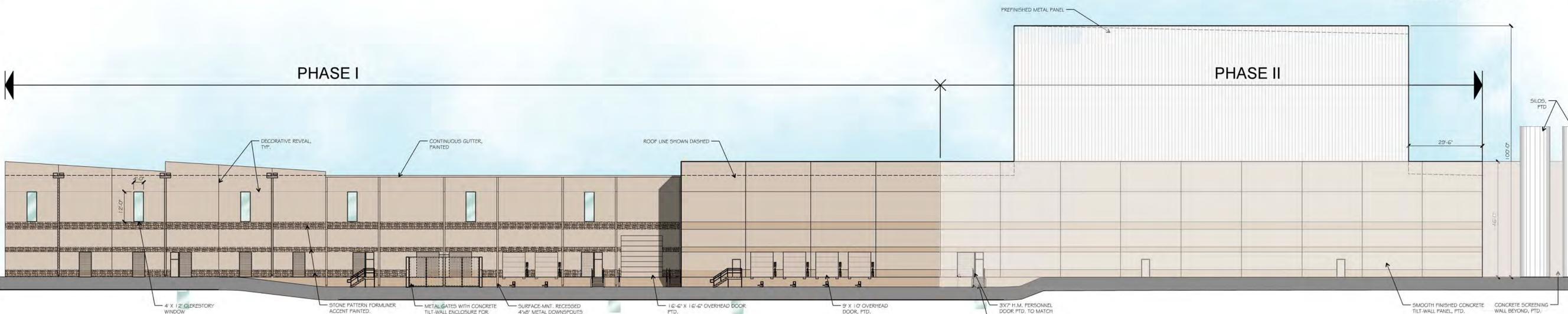
drawn:  
checked:  
MARK W. PROSS  
date:  
03/13/2019



**3 SOUTH ELEVATION**  
SCALE: 1/16"=1'-0"



**2 PARTIAL FLOOR PLAN**  
SCALE: 1/20"=1'-0"



**1 WEST ELEVATION**  
SCALE: 1/20"=1'-0"

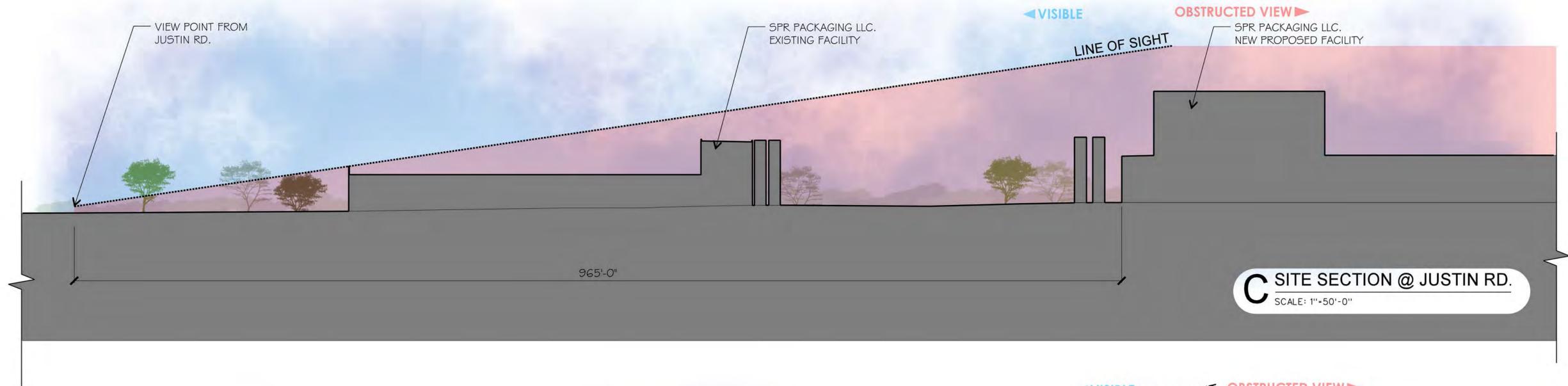
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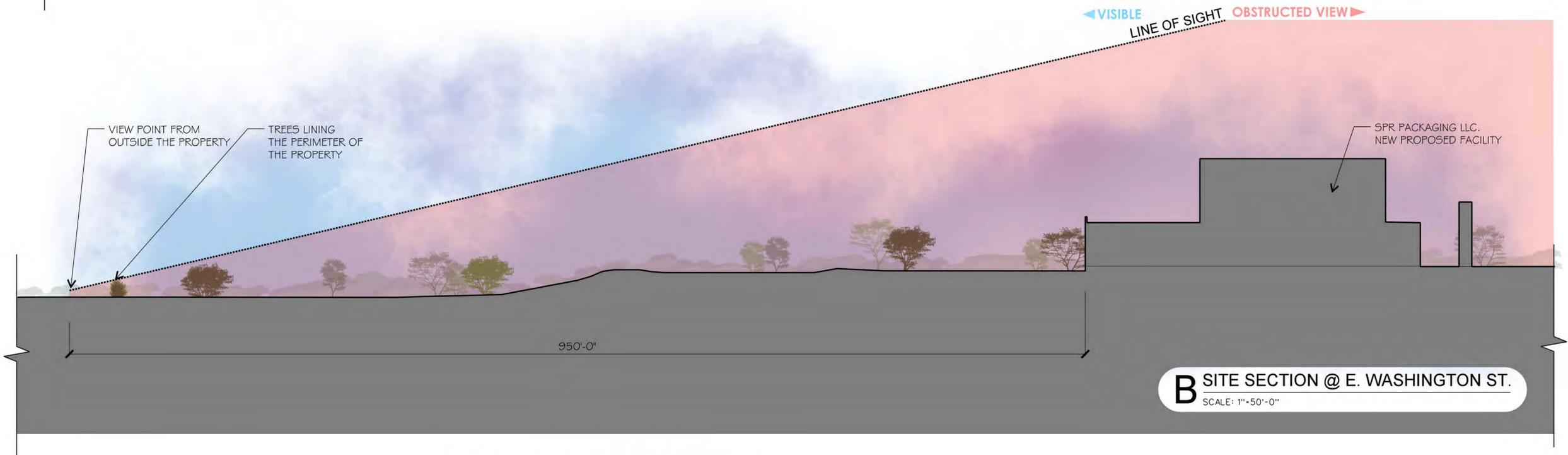
**pross design group, incorporated**  
2810 Hillcrest Park Road, Suite 100, Dallas, Texas 75229, 972/779-1400

**SPR PACKAGING**  
SPR NORTH  
ROCKWALL, TEXAS

job no  
1850  
sheet  
**A3.1**  
149



**C SITE SECTION @ JUSTIN RD.**  
SCALE: 1"=50'-0"



**B SITE SECTION @ E. WASHINGTON ST.**  
SCALE: 1"=50'-0"



**A SITE SECTION @ NEIGHBORHOOD**  
SCALE: 1"=50'-0"

drawn:  
checked:  
MARYW PROSS  
date:

#	DATE	DESCRIPTION



**pross design group, incorporated**  
2810 Wilshire Hall Plaza, Suite 100, Dallas, Texas 75201  
972/758-1400

**SPR PACKAGING**  
SPR NORTH  
ROCKWALL, TEXAS

job no  
1850  
sheet  
SITE SECTIONS  
150



**VIEW 01**  
**PHASES 1,2**



**VIEW 01**  
**PHASES 3,4,5**



**VIEW 02**  
**PHASES (ALL)**



**VIEW 03**  
**PHASES 3,4,5**

154



**VIEW 04**  
**PHASES 1,2**



**VIEW 04**  
**PHASES 3,4,5**



**VIEW 05**  
**PHASES (ALL)**

March 22, 2019

City of Rockwall  
Chairman Jonathan Lyons and the Planning and Zoning Commission  
385 South Goliad  
Rockwall, Texas 75087

Re: SPR Packaging

Planning and Zoning Commission members,

I am writing on behalf of the Rockwall Economic Development Corporation to enlist your support for the request by SPR Packaging to allow the company to build up to 100-foot tall production structures near their current Justin Road facility. As you may be aware, SPR requires the ability to build to this height in order to vertically extrude plastic necessary for certain products the company plans to manufacture in Rockwall. While SPR's current and future development site is zoned for such use, a Specific Use Permit (SUP) will be required for the company to exceed 60 feet in building height. This SUP is currently planned for discussion and consideration by the Planning and Zoning Commission on March 26 and April 9 and with the City Council on April 15 and May 6.

SPR has conducted business in Rockwall since 2008. While they have always been a strong employer and contributor to the local tax base, the opportunity for an unparalleled economic impact began taking shape after the company was acquired by the Spanish company, Armando Alvarez Group (AAG), in 2014. AAG leaders quickly saw SPR as a company primed for growth in industrial and agricultural plastics, and bought in to Rockwall as a community that could facilitate that growth. In early 2018, SPR entered into an agreement with the REDC on an expansion project that could add up to \$48.4 million in additional taxable value to their current facility. Now, the company's proposed initial development on 42 acres acquired to the north will result in an additional \$48.7 million in estimated tax value. AAG leaders have stated that they hope to make SPR and Rockwall the North and South American headquarters for their company. At full buildout on the entire 52-acre campus, SPR could conservatively build over 700,000 square feet with a taxable value of \$200 million.

It is important to put the \$200 million figure in context, as it is three times greater than any existing taxpayer within Rockwall. A \$200 million taxable value, using 2018 tax rates, would generate \$800,000 annually for the City of Rockwall, as well as \$650,000 for Rockwall County and \$2,800,000 for Rockwall ISD. If \$200 million in taxable value was removed from the tax rolls in 2018, a collective tax increase of 5 cents (\$0.05 per \$100 of taxable value) would have to be implemented for all taxing jurisdictions to account for the loss of revenue. With Rockwall's median housing value estimated at \$225,000, a \$0.05 tax increase would cost an average Rockwall family an additional \$112 annually in taxes. As such, it is not hyperbole to say that Rockwall residents have a significant financial stake in this decision.

[rockwalledc.com](http://rockwalledc.com)

Fortunately, SPR does not want to leave Rockwall. The company has a strong desire to continue their growth plans in our community. However, that will change if the SUP is not approved.

SPR officials recently met with residents of the adjacent Park Place subdivision, some who have expressed concern regarding the visual impact of the tallest production facilities. The company assured residents that any of the tall structures will be placed at least 500 feet from the Park Place property line. They also demonstrated their line of sight drawings – completed by a licensed architect – showing the lack of visual impact in Park Place, and the minimal impact at other area locations. SPR also discussed their willingness to excavate if more than 100 feet of height clearance is needed, as well as how they will plant additional trees for screening and limit west-side operations to regular business hours to avoid being a nuisance for the nearby residents.

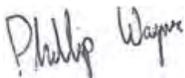
Fundamentally, the REDC understands the importance of beautiful neighborhoods and values the relative peace and quiet that contributes to a high quality of life in Rockwall. As residents ourselves, we enjoy the same characteristics that have made Rockwall a wonderful bedroom community for thousands. We also understand the importance of a balanced community that allows for a mix of both residential and business development. We believe that without that broad and diversified tax base, residential taxes will increase and/or the quality of vital public services will decline. This is the key reason why the REDC was approved by the Rockwall voters in 1995. The public understood that without a strong commercial presence, Rockwall suffers. This fact remains true today.

The value of SPR Packaging to Rockwall, and the future value of the company as the North and South American headquarters for the Armando Alvarez Group, cannot be overstated. Still, even with the tremendous economic impact, the REDC would struggle to support a company that posed negative environmental implications on the community we know and love. That is not the case with SPR.

SPR's expansion represents the type of mindful and responsible industrial growth that the REDC envisioned when it was created more than 23 years ago. For that reason, the REDC unequivocally supports the SPR Packaging expansion and the corresponding SUP application that is essential for their business. We respectfully ask that both the City Council and Planning and Zoning approve the SUP.

If you have any questions, please do not hesitate to contact me at 972.772.0025 or 785.423.5842.

Sincerely,

A handwritten signature in blue ink that reads "Philip Wagner". The signature is written in a cursive, slightly slanted style.

Phil Wagner  
President  
Rockwall Economic Development Corporation

INDEPENDENT ANALYSIS PREPARED FOR THE  
ROCKWALL ECONOMIC DEVELOPMENT CORPORATION  
APRIL 2019

## SIGHT-LINE IMPACT STUDY

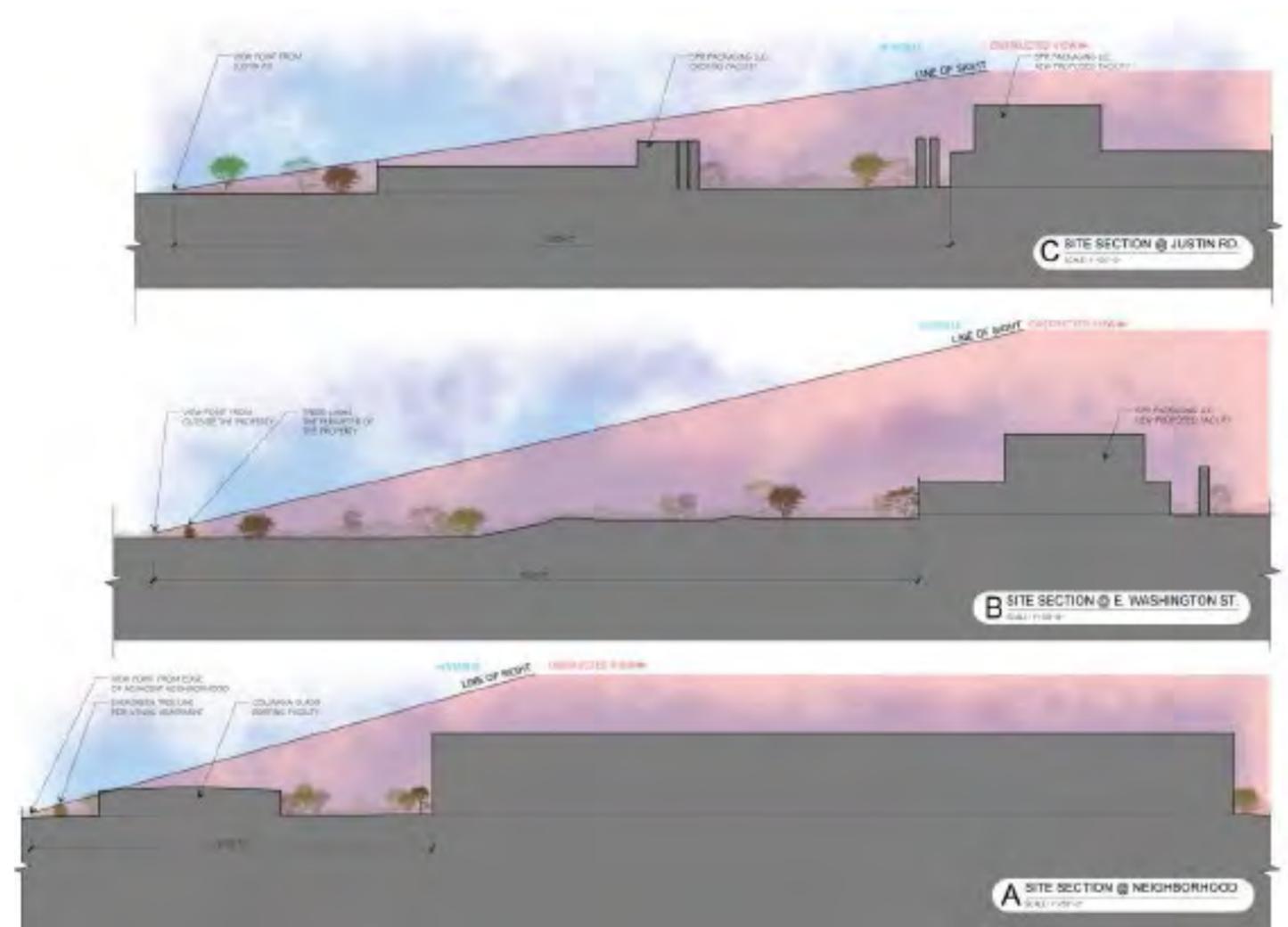
SPR PACKAGING PROPOSED ADDITIONS

1480 Justin Rd, Rockwall, TX 75087



# PREVIOUS STUDIES

The sight lines provided by SPR appear to be reasonably accurate with the current information provided. Sight-line studies attempt to provide the highest degree of accuracy possible, but variable factors such as tree density, tree maturity and height all impact screening and therefore impact the final sight-lines. The images on this sheet were provided by SPR.



# SITE PLAN SIGHT-LINE LOCATIONS



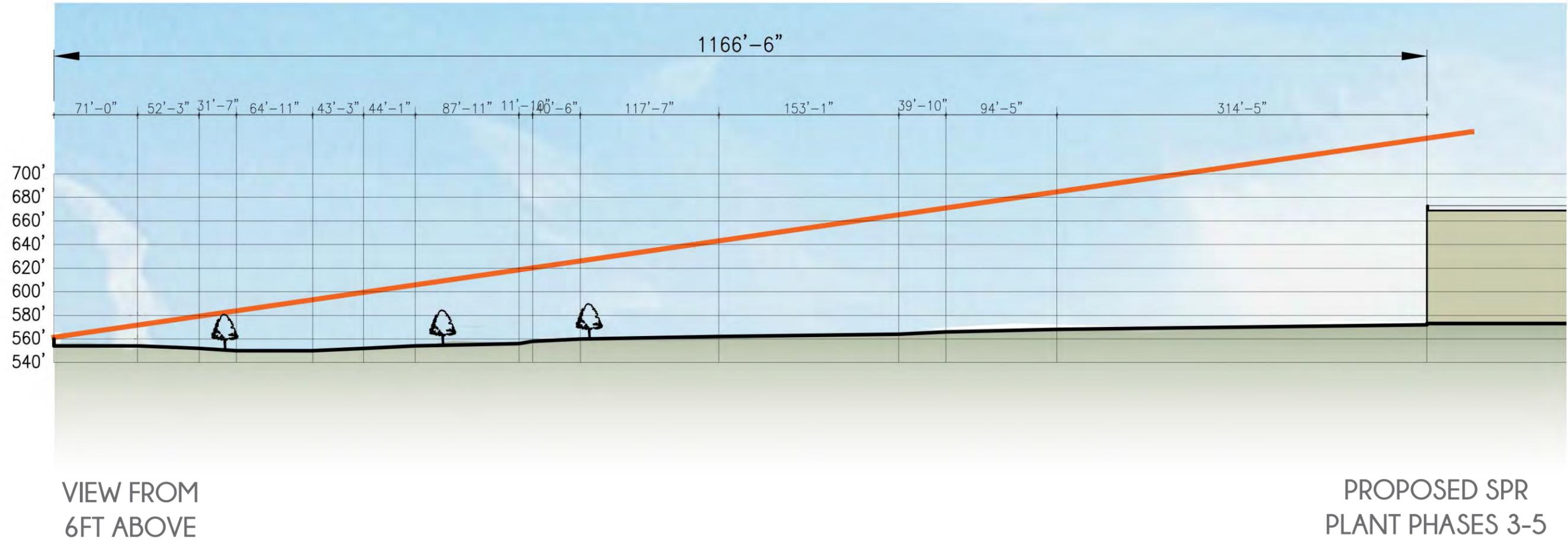
# VIEW 1

## 1350 AIRPORT ROAD VIEWING SOUTHWEST



# VIEW 1

## 1350 AIRPORT ROAD VIEWING SOUTHWEST



# VIEW 1 CURRENT CONDITION, 1350 AIRPORT ROAD VIEWING SOUTHWEST



# VIEW 1

## FUTURE, 1350 AIRPORT ROAD VIEWING SOUTHWEST



# VIEW 2 HARRY MYERS PARK VIEWING SOUTH



2

GRAPHIC SCALE  
1" = 100'

14.55 AC.

PHASE 1  
WAREHOUSE  
27,610 SF

PHASE 2  
HIGH BAY EXPANSION  
2,000,000 SF

PHASE 3-5

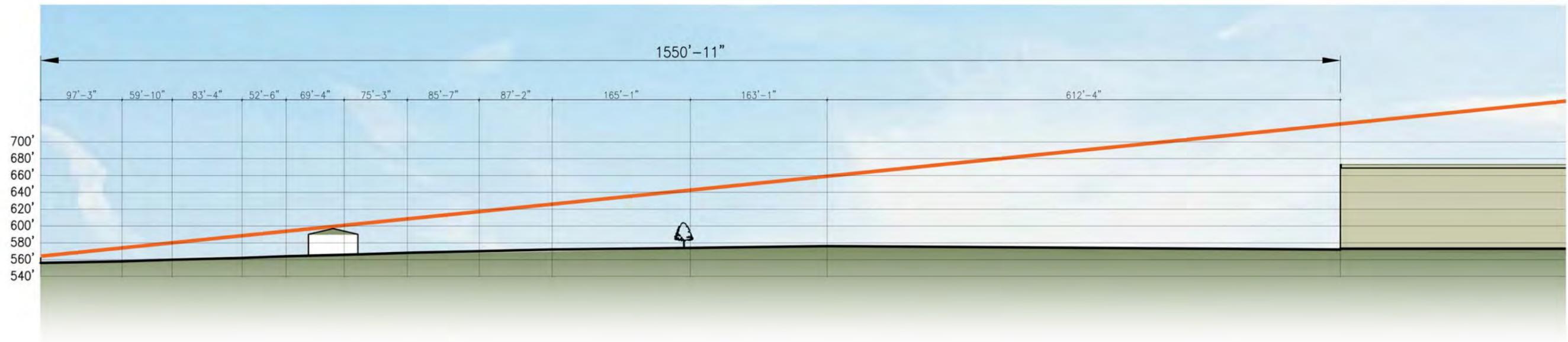
DETENTION POND

FLOOD PLAIN

INDUSTRIAL BLVD

DALLAS GARLAND AND NEW ORLEANS RAILROAD

# VIEW 2 HARRY MYERS PARK VIEWING SOUTH



VIEW FROM  
6FT ABOVE

PARK STATION

PROPOSED SPR  
PLANT PHASES 3-5

# VIEW 2 EXISTING CONDITION, HARRY MYERS PARK VIEWING SOUTH



# VIEW 2

## FUTURE, HARRY MYERS PARK VIEWING SOUTH



# VIEW 3 IVY RD. AT JORDAN FARM



3

GRAPHIC SCALE  
1" = 100'

FLOOD PLAIN

DETENTION POND

14.55 AC.

**PHASE 3-5**  
FUTURE

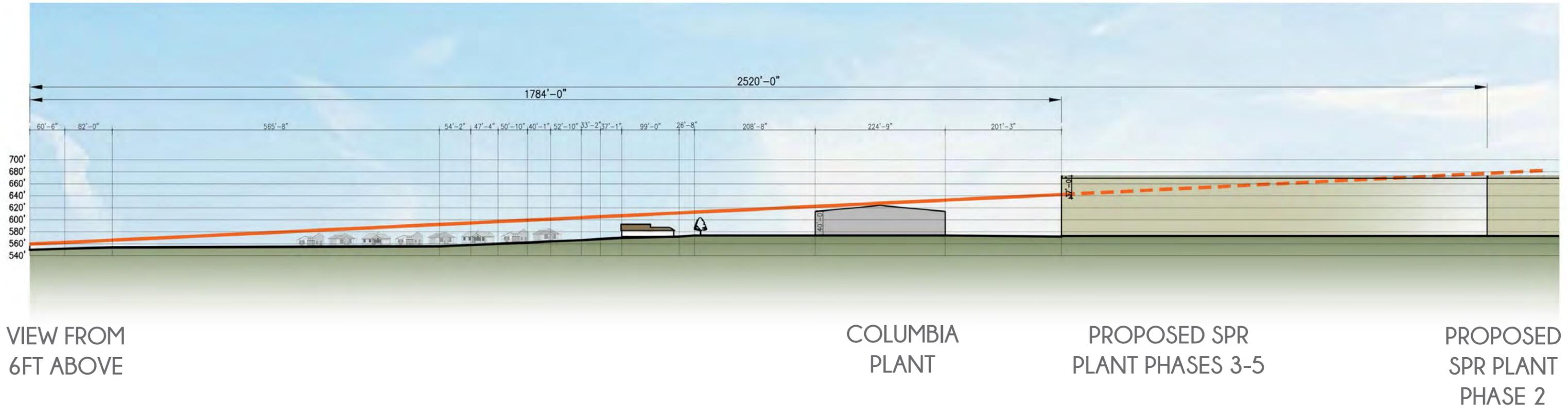
**PHASE 1**  
WAREHOUSE  
27,813 SF

**PHASE 2**  
HIGH BAY EXPANSION  
2,042,000 SF

**PHASE 1**  
SITE PLAN AREA  
11.37 AC.

INDUSTRIAL BLVD

# VIEW 3 IVY RD. AT JORDAN FARM



THIS VIEWPOINT LOOKS DOWN IVY LANE, 1784 FT. FROM THE PROPOSED SPR PLANT. LOOKING DOWN THE STREET THE HOUSES, STREET TREES AND HOUSE TREES ALL DRASTICALLY MINIMIZE THE ABILITY TO SPOT THE COLUMBIA PLANT AND THE PROPOSED SPR PLANT 500 FT. BEHIND ALTHOUGH BOTH HAVE SOME VISIBILITY AT THIS LOCATION.

- ANY VIEW EXCEPT FROM THE CENTER OF THE STREET WOULD CAUSE THE HOUSES AND TREES TO COMPLETELY BLOCK THE PROPOSED SPR PLANT.
- AT THE TIME OF THE CONSTRUCTION OF PROPOSED SPR PLANT PHASES 3-5, THE TREES WOULD BE MORE MATURE, FURTHER SCREENING VIEW OF THE PLANT.
- THE EXPOSED PART OF THE COLUMBIA PLANT IS 17 FT. AT A DISTANCE OF 1358 FT.
- THE EXPOSED PART OF THE PROPOSED SPR PLANT PHASES 3-5 IS 37 FT. AT A DISTANCE OF 1784 FT.
- AT THESE DISTANCES, THE EXPOSED 17 FT. OF THE COLUMBIA PLANT WOULD APPEAR TO BE 1/2" TALL, AND THE EXPOSED 37 FT. OF THE PROPOSED SPR PLANT WOULD APPEAR TO BE 3/4" TALL.

# VIEW 3 CURRENT CONDITION, IVY RD. AT JORDAN FARM VIEWING EAST



**VIEW 3** FUTURE, IVY RD. AT JORDAN FARM VIEWING EAST

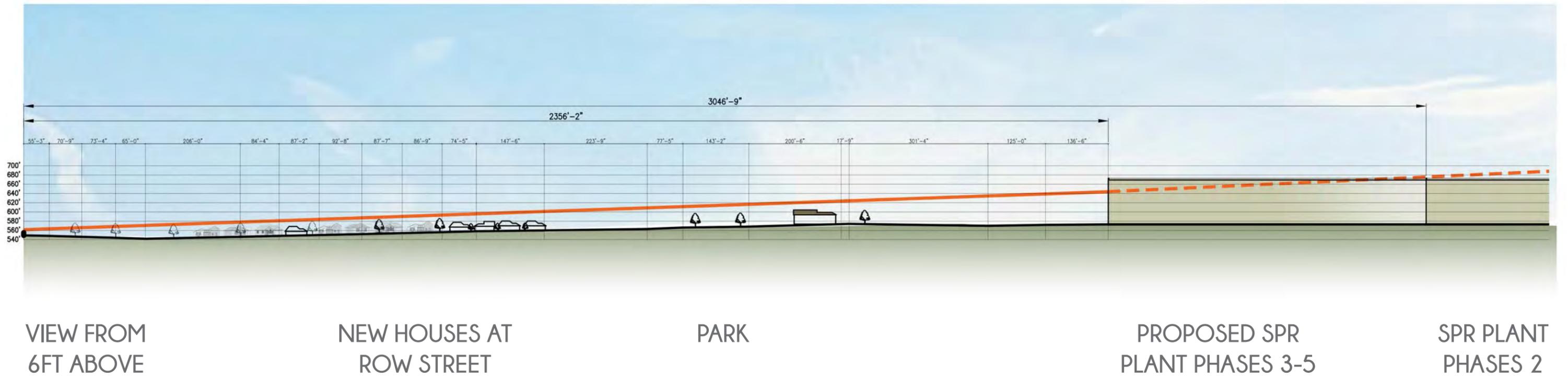


# VIEW 4 VIEWING EAST ON PARK PLACE BLVD.



4

# VIEW 4 VIEWING EAST ON PARK PLACE BLVD.



FROM THIS LOCATION, A PERSON'S VIEW IS ALMOST ENTIRELY COVERED WITH HOUSES, STREET TREES, ETC. WHEN STANDING IN THE CENTER OF THE ROAD, ONE WILL BE ABLE TO SEE:

- 13 FT. OF THE COLUMBIA PLANT, AT A DISTANCE OF 1327 FT.
- 41 FT. OF THE SPR PHASE 3-5 PLANT, AT A DISTANCE OF 1711 FT.
- AT THESE DISTANCES, THE EXPOSED 13 FT. OF THE COLUMBIA PLANT WOULD APPEAR TO BE 3/8" TALL, AND THE EXPOSED 41 FT OF THE PROPOSED SPR PLANT WOULD APPEAR TO BE 7/8" TALL.

# VIEW 4 CURRENT CONDITION, VIEWING EAST ON PARK PLACE BLVD.



# VIEW 4 FUTURE, VIEWING EAST ON PARK PLACE BLVD.



# VIEW 5 VIEWING EAST ON PARK PLACE BLVD.



5

PHASE 3-5

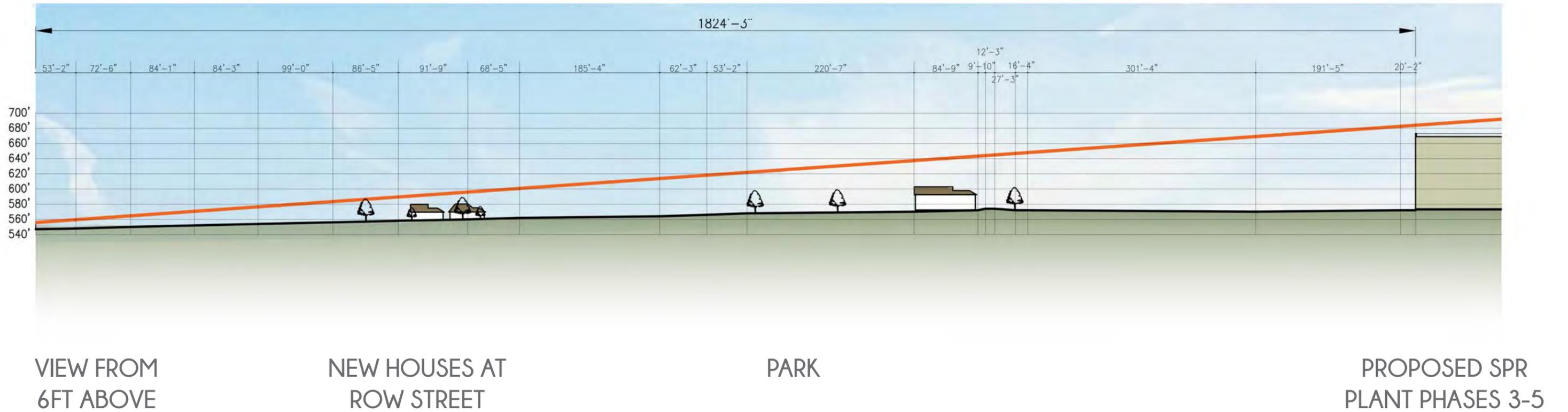
PHASE 1

SITE PLAN AREA  
11.37 AC.

PHASE 2

HIGHWAY EXPANSION  
1.94 AC.

# VIEW 5 VIEWING EAST ON PARK PLACE BLVD.



# VIEW 5 CURRENT CONDITION, VIEWING EAST ON PARK PLACE



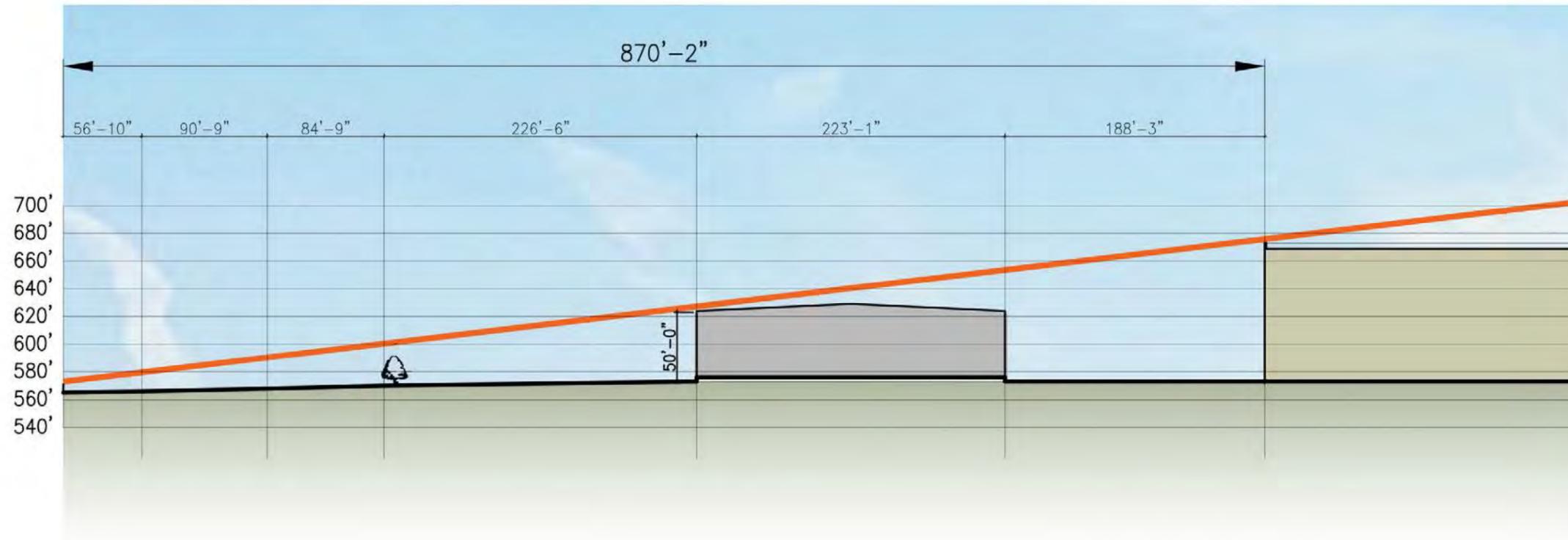
# VIEW 5 FUTURE, VIEWING EAST ON PARK PLACE BLVD.



# VIEW 6 PARK PLACE BLVD. THROUGH ALLEY



# VIEW 6 PARK PLACE BLVD. THROUGH ALLEY



VIEW FROM  
6FT ABOVE

COLUMBIA  
PLANT

PROPOSED SPR  
PLANT PHASES 3-5

# VIEW 6 CURRENT CONDITION, PARK PLACE BLVD. THROUGH ALLEY



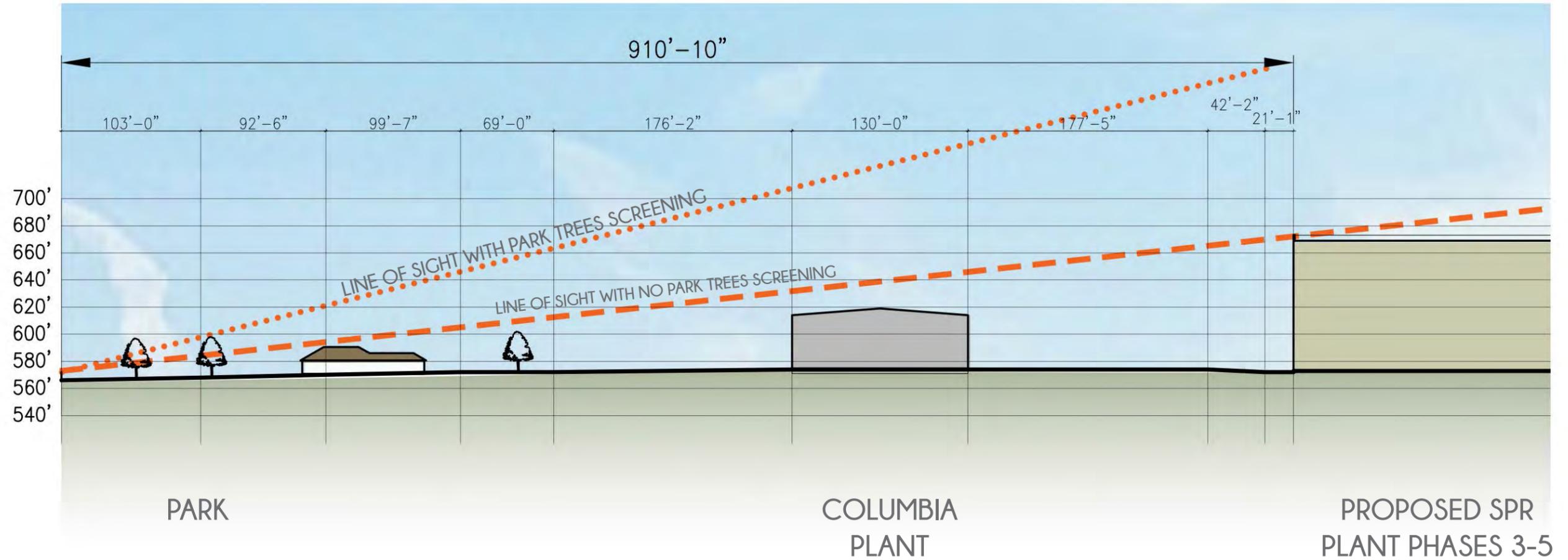
VIEW 6 FUTURE, PARK PLACE BLVD. THROUGH ALLEY



# VIEW 7 PARK PLACE BLVD. THROUGH PARK



# VIEW 7 PARK PLACE BLVD. THROUGH PARK



MOST PARK TREES CURRENTLY IN THE PARK WILL REMAIN AND WILL HELP SCREEN THE PROPOSED SPR PLANT.

# VIEW 7 CURRENT CONDITION, PARK PLACE BLVD. THROUGH PARK



# VIEW 7 FUTURE, ROW & ANGELA'S CRESCENT



# VIEW 8 PARK PLACE BLVD. VIEWING EAST THROUGH PARK



8

PHASE 3-5

PHASE 1

SITE PLAN AREA

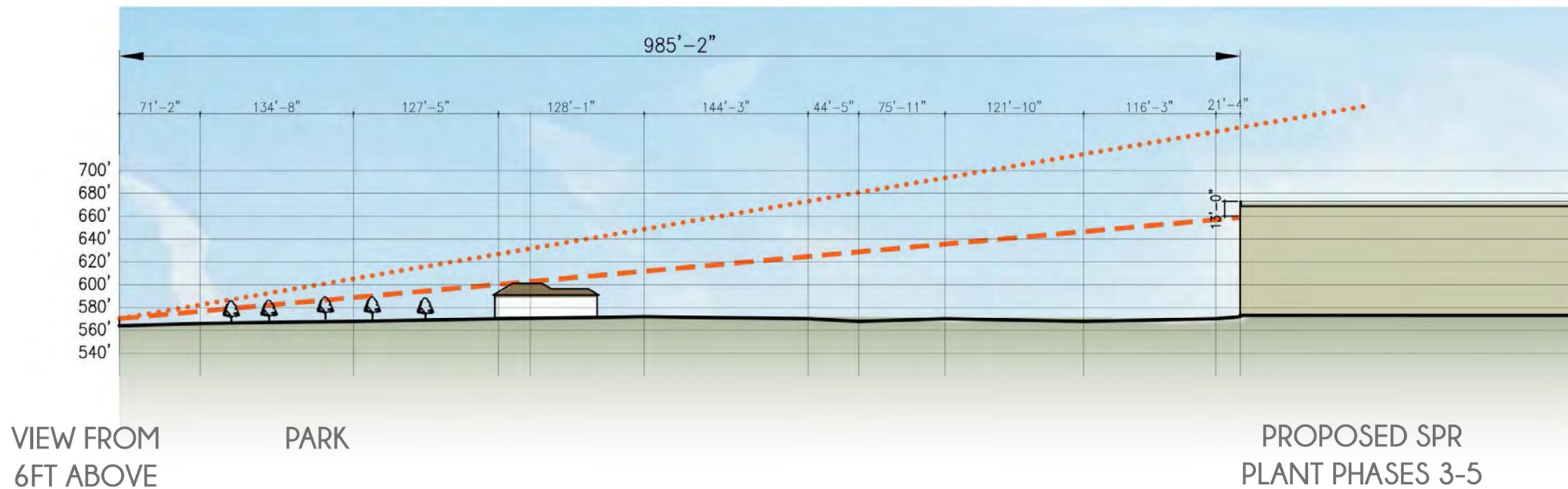
11.37 AC.

PHASE 2

HIGHWAY EXPANSION

14,893 SF

# VIEW 8 PARK PLACE BLVD. VIEWING EAST THROUGH PARK



MOST OF THE TREES CURRENTLY IN THE PARK WILL REMAIN AND WILL HELP SCREEN THE PROPOSED SPR PLANT. THE HOUSES MAY BE TWO-STORY HOUSES WHICH WILL FURTHER SCREEN THE PLANT.

BASED ON THE PLACEMENT AND MATURATION OF THE TREES, A PORTION OF THE PROPOSED SPR PLANT MAY BE VISIBLE:

- 13 FT. OF THE PROPOSED SPR PLANT PHASES 3-5, AT A DISTANCE OF 985 FT.
- AT THIS DISTANCE, THE EXPOSED 13 FT. OF THE PROPOSED SPR PLANT WOULD APPEAR TO BE 1/2" TALL.

# VIEW 8

CURRENT CONDITION, PARK PLACE BLVD. VIEWING EAST THROUGH PARK



# VIEW 8

FUTURE, PARK PLACE BLVD. VIEWING EAST THROUGH PARK



# VIEW 9 ALLEY VIEWING EAST



9

PHASE 3-5  
FUTURE

PHASE 1  
WAREHOUSE  
2 14,615 SF

PHASE 2  
HIGHWAY EXPANSION  
8,94,892 SF

SITE PLAN AREA  
11.37 AC.

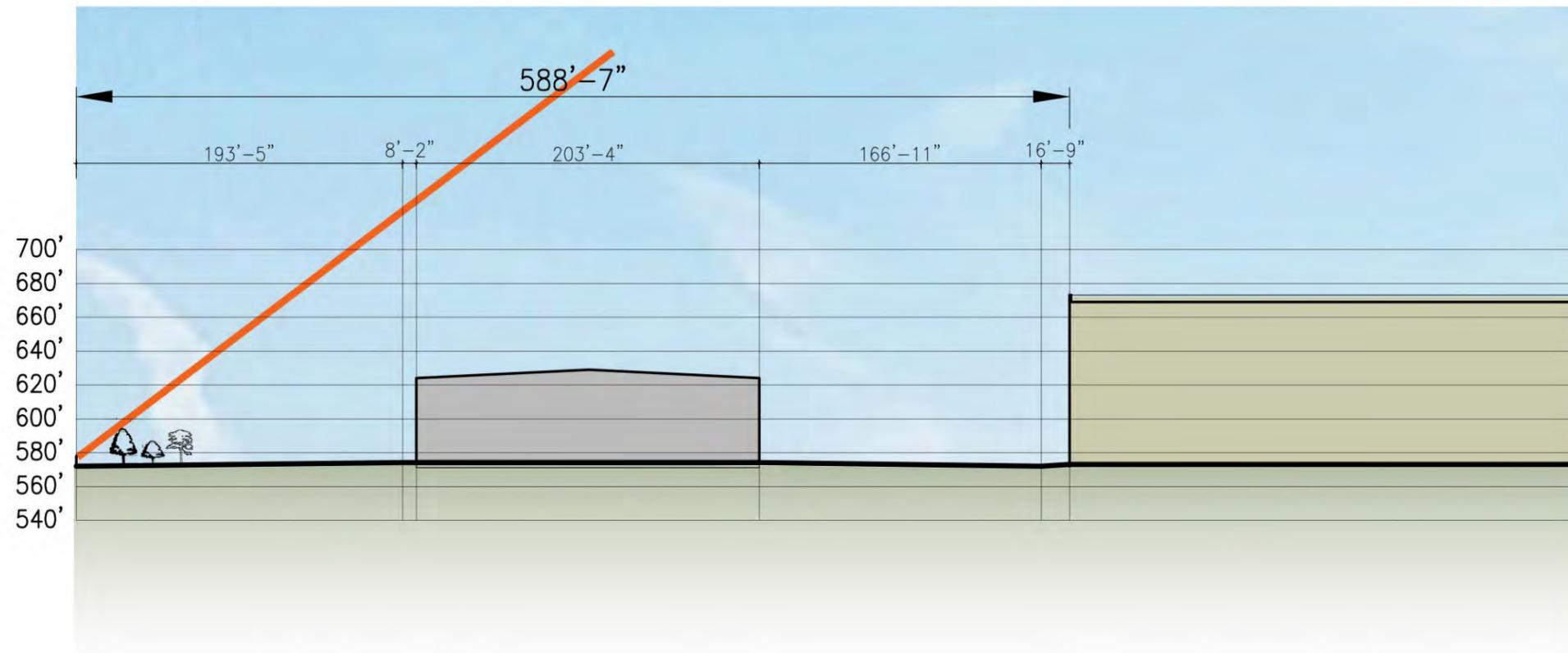
FLOOD PLAIN

DETENTION POND

INDUSTRIAL BLVD

# VIEW 9

## ALLEY VIEWING EAST



VIEW FROM  
6FT ABOVE

TREES AT  
PROP. LINE

COLUMBIA  
PLANT

PROPOSED SPR  
PLANT PHASES 3-5

TREES ALONG PROPERTY LINE WILL CONSIST OF:

- 1 ROW OF 15' CEDARS TREES PROVIDED BY PARK PLACE PHASE III (COLUMBIA).
- 1 ROW OF 7' CEDAR TREES (A SECOND ROW) PROVIDED BY SPR.
- 1 ROW OF 15' OAK TREES PROVIDED BY SPR

# VIEW 9

## CURRENT CONDITION, ALLEY VIEWING EAST



# VIEW 9 FUTURE, ALLEY VIEWING EAST



# VIEW 10 ALLEY VIEWING EAST



10

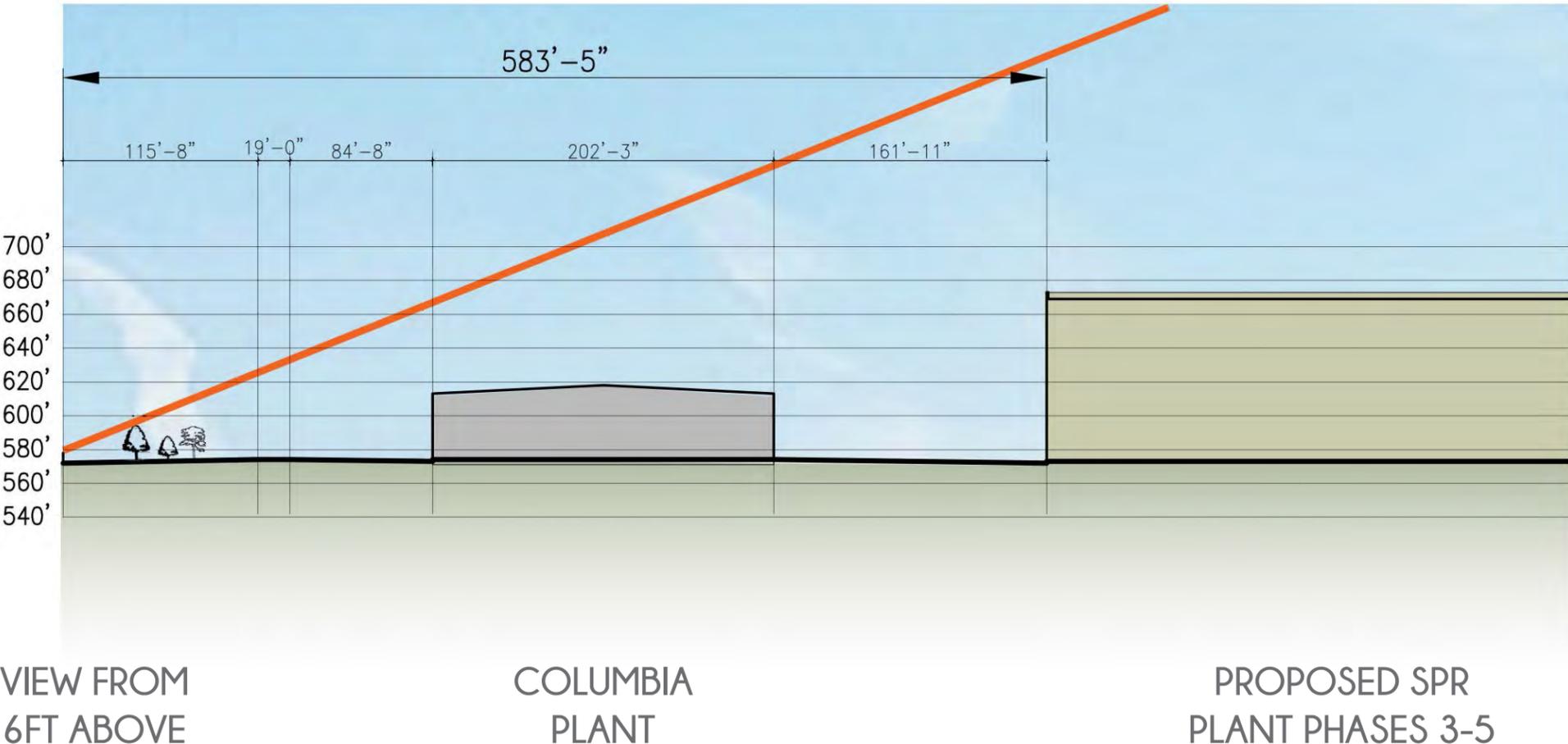
PHASE 3-5

PHASE 1

SITE PLAN AREA  
11.37 AC.

PHASE 2

# VIEW 10 ALLEY VIEWING EAST



- TREES ALONG PROPERTY LINE WILL CONSIST OF:
- 1 ROW OF 15' CEDARS TREES PROVIDED BY PARK PLACE PHASE III (COLUMBIA).
  - 1 ROW OF 7' CEDAR TREES (A SECOND ROW) PROVIDED BY SPR.
  - 1 ROW OF 15' OAK TREES PROVIDED BY SPR.

# VIEW 10 CURRENT CONDITION, ALLEY VIEWING EAST



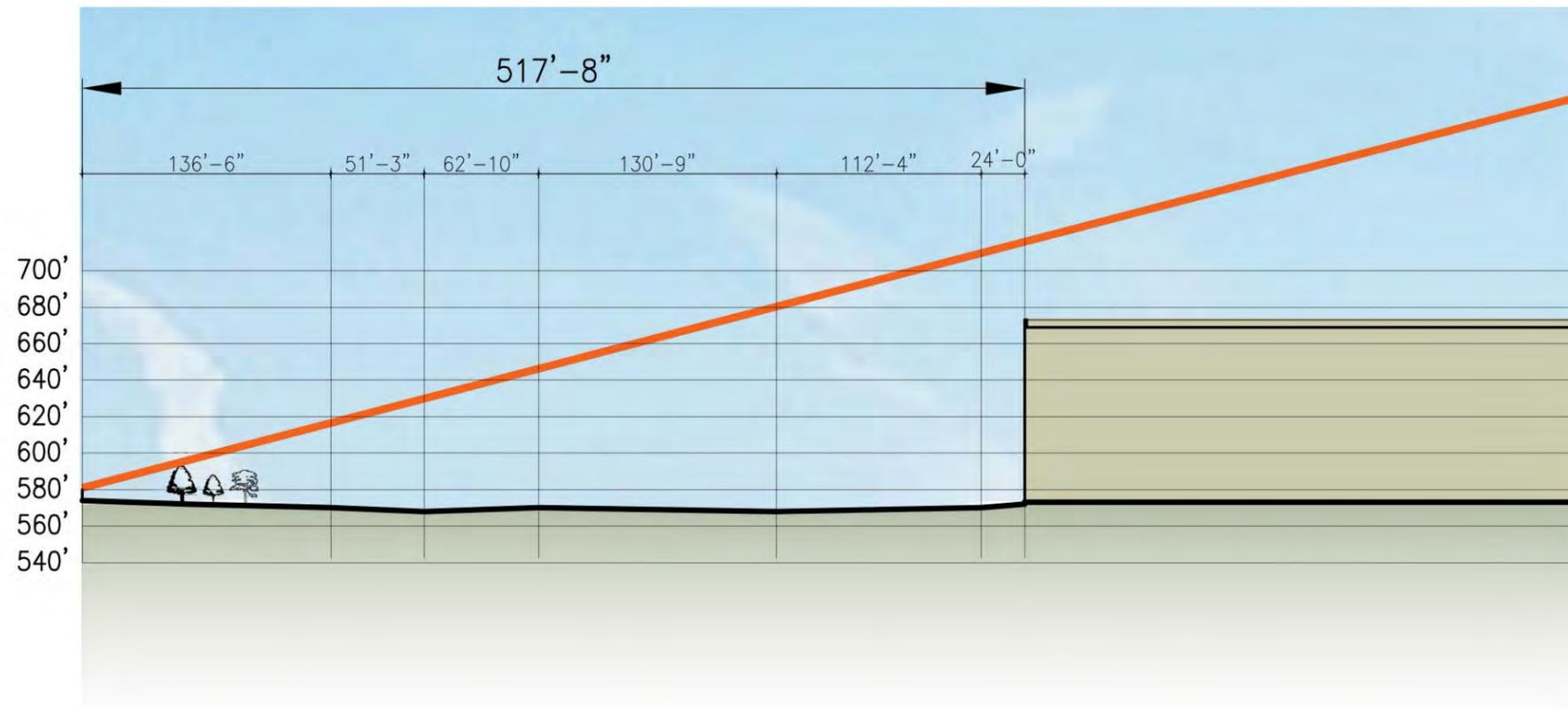
# VIEW 10 FUTURE, ALLEY VIEWING EAST



# VIEW 11 ALLEY VIEWING EAST



# VIEW 11 ALLEY VIEWING EAST



VIEW FROM  
6FT ABOVE

PROPOSED SPR  
PLANT PHASES 3-5

TREES ALONG PROPERTY LINE WILL CONSIST OF:

- 1 ROW OF 15' CEDARS TREES PROVIDED BY PARK PLACE PHASE III (COLUMBIA).
- 1 ROW OF 7' CEDAR TREES (A SECOND ROW) PROVIDED BY SPR.
- 1 ROW OF 15' OAK TREES PROVIDED BY SPR

# VIEW 11 CURRENT CONDITION, ALLEY VIEWING EAST



# VIEW 11 FUTURE, ALLEY VIEWING EAST



# VIEW 12 CORNER OF ANGELA'S CRESCENT & MICHAEL GARDENS ST.



12

GRAPHIC SCALE  
0 10 20 30 40 50 FT



PHASE 3-5  
FUTURE

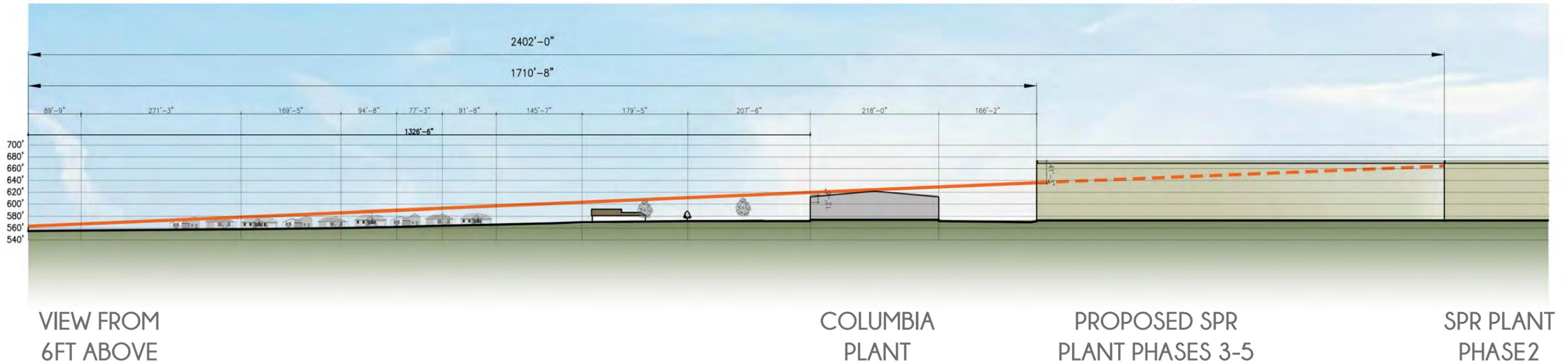
PHASE 1  
SITE PLAN AREA  
11.37 AC.  
PHASE 2  
HIGH BAY EXPANSION  
14,800 SF

DETENTION POND

FLOOD PLAIN

14.55 AC.

# VIEW 12 CORNER OF ANGELA'S CRESCENT & MICHAEL GARDENS ST.



FROM THIS LOCATION, A PERSON'S VIEW IS ALMOST ENTIRELY COVERED WITH HOUSES, STREET TREES, ETC. WHEN STANDING IN THE CENTER OF THE ROAD, ONE WILL BE ABLE TO SEE:

- 13 FT. OF THE COLUMBIA PLANT, AT A DISTANCE OF 1327 FT.
- 41 FT. OF THE PROPOSED SPR PLANT, AT A DISTANCE OF 1711 FT.
- 10 FT. OF THE SPR PLANT PHASE 2, AT A DISTANCE OF 2402 FT.
- AT THESE DISTANCES, THE EXPOSED 13 FT. OF THE COLUMBIA PLANT WOULD APPEAR TO BE 3/8" TALL, AND THE EXPOSED 41 FT OF THE PROPOSED SPR PLANT PHASES 3-5 WOULD APPEAR TO BE 7/8" TALL, AND THE SPR PHASE 2 PLANT WOULD APPEAR 1/8' TALL

# VIEW 12 EXISTING CONDITION, MICHAEL GARDENS ST.



VIEW **12** FUTURE, (IVY LANE OVERLAY)



# VIEW 13 ANGELA'S CRESCENT VIEWING EAST



13

PHASE 3-5

PHASE 1

SITE PLAN AREA  
11.37 AC

PHASE 2

HIGH BAY EXPANSION  
154,800 SF

FLOOD PLAIN

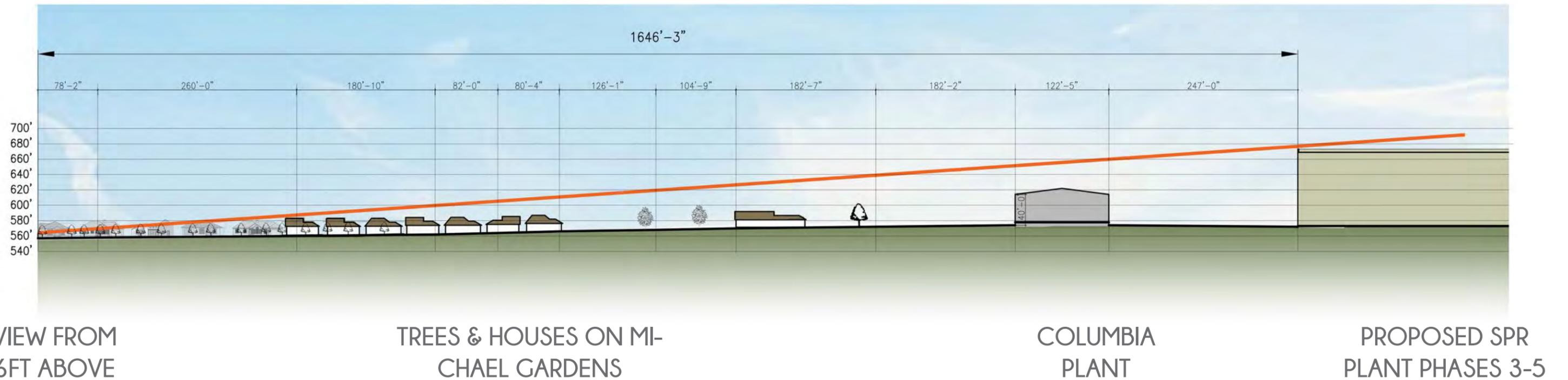
14.55 AC

DETENTION POND

INDUSTRIAL BLVD



# VIEW 13 ANGELA'S CRESCENT VIEWING EAST



THIS VIEWPOINT LOOKS IN THE DIRECTION OF THE BACK YARDS OF THE HOUSES FRONTING ANGELA'S CRESCENT AND BOW ST.

- LOOKING STRAIGHT DOWN THE BACK YARDS, THE VIEW WOULD MISS THE SPR PACKAGING PLANT.
- IF ONE WERE TO TURN AND LOOK TOWARDS THE SPR PACKAGING PLANT, THE HOUSES WOULD BE BLOCKING THE VIEW OF THE SPR PLANT, AS SHOWN IN THE CROSS SECTION ABOVE

# VIEW 13 CURRENT CONDITION, ANGELA'S CRESCENT

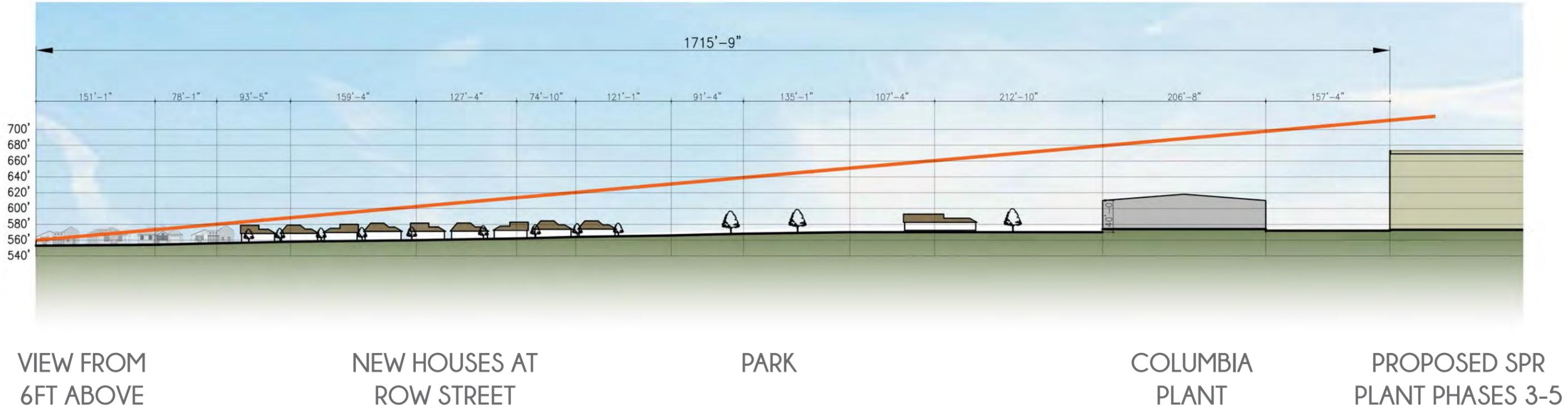


# VIEW 13 FUTURE CONDITION, ANGELA'S CRESCENT





# VIEW 14 CORNER OF ANGELA'S CRESCENT & ROW ST.



# VIEW 14 CURRENT CONDITION, ROW & ANGELA'S CRESCENT



# VIEW 14 FUTURE, ROW & ANGELA'S CRESCENT



# CONCLUSIONS

- 1.) The proposed SPR plant can slightly be seen in 3-4 of the Views.
- 2.) The Columbia plant can be seen in front of the proposed SPR plant in 3 out of these 4 views.
- 3.) In no line of sight studied can the 100 ft. tall Phase II be seen, other than in View 12, in which the exposed part of Phase II would appear 1/8" in height. For the remaining views, only in later phases (8-20 years out) will the proposed SPR plant phases 3-5 become visible as reflected in this study.
- 4.) The visibility of the proposed SPR plant phases 3-5 may be further diminished if the proposed plant were to match the color of the Columbia plant.

CITY OF ROCKWALL

ORDINANCE NO. 19-XX

SPECIFIC USE PERMIT NO. S-1XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO FURTHER AMEND THE ZONING MAP TO ADOPT A SPECIFIC USE PERMIT (SUP) ALLOWING STRUCTURES THAT EXCEED 60-FEET IN HEIGHT WITHIN A LIGHT INDUSTRIAL (LI) DISTRICT, ON A 42.61-ACRE TRACT OF LAND BEING IDENTIFIED AS TRACT 7 OF THE N. BUTLER SURVEY, ABSTRACT NO. 20 (11.3736-ACRES); TRACT 31 OF THE R. BALLARD SURVEY, ABSTRACT NO. 29 (8.197-ACRES); AND LOT 1-01, BLOCK 1, INDALLOY ADDITION (14.53-ACRES), CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED 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 Mark W. Pross of Pross Design Group, Inc. on behalf of Carolina Molina of Alvaplast US (SPR Packaging) for the approval of a Specific Use Permit (SUP) to allow for structures that will exceed 60-feet in height within the *Light Industrial (LI) District* on an 42.61-acre tract of land, identified as Tract 7 of the N. Butler Survey, Abstract No. 20 (11.3736-acres); Tract 31 of the R. Ballard Survey, Abstract No. 29 (8.197-acres); and Lot 1-01, Block 1, Indalloy Addition (14.53-acres), City of Rockwall, Rockwall County, Texas, zoned *Light Industrial (LI) District*, generally located at the terminus of Aluminum Plant Road, and more specifically described 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 [Ordinance No. 04-38] 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 [Ordinance No. 04-38] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing structures that will exceed 60-feet in height within the *Light Industrial (LI) District* as stipulated by Article IV, *Permissible Uses*, of the Unified Development Code [Ordinance No. 04-38] on the *Subject Property*, and

**Section 2.** That the Specific Use Permit (SUP) shall be subject to the conditions set forth in *Section 5.01, Light Industrial (LI) District*, and *Section 7.03, Non-Residential District Development*

*Standards, of Article V, District Development Standards, of the Unified Development Code [Ordinance No. 04-38]* as heretofore amended and as may be amended in the future, and shall be subject to the additional following conditions:

## 2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of an office/ warehouse/manufacturing facility that exceeds 60-feet in height on the *Subject Property*, and conformance to these operational conditions is required for continued operations:

- 1) The development of this property shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance; and,
- 2) The maximum overall height of the buildings and/or structures shall not exceed 100-feet, as depicted in *Exhibit 'C'* of this ordinance; and,
- 3) The building elevations depicted in *Exhibit 'C'* are for reference to the height of the extruder bays for all phases (*i.e. phase 2, 3, 4, & 5*), and do not represent approved building elevations. Any building elevations associated with the project shall be subject to the requirements of the Unified Development Code (UDC), review by the Architectural Review Board, and approval by the Planning and Zoning Commission [*and City Council if applicable*]; and,
- 4) Future expansion of the site [*i.e. Phases 3, 4, and 5*] should have all silos placed on the southern portion of the subject property, adjacent to the railroad tracks, as depicted in *Exhibit 'B'* of this ordinance; and,
- 5) The subject property shall provide and maintain a landscape screening buffer along the western and northern property boundaries [*i.e. Overall Landscape Plan*], as depicted in *Exhibit 'D'* of this ordinance and shall be constructed with Phase 1 of the development.

## 2.2 COMPLIANCE

Approval of this ordinance in accordance with Section 8.3, *Council Approval or Denial*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC) will require compliance to the following:

- 1) Upon obtaining a Certificate of Occupancy (CO), should any business or establishment 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 Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 4.4(3) of Article IV, *Permissible Uses*, of the Unified Development Code (UDC).

**Section 4.** That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

**Section 5.** 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 6.** 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 7.** 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 8.** That this ordinance shall take effect immediately from and after its passage;

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,  
THIS THE 6<sup>TH</sup> DAY OF MAY, 2019.**

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

**ATTEST:**

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

**APPROVED AS TO FORM:**

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

1<sup>st</sup> Reading: April 15, 2019

2<sup>nd</sup> Reading: May 6, 2019

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

**BEING** A 42.6035 ACRE PARCEL OF LAND SITUATED IN THE N. BUTLER SURVEY ABSTRACT NO. 20 AND THE R. BALLARD SURVEY, ABSTRACT NO. 29, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; SAID 42.6035 ACRE TRACT BEING ALL OF 11.3736 ACRE OF TRACT OF LAND DESCRIBED IN GENERAL WARRANTY DEED TO ALVAPLAST U.S., INC., A DELAWARE CORPORATION RECORDED IN INSTRUMENT NUMBER 20150000002739 OF THE OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS; AND BEING PART OF 98.319 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED TO COLUMBIA EXTRUSION CORPORATION, DATED DECEMBER 22, 1988 AND RECORDED IN VOLUME 444, PAGE 102 OF THE REAL PROPERTY RECORDS OF ROCKWALL COUNTY, TEXAS; AND BEING A PART OF LOT 1 IN BLOCK 1 OF INDALLOY ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET "D", SLIDE 273 OF THE PLAT RECORDS OF ROCKWALL COUNTY TEXAS; SAID 42.6035 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT A POINT FOR CORNER AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF INDUSTRIAL BOULEVARD (A 65-FOOT WIDE RIGHT-OF-WAY) AND THE SOUTH RIGHT-OF-WAY LINE OF AIRPORT ROAD (A VARIABLE WIDTH RIGHT-OF-WAY);

**THENCE** SOUTH 00° 07' 36" EAST ALONG THE WEST RIGHT-OF-WAY LINE OF SAID INDUSTRIAL BOULEVARD AND THE EAST LINE OF SAID 11.3736 ACRE ALVAPLAST U.S., INC. TRACT FOR A DISTANCE OF 788.63 FEET TO A POINT FOR CORNER IN THE NORTH RIGHT-OF-WAY LINE OF UP/DALLAS GARLAND N.E. RAILROAD (A 100-FOOT WIDE RIGHT-OF-WAY); SAID POINT BEING THE SOUTHEAST CORNER OF SAID 11.3736 ACRE ALVAPLAST U.S., INC. TRACT;

**THENCE** SOUTH 88° 36' 50" WEST DEPARTING THE WEST RIGHT-OF-WAY LINE OF SAID INDUSTRIAL BOULEVARD AND ALONG THE SAID NORTH LINE OF UP/DALLAS GARLAND N.E. RAILROAD AND THE SOUTH LINE OF SAID 11.3736 ACRE ALVAPLAST U.S., INC. TRACT, FOR A DISTANCE OF 584.08 FEET TO THE SOUTHWEST CORNER OF SAID 11.3736 ACRE ALVAPLAST U.S., INC. TRACT AND THE SOUTHEAST CORNER OF AFORESAID LOT 1 IN BLOCK 1 OF INDALLOY ADDITION, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF AFORESAID 98.319 ACRE TRACT DESCRIBED IN DEED TO COLUMBIA EXTRUSION CORPORATION;

**THENCE** SOUTH 88° 32' 20" WEST CONTINUING ALONG THE SAID NORTH LINE OF UP /DALLAS GARLAND N.E. RAILROAD AND THE SOUTH LINE OF SAID LOT 1 IN BLOCK 1 OF INDALLOY ADDITION AND PASSING APPROXIMATELY AT A DISTANCE OF 332.77 FEET THE SOUTHWEST CORNER OF AFORESAID LOT 1 IN BLOCK 1 OF INDALLOY ADDITION AND CONTINUING ALONG THE SAID NORTH LINE OF UP /DALLAS GARLAND N.E. RAILROAD FOR A TOTAL DISTANCE OF 578.23 FEET TO A POINT FOR CORNER, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 21774.77 FEET WITH A CENTRAL ANGLE OF 00° 58' 11" AND A CHORD BEARING SOUTH 88° 05' 13" WEST AT A DISTANCE OF 368.51 FEET;

**THENCE** SOUTHWESTERLY AND FOLLOWING ALONG SAID CURVE TO THE RIGHT AND CONTINUING ALONG THE SAID NORTH LINE OF UP /DALLAS GARLAND N.E. RAILROAD FOR AN ARC DISTANCE OF 368.52 FEET TO A POINT FOR CORNER;

**THENCE** SOUTH 88° 04' 12" WEST CONTINUING ALONG THE SAID NORTH LINE OF UP /DALLAS GARLAND N.E. RAILROAD FOR A DISTANCE OF 101.65 FEET TO A POINT FOR CORNER;

**THENCE** NORTH 09° 24' 49" WEST DEPARTING THE SAID NORTH LINE OF UP/DALLAS GARLAND N.E. RAILROAD FOR A DISTANCE OF 1039.14 FEET TO A POINT FOR CORNER IN THE EAST BOUNDARY LINE OF PARK PLACE WEST II, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ACCORDING TO THE AMENDED PLAT THEREOF RECORDED IN CABINET "G", SLIDE 100 OF THE PLAT RECORDS OF ROCKWALL COUNTY, TEXAS;

**THENCE** NORTH 04° 52' 54" WEST ALONG THE EAST LINE OF SAID PARK PLACE WEST ADDITION FOR A DISTANCE OF 207.14 FEET TO A POINT FOR CORNER;

**THENCE** NORTH 81° 27' 00" EAST LEAVING THE EAST LINE OF SAID PARK PLACE WEST ADDITION FOR A DISTANCE OF 408.12 FEET TO A POINT FOR CORNER;

**THENCE** SOUTH 83° 23' 14" EAST AND PASSING AT A DISTANCE OF 216.91 FEET THE WEST LINE OF AFORESAID LOT 1 IN BLOCK 1 OF INDALLOY ADDITION AND CONTINUING ON FOR A TOTAL DISTANCE OF 274.94 FEET TO A POINT FOR CORNER;

**THENCE** SOUTH 85° 37' 16" EAST FOR A DISTANCE OF 435.64 FEET TO A POINT FOR CORNER IN THE EAST LINE OF AFORESAID LOT 1 IN BLOCK 1 OF INDALLOY ADDITION AND THE WEST LINE OF 7.497 ACRE TRACT OF LAND DESCRIBED IN DEED TO ROCKWALL COMMUNITY PLAYHOUSE AND RECORDED IN VOLUME 4239, PAGE 203 OF THE REAL PROPERTY RECORDS OF ROCKWALL COUNTY, TEXAS;

**THENCE** SOUTH 06° 42' 50" EAST ALONG THE EAST LINE OF AFORESAID LOT 1 IN BLOCK 1 OF INDALLOY ADDITION AND THE WEST LINE OF SAID 7.497 ACRE TRACT OF LAND DESCRIBED IN DEED TO ROCKWALL COMMUNITY PLAYHOUSE, FOR A DISTANCE OF 360.89 FEET TO A POINT FOR CORNER AT THE END OF A 50' WIDE STREET DEDICATION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS BY DEED RECORDED IN VOLUME 67, PAGE 116 OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS

**THENCE** SOUTH 06° 22' 45" EAST CONTINUING ALONG THE EAST LINE OF AFORESAID LOT 1 IN BLOCK 1 OF INDALLOY ADDITION FOR A DISTANCE OF 50.93 FEET TO A POINT FOR CORNER IN THE SOUTH RIGHT-OF-WAY LINE OF AFORESAID

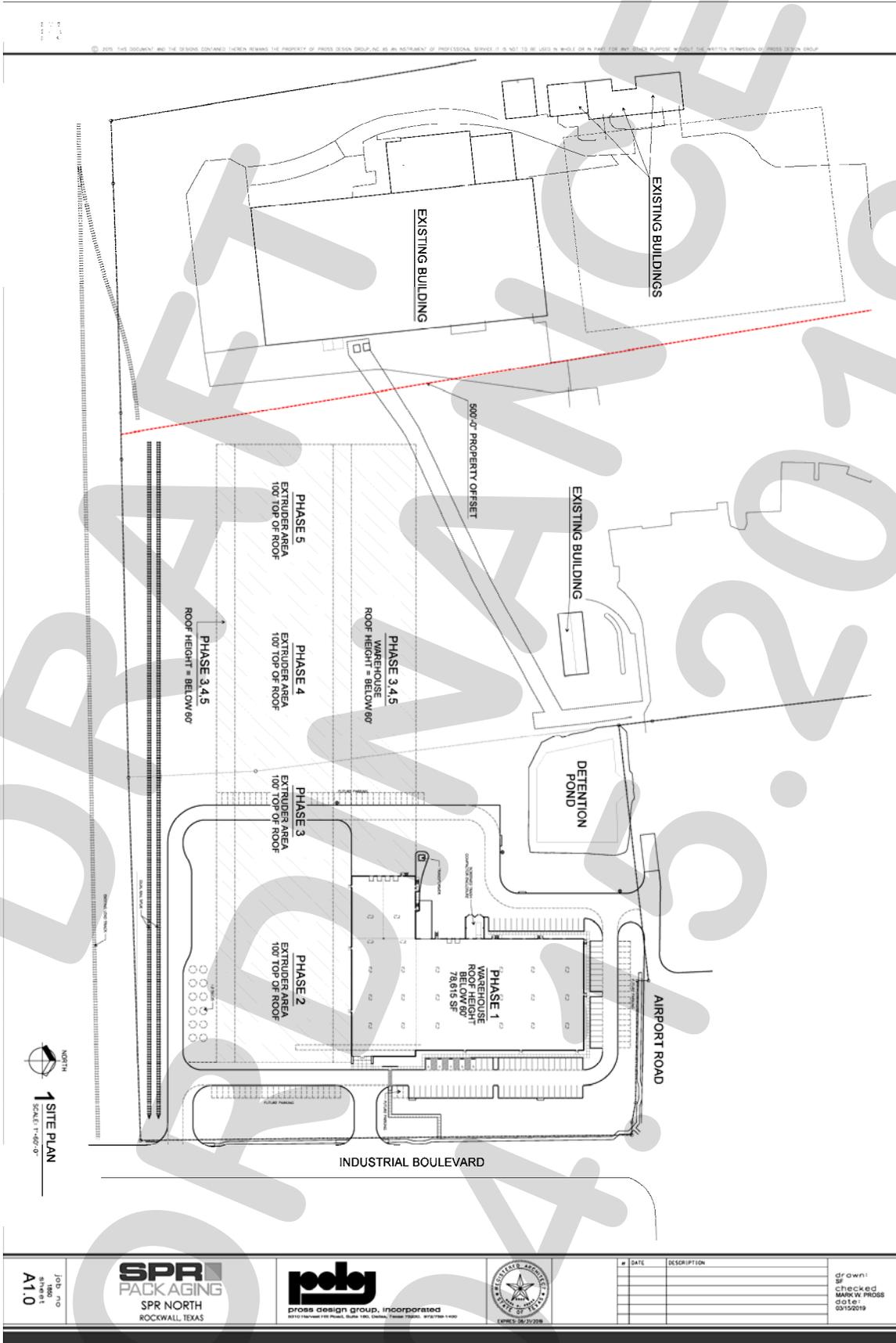
**Exhibit 'A':**  
*Legal Description*

AIRPORT ROAD; SAID POINT ALSO BEING THE NORTHWEST CORNER OF AFORESAID 11.3736 ACRE ALVAPLAST U.S., INC. TRACT;

**THENCE** DEPARTING THE WEST LINE OF SAID 11.3736 ACRE ALVAPLAST U.S., INC. TRACT AND THE EAST LINE OF SAID LOT 1 IN BLOCK 1 AND ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID AIRPORT ROAD, THE FOLLOWING COURSES AND DISTANCES NUMBERED (1) THROUGH (5);

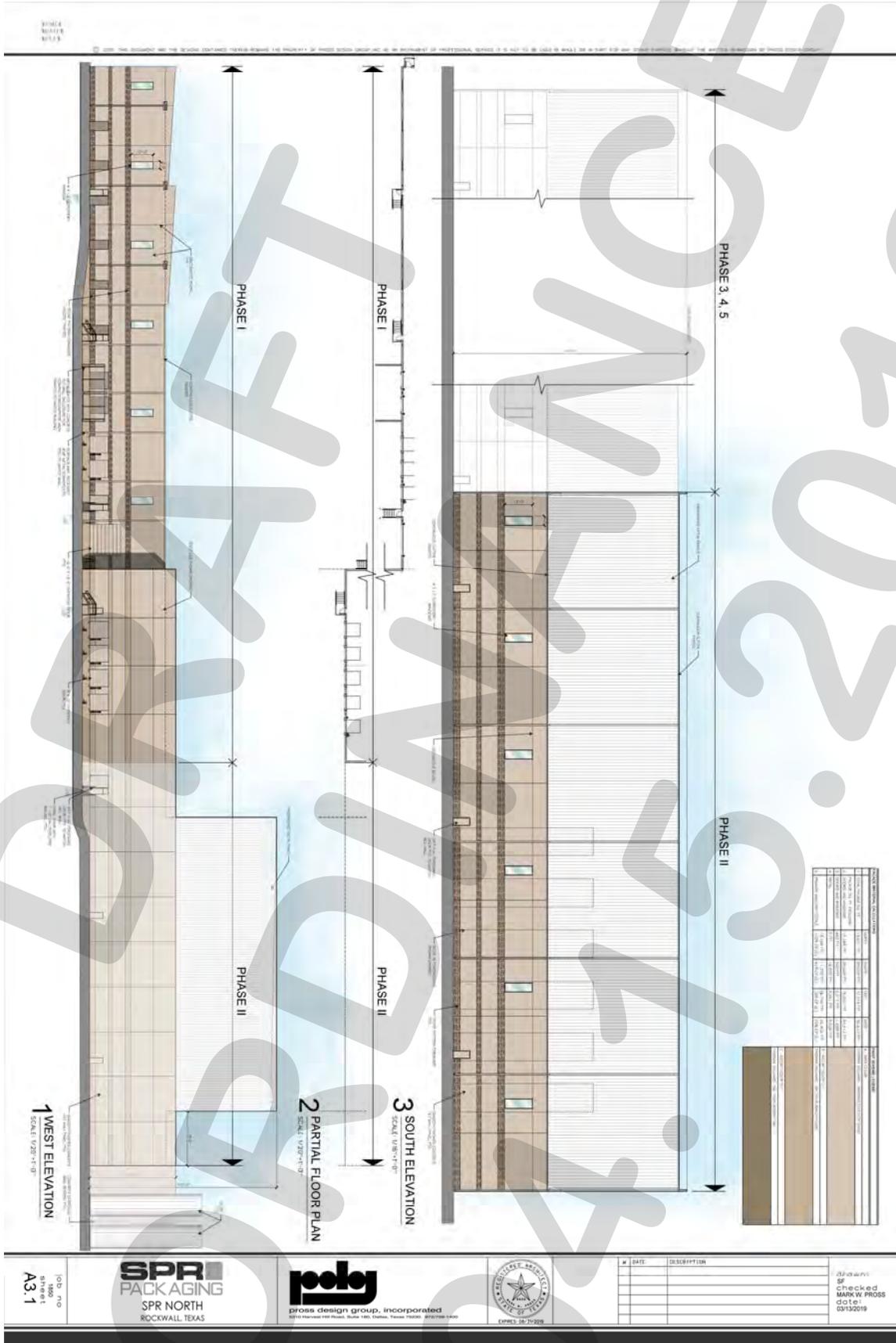
1. NORTH 83° 53' 38" EAST FOR A DISTANCE OF 413.66 FEET TO A POINT FOR CORNER;
2. SOUTH 01° 01' 31" EAST FOR A DISTANCE OF 17.89 FEET TO A POINT FOR CORNER;
3. SOUTH 88° 37' 46" EAST FOR A DISTANCE OF 195.72 FEET TO A POINT FOR CORNER;
4. SOUTH 79° 05' 55" EAST FOR A DISTANCE OF 32.05 FEET TO A POINT FOR CORNER;
5. SOUTH 88° 51' 14" EAST FOR A DISTANCE OF 20.01 FEET TO THE POINT OF BEGINNING AND CONTAINING 42.6035 ACRES OF LAND, MORE OR LESS.

**Exhibit 'B':  
Conceptual Site Plan**



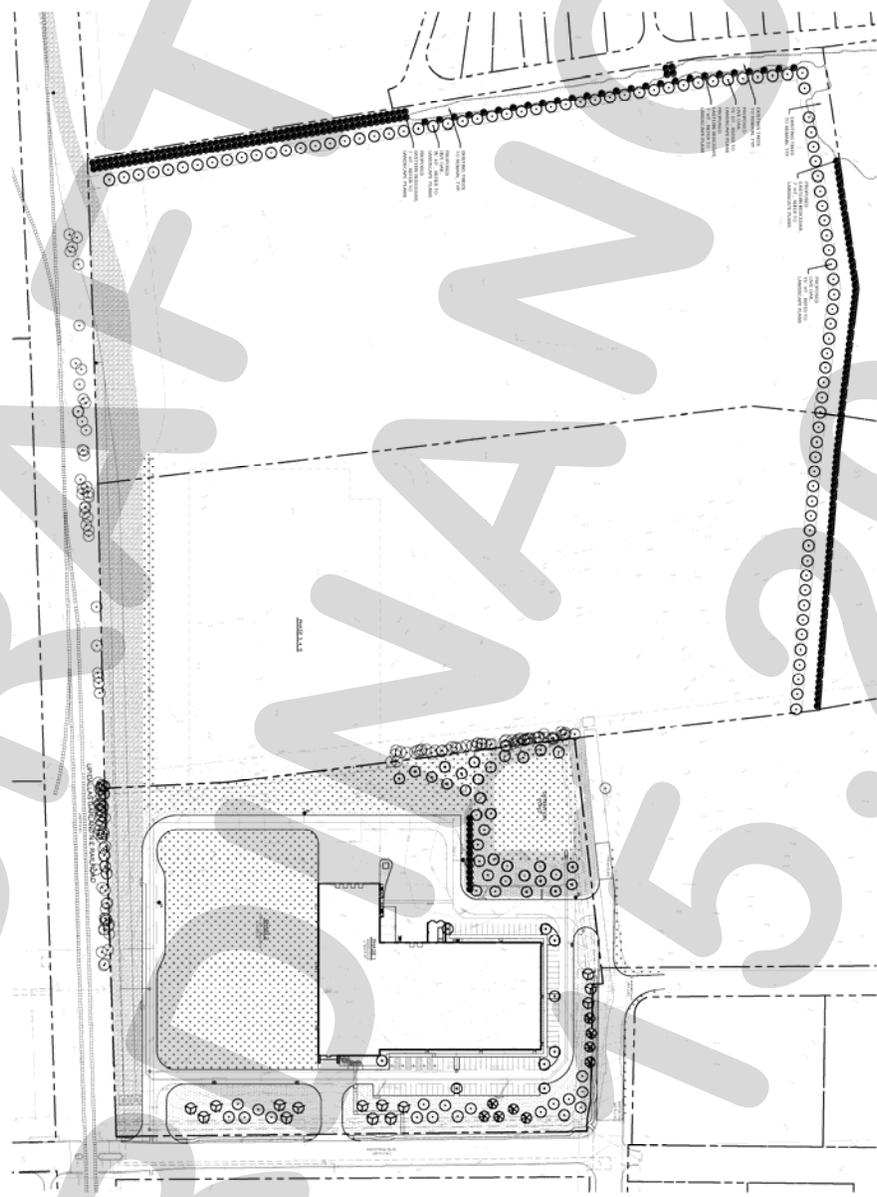
job no. 1886 sheet 1 A1.0	 <b>SPR NORTH</b> ROCKWALL, TEXAS	 pros design group, incorporated <small>8010 Fairway Hill Road, Suite 100, Dallas, Texas 75246, 972-788-1100</small>		#	DATE	DESCRIPTION	drawn: SP checked: MARK W PROSS date: 03/15/2019

**Exhibit 'C':**  
**Concept Building Elevation Phasing Plan**



# Exhibit 'D': Landscape Screening Plan

© 2009 THIS DOCUMENT AND THE CLASSES CONTAINED THEREIN REMAINS THE PROPERTY OF PROSS DESIGN GROUP, INC. AS AN INSTRUMENT OF PROFESSIONAL SERVICE IT IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION OF PROSS DESIGN GROUP, INC.



**OVERALL LANDSCAPE PLAN**  
 4245 North Central City  
 Suite 501  
 Dallas, Texas 75205  
 214.880.7762  
**BELLE FIRMA**

job no sheet L1.00	<b>SPR PACKAGING</b> SPR NORTH ROCKWALL, TEXAS	 pross design group, incorporated <small>3301 Marwood Rd, Suite 100, Dallas, Texas 75246</small>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>#</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>02/14/19</td> <td>CITY COMMENTS</td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	#	DATE	DESCRIPTION	1	02/14/19	CITY COMMENTS										drawn: MAY checked: KAH date: 07/15/19
#	DATE	DESCRIPTION																	
1	02/14/19	CITY COMMENTS																	

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# CITY OF ROCKWALL

## CITY COUNCIL CASE MEMO

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

---

**TO:** Mayor and City Council  
**DATE:** April 15, 2019  
**APPLICANT:** Ruben Garcia and Brandon Mullins of *Hemisphere Brewing Company*  
**CASE NUMBER:** Z2019-007; *SUP for Commercial Amusement/Recreation (Outdoor)*

---

### **SUMMARY**

Hold a public hearing to discuss and consider a request by Ruben Garcia and Brandon Mullins on behalf of Forrest B. Davis Jr. for the approval of a Specific Use Permit (SUP) for *outdoor commercial amusement/recreation* in conjunction with an existing Craft/Micro Brewery on a 1.215-acre parcel of land identified as Lot 1-F, Bodin Industrial Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 2015 Kristy Lane, and take any action necessary.

### **BACKGROUND**

The subject property is a 1.215-acre parcel of land identified as Lot 1-F, Bodin Industrial Addition. The subject property is situated within the IH-30 Overlay (IH-30 OV) District and addressed as 2015 Kristy Lane. The property was annexed on May 5, 1980 by *Ordinance No. 80-06*. According to the City's historic zoning maps, the subject property has been zoned Light Industrial (LI) District since at least May 16, 1983. Currently, the property is being used as a brewery (*i.e. Hemisphere Brewing Company*), which is a by-right land use within the Light Industrial (LI) District. Hemisphere Brewing Company obtained their Certificate of Occupancy (CO) on November 17, 2014.

### **PURPOSE**

The applicants, Ruben Garcia and Brandon Mullins, have submitted a request for a Specific Use Permit (SUP) to allow a *Commercial Amusement/Recreation (Outdoor)* land use in conjunction with an existing craft/microbrewery located within a Light Industrial (LI) District. The applicant is requesting to operate an outdoor entertainment area that includes a stage and seating areas. This will be located at the rear of the property and will be enclosed by an eight (8)-foot wooden fence.

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

The subject property is located at 2015 Kristy Lane. The land uses adjacent to the subject property are as follows:

**North:** Directly north of the subject property are three (3) businesses (*i.e. Rite Co. Collision, Asnet, Inc., & Multi-Metal & MFG Co., Inc.*) on a 3.77-acres of land that front IH-30. All of these properties are zoned Light Industrial (LI) District. Beyond these properties is IH-30.

**South:** Directly south of the subject property is a business (*i.e. Excel Metal Finishing*) addressed as 2065 Kristy Lane, which is situated a one (1)-acre parcel of land. This property is zoned Light Industrial (LI) District.

**East:** Directly east of the subject property is a 3.543-acre parcel of land that is vacant. This property is zoned Light Industrial (LI) District.

West: Directly west of the subject property are two (2) businesses (*i.e. Rockwall Mini Storage & Bodin Concrete*) on 4.0681-acres of land. Both of these properties are zoned Light Industrial (LI) District.

### **CHARACTERISTICS OF THE REQUEST**

The applicants have stated that they would like the opportunity to expand their operations by including an outdoor stage and Biergarten venue for the purpose of incorporating live entertainment, charity events, special events (*i.e. corporate events, birthday parties, weddings, etc.*) and social gatherings into their existing operations. Due to the hours of operation as regulated for a brewery by the Texas Alcoholic Beverage Commission (TABC), the applicants would be able to host these events during the hours of 8:00 a.m. – 12:00 a.m. Monday through Saturday and 10:00 a.m. – 12:00 a.m. on Sunday. Additionally, the applicants have provided a concept plan for the *Commercial Amusement/Recreation (Outdoor)* use [*i.e. outdoor venue*], which shows that the *Commercial Amusement/Recreation (Outdoor)* area will be located at the rear of the facility. The concept plan indicates the location of the outdoor stage area, proposed seating areas, and an eight (8)-foot high wood fence that will enclose this area.

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

According to Section 1.1, *Land Use Schedule*, of Article IV, *Permissible Uses*, of the Unified Development Code (UDC), a *Commercial Amusement/Recreation (Outdoor)* land use requires approval of a Specific Use Permit (SUP) in a Light Industrial (LI) District. Staff has included language providing for the expiration of the SUP should the land use designation change (*i.e. other than a craft brewery*). This has been included as a condition of approval.

According to Section 2.1.5.2, *Recreation, Entertainment and Amusement Use Conditions*, of Article IV, *Permissible Uses* of the Unified Development Code (UDC), an “(o)utdoor commercial recreational and amusement uses shall be no closer than 300 feet to residentially zoned land unless such setback is reduced or waived by the planning and zoning commission and city council.” In this case, the subject property is more than 300-feet from a residentially zoned property and is in conformance with the UDC.

### **STAFF ANALYSIS**

Based on the applicant’s request, it should be noted that the subject property is situated within the Bodin Industrial Addition, which is primarily zoned Light Industrial (LI) District. It should also be noted that the hours of operation are limited by the Texas Alcoholic Beverage Commission (TABC) for a brewery. As a note, the required number of parking spaces for any facility is calculated based on land use and the square footage of the facility. In this case, the *Commercial Amusement/Recreation (Outdoor)* use is not considered an indoor use; therefore, no additional parking spaces are required.

Included in the attached packet is the applicant’s letter requesting the Specific Use Permit (SUP), a concept plan depicting the outdoor venue, and a draft ordinance containing regulations for the proposed land use. Based on staff’s review, the applicant’s request does appear to be in conformance with these requirements; however, the approval of a Specific Use Permit (SUP) is a discretionary decision for the City Council.

### **NOTIFICATIONS**

On March 29, 2019, staff mailed 27 notices to property owners and residents within 500-feet of the subject property. Staff did not send a neighborhood notification as there are no Home Owners Associations (HOA’s)/or neighborhood groups participating in the Neighborhood Notification Program within 1,500-feet of the subject property. Additionally, staff posted a sign on the subject property as required by the Unified Development Code (UDC). At the time this report was drafted, staff had received two (2) notices in favor 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 a Commercial Amusement/Recreation (*Outdoor*) in conjunction with an existing craft/microbrewery, 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 SUP ordinance and summarized as follows:
  - a) The development and operation of a *Commercial Amusement/Recreation (Outdoor)* land use shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of the proposed draft ordinance;
  - b) The *Subject Property* may be used for all permitted accessory uses, as well as, the use of an *outdoor stage and venue* that may include live music/entertainment, a Biergarten, and catered food vendors within the outdoor area as depicted in *Exhibit 'B'* of the proposed draft ordinance;
  - c) This Specific Use Permit (SUP) shall only be valid as an accessory use to the existing craft brewery. Should the subject property's land use designation change (*i.e. other than a craft brewery*) this SUP shall automatically expire; and,
- (2) Any construction resulting from the approval of this zoning change shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

## **PLANNING AND ZONING COMMISSION**

On April 09, 2019, the Planning and Zoning Commission's motion to recommend approval of the Specific Use Permit (SUP) for a Commercial Amusement/Recreation (*Outdoor*) in conjunction with an existing craft/microbrewery, and with staff conditions passed by a vote of 7 to 0.

0 20 40 80 120 160 Feet

Z2019-007 - SUP FOR OUTDOOR COMMERCIAL AMUSEMENT  
ZONING - LOCATION MAP = 



# City of Rockwall

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

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

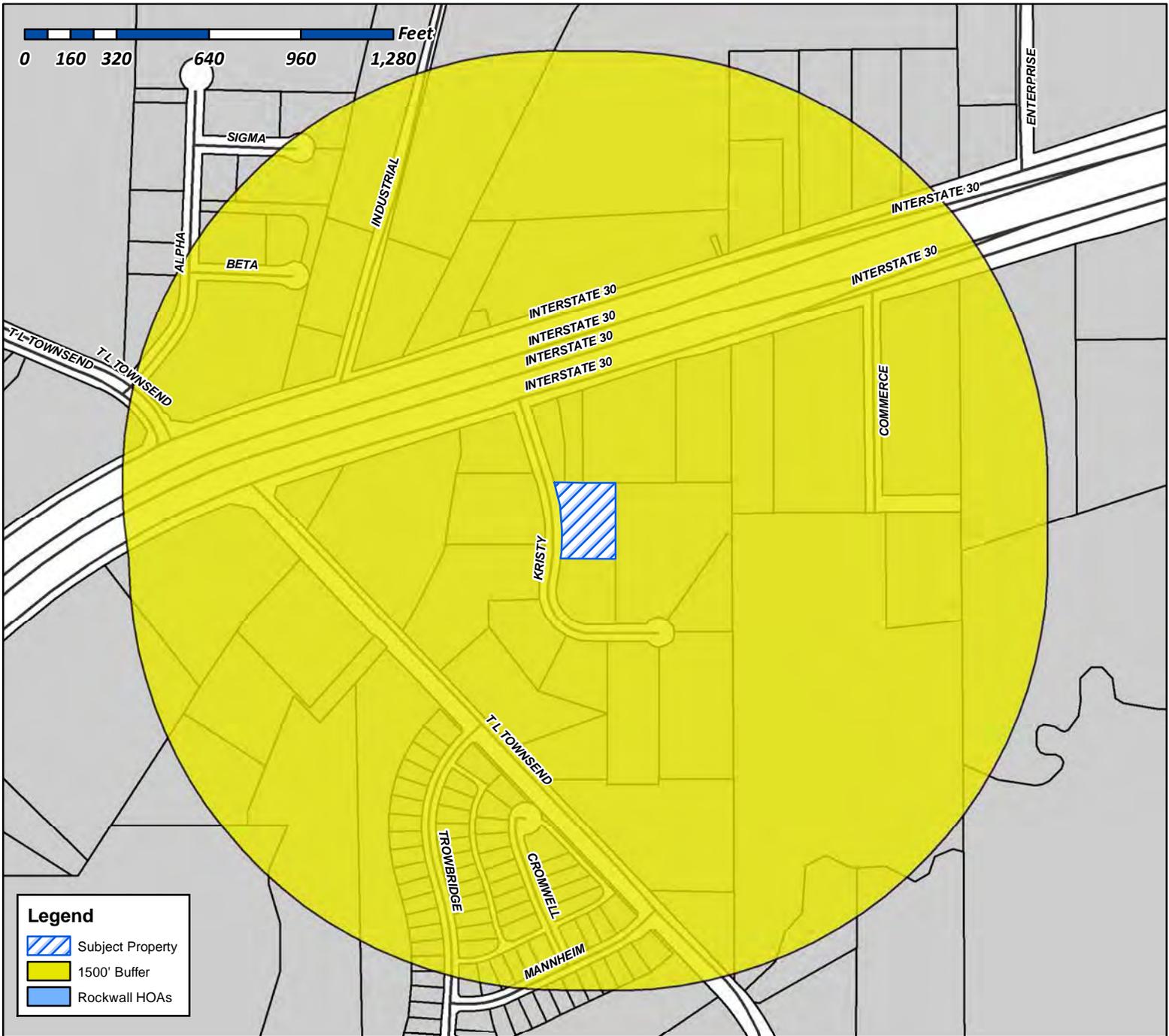
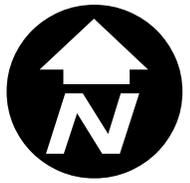




# City of Rockwall

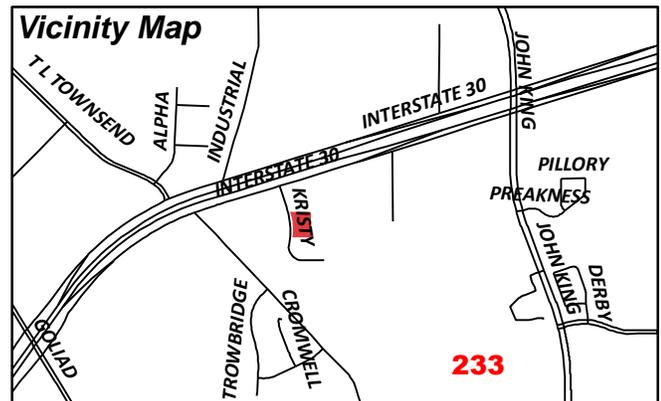
Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
(W): www.rockwall.com

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**Case Number:** Z2019-007  
**Case Name:** SUP for Commercial Amusement  
**Case Type:** Zoning  
**Zoning:** Light Industrial (LI) District  
**Case Address:** 2015 Kristy Lane

**Date Created:** 3/18/2019  
For Questions on this Case Call (972) 771-7745

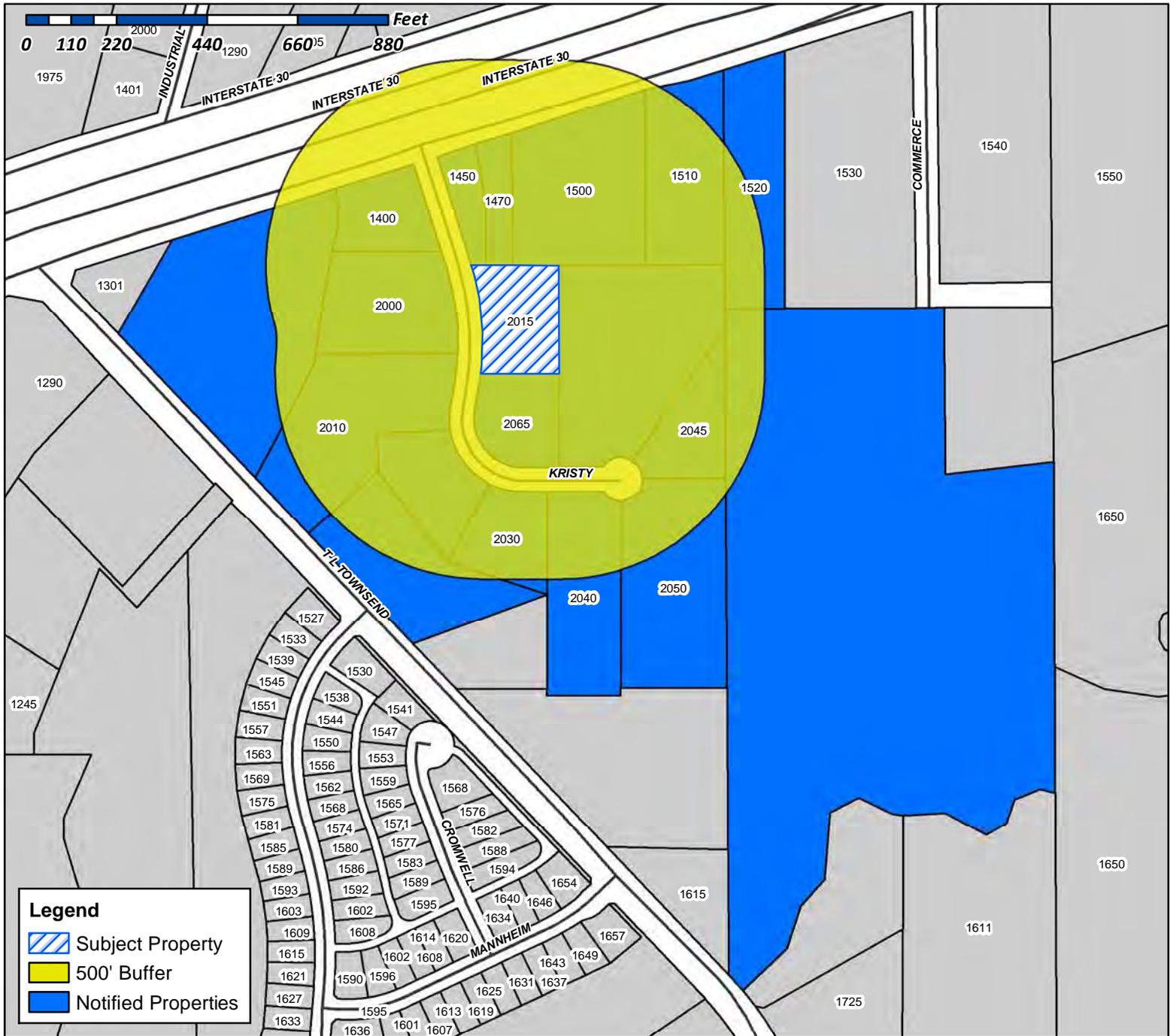
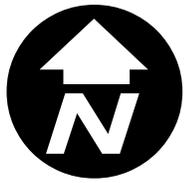




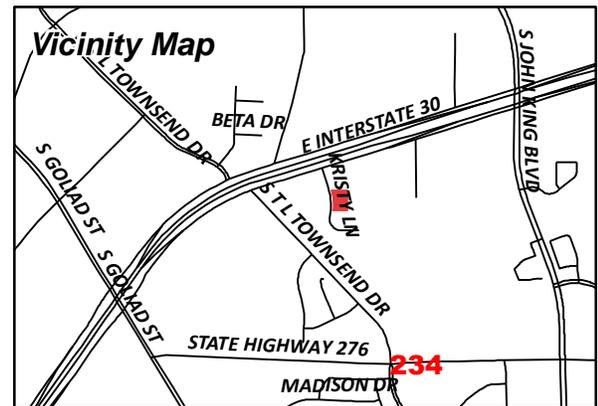
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Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
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**Case Number:** Z2019-007  
**Case Name:** SUP for Outdoor Commercial Amusement  
**Case Type:** Zoning  
**Zoning:** Light Industrial (LI) District  
**Case Address:** 2015 Kristy Lane



**Date Created:** 3/21/2019

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

SELF CECIL E & ALICE E  
REVOCABLE LIVING TRUST  
1105 SWALLOWTAIL DR  
MADISON, WI 53717

CURRENT RESIDENT  
1400 I30  
ROCKWALL, TX 75032

RICK BENTLEY PROPERTIES LLC  
1450 E I-30  
ROCKWALL, TX 75087

SARO PARTNERS LLC  
1450 T L TOWNSEND  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1470 I30  
ROCKWALL, TX 75032

MULTI-METAL & MFG CO, INC  
1500 E INTERSTATE 30  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1510 E I30  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1520 E I30  
ROCKWALL, TX 75032

CURRENT RESIDENT  
2000 KRISTY LN  
ROCKWALL, TX 75032

CURRENT RESIDENT  
2010 KRISTY LN  
ROCKWALL, TX 75032

CURRENT RESIDENT  
2015 KRISTY LN  
ROCKWALL, TX 75032

CURRENT RESIDENT  
2030 KRISTY LN  
ROCKWALL, TX 75032

CURRENT RESIDENT  
2040 KRISTY LN  
ROCKWALL, TX 75032

CURRENT RESIDENT  
2045 KRISTY LN  
ROCKWALL, TX 75032

CURRENT RESIDENT  
2050 KRISTY LN  
ROCKWALL, TX 75032

MOORE MICHAEL E & MARIJANE  
2065 KRISTY LANE  
ROCKWALL, TX 75032

MOORE MICHAEL E & MARIJANE  
2065 KRISTY LN  
ROCKWALL, TX 75032

REDI MIX LLC  
331 N MAIN STREET  
EULESS, TX 76039

CSIHAR JAMES J  
592 S.E. VOKERT'S TERRACE  
PORT SAINT LUCIE, FL 34983

OWENS REAL ESTATE INVESTMENTS LLC  
7156 HUNT LN  
ROCKWALL, TX 75087

BODIN CONCRETE LP  
PO BOX 109  
ROWLETT, TX 75030

HAWN HOLDINGS LC  
PO BOX 1688  
ROCKWALL, TX 75087

COPPER CANYON HOMES LLC  
PO BOX 1870  
ROCKWALL, TX 75087

ROCKWALL CREDIT SERVICES L C  
PO BOX 1870  
ROCKWALL, TX 75087

DAVIS FORREST B  
PO BOX 826  
FATE, TX 75132

COLLIN G PROPERTIES LTD  
PO BOX 847  
ROCKWALL, TX 75087

THACKER DENNIS ALAN TESTAMENTARY TRUST  
AND  
LINDA THACKER LAHOOD AND JOSHUA ALAN  
THACKER  
PO BOX 8693  
GREENVILLE, TX 75404



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

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

To Whom It May Concern:

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

**Case No. Z2019-007: SUP for an Outdoor Commercial Amusement**

*Hold a public hearing to discuss and consider a request by Ruben Garcia and Brandon Mullins on behalf of Forrest B. Davis Jr. for the approval of a Specific Use Permit (SUP) for outdoor commercial amusement/recreation in conjunction with an existing Craft/Micro Brewery on a 1.215-acre parcel of land identified as Lot 1-F, Bodin Industrial Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 2015 Kristy Lane, 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, 4/9/2019 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday, 4/15/2019 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

**Rockwall Planning and Zoning Dept.  
385 S. Goliad Street  
Rockwall, TX 75087**

You may also email your comments to the Planning Department at [planning@rockwall.com](mailto:planning@rockwall.com). If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by **4/15/2019** to ensure they are included in the information provided to the City Council.

Sincerely,

**Ryan Miller, AICP**  
Director of Planning & Zoning



**MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE:**  
[HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES](https://sites.google.com/site/rockwallplanning/development-cases)

--- PLEASE RETURN THE BELOW FORM -----

**Case No. Z2019-007: SUP for an Outdoor Commercial Amusement**

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



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Sincerely,

**Ryan Miller, AICP**  
Director of Planning & Zoning



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**Case No. Z2019-007: SUP for an Outdoor Commercial Amusement**

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: **CHRIS LEWIS / OWNER RENEGADE CUSTOMS**  
 Address: **2015 KRISTY LN., ROCKWALL, TX 75082**

**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.

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**Ryan Miller, AICP**  
Director of Planning & Zoning



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PLEASE RETURN THE BELOW FORM

**Case No. Z2019-007: SUP for an Outdoor Commercial Amusement**

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.

*Good for Business!*

Name: *Linda Lathrod*

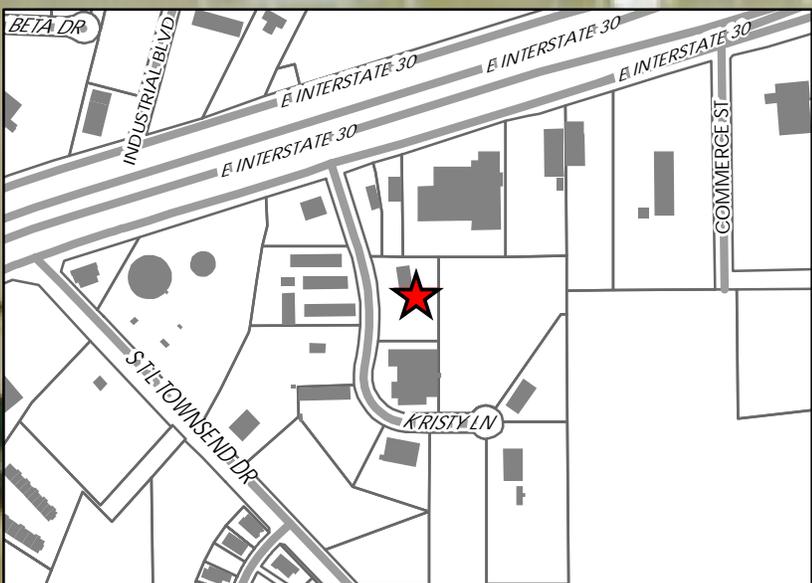
Address: *1760 I 30 East  
Rockwall Texas 75087*

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

# Legend

-  Seating Area
-  Music
-  Overall Site



City of Rockwall



Date: 3/21/2019  
0 40 Feet  
GEOGRAPHIC INFORMATION SYSTEMS

Z2019-007

CITY OF ROCKWALL

ORDINANCE NO. 19-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A COMERCIAL AMUSEMENT/RECREATION (OUTDOOR) LAND USE IN CONJUNCTION WITH AN EXISTING CRAFT BREWERY ON A 1.215-ACRE PARCEL OF LAND, ADDRESSED AS 2015 KRISTY LANE AND BEING IDENTIFIED AS LOT 1-F, BODIN INDUSTRIAL ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, a request has been made by Ruben Garcia and Brandon Mullins for the approval of a Specific Use Permit (SUP) for a *Commercial Amusement/Recreation (Outdoor)* land use for the purpose of establishing an outdoor stage and venue in conjunction with an existing craft brewery on a 1.215-acre parcel of land, zoned Light Industrial (LI) District, identified as Lot 1-F, Bodin Industrial Addition, City of Rockwall, Rockwall County, Texas, addressed as 2015 Kristy Lane, and being more specifically 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 [Ordinance No. 04-38] 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 [Ordinance No. 04-38] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing for the establishment of a *Commercial Amusement/Recreation (Outdoor)* land use as stipulated by Article IV, *Permissible Uses*, of the Unified Development Code [Ordinance No. 04-38] on the *Subject Property*, and

**SECTION 2.** That the *Subject Property* shall be used and developed only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance and as specifically set forth in *Section 1.1, Land Use Schedule*, of Article IV, *Permissible Uses*, and *Section 5.02, Light Industrial (LI) District*, of Article V, *District Development Standards*, of the Unified Development Code [Ordinance No. 04-38] of the City of Rockwall as heretofore amended, as amended herein

by the granting of this zoning change, and as may be amended in the future, and shall be subject to the following additional conditions:

## 2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *Commercial Amusement/Recreation (Outdoor)* land use on the *Subject Property* and conformance to these requirements is necessary for continued operations:

- 1) The development and operation of a *Commercial Amusement/Recreation (Outdoor)* land use shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance;
- 2) The *Subject Property* may be used for all permitted accessory uses, as well as, the use of an *outdoor stage and venue* that may include live music/entertainment, a Biergarten, and catered food vendors within the outdoor area as depicted in *Exhibit 'B'* of this ordinance; and,
- 3) This Specific Use Permit (SUP) shall only be valid as an accessory use to the existing craft brewery. Should the subject property's land use designation change (*i.e. other than a craft brewery*) this SUP shall automatically expire.

## 2.2 COMPLIANCE

Approval of this ordinance in accordance with Section 8.3, *Council Approval or Denial*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC) will require compliance to the following:

- 1) Upon obtaining a Certificate of Occupancy (CO), should any business or establishment 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 Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 4.4.(3) of Article IV, *Permissible Uses*, of the Unified Development Code (UDC).

**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 6<sup>TH</sup> DAY OF MAY, 2019.**

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

**ATTEST:**

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

**APPROVED AS TO FORM:**

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

1<sup>st</sup> Reading: March 15, 2019

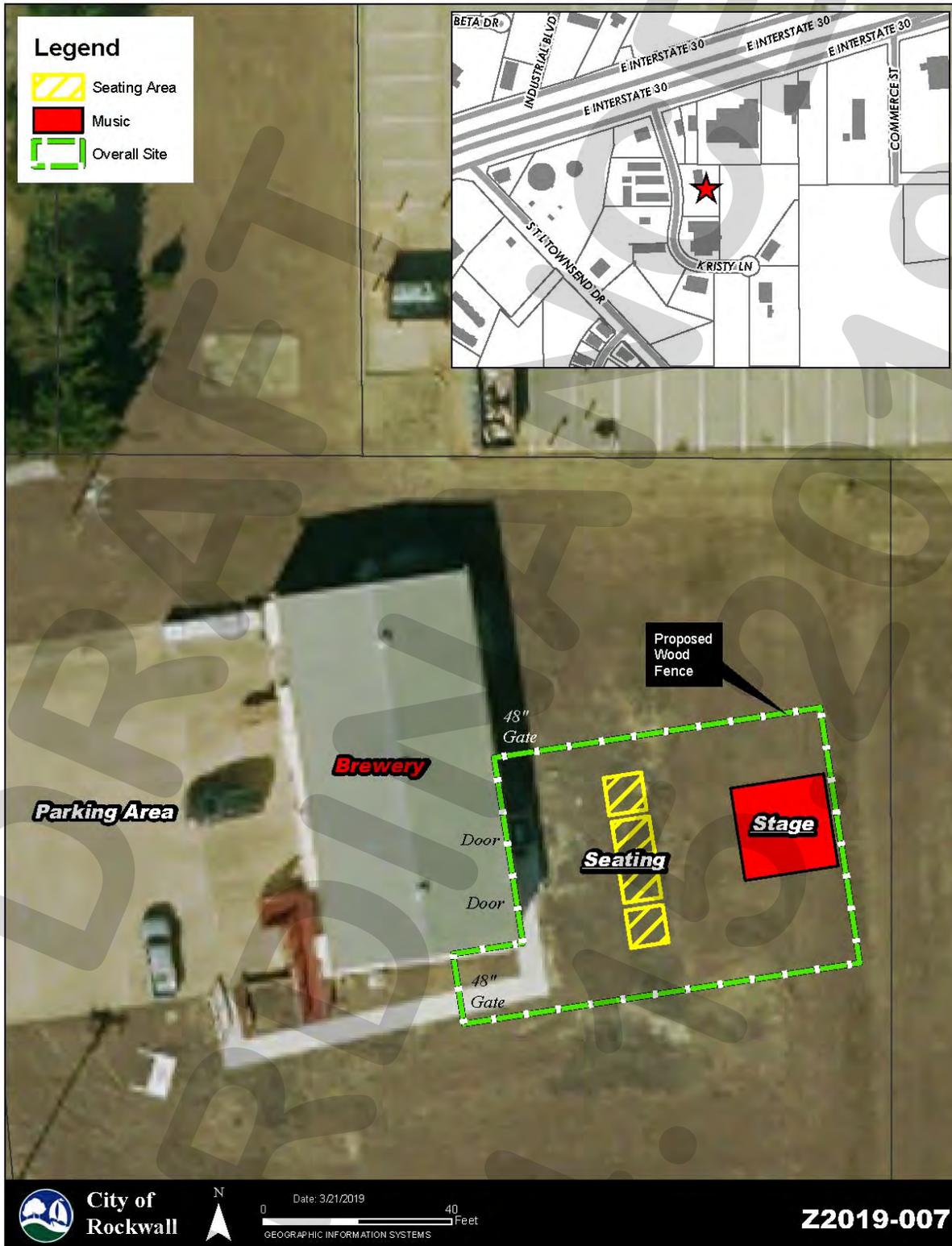
2<sup>nd</sup> Reading: May 6, 2019

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

Lot 1-F, Bodin Industrial Addition



**Exhibit 'B':  
Concept Plan**



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# CITY OF ROCKWALL

## CITY COUNCIL CASE MEMO

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

---

**TO:** Mayor and City Council  
**DATE:** April 15, 2019  
**APPLICANT:** Jim Ziegler, *PegasusAblon*  
**CASE NUMBER:** Z2019-008; *Amended Development Plan for PD-32*

---

### **SUMMARY**

Hold a public hearing and consider a request by James Ziegler of PegasusAblon on behalf of Rockwall Rental Properties, LP for the approval of a PD Development Plan amending *Ordinance 17-64* and in accordance with *Ordinance No. 17-22*, for a 7.344-acre tract of land identified as Lot 9, Block A, Harbor-Rockwall Addition and Tract 16 of the M. J. Barksdale Survey, Abstract No. 11, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the IH-30 (IH-30) Overlay District, located at the southwest corner of the intersection of the IH-30 frontage road and Lakefront Trail, and take any action necessary.

### **BACKGROUND**

*Ordinance No. 10-21* incorporated the subject property into Planned Development District 32 (PD-32) on September 20, 2010. This ordinance created a master planned, mixed-use district consisting of 78.89-acres of land, which is commonly referred to as the *Harbor District*. Included in the ordinance was a pool of 1,161 *urban residential* units (*i.e. condominiums and/or townhomes*) that could be allocated to properties within the district by the City Council -- *in accordance with the land use charts in the ordinance* -- on a *first-come-first-serve* basis through an interim zoning step called a *PD Development Plan*.

On June 17, 2013, the City Council approved a *PD Development Plan (Ordinance No. 13-16)* allocating 399 *urban residential* units (*i.e. condominiums*) to the subject property. These units were tied to a concept plan that showed two (2) condominium buildings being constructed on the subject property, one (1) adjacent to Lakefront Trail consisting of 349-units and one (1) adjacent to the Harbor Fountain consisting of 50-units. In addition, the plan indicated two (2) retail/restaurant strip centers would be constructed adjacent to Lake Front Trail and Harbor Heights Drive. These areas were eventually developed with a hotel (*i.e. Spring Hill Suites*) in 2016. On December 18, 2017, the City Council approved an amendment to this plan allowing the number of units to be increased to a total 450-units, which would increase the number of units for the building adjacent to Lakefront Trail to 375-units and for the building adjacent to the Harbor Fountain to 75-units. In addition, the City Council added a strict construction schedule for both buildings as part of the PD Development Plan ordinance. If the dates in the construction schedule are not met, the increased units (*i.e. the additional 51-units*) would be clawed back through an expiration clause in the ordinance. The owners of both properties agreed to the construction schedule as part of this case.

### **PURPOSE**

On March 15, 2019, the applicant submitted an application requesting to amend the *PD Development Plan* approved under *Ordinance No. 17-64*. The applicant has stated that the purpose of this application is to [1] change the pedestrian access easement that extends from Lakefront Trail to the Harbor Fountain to a one-way private drive and pedestrian access easement, and [2] to change the

construction schedule for *Harbor Village* project (*identified as Building ① in the attached draft ordinance*).

## **ADJACENT LAND USES AND ACCESS**

The subject property is located at the southwest corner of the intersection of Lakefront Trail and the IH-30 frontage road, and is addressed as 2600 Lakefront Trail. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is the southern frontage road for E. IH-30 followed by the main lanes, and the northern frontage road. Beyond this highway system is the Harbor Bay Marina that is zoned Agricultural (AG) District, and Phase 5C of the Lakeside Village Subdivision, which consists of 61 single-family lots that are zoned Planned Development District 2 (PD-2) for single-family, residential land uses.

South: Directly south of the subject property is the Harbor Retail development, which is zoned Planned Development District 7 (PD-7) for limited General Retail (GR) District land uses. Beyond this is Summer Lee Drive, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan. Beyond this is Lago Vista Subdivision, which consists of 92 single-family residential lots that are zoned Planned Development District 18 (PD-18) for single-family, residential land uses.

East: Directly east of the subject property is Lakefront Trail followed by a 2.968-acre tract of land that is occupied with a hotel (*i.e. Spring Hill Suites*). Beyond this is Shoreline Trail, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan. All of these properties are zoned Planned Development District 32 (PD-32) and are located in the *Freeway Frontage Subdistrict*.

West: Directly west of the subject property is several parcels of land that have offices and a gym (*i.e. Eclipse Fitness*) situated on them. In addition, the remainder of the subject property contained in this PD Development Plan, and which is identified as *Building ②* in the attached draft ordinance, is located adjacent to this area. All of these properties are zoned Planned Development District 32 (PD-32), and are situated within the *Harbor Residential Subdistrict*. Beyond this are the corporate limits of the City of Rockwall followed by the take-line.

## **CHARACTERISTICS OF THE REQUEST**

On January 15, 2019, the Planning and Zoning Commission approved a site plan for a 375-unit condominium building on a 6.2-acre tract of land located at the southwest corner of the intersection of the IH-30 frontage road and Lakefront Trail (*identified as Building ① in the attached draft ordinance*). While going through the site plan approval process, staff explained to the applicant that the proposed IH-30 improvements -- *which are scheduled for 2021* -- would restrict the properties west of the subject property (*i.e. Building ② in the attached draft ordinance and the existing office/retail building adjacent to the takeline*) from having access to Lakefront Trail, and that the only access to these properties would be provided from the eastbound lanes of the IH-30 frontage road (*i.e. drivers in the City of Rockwall would have to take IH-30 west and exit the Bayside exit in Rowlett, and take IH-30 east and exit the Harbor exit prior to crossing into the City's corporate limits to access these properties*). Based on this, the applicant has submitted a request to transform the pedestrian access easement providing access to the Harbor Fountain into a new street that would serve as both a pedestrian access easement and a private drive for the properties to the west of the subject property. In accordance with the design guidelines contained in *Resolution No. 10-40*, staff has requested that the applicant retain the aesthetics of the original pedestrian access easement and use bollards in lieu of a curbed one-way street. Based on this direction the applicant has provided a street cross section showing the proposed new street and a concept plan showing the additional details requested by staff.

Since the applicant was required to go through a zoning process to change the PD Development Plan, it will be difficult for the project to be completed in accordance with the construction schedule laid out in *Ordinance No. 17-64*. This requires that a building permit be issued by June 1, 2019. As a result, the applicant has requested to extend this timeline for a period of one (1) year from the approval date of the proposed ordinance. If the ordinance is approved under the current schedule and the case is not tabled or denied the date the applicant would need a building permit by would be May 6, 2020. Staff should note that the applicant has not requested changes to the construction schedule for *Building 2* (i.e. the building adjacent to the Harbor Fountain), and the date required for the owner of that property to obtain a building remains as June 1, 2020.

Staff should note that the applicant was asked to provide letters from the adjacent property owners indicating their consent to change the access to their properties; however, the applicant has failed to provide these letters to staff. With this being said, the proposed changes should be an improvement to the access of these properties, and should not create any development issues for these property owners.

### **INFRASTRUCTURE**

The applicant's request does not change the infrastructure requirements that were identified with *Case No. SP2018-043*, and no new infrastructure would be required with this case.

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

The applicant's request does not change the conformance to the City's codes for the site plan approved with *Case No. SP2018-043*, and should not have an effect on any future projects ability to conform to the City's Municipal Code of Ordinances or the Unified Development Code (UDC).

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

The applicant's request does not have an effect on the property's conformance to the OURHometown Vision 2040 Comprehensive Plan.

### **NOTIFICATIONS**

On March 25, 2019, staff mailed 41 notices to property owners and occupants within 500-feet of the *Freeway Frontage, Harbor Link Mixed-Use, and Harbor Residential Subdistricts*. Staff also notified the Lakeside Village and Lago Vista Homeowner's Associations (HOA), which are the only HOA/Neighborhood Organizations that are 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 drafted, staff had not received any notices returned concerning the applicant's request.

### **CONDITIONS OF APPROVAL**

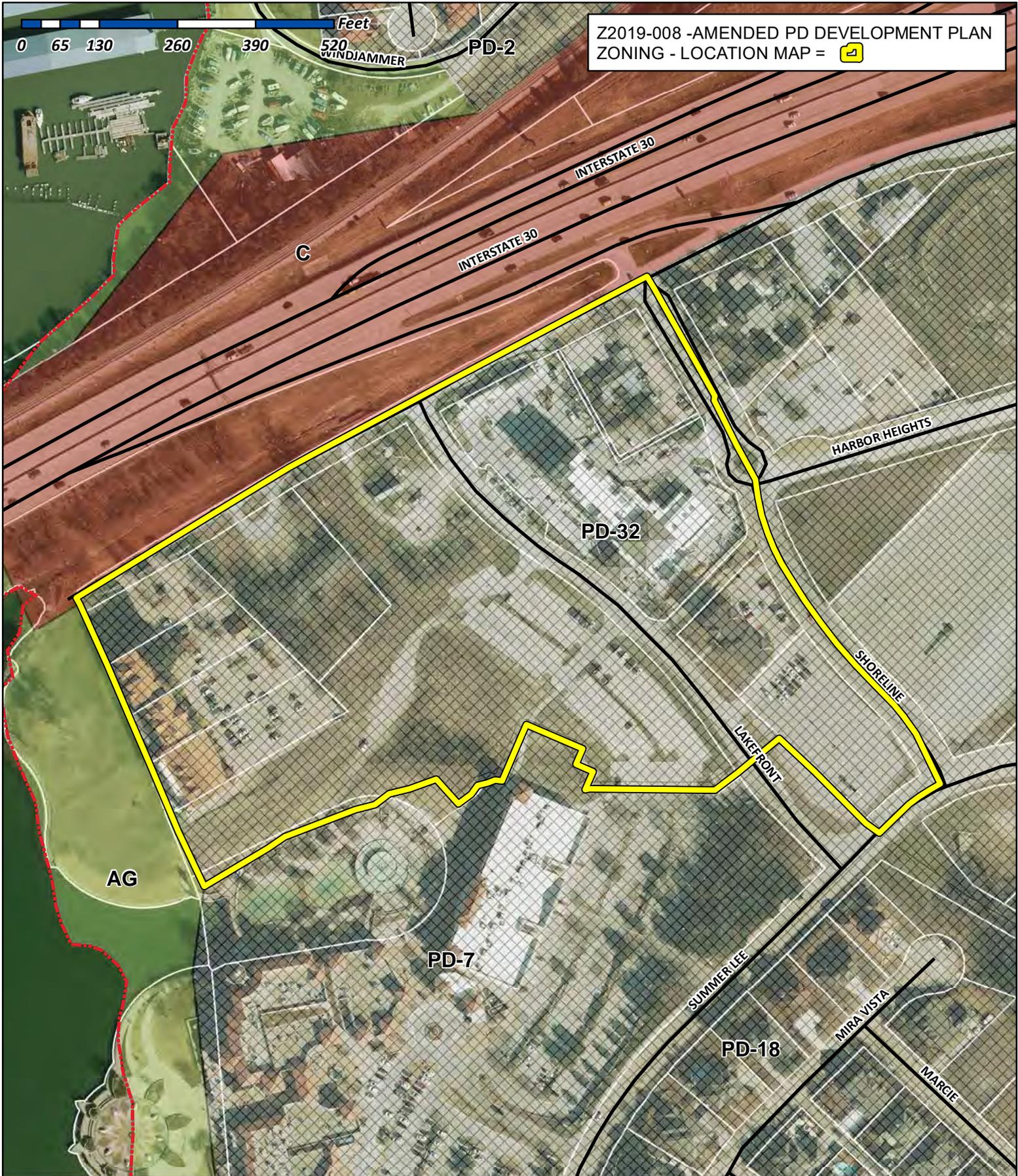
If the City Council chooses to approve the applicant's request to amend the Development Plan contained in *Ordinance No. 17-64*, then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the conditions contained within the *Planned Development District* ordinance;
- (2) The site plan approved with *Case No. SP2018-043* will need to be updated and administratively approved to ensure conformance to the revised *PD Development Plan*;

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

### **PLANNING AND ZONING COMMISSION**

On April 9, 2019, the Planning and Zoning Commission approved the applicant's request to amend the Development Plan contained in *Ordinance No. 17-64* by a vote of 5-2, with Commissioners Logan and Chodun dissenting.



# 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.

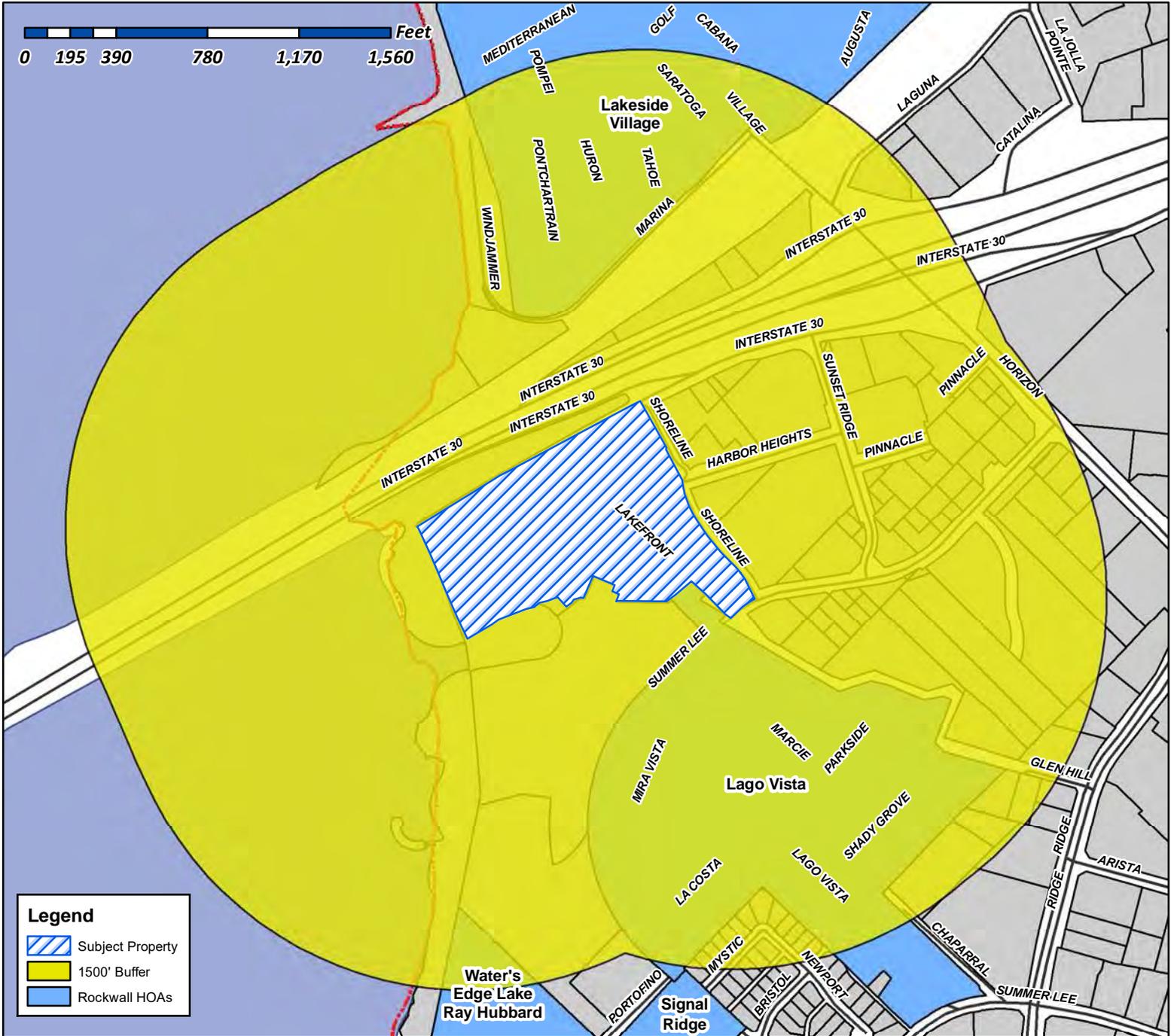




# City of Rockwall

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

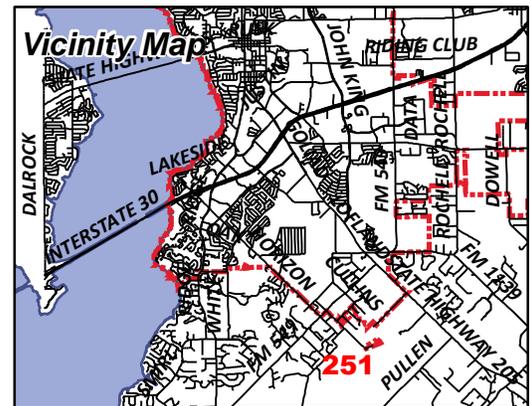
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**Case Number:** Z2019-008  
**Case Name:** Amended PD Development Plan  
**Case Type:** Zoning  
**Zoning:** Planned Development 32 (PD-32)  
**Case Address:** SWC of the Intersection of the IH-30 Frontage Road and Lakefront Trail

**Date Created:** 3/19/2019

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



**From:** [Morales, Laura](#)  
**To:** [REDACTED]  
**Cc:** [Miller, Ryan](#); [Gonzales, David](#); [Brooks, Korey](#)  
**Subject:** Neighborhood Notification Program: Notice of zoning request  
**Date:** Friday, March 22, 2019 2:41:03 PM  
**Attachments:** [Public Notice \(03.21.2019\).pdf](#)  
[HOA Map.pdf](#)

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To whom it may concern:

Per your participation in the Neighborhood Notification Program, you are receiving this notification to inform your organization and residents of a request for a zoning change that lies within 1,500 feet of the boundaries of your neighborhood or subdivision. As the primary contact for the organization, you are encouraged to share this information with the residents of your subdivision. Please find attached a map detailing the location of the subject property requesting the zoning change in relation to your subdivision boundaries. Additionally, below is a summary of the zoning request that was published in the Rockwall Herald Banner **March 22, 2019**. The Planning and Zoning Commission will hold a public hearing on **Tuesday 4/9/2019 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday 4/15/2019 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. If you have any questions or comments regarding this request, the contact information for the Planning Department is listed below. Additional information can also be found at

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

**Z2019-008- Hold a public hearing and consider a request by James Ziegler of PegasusAblon on behalf of Rockwall Rental Properties, LP for the approval of a PD Development Plan amending Ordinance 17-64 and in accordance with Ordinance No. 17-22, for a 7.344-acre tract of land identified as Lot 9, Block A, Harbor-Rockwall Addition and Tract 16 of the M. J. Barksdale Survey, Abstract No. 11, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the IH-30 (IH-30) Overlay District, located at the southwest corner of the intersection of the IH-30 frontage road and Lakefront Trail, and take any action necessary.**

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

Sincerely,

*Laura Morales*

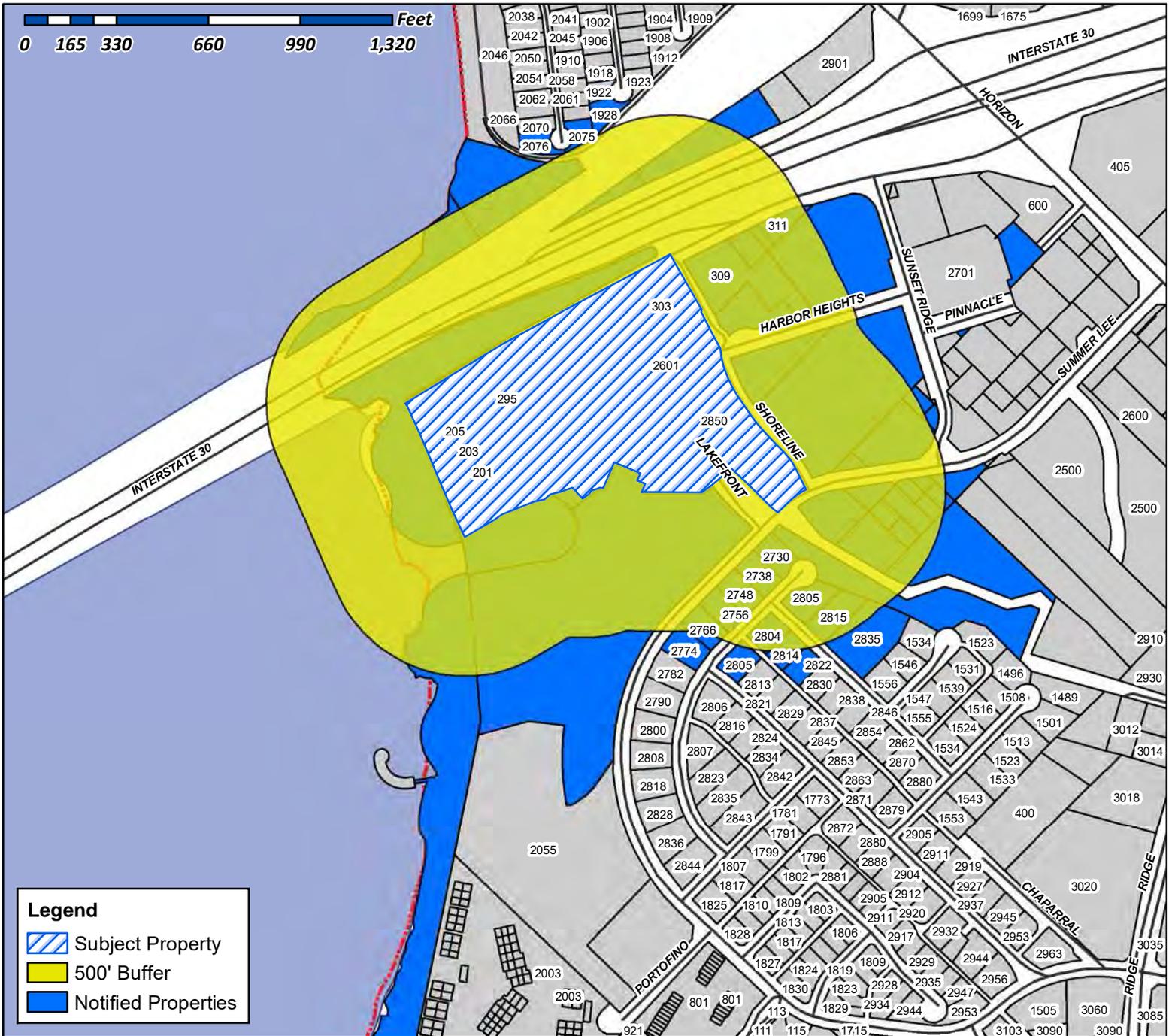
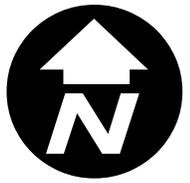
Planning & Zoning Coordinator  
City of Rockwall Planning & Zoning Department  
972-771-7745 | 972-772-6438  
[lmorales@rockwall.com](mailto:lmorales@rockwall.com) | <http://www.rockwall.com/planning/>



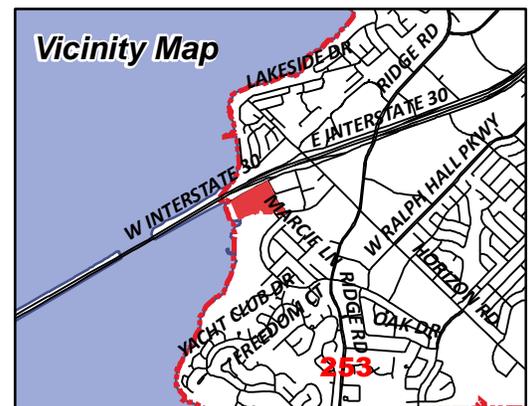
# City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
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**Date Created:** 3/19/2019

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

CAIN DOYLE  
1375 COUNTY ROAD 2290  
MINEOLA, TX 75773

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

WARMACK BOB & LINDA  
1928 HURON DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
201 E I30  
ROCKWALL, TX 75032

CURRENT RESIDENT  
203 E I30  
ROCKWALL, TX 75032

ARKOMA REALTY LTD  
A TEXAS LTD PARTNERSHIP  
203 E INTERSTATE 30  
ROCKWALL, TX 75087

CURRENT RESIDENT  
205 I30  
ROCKWALL, TX 75032

CITY OF ROCKWALL  
205 W RUSK ST  
ROCKWALL, TX 75087

MANDARI JEMA  
2075 PONTCHARTRAIN DR  
ROCKWALL, TX 75087

WILKINS HORACE JR & EVELYN F  
2076 PONTCHARTRAIN DRIVE  
ROCKWALL, TX 75087

CURRENT RESIDENT  
2601 LAKEFRONT TR  
ROCKWALL, TX 75032

HARBOR LAKE POINTE INVESTORS LLC  
2701 SUNSET RIDGE DR 0  
ROCKWALL, TX 75032

101 HUBBARD DR LLC  
2701 SUNSET RIDGE DR 0  
ROCKWALL, TX 75032

THOMPSON GARY  
2730 MIRA VISTA LN  
ROCKWALL, TX 75032

MCKINNEY MARVIN  
2738 MIRA VISTA LANE  
ROCKWALL, TX 75032

KAPRANTZAS VICTORIA J AND  
ROSALIE A CRACCHIOLO  
2748 MIRA VISTA LANE  
ROCKWALL, TX 75032

COOLIDGE JONATHAN S & CATHEY M  
2756 MIRA VISTA LN  
ROCKWALL, TX 75032

DOUGLAS JOETTA & ROY  
2766 MIRA VISTA LN  
ROCKWALL, TX 75032

BAILEY RICHARD A AND GENA B  
2774 MIRA VISTA LN  
ROCKWALL, TX 75032

LAKEFRONT TRAIL ROCKWALL HOTEL LP  
c/o OLDHAM GOODWIN GROUP LLC  
2800 S. TEXAS AVE. 0  
BRYAN, TX 77802

YU JOHNNY & HAE SUK  
2804 MARCIE LN  
ROCKWALL, TX 75032

MILLER DARYL & CAMILLE STEARNS  
2805 LAGO VISTA LN  
ROCKWALL, TX 75032

VANHOV ENTERPRISES LLC  
2805 MARCIE LANE  
ROCKWALL, TX 75032

CASSADY CHARLES P  
2814 MARCIE LN  
ROCKWALL, TX 75032

BENNETT CLIFF AND STELLA  
2815 MARCIE LN  
ROCKWALL, TX 75032

FRY ROBIN K & JASON R  
2822 MARCIE LANE  
ROCKWALL, TX 75032

CURRENT RESIDENT  
2835 MARCIE LN  
ROCKWALL, TX 75032

LAKE FRONT TRAIL LP  
2850 SHORELINE TR 0  
ROCKWALL, TX 75032

CURRENT RESIDENT  
295 I30  
ROCKWALL, TX 75032

CURRENT RESIDENT  
303 E I30  
ROCKWALL, TX 75032

CURRENT RESIDENT  
309 E I30  
ROCKWALL, TX 75032

CURRENT RESIDENT  
311 E I30  
ROCKWALL, TX 75032

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

LAKESIDE VILLAGE HOMEOWNERS  
4100 VILLAGE DR  
ROCKWALL, TX 75087

DRZW HOLDINGS LTD  
4515 DORSET RD  
DALLAS, TX 75229

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

PA HARBOR RETAIL LLC  
8222 DOUGLAS AVENUE 0  
DALLAS, TX 75201

NOYORI MITSUE  
8301 LAKEVIEW PKWY STE 111  
ROWLETT, TX 75088

CLEMENTS BOB L  
PO BOX 1850  
MCKINNEY, TX 75070

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

ROCKWALL RENTAL PROPERTIES LP  
PO BOX 818  
TERRELL, TX 75160



6750 HILLCREST PLAZA DR., STE. 325  
DALLAS, TX 75230 (972) 490-7090 FAX (972) 490-7099  
TEXAS ENGINEERING FIRM REGISTRATION No. 89  
TEXAS SURVEYOR FIRM REGISTRATION No. 10086600

March 15, 2019

Mr. Ryan Miller  
City of Rockwall  
385 S. Goliad Street  
Rockwall, TX 75087

RE: SP-2018-043 Harbor Village

Mr. Miller,

Please accept the enclosed revised Site Plan for the Harbor Village. We are enclosing 4 full size folded along with a PDF file.

We are also enclosing an application and fee of \$440.00. Letters of confirmation of our proposed modifications from adjacent owners will be provided upon receipt.

We are submitting this revised Site Plan to modify the southeasterly access way from solely a pedestrian path to a one way south bound driveway. This is included to provide full access to our neighbors to the west who will lose their inbound access from the east when the I-30 one way Frontage Road is constructed.

In addition, as a result of this, and several other issues, we are requesting the City make allowances for an extension of the requirement for issuance of Building Permit to a date 1 year after anticipated approval of the modified plan by City Council.

It is our intention if the modified plan is approved, to proceed immediately with our construction drawing preparation.

Should you have any questions or need additional information, please give me a call.

Sincerely,  
Winkelmann & Associates, Inc.

A handwritten signature in black ink, appearing to read 'Michael Clark', is written over the typed name.

Michael Clark, P.E.  
President

Cc: James Ziegler -Pegasus Ablon

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CH. L	CH. B
G2	12°35'10"	620.00'	136.19'	135.92'	S51°48'46"E

LINE TABLE		
LINE #	BEARING	DISTANCE
L9	S79°07'41"W	7.21'
L10	N23°10'29"E	32.93'
L11	N66°36'24"W	31.00'
L12	N23°10'29"E	27.95'
L13	N82°38'15"W	11.76'
L14	S68°52'14"W	13.20'
L15	S75°08'27"W	12.97'
L16	S36°32'06"W	17.64'

- REFER TO LANDSCAPE PLANS FOR PAVER DETAILS
- LAKEFRONT TRAIL CITY PAVING
- SIDEWALK PAVEMENT (TYP.)  
4"-3,000 PSI CONCRETE  
5.5 SACK MINIMUM  
W/ #3 BARS AT 24" C-C  
BOTH WAYS
- HEAVY DUTY PAVEMENT  
7"-3,600 PSI CONCRETE  
6.5 SACK MINIMUM  
W/ #3 BARS AT 18" O.C.E.W.

SITE DATA TABLE	
HARBOR VILLAGE - ROCKWALL	
HARBOR - ROCKWALL ADDITION	6.200 ACRES
LOT 9A, BLOCK A	270,065 SQ-FT
BUILDING AREA	127,000 SQ-FT
USE	DWELLING UNITS
COVERAGE	47.03%
TOTAL NUMBER OF UNITS	375 UNITS
REQUIRED PARKING RATIO	1.5 PER UNIT
PARKING REQUIRED	563 SPACES
OFF-STREET PARKING PROVIDED	563 SPACES
ON-STREET PARKING PROVIDED	34 SPACES
TOTAL PARKING PROVIDED	597 SPACES
OFF-STREET PROVIDED PARKING RATIO	1.5 PER UNIT
HANDICAP REQUIRED	12 SPACES
HANDICAP PROVIDED	12 SPACES
OVERFLOW PARKING PROVIDED	180 SPACES
* PARKING PROVIDED TOTAL INCLUDES ACCESSIBILITY PARKING	

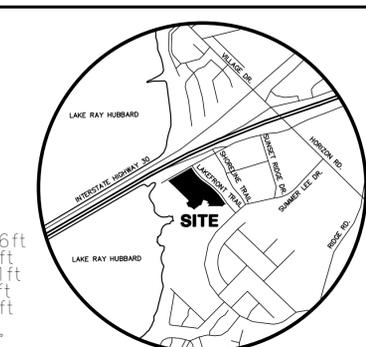
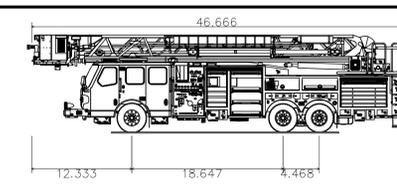
HARBOR VILLAGE DWELLING UNITS - BUILDING TABULATION LEGEND										
TYPE	AREA (SF)	NO.	% UNITS	TOTAL AREA (SF)	1 <sup>st</sup> Floor	2 <sup>nd</sup> Floor	3 <sup>rd</sup> Floor	4 <sup>th</sup> Floor	5 <sup>th</sup> Floor	
L1	807	16	4.27%	12,912	8	8	0	0	0	0
E1	590	40	10.67%	23,600	8	8	8	8	8	8
A1	670	70	18.67%	46,900	11	14	15	15	15	15
A2	742	84	22.40%	62,328	16	17	17	17	17	17
A3	849	16	4.27%	13,584	2	2	4	4	4	4
B1	1,086	56	14.93%	60,816	8	9	13	13	13	13
B2	1,206	42	11.20%	50,652	7	8	9	9	9	9
B3(a)	1,291	14	3.73%	18,074	3	3	3	3	2	2
B3(d)	1,315	10	2.67%	13,150	2	2	2	2	2	2
B4(a)	1,243	5	1.33%	6,215	1	1	1	1	1	1
B4(c)	1,169	5	1.33%	5,845	1	1	1	1	1	1
B6	1,244	17	4.53%	21,148	3	3	4	4	3	3
<b>TOTAL</b>	<b>375</b>	<b>100.00%</b>	<b>335,224</b>	<b>61,893 SF</b>	<b>66,937 SF</b>	<b>69,643 SF</b>	<b>69,643 SF</b>	<b>69,643 SF</b>	<b>67,108 SF</b>	

INTERSTATE HIGHWAY 30  
(VARIABLE WIDTH RIGHT-OF-WAY)

LAKEFRONT TRAIL  
(VARIABLE WIDTH RIGHT-OF-WAY)

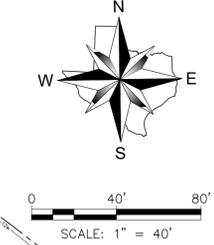
LOT 9A, BLOCK A  
6.200 AC.  
(270,065 S.F.)

LOT 9B, BLOCK A  
1.158 AC.  
(50,453 S.F.)



E-ONE HP100 Platform  
Overall Length  
Overall Width  
Overall Body Height  
Min Body Ground Clearance  
Track Width  
Lock-to-lock time  
Max Wheel Angle

46.666ft  
8.333ft  
10.651ft  
1.269ft  
6.000ft  
45.00'



**\*\*\*NOTICES TO CONTRACTOR\*\*\***  
EXISTING UNDERGROUND/BURIED PUBLIC, PRIVATE, AND FRANCHISE UTILITIES/FACILITIES AFFECT THIS SITE, AND ARE DEPICTED ON THE PLANS PER THE BEST AVAILABLE INFORMATION AT THE TIME THE PLANS WERE PRODUCED. WINKELMANN & ASSOC., INC. SHALL NOT BE RESPONSIBLE FOR KNOWING THE EXACT LOCATION OF ALL FACILITIES OR DEPICTING EXACT LOCATIONS OF SAID FACILITIES ON THE PLANS BEYOND WHAT IS STATED ABOVE.  
CONTRACTOR(S) SHALL CALL "811" A MINIMUM OF 48 HOURS PRIOR TO BEGINNING WORK ON THE SITE, AND SHALL NOT BEGIN ANY EXCAVATION OR DEMOLITION ACTIVITIES UNTIL AFTER SAID FACILITIES HAVE BEEN MARKED AND/OR FLAGGED PER "811" OR THE FACILITY OWNERS.  
CONTRACTOR(S) SHALL BE WHOLLY RESPONSIBLE FOR ANY DAMAGE THAT MAY OCCUR TO SAID FACILITIES DUE TO WORK BEING DONE WITHOUT FOLLOWING THE PROCEDURES ABOVE.



$\Delta=009^{\circ}44'28''$   
 $R=680.00'$   
 $L=115.61'$   
 $Ch L=115.47'$   
 $Ch B=S40^{\circ}10'38''E$

$\Delta=002^{\circ}30'00''$   
 $R=680.00'$   
 $L=29.80'$   
 $Ch L=29.80'$   
 $Ch B=S36^{\circ}00'00''E$

- LEGEND**
- PP Power Pole
  - IRF Iron Rod Found
  - IRF Iron Rod Set
  - IRF Iron Rod Set w/ cap "WAI"
  - GW Guy Wire
  - CIRS Iron Rod Set w/ cap "WAI"
  - CIRS Iron Rod Found w/ cap
  - WV Water Valve
  - XCS "X" Cut in Concrete Set
  - TP Telephone Pedestal
  - XCS "X" Cut in Concrete Found
  - WM Water Meter
  - PKS PK Nail Set
  - FH Fire Hydrant
  - PKF PK Nail Found
  - LP Light Pole
  - PKF PK Nail Found
  - SS Sanitary Sewer
  - SW Storm Sewer
  - IV Irrigation Valve
  - SW Storm Sewer
  - CO Clean Out
  - TF Transformer pad
  - AC Air Conditioner
  - GM Gas Meter
  - TV Cable Box
  - GMK Gas Marker
  - LP Light Pole
  - TSN Traffic Sign
  - SP Signal Pole
  - UGC Underground Cable Marker
  - SN Sign
  - EB Electric Box
  - CM Control Monument
  - EM Electric Meter

CASE NO. SP2018-043

**DEVELOPER**  
PEGASUS ABLON  
KEVIN HICKMAN  
8222 DOUGLAS AVENUE,  
SUITE 390  
DALLAS, TX 75225  
214-389-6901

**OWNER**  
ROCKWALL RENTAL PROPERTIES, LP  
1608 WEST MOORE,  
DRAWER B  
TERREL, TX 75160  
972-210-0331

**Winkelmann & Associates, Inc.**  
CONSULTING CIVIL ENGINEERS • SURVEYORS  
1100 GILBERT BLVD., SUITE 305  
DALLAS, TEXAS 75242  
(972) 490-7099  
FAX (972) 490-7098  
Professional Registration No. 89  
Professional Registration No. 107866-00  
Professional Registration No. 107866-00  
Professional Registration No. 107866-00  
Professional Registration No. 107866-00

**STATE OF TEXAS**  
Professional Engineer  
01-04-2019

**SITE PLAN**  
HARBOR VILLAGE  
ROCKWALL, TEXAS

REVISION

NO.	DATE	REVISION
1.	12/14/2018	SITE PLAN SUBMITTAL
2.	01/04/2019	SITE PLAN RESUBMITTAL
3.		
4.		
5.		

APPROVED

LAST SAVED BY: MAULIOLAND January 3, 2019

CITY OF ROCKWALL

ORDINANCE NO. 17-64

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING *ORDINANCE NO. 11-43 & ORDINANCE NO. 13-16*, PLANNED DEVELOPMENT DISTRICT 32 (PD-32) [*ORDINANCE NO. 10-21*] AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A DEVELOPMENT PLAN ON APPROXIMATELY 7.344-ACRES FOR PROPERTY IDENTIFIED AS LOT 9, BLOCK A, HARBOR-ROCKWALL ADDITION AND TRACT 16 OF THE M. J. BARKSDALE SURVEY, ABSTRACT NO. 11, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF *TWO THOUSAND DOLLARS (\$2,000.00)* FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request from Kevin Hickman of PegasusAblon on behalf of Rockwall Rental Properties, LP for the approval of a Planned Development (PD) Development Plan within Planned Development District 32 (PD-32) [*Ordinance No. 10-21*] for a 7.344-acre tract of land identified as Lot 9, Block A, Harbor-Rockwall Addition and Tract 16 of the M. J. Barksdale Survey, Abstract No. 11, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), located at the southwest corner of the intersection of the IH-30 frontage road and Lakefront Trail and more fully described in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

**WHEREAS**, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that *Ordinance No.'s 11-43 & 13-16*, Planned Development District 32 (PD-32) [*Ordinance No. 10-21*] and the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

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

**SECTION 1.** That any portion of *Ordinance No.'s 11-43 & 13-16* in conflict with this ordinance shall be subject to the requirements of this ordinance;

**SECTION 2.** That Planned Development District 32 (PD-32) [*Ordinance No. 10-21*] and the Unified Development Code [*Ordinance No. 04-38*], as heretofore amended, shall be further amended by amending the PD Development Plans approved with *Ordinance No.'s 11-43 & 13-16* and the official zoning map of the City of Rockwall so as to approve a PD Development Plan for the *Subject Property*; and,

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

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

## 4.1 CONSTRUCTION SCHEDULE

### *Building Adjacent to Lakefront Trail (i.e. Building ①)*

This *PD Development Plan* shall be subject to review by City Staff and/or the Planning and Zoning Commission and City Council on June 1, 2019. At the time of review, if a building permit has not been issued for the proposed multi-family development adjacent to Lakefront Trail (*indicated as ① on Exhibit 'B' of this ordinance and consisting of 375 condominium units*), City Staff shall provide a report, with the assistance of the developer, to the Planning and Zoning Commission and City Council indicating the progress of the development. Upon review of the report, the Planning and Zoning Commission shall provide a recommendation to the City Council concerning the possible revocation of the additional 26 allocated condominium units (*i.e. reducing the number of units for the multi-family development adjacent to Lakefront Trail -- indicated as ① on Exhibit 'B' of this ordinance -- to 349 condominium units*), and after review of the report and recommendation of the Planning and Zoning Commission the City Council may -- *after proper notice* -- initiate public hearings for the revocation of the additional 26 allocated condominium units.

### *Building Adjacent to the Harbor Fountain (i.e. Building ②)*

This *PD Development Plan* shall be subject to review by City Staff and/or the Planning and Zoning Commission and City Council on June 1, 2020. At the time of review, if a building permit has not been issued for the proposed multi-family development adjacent to the Harbor Fountain (*indicated as ② on Exhibit 'B' of this ordinance and consisting of 75 condominium units*), City Staff shall provide a report, with the assistance of the developer, to the Planning and Zoning Commission and City Council indicating the progress of the development. Upon review of the report, the Planning and Zoning Commission shall provide a recommendation to the City Council concerning the possible revocation of the additional 25 allocated condominium units (*i.e. reducing the number of units for the multi-family development adjacent to the Harbor Fountain -- indicated as ② on Exhibit 'B' of this ordinance -- to 50 condominium units*), and after review of the report and recommendation of the Planning and Zoning Commission the City Council may -- *after proper notice* -- initiate public hearings for the revocation of the additional 25 allocated condominium units.

### *Commencement of Construction and Continuous Construction*

Once a building permit has been issued for either property (*i.e. Building ① or Building ②*), the developer/property owner shall have six (6) months to commence construction on the site in accordance with Section 10-116 of Article III, *Building Code*, of Chapter 10, *Buildings and Building Regulations*, of the Municipal Code of Ordinances (*i.e. Section [A] 105.5, Expiration, of the International Building Code*). Once construction has commenced, construction must be continuous during the regular workweek unless construction is delayed due to delays beyond the control of the developer/property owner. Such delays shall include, but not be limited to, fires, floods, labor disputes, epidemics, abnormal weather conditions, acts of God or any preference, priority or allocation order duly issued by the Federal Government. Abnormal weather delays are those that are beyond what is normal for the climate and time of year. If construction of the site has not commenced within six (6) months of the issuance of a building permit, or construction is not continuous, City staff shall provide a report, to the Planning and Zoning Commission and City Council indicating the progress of the development and possible revocation of the permit. Upon review of the report, the Planning and Zoning Commission shall provide a recommendation to the City Council concerning the possible revocation of the permit for additional allocated condominium units (*i.e. reducing the number of units for either project back to the numbers approved under Ordinance No. 13-16*), and after review of the report and recommendation of the Planning and Zoning Commission the City Council may -- *after proper notice* -- initiate public hearings for the revocation of the additional allocated condominium units.

## 4.2 DEVELOPMENT CONDITIONS

- 1) Development of this property shall generally conform to the *PD Development Plan* depicted in

Exhibit 'B' of this ordinance;

- 2) 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;
- 3) The proposed multi-family development adjacent to Lakefront Trail (indicated as ① on Exhibit 'B' of this ordinance) shall be permitted to consist of a maximum of 375 condominium units. The proposed multi-family development adjacent to the Harbor Fountain (indicated as ② on Exhibit 'B' of this ordinance) shall be permitted to consist of a maximum of 75 condominium units.
- 4) Prior to the issuance of a Building Permit the applicant shall submit and seek approval for a subdivision plat;
- 5) The architectural design of all buildings within the two (2) affected Subdistricts (i.e. the Harbor Residential Subdistrict and the Harbor Link Mixed-Use Subdistrict) shall conform to the Harbor District Guidelines (i.e. Resolution 10-40), all applicable ordinances associated with Planned Development District 32 (PD-32) [as amended], and to the Unified Development Code;
- 6) All buildings throughout the development shall be constructed with a consistent design scheme, and be approved by the Architectural Review Board (ARB);
- 7) The pedestrian access extending from Lakefront Trail to the Harbor Fountain will be required to be located within a *Pedestrian Access Easement* to be shown of the final plat; and
- 8) The proposed uses for this development shall be required to demonstrate that they have access to a sufficient number of parking spaces within the development to support their use.

**SECTION 5.** The official zoning map of the City of Rockwall, Texas be corrected to reflect the changes in zoning described in this ordinance;

**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;

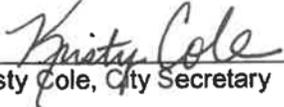
**SECTION 8.** The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different 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 and the publication of the caption of said ordinance as the law in such cases provides;

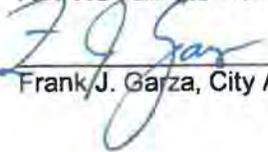
PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 18<sup>TH</sup> DAY OF DECEMBER, 2017 !

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

ATTEST:

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

APPROVED AS TO FORM:

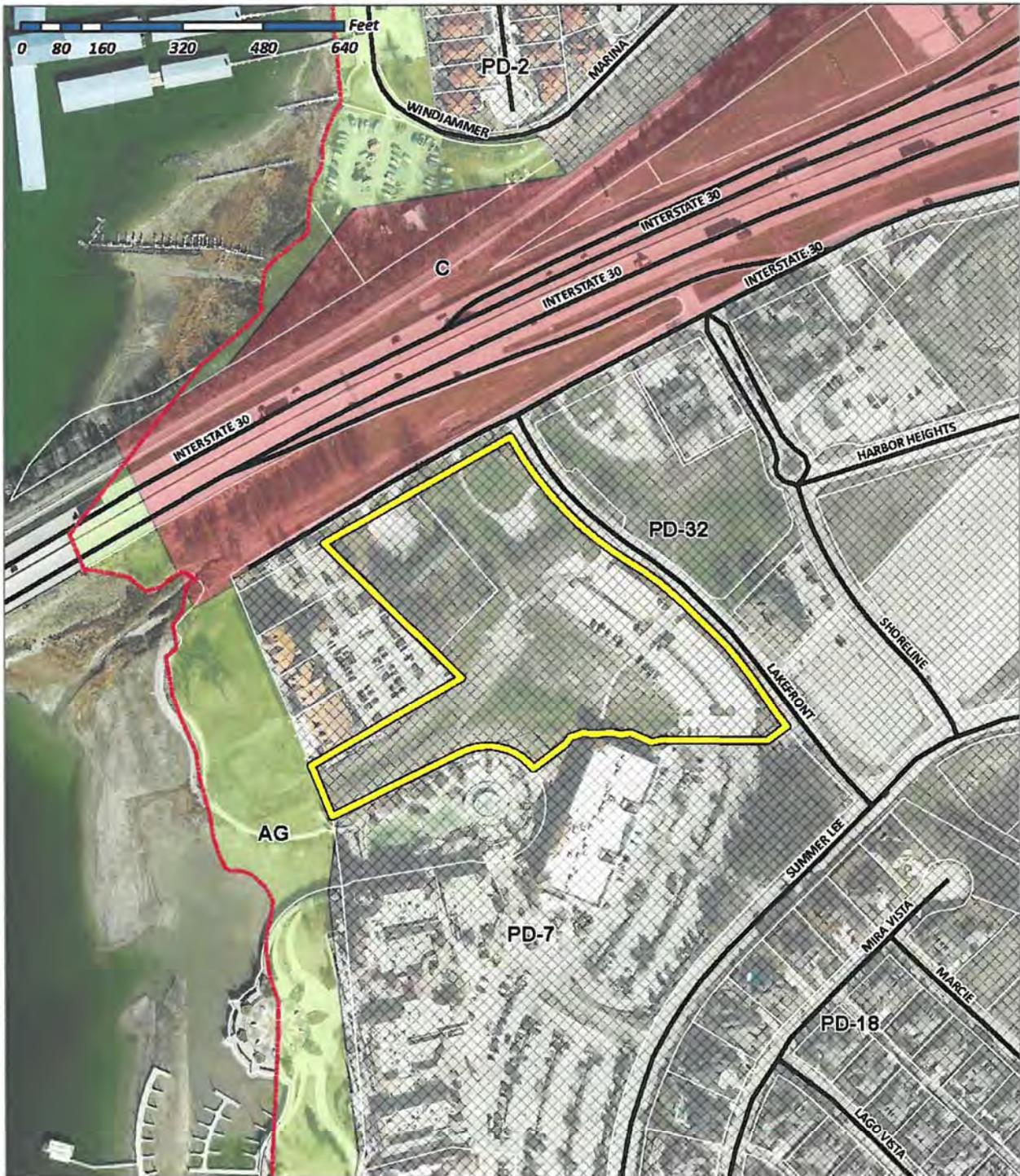
  
\_\_\_\_\_  
Frank J. Garza, City Attorney



1<sup>st</sup> Reading: November 20, 2017

2<sup>nd</sup> Reading: December 18, 2017

Exhibit 'A':  
Legal Description



*Legal Description: Lot 9, Block A, Harbor-Rockwall Addition and Tract 16 of the M. J. Barksdale Survey, Abstract No. 11, City of Rockwall, Rockwall County, Texas*

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

Legal Description: *Tract 16 of the M. J. Barksdale Survey, Abstract No. 11*

Being a tract of land situated in the M. J. Barksdale Survey, Abstract No. 11, City of Rockwall, Rockwall County, Texas, and being a 1.225-acre tract out of a 55.200-acre tract as recorded in *Volume 59, Page 383*, deed records of Rockwall County, Texas, and being more particularly described as follows:

*BEGINNING* at a point on the southeast line of Interstate Highway 30, said point being 286.50-feet more or less, from the north corner of said 55.20-acre tract, a 3/8" iron rod found for corner;

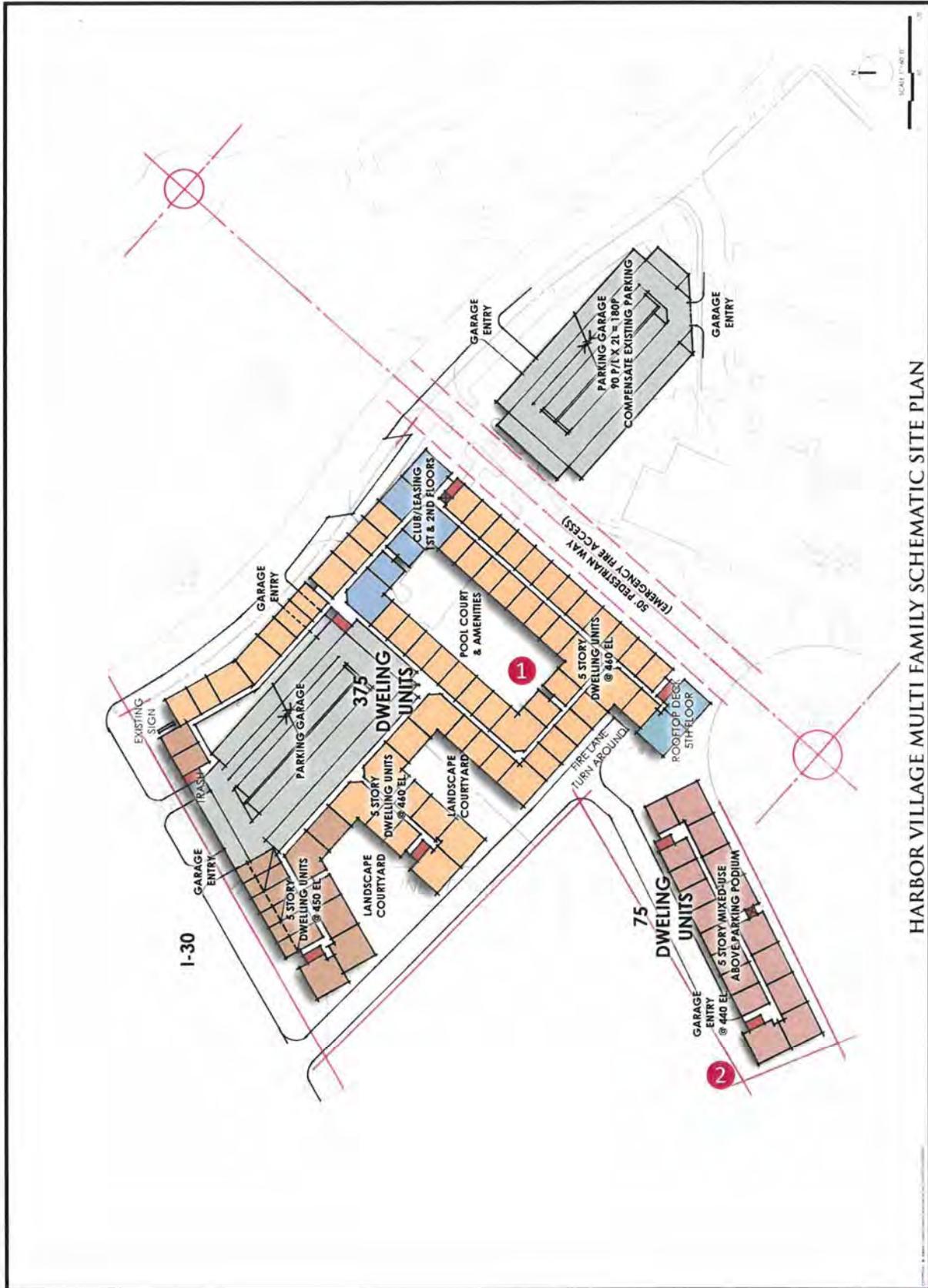
*THENCE*, South 38 Degrees 29 Minutes 38 Seconds East, leaving the said southeast line of Interstate Highway 30, a distance of 254.63-feet to a 5/8" iron rod found for corner;

*THENCE*, South 44 Degrees 24 Minutes 14 Seconds West, a distance of 176.46-feet to a 1/2" iron rod found for corner;

*THENCE*, North 43 Degrees 48 Minutes 20 Seconds West, a distance of 311.10-feet to a point on the southeast line of the Interstate Highway 30, a 3/8" iron rod set for corner;

*THENCE*, North 50 Degrees 48 Minutes East, along the southeast line of Interstate Highway 30, a distance of 206.43-feet to the *PLACE OF BEGINNING* and containing 53,371.640 SF or 1.225-acres of land, more or less.

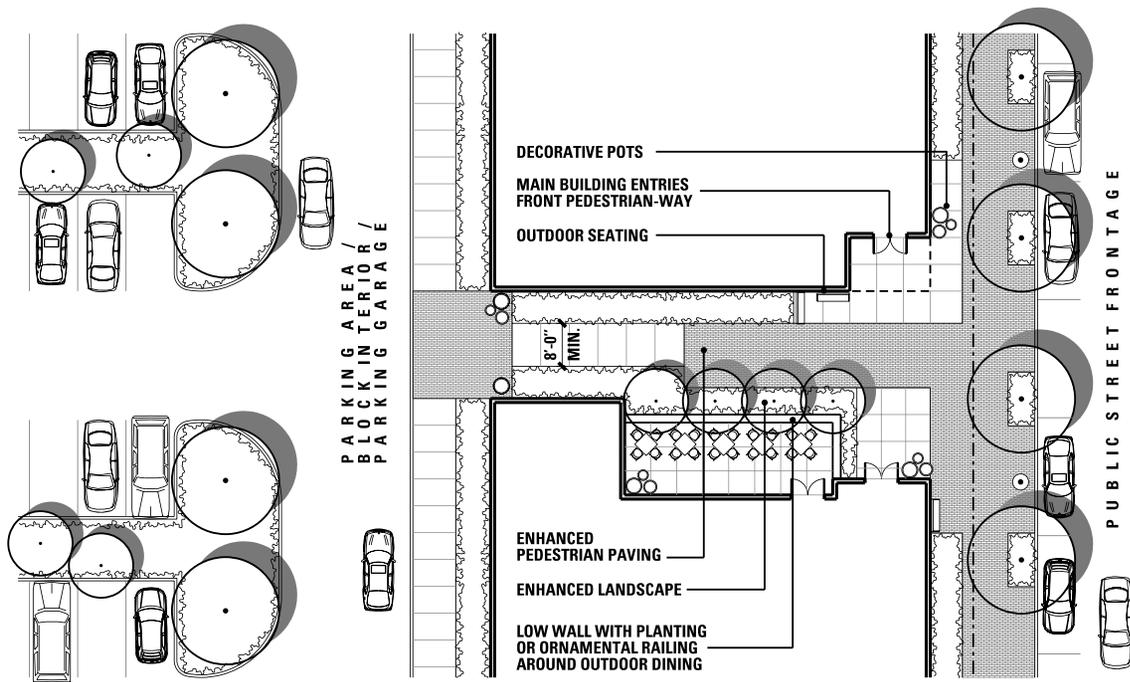
Exhibit 'B':  
PD Development Plan



4 STREETS

PEDESTRIAN WAYS

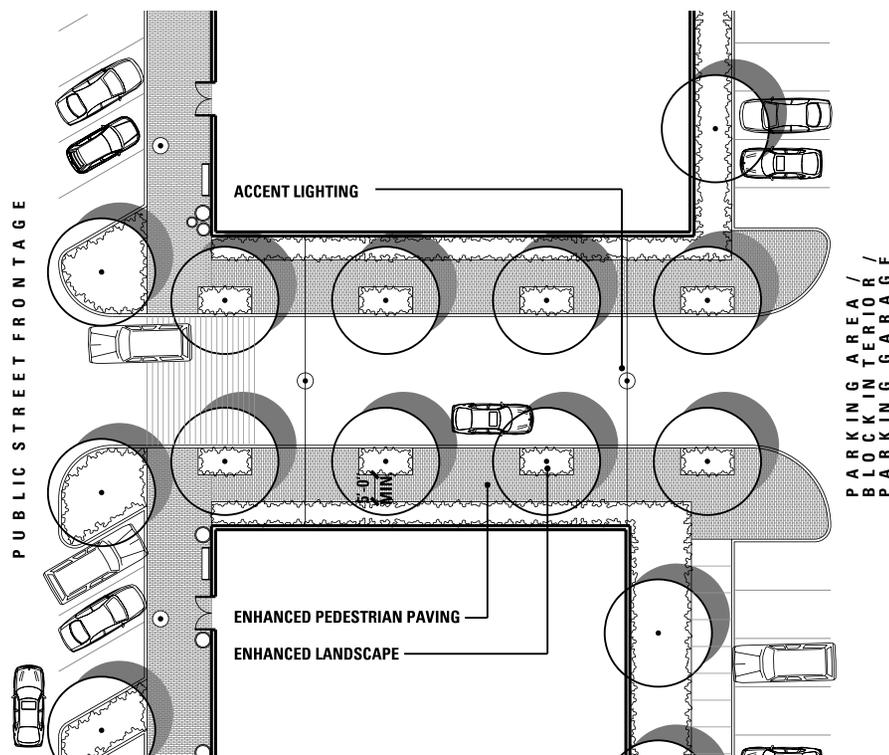
Although it is technically not a streetscape element, pedestrian-ways link freeway frontage parking areas and block interiors with the public street frontage. The pedestrian-way environment may include enhanced pedestrian paving, enhanced landscape planting, special accent lighting, and special features such as fountains or sculpture pieces. Outdoor seating and dining may occur within the pedestrian-way. Building entry access should be provided within pedestrian-ways. The maximum cross slope within a pedestrian-way is 2%.



## 4 STREETS

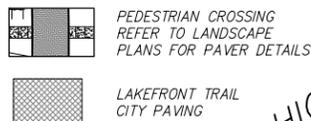
### M E W S

Although it is technically not a streetscape element, a mews can also link freeway frontage parking areas and block interiors with the public street frontage. A mews combines a vehicular drive and pedestrian walkway within a narrow cross section. The mews environment includes enhanced pedestrian paving, enhanced landscape planting, special accent lighting, and may also include enhanced vehicular pavement. Bollards may be used in lieu of a typical street curb. Building entry access may be provided within a mews. A carriage-way may also serve the purpose of a mews. The maximum cross slope within a mews is 2%.



CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CH. L	CH. B
C2	12°35'10"	620.00'	136.19'	135.92'	S51°48'46"E

LINE TABLE		
LINE #	BEARING	DISTANCE
L9	S79°07'41"W	7.21'
L10	N23°10'29"E	32.93'
L11	N66°36'24"W	31.00'
L12	N23°10'29"E	27.95'
L13	N82°38'15"W	11.76'
L14	S68°52'14"W	13.20'
L15	S75°08'27"W	12.97'
L16	S36°32'06"W	17.64'



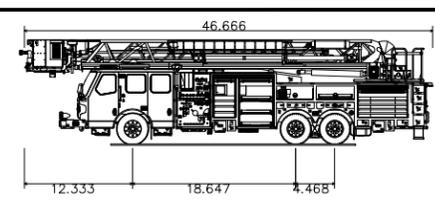
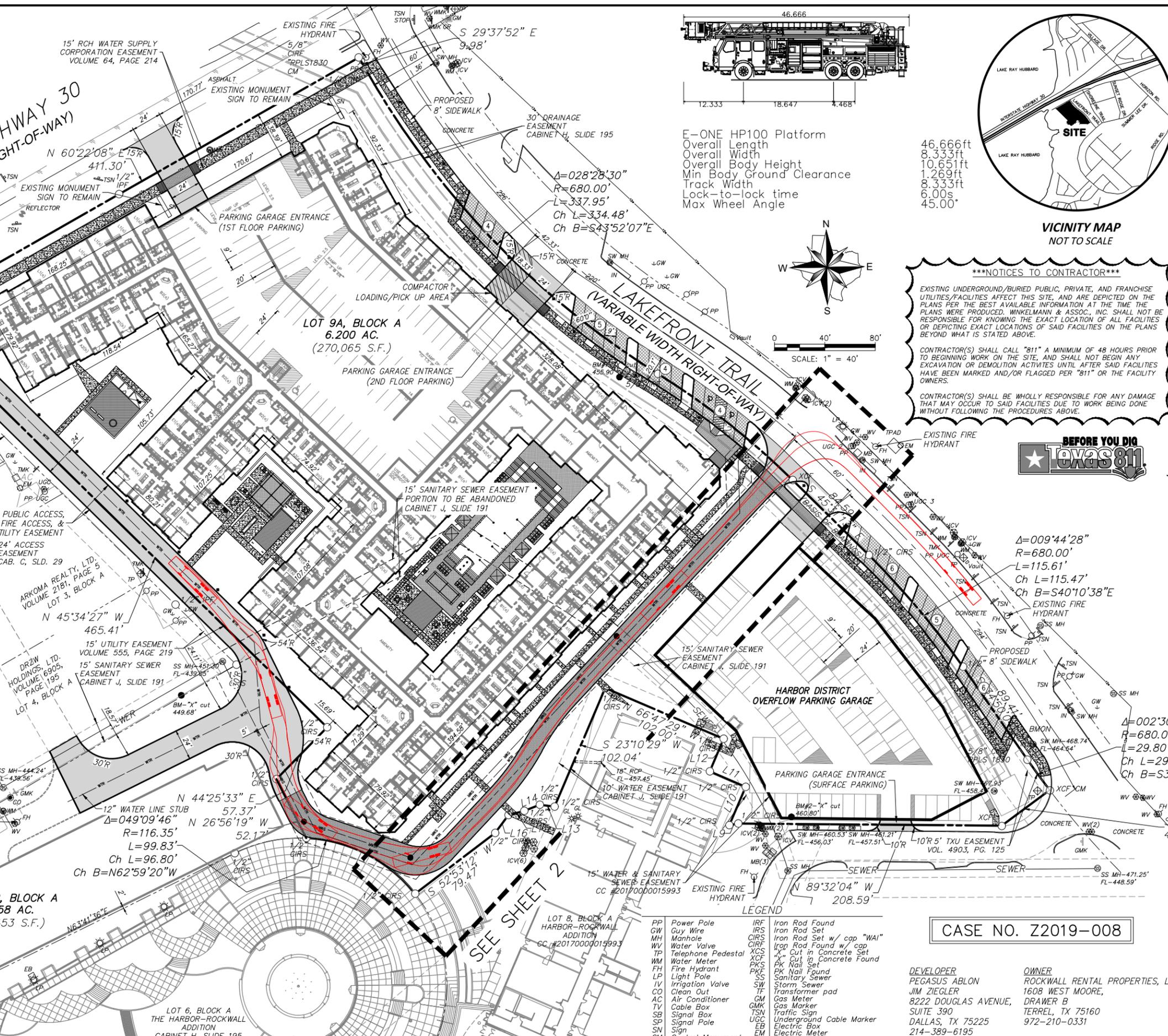
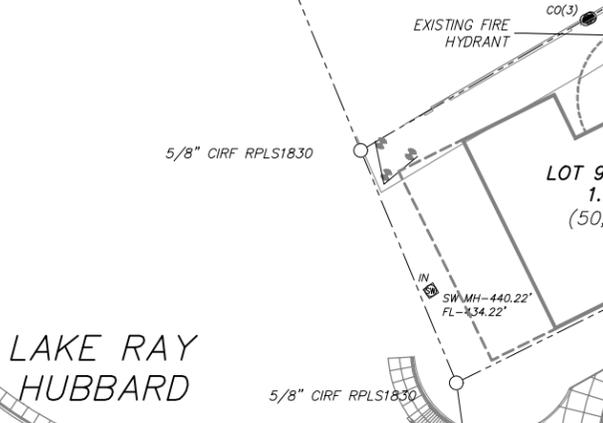
**SIDEWALK PAVEMENT (TYP.)**  
 4"-3,000 PSI CONCRETE  
 5.5 SACK MINIMUM  
 W/ #3 BARS AT 24" C-C  
 BOTH WAYS

**HEAVY DUTY PAVEMENT**  
 7"-3600 PSI CONCRETE  
 6.5 SACK MINIMUM  
 W/ #3 BARS AT 18" O.C.E.W.

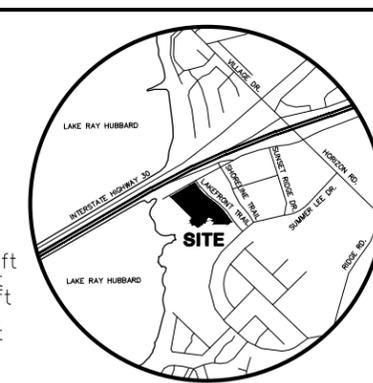
SITE DATA TABLE	
HARBOR VILLAGE - ROCKWALL	
HARBOR - ROCKWALL ADDITION	6.200 ACRES
LOT 9A, BLOCK A	270,065 SQ-FT
BUILDING AREA	127,000 SQ-FT
LSL	DWELLING UNITS
COVERAGE	47.03%
TOTAL NUMBER OF UNITS	375 UNITS
REQUIRED PARKING RATIO	1.5 PER UNIT
PARKING REQUIRED	563 SPACES
OFF-STREET PARKING PROVIDED	548 SPACES
ON-STREET PARKING PROVIDED	34 SPACES
TOTAL PARKING PROVIDED	582 SPACES
OFF-STREET PROVIDED PARKING RATIO	1.5 PER UNIT
HANDICAP REQUIRED	12 SPACES
HANDICAP PROVIDED	12 SPACES
OVERFLOW PARKING PROVIDED	180 SPACES

\* PARKING PROVIDED TOTAL INCLUDES ACCESSIBILITY PARKING

HARBOR VILLAGE DWELLING UNITS - BUILDING TABULATION LEGEND									
TYPE	AREA (SF)	NO.	% UNITS	TOTAL AREA (SF)	1 <sup>st</sup> Floor	2 <sup>nd</sup> Floor	3 <sup>rd</sup> Floor	4 <sup>th</sup> Floor	5 <sup>th</sup> Floor
L1	807	16	4.27%	12,912	8	8	0	0	0
C1	590	40	10.67%	23,600	8	8	8	8	8
A1	670	70	18.67%	46,900	11	14	15	15	15
A2	742	84	22.40%	62,328	16	17	17	17	17
A3	849	16	4.27%	13,584	2	2	4	4	4
B1	1,086	56	14.93%	60,816	8	9	13	13	13
B2	1,206	42	11.20%	50,652	7	8	9	9	9
B3(a)	1,291	14	3.73%	18,074	3	3	3	2	2
B3(b)	1,315	10	2.67%	13,150	2	2	2	2	2
B4(a)	1,243	5	1.33%	6,215	1	1	1	1	1
B4(c)	1,169	5	1.33%	5,845	1	1	1	1	1
B6	1,244	17	4.53%	21,148	3	3	4	4	3
<b>TOTAL</b>		<b>375</b>	<b>100.00%</b>	<b>335,224</b>	<b>70</b>	<b>75</b>	<b>77</b>	<b>77</b>	<b>75</b>



E-ONE HP100 Platform  
 Overall Length 46.666ft  
 Overall Width 12.333ft  
 Overall Body Height 18.647ft  
 Min Body Ground Clearance 4.468ft  
 Track Width 8.333ft  
 Lock-to-lock time 6.00s  
 Max Wheel Angle 45.00°



**\*\*\*NOTICES TO CONTRACTOR\*\*\***

EXISTING UNDERGROUND/BURIED PUBLIC, PRIVATE, AND FRANCHISE UTILITIES/FACILITIES AFFECT THIS SITE, AND ARE DEPICTED ON THE PLANS PER THE BEST AVAILABLE INFORMATION AT THE TIME THE PLANS WERE PRODUCED. WINKELMANN & ASSOC., INC. SHALL NOT BE RESPONSIBLE FOR KNOWING THE EXACT LOCATION OF ALL FACILITIES OR DEPICTING EXACT LOCATIONS OF SAID FACILITIES ON THE PLANS BEYOND WHAT IS STATED ABOVE.

CONTRACTOR(S) SHALL CALL "811" A MINIMUM OF 48 HOURS PRIOR TO BEGINNING WORK ON THE SITE, AND SHALL NOT BEGIN ANY EXCAVATION OR DEMOLITION ACTIVITIES UNTIL AFTER SAID FACILITIES HAVE BEEN MARKED AND/OR FLAGGED PER "811" OR THE FACILITY OWNERS.

CONTRACTOR(S) SHALL BE WHOLLY RESPONSIBLE FOR ANY DAMAGE THAT MAY OCCUR TO SAID FACILITIES DUE TO WORK BEING DONE WITHOUT FOLLOWING THE PROCEDURES ABOVE.



Δ=009°44'28"  
 R=680.00'  
 L=115.61'  
 Ch L=115.47'  
 Ch B=S40°10'38"E

LEGEND	
PP	Power Pole
GW	Guy Wire
MH	Manhole
WV	Water Valve
TP	Telephone Pedestal
WM	Water Meter
FH	Fire Hydrant
LP	Light Pole
IV	Irrigation Valve
CO	Clean Out
AC	Air Conditioner
TV	Cable Box
SB	Signal Box
SP	Signal Pole
SN	Sign
CM	Control Monument
IRF	Iron Rod Found
IRS	Iron Rod Set
CIRS	Iron Rod Set w/ cap "WAI"
CIRF	Iron Rod Found w/ cap
XCS	X Cut in Concrete Set
XCF	X Cut in Concrete Found
PKS	PK Nail Found
PKF	PK Nail Found
SS	Sanitary Sewer
SW	Storm Sewer
TF	Transformer pad
GM	Gas Meter
GMK	Gas Marker
TSN	Traffic Sign
UGC	Underground Cable Marker
EB	Electric Box
EM	Electric Meter

CASE NO. Z2019-008

**DEVELOPER**  
 PEGASUS ABLON  
 JIM ZIEGLER  
 8222 DOUGLAS AVENUE,  
 SUITE 390  
 DALLAS, TX 75225  
 214-389-6195

**OWNER**  
 ROCKWALL RENTAL PROPERTIES, LP  
 1608 WEST MOORE,  
 DRAWER B  
 TERREL, TX 75160  
 972-210-0331

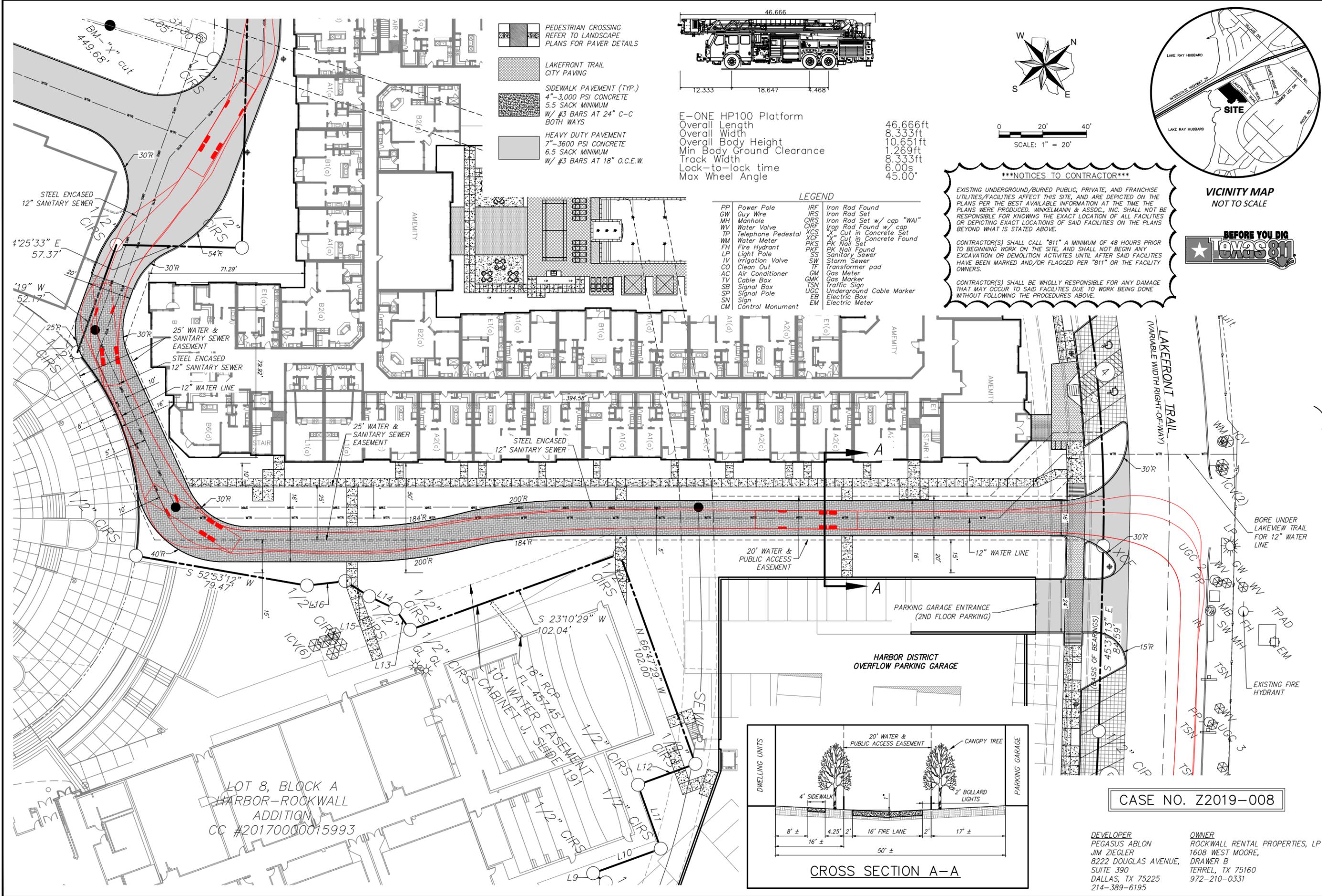
**Winkelmann & Associates, Inc.**  
 CONSULTING CIVIL ENGINEERS SURVEYORS  
 610 HILLCREST PLAZA DR. SUITE 215 (972) 488-7999 FAX (972) 488-7999  
 610 HILLCREST PLAZA DR. SUITE 215 (972) 488-7999 FAX (972) 488-7999  
 WINKELMANN & ASSOCIATES, INC. ENGINEERS & SURVEYORS  
 04-04-2019

**STATE OF TEXAS**  
 THESE PLANS WERE PREPARED UNDER THE DIRECT SUPERVISION OF MICHAEL G. WINKELMANN, P.E., REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS. THESE ARE ONLY FOR INTERNAL REVIEW PURPOSES ONLY. THEY ARE NOT TO BE USED FOR CONSTRUCTION PURPOSES.

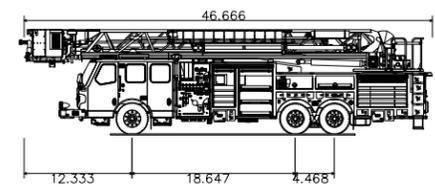
**SITE PLAN**  
 HARBOR VILLAGE  
 ROCKWALL, TEXAS

**SHEET**  
 1/2

267



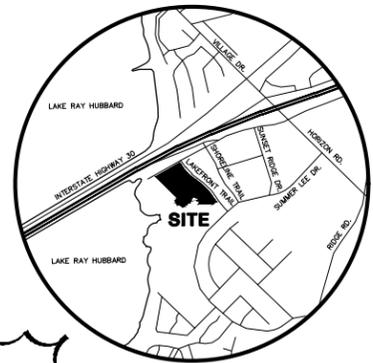
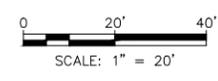
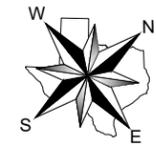
- PEDESTRIAN CROSSING REFER TO LANDSCAPE PLANS FOR PAVEMENT DETAILS
- LAKEFRONT TRAIL CITY PAVING
- SIDEWALK PAVEMENT (TYP.) 4"-3,000 PSI CONCRETE 5.5 SACK MINIMUM W/ #3 BARS AT 24" C-C BOTH WAYS
- HEAVY DUTY PAVEMENT 7"-3600 PSI CONCRETE 6.5 SACK MINIMUM W/ #3 BARS AT 18" O.C.E.W.



E-ONE HP100 Platform  
 Overall Length 46.666ft  
 Overall Width 8.333ft  
 Overall Body Height 10.651ft  
 Min Body Ground Clearance 1.269ft  
 Track Width 8.333ft  
 Lock-to-lock time 6.00s  
 Max Wheel Angle 45.00°

**LEGEND**

PP Power Pole	IRF Iron Rod Found
GW Guy Wire	IRS Iron Rod Set
MH Manhole	CIRS Iron Rod Set w/ cap "WAI"
WV Water Valve	CIRF Iron Rod Found w/ cap
TP Telephone Pedestal	XCS X-Cut in Concrete Set
WM Water Meter	PKF PK Nail Found
FH Fire Hydrant	PKS PK Nail Set
LP Light Pole	PKF Sanitary Sewer
IV Irrigation Valve	SS Storm Sewer
CO Clean Out	TF Transformer pad
AC Air Conditioner	GM Gas Meter
TV Cable Box	GMK Gas Marker
SB Signal Box	TSN Traffic Sign
SP Signal Pole	UGC Underground Cable Marker
SN Sign	EB Electric Box
CM Control Monument	EM Electric Meter



VICINITY MAP  
NOT TO SCALE



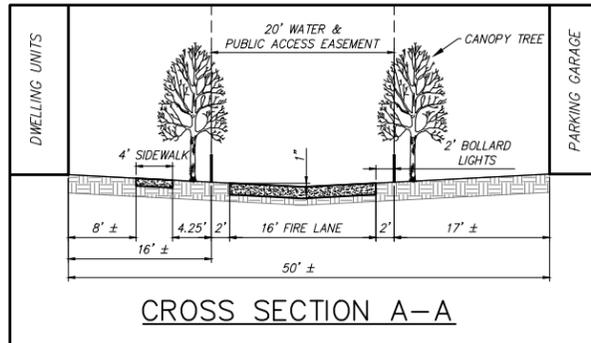
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CONTRACTOR(S) SHALL BE WHOLLY RESPONSIBLE FOR ANY DAMAGE THAT MAY OCCUR TO SAID FACILITIES DUE TO WORK BEING DONE WITHOUT FOLLOWING THE PROCEDURES ABOVE.

LOT 8, BLOCK A  
HARBOR-ROCKWALL  
ADDITION  
CC #20170000015993



CROSS SECTION A-A

CASE NO. Z2019-008

**DEVELOPER**  
PEGASUS ABLON  
JIM ZIEGLER  
8222 DOUGLAS AVENUE,  
SUITE 390  
DALLAS, TX 75225  
214-389-6195

**OWNER**  
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 500 HILDCREST PLAZA DRIVE, SUITE 215 (972) 488-7999 FAX (972) 488-7999  
 10000 Rockwall Road, Suite 200, Rockwall, TX 75087 (972) 488-7999  
 WINKELMANN & ASSOCIATES, INC. IS AN EQUAL OPPORTUNITY EMPLOYER

STATE OF TEXAS  
 THESE PLANS WERE PREPARED UNDER THE DIRECT SUPERVISION OF MICHAEL G. WINKELMANN, P.E., LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS. THESE ARE SUBMITTED FOR INTERNAL REVIEW PURPOSES ONLY. THEY ARE NOT TO BE USED FOR CONSTRUCTION PURPOSES.  
 04-04-2019

**SITE PLAN**  
HARBOR VILLAGE  
ROCKWALL, TEXAS

**SHEET**  
2/2

268

LAST SAVED BY: MML/HOLLAND April 4, 2019

CITY OF ROCKWALL

ORDINANCE NO. 19-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING ORDINANCE NO. 17-64 & PLANNED DEVELOPMENT DISTRICT 32 (PD-32) [ORDINANCE NO. 17-22] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A DEVELOPMENT PLAN ON APPROXIMATELY 7.344-ACRES FOR PROPERTY IDENTIFIED AS LOT 9, BLOCK A, HARBOR-ROCKWALL ADDITION AND TRACT 16 OF THE M. J. BARKSDALE SURVEY, ABSTRACT NO. 11, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE FULLY DESCRIBED HEREIN BY EXHIBIT 'A'; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request from Jim Ziegler of PegasusAblon on behalf of Rockwall Rental Properties, LP for the approval of a Planned Development (PD) Development Plan within Planned Development District 32 (PD-32) [Ordinance No. 17-22] for a 7.344-acre tract of land identified as Lot 9, Block A, Harbor-Rockwall Addition and Tract 16 of the M. J. Barksdale Survey, Abstract No. 11, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), located at the southwest corner of the intersection of the IH-30 frontage road and Lakefront Trail and more fully described in Exhibit 'A' of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

**WHEREAS**, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Ordinance No. 17-64, Planned Development District 32 (PD-32) [Ordinance No. 17-22] and the Unified Development Code [Ordinance No. 04-38] should be amended as follows:

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

**SECTION 1.** That the approval of this ordinance shall supersede all requirements stipulated in Ordinance No. 17-64;

**SECTION 2.** That any portion of Ordinance No.'s 11-43 & 13-16 in conflict with this ordinance shall be subject to the requirements of this ordinance;

**SECTION 3.** That Planned Development District 32 (PD-32) [Ordinance No. 17-22] and the Unified Development Code [Ordinance No. 04-38], as heretofore amended, shall be further amended by amending the PD Development Plans approved with Ordinance No.'s 11-43 & 13-16 and the official zoning map of the City of Rockwall so as to approve a PD Development Plan

for the *Subject Property*; and,

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

**SECTION 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. 04-38*], and in compliance with the following conditions and requirements:

### 5.1 CONSTRUCTION SCHEDULE

#### *Building Adjacent to Lakefront Trail (i.e. Building ①)*

This *PD Development Plan* shall be subject to review by City Staff and/or the Planning and Zoning Commission and City Council on May 6, 2020. At the time of review, if a building permit has not been issued for the proposed multi-family development adjacent to Lakefront Trail (*indicated as ① on Exhibit 'B' of this ordinance and consisting of 375 condominium units*), City Staff shall provide a report, with the assistance of the developer, to the Planning and Zoning Commission and City Council indicating the progress of the development. Upon review of the report, the Planning and Zoning Commission shall provide a recommendation to the City Council concerning the possible revocation of the additional 26 allocated condominium units (*i.e. reducing the number of units for the multi-family development adjacent to Lakefront Trail -- indicated as ① on Exhibit 'B' of this ordinance -- to 349 condominium units*), and after review of the report and recommendation of the Planning and Zoning Commission the City Council may -- *after proper notice* -- initiate public hearings for the revocation of the additional 26 allocated condominium units.

#### *Building Adjacent to the Harbor Fountain (i.e. Building ②)*

This *PD Development Plan* shall be subject to review by City Staff and/or the Planning and Zoning Commission and City Council on June 1, 2020. At the time of review, if a building permit has not been issued for the proposed multi-family development adjacent to the Harbor Fountain (*indicated as ② on Exhibit 'B' of this ordinance and consisting of 75 condominium units*), City Staff shall provide a report, with the assistance of the developer, to the Planning and Zoning Commission and City Council indicating the progress of the development. Upon review of the report, the Planning and Zoning Commission shall provide a recommendation to the City Council concerning the possible revocation of the additional 25 allocated condominium units (*i.e. reducing the number of units for the multi-family development adjacent to the Harbor Fountain -- indicated as ② on Exhibit 'B' of this ordinance -- to 50 condominium units*), and after review of the report and recommendation of the Planning and Zoning Commission the City Council may -- *after proper notice* -- initiate public hearings for the revocation of the additional 25 allocated condominium units.

#### *Commencement of Construction and Continuous Construction*

Once a building permit has been issued for either property (*i.e. Building ① or Building ②*), the developer/property owner shall have six (6) months to commence construction on the site in accordance with Section 10-116 of Article III, *Building Code*, of Chapter 10, *Buildings and Building Regulations*, of the Municipal Code of Ordinances (*i.e. Section [A] 105.5*,

*Expiration, of the International Building Code*). Once construction has commenced, construction must be continuous during the regular workweek unless construction is delayed due to delays beyond the control of the developer/property owner. Such delays shall include, but not be limited to, fires, floods, labor disputes, epidemics, abnormal weather conditions, acts of God or any preference, priority or allocation order duly issued by the Federal Government. Abnormal weather delays are those that are beyond what is normal for the climate and time of year. If construction of the site has not commenced within six (6) months of the issuance of a building permit, or construction is not continuous, City staff shall provide a report, to the Planning and Zoning Commission and City Council indicating the progress of the development and possible revocation of the permit. Upon review of the report, the Planning and Zoning Commission shall provide a recommendation to the City Council concerning the possible revocation of the permit for additional allocated condominium units (*i.e. reducing the number of units for either project back to the numbers approved under Ordinance No. 13-16*), and after review of the report and recommendation of the Planning and Zoning Commission the City Council may -- *after proper notice* -- initiate public hearings for the revocation of the additional allocated condominium units.

## 5.2 DEVELOPMENT CONDITIONS

- 1) Development of this property shall generally conform to the *PD Development Plan* depicted in *Exhibit 'B'* of this ordinance;
- 2) 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;
- 3) The proposed multi-family development adjacent to Lakefront Trail (*indicated as 1 on Exhibit 'B' of this ordinance*) shall be permitted to consist of a maximum of 375 condominium units. The proposed multi-family development adjacent to the Harbor Fountain (*indicated as 2 on Exhibit 'B' of this ordinance*) shall be permitted to consist of a maximum of 75 condominium units.
- 4) Prior to the issuance of a Building Permit the applicant shall submit and seek approval for a subdivision plat;
- 5) The architectural design of all buildings within the two (2) affected Subdistricts (*i.e. the Harbor Residential Subdistrict and the Harbor Link Mixed-Use Subdistrict*) shall conform to the Harbor District Guidelines (*i.e. Resolution 10-40*), all applicable ordinances associated with Planned Development District 32 (PD-32) [*as amended*], and to the Unified Development Code;
- 6) All buildings throughout the development shall be constructed with a consistent design scheme, and be approved by the Architectural Review Board (ARB);
- 7) The private street and pedestrian access easement extending from Lakefront Trail to the proposed multi-family development adjacent to the Harbor Fountain (*indicated as 2 on Exhibit 'B' of this ordinance*), will be required to be located within a *Pedestrian Access Easement* on the final plat and shall be constructed in accordance with the street cross section and concept plan depicted in *Exhibit 'C'* of this ordinance; and
- 8) The proposed uses for this development shall be required to demonstrate that they

have access to a sufficient number of parking spaces within the development to support their use.

**SECTION 6.** The official zoning map of the City of Rockwall, Texas be corrected to reflect the changes in zoning described in this ordinance;

**SECTION 7.** 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 8.** 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 9.** 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 10.** 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 6<sup>TH</sup> DAY OF MAY, 2019.**

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

**ATTEST:**

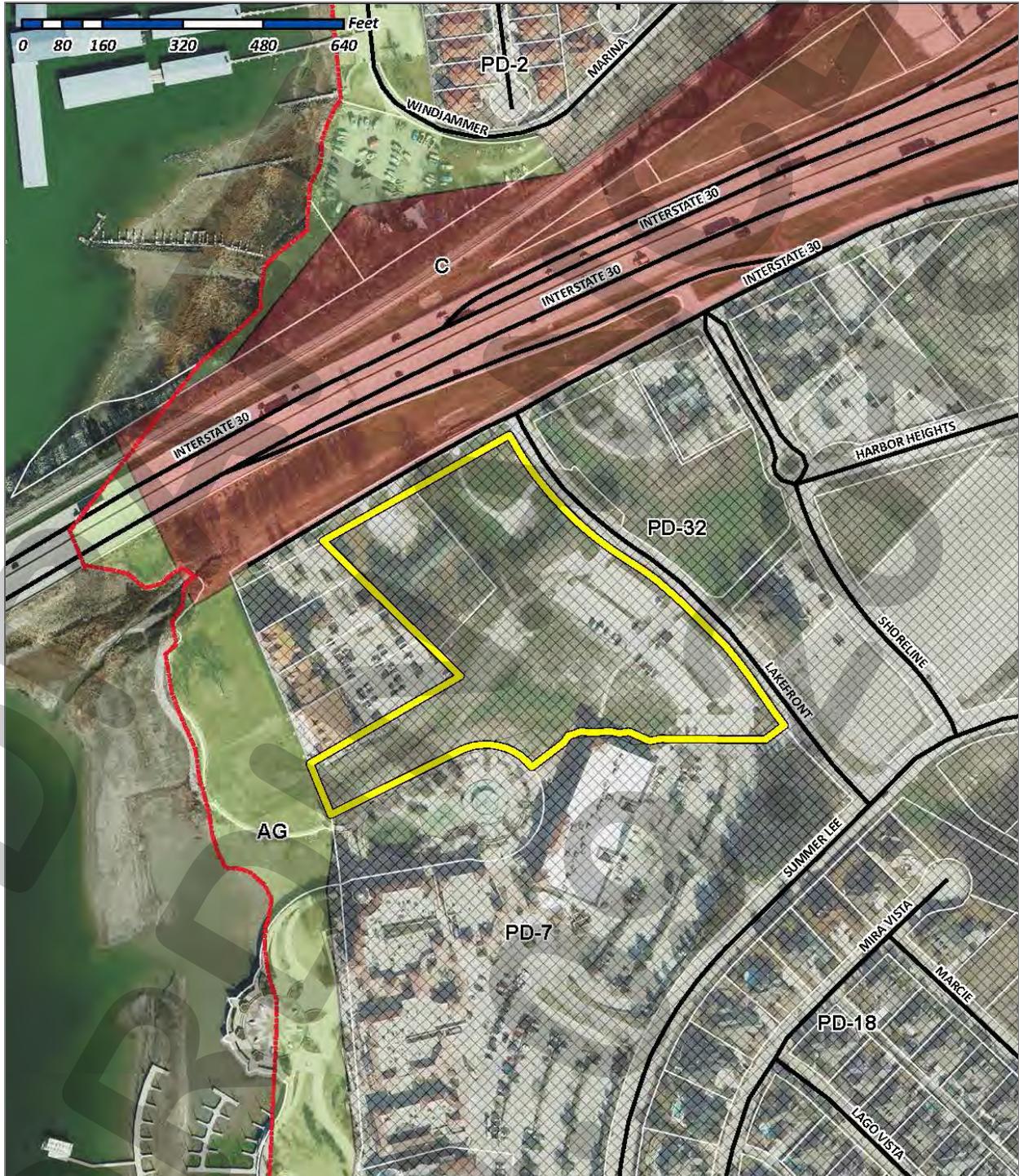
\_\_\_\_\_  
Kristy Cole, *City Secretary*

**APPROVED AS TO FORM:**

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

1<sup>st</sup> Reading: April 15, 2019

2<sup>nd</sup> Reading: May 6, 2019



*Legal Description: Lot 9, Block A, Harbor-Rockwall Addition and Tract 16 of the M. J. Barksdale Survey, Abstract No. 11, City of Rockwall, Rockwall County, Texas*

Legal Description: Tract 16 of the M. J. Barksdale Survey, Abstract No. 11

Being a tract of land situated in the M. J. Barksdale Survey, Abstract No. 11, City of Rockwall, Rockwall County, Texas, and being a 1.225-acre tract out of a 55.200-acre tract as recorded in *Volume 59, Page 383*, deed records of Rockwall County, Texas, and being more particularly described as follows:

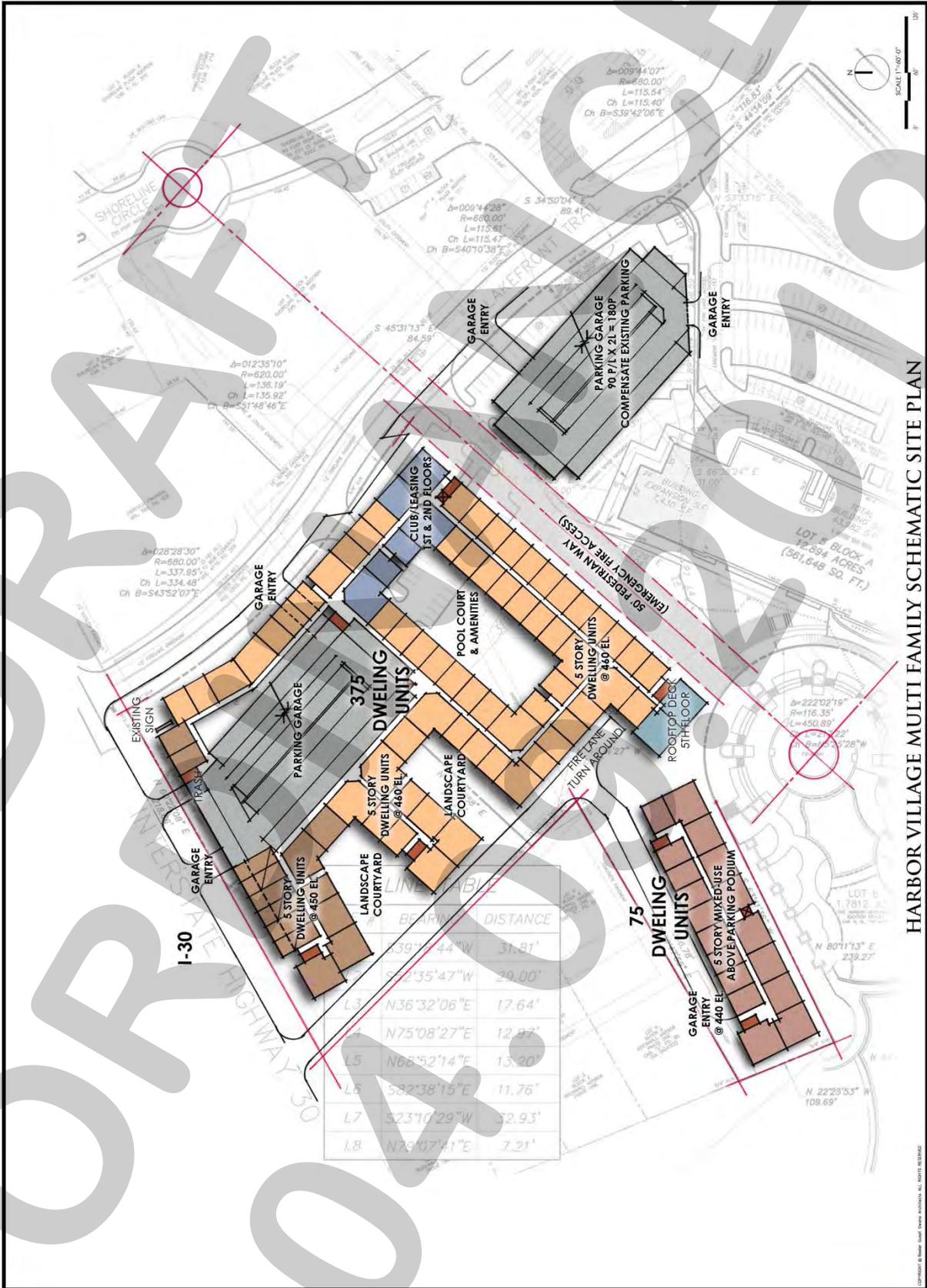
*BEGINNING* at a point on the southeast line of Interstate Highway 30, said point being 286.50-feet more or less, from the north corner of said 55.20-acre tract, a 3/8" iron rod found for corner;

*THENCE*, South 38 Degrees 29 Minutes 38 Seconds East, leaving the said southeast line of Interstate Highway 30, a distance of 254.63-feet to a 5/8" iron rod found for corner;

*THENCE*, South 44 Degrees 24 Minutes 14 Seconds West, a distance of 176.46-feet to a 1/2" iron rod found for corner;

*THENCE*, North 43 Degrees 48 Minutes 20 Seconds West, a distance of 311.10-feet to a point on the southeast line of the Interstate Highway 30, a 3/8" iron rod set for corner;

*THENCE*, North 50 Degrees 48 Minutes East, along the southeast line of Interstate Highway 30, a distance of 206.43-feet to the *PLACE OF BEGINNING* and containing 53,371.640 SF or 1.225-acres of land, more or less.



HARBOR VILLAGE MULTI FAMILY SCHEMATIC SITE PLAN

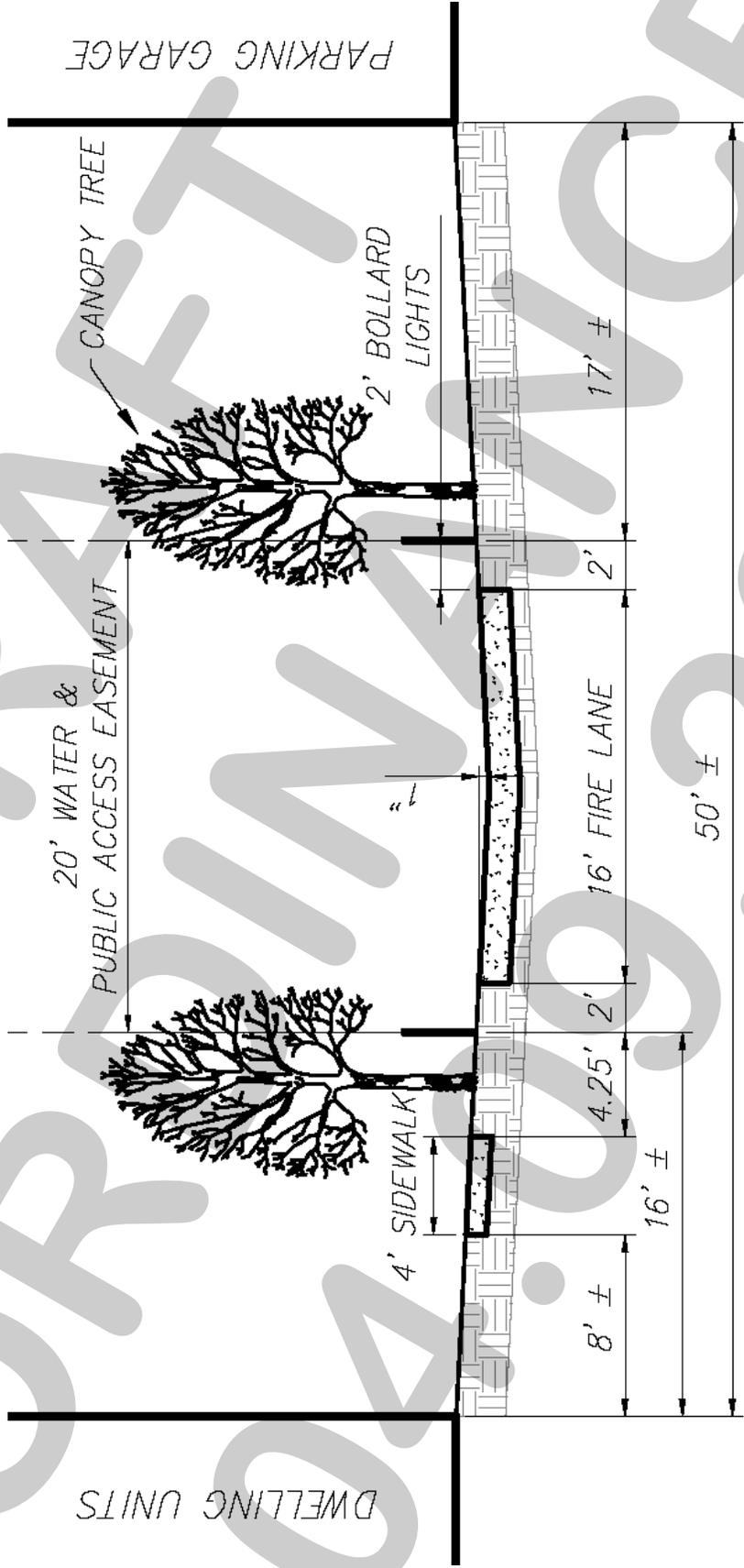
ROCKWALL, TEXAS

# 17176  
 1/18/18  
 Pegasus Abbon

BOB ARCHITECTS







**CROSS SECTION A-A**

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**City of Rockwall**  
*The New Horizon*  
**MEMORANDUM**

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**TO: City Council**

**FROM: Joey Boyd, Assistant City Manager**

**DATE: April 9, 2019**

**SUBJECT: Request to Parachute at Founders Day Festival**

---

Dallas Skydive Center is requesting permission to perform an exhibition parachute jump into Harry Myers Park on the evening of the Founders Day Festival. There will be a flyover using a WWII C-47 airplane followed by the parachute jump.

Federal Aviation Administration Advisory Circular 105-2E provides guidance on sport parachuting. Since this proposed jump is into a congested area and an open-air assembly of people, Dallas Skydive Center will be required to get special authorization from the FAA Flight Standards District Office if the request is approved. In addition to FAA authorization, Dallas Skydive Center will be required to: provide a certificate of insurance, execute a hold harmless agreement for its pilots and jumpers, and issue a Notice to Airmen (NOTAM) on the day of the event. The flight will not originate from the Ralph M Hall / Rockwall Municipal Airport.

Dallas Skydive Center anticipates that 6 to 8 jumpers will parachute into the designated landing zone in the park. (see attached landing zone map). Members of the Terry Fisher Post 117 American Legion have volunteered to serve as spotters and provide crowd control to keep spectators at least 50 feet away from the landing zone.

Keith Barrett, a Rockwall based pilot and member of the American Legion and Jimmy Mendonca representing Dallas Skydive Center will be at the meeting to request permission to use Harry Myers Park for the landing zone and answer any questions.



**Plane: WWII C-47**

**Do fly over & then jump**

**\* AL to provide**

**"Spotters" to keep  
DZ edge 50' away  
from Spectators**

**Proposed time:**

**5:15pm**

**Contact: Mike Donegan**

**214-226-8944**

**WAIVER, ASSUMPTION OF RISK and HOLD HARMLESS**  
**AGREEMENT AND INDEMNITY**

I, **Jim Mendonca**, owner and representative of **Dallas Sky Dive Center**, hereby voluntarily sign this Waiver, Assumption of Risk and Hold Harmless in favor of which I have chosen to take, fully waiving and releasing **THE CITY OF ROCKWALL** their officers, employees and representatives from any and all claims demands, liabilities, suits and causes of action, or potential causes of action, for any compensation or damages by third parties who are invitees or persons from the public related to the parachute jump into the City's Myers Park on the night of the **Founders Day Festival**, scheduled for May 18, 2019 for liability regarding personal injury, death or property that may result on the specified property on the date specified. I agree that this acknowledgement of the Waiver and Assumption of Risk is to be broadly interpreted.

**IT IS FURTHER UNDERSTOOD AND AGREED** that this legal waiver and release is intended to cover all potential actions, causes of action, claims and demands for, upon, or by reason of any damages, loss, or injury which may be traced either directly, or indirectly related to the parachute jump into the City's Myers Park on the night of the Founders Day Festival, scheduled for May 18, 2019, no matter how remotely they may be related to the aforesaid. This legal release is executed voluntarily with full knowledge, mental competence and legal understanding on part of the consequences of this legal waiver and release.

**IT IS FURTHER UNDERSTOOD AND AGREED** that this legal waiver and release may be used by the City of Rockwall, as evidence in case any legal suit is ever brought against the City in any way related to the parachute jump into the City's Myers Park on the night of the Founders Day Festival, scheduled for May 18, 2019. Owner and representative acknowledge that he will communicate this Waiver and Hold Harmless Agreement with every participant and have each and every participant in the parachute jump to also execute this same Waiver and Hold Harmless Agreement.

**INDEMNIFICATION**

**IT IS EXPRESSLY UNDERSTOOD AND AGREED THAT I, JIM MENDONCA SHALL INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY OF ROCKWALL AND ITS OFFICERS, SERVANTS AND EMPLOYEES, INDIVIDUALLY OR COLLECTIVELY (REFERRED TO HEREIN AS THE "INDEMNITEES"), FROM ALL SUITS, ACTIONS, LOSSES, DAMAGES, DEMANDS, JUDGMENTS, CLAIMS, OR LIABILITY OF ANY CHARACTER, TYPE OR DESCRIPTION, 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 LOSS OR DAMAGE TO ANY PROPERTY, RECEIVED OR SUSTAINED BY ANY PERSON, OR PERSONS, OR PROPERTY (REFERRED TO HEREIN AS THE 'LOSSES"), TO THE EXTENT ARISING OUT OF, OR OCCASIONED RELATED TO THE CITY'S MYERS PARK ON THE NIGHT OF THE FOUNDERS DAY FESTIVAL, SCHEDULED FOR MAY 18, 2019.**

I am over the age of eighteen (18) years; I am competent to sign this acknowledgment and do so freely and voluntarily.

\_\_\_\_\_  
**Jim Mendonca**

**STATE OF TEXAS           §  
COUNTY OF ROCKWALL   §**

Subscribed and affirmed before me this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
NOTARY PUBLIC

**Participants:**

\_\_\_\_\_  
Signature

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

**Participants:**

---

Signature

---

Printed Name

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City of Rockwall  
*The New Horizon*

## MEMORANDUM

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**TO:** Honorable Mayor and Council  
**FROM:** Jeffrey Widmer, Building Official  
**DATE:** April 15, 2019  
**SUBJECT:** Pole Sign Height Variance Request

---

Texas Pro Signs representing White Tiger, has requested to appear before the City Council to seek a variance for the height of their pole sign. The Applicant desires to raise the sign an additional ten (10) feet.

Our sign ordinance allows a general business pole sign located on I30 to be a maximum height of thirty (30) feet and the applicant is requesting approval to allow a forty (40) foot high sign. The applicant has stated that in their opinion, the existing thirty (30) foot pole sign does not allow sufficient visibility.

The pole sign complies with all other provisions within the sign code.

Because this property is located within the I30 scenic overlay district, the variance approval would require a three quarter majority vote from the Council.



## WHITE TIGER TAEKWONDO

550 E I-30  
ROCKWALL TX 75087  
214) 991-6108  
Okjoan1010@gmail.com

March 27, 2019

Rusty McDowell  
Building Inspections Supervisor  
**City of Rockwall**  
385 S Goliad Street  
Rockwall, TX 75087

Dear Mr. McDowell,

I am Okjo An, the owner of White Tiger Taekwondo. I have requested that Texas Pro Signs, seek a variance with the city of Rockwall to raise the height of the sign for our business.

White Tiger Taekwondo, located at 550 East Interstate 30, originally had a sign that was 40 feet in height due to the nature of the previous business. To be compliant with the city ordinances our sign was shortened to 30 feet. Since lowering the sign, I am displeased with the current visibility. The following factors support my reasoning for seeking the variance:

- i. The height of the roadway, when vehicles are present the sign cannot be seen from the opposite side
- ii. There are trees obstructing the sign
- iii. Customers are complaining they cannot easily see the sign to locate their destination
- iv. I have paid a premium for the location because of the overall visibility for our business

I have attached photos for your reference

I feel this has become a detriment to obtaining potential customers for our business. It is due to these hardships that I am requesting a grant for permission to raise the sign back to 40 feet.

Thank you for your time and consideration in this matter.

Sincerely,

Okjo An













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City of Rockwall  
*The New Horizon*

## MEMORANDUM

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**TO:** Honorable Mayor and City Council Members

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

**DATE:** April 12, 2019

**SUBJECT:** 2<sup>nd</sup> reading of Ordinances

---

The motion to approve the ordinances adopting the following plans passed by a vote of 4 ayes, 2 nays (Daniels and Pruitt), and 1 absence (Hohenshelt) at the April 1, 2019 City Council meeting. Therefore, the two ordinances are being placed under “Action Items” for second reading (in lieu of the “Consent Agenda”) so that any desired discussion may be had by Council.

- “Water Resource & Emergency Management Plan”
- “Water Conservation Plan”

CITY OF ROCKWALL

ORDINANCE NO. 19-17

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE CODE OF ORDINANCES IN CHAPTER 44. UTILITIES; ARTICLE V. WATER; DIVISION 7. DROUGHT CONTINGENCY AND WATER EMERGENCY RESPONSE PLAN TO REPEAL DIVISION 7. IN ITS ENTIRETY AND REPLACE IT WITH A NEW DIVISION 7. ADOPTING A WATER RESOURCE AND EMERGENCY MANAGEMENT PLAN; PROVIDING FOR A PENALTY OF A FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND A SEPARATE OFFENSE SHALL BE DEEMED COMMITTED ON EACH DAY DURING OR ON WHICH A VIOLATION OCCURS; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING AN EFFECTIVE DATE.

**WHEREAS**, the Rockwall City Council previously adopted a “Drought Contingency and Water Emergency Response Plan” in Chapter 44. Utilities; Article V. Water; Division 7 of the Code of Ordinances; and

**WHEREAS**, the City Council has determined the need to repeal said plan in its entirety and replace it with a new plan entitled the “Water Resource and Emergency Management Plan,” which permits the City Manager of the City of Rockwall to order implementation of certain emergency conservation measures as warranted by an emergency circumstance.

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

**SECTION 1.** The the Code of Ordinances in Chapter 44. “Utilities,” Article V. “Water,” Division 7. “Drought Contingency and Water Emergency Response Plan” is hereby repealed in its entirety and a new Division 7. entitled the “Water Resource and Emergency Management Plan” is hereby adopted as reflected in “**Exhibit A**” of this ordinance; and

**SECTION 2. PLAN ADOPTED**

**Sec.44-432**

(a) The city council hereby approves and adopts the City of Rockwall “Water Resource and Emergency Management Plan,” attached to Ordinance No. 19-17 as “Exhibit A,” which is incorporated as if fully set forth in this division and on file in the city secretary’s office.

**SECTION 3.** Any person, firm or corporation violating any of the provisions of this ordinance shall be punished by a penalty fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense and each day such offense shall continue shall be deemed to constitute a separate offense.

**SECTION 4.** 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 5.** The City Council does hereby find and declare that sufficient written notice of the date, hour, place and subject of the meeting adopting this Ordinance was posted at a designated place convenient to the public for the time required by law preceding the meeting, that such place of posting was readily accessible at all times to the general public, and that all of the foregoing was done as required by law at all times during which this Ordinance and the subject matter thereof has been discussed, considered and formally acted upon. The City Council further ratifies, approves and confirms such written notice and the posting thereof.

**SECTION 6.** The City Manager or his designee is hereby directed to file a copy of the Plan and this Ordinance with the Texas Commission on Environmental Quality in accordance with Title 30, Chapter 288 of the Texas Administrative Code, and said Plan meets all the requirements of Section 288.2 of the Texas Administrative Code;

**SECTION 7.** This ordinance shall be cumulative of all other ordinances of the City and shall not repeal any of the provisions of those ordinances except in those instances where the provisions of those ordinances are in direct conflict with the provisions of this ordinance or as herein specified.

**SECTION 8.** This ordinance shall take effect immediately from and after its passage and approval, and it is so ordained.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS 15<sup>TH</sup> DAY OF APRIL, 2019.**

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

**ATTEST:**

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

**APPROVED AS TO FORM:**

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

1<sup>st</sup> Reading: 04/01/2019

2<sup>nd</sup> Reading: 04/15/2019

# EXHIBIT A

## WATER RESOURCE AND EMERGENCY MANAGEMENT PLAN



City of Rockwall  
*The New Horizon*

**MAY 2019**

## FORWARD

This 2019 Model Water Resource and Emergency Management Plan (WREMP) which is an update to the 2014 Drought Contingency and Water Emergency Response Plan was prepared by Freese and Nichols for the North Texas Municipal Water District (NTMWD). It is intended to be used by NTMWD Member Cities and Customers as a guide as they develop their own Water Resource and Emergency Management Plans. This plan was prepared pursuant to Texas Commission on Environmental Quality rules. Some material is based on the existing drought contingency plans listed in Appendix A.

Questions regarding this drought contingency and water emergency response plan should be addressed to the following:

Jeremy Rice  
Freese and Nichols, Inc.  
(817) 735-7300  
[jjr@freese.com](mailto:jjr@freese.com)

Denise Hickey  
North Texas Municipal  
Water District  
(972) 442-5405  
[dhickey@ntmwd.com](mailto:dhickey@ntmwd.com)

This Model WREMP plan is based on the Texas Administrative Code in effect on January 18, 2019.

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**APPENDIX B Texas Commission on Environmental Quality Rules on  
Drought Contingency Plans**

- Texas Administrative Code Title 30, Part 1, Chapter 288,  
Subchapter B, Rule §288.20 – Drought Contingency Plans for  
Municipal Uses by Public Water Suppliers

**APPENDIX C Letter to Region C and Region D Water Planning Group**

## 1. INTRODUCTION AND OBJECTIVES

This document has been prepared as a Model Water Resource and Emergency Management Plan (WREMP), intended to be available for use by North Texas Municipal Water District (NTMWD) Member Cities and Customer Cities as they develop their own plans. This model plan addresses all of the current TCEQ requirements for a drought contingency plan.

<sup>1</sup> This plan will replace the plans dated August 2004, April 2006, March 2008, and April 2014.

The measures included in this Model WREMP are intended to provide short-term water savings during drought or emergency conditions. Water savings associated with ongoing, long-term strategies are discussed in the *Model Water Conservation Plan for North Texas Municipal Water District Member Cities and Customer Cities*.<sup>2</sup>

- The purpose of this Model WREMP plan is as follows:
- To conserve the available water supply in times of drought and emergency
- To maintain supplies for domestic water use, sanitation, and fire protection
- To protect and preserve public health, welfare, and safety
- To minimize the adverse impacts of water supply shortages
- To minimize the adverse impacts of emergency water supply conditions

The NTMWD supplies treated water to its Member Cities and Customer Cities. This model plan was developed by NTMWD in consultation with its Member Cities. In order to adopt this model plan, each NTMWD Member City and Customer City will need to adopt ordinance(s) or regulation(s) implementing the plan, including the determination of fines and enforcement procedures. The model plan calls for Member Cities and Customer Cities to adopt Water Resource Stages initiated by NTMWD during a drought or water supply emergency. Member Cities and Customer Cities may also adopt more stringent drought or water emergency response stages than NTMWD if conditions warrant.

In the absence of drought response measures, water demands tend to increase during drought due to increased outdoor irrigation. The severity of the drought depends on the degree of depletion of supplies and on the relationship of demand to available supplies. NTMWD considers a drought to end when all of the NTMWD's supply reservoirs refill to conservation storage pool levels.

<sup>1</sup> Superscripted numbers match references listed in Appendix A.

## 2. DEFINITIONS AND ABBREVIATIONS

1. **AQUATIC LIFE** means a vertebrate organism dependent upon an aquatic environment to sustain its life.
2. **ATHLETIC FIELD** means a public sports competition field, the essential feature of which is turf grass, used primarily for organized sports practice, competition or exhibition events for schools; professional sports and league play sanctioned by the utility providing retail water supply.
3. **COMMERCIAL FACILITY** means business or industrial buildings and the associated landscaping, but does not include the fairways, greens, or tees of a golf course.
4. **COMMERCIAL VEHICLE WASH FACILITY** means a permanently-located business that washes vehicles or other mobile equipment with water or water-based products, including but not limited to self-service car washes, full service car washes, roll-over/in-bay style car washes, and facilities managing vehicle fleets or vehicle inventory.
5. **CUSTOMERS** include those entities to which NTMWD provides wholesale water that are not Member Cities of NTMWD.
6. **DESIGNATED OUTDOOR WATER USE DAY** means a day prescribed by rule on which a person is permitted to irrigate outdoors.
7. **DRIP IRRIGATION** is a type of micro-irrigation system that operates at low pressure and delivers water in slow, small drips to individual plants or groups of plants through a network of plastic conduits and emitters; also called trickle irrigation.
8. **DROUGHT**, for the purposes of this report, means an extended period of time when an area receives insufficient amounts of rainfall to replenish the water supply, causing water supply sources (in this case reservoirs) to be depleted.
9. **EVAPOTRANSPIRATION (ET)** represents the amount of water lost from plant material to evaporation and transpiration. The amount of ET can be estimated based on the temperature, wind, and relative humidity.
10. **EXECUTIVE DIRECTOR** means the Executive Director of the NTMWD and includes a person the Executive Director has designated to administer or perform any task, duty, function, role, or action related to this Plan or on behalf of the Executive Director.
11. **FOUNDATION WATERING** means an application of water to the soils directly abutting (within 2 feet) the foundation of a building, structure.

12. INTERACTIVE WATER FEATURES means water sprays, dancing water jets, waterfalls, dumping buckets, shooting water cannons, inflatable pools, temporary splash toys or pools, slip-n-slides, or splash pads that are maintained for recreation.
13. IRRIGATION SYSTEM means a permanently installed, custom-made, site-specific system of delivering water generally for landscape irrigation via a system of pipes or other conduits installed below ground.
14. LANDSCAPE means any plant material on a property, including any tree, shrub, vine, herb, flower, succulent, ground cover, grass or turf species, that is growing or has been planted out of doors.
15. MEMBER CITIES include the cities of Allen, Farmersville, Forney, Frisco, Garland, McKinney, Mesquite, Plano, Princeton, Richardson, Rockwall, Royse City, and Wylie, Texas, which are members of NTMWD.
16. NEW LANDSCAPE means: (a) vegetation installed at the time of the construction of a residential or commercial facility; (b) installed as part of a governmental entity's capital improvement project; or (c) installed to stabilize an area disturbed by construction.
17. ORNAMENTAL FOUNTAIN means an artificially created structure (up to a certain diameter) from which a jet, stream, or flow of treated water emanates and is not typically utilized for the preservation of aquatic life.
18. RETAIL CUSTOMERS include those customers to whom the Supplier provides retail water from a water meter.
19. SOAKER HOSE means a perforated or permeable garden-type hose or pipe that is laid above ground that provides irrigation at a slow and constant rate.
20. SPRINKLER means an above-ground water distribution device that may be attached to a garden hose.
21. SUPPLIER means a Member City or Customer that purchases wholesale water from NTMWD and provides water to retail and/or wholesale customers.
22. SWIMMING POOL means any structure, basin, chamber, or tank including hot tubs, containing an artificial body of water for swimming, diving, or recreational bathing, and having a depth of two (2) feet or more at any point.
23. WATER RESOURCE MANAGEMENT PLAN means a strategy or combination of strategies for temporary supply management and demand management responses to temporary and potentially recurring water supply shortages and other water supply emergencies required by Texas Administrative Code Title 30, Chapter 288, Subchapter B. This is sometimes called a drought contingency plan.

<b>Abbreviation</b>	<b>Full Nomenclature</b>
ED	NTMWD Executive Director
NTMWD or District	North Texas Municipal Water District
TCEQ	Texas Commission on Environmental Quality
TWDB	Texas Water Development Board
Model WREMP	Model Water Resource and Emergency Management Plan for Member Cities and Customers

### 3. TEXAS COMMISSION ON ENVIRONMENTAL QUALITY RULES

The TCEQ rules governing development of drought contingency plans for public water suppliers are contained in Title 30, Part 1, Chapter 288, Subchapter B, Rule 288.20 of the Texas Administrative Code, a current copy of which is included in Appendix B. For the purpose of these rules, a drought contingency plan is defined as “a strategy or combination of strategies for temporary supply and demand management responses to temporary and potentially recurring water supply shortages and other water supply emergencies.”<sup>1</sup>

#### Minimum Requirements

TCEQ’s minimum requirements for drought contingency plans are addressed in the following subsections of this report:

- 288.20(a)(1)(A) – Provisions to Inform the Public and Provide Opportunity for Public Input – Section 4.1
- 288.20(a)(1)(B) – Provisions for Continuing Public Education and Information – Section 4.2
- 288.20(a)(1)(C) – Coordination with the Regional Water Planning Group – Section 4.7
- 288.20(a)(1)(D) – Criteria for Initiation and Termination of Drought Stages – Section 4.3
- 288.20(a)(1)(E) – Drought and Emergency Response Stages – Section 4.4
- 288.20(a)(1)(F) – Specific, Quantified Targets for Water Use Reductions – Section 3.4
- 288.20(a)(1)(G) – Water Supply and Demand Management Measures for Each Stage – Section 4.4
- 288.20(a)(1)(H) – Procedures for Initiation and Termination of Drought Stages – Section 3.3
- 288.20(a)(1)(I) - Procedures for Granting Variances – Section 4.5
- 288.20(a)(1)(J) - Procedures for Enforcement of Mandatory Restrictions – Section 3.6
- 288.20(a)(3) – Consultation with Wholesale Supplier – Sections 1 and 4.4
- 288.20(b) – Notification of Implementation of Mandatory Measures – Section 4.3
- 288.20(c) – Review and Update of Plan – Section 4.8

#### **4. WATER RESOURCE AND EMERGENCY MANAGEMENT PLAN**

##### **4.1 Provisions to Inform the Public and Opportunity for Public Input**

The City of Rockwall will provide opportunity for public input in the development of this drought contingency and water emergency response plan by the following means:

- Providing written notice of the proposed plan and the opportunity to comment on the plan by newspaper, posted notice, and notice on the supplier's web site.
- Making the draft plan available on the supplier's web site.
- Providing the draft plan to anyone requesting a copy.
- Holding a public meeting.

##### **4.2 Provisions for Continuing Public Education and Information**

The City of Rockwall will inform and educate the public about the Water Resource and Emergency Management Plan by the following means:

- Preparing a bulletin describing the plan and making it available at City Hall and other appropriate locations.
- Making the plan available to the public through the supplier's web site.
- Including information about the Water Resource and Emergency Management on the supplier's web site.
- Notifying local organizations, schools, and civic groups that staff are available to make presentations on the Water Resource and Emergency Management Plan (usually in conjunction with presentations on water conservation programs).

At any time that the drought contingency and water emergency response plan is activated or the drought stage or water emergency response stage changes, Member Cities and Customer Cities will notify local media of the issues, the drought response stage or water emergency response stage (if applicable), and the specific actions required of the public. The information will also be publicized on the supplier's web site (if available). Billing inserts will also be used as appropriate.

##### **4.3 Initiation and Termination of Water Resource and Emergency Management Stages and Targets for Water use Reductions**

###### Initiation of a Water Resource Management Stage

The City Manager or official designee may order the implementation of a Water Resource and Emergency Management response stage when one or more of the trigger conditions for that stage are met.

- Water Resource and Emergency Management Plan stages imposed by NTMWD action must be initiated by Member Cities and Customers.

- For other trigger conditions internal to a city or water supply entity, the City Manager or official designee may decide not to order the implementation of a Water Resource Management Stage or Water Emergency even though one or more of the trigger criteria for the stage are met. Factors which could influence such a decision include, but are not limited to, the time of the year, weather conditions, the anticipation of replenished water supplies, or the anticipation that additional facilities will become available to meet needs. The reason for this decision should be documented.

The following actions will be taken when a water resource management stage is initiated:

- The public will be notified through local media and the supplier's web site (if available) as described in Section 4.2.
- Wholesale customers (if any) and the NTMWD will be notified by e-mail with a follow-up letter or fax that provides details of the reasons for initiation of the Water Resource Management Stage.
- If any mandatory provisions of the Water Resource and Emergency Management Plan are activated, Member Cities and Customer Cities will notify the Executive Director of the TCEQ and the Executive Director of the NTMWD within 5 business days.

#### Termination of Water Management Stage

The City Manager or official designee may order the termination of a Water Resource Management Stage when the conditions for termination are met or at their discretion.

The following actions will be taken when a water resource management stage is terminated:

- The public will be notified through local media and the supplier's web site as described in Section 4.2.
- Wholesale customers (if any) and the NTMWD will be notified by e-mail with a follow-up letter or fax.
- If any mandatory provisions of the Water Resource and Emergency Management Plan that have been activated are terminated, Member Cities and Customer Cities will notify the Executive Director of the TCEQ and the Executive Director of the NTMWD within 5 business days.

The City Manager or official designee may decide not to order the termination of a Water Resource Management stage even though the conditions for termination of the stage are met. Factors which could influence such a decision include, but are not limited to, the time of year, weather conditions, or the anticipation of potential changed conditions that warrant the continuation of the Water Resource Management Stage. The reason for this decision should be documented.

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## Water Resource and Emergency Management Plan Stages and Measures

### 4.3.1 Stage 1

#### Initiation and Termination Conditions for Stage 1

**The NTMWD has initiated Stage 1, which may be initiated due to one or more of the following:**

- The NTMWD Executive Director, with the concurrence of the NTMWD Board of Directors, finds that conditions warrant the declaration of Stage 1.
- Water demand is projected to approach the limit of the permitted supply.
- The storage level in Lavon Lake as published by the Texas Water Development Board (TWDB),<sup>3</sup> is less than 70 percent of the total conservation pool capacity during any months or April through October or less than 60 percent of the total conservation pool capacity during any of the months of November through March.
- The Sabine River Authority has indicated that its Upper Basin water supplies used by NTMWD (Lake Tawakoni and/or Lake Fork) are in a Stage 1 drought.
- NTMWD has concern that Lake Texoma, Jim Chapman Lake, the East Fork Water Reuse Project, the Main Stem Pump Station, or some other NTMWD source may be limited in availability in the next six (6) months.
- NTMWD water demand exceeds 95 percent of the amount that can be delivered to customers for three (3) consecutive days.
- Water demand for all or part of NTMWD's delivery system approaches delivery capacity because delivery capacity is inadequate.
- Supply source is interrupted or unavailable due to contamination, invasive species, equipment failure or other causes.
- NTMWD's water supply system is unable to deliver water due to the failure or damage of major water system components.
- Part of the system has a shortage in supply or damage to equipment. NTMWD may implement measures for only the portion of the NTMWD system impacted.

**Supplier has initiated Stage 1 due to one or more of the following reasons:**

- Supplier's water demand exceeds 95 percent of the amount that can be delivered to customers for three consecutive days.
- Supplier's water demand for all or part of the delivery system approaches delivery capacity because delivery capacity is inadequate.
- Supply source becomes contaminated.
- Supplier's water supply system is unable to deliver water due to the failure or damage of major water system components.
- Supplier's individual plan may be implemented if other criteria dictate.

**NTMWD has terminated Stage 1, which may be terminated due to one or more of the following:**

- The Executive Director, with the concurrence of the NTMWD Board of Directors, finds that conditions warrant the termination of Stage 1.
- The storage level in Lavon Lake, as published by the TWDB,<sup>3</sup> is greater than 75 percent of the total conservation pool capacity during any of the months of April through October or greater than 65 percent of the total conservation pool capacity during any of the months of November through March.
- Other circumstances that caused NTMWD initiation of Stage 1 no longer prevail.

**Supplier has terminated Stage 1, which may be terminated due to the cause of the Supplier's initiation of Stage 1 no longer prevail.**

Goal for Use Reduction and Actions Available under Stage 1

Stage 1 is intended to raise public awareness of potential drought or water emergency problems. The goal for water use reduction under Stage 1 is a two percent (2%) reduction in the amount of water produced by NTMWD from the previous corresponding annual payment period prior to institution of drought restrictions. **If circumstances warrant, of if required by NTMWD, the City Manager or official designee can set a goal for greater or lesser water use reduction under Stage 1.** The City Manager or official designee may order the implementation of any of the actions listed below, as deemed necessary, to achieve a two percent (2%) reduction. Measures described as “requires notification to TCEQ” are those that impose mandatory requirements on customers. The supplier must notify TCEQ and NTMWD within five (5) business days if such mandatory measures are implemented.

- Continue actions established by Water Conservation Plan.
- Notify wholesale customers of actions being taken and request implementation of similar procedures.
- Initiate engineering studies to evaluate alternative water sources and/or alternative delivery mechanisms should conditions worsen.
- Increase public education efforts on ways to reduce water use.
- Halt non-essential city government water use:  
(Examples: street cleaning, vehicle washing, operation of ornamental fountains, etc.)
- Encourage the public to wait until the current drought or emergency situation has passed before establishing New Landscape.
- Encourage all users to reduce the frequency of draining and refilling swimming pools.
- **Requires Notification to TCEQ** - Increase enforcement of the following landscape watering restrictions established by the Water Conservation Plan: (1) limit landscape watering with sprinklers or irrigation systems at each service address to no more than two (2) days per week, on designated days, between April

1 and October 31; and (2) limit landscape watering with sprinklers or irrigation systems at each service address to once every week, on designated days, between November 1 and March 31. Exceptions are as follows:

- An exception is allowed for New Landscape associated with new construction that may be watered as necessary for 30 days from the date of installation of new landscape features.
- An exception for additional watering of landscape may be provided by hand-held hose with shutoff nozzle, and/or use of dedicated irrigation drip zones provided no runoff occurs.
- Foundation (within 2 feet), New Landscape watering, watering of new plantings (first year) of shrubs, and watering of trees (within a ten foot radius of its trunk) may occur by a hand-held hose, a soaker hose, or a dedicated zone using a Drip Irrigation system provided no runoff occurs.
- Restrictions do not apply to locations using treated wastewater effluent for irrigation or the legal use of water pumped from Lake Ray Hubbard as may be regulated by the City of Dallas.
- **Requires Notification to TCEQ** - Initiate a rate surcharge for all water use over a certain level.
- **Requires Notification to TCEQ** - Public athletic fields used for competition may be watered twice per week.
- **Requires Notification to TCEQ** - Prohibit watering of golf courses using treated water, except as needed to keep greens and tee boxes alive.

#### 4.3.2 Stage 2

##### Initiation and Termination Conditions for Stage 2

**The NTMWD has initiated Stage 2, which may be initiated due to one or more of the following:**

- The NTMWD Executive Director, with the concurrence of the NTMWD Board of Directors, finds that conditions warrant the declaration of Stage 2.
- Water demand is projected to approach the limit of NTMWD permitted supply.
- The storage in Lavon Lake, as published by the TWDB,<sup>3</sup> is less than 55 percent of the total conservation pool during any of the months of April through October or less than 45 percent of the total conservation pool capacity during any of the months of November through March.
- The Sabine River Authority has indicated that its Upper Basin water supplies used by NTMWD (Lake Tawakoni and/or Lake Fork) are in a Stage 2 drought.
- NTMWD has concern that Lake Texoma, Jim Chapman Lake, the East Fork Water Reuse Project, the Main Stem Pump Station, or some other NTMWD source may be limited in availability in the next three (3) months.

- NTMWD water demand exceeds 98 percent of the amount that can be delivered to customers for three (3) consecutive days.
- NTMWD water demand for all or part of the delivery system equals delivery capacity because delivery capacity is inadequate.
- NTMWD's supply source is interrupted or unavailable due contamination, invasive species, equipment failure, or other causes.
- NTMWD's water supply system is unable to deliver water due to the failure or damage of major water system components.
- Part of the system has a shortage in supply or damage to equipment. NTMWD may implement measures for only that portion of the system impacted.

**Supplier has initiated Stage 2 due to one or more of the following reasons:**

- Supplier's water demand exceeds 98 percent of the amount that can be delivered to customers for three (3) consecutive days.
- Supplier's water demand for all or part of the delivery system exceeds delivery capacity because delivery capacity is inadequate.
- Supply source becomes contaminated.
- Supplier's water supply system is unable to deliver water due to the failure or damage of major water system components.
- Supplier's individual plan may be implemented if other criteria dictate.

**NTMWD has terminated Stage 2, which may terminate due to one of the following:**

- The Executive Director, with the concurrence of the NTMWD Board of Directors, finds that conditions warrant the termination of Stage 2.
- The storage level in Lavon Lake, as published by the TWDB, <sup>3</sup> is greater than 70 percent of the total conservation pool capacity during any of the months of April through October or greater than 60 percent of the total conservation pool capacity during any of the months of November through March.
- Other circumstances that caused NTMWD initiation of Stage 2 no longer prevail.

**Supplier has terminated Stage 2, which may be terminated due to the cause of the Supplier's initiation of Stage 2 no longer prevail.**

Goal for Use Reduction and Actions Available under Stage 2

The goal for water use reduction under Stage 2 is a reduction of ten percent (10%) in the amount of water obtained from NTMWD from the previous corresponding annual payment period prior to institution of drought restrictions. **If circumstances warrant, or if required by NTMWD, the City Manager or official designee can set a goal for greater or lesser water use reduction.** The City Manager or official designee may order the implementation of any of the actions listed below, as deemed necessary, to achieve a two-percent reduction. Measures described as "requires notification to TCEQ" are those that impose mandatory

requirements on customers. The supplier must notify TCEQ and NTMWD within five (5) business days if such mandatory measures are implemented.

- Continue or initiate any actions available under Water Conservation Plan and Stage 1.
- Notify wholesale customers of actions being taken and request them to implement similar procedures.
- Implement viable alternative water supply strategies.
- Further accelerate public education efforts on ways to reduce water use.
- Encourage all users to reduce the frequency of draining and refilling swimming pools.
- **Requires Notification to TCEQ** - Limit landscape watering with sprinklers or irrigation systems at each service address to once per week, on designated days between April 1 and October 31. and (2) limit landscape watering with sprinklers or irrigation systems at each service address to once every week, on designated days, between November 1 and March 31. Exceptions are as follows:
  - An exception is allowed for New Landscape associated with new construction that may be watered as necessary for 30 days from the date of installation of new landscape features.
  - An exception for additional watering of landscape may be provided by hand-held hose with shutoff nozzle, and/or use of dedicated irrigation drip zones provided no runoff occurs.
  - Foundation (within 2 feet), New Landscape Watering, watering of new plantings (first year) of shrubs, and watering of trees (within a ten foot radius of its trunk) may occur by a hand-held hose, a soaker hose, or a dedicated zone using a Drip Irrigation system provided no runoff occurs.
  - Athletic Fields may be watered twice per week.
  - An exemption is allowed for Drip Irrigation system from the designated outdoor water use day limited to no more than one day per week. Drip Irrigation systems are however subject to all other restrictions applicable under this stage.
  - Hand water with shutoff nozzle, drip lines, and Soaker Hoses are allowed before 10 am and after 6 pm, provided no runoff occurs.
  - Restrictions do not apply to locations using treated wastewater effluent for irrigation or the legal use of water pumped from Lake Ray Hubbard as may be regulated by the City of Dallas.
- **Requires Notification to TCEQ** - Prohibit hydro seeding, hydro mulching, and sprigging.
- **Requires Notification to TCEQ** - Initiate a rate surcharge as requested by NTMWD.

- **Requires Notification to TCEQ** - Initiate a rate surcharge for all water used over a certain level.
- **Requires Notification to TCEQ** - Prohibit watering of golf courses using treated water, except as needed to keep greens and tee boxes alive.
- **Requires Notification to TCEQ** - If NTMWD has imposed a reduction in water availability, the City Manager is hereby authorized to initiate allocation of water supplies on a pro rata basis in accordance with Texas Water Code Section 11.039 and according to the following water allocation policies and procedures:
  - A wholesale customer's monthly allocation shall be a percentage of the customer's water usage baseline. The percentage will be set by the City Manager or his/her designee based on the assessment of the severity of the water shortage condition and the need to curtail water diversions and/or deliveries and may be adjusted periodically by the City Manager or his/her designee as conditions warrant. Once pro rata allocations are in effect, water diversions by or deliveries to each wholesale customer shall be limited to the allocation established for each month.
  - A monthly water usage allocation shall be established by the City Manager or his/her designee for each wholesale customer. The wholesale customer's water usage baseline will be computed on the average water usage by month for the past five years. If the wholesale customer's billing history is less than five (5) years, the monthly average for the period for which there is a record shall be used for any monthly period for which no billing history exists.
  - The City Manager or his/her designee shall provide notice, by certified mail, to each wholesale customer informing them of their monthly water usage allocations and shall notify the news media, the Texas Natural Resource Conservation Commission, and the Texas Water Development Board upon initiation of pro rata water allocations.
  - Upon request of the customer, a request for a temporary variance to the pro rata water allocation may be requested.
  - At the initiative of the City Manager or his/her designee, the allocation may be reduced if, (a) the customer agrees to transfer part of its allocation to another wholesale customer, or (2) other objective evidence demonstrates that the designated allocation is inaccurate under present conditions.
  - City wholesale water users will be advised to continue all relevant actions from the previous stages including appropriate public water use restrictions and to implement the next stage of their own individual Retail Water Supplier Resource and Emergency Management Plan.

### 4.3.2 Stage 3

#### Initiation and Termination Conditions for Stage 3

**The NTMWD has initiated Stage 3, which may be initiated due to one or more of the following:**

- The NTMWD Executive Director, with the concurrence of the NTMWD Board of Directors, finds that conditions warrant the declaration of Stage 3
- Water demand is projected to approach or exceed the limit of the permitted supply.
- The storage in Lavon Lake, as published by the TWDB,<sup>3</sup> is less than 30 percent of the total conservation pool during any of the months of April through October or less than 20 percent of the total conservation pool capacity during any of the months of November through March.
- The Sabine River Authority has indicated that its Upper Basin water supplies used by NTMWD (Lake Tawakoni and/or Lake Fork) are in Stage 3.
- The water supplied from Lake Texoma, Jim Chapman Lake, the East Fork Water Reuse Project, the Main Stem Pump Station, or some other NTMWD water source has become limited in availability.
- NTMWD water demand exceeds the amount that can be delivered to Customers.
- NTMWD water demand for all or part of the delivery system exceeds delivery capacity because delivery capacity is inadequate.
- NTMWD's supply source is interrupted or unavailable due contamination, invasive species, equipment failure, or other causes.
- Part of the system has a shortage in supply or damage to equipment. NTMWD may implement measures for only that portion of the system impacted.

**Supplier has initiated Stage 3 due to one or more of the following reasons:**

- Supplier's water demand exceeds the amount that can be delivered to customers.
- Supplier's water demand for all or part of the delivery system exceeds delivery capacity because delivery capacity is inadequate.
- Supply source becomes contaminated.
- Supplier's water supply system is unable to deliver water due to the failure or damage of major water system components.
- Supplier's individual plan may be implemented if other criteria dictate.

**NTMWD has terminated Stage 3, which may terminate due to one or more of the following:**

- The Executive Director, with the concurrence of the NTMWD Board of Directors, finds that conditions warrant the termination of Stage 3.
- The storage level in Lavon Lake, as published by the TWDB,<sup>3</sup> is greater than 55 percent of the total conservation pool capacity during any of the months of April

through October or greater than 45 percent of the total conservation pool capacity during any of the months of November through March.

- Other circumstances that caused NTMWD initiation of Stage 2 no longer prevail.

**Supplier has terminated Stage 3, which may be terminated due to the cause of the Supplier's initiation of Stage 3 no longer prevail.**

#### Goals for Use Reduction and Actions Available under Stage 3

The goal for water use reduction under Stage 3 is a reduction of whatever amount is designated by NTMWD in the amount of water obtained from NTMWD from the corresponding previous annual payment period prior to institution of drought restrictions. If circumstances warrant or if required by NTMWD, the City Manager or official designee can set a goal for greater water use reduction.

The City Manager or official designee must implement any action(s) required by NTMWD. In addition, the City Manager or official designee may order the implementation of any of the actions listed below, as deemed necessary. Measures described as “requires notification to TCEQ” impose mandatory requirements on customers. The supplier must notify TCEQ and NTMWD within five (5) business days if these measures are implemented:

- Continue or initiate any actions available under Stages 1 and 2.
- Notify wholesale customers of actions being taken and request them to implement similar procedures.
- Implement viable alternative water supply strategies.
- **Requires Notification to TCEQ** – Initiate mandatory water use restrictions as follows:
  - Prohibit hosing and washing of paved areas, buildings, windows or other surfaces is prohibited except by variance and performed by a professional service using high efficiency equipment.
  - Prohibit operation of all ornamental fountains or other amenity impoundments to the extent they use treated water.
- **Requires Notification to TCEQ** - Prohibit hydro seeding, hydro mulching, and sprigging.
- **Requires Notification to TCEQ** - Prohibit the use of potable water for the irrigation of new landscape.
- **Requires Notification to TCEQ** - Prohibit commercial and residential landscape watering, except that foundations and trees may be watered for 2 hours on any day with a hand-held hose, a soaker hose, or a dedicated zone using a drip irrigation system provided no runoff occurs. ET/Smart controllers and drip irrigation systems are not exempt from this requirement.

- **Requires Notification to TCEQ** - Prohibit washing of vehicles except at Commercial Vehicle Wash Facilities, except as necessary for health, sanitation, or safety reasons.
- **Requires Notification to TCEQ** - Prohibit watering of golf courses using treated water, except as needed to keep greens and tee boxes alive.
- **Requires Notification to TCEQ** - Prohibit the permitting of private pools. Pools already permitted may be completed and filled with water. Existing private and public pools may add water to maintain pool levels but may not be drained and refilled.
- **Requires Notification to TCEQ** - Require all commercial water users to reduce water use by a percentage established by the City Manager or official designee.
- **Requires Notification to TCEQ** - Initiate a rate surcharge for all water use over normal rates for all water use.
- **Requires Notification to TCEQ** - If NTMWD has imposed a reduction in water availability, the City Manager is hereby authorized to initiate allocation of water supplies on a pro rata basis in accordance with Texas Water Code Section 11.039 and according to the following water allocation policies and procedures

In the event that the triggering criteria specified in the Plan for Stage [WA1]3 and Severe Water Shortage Conditions have been met, the City Manager is hereby authorized to initiate allocation of water supplies on a pro rata basis in accordance with Texas Water Code Section 11.039 and according to the following water allocation policies and procedures:

- A wholesale customer's monthly allocation shall be a percentage of the customer's water usage baseline. The percentage will be set by the City Manager or his/her designee based on the assessment of the severity of the water shortage condition and the need to curtail water diversions and/or deliveries and may be adjusted periodically by the City Manager or his/her designee as conditions warrant. Once pro rata allocations are in effect, water diversions by or deliveries to each wholesale customer shall be limited to the allocation established for each month.
- A monthly water usage allocation shall be established by the City Manager or his/her designee for each wholesale customer. The wholesale customer's water usage baseline will be computed on the average water usage by month for the past five years. If the wholesale customer's billing history is less than five (5) years, the monthly average for the period for which there is a record shall be used for any monthly period for which no billing history exists.
- The City Manager or his/her designee shall provide notice, by certified mail, to each wholesale customer informing them of their monthly water usage allocations and shall notify the news media, the Texas Natural Resource

Conservation Commission, and the Texas Water Development Board upon initiation of pro rata water allocations.

- Upon request of the customer, a request for a temporary variance to the pro rata water allocation may be requested.
- At the initiative of the City Manager or his/her designee, the allocation may be reduced if, (a) the customer agrees to transfer part of its allocation to another wholesale customer, or (2) other objective evidence demonstrates that the designated allocation is inaccurate under present conditions.
- City wholesale water users will be advised to continue all relevant actions from the previous stages including appropriate public water use restrictions and to implement the next stage of their own individual Retail Water Supplier Resource and Emergency Management Plan.

#### **4.4 Procedures for Granting Variances to the Plan**

The City Manager or official designee may grant temporary variances for existing water uses otherwise prohibited under this Water Resource and Emergency Management Plan if one or more of the following conditions are met:

- Failure to grant such a variance would cause an emergency condition adversely affecting health, sanitation, or fire safety for the public or the person or entity requesting the variance
- Compliance with this plan cannot be accomplished due to technical or other limitations
- Alternative methods that achieve the same level of reduction in water use can be implemented

Variances shall be granted or denied at the discretion of the City Manager or official designee. All petitions for variances should be in writing and should include the following information:

- Name and address of the petitioners
- Purpose of water use
- Specific provisions from which relief is requested
- Detailed statement of the adverse effect of the provision from which relief is requested
- Description of the relief requested
- Period of time for which the variance is sought
- Alternative measures that will be taken to reduce water use
- Other pertinent information

#### **4.5 Procedures for Enforcing Mandatory Water Use Restrictions**

Mandatory water use restrictions may be imposed in Stage 1, Stage 2 and Stage 3 through adoption of this Water Resource and Emergency Management Plan by Ordinance of the City of Rockwall.

#### **4.6 Coordination with the Regional Water Planning Group and NTMWD**

A copy of this Water Resource and Emergency Management plan will be sent to the Chair of the Region C Water Planning Group and the Chairs of North East Texas Water Planning Group.

#### **4.7 Review and Update of Drought Contingency and Water Emergency Response Plan**

As required by TCEQ rules, Member Cities and Customer Cities must review the drought contingency and water emergency response plan every five years. The plan will be updated as appropriate based on new or updated information.

**APPENDIX A**  
**LIST OF REFERENCES**

**Appendix A**  
**List of References**

- (1) Title 30 of the Texas Administrative Code, Part 1, Chapter 288, Subchapter B, Rule 288.20, downloaded from <http://www.tnrcc.state.tx.us/opr/rules/pdf/lib/288a.pdf>, July 2018.
- (2) Freese and Nichols, Inc.: 2019 Model Water Resource Management Plan for NTMWD Member Cities and Customers, prepared for the North Texas Municipal Water District, Fort Worth, February 2019.
- (3) Texas Water Development Board, Water Data for Texas, Lavon Lake, <https://waterdatafortexas.org/reservoirs/individual/lavon>.

**APPENDIX B**

**TEXAS COMMISSION ON ENVIRONMENTAL QUALITY RULES  
ON DROUGHT CONTINGENCY PLANS**

## APPENDIX B

### Texas Commission on Environmental Quality Rules on Drought Contingency Plans

#### Texas Administrative Code

<u>TITLE 30</u>	ENVIRONMENTAL QUALITY
<u>PART 1</u>	TEXAS COMMISSION ON ENVIRONMENTAL QUALITY
<u>CHAPTER 288</u>	WATER CONSERVATION PLANS, DROUGHT CONTINGENCY PLANS, GUIDELINES AND REQUIREMENTS
<u>SUBCHAPTER B</u>	DROUGHT CONTINGENCY PLANS
<b>RULE §288.20</b>	<b>Drought Contingency Plans for Municipal Uses by Public Water Suppliers</b>

---

- (a) A drought contingency plan for a retail public water supplier, where applicable, must include the following minimum elements.
- (1) Minimum requirements. Drought contingency plans must include the following minimum elements.
- (A) Preparation of the plan shall include provisions to actively inform the public and affirmatively provide opportunity for public input. Such acts may include, but are not limited to, having a public meeting at a time and location convenient to the public and providing written notice to the public concerning the proposed plan and meeting.
- (B) Provisions shall be made for a program of continuing public education and information regarding the drought contingency plan.
- (C) The drought contingency plan must document coordination with the regional water planning groups for the service area of the retail public water supplier to ensure consistency with the appropriate approved regional water plans.
- (D) The drought contingency plan must include a description of the information to be monitored by the water supplier, and specific criteria for the initiation and termination of drought response stages, accompanied by an explanation of the rationale or basis for such triggering criteria.
- (E) The drought contingency plan must include drought or emergency response stages providing for the implementation of measures in response to at least the following situations:
- (i) reduction in available water supply up to a repeat of the drought of record;
  - (ii) water production or distribution system limitations;
  - (iii) supply source contamination; or
  - (iv) system outage due to the failure or damage of major water system components (e.g., pumps).

- (F) The drought contingency plan must include the specific, quantified targets for water use reductions to be achieved during periods of water shortage and drought. The entity preparing the plan shall establish the targets. The goals established by the entity under this subparagraph are not enforceable.
  - (G) The drought contingency plan must include the specific water supply or water demand management measures to be implemented during each stage of the plan including, but not limited to, the following:
    - (i) curtailment of non-essential water uses; and
    - (ii) utilization of alternative water sources and/or alternative delivery mechanisms with the prior approval of the executive director as appropriate (e.g., interconnection with another water system, temporary use of a non-municipal water supply, use of reclaimed water for non-potable purposes, etc.).
  - (H) The drought contingency plan must include the procedures to be followed for the initiation or termination of each drought response stage, including procedures for notification of the public.
  - (I) The drought contingency plan must include procedures for granting variances to the plan.
  - (J) The drought contingency plan must include procedures for the enforcement of any mandatory water use restrictions, including specification of penalties (e.g., fines, water rate surcharges, discontinuation of service) for violations of such restrictions.
- (2) Privately-owned water utilities. Privately-owned water utilities shall prepare a drought contingency plan in accordance with this section and incorporate such plan into their tariff.
  - (3) Wholesale water customers. Any water supplier that receives all or a portion of its water supply from another water supplier shall consult with that supplier and shall include in the drought contingency plan appropriate provisions for responding to reductions in that water supply.
- (b) A wholesale or retail water supplier shall notify the executive director within five business days of the implementation of any mandatory provisions of the drought contingency plan.
  - (c) The retail public water supplier shall review and update, as appropriate, the drought contingency plan, at least every five years, based on new or updated information, such as the adoption or revision of the regional water plan.

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**Source Note:** The provisions of this §288.20 adopted to be effective February 21, 1999, 24 TexReg 949; amended to be effective April 27, 2000, 25 TexReg 3544; amended to be effective October 7, 2004, 29 TexReg 9384.

## **APPENDIX C**

### **Letter to Region C and Region D Water Planning Groups**



City of Rockwall  
*The New Horizon*

Date:

Kevin Ward  
Chair, Region C Water Planning Group  
P.O. Box 12071  
Longview, TX 75607

Dear Kevin Ward:

Enclosed please find a copy of the recently updated Water Resource and Emergency Management Plan for the City of Rockwall. I am submitting a copy of this model plan to the Region C Water Planning Group in accordance with the Texas Water Development Board and Texas Commission on Environmental Quality rules. The Rockwall City Council adopted the updated Water Conservation Plan on \_\_\_\_\_, 2019.

Sincerely,

Rick Crowley  
City of Rockwall



City of Rockwall

*The New Horizon*

Date:

Richard LeTourneau  
Chair, Region D Water Planning Group  
P.O. Box 12071  
Longview, TX 75607

Dear Richard Le Tourneau:

Enclosed please find a copy of the recently updated Water Resource and Emergency Management Plan for the City of Rockwall. I am submitting a copy of this model plan to the Region D Water Planning Group in accordance with the Texas Water Development Board and Texas Commission on Environmental Quality rules. The Rockwall City Council adopted the updated Water Conservation Plan on \_\_\_\_\_, 2019.

Sincerely,

Rick Crowley  
City of Rockwall

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City of Rockwall  
*The New Horizon*

## MEMORANDUM

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**TO:** Honorable Mayor and City Council Members

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

**DATE:** April 12, 2019

**SUBJECT:** 2<sup>nd</sup> reading of Ordinances

---

The motion to approve the ordinances adopting the following plans passed by a vote of 4 ayes, 2 nays (Daniels and Pruitt), and 1 absence (Hohenshelt) at the April 1, 2019 City Council meeting. Therefore, the two ordinances are being placed under “Action Items” for second reading (in lieu of the “Consent Agenda”) so that any desired discussion may be had by Council.

- “Water Resource & Emergency Management Plan”
- “Water Conservation Plan”

**CITY OF ROCKWALL**

**ORDINANCE NO. 19-18**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE CODE OF ORDINANCES IN CHAPTER 44. UTILITIES; ARTICLE V. WATER; DIVISION 6. WATER CONSERVATION TO REPEAL DIVISION 6. IN ITS ENTIRETY AND REPLACE IT WITH A NEW DIVISION 6. TO REFLECT AN UPDATED WATER CONSERVATION PLAN; PROVIDING FOR A PENALTY OF A FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND A SEPARATE OFFENSE SHALL BE DEEMED COMMITTED ON EACH DAY DURING OR ON WHICH A VIOLATION OCCURS; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Rockwall City Council previously adopted a Water Conservation Plan through passage of Ordinance No. 14-17, "Exhibit A"; and

**WHEREAS**, the City Council has determined the need to repeal the plan (Ord. No. 14-17) in its entirety for the purpose of modifying the Water Conservation Plan, in accordance with Section 288.2 of the Texas Administrative Code.

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

**SECTION 1.** The Code of Ordinances in Chapter 44. "Utilities," Article V. "Water," Division 6. "Water Conservation" is hereby repealed in its entirety and a new "Water Conservation Plan" is hereby adopted as reflected in "**Exhibit A**" of this ordinance; and

**SECTION 2. PLAN ADOPTED**

**Sec.44-412.**

**(a)** The city council hereby approves and adopts the City of Rockwall Water Conservation Plan, attached to Ordinance No. 19-18 as "Exhibit A," which is incorporated as if fully set forth in this division and on file in the city secretary's office. As contained in Section 9.4 of the plan, the following Landscape Water Management Measures are adopted and required by the City of Rockwall:

- Time of day restrictions prohibit lawn irrigation watering from 10 AM to 6 PM beginning April 1st and ending October 31st of each year.
- Prohibition of watering of impervious surfaces, as provided by the Irrigation Ordinance 09-13, Ch. 10, Art. XVI, Sec. 10-700 of the Code of Ordinances. Wind driven water drift will be taken into consideration.
- Prohibition of outdoor watering during rain or freeze events.
- Lawn and landscape irrigation is limited to twice per week April 1st and ending October 31st, except for irrigation systems installed with an evapo-transpiration controller or the use of a water hose with a shut-off nozzle, and for establishment of new lawn and landscaping for a period of 30 days or as approved in writing by the City of Rockwall.

- Lawn and landscape irrigation is limited to once per week November 1st and ending March 31st.
  - Rain and freeze sensors and/or evapo-transpiration controllers must be maintained to function properly.
  - At home and fundraising car washing may be done only when using a water hose with a shut-off nozzle.
- (b) Any person or customer, defined pursuant to 30 Tex. Admin. Code Ch. 291, failing to comply with the provisions of the plan shall be subjected to a fine of up to \$2,000.00 and/or discontinuance of water service by the city. Proof of a culpable mental state is not required for a conviction of an offense under this section. Each day a customer fails to comply with the plan is a violation. The city's authority to seek injunctive or other relief available under the law is not limited by this section.

**SECTION 3.** The City Manager or his designee is hereby directed to file a copy of the Plan and this Ordinance with the Texas Commission on Environmental Quality in accordance with Title 30, Chapter 288 of the Texas Administrative Code and that said Plan meets all the requirements of Section 288.2 of the Texas Administrative Code; and

**SECTION 4.** Any person, firm or corporation violating any of the provisions of this ordinance shall be punished by a penalty fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense and each day such offense shall continue shall be deemed to constitute a separate offense; and

**SECTION 5.** 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; and

**SECTION 6.** The City Council does hereby find and declare that sufficient written notice of the date, hour, place and subject of the meeting adopting this Ordinance was posted at a designated place convenient to the public for the time required by law preceding the meeting, that such place of posting was readily accessible at all times to the general public, and that all of the foregoing was done as required by law at all times during which this Ordinance and the subject matter thereof has been discussed, considered and formally acted upon. The City Council further ratifies, approves and confirms such written notice and the posting thereof; and

**SECTION 7.** All ordinances or parts of ordinances, in conflict herewith are to the extent of such conflict hereby repealed, and the balance of such ordinance is hereby saved from repeal; and

**SECTION 8.** The ordinance shall become effective immediately following its approval upon second reading and publication in accordance with the City Charter.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS 15<sup>TH</sup> DAY OF APRIL, 2019.**

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

**ATTEST:**

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

1<sup>st</sup> Reading: 04/01/2019

2<sup>nd</sup> Reading: 04/15/2019

**APPROVED AS TO FORM:**

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

# WATER CONSERVATION PLAN



City of Rockwall  
*The New Horizon*

**MAY 2019**

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**APPENDICES**

**APPENDIX A List of References**

**APPENDIX B Texas Commission on Environmental Quality Rules on Municipal Water Conservation Plans**

- Texas Administrative Code Title 30, Part 1, Chapter 288, Subchapter A, Rule §288.1 – Definitions (Page B-1)
- Texas Administrative Code Title 30, Part 1, Chapter 288, Subchapter A, Rule §288.2 – Water Conservation Plans for Municipal Uses by Public Water Suppliers (Page B-4)

**APPENDIX C Irrigation Regulations**

**APPENDIX D Service Regulation**

- Ordinance Pertaining to Illegal Water Connections and Theft of Water

**APPENDIX E Landscape Ordinance**

## 1. INTRODUCTION AND OBJECTIVES

Water supply has always been a key issue in the development of Texas. In recent years, the growing population and economic development of North Central Texas has led to increasing demands for water supplies. At the same time, local and less expensive sources of water supply are largely developed. Additional supplies to meet higher demands will be expensive and difficult to develop. It is therefore important that NTMWD and its Member Cities and Customer Cities make the most efficient use of existing supplies. This will delay the need for new supplies, minimize the environmental impacts associated with developing new supplies and delay the high cost of additional water supply development.

Recognizing the need for efficient use of existing water supplies, the Texas Commission on Environmental Quality (TCEQ) has developed guidelines and requirements governing the development of water conservation plans for public water suppliers. TCEQ guidelines and requirements are included in Appendix B. The best management practices established by the Water Conservation Implementation Task Force, established pursuant to SB1094 by the 78<sup>th</sup> Legislature, were also considered in the development of water conservation measures. This water conservation plan was developed following TCEQ guidelines and requirements.

This water conservation plan includes measures that are intended to result in ongoing, long-term water savings. This plan replaces the previous plans dated August 2004, April 2006, March 2008, and April 2014.

The objectives of this water conservation plan are as follows:

- To reduce water consumption from the levels that would prevail without conservation efforts
- To reduce the loss and waste of water
- To improve efficiency in the use of water
- To document the level of recycling and reuse in the water supply
- To extend the life of current water supplies by reducing the rate of growth and demand

This Water Conservation Plan for the City of Rockwall, Texas applies to all use of the City of Rockwall's water supply.

This plan includes all of the elements required by TCEQ.

## 2. DEFINITIONS AND ABBREVIATIONS

1. **ATHLETIC FIELD** means a public sports competition field, the essential feature of which is turf grass, used primarily for organized sports practice, competition or exhibition events for schools; professional sports and league play sanctioned by the utility providing retail water supply.
2. **COOL SEASON GRASSES** are varieties of turf grass that grow best in cool climates primarily in northern and central regions of the U.S. Cool season grasses include perennial and annual rye grass, Kentucky blue grass and fescues.
3. **CUSTOMERS** include those entities to which NTMWD provides wholesale water that are not members of NTMWD.
4. **DRIP IRRIGATION** is a type of micro-irrigation system that operates at low pressure and delivers water in slow, small drips to individual plants or groups of plants through a network of plastic conduits and emitters; also called trickle irrigation.
5. **EVAPOTRANSPIRATION (ET)** represents the amount of water lost from plant material to evaporation and transpiration. The amount of ET can be estimated based on the temperature, wind, and relative humidity.
6. **ET/SMART CONTROLLERS** are irrigation controllers that adjust their schedule and run times based on weather (ET) data. These controllers are designed to replace the amount of water lost to evapotranspiration.
7. **IRRIGATION SYSTEM** means a permanently installed, custom-made, site-specific system of delivering water generally for landscape irrigation via a system of pipes or other conduits installed below ground.
8. **LANDSCAPE** means any plant material on a property, including any tree, shrub, vine, herb, flower, succulent, ground cover, grass or turf species that is growing or has been planted out of doors.
9. **MEMBER CITIES** include the cities of Allen, Farmersville, Forney, Frisco, Garland, McKinney, Mesquite, Plano, Princeton, Richardson, Rockwall, Royse City, and Wylie, Texas, which are members of NTMWD.
10. **MUNICIPAL USE** means the use of potable water provided by a public water supplier as well as the use of treated wastewater effluent for residential, commercial, industrial, agricultural, institutional, and wholesale uses.
11. **REGULATED IRRIGATION PROPERTY** means any (customer class, i.e. commercial) property that uses (over a certain amount) of water or more for irrigation purposes in a single calendar year or is greater than (certain size).
12. **RESIDENTIAL GALLONS PER CAPITA PER DAY** means (Residential GPCD) the total gallons sold for residential use by a public water supplier divided

- by the residential population served and then divided by the number of days in the year.
13. **RETAIL CUSTOMERS** include those customers to whom the utility provides retail water from a water meter.
14. **TOTAL GALLONS PER CAPITA PER DAY (Total GPCD)** means the total amount of water diverted and/or pumped for potable use divided by the total permanent population divided by the days of the year. Diversion volumes of reuse as defined in TAC 288.1 shall be credited against total diversion volumes for the purposes of calculating GPCD for targets and goals.
15. **WATER CONSERVATION PLAN** means the Member City or Customer water conservation plan approved and adopted by the utility.

#### Abbreviations

Abbreviation	Full Nomenclature
BMP	Best Management Practices
NTMWD or District	North Texas Municipal Water District
TCEQ	Texas Commission on Environmental Quality
TWDB	Texas Water Development Board
WCAC	Water Conservation Advisory Council
WCP	Water Conservation Plan

### 3. TEXAS COMMISSION ON ENVIRONMENTAL QUALITY RULES

The TCEQ rules governing development of water conservation plans for public water suppliers are contained in Title 30, Part 1, Chapter 288, Subchapter A, Rule 288.2 of the Texas Administrative Code, which is included in Appendix B. For the purpose of these rules, a water conservation plan is defined as “A strategy or combination of strategies for reducing the volume of water withdrawn from a water supply source, for reducing the loss or waste of water, for maintaining or improving the efficiency in the use of water, for increasing the recycling and reuse of water and for preventing the pollution of water.” The elements in the TCEQ water conservation rules covered in this Conservation Plan are listed below.

#### Minimum Conservation Plan Requirements

The minimum requirements in the Texas Administrative Code for Water Conservation Plans for Public Water Suppliers are covered in this report as follows:

- 288.2(a)(1)(A) – Utility Profile – Section 4 and Appendix C
- 288.2(a)(1)(B) – Specification of Goals – Section 5
- 288.2(a)(1)(C) – Specific, Quantified Goals – Section 5
- 288.2(a)(1)(D) – Accurate Metering – Sections 6.1 and 6.2
- 288.2(a)(1)(E) – Universal Metering – Section 6.2
- 288.2(a)(1)(F) – Determination and Control of Unaccounted Water – Section 6.4
- 288.2(a)(1)(G) – Public Education and Information Program – Section 7
- 288.2(a)(1)(H) – Non-Promotional Water Rate Structure – Section 8
- 288.2(a)(1)(I) – Reservoir System Operation Plan – Section 9.1
- 288.2(a)(1)(J) – Means of Implementation and Enforcement – Section 10
- 288.2(a)(1)(K) – Coordination with Regional Water Planning Group – Section 9.8 and Appendix F
- 288.2(c) – Review and Update of Plan – Section 11

#### Conservation Plan Additional Requirements (Population over 5,000)

The Texas Administrative Code includes additional requirements for water conservation plans for drinking water supplies serving a population over 5,000:

- 288.2(a)(2)(A) – Leak Detection, Repair and Water Loss Accounting – Sections 6.3, 6.4, and 6.5
- 288.2(a)(2)(B) – Record Management System – Section 6.3
- 288.2(a)(2)(C) – Requirement for Water Conservation Plans by Wholesale Customers – Section 9.7

### Additional Conservation Strategies

The TCEQ requires that a water conservation implementation report be completed and submitted on an annual basis. This report is included in Appendix H.

In addition to the TCEQ required water conservation strategies, NTMWD also requires the following strategy to be included in Member City and Customer City plans:

- 288.2(a)(3)(F) – Irrigation Ordinance – Section 8.4 and Appendix E

TCEQ rules also include optional, not required, conservation strategies, which may be adopted by suppliers. The NTMWD recommends that the following strategies be included in the Member City and Customer City plans:

- 288.2(a)(3)(A) – Conservation Oriented Water Rates – Section 8
- 288.2(a)(3)(B) – Ordinances, Plumbing Codes or Rules on Water-Conserving Fixtures – Section 9.3
- 288.2(a)(3)(C) – Replacement or Retrofit of Water-Conserving Plumbing Fixtures – Section 9.5
- 288.2(a)(3)(D) – Reuse and Recycling of Wastewater – Section 9.2
- 288.2(a)(3)(F) – Irrigation Ordinance – Appendix E
- 288.2(a)(3)(G) – Monitoring Method – Section 6.6
- 288.2(a)(3)(H) – Additional Conservation Ordinance Provisions – Section 9.5,

#### 4. WATER UTILITY PROFILE

Appendix C to this Water Conservation Plan is a sample water utility profile based on the format recommended by TCEQ. In adopting this Water Conservation Plan, the City of Rockwall will provide a draft water utility profile to NTMWD for review and comment. A final water utility profile will be provided to NTMWD.

**5. SPECIFICATIONS OF WATER CONSERVATION GOALS**

The goals for this Water Conservation Plan include the following:

- Maintain the per capita municipal water use below the specified amount in gallons per capita per day in a dry year, as shown in Table 5-1.
- Maintain the level (gpcd) of unaccounted water in the system below 12 percent annually in 2018 and subsequent years, as discussed in Section 6.1.3. The 12 percent goal for unaccounted water is recommended, but is not required.
- Implement and maintain a program of universal metering and meter replacement and repair, as discussed in Section 6.1.2.
- Increase efficient water usage through a water conservation ordinance, as discussed in Section 7.4 and Appendix E. This ordinance is required by NTMWD.
- Decrease waste in lawn irrigation by implementation and enforcement of landscape water management regulations, as discussed in Section 7.5.
- Raise public awareness of water conservation and encourage responsible public behavior through a public education and information program, as discussed in Section 6.2.
- Develop a system specific strategy to conserve water during peak demands, thereby reducing the peak use.

**Table 5 1 Five-Year and Ten-Year Per Capita Water Use Goals (GPCD)**

Description	Current Average (GPCD)	5-Year Goal (GPCD)	10-Year Goal (GPCD)
Current 5-Year Average Total Per Capita Use with Credit for Reuse	135	130	127
Current 5-Year Average Residential Per Capita Use	94	93	92
Water Loss (GPCD) <sup>1</sup>	26	24	22
Water Loss (Percentage) <sup>2</sup>	15	13	11
Expected Reduction due to Low-Flow Plumbing Fixtures	-----	3	5
Projected Reduction Due to Elements in this Plan	-----	2	4
<b>Water Conservation Goals (with credit for reuse)</b>	-----	<b>160</b>	<b>155</b>

1. Water Loss GPCD = (Total Water Loss ÷ Permanent Population) ÷ 365

2. Water Loss Percentage = (Total Water Loss ÷ Total Gallons in System) x 100; or (Water Loss GPCD ÷ Total GPCD) x 100

## **6. METERING, WATER USE RECORDS, CONTROL OF UNACCOUNTED WATER AND LEAK DETECTION AND REPAIR**

One of the key elements of water conservation is tracking water use and controlling loss through illegal diversions and leaks. It is important to carefully meter water use, detect and repair leaks in the distribution system and provide regular monitoring of unaccounted water.

### **6.1 Accurate Metering of Treated Water Deliveries from NTMWD**

Water deliveries from NTMWD are metered by NTMWD using meters with accuracy of  $\pm 2\%$ . These meters are calibrated on a monthly basis by NTMWD to maintain the required accuracy.

### **6.2 Metering of Customer and Public Uses and Meter Testing, Repair and Replacement**

The provision of water to all customers, including public and governmental users, will continue to be metered by the City of Rockwall. The City of Rockwall will test and replace their residential customers' meters on a regular basis. Additionally, large meters will be regularly tested and either repaired or replaced when their flow is more than a 3 percent difference from actual flow.

### **6.3 Record Management System**

As required by TAC Title 30, Part 1, Chapter 288, Subchapter A, Rule 288.2(a)(2)(B), a record management system should allow for the separation of water sales and uses into residential, commercial, public/institutional, and industrial categories. This information will be included in an annual water conservation report, as described in Section 5.6.

### **6.4 Determination and Control of Unaccounted Water**

Unaccounted water is the difference between water delivered to Rockwall from NTMWD and metered water sales to customers plus authorized but unmetered uses. Authorized but unmetered uses would include use for fire fighting, releases for flushing of lines, uses associated with new construction, etc. Unaccounted water can include several categories:

- Inaccuracies in customer meters. Customer meters tend to run slower as they age and under-report actual use.
- Meters which are being used but have not yet been added to the billing system.
- Losses due to water main breaks and leaks in the water distribution system.
- Losses due to illegal connections and theft. (Included in Appendix G.)

Measures to control unaccounted water should be part of the routine operations of the City of Rockwall. Maintenance crews and personnel will look for and report evidence of leaks in the water distribution system. A leak detection and repair program is described in Section

6.5 below. Meter readers will watch for and report signs of illegal connections, so they can be quickly addressed.

Unaccounted water will be calculated in accordance with the provisions in Appendix C. With the measures described in this plan, Rockwall will maintain unaccounted water below 12 percent in 2009 and subsequent years. If unaccounted water exceeds this goal, the City of Rockwall will implement a more intensive audit to determine the source(s) of and reduce the unaccounted water. The annual conservation report described in Section 5.6 is the primary tool that will be used to monitor unaccounted water.

### **6.5 Leak Detection and Repair**

As described above, city crews and personnel will look for and report evidence of leaks in the water distribution systems. Areas of the water distribution system, in which numerous leaks and line breaks occur, will be targeted for replacement as funds are available.

### **6.6 Monitoring of Effectiveness and Efficiency - Annual Water Conservation Report**

Appendix D is the form that will be used in the development of an annual water conservation report by the City of Rockwall. This form will be completed by March 31 of the following year and used to monitor the effectiveness and efficiency of the water conservation program and to plan conservation-related activities for the next year. The form records the water use by category, per capita municipal use and unaccounted water for the current year and compares them to historical values. The annual water conservation report will be sent to NTMWD, which will monitor NTMWD Member Cities' and Customers Cities' water conservation trends.

### **6.7 Water Conservation Implementation Report**

Appendix H includes the TCEQ-required water conservation implementation report. The report is due to the TCEQ by May 1 of every year, starting in the year 2010. This report will list the various water conservation strategies that have been implemented, including the date the strategy was implemented. The report also calls for the five-year and ten-year per capita water use goals from the previous water conservation plan. The city will answer whether or not these goals have been met and, if not, why not. The amount of water saved is also requested.

## 7. CONTINUING PUBLIC EDUCATION AND INFORMATION CAMPAIGN

The continuing public education and information campaign on water conservation includes the following elements:

- Utilize the “Water IQ: Know Your Water” and other public education materials produced by NTMWD.
- Insert water conservation information with water bills. Inserts will include material developed by the City of Rockwall and material obtained from the TWDB, the TCEQ, and other sources.
- Encourage local media coverage of water conservation issues and the importance of water conservation.
- Notify local organizations, schools and civic groups that the City of Rockwall staff and staff of the NTMWD are available to make presentations on the importance of water conservation and ways to save water.
- Promote the *Texas Smartscape* web site ([www.txsmartscape.com](http://www.txsmartscape.com)) and provide water conservation brochures and other water conservation materials available to the public at City Hall and other public places.
- Make information on water conservation available on the City’s website and include links to the “Water IQ: Know Your Water” website, *Texas Smartscape* website and the TWDB and TCEQ web sites.
- Encourage customers to subscribe to weekly watering updates through Water My Yard or other similar program in an effort to reduce outdoor water consumption.

**8. WATER RATE STRUCTURE**

The City of Rockwall will continue to bill customers using an increasing block rate water structure that is intended to encourage water conservation and discourage excessive use and waste of water.

The following monthly rates are hereby established and shall be collected for water and wastewater services billed by the City:

	<u>Meter size</u>		<u>Water Rates</u>	<u>Wastewater Rates</u>
<b>Monthly Minimum Bills:</b>				
<b>Residential:</b>	0.75		\$24.99	\$22.75
	1.00		29.33	26.57
	1.50		34.06	30.87
	2.00		42.97	38.92
<b>Non-residential:</b>				
	0.75		\$26.54	\$22.75
	1.00		29.33	26.57
	1.50		34.06	30.87
	2.00		42.97	38.92
	3.00		60.92	50.19
	4.00		78.76	64.95
	6.00		96.58	79.65
<b>Irrigation Meters:</b>				
	0.75		\$26.54	\$N/A
	1.00		29.33	N/A
	1.50		34.06	N/A
	2.00		42.97	N/A
	3.00		60.92	N/A
	4.00		78.76	N/A
	6.00		96.58	N/A
<b>Rate per TH Gallons - Water:</b>				
	Residential 2,001-8,000 gallons		\$3.81	\$N/A
	Residential 8,001-16,000 gallons		4.79	
	Residential over 16,000 gallons		6.68	N/A
	Irrigation over 2,000 gallons		6.68	N/A
	Non-residential over 2,000 gallons		5.73	N/A
	Wholesale Contract Rate		4.22	N/A
<b>Rate per TH Gallons - Wastewater:</b>				
			N/A	3.97

## **9. OTHER WATER CONSERVATION MEASURES**

### **9.1 NTMWD System Operation Plan**

Member Cities and Customers of NTMWD purchase treated water from NTMWD and do not have surface water supplies for which to implement a system operation plan. NTMWD's permits do allow some coordinated operation of its water supply sources, and NTMWD is seeking additional water rights for coordinated operation to optimize its available water supplies.

### **9.2 Reuse and Recycling of Wastewater**

Most Member Cities and Customer Cities do not own and operate their own wastewater treatment plants. Their wastewater is treated by NTMWD. NTMWD currently has the largest wastewater reuse program in the state. NTMWD has water rights allowing reuse of up to 71,882 acre-feet per year of this treated wastewater through Lake Lavon for municipal purposes. In addition, NTMWD has also developed the East Fork Raw Water Supply Project which can divert up to 157,393 acre-feet per year based on treated wastewater discharges by NTMWD. When fully developed, these two reuse projects will provide up to 42 percent of NTMWD's currently permitted water supplies. NTMWD also provides treated effluent from its wastewater treatment plants available for direct reuse for landscape irrigation and industrial use.

The City of Rockwall has a contract agreement with NTMWD to operate the wastewater treatment plants. NTMWD selects reuse arrangements for recycled wastewater effluent.

### **9.3 Ordinances, Plumbing Codes, or Rules on Water-Conserving Fixtures**

The state has required water-conserving fixtures in new construction and renovations since 1992. The state standards call for flows of no more than 2.5 gallons per minute (gpm) for faucets, 2.5 (gpm) for showerheads, and 1.28 gallons per flush for toilets. Similar standards are now required nationally under federal law. These state and federal standards assure that all new construction and renovations will use water-conserving fixtures.

### **9.4 Landscape Water Management Measures (Required)**

The following landscape water management measures are adopted by the City of Rockwall.

- Time of day restrictions prohibit lawn irrigation watering from 10 AM to 6 PM beginning April 1<sup>st</sup> and ending October 31<sup>st</sup> of each year.
- Prohibition of watering of impervious surfaces, as provided by the Irrigation Ordinance 09-13, Ch. 10, Art. XVI, Sec. 10-700 of the Code of Ordinances. Wind driven water drift will be taken into consideration.
- Prohibition of outdoor watering during rain or freeze events.
- Lawn and landscape irrigation is limited to twice per week April 1<sup>st</sup> and ending October 31<sup>st</sup>, except for irrigation systems installed with an evapo-transpiration

controller or the use of a water hose with a shut-off nozzle, and for establishment of new lawn and landscaping for a period of 30 days or as approved in writing by the City of Rockwall.

- Lawn and landscape irrigation is limited to once per week November 1<sup>st</sup> and ending March 31<sup>st</sup>.
- Rain and freeze sensors and/or evapo-transpiration controllers must be maintained to function properly.
- At home and fundraising car washing may be done only when using a water hose with a shut-off nozzle.

### **9.5 Additional Water Conservation Measures (Not Required)**

In addition, the City of Rockwall recommends the following measures:

- Retrofit existing irrigation systems with rain and freeze sensors or evapo-transpiration capable of multiple programming.
- Prohibition planting or watering areas that have been overseeded with cool season grasses (such as rye grass or other similar grasses), except for golf courses and public athletic fields.
- Rehabilitate poorly maintained irrigation systems that waste water to comply with the current Irrigation Ordinance.
- Install separate zones for areas adjacent to athletic fields.
- Plant only native, drought tolerant or adaptive plants.
- Install drip irrigation systems, when applicable.
- Water audits should be performed to find ways in which water can be used more efficiently at a specific location.

### **9.6 Rebates (Required)**

Rebate of \$100 towards the purchase and installation of high efficiency card or coin operated commercial clothes washers at commercial laundromats.

### **9.7 Requirement for Water Conservation Plans by Wholesale Customers**

Every contract for the wholesale sale of water by the City of Rockwall that is entered into, renewed or extended after the adoption of this water conservation plan will include a requirement that the wholesale customer and any wholesale customers of that wholesale customer develop and implement a water conservation plan meeting the requirements of Title 30, Part 1, Chapter 288, Subchapter A, Rule 288.2 of the Texas Administrative Code.

## **9.8 Coordination with Regional Water Planning Group and NTMWD**

Appendix F includes a letter to be sent to the Chair of the Water Planning Group with this Water Conservation Plan. The adopted ordinance and the adopted water utility profile will be sent to the Chair of Appropriate Water Planning Group and to NTMWD.

**10. IMPLEMENTATION AND ENFORCEMENT OF THE WATER CONSERVATION PLAN**

Appendix E contains a copy of the Irrigation Ordinance, which includes information about enforcement. Appendix G includes a copy of the ordinance that has been adopted related to illegal connections and water theft.

**11. REVIEW AND UPDATE OF WATER CONSERVATION PLAN**

TCEQ requires that the water conservation plans be updated every five years or as required and appropriate based on new or updated information.

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## APPENDIX A

### LIST OF REFERENCES

1. Texas Commission on Environmental Quality Annual Report.  
[http://www.tceq.texas.gov/permitting/water\\_rights/conserve.html#imple](http://www.tceq.texas.gov/permitting/water_rights/conserve.html#imple)
2. Title 30 of the Texas Administrative Code, Part 1, Chapter 288, Subchapter A, Rules 288.1 and 288.5, and Subchapter B, Rule 288.22, downloaded from  
[http://info.sos.state.tx.us/pls/pub/readtac\\$ext.ViewTAC?tac\\_view=4&ti=30&pt=1&ch=288](http://info.sos.state.tx.us/pls/pub/readtac$ext.ViewTAC?tac_view=4&ti=30&pt=1&ch=288), June 2013.
3. Water Conservation Implementation Task Force: “Texas Water Development Board Report 362, Water Conservation Best Management Practices Guide,” prepared for the Texas Water Development Board, Austin, November 2004.
4. Water Conservation Advisory Council: Guidance and Methodology for Reporting on Water Conservation and Water Use, December 2012.
5. Freese and Nichols, INC.: Model Water Conservation Plan for NTMWD Members Cities and Customers, prepared for the North Texas Municipal Water District, Fort Worth, November 2013.
6. Definitions from City of Austin Water Conservation and Drought Contingency Ordinance adopted August 16, 2012.  
[http://www.austintexas.gov/sites/default/files/files/Water/Conservation/Planning\\_and\\_Policy/ProposedCodeRevision\\_DRAFT\\_with\\_watering\\_schedule-8-15-2012.pdf](http://www.austintexas.gov/sites/default/files/files/Water/Conservation/Planning_and_Policy/ProposedCodeRevision_DRAFT_with_watering_schedule-8-15-2012.pdf)
7. Definition from City of San Antonio Water Conservation Ordinance adopted 2005.  
[http://saws.org/conservation/ordinance/docs/Ch34\\_Ordinance\\_2009.pdf](http://saws.org/conservation/ordinance/docs/Ch34_Ordinance_2009.pdf)
8. Definition developed by Freese and Nichols Inc.
9. Texas Water Development Board, Texas Commission on Environmental Quality, Water Conservation Advisory Council. “DRAFT Guidance and Methodology for Water Conservation Reporting.”

Infrastructure

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10. Freese and Nichols Inc., Alan Plummer and Associates, CP & Y Inc. and Cooksey Communications. "2011 Region C Regional Water Plan"

## APPENDIX B

### TEXAS COMMISSION ON ENVIRONMENTAL QUALITY RULESON MUNICIPAL WATER CONSERVATION PLANS

#### **Texas Administrative Code**

<b><u>TITLE 30</u></b>	ENVIRONMENTAL QUALITY
<b><u>PART 1</u></b>	TEXAS COMMISSION ON ENVIRONMENTAL QUALITY
<b><u>CHAPTER 288</u></b>	WATER CONSERVATION PLANS, DROUGHT CONTINGENCY PLANS, GUIDELINES AND REQUIREMENTS
<b><u>SUBCHAPTER A</u></b>	WATER CONSERVATION PLANS
<b>RULE §288.1</b>	<b>Definitions</b>

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The following words and terms, when used in this chapter, shall have the following meanings, unless the context clearly indicates otherwise.

(1) Agricultural or Agriculture--Any of the following activities:

(A) cultivating the soil to produce crops for human food, animal feed, or planting seed or for the production of fibers;

(B) the practice of floriculture, viticulture, silviculture, and horticulture, including the cultivation of plants in containers or non-soil media by a nursery grower;

(C) raising, feeding, or keeping animals for breeding purposes or for the production of food or fiber, leather, pelts, or other tangible products having a commercial value;

(D) raising or keeping equine animals;

(E) wildlife management; and

(F) planting cover crops, including cover crops cultivated for transplantation, or leaving land idle for the purpose of participating in any governmental program or normal crop or livestock rotation procedure.

- (2) Agricultural use--Any use or activity involving agriculture, including irrigation.
- (3) Best management practices--Voluntary efficiency measures that save a quantifiable amount of water, either directly or indirectly, and that can be implemented within a specific time frame.
- (4) Conservation--Those practices, techniques, and technologies that reduce the consumption of water, reduce the loss or waste of water, improve the efficiency in the use of water, or increase the recycling and reuse of water so that a water supply is made available for future or alternative uses.
- (5) Commercial use--The use of water by a place of business, such as a hotel, restaurant, or office building. This does not include multi-family residences or agricultural, industrial, or institutional users.
- (6) Drought contingency plan--A strategy or combination of strategies for temporary supply and demand management responses to temporary and potentially recurring water supply shortages and other water supply emergencies. A drought contingency plan may be a separate document identified as such or may be contained within another water management document(s).
- (7) Industrial use--The use of water in processes designed to convert materials of a lower order of value into forms having greater usability and commercial value, and the development of power by means other than hydroelectric, but does not include agricultural use.
- (8) Institutional use--The use of water by an establishment dedicated to public service, such as a school, university, church, hospital, nursing home, prison or government facility. All facilities dedicated to public service are considered institutional regardless of ownership.
- (9) Irrigation--The agricultural use of water for the irrigation of crops, trees, and pastureland, including, but not limited to, golf courses and parks which do not receive water from a public water supplier.
- (10) Irrigation water use efficiency--The percentage of that amount of irrigation water which is beneficially used by agriculture crops or other vegetation relative to the amount of water diverted from the source(s) of supply. Beneficial uses of water for irrigation purposes include, but are not limited to, evapotranspiration needs for vegetative maintenance and growth, salinity management, and leaching requirements associated with irrigation.
- (11) Mining use--The use of water for mining processes including hydraulic use, drilling, washing sand and gravel, and oil field re-pressuring.

(12) Municipal use--The use of potable water provided by a public water supplier as well as the use of sewage effluent for residential, commercial, industrial, agricultural, institutional, and wholesale uses.

(13) Nursery grower--A person engaged in the practice of floriculture, viticulture, silviculture, and horticulture, including the cultivation of plants in containers or nonsoil media, who grows more than 50% of the products that the person either sells or leases, regardless of the variety sold, leased, or grown. For the purpose of this definition, grow means the actual cultivation or propagation of the product beyond the mere holding or maintaining of the item prior to sale or lease, and typically includes activities associated with the production or multiplying of stock such as the development of new plants from cuttings, grafts, plugs, or seedlings.

(14) Pollution--The alteration of the physical, thermal, chemical, or biological quality of, or the contamination of, any water in the state that renders the water harmful, detrimental, or injurious to humans, animal life, vegetation, or property, or to the public health, safety, or welfare, or impairs the usefulness or the public enjoyment of the water for any lawful or reasonable purpose.

(15) Public water supplier--An individual or entity that supplies water to the public for human consumption.

(16) Residential use--The use of water that is billed to single and multi-family residences, which applies to indoor and outdoor uses.

(17) Residential gallons per capita per day--The total gallons sold for residential use by a public water supplier divided by the residential population served and then divided by the number of days in the year.

(18) Regional water planning group--A group established by the Texas Water Development Board to prepare a regional water plan under Texas Water Code, §16.053.

(19) Retail public water supplier--An individual or entity that for compensation supplies water to the public for human consumption. The term does not include an individual or entity that supplies water to itself or its employees or tenants when that water is not resold to or used by others.

(20) Reuse--The authorized use for one or more beneficial purposes of use of water that remains unconsumed after the water is used for the original purpose of use and before that water is either

disposed of or discharged or otherwise allowed to flow into a watercourse, lake, or other body of state-owned water.

(21) Total use--The volume of raw or potable water provided by a public water supplier to billed customer sectors or nonrevenue uses and the volume lost during conveyance, treatment, or transmission of that water.

(22) Total gallons per capita per day (GPCD)--The total amount of water diverted and/or pumped for potable use divided by the total permanent population divided by the days of the year. Diversion volumes of reuse as defined in this chapter shall be credited against total diversion volumes for the purposes of calculating GPCD for targets and goals.

(23) Water conservation plan--A strategy or combination of strategies for reducing the volume of water withdrawn from a water supply source, for reducing the loss or waste of water, for maintaining or improving the efficiency in the use of water, for increasing the recycling and reuse of water, and for preventing the pollution of water. A water conservation plan may be a separate document identified as such or may be contained within another water management document(s).

(24) Wholesale public water supplier--An individual or entity that for compensation supplies water to another for resale to the public for human consumption. The term does not include an individual or entity that supplies water to itself or its employees or tenants as an incident of that employee service or tenancy when that water is not resold to or used by others, or an individual or entity that conveys water to another individual or entity, but does not own the right to the water which is conveyed, whether or not for a delivery fee.

(25) Wholesale use--Water sold from one entity or public water supplier to other retail water purveyors for resale to individual customers.

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**Source Note:** The provisions of this §288.1 adopted to be effective May 3, 1993, 18 TexReg 2558; amended to be effective February 21, 1999, 24 TexReg 949; amended to be effective April 27, 2000, 25 TexReg 3544; amended to be effective August 15, 2002, 27 TexReg 7146; amended to be effective October 7, 2004, 29 TexReg 9384; amended to be effective January 10, 2008, 33 TexReg 193; amended to be effective December 6, 2012, 37 TexReg 9515

## Texas Administrative Code

<u>TITLE 30</u>	ENVIRONMENTAL QUALITY
<u>PART 1</u>	TEXAS COMMISSION ON ENVIRONMENTAL QUALITY
<u>CHAPTER 288</u>	WATER CONSERVATION PLANS, DROUGHT CONTINGENCY PLANS, GUIDELINES AND REQUIREMENTS
<u>SUBCHAPTER A</u>	WATER CONSERVATION PLANS
<u>RULE §288.2</u>	<b>Water Conservation Plans for Municipal Uses by Public Water Suppliers</b>

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(a) A water conservation plan for municipal water use by public water suppliers must provide information in response to the following. If the plan does not provide information for each requirement, the public water supplier shall include in the plan an explanation of why the requirement is not applicable.

(1) Minimum requirements. All water conservation plans for municipal uses by public water suppliers must include the following elements:

(A) a utility profile in accordance with the Texas Water Use Methodology, including, but not limited to, information regarding population and customer data, water use data (including total gallons per capita per day (GPCD) and residential GPCD), water supply system data, and wastewater system data;

(B) a record management system which allows for the classification of water sales and uses into the most detailed level of water use data currently available to it, including, if possible, the sectors listed in clauses (i) - (vi) of this subparagraph. Any new billing system purchased by a public water supplier must be capable of reporting detailed water use data as described in clauses (i) - (vi) of this subparagraph:

- (i) residential;
  - (I) single family;
  - (II) multi-family;
- (ii) commercial;
- (iii) institutional;

(iv) industrial;

(v) agricultural; and,

(vi) wholesale.

(C) specific, quantified five-year and ten-year targets for water savings to include goals for water loss programs and goals for municipal use in total GPCD and residential GPCD. The goals established by a public water supplier under this subparagraph are not enforceable;

(D) metering device(s), within an accuracy of plus or minus 5.0% in order to measure and account for the amount of water diverted from the source of supply;

(E) a program for universal metering of both customer and public uses of water, for meter testing and repair, and for periodic meter replacement;

(F) measures to determine and control water loss (for example, periodic visual inspections along distribution lines; annual or monthly audit of the water system to determine illegal connections; abandoned services; etc.);

(G) a program of continuing public education and information regarding water conservation;

(H) a water rate structure which is not "promotional," i.e., a rate structure which is cost-based and which does not encourage the excessive use of water;

(I) a reservoir systems operations plan, if applicable, providing for the coordinated operation of reservoirs owned by the applicant within a common watershed or river basin in order to optimize available water supplies; and

(J) a means of implementation and enforcement which shall be evidenced by:

(i) a copy of the ordinance, resolution, or tariff indicating official adoption of the water conservation plan by the water supplier; and

(ii) a description of the authority by which the water supplier will implement and enforce the conservation plan; and

(K) documentation of coordination with the regional water planning groups for the service area of the public water supplier in order to ensure consistency with the appropriate approved regional water plans.

(2) Additional content requirements. Water conservation plans for municipal uses by public drinking water suppliers serving a current population of 5,000 or more and/or a projected population of 5,000 or more within the next ten years subsequent to the effective date of the plan must include the following elements:

(A) a program of leak detection, repair, and water loss accounting for the water transmission, delivery, and distribution system;

(B) a requirement in every wholesale water supply contract entered into or renewed after official adoption of the plan (by either ordinance, resolution, or tariff), and including any contract extension, that each successive wholesale customer develop and implement a water conservation plan or water conservation measures using the applicable elements in this chapter. If the customer intends to resell the water, the contract between the initial supplier and customer must provide that the contract for the resale of the water must have water conservation requirements so that each successive customer in the resale of the water will be required to implement water conservation measures in accordance with the provisions of this chapter.

(3) Additional conservation strategies. Any combination of the following strategies shall be selected by the water supplier, in addition to the minimum requirements in paragraphs (1) and (2) of this subsection, if they are necessary to achieve the stated water conservation goals of the plan. The commission may require that any of the following strategies be implemented by the water supplier if the commission determines that the strategy is necessary to achieve the goals of the water conservation plan:

(A) conservation-oriented water rates and water rate structures such as uniform or increasing block rate schedules, and/or seasonal rates, but not flat rate or decreasing block rates;

(B) adoption of ordinances, plumbing codes, and/or rules requiring water-conserving plumbing fixtures to be installed in new structures and existing structures undergoing substantial modification or addition;

(C) a program for the replacement or retrofit of water-conserving plumbing fixtures in existing structures;

(D) reuse and/or recycling of wastewater and/or graywater;

(E) a program for pressure control and/or reduction in the distribution system and/or for customer connections;

(F) a program and/or ordinance(s) for landscape water management;

(G) a method for monitoring the effectiveness and efficiency of the water conservation plan; and

(H) any other water conservation practice, method, or technique which the water supplier shows to be appropriate for achieving the stated goal or goals of the water conservation plan.

(b) A water conservation plan prepared in accordance with 31 TAC §363.15 (relating to Required Water Conservation Plan) of the Texas Water Development Board and substantially meeting the requirements of this section and other applicable commission rules may be submitted to meet application requirements in accordance with a memorandum of understanding between the commission and the Texas Water Development Board.

(c) A public water supplier for municipal use shall review and update its water conservation plan, as appropriate, based on an assessment of previous five-year and ten-year targets and any other new or updated information. The public water supplier for municipal use shall review and update the next revision of its water conservation plan every five years to coincide with the regional water planning group.

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**Source Note:** The provisions of this §288.2 adopted to be effective May 3, 1993, 18 TexReg 2558; amended to be effective February 21, 1999, 24 TexReg 949; amended to be effective April 27, 2000, 25 TexReg 3544; amended to be effective October 7, 2004, 29 TexReg 9384; amended to be effective December 6, 2012, 37 TexReg 9515

## APPENDIX C

### IRRIGATION REGULATIONS

(9) **Design pressure**--The pressure that is required for an emission device to operate properly. Design pressure is calculated by adding the operating pressure necessary at an emission device to the total of all pressure losses accumulated from an emission device to the water source.

(10) **Double Check Valve**--An assembly that is composed of two independently acting, approved check valves, including tightly closed resilient seated shutoff valves attached at each end of the assembly and fitted with properly located resilient seated test cocks. Also known as a Double Check Valve Backflow Prevention Assembly.

(11) **Emission device**--Any device that is contained within an irrigation system and that is used to apply water. Common emission devices in an irrigation system include, but are not limited to, spray and rotary sprinkler heads, and drip irrigation emitters.

(12) **Employed**--Engaged or hired to provide consulting services or perform any activity relating to the sale, design, installation, maintenance, alteration, repair, or service to irrigation systems. A person is employed if that person is in an employer-employee relationship as defined by Internal Revenue Code, 26 United States Code Service, §3212(d) based on the behavioral control, financial control, and the type of relationship involved in performing employment related tasks.

(13) **Head-to-head spacing**--The spacing of spray or rotary heads equal to the manufacturer's published radius of the head.

(14) **Health hazard**--A cross-connection or potential cross-connection with an irrigation system that involves any substance that may, if introduced into the potable water supply, cause death or illness, spread disease, or have a high probability of causing such effects.

(15) **Hydraulics**--The science of dynamic and static water; the mathematical computation of determining pressure losses and pressure requirements of an irrigation system.

(16) **Inspector**--A licensed plumbing inspector, water district operator, other governmental entity, or irrigation inspector who inspects irrigation systems and performs other enforcement duties for a municipality or water district as an employee or as a contractor.

(17) **Installer**--A person who actually connects an irrigation system to a private or public raw or potable water supply system or any water supply, who is licensed according to Title 30, Texas Administrative Code, Chapter 30 (relating to Occupational Licenses and Registrations).

(18) **Irrigation inspector**--A person who inspects irrigation systems and performs other enforcement duties for a municipality or water district as an employee or as a contractor and is required to be licensed under Title 30, Texas Administrative Code, Chapter 30 (relating to Occupational Licenses and Registrations).

(19) **Irrigation plan**--A scaled drawing of a landscape irrigation system which lists required information, the scope of the project, and represents the changes made in the installation of the irrigation system.

(20) **Irrigation services**--Selling, designing, installing, maintaining, altering, repairing, servicing, permitting, providing consulting services regarding, or connecting an irrigation system to a water supply.

(21) **Irrigation system**--An assembly of component parts that is permanently installed for the controlled distribution and conservation of water to irrigate any type of landscape vegetation in any location, and/or to reduce dust or control erosion. This term does not include a system that is used on or by an agricultural operation as defined by Texas Agricultural Code, §251.002.

(22) **Irrigation technician**--A person who works under the supervision of a licensed irrigator to install, maintain, alter, repair, service or supervise installation of an irrigation system, including the connection of such system in or to a private or public, raw or potable water supply system or any water supply, and who is required to be licensed under Title 30, Texas Administrative Code, Chapter 30 (relating to Occupational Licenses and Registrations).

(23) **Irrigation zone**--A subdivision of an irrigation system with a matched precipitation rate based on plant material type (such as turf, shrubs, or trees), microclimate factors (such as sun/shade ratio), topographic features (such as slope) and soil conditions (such as sand, loam, clay, or combination) or for hydrological control.

(24) **Irrigator**--A person who sells, designs, offers consultations regarding, installs, maintains, alters, repairs, services or supervises the installation of an irrigation system, including the connection of such system to a private or public, raw or potable water supply system or any water supply, and who is required to be licensed under Title 30, Texas Administrative Code, Chapter 30.

(25) **Irrigator-in-Charge**--The irrigator responsible for all irrigation work performed by an exempt business owner, including, but not limited to obtaining permits, developing design plans, supervising the work of other irrigators or irrigation technicians, and installing, selling, maintaining, altering, repairing, or servicing a landscape irrigation system.

(26) **Landscape irrigation**--The science of applying the necessary amount of water to promote or sustain healthy growth of plant material or turf.

(27) **License**--An occupational license that is issued by the Texas Commission on Environmental Quality under Title 30, Texas Administrative Code, Chapter 30 to an individual that authorizes the individual to engage in an activity that is covered by Title 30, Texas Administrative Code, Chapter 30.

(28) **Mainline**--A pipe within an irrigation system that delivers water from the water source to the individual zone valves.

(29) **Maintenance checklist**--A document made available to the irrigation system's owner or owner's representative that contains information regarding the operation and maintenance of the irrigation system, including, but not limited to: checking and repairing the irrigation system, setting the automatic controller, checking the rain or moisture sensor, cleaning filters, pruning grass and plants away from irrigation emitters, using and operating the irrigation system, the precipitation rates of each irrigation zone within the system, any water conservation measures currently in effect from the water purveyor, the name of the water purveyor, a suggested seasonal or monthly watering schedule based on current evapotranspiration data for the geographic region, and the minimum water requirements for the plant material in each zone based on the soil type and plant material where the system is installed.

(30) **Major maintenance, alteration, repair, or service**--Any activity that involves opening to the atmosphere the irrigation main line at any point prior to the discharge side of any irrigation zone control valve. This includes, but is not limited to, repairing or connecting into a main supply pipe, replacing a zone control valve, or repairing a zone control valve in a manner that opens the system to the atmosphere.

(31) **Master valve**--A remote control valve located after the backflow prevention device that controls the flow of water to the irrigation system mainline.

(32) **Matched precipitation rate**--The condition in which all sprinkler heads within an irrigation zone apply water at the same rate.

(33) **New installation**--An irrigation system installed at a location where one did not previously exist.

(34) **Pass-through contract**--A written contract between a contractor or builder and a licensed irrigator or exempt business owner to perform part or all of the irrigation services relating to an irrigation system.

(35) **Potable water**--Water that is suitable for human consumption.

(36) **Pressure Vacuum Breaker**--An assembly containing an independently operating internally loaded check valve and an independently operating loaded air inlet valve located on the discharge side of the check valve. Also known as a Pressure Vacuum Breaker Back-siphonage Prevention Assembly.

(37) **Reclaimed water**--Domestic or municipal wastewater which has been treated to a quality suitable for beneficial use, such as landscape irrigation.

(38) **Records of landscape irrigation activities**—The irrigation plans, contracts, warranty information, invoices, copies of permits, and other documents that relate to the installation, maintenance, alteration, repair, or service of a landscape irrigation system.

(39) **Reduced Pressure Principle Backflow Prevention Assembly**--An assembly containing two independently acting approved check valves together with a hydraulically operating mechanically independent pressure differential relief valve located between the two check valves and below the first check valve.

(40) **Static water pressure**--The pressure of water when it is not moving.

(41) **Supervision**--The on-the-job oversight and direction by a licensed irrigator who is fulfilling his or her professional responsibility to the client and/or employer in compliance with local or state requirements. Also a licensed installer working under the direction of a licensed irrigator or beginning January 1, 2009, an irrigation technician who is working under the direction of a licensed irrigator to install, maintain, alter, repair or service an irrigation system.

(42) **Water conservation**--The design, installation, service, and operation of an irrigation system in a manner that prevents the waste of water, promotes the most efficient use of water, and applies the least amount of water that is required to maintain healthy individual plant material or turf, reduce dust, and control erosion.

(43) **Zone flow**--A measurement, in gallons per minute or gallons per hour, of the actual flow of water through a zone valve, calculated by individually opening each zone valve and obtaining a valid reading after the pressure has stabilized. For design purposes, the zone flow is the total flow of all nozzles in the zone at a specific pressure.

(44) **Zone valve**--An automatic valve that controls a single zone of a landscape irrigation system.

#### **Sec. 6-232. Valid License Required.**

Any person who connects an irrigation system to the water supply within the City of Rockwall, must hold a valid license, as defined by Title 30, Texas Administrative Code, Chapter 30 and required by Chapter 1903 of the Texas Occupations Code, or as defined by Chapter 365, Title 22 of the Texas Administrative Code and required by Chapter 1301 of the Texas Occupations Code.

#### **Exemptions**

A property owner is not required to be licensed in accordance with Texas Occupations Code, Title 12, §1903.002(c)(1) if he or she is performing irrigation work in a building or on a premises owned or occupied by the person as the person's home. Home or property owner's property must have a current homestead exemption. A home or property owner who installs an irrigation system must meet the standards contained in Title 30, Texas

Administrative Code, Chapter 344 regarding spacing, water pressure, spraying water over impervious materials, rain or moisture shut-off devices or other technology, backflow prevention and isolation valves. The city may, at any point, adopt more stringent requirements for a home or property owner who installs an irrigation system. See Texas Occupations Code §1903.002 for other exemptions to the licensing requirement.

#### **Sec. 6-233. Permit Required.**

Any person installing an irrigation system within the City of Rockwall is required to obtain a permit from the city. Any plan approved for a permit must be in compliance with the requirements of this chapter.

#### **Exemptions**

- (1) An irrigation system that is that an on-site sewage disposal system, as defined by Section 355.002, Health and Safety Code; or
- (2) An irrigation system used on or by an agricultural operation as defined by Section 251.002, Agriculture Code; or
- (3) An irrigation system connected to a groundwater well used by the property owner for domestic use.

#### **Sec. 6-234. Backflow Prevention Methods and Devices.**

(a) Any irrigation system that is connected to the potable water supply must be connected through a backflow prevention method approved by the Texas Commission on Environmental Quality (TCEQ). The backflow prevention device must comply with the 2006 International Plumbing Code and must be certified by the American Society of Sanitary Engineers (ASSE); or the Foundation for Cross-Connection Control and Hydraulic Research, University of Southern California; or the International Code Council - Evaluation Service (ICC-ES); or the International Association of Plumbing and Mechanical Code Officials – Research and Testing (IAPMO R&T); or any other certifying agencies that has equivalent capabilities for both the laboratory and field evaluation of backflow prevention assemblies.

(b) If conditions that present a health hazard exist, one of the following methods must be used to prevent backflow;

- (1) An air gap may be used if:
  - (A) there is an unobstructed physical separation; and
  - (B) the distance from the lowest point of the water supply outlet to the flood rim of the fixture or assembly into which the outlet discharges is at least one inch or twice the diameter of the water supply outlet, whichever is greater.
- (2) Reduced pressure principle backflow prevention assemblies may be used if:
  - (A) the device is installed at a minimum of 12 inches above ground in a location that will ensure that the assembly will not be submerged; and
  - (B) drainage is provided for any water that may be discharged through the assembly relief valve.
- (3) Pressure vacuum breakers may be used if:
  - (A) no back-pressure condition will occur; and

- (B) the device is installed at a minimum of 12 inches above any downstream piping and the highest downstream opening. Pop-up sprinklers are measured from the retracted position from the top of the sprinkler.
- (4) Atmospheric vacuum breakers may be used if:
- (A) no back-pressure will be present;
  - (B) there are no shutoff valves downstream from the atmospheric vacuum breaker;
  - (C) the device is installed at a minimum of six inches above any downstream piping and the highest downstream opening. Pop-up sprinklers are measured from the retracted position from the top of the sprinkler;
  - (D) there is no continuous pressure on the supply side of the atmospheric vacuum breaker for more than 12 hours in any 24-hour period; and
  - (E) a separate atmospheric vacuum breaker is installed on the discharge side of each irrigation control valve, between the valve and all the emission devices that the valve controls.
- (c) Backflow prevention devices used in applications designated as health hazards must be tested upon installation and annually thereafter.
- (d) If there are no conditions that present a health hazard, double check valve backflow prevention assemblies may be used to prevent backflow if the device is tested upon installation and test cocks are used for testing only.
- (e) If a double check valve is installed below ground:
- (1) test cocks must be plugged, except when the double check valve is being tested;
  - (2) test cock plugs must be threaded, water-tight, and made of non-ferrous material;
  - (3) a y-type strainer is installed on the inlet side of the double check valve;
  - (4) there must be a bed of pea gravel a minimum of 4" deep under the double check valve with a minimum of 6" clearance from the bottom of the double check valve to the bed of gravel
  - (5) there must be a minimum of 6" clearance around the double check valve for testing.
- (f) All irrigation systems found to be without backflow prevention protection that are connected to the potable water supply, must be connected to the potable water supply through an approved, properly installed backflow prevention assembly, before any major maintenance, alteration, repair, or service is performed.
- (g) If an irrigation system is connected to a potable water supply through a double check valve, pressure vacuum breaker, or reduced pressure principle backflow assembly and includes an automatic master valve on the system, the automatic master valve must be installed on the discharge side of the backflow prevention assembly.
- (h) The irrigator shall ensure the backflow prevention device is tested by a licensed Backflow Prevention Assembly Tester prior to being placed in service and the test results provided to the City of Rockwall and the irrigation system's owner or owner's representative within ten business days of testing of the backflow prevention device. Test results must be submitted on an approved Backflow Prevention Assembly Test and Maintenance Report form.

**Sec. 6-235. Specific Conditions and Cross-Connection Control.**

(a) Before any chemical is added to an irrigation system connected to the potable water supply, the irrigation system must be connected through a reduced pressure principle backflow prevention assembly or air gap.

(b) Connection of any additional water source to an irrigation system that is connected to the potable water supply can only be done if the irrigation system is connected to the potable water supply through a reduced-pressure principle backflow prevention assembly or an air gap.

(c) Irrigation system components with chemical additives induced by aspiration, injection, or emission system connected to any potable water supply must be connected through a reduced pressure principle backflow device.

(d) If an irrigation system is designed or installed on a property that is served by an on-site sewage facility, as defined in Title 30, Texas Administrative Code, Chapter 285, then:

(1) all irrigation piping and valves must meet the separation distances from the On-Site Sewage Facilities system as required for a private water line in Title 30, Texas Administrative Code, Section 285.91(10);

(2) any connections using a private or public potable water source that is not the city's potable water system must be connected to the water source through a reduced pressure principle backflow prevention assembly as defined in Title 30, Texas Administrative Code, Section 344.50; and

(3) any water from the irrigation system that is applied to the surface of the area utilized by the On-Site Sewage Facility system must be controlled on a separate irrigation zone or zones so as to allow complete control of any irrigation to that area so that there will not be excess water that would prevent the On-Site Sewage Facilities system from operating effectively.

**Sec. 6-236. Water Conservation.**

All irrigation systems shall be designed, installed, maintained, altered, repaired, serviced, and operated in a manner that will promote water conservation as defined in the Definitions section of this ordinance.

**Sec. 6-237. Irrigation Plan Design: Minimum Standards.**

(a) An irrigator shall prepare an irrigation plan for each site where a new irrigation system will be installed. A paper or electronic copy of the irrigation plan must be on the job site at all times during the installation of the irrigation system. A drawing showing the actual installation of the system is due to each irrigation system owner after all new irrigation system installations. During the installation of the irrigation system, variances from the original plan may be authorized by the licensed irrigator if the variance from the plan does not:

(1) diminish the operational integrity of the irrigation system;

(2) violate any requirements of this ordinance; and

(3) go unnoted in red on the irrigation plan.

(b) The irrigation plan must include complete coverage of the area to be irrigated. If a system does not provide complete coverage of the area to be irrigated, it must be noted on the irrigation plan.

(c) All irrigation plans used for construction must be drawn to scale. The plan must include, at a minimum, the following information:

- (1) the irrigator's seal, signature, and date of signing;
- (2) all major physical features and the boundaries of the areas to be watered;
- (3) a North arrow;
- (4) a legend;
- (5) the zone flow measurement for each zone;
  
- (6) location and type of each:
  - (A) controller; and
  - (B) sensor (for example, but not limited to, rain, moisture, wind, flow, or freeze);
- (7) location, type, and size of each:
  - (A) water source, such as, but not limited to a water meter and point(s) of connection;
  - (B) backflow prevention device;
  - (C) water emission device, including, but not limited to, spray heads, rotary sprinkler heads, quick-couplers, bubblers, drip, or micro-sprays;
  - (D) valve, including but not limited to, zone valves, master valves, and isolation valves;
  - (E) pressure regulation component; and
  - (F) main line and lateral piping.
- (8) the scale used; and
- (9) the design pressure.

**Sec. 6-238. Design and Installation: Minimum Requirements.**

(a) No irrigation design or installation shall require the use of any component, including the water meter, in a way which exceeds the manufacturer's published performance limitations for the component.

(b) Spacing.

- (1) The maximum spacing between emission devices must not exceed the manufacturer's published radius or spacing of the device(s). The radius or spacing is determined by referring to the manufacturer's published specifications for a specific emission device at a specific operating pressure.
- (2) New irrigation systems shall not utilize above-ground spray emission devices in landscapes that are less than 48 inches not including the impervious surfaces in either length or width and which contain impervious pedestrian or vehicular traffic surfaces along two or more perimeters. If pop-up sprays or rotary sprinkler heads are used in a new irrigation system, the sprinkler heads must direct flow away from any adjacent surface and shall not be installed closer than four inches from a hardscape, such as, but not limited to, a building foundation, fence, concrete, asphalt, pavers, or stones set with mortar.
- (3) Narrow paved walkways, jogging paths, golf cart paths or other small areas located in cemeteries, parks, golf courses or other public areas may be exempted from this requirement if the runoff drains into a landscaped area.

- (c) Water pressure. Emission devices must be installed to operate at the minimum and not above the maximum sprinkler head pressure as published by the manufacturer for the nozzle and head spacing that is used. Methods to achieve the water pressure requirements include, but are not limited to, flow control valves, a pressure regulator, or pressure compensating spray heads.
- (d) Piping. Piping in irrigation systems must be designed and installed so that the flow of water in the pipe will not exceed a velocity of five feet per second for polyvinyl chloride (PVC) pipe.
- (e) Irrigation Zones. Irrigation systems shall have separate zones based on plant material type, microclimate factors, topographic features, soil conditions, and hydrological requirements.
- (f) Matched precipitation rate. Zones must be designed and installed so that all of the emission devices in that zone irrigate at the same precipitation rate.
- (g) Irrigation systems shall not spray water over surfaces made of concrete, asphalt, brick, wood, stones set with mortar, or any other impervious material, such as, but not limited to, walls, fences, sidewalks, streets, etc.
- (h) Master valve. When provided, a master valve shall be installed on the discharge side of the backflow prevention device on all new installations.
- (i) PVC pipe primer solvent. All new irrigation systems that are installed using PVC pipe and fittings shall be primed with a colored primer prior to applying the PVC cement in accordance with the International Plumbing Code (Section 605.22.2).
- (j) Rain or moisture shut-off devices or other technology. All new automatically controlled irrigation systems must include sensors or other technology designed to inhibit or interrupt operation of the irrigation system during periods of moisture or rainfall. Rain or moisture shut-off technology must be installed according to the manufacturer's published recommendations. Repairs to existing automatic irrigation systems that require replacement of an existing controller must include a sensor or other technology designed to inhibit or interrupt operation of the irrigation system during periods of moisture or rainfall.
- (k) Isolation valve. All new irrigation systems must include an isolation valve between the water meter and the backflow prevention device. The isolation valve must be a ball valve and be equipped with a stainless steel handle. The ball valve must be installed within a plastic valve or meter box large enough as not to hamper operation or repair.
- (l) Depth coverage of piping. Piping in all irrigation systems must be installed according to the manufacturer's published specifications for depth coverage of piping.
- (1) If the manufacturer has not published specifications for depth coverage of piping, the piping must be installed to provide minimum depth coverage of six inches of select backfill, between the top of the pipe and the natural grade of the topsoil. All portions of the irrigation

system that fail to meet this standard must be noted on the irrigation plan. If the area being irrigated has rock at a depth of six inches or less, select backfill may be mounded over the pipe. Mounding must be noted on the irrigation plan and discussed with the irrigation system owner or owner's representative to address any safety issues.

(2) If a utility, man-made structure, or roots create an unavoidable obstacle, which makes the six-inch depth coverage requirement impractical, the piping shall be installed to provide a minimum of two inches of select backfill between the top of the pipe and the natural grade of the topsoil.

(3) All trenches and holes created during installation of an irrigation system must be backfilled and compacted to the original grade.

(m) Wiring irrigation systems.

(1) Underground electrical wiring used to connect an automatic controller to any electrical component of the irrigation system must be listed by Underwriters Laboratories as acceptable for burial underground.

(2) Electrical wiring that connects any electrical components of an irrigation system must be sized according to the manufacturer's recommendation.

(3) Electrical wire splices which may be exposed to moisture must be waterproof as certified by the wire splice manufacturer.

(4) Underground electrical wiring that connects an automatic controller to any electrical component of the irrigation system must be buried with a minimum of six inches of select backfill.

(n) Water contained within the piping of an irrigation system is deemed to be non-potable. No drinking or domestic water usage, such as, but not limited to, filling swimming pools or decorative fountains, shall be connected to an irrigation system. If a hose bib (an outdoor water faucet that has hose threads on the spout) is connected to an irrigation system for the purpose of providing supplemental water to an area, the hose bib must be installed using a quick coupler key on a quick coupler installed in a covered purple valve box and the hose bib and any hoses connected to the bib must be labeled "non potable, not safe for drinking." An isolation valve must be installed upstream of a quick coupler connecting a hose bib to an irrigation system.

(o) Beginning January 1, 2010, either a licensed irrigator or a licensed irrigation technician shall be on-site at all times while the landscape irrigation system is being installed. When an irrigator is not onsite, the irrigator shall be responsible for ensuring that a licensed irrigation technician is on-site to supervise the installation of the irrigation system.

(p) All new automatically controlled irrigation systems must include sensors or other technology designed to inhibit or interrupt operation of the irrigation system during periods of freezing weather.

**Sec. 6-239. Completion of Irrigation System Installation.**

Upon completion of the irrigation system, the irrigator or irrigation technician who provided supervision for the on-site installation shall be required to complete four items:

- (1) a final "walk through" with the irrigation system's owner or the owner's representative to explain the operation of the system;
- (2) The maintenance checklist on which the irrigator or irrigation technician shall obtain the signature of the irrigation system's owner or owner's representative and shall sign, date, and seal the checklist. If the irrigation system's owner or owner's representative is unwilling or unable to sign the maintenance checklist, the irrigator shall note the time and date of the refusal on the irrigation system's owner or owner's representative's signature line. The irrigation system owner or owner's representative will be given the original maintenance checklist and a duplicate copy of the maintenance checklist shall be maintained by the irrigator. The items on the maintenance checklist shall include but are not limited to:
  - (A) the manufacturer's manual for the automatic controller, if the system is automatic;
  - (B) a seasonal (spring, summer, fall, winter) watering schedule based on either current/real time evapotranspiration or monthly historical reference evapotranspiration (historical ET) data, monthly effective rainfall estimates, plant landscape coefficient factors, and site factors;
  - (C) a list of components, such as the nozzle, or pump filters, and other such components; that require maintenance and the recommended frequency for the service; and
  - (D) the statement, "This irrigation system has been installed in accordance with all applicable state and local laws, ordinances, rules, regulations or orders. I have tested the system and determined that it has been installed according to the Irrigation Plan and is properly adjusted for the most efficient application of water at this time."
- (3) A permanent sticker which contains the irrigator's name, license number, company name, telephone number and the dates of the warranty period shall be affixed to each automatic controller installed by the irrigator or irrigation technician. If the irrigation system is manual, the sticker shall be affixed to the original maintenance checklist. The information contained on the sticker must be printed with waterproof ink and include:
- (4) The irrigation plan indicating the actual installation of the system must be provided to the irrigation system's owner or owner representative.

**Sec. 6-240. Maintenance, Alteration, Repair, or Service of Irrigation Systems.**

(a) The licensed irrigator is responsible for all work that the irrigator performed during the maintenance, alteration, repair, or service of an irrigation system during the warranty period. The irrigator or business owner is not responsible for the professional negligence of any other irrigator who subsequently conducts any irrigation service on the same irrigation system.

(b) All trenches and holes created during the maintenance, alteration, repair, or service of an irrigation system must be returned to the original grade with compacted select backfill.

(c) Colored PVC pipe primer solvent must be used on all pipes and fittings used in the maintenance, alteration, repair, or service of an irrigation system in accordance with the International Plumbing Code (Section 605.22.2).

(d) When maintenance, alteration, repair or service of an irrigation system involves excavation work at the water meter or backflow prevention device, an isolation valve shall be installed, if an isolation valve is not present.

#### **Sec. 6-241. Reclaimed Water.**

Reclaimed water may be utilized in landscape irrigation systems if:

- (1) there is no direct contact with edible crops, unless the crop is pasteurized before consumption;
- (2) the irrigation system does not spray water across property lines that do not belong to the irrigation system's owner;
- (3) the irrigation system is installed using purple components;
- (4) the domestic potable water line is connected using an air gap or a reduced pressure principle backflow prevention device, in accordance with Title 30, Texas Administrative Code, Section 290.47(i) (relating to Appendices);
- (5) a minimum of an eight inch by eight inch sign, in English and Spanish, is prominently posted on/in the area that is being irrigated, that reads, "RECLAIMED WATER – DO NOT DRINK" and "AGUA DE RECUPERACIÓN – NO BEBER"; and
- (6) backflow prevention on the reclaimed water supply line shall be in accordance with the regulations of the city's water provider.

#### **Sec. 6-242. Advertisement Requirements.**

(a) All vehicles used in the performance of irrigation installation, maintenance, alteration, repair, or service must display the irrigator's license number in the form of "LI\_\_\_\_\_" in a contrasting color of block letters at least two inches high, on both sides of the vehicle.

(b) All forms of written and electronic advertisements for irrigation services must display the irrigator's license number in the form of "LI\_\_\_\_\_." Any form of advertisement, including business cards, and estimates which displays an entity's or individual's name other than that of the licensed irrigator must also display the name of the licensed irrigator and the licensed irrigator's license number. Trailers that advertise irrigation services must display the irrigator's license number.

(c) The name, mailing address, and telephone number of the commission must be prominently displayed on a legible sign and displayed in plain view for the purpose of addressing complaints at the permanent structure where irrigation business is primarily conducted and irrigation records are kept.

#### **Sec. 6-243. Contracts.**

(a) All contracts to install an irrigation system must be in writing and signed by each party and must specify the irrigator's name, license number, business address, current business

telephone numbers, the date that each party signed the agreement, the total agreed price, and must contain the statement, "Irrigation in Texas is regulated by the Texas Commission on Environmental Quality (TCEQ), MC-178, P.O. Box 13087, Austin, Texas 78711-3087. TCEQ's website is: [www.tceq.state.tx.us](http://www.tceq.state.tx.us)." All contracts must include the irrigator's seal, signature, and date.

(b) All written estimates, proposals, bids, and invoices relating to the installation or repair of an irrigation system(s) must include the irrigator's name, license number, business address, current business telephone number(s), and the statement: "Irrigation in Texas is regulated by the Texas Commission On Environmental Quality (TCEQ) (MC-178), P.O. Box 13087, Austin, Texas 78711-3087. TCEQ's web site is: [www.tceq.state.tx.us](http://www.tceq.state.tx.us)."

(c) An individual who agrees by contract to provide irrigation services as defined in Title 30, Texas Administrative Code, Section 344.30 (relating to License Required) shall hold an irrigator license issued under Title 30, Texas Administrative Code, Chapter 30 (relating to Occupational Licenses and Registrations) unless the contract is a pass-through contract as defined in Title 30, Texas Administrative Code, Section 344.1(36) (relating to Definitions). If a pass-through contract includes irrigation services, then the irrigation portion of the contract can only be performed by a licensed irrigator. If an irrigator installs a system pursuant to a pass-through contract, the irrigator shall still be responsible for providing the irrigation system's owner or through contract; the irrigator shall still be responsible for providing the irrigation system's owner or owner's representative a copy of the warranty and all other documents required under this chapter. A pass-through contract must identify by name and license number the irrigator that will perform the work and must provide a mechanism for contacting the irrigator for irrigation system warranty work.

(d) The contract must include the dates that the warranty is valid.

#### **Sec. 6-244. Warranties for Systems.**

(a) On all installations of new irrigation systems, an irrigator shall present the irrigation system's owner or owner's representative with a written warranty covering materials and labor furnished in the new installation of the irrigation system. The irrigator shall be responsible for adhering to terms of the warranty. If the irrigator's warranty is less than the manufacturer's warranty for the system components, then the irrigator shall provide the irrigation system's owner or the owner's representative with applicable information regarding the manufacturer's warranty period. The warranty must include the irrigator's seal, signature, and date. If the warranty is part of an irrigator's contract, a separate warranty document is not required.

(b) An irrigator's written warranty on new irrigation systems must specify the irrigator's name, business address, and business telephone number(s), must contain the signature of the irrigation system's owner or owner's representative confirming receipt of the warranty and must include the statement: "Irrigation in Texas is regulated by the Texas Commission on Environmental Quality (TCEQ), MC-178, P.O. Box 130897, Austin, Texas 78711-3087. TCEQ's website is: [www.tceq.state.tx.us](http://www.tceq.state.tx.us)."

(c) On all maintenance, alterations, repairs, or service to existing irrigation systems, an irrigator shall present the irrigation system's owner or owner's representative a written document that identifies the materials furnished in the maintenance, alteration, repair, or service. If a warranty is provided, the irrigator shall abide by the terms. The warranty document must include the irrigator's name and business contact information.

**Sec. 6-245. Duties and Responsibilities of City Irrigation Inspectors.**

A licensed irrigation inspector shall enforce the ordinance of the city, and shall be responsible for:

- (1) verifying that the appropriate permits have been obtained for an irrigation system and that the irrigator and installer or irrigation technician, if applicable, are licensed;
- (2) inspecting the irrigation system;
- (3) determining that the irrigation system complies with the requirements of this chapter;
- (4) determining that the appropriate backflow prevention device was installed, tested, and test results provided to the city;
- (5) investigating complaints related to irrigation system installation, maintenance, alteration, repairs, or service of an irrigation system and advertisement of irrigation services; and
- (6) maintaining records according to this chapter.

**Sec. 6-246. Items not covered by this ordinance.**

Any item not covered by their ordinance and required by law shall be governed by the Texas Occupations Code, the Texas Water Code, Title 30 of the Texas Administrative Code, and any other applicable state statute or Texas Commission on Environmental Quality rule.

**Sec. 6-247. Fees.**

Building permit fees shall be established by resolution of the city council.

**Sec. 6-248. Irrigation systems within the public right of way.**

The city shall not be held liable for any damage of any system, which results from the installation or repair of, or improvement of any street or utility. Any homeowner or irrigator who installs a lawn sprinkler system between the curb and sidewalk or elsewhere within the public right of way shall likewise hold the city harmless against any claim or injury to persons or damage to property that any member of the public may suffer by reason of installation of said lawn sprinkling system between said curb and sidewalk or within the public right of way.

**Sec. 6-249. Enforcement.**

(a) The city shall have the power to administer and enforce the provisions of this chapter as may be required by governing law. Any person, firm, corporation or agent who shall violate a provision of this code, or fails to comply therewith, or with any of the requirements thereof, is subject to suit for injunctive relief as well as prosecution for criminal violations. Any violation of the ordinance codified in this chapter is declared to be a nuisance.

(b) Any person violating any provision of chapter shall, upon conviction, be fined a sum not exceeding \$2000.00. Each day that a provision of this chapter is violated shall constitute a separate offense. An offense under this chapter is a Class C misdemeanor, punishable by a fine of up to \$2000.00.

(c) Nothing in this chapter shall be construed as a waiver of the city's right to bring a civil action

to enforce the provisions of this chapter and to seek remedies as allowed by law, including, but not limited to the following:

- (1) Injunctive relief to prevent specific conduct that violates the ordinance or to require specific conduct that is necessary for compliance with the ordinance; and
- (2) Other available relief.

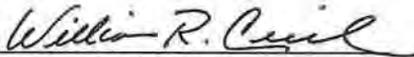
**Secs. 6-250-----6-254 Reserved.**

**SECTION 2:** That if any provision or any section of this ordinance shall be held to be void or unconstitutional, such holding shall in no way affect the validity of the remaining provisions or sections of this ordinance, which shall remain in full force and effect.

**SECTION 3.** Any person, firm or corporation violating any of the provisions of this ordinance shall upon conviction be subject to a fine in accordance with the general provisions of the Code of Ordianances,

**SECTION 4.** That this ordinance shall take effect immediately from and after its passage and approval, and it is so ordained.

**PASSED AND APPROVED** this 16th day of March, 2009.

  
 \_\_\_\_\_  
 William R. Cecil, Mayor

**ATTEST:**

  
 \_\_\_\_\_  
 Kristy Ashberry, City Secretary



**APPROVED AS TO FORM:**

  
 \_\_\_\_\_  
 Pete Eckert, City Attorney

1<sup>st</sup> reading: 03-02-09  
 2<sup>nd</sup> reading: 03-16-09

**APPENDIX D**

**SERVICE REGULATIONS**

**CITY OF ROCKWALL, TEXAS**

**ORDINANCE NO. 09-22**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE CODE OF ORDINANCES OF THE CITY OF ROCKWALL IN CHAPTER 26, ARTICLE V, DIVISION 2, SERVICE REGULATIONS; PROVIDING FOR A FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2000.00) FOR EACH OFFENSE; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the City Council of the City of Rockwall recognizes that the amount of water available to its water customers is limited; and

**WHEREAS**, pursuant to Chapter 54 of the Local Government Code, the City is authorized to adopt such policies necessary to preserve and conserve available water supplies; and

**WHEREAS**, the City seeks to adopt an ordinance pertaining to illegal water connections and theft of water.

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

**SECTION 1.** That the Code of Ordinances shall be amended in Chapter 26, Article V, Division 2, which shall hereinafter read in the entirety as set forth in Exhibit "A" attached hereto made a part hereof for all purposes.

**SECTION 2.** That if any provision or any section of this ordinance shall be held to be void or unconstitutional, such holding shall in no way affect the validity of the remaining provisions or sections of this ordinance, which shall remain in full force and effect.

**SECTION 3.** Any person, firm or corporation violating any of the provisions of this ordinance shall, upon conviction, be subject to a fine in accordance with Section 1-7 of the General Provision of the Code of Ordinances.

**SECTION 4.** That this ordinance shall take effect immediately from and after its passage and approval, and it is so ordained.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS** this 18<sup>th</sup> day of May, 2009.

*William R. Cecil*

William R. Cecil, Mayor

ATTEST:

*Kristy Ashberry*

Kristy Ashberry, City Secretary



APPROVED AS TO FORM:

*Pete Eckert*

Pete Eckert, City Attorney

1<sup>st</sup> reading: 05-04-09

2<sup>nd</sup> reading: 05-18-09

“EXHIBIT A”

CHAPTER 26

ARTICLE V. WATER

DIVISION 2

SERVICE REGULATIONS

**Sec. 26-131. Application for service required; who may apply; responsibility for bill.**

- (a) Each consumer desiring water from the City of Rockwall's water supply system shall make application. The application shall contain the purpose for which the water is desired, and shall agree to the terms and conditions upon which water will be furnished and to the rules, regulations and ordinances of the City. Upon such application being filed with the City, the applicant is authorized the use of water from the City's water system for specified purposes.
- (b) No application for the use of water shall be filed by any person other than the owner, renter or duly authorized agent, and such owner, renter or authorized agent when making application, shall be liable for the fees charged for the use of water.

**Sec. 26-132. Permits to be approved by the City before water is turned on.**

All applications for water from the City's water system, when a new service has been installed, shall be approved by the City after inspection, before the water will be turned on.

**Sec. 26-133. Permit required for taps, etc.**

No new tap or new service or addition, extension or alteration of any tap or service, shall be made or caused to be made by any consumer, except through a licensed plumber or utility contractor and after obtaining a permit from the City.

**Sec. 26-134. Connection permits.**

Applications for permits to connect water service pipes or mains with the distribution mains shall be made to the City, together with a fee as specified in Article II of this chapter and Chapter 24, Subdivision Regulations, Article III, paid in advance to the City for inserting the service pipe or main and conveying it to the curb line. Such permit shall be the plumber or utility contractors authority for making the connection with the street service, laying pipes and doing all work necessary to make the service complete. Any application for a second permit to the same premises will be charged an equal fee for inserting the service pipe and conveying it to the curb line.

**Sec. 26-135. Permit applications to be made by a licensed plumber or utility contractor.**

All applications for permits required by this article shall be made only by a licensed plumber or utility contractor working for the property owner or his authorized agent.

**Sec. 26-136. Turn-on of water restricted.**

No person may knowingly cause, suffer or allow the initiation or restoration of water service to the property after termination of service(s) without the written consent of the City. For purposes of this section, it shall be assumed that the owner, occupant, or person in control of the property caused, suffered, or allowed the unlawful initiation or restoration of service(s).

**Sec. 26-137. Maintenance and conservation requirements of consumer.**

All consumers of water from the City's water system shall keep their service pipes and all fixtures connected in good condition and repair to prevent unnecessary waste of water.

**Sec. 26-138. Shutoff of water for waste.**

Where water is wasted by reason of the water fixtures and service pipe being out of order, through neglect of the consumer, agents or tenants, after notice thereof from the City, if the consumer refuses to repair such fixtures or pipe, the water shall be immediately turned off and withheld from such premises until repairs have been made.

**Sec. 26-139. Consumers not to permit others to use water; penalty.**

No consumer of City water shall permit any other person to use water from their tap, hydrant, faucet or other device to provide water to an additional property, except when authorized by the City. In the case of a violation of this section, the water shall be immediately turned off in addition to any other penalty otherwise provided.

**Sec. 26-140. Use of water from public connections restricted.**

No consumer or other person shall take water for private use from any public fire hydrant, hydrant, fountain or similar public water source without the consent of the City.

**Sec. 26-141. Interference with system apparatus.**

A person may not knowingly tamper, connect to, or alter any component of the City's water system including, but not limited to: valves, meters, meter boxes, lids, hydrants, lines, pump stations, ground storage tanks, and elevated tanks. This shall include direct or indirect efforts to initiate or restore water service without the approval of the City.

## APPENDIX E

### LANDSCAPE ORDINANCE

#### CITY OF ROCKWALL

#### ORDINANCE NO. 15-32

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, BY AMENDING SECTION 6 OF ARTICLE V, DISTRICT DEVELOPMENT STANDARDS; SECTIONS 3, 5, 6 & 7 OF ARTICLE VIII, LANDSCAPE STANDARDS; SECTION 7 OF ARTICLE IX, TREE PRESERVATION; AND TO CREATE APPENDIX F, LANDSCAPE GUIDELINES; 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. 04-38] has been initiated by the City Council of the City of Rockwall to amend Section 6, *Overlay Districts*, of Article V, *District Development Standards*; Section 3, *Definitions*, Section 5, *Mandatory Provisions*, Section 6, *Landscape Credits*, and Section 7, *Completion of Landscaping*, of Article VIII, *Landscape Standards*; Section 7, *Tree Replacement Credits*, of Article IX, *Tree Preservation*; and, create Appendix F, *Landscaping Guidelines*, of the Unified Development Code [Ordinance No. 04-38] for the purposes of incorporating recommendations made by the *Landscape Ordinance Review Committee*; 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. 04-38] should be amended as follows:

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

**Section 1.** That Section 6, *Overlay Districts*, of Article V, *District Development Standards*, of the Unified Development Code [Ordinance No. 04-38] of the City of Rockwall, as heretofore amended, be and the same is hereby amended as specifically described in *Exhibits 'A'* of this ordinance;

**Section 2.** That Section 3, *Definitions*, Section 5, *Mandatory Provisions*, Section 6, *Landscape Credits*, and Section 7, *Completion of Landscaping*, of Article VIII, *Landscape Standards*, of the Unified Development Code [Ordinance No. 04-38] of the City of Rockwall, as heretofore amended, be and the same is hereby amended as specifically described in *Exhibits 'B'* of this ordinance;

**Section 3.** That Section 7, *Tree Replacement*, of Article IX, *Tree Preservation*, of the Unified Development Code [Ordinance No. 04-38] of the City of Rockwall, as heretofore amended, be and the same is hereby amended as specifically described in *Exhibits 'C'* of this ordinance;

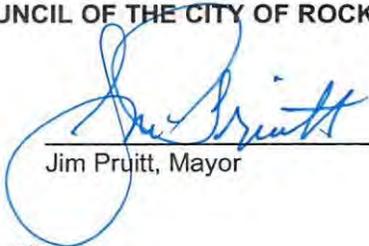
**Section 4.** That a landscape appendix should be established as Appendix F, *Landscape Standards*, of the Unified Development Code [Ordinance No. 04-38] of the City of Rockwall, as established herein, and as specifically described in *Exhibits 'D'* of this ordinance;

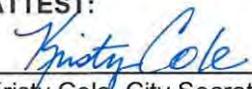
**Section 5.** That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars* (\$2,000.00) for each offense and each and every day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

**Section 6.** That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

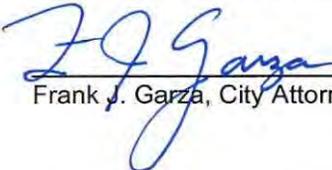
**Section 7.** That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides;

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 7<sup>TH</sup> DAY OF DECEMBER, 2015.**

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

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



**APPROVED AS TO FORM:**  
  
\_\_\_\_\_  
Frank J. Garza, City Attorney

1<sup>st</sup> Reading: 11-16-2015

2<sup>nd</sup> Reading: 12-07-2015

**Exhibit A:**  
Article V, District Development Standards,  
of the Unified Development Code

Section 6. Overlay District Standards

Section 6.6. IH-30 Overlay (IH-30 OV) District

E.2 *Buffer-strip plantings.* ~~Three~~ **Two (2)** canopy trees, along with four **(4)** accent trees shall be required per 100 feet of the IH-30 right-of-way as set out below.

E.4 *Plant material selections.* The following materials are recommended for planting in the buffer-strip; however, other materials may be acceptable:

Canopy trees: **Afghan Pine, Bald Cypress,** Bur Oak, Cedar Elm, **Eastern Red Cedar, Homestead Elm, Lacebark Elm, Little Gem Magnolia,** Live Oak, **October Glory Maple,** Red Oak, **Texas Ash, Texas Red Oak** ~~Leyland Cypress.~~

Accent trees: **Desert Willow, Eastern Redbud, Eves Necklace, Mexican Buckeye, Possumhaw Holly, Shangtung Maple, Yaupon Holly.** ~~Tree Yaupon, Red Bud, Eldarica Pine, Wax Myrtle, Ornamental Pear, Mexican Plum, Possumhaw.~~

Section 6.7. SH-205 Overlay (SH-205 OV) District

E.2 *Buffer-strip plantings.* ~~Three~~ **Two (2)** canopy trees, along with four **(4)** accent trees shall be required per 100 feet of the SH 205 right-of-way. Canopy trees, accent trees, and shrubs as defined, along with sizes and types are included in subsections E.3 and E.4.

E.3 *Plant material selections.* The following materials are recommended for planting in the buffer-strip; however, other materials may be acceptable:

Canopy trees: **Afghan Pine,** Bur Oak, **Caddo Maple,** Cedar Elm, Lacebark Elm, Leyland Cypress, **Little Gem Magnolia,** Live Oak, **October Glory Maple** ~~Red Oak.~~

Accent trees: **Desert Willow, Eastern Redbud, Eves Necklace, Mexican Buckeye, Possumhaw Holly, Shangtung Maple, Yaupon Holly.** ~~Tree Yaupon, Red Bud, Eldarica Pine, Wax Myrtle, Ornamental Pear, Mexican Plum, Possumhaw.~~

Section 6.8. Scenic Overlay (SOV) District

F.2 *Buffer-strip plantings.* ~~Three~~ **Two (2)** canopy trees, along with four **(4)** accent trees shall be required per 100 feet of the FM 740 right-of-way. Canopy trees, accent trees, and shrubs as defined, along with sizes and types are included in subsections F.3 and F.4.

F.4 *Plant material selections.* The following materials are recommended for planting in the buffer-strip; however, other materials may be acceptable:

Canopy trees: **Afghan Pine,** Bur Oak, **Caddo Maple,** Cedar Elm, Lacebark Elm, Leyland Cypress, **Little Gem Magnolia,** Live Oak, **October Glory Maple** ~~Red Oak.~~

Accent trees: **Desert Willow, Eastern Redbud, Eves Necklace, Mexican Buckeye, Possumhaw Holly, Shangtung Maple, Yaupon Holly.** ~~Tree Yaupon, Red Bud, Eldarica Pine, Wax Myrtle, Ornamental Pear, Mexican Plum, Possumhaw.~~

**Exhibit A:**  
Article V, District Development Standards,  
of the Unified Development Code

Section 6.9. SH-66 Overlay (SH-66 OV) District

F.2 Buffer-strip plantings. ~~Three~~ **Two (2)** canopy trees, along with four **(4)** accent trees shall be required per 100 feet of the SH 66 right-of-way. Canopy trees, accent trees, and shrubs as defined, along with sizes and types are included in subsections F.3 and F.4.

F.4 Plant material selections. The following materials are recommended for planting in the buffer-strip; however, other materials may be acceptable:

Canopy trees: **Afghan Pine**, Bur Oak, Cedar Elm, Lacebark Elm, ~~Leyland Cypress~~, **Little Gem Magnolia**, Live Oak, **October Glory Maple**, Red Oak, **Texas Ash**, **Texas Red Oak**.

Accent trees: **Desert Willow**, **Eastern Redbud**, **Eves Necklace**, **Mexican Buckeye**, **Possumhaw Holly**, **Shantung Maple**, **Yaupon Holly**. ~~Tree Yaupon~~, ~~Red Bud~~, ~~Eldarica Pine~~, ~~Wax Myrtle~~, ~~Ornamental Pear~~, ~~Mexican Plum~~, ~~Possumhaw~~.

Section 6.10. 205 By-Pass Corridor Overlay (205 BY-OV) District

E.2 Buffer-strip plantings. ~~Three~~ **Two (2)** canopy trees, along with four **(4)** accent trees shall be required per 100 feet of the John King Blvd. right-of-way. Canopy trees, accent trees, and shrubs as defined, along with sizes and types are included in section E — (3) and (4). The area of John King Blvd. from Quail Run Road to SH 205 North shall include an average of one cedar tree for each 100 feet of frontage planted in clusters of three to five trees.

E.4 Plant material selections. The following materials are recommended for planting in the buffer-strip; however, other materials may be acceptable:

Canopy trees: **Afghan Pine**, **Bald Cypress**, Bur Oak, Cedar Elm, **Eastern Red Cedar**, **Homestead Elm**, Lacebark Elm, ~~Leyland Cypress~~, **Little Gem Magnolia**, Live Oak, **October Glory Maple**, Red Oak, **Texas Ash**, **Texas Red Oak**.

Accent trees: **Desert Willow**, **Eastern Redbud**, **Eves Necklace**, **Mexican Buckeye**, **Possumhaw Holly**, **Shantung Maple**, **Yaupon Holly**. ~~Tree Yaupon~~, ~~Red Bud~~, ~~Eldarica Pine~~, ~~Wax Myrtle~~, ~~Ornamental Pear~~, ~~Mexican Plum~~, ~~Possumhaw~~.

Section 6.11. North SH-205 Corridor Overlay (N-SH 205 OV) District

E.2 Buffer-strip plantings. ~~Three~~ **Two (2)** canopy trees, along with four **(4)** accent trees shall be required per 100 feet of the SH 205 right-of-way. Canopy trees, accent trees, and shrubs as defined, along with sizes and types are included in section E — (3) and (4).

E.4 Plant material selections. The following materials are recommended for planting in the buffer-strip; however, other materials may be acceptable:

Canopy trees: **Afghan Pine**, Bur Oak, **Caddo Maple**, Cedar Elm, Lacebark Elm, Leyland Cypress, **Little Gem Magnolia**, Live Oak, **October Glory Maple** ~~Red Oak~~.

Accent trees: **Desert Willow**, **Eastern Redbud**, **Eves Necklace**, **Mexican Buckeye**,

**Exhibit A:**

Article V, District Development Standards,  
of the Unified Development Code

**Possumhaw Holly, Shangtung Maple, Yaupon Holly. ~~Tree Yaupon, Red Bud, Eldarica Pine, Wax Myrtle, Ornamental Pear, Mexican Plum, Possumhaw.~~**

Section 6.12. East SH-66 Corridor Overlay (E-SH 66 OV) District

E.2 *Buffer-strip plantings.* **Three Two (2)** canopy trees, along with four **(4)** accent trees shall be required per 100 feet of the East SH 66 right-of-way. Canopy trees, accent trees, and shrubs as defined, along with sizes and types are included in section E — (3) and (4). The East SH 66 Corridor Overlay shall include an average of one cedar tree for each 100 feet of frontage planted in clusters of three to five trees.

E.4 *Plant material selections.* The following materials are recommended for planting in the buffer-strip; however, other materials may be acceptable:

Canopy trees: **Afghan Pine**, Bur Oak, **Caddo Maple**, Cedar Elm, Lacebark Elm, Leyland Cypress, **Little Gem Magnolia**, Live Oak, **October Glory Maple Red Oak.**

Accent trees: **Desert Willow, Eastern Redbud, Eves Necklace, Mexican Buckeye, Possumhaw Holly, Shangtung Maple, Yaupon Holly. ~~Tree Yaupon, Red Bud, Eldarica Pine, Wax Myrtle, Ornamental Pear, Mexican Plum, Possumhaw.~~**

Section 6.13. FM-549 Corridor Overlay (FM-549 OV) District

E.2 *Buffer-strip plantings.* **Three Two (2)** canopy trees, along with four **(4)** accent trees shall be required per 100 feet of the FM 549 right-of-way. Canopy trees, accent trees, and shrubs as defined, along with sizes and types are included in section E — (3) and (4). The area of the FM 549 Corridor Overlay from Airport Road to SH 66 shall include an average of one cedar tree for each 100 feet of frontage planted in clusters of three to five trees.

E.4 *Plant material selections.* The following materials are recommended for planting in the buffer-strip; however, other materials may be acceptable:

Canopy trees: **Afghan Pine, Bald Cypress**, Bur Oak, **Caddo Maple**, Cedar Elm, **Lacebark Elm, Leyland Cypress, Little Gem Magnolia**, Live Oak, **October Glory Maple, Red Oak, Texas Ash, Texas Red Oak.**

Accent trees: **Desert Willow, Eastern Redbud, Eves Necklace, Mexican Buckeye, Possumhaw Holly, Shangtung Maple, Yaupon Holly. ~~Tree Yaupon, Red Bud, Eldarica Pine, Wax Myrtle, Ornamental Pear, Mexican Plum, Possumhaw.~~**

Section 6.14. SH-276 Corridor Overlay (SH-276 OV) District

E.2 *Buffer-strip plantings.* **Three Two (2)** canopy trees, along with four **(4)** accent trees shall be required per 100 feet of the SH 276 right-of-way. Canopy trees, accent trees, and shrubs as defined, along with sizes and types are included in section E — (3) and (4).

E.4 *Plant material selections.* The following materials are recommended for planting in the buffer-strip; however, other materials may be acceptable:

Canopy trees: **Afghan Pine, Bald Cypress**, Bur Oak, Cedar Elm, **Eastern Red Cedar, Homestead Elm, Lacebark Elm, Little Gem Magnolia**, Live Oak, **October Glory Maple,**

**Exhibit A:**

Article V, District Development Standards,  
of the Unified Development Code

Red Oak, **Leyland Cypress.**

Accent trees: **Desert Willow, Eastern Redbud, Eves Necklace, Mexican Buckeye, Possumhaw Holly, Shangtung Maple, Yaupon Holly. ~~Tree Yaupon, Red Bud, Eldarica Pine, Wax Myrtle, Ornamental Pear, Mexican Plum, Possumhaw.~~**

**Exhibit B:**  
Article VIII, Landscape Standards,  
of the Unified Development Code

Article VIII. Landscape Standards

Section 3. Definitions

**Xeriscaping** means type of landscaping design that uses a combination of native plants and grasses, approved hardscapes and drought tolerant ground covers and planting materials for the purpose of conserving water and protecting the local environment.

Section 5 Mandatory Provisions

Section 5.3. Acceptable Landscape Materials

- A. No artificial plant materials may be used to satisfy the requirements of this article.
- B. Plant materials used to satisfy the requirements of this article must comply with the following minimum size requirements at the time of installation:
  - Large trees must have a minimum caliper of three inches, or a minimum height of six feet, depending on the standard measuring technique for the species.
  - Shrubs shall be a minimum of three (3) gallons in size.**
- C. For purposes of this section, "height" is measured from the root crown or, if the plant is in a container, from the soil level in the container.
- D. *In satisfying the landscaping requirements of this article, the use of high-quality, hardy plant materials on the approved plant list below is recommended and encouraged. Plants found on the disapproved plant list below shall not be placed within the right-of-way or within the required building setback along a street.*

(Ord. No. 06-14, 4-17-2006)

**E. As an alternative, the xeriscaping standards in Section 5.10 of this Article have been adopted to encourage new and existing developments to implement landscaping standards targeted at reducing water usage by using drought tolerant plantings and plans.**

F. Trees allowed in street landscape buffer areas. The following trees are allowed within the street landscape buffers along public streets:

- 1. Afghan Pine.**
2. Bald Cypress.
3. Burr Oak.
- 4. Caddo Maple.**
5. Cedar Elm.
6. Chinquapin Oak.
- 7. Eastern Red Cedar.**
8. Homestead Elm.
9. Lace Bark Elm.
- 10. Leyland Cypress.**
- 11. Little Gem Magnolia.**
12. Live Oak.
13. October Glory Maple.

**Exhibit B:**  
*Article VIII, Landscape Standards,  
of the Unified Development Code*

- D. The areas adjacent to the required screening wall, or areas adjacent to a public street or right-of-way, shall be maintained by the property owner in a clean and orderly condition, free of debris and trash in accordance with the applicable codes of the city.

Section 5.10. ~~Deleted. Xeriscaping Standards.~~

- A. **Purpose.** The purpose of this section is to promote the establishment of water conscious landscaping through the implementation of xeriscaping principles. Additionally, this section is intended to provide an alternative to the typical landscape requirements for commercial properties.
- B. **Principles.** All xeriscaping plans submitted to the city should demonstrate conformance with the following principles:
1. **Planning and Design.** Landscape designs and plans should take into account the regional and microclimatic conditions of the site, its existing vegetation and topographical conditions, the intended use, and the zoning (*i.e. vegetation zone*) of plant materials according to their unique water needs. Plans should take into account the various heights of landscaping materials. If the landscape plan is proposed in phases, to account for optimum planting times, all future phases should be included on the submitted landscape plan. In reviewing plans to ensure proper site planning and design, staff shall ensure that the plan: 1) preserves and protects existing vegetation, 2) preserves and protects topsoil, 3) stabilizes and covers all bare soil areas, and 4) incorporates energy/water conservation.
  2. **Soil Improvement.** Since soil tends to vary from site to site all soil should be analyzed to determine what plants are suitable to include on the landscape plan and if any soil amendments are required. Soil may require additional organic material be added to ensure the continued health of plants.
  3. **Appropriate Plant Selection.** Plant selection should be based on the plant's adaptability to the existing site conditions and need for supplemental watering. Most xeriscape plants will not require supplemental watering. In selecting plant materials, mature plants and shrubs should be used to ensure establishment after installation. A list of plants that are native and acceptable within the City of Rockwall has been provided in Appendix F, *Recommended Plantings*, of the Unified Development Code; however, staff may approve alternate plantings if they are deemed appropriate for the site. In reviewing plans for conformance to this principle staff will consider the: 1) diversity of the plant species being proposed, 2) size, maturity and water requirements of the selected plantings, and 3) variation of height, spread and color.
  4. **Practical Turf Areas.** The type and location of turf areas are considered to be a major design element in xeriscape plans. Turf in this case involves typical varieties of Bermuda, St. Augustine, Ryegrass blends, etc. The maintenance needs of turf can be minimized by the shape, area, irrigation equipment, and turf type selected. Drainage areas and sloped areas are especially suited to the use of native grasses as opposed to turf. In reviewing plans to ensure that the turf areas being proposed are practical staff will review: 1) the design of the turf areas [*with rounded, compact turf areas being more efficient*], 2) turf areas should be designed to be on a separate zone from other landscaping, 3) turf should be appropriate for the selected location, 4) turf should be avoided on

**Exhibit B:**  
Article VIII, Landscape Standards,  
of the Unified Development Code

slopes and drainage areas in favor of native grasses, and 5) minimize turf areas by using native grasses, hardscape elements and alternatives.

5. **Efficient Irrigation.** All landscaping is required to have an irrigation system that is designed by a licensed irrigator. Additionally, all irrigation systems should be designed to be water efficient utilizing low-flow irrigation equipment. The plan should show that turf areas should be watered separately, and plants should be grouped in separate zones based on water need. Finally, all irrigation systems are required to be maintained in proper working order.
6. **Use of Mulches.** Mulches minimize evaporation, reduce weed growth, slow erosion and help maintain soil temperature. In reviewing the use of mulches in xeriscape plans staff shall ensure: 1) the use of a deep layer of mulch in planting beds [typically 3-4 inches] is utilized, and 2) mulches should be locally or regionally derived materials. Additionally, mulches may include the use of pea gravel, crushed granite, rock or pebbles in unplanted areas.
7. **Appropriate Maintenance.** Proper pruning, weeding and fertilization as required with all landscape plans shall be required. Typically, xeriscape plans require less maintenance, fertilizer and other chemicals and pesticides.

**C. Standards.**

1. If approved with a Landscape Plan native grasses shall be exempt from the rules and requirements of Section 16-43, *Weeds, Brush and Grass*; however, the grass should be maintained to a height typical for the particular native grass.
2. Drainage or detention areas that utilize native grasses in lieu of turf shall be exempt from the requirements stipulated by Section 5.12.C (i.e. one [1] tree per every 750 square feet of dry land area). Instead, a shrub or ornamental grass per every 1,500 square feet of dry land area shall be required to be planted on the site or around the detention area.
3. A maximum of 30% mulches or hardscape is permitted to be incorporated into all xeriscape plans. This may be increased by the Planning & Zoning Commission if deemed appropriate and necessary for the proposed plan.

**D. Approval of Xeriscape Plans.** All xeriscape plans shall require approval by the Planning & Zoning Commission, upon a recommendation by staff concerning conformance to the requirements of this section, at the time of site plan approval.

~~(Ord. No. 06-14, 4-17-2006)~~

Section 6 Landscape Credits

**Section 6.4 Credit for Xeriscaping.**

The overall landscaping requirement may be reduced by 2.5 percent when the Planning Director or his/her designee determines that the standards stipulated by Section 5.10, *Xeriscaping Standards*, of this Article have been satisfied.

Section 7. Completion of Landscaping

Section 7.1. In Accordance with Approved Plans.

Except as otherwise provided in Subsection 7.2, all landscaping must be completed in accordance with the approved landscape plan before a Certificate of Occupancy may be

**Exhibit B:**

Article VIII, Landscape Standards,  
of the Unified Development Code

issued for any building on the lot; **however, during drought or water emergency response stages the Director of Planning and Zoning or his designee can grant an applicant permission to delay the installation of required landscaping (independent of Subsection 7.2) upon receipt of a letter from the applicant stating that the landscaping will be installed by a specific date that is within a reasonable time period not to exceed six (6) months. The Director of Planning and Zoning may extend the agreement for successive terms if the City is still under drought or water emergency response stages.**

**Exhibit C:**  
Article IX, Tree Preservation,  
of the Unified Development Code

Section 7. Tree Replacement Credits

D. Types of trees. Replacement trees shall be selected from the following list and shall be a minimum of three caliper inches as measured six inches above the root ball.

**Canopy Trees:**

1. **Afghan Pine.**
2. **Bald Cypress.**
3. **Burr Oak.**
4. **Caddo Maple.**
5. **Cedar Elm.**
6. **Chinquapin Oak.**
7. **Eastern Red Cedar.**
8. **Homestead Elm.**
9. **Lace Bark Elm.**
10. **Leyland Cypress.**
11. **Little Gem Magnolia.**
12. **Live Oak.**
13. **October Glory Maple.**
14. **Pecan.**
15. **Red Oak.**
16. **Texas Ash.**
17. **Texas Red Oak.**

Accent Trees:

1. **Desert Willow**
2. Downy Hawthorn.
3. **Eastern Redbud**
4. **Eve's Necklace**
5. **Mexican Buckeye**
6. **Possumhaw Holly**
7. **Shantung Maple**
8. **Yaupon Holly**

- ~~**Evergreen.**~~  
~~**Afghan Pine.**~~  
~~**Eastern Red Cedar.**~~  
~~**Japanese Black Pine.**~~  
~~**Live Oak.**~~  
~~**Magnolia.**~~

- ~~**Deciduous.**~~  
~~**Bald Cypress.**~~  
~~**Burr Oak.**~~  
~~**Cedar Elm.**~~  
~~**Chinese Pistachio.**~~  
~~**Chinquapin Oak.**~~  
~~**Eve's Necklace.**~~  
~~**Lace Bark Elm.**~~

**Exhibit C:**  
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~~Aristocrat Pear.~~  
~~Pecan.~~  
~~Sweet Gum.~~  
~~Sycamore.~~  
~~Texas Ash.~~  
~~Texas Red Oak.~~  
~~Possumhaw Holly.~~

**Exhibit 'D'**  
Appendix F, Landscape Guidelines,  
of the Unified Development Code

**APPENDIX F, LANDSCAPING GUIDELINES & REQUIREMENTS**



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- Section F.2 District Landscaping Requirements
- Section F.3 Tree Planting Guidelines & Requirements
- Section F.4 Recommended Tree Varieties (*Canopy and Accent*)
- Section F.5 Recommended Shrub Varieties
- Section F.6 Recommended Grass Varieties
- Section F.7 Alternative Plantings List

**F.1. INTRODUCTION.**

These guidelines were drafted by the citizens and local experts for the purpose of outlining the requirements of Article VIII, *Landscape Standards*, of the Unified Development Code, and to provide guidelines for plantings that are appropriate within the City of Rockwall.

**F.2. PURPOSE.**

The purpose of the following appendix is to provide a general reference guide for meeting the requirements of Article VIII, *Landscape Standards*, of the Unified Development Code. This appendix is not intended to be a comprehensive list of all plant materials that can be utilized for development within the City of Rockwall. The Director of Planning or his designee can approve a landscape plan that includes tree, shrub, and grass varieties not indicated in this appendix upon a finding that the proposed planting is appropriate for the development.

**F.3. DISTRICT LANDSCAPING REQUIREMENTS**

		Overlay Districts									
		IH-30	SH-205	SOV	SH-66	205-BY	N-205	E-66	FM-549	SH-278	NON
Landscape Buffer Requirement	10' Landscape Buffer										X
	20' Berm and/or Shrubbery Row (30'-48')	X	X	X	X		X				
	15' Berm and/or Shrubbery Row (30'-48') [Retail/Commercial]					X		X	X	X	
	25' Berm and/or Shrubbery Row (30'-48') [Residential]					X		X	X	X	
	50' Berm and/or Shrubbery Row (30'-48') [Industrial/Research/Technology]					X		X	X	X	
Tree Planting Requirements	1 Canopy Tree for Each 50-Linear Feet of Street Frontage										X
	3, 4" Caliper Canopy Trees for Each 100-Linear Feet of Street Frontage	X	X	X	X	X	X	X	X	X	
	4, 4' Tall Accent Trees for Each 100-Linear Feet of Street Frontage	X	X	X	X	X	X	X	X	X	
	1 Cedar Tree for Each 100-Linear Feet of Street Frontage Planted in Clusters of 3-5 Trees					X		X	X		

References:

- IH-30: Section 6.6, Article V, UDC
- SH-205: Section 6.7, Article V, UDC
- SOV: Section 6.8, Article V, UDC
- SH-66: Section 6.9, Article V, UDC
- 205-BY: Section 6.10, Article V, UDC
- N-205: Section 6.11, Article V, UDC
- E-66: Section 6.12, Article V, UDC

References (Continued):

- FM-549: Section 6.13, Article V, UDC
- SH-278: Section 6.14, Article V, UDC

Abbreviations:

- NON: Non-Overlay Districts

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**APPENDIX F. LANDSCAPING GUIDELINES & REQUIREMENTS**

**TREE PLANTING GUIDELINES & REQUIREMENTS.**

The following table and guidelines are a summary of the required tree planting requirements stipulated by Article VIII, *Landscape Standards*, of the Unified Development Code.

Table 1.1: Required Trees by District.

	Overlay Districts											
	IH-30	SH-205	SOV	SH-66	205-BY	N-205	E-66	FM-549	SH-276	NON	XERI	REC
Canopy Trees	Afghan Pine	X	X	X	X	X	X	X	X	X	X	X
	Bald Cypress	X				X			X	X	X	X
	Burr Oak	X	X	X	X	X	X	X	X	X	X	X
	Caddo Maple		X	X			X	X	X		X	X
	Cedar Elm	X	X	X	X	X	X	X	X	X	X	X
	Chinquapin Oak									X	X	X
	Eastern Red Cedar	X				X				X	X	X
	Homestead Elm	X				X				X	X	X
	Lacebark Elm	X	X	X	X	X	X	X	X	X	X	X
	Leyland Cypress		X	X			X	X	X		X	X
	Little Gem Magnolia	X	X	X	X	X	X	X	X	X	X	X
	Live Oak	X	X	X	X	X	X	X	X	X	X	X
	October Glory Maple	X	X	X	X	X	X	X	X	X	X	X
	Pecan										X	X
	Red Oak	X			X	X			X	X	X	X
	Texas Ash	X			X	X			X	X	X	X
	Texas Red Oak	X			X	X			X	X	X	X
	Accent Trees	Desert Willow	X	X	X	X	X	X	X	X	X	X
Downy Hawthorn										X		X
Eastern Redbud		X	X	X	X	X	X	X	X	X	X	X
Eves Necklace		X	X	X	X	X	X	X	X	X	X	X
Mexican Buckeye		X	X	X	X	X	X	X	X	X	X	X
Possumhaw Holly		X	X	X	X	X	X	X	X	X	X	X
Shantung Maple		X	X	X	X	X	X	X	X	X	X	X
Flame Leaf Sumac		X	X	X	X	X	X	X	X	X	X	X
Yaupon Holly		X	X	X	X	X	X	X	X	X	X	X

**Abbreviations & References:**

- ☐ IH-30: Section 6.6, Article V, UDC
- ☐ SH-205: Section 6.7, Article V, UDC
- ☐ SOV: Section 6.8, Article V, UDC
- ☐ SH-66: Section 6.9, Article V, UDC
- ☐ 205-BY: Section 6.10, Article V, UDC
- ☐ N-205: Section 6.11, Article V, UDC
- ☐ E-66: Section 6.12, Article V, UDC
- ☐ FM-549: Section 6.13, Article V, UDC
- ☐ SH-276: Section 6.14, Article V, UDC
- ☐ NON: Non-Overlay Districts
- ☐ XERI: Xeriscaping
- ☐ REC: Reclamation/Tree Preservation

**Prohibited Trees:**

- ☐ Silver maple (acer saccharinum).
- ☐ Box Elder (Acer Negundo).
- ☐ Mimosa (Albizzia Julibrissin).
- ☐ Catalpa (Catalpa sp.).

**Prohibited Trees (Continued):**

- ☐ Catalpa (Catalpa sp.).
- ☐ Hackberry, Sugarberry (Celtis sp.).
- ☐ Honeylocust (Gleditsia Triacanthos).
- ☐ Tulip tree (Liriodendron Tulipifera).
- ☐ Chinaberry (Melia Azedarach).
- ☐ Sycamore (Platanus Occidentalis).
- ☐ Cottonwood, Poplar (Populus sp.).
- ☐ Willows (Salix sp.).
- ☐ American Elm (Ulmus Americana).
- ☐ Siberian Elm (Ulmus Pumilia).
- ☐ Jerusalem Thorn/Petuma (Parkinsonia Aculeata).
- ☐ Bois D'Arc (Maclura Pomifera).
- ☐ Flowering Crabapple varieties (Malus sp.).
- ☐ Ginkgo Tree (Ginkgo Biloba).
- ☐ Peach/Plum varieties.
- ☐ Mulberry varieties (Morus sp.).
- ☐ Texas Mountain Laurel (Sophora Secundiflora).
- ☐ Lilac Chaste Tree (Vitex Agnuscastus).
- ☐ Pine Tree Varieties (Pinus So.).

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**F.4. RECOMMENDED TREE VARIETIES (CANOPY AND ACCENT TREES).**

The following information concerning the City's recommended trees was obtained from the Texas A&M Forest Service, *Texas Tree Planting Guide* and all illustrations were provided courtesy of Texas A&M Forest Service Copyright by Robert O'Brien.

**Afghan Pine**

- Latin Name: *Pinus Eiderica*  
 Secondary Names: Eiderica Pine, Mondel Pine
- ✓ City Tree Classification: *Canopy Tree*
  - ✓ Mature Height: 35' to 50'
  - ✓ Leaf Type: *Evergreen*
  - ✓ Growth Rate: *Rapid*
  - ✓ Native: Afghanistan and Central Asia
  - ✓ Soil Needs: Requires Well Drained, Dry Soils
  - ✓ Tolerances: Salty Soil, Drought, Alkaline Soils (PH > 7.5)
  - ✓ Features: Soft, Green Needles form a Dense Canopy
  - ✓ Uses: Screening and Windbreaks
  - ✓ Firewise: No
  - ✓ Issues: The pine tip moth can kill new shoots and ruin the shape of the tree. The tree is not tolerant of wet sites.
  - ✓ Similar Species: Aleppo Pine (*Pinus Halapensis*)



**Bald Cypress**

- Latin Name: *Taxodium Distichum*  
 Secondary Names: Baldcypress
- ✓ City Tree Classification: *Canopy Tree*
  - ✓ Mature Height: 50' to 70'
  - ✓ Leaf Type: *Deciduous*
  - ✓ Growth Rate: *Moderate*
  - ✓ Native: Texas
  - ✓ Soil Needs: Will Grow in a Variety of Soils
  - ✓ Tolerances: Drought and Poorly Drained Sites
  - ✓ Features: Deciduous Conifer with Feather-Like Leaves, Round Seed Balls, and Fibrous Bark
  - ✓ Uses: Detention Areas and Poorly Drained Areas
  - ✓ Firewise: Yes
  - ✓ Issues: Woody 'Knees' and Bagworms
  - ✓ Similar Species: Montezuma Baldcypress (*Taxodium mucronatum*)

**Bur Oak**

- Latin Name: *Quercus Macrocarpa*  
 Secondary Names: Mossy Cup Oak
- ✓ City Tree Classification: *Canopy Tree*
  - ✓ Mature Height: 40' to 60'
  - ✓ Leaf Type: *Deciduous*
  - ✓ Growth Rate: *Moderate to Rapid*
  - ✓ Native: Texas
  - ✓ Soil Needs: Adaptable, Prefers Deeper Soil
  - ✓ Tolerances: Salty Soil, Drought, Alkaline Soils (PH > 7.5)
  - ✓ Features: Unique Leaf Shape, Largest Acorn of any Oak
  - ✓ Uses: Drought Tolerant Tree
  - ✓ Firewise: Yes
  - ✓ Issues: Acorns and leaves can create significant clean-up.
  - ✓ Similar Species: White Oak (*Quercus Alba*)



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**Caddo Maple**

Latin Name: *Acer saccharum* 'Caddo'  
 Secondary Names: Eldarica Pine, Mondel Pine

- ✓ City Tree Classification: *Canopy Tree*
- ✓ Mature Height: 50' to 60'
- ✓ Leaf Type: *Deciduous*
- ✓ Growth Rate: Slow to Medium
- ✓ Native: Texas
- ✓ Soil Needs: Adaptable
- ✓ Tolerances: Rocky & Alkaline Soils and Drought Tolerant
- ✓ Features: Medium tree with a rounded appearance, dark green foliage that changes to a golden color in the fall.
- ✓ Firewise: Yes
- ✓ Issues: Availability
- ✓ Similar Species: Sugar Maple (*A. saccharum*)



**Cedar Elm**

Latin Name: *Ulmus Crassifolia*  
 Secondary Names: Texas Elm

- ✓ City Tree Classification: *Canopy Tree*
- ✓ Mature Height: 70' to 90'
- ✓ Leaf Type: *Deciduous*
- ✓ Growth Rate: Moderate
- ✓ Native: Texas
- ✓ Soil Needs: Alkaline Adaptable
- ✓ Tolerances: Drought and Very High Heat
- ✓ Features: Lustrous Dark Green Leaves that are Stiff and Rough to the Touch
- ✓ Uses: Generally a Landscape Tree, Parking Lot/Street Tree
- ✓ Firewise: Yes
- ✓ Issues: Aphids, Minor Leaf Beetle & Dutch Elm Disease
- ✓ Similar Species: Winged Elm (*Ulmus Alata*)



**Chinquapin Oak**

Latin Name: *Quercus Muehlenbergii*  
 Secondary Names: Chinkapin Oak

- ✓ City Tree Classification: *Canopy Tree*
- ✓ Mature Height: 40' to 50'
- ✓ Leaf Type: *Deciduous*
- ✓ Growth Rate: Slow to Moderate
- ✓ Native: Texas
- ✓ Soil Needs: Adaptable, Alkaline Soils
- ✓ Tolerances: Drought and Very High Heat
- ✓ Features: Yellow-Green Leaves w/ Small Acorns (~3/4" Long)
- ✓ Uses: Shade Tree
- ✓ Firewise: Yes
- ✓ Issues: Sensitive root system; as little as 1" of fill dirt can hurt the tree.
- ✓ Similar Species: Swamp Chestnut Oak (*Quercus Michauxii*)



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Eastern Red Cedar

- Latin Name: *Juniperus virginiana* var. *virginiana*  
 Secondary Names: Pencil Cedar
- ✓ City Tree Classification: *Canopy Tree*
  - ✓ Mature Height: 30' to 50'
  - ✓ Leaf Type: *Evergreen*
  - ✓ Growth Rate: *Medium*
  - ✓ Native: Eastern North America
  - ✓ Soil Needs: Acidic, Alkaline, Loamy, Well-Drained and Clay
  - ✓ Tolerances: Drought, Erosion, Dry Soil, Shallow Rocky Areas
  - ✓ Features: Scale-like evergreen leaves compacted to form rounded 4-sided branchlets.
  - ✓ Uses: Windbreaks and Fence Rows, Screening Tree
  - ✓ Firewise: No
  - ✓ Issues: Cedar apple rust and bagworms.
  - ✓ Similar Species: Southern redcedar (*Juniperus virginiana* var. *silicicola*) and Rocky Mountain juniper (*J. scopulorum*)



Homestead Elm

- Latin Name: *Ulmus* 'Homestead'  
 Secondary Names: N/A
- ✓ City Tree Classification: *Canopy Tree*
  - ✓ Mature Height: 50' to 60'
  - ✓ Leaf Type: *Deciduous*
  - ✓ Growth Rate: *Rapid*
  - ✓ Native: Texas
  - ✓ Soil Needs: Adaptable
  - ✓ Tolerances: Drought and Very High Heat
  - ✓ Features: Dark green leaves that turn bleach yellow in the fall and greenish tiny multi flowered pendulous racemes in spring.
  - ✓ Uses: Shade Tree
  - ✓ Firewise: Yes
  - ✓ Issues: Resistant to Dutch Elm Disease but Susceptible to Elm Leaf Beetle.
  - ✓ Similar Species: N/A. The Homestead Elm is a Hybrid.

Lacebark Elm

- Latin Name: *Ulmus Parvifolia*  
 Secondary Names:
- ✓ City Tree Classification: *Canopy Tree*
  - ✓ Mature Height: 35' to 50'
  - ✓ Leaf Type: *Deciduous*
  - ✓ Growth Rate: *Rapid*
  - ✓ Native: China, Japan and Korea
  - ✓ Soil Needs: Adaptable, Prefers Well Drained Soils
  - ✓ Tolerances: Drought, Alkaline Soils [PH > 7.5]
  - ✓ Features: Variable fall color; interesting bark texture.
  - ✓ Firewise: Yes
  - ✓ Issues: Requires pruning to develop a strong branch structure.
  - ✓ Similar Species: Siberian Elm (*Ulmus Pumila*) and Japanese Zelkova (*Zelkova Serrata*)



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**Levlard Cypress**

Latin Name: *x Cupressocyparis leylandii*  
 Secondary Names: Cypress

- ✓ City Tree Classification: *Canopy Tree*
- ✓ Mature Height: 80' to 70'
- ✓ Leaf Type: *Evergreen*
- ✓ Growth Rate: *Rapid*
- ✓ Native: England and Europe
- ✓ Soil Needs: *Adaptable*
- ✓ Tolerances: *Drought and Poor Soil*
- ✓ Features: *Deciduous Conifer with Feather-Like Leaves, Round Seed Balls, and Fibrous Bark*
- ✓ Uses: *Screening, Windbreaks, and Non-Residential Landscaping*
- ✓ Firewise: *No*
- ✓ Issues: *Bagworms and Spider mites*
- ✓ Similar Species: *Montezuma baldcypress (Taxodium mucronatum)*





**Little Gem Magnolia**

Latin Name: *Magnolia grandiflora 'Little Gem'*  
 Secondary Names: *Large-Flowered Magnolia*

- ✓ City Tree Classification: *Canopy Tree*
- ✓ Mature Height: 15' to 20'
- ✓ Leaf Type: *Evergreen*
- ✓ Growth Rate: *Moderate*
- ✓ Native: *Southeast United States*
- ✓ Soil Needs: *Well Drained Soil*
- ✓ Tolerances: *Moderate Drought, Salt and Soil Variation*
- ✓ Features: *Large leathery, dark green and glossy leaves with cup shaped, white flowers and oval aggregation of seed pods 3"-4" long.*
- ✓ Uses: *Shade and Landscape Tree*
- ✓ Firewise: *Yes*
- ✓ Issues: *No Major Problems*
- ✓ Similar Species: *Sweetbay magnolia (Magnolia virginiana)*

**Live Oak**

Latin Name: *Quercus Virginiana*  
 Secondary Names: *Coast Live Oak, Southern Live Oak*

- ✓ City Tree Classification: *Canopy Tree*
- ✓ Mature Height: 40' to 50'
- ✓ Leaf Type: *Evergreen/Semi Evergreen*
- ✓ Growth Rate: *Moderately Fast*
- ✓ Native: *Texas*
- ✓ Soil Needs: *Adaptable, Acidic, Alkaline, Clay, Loamy and Well Drained*
- ✓ Tolerances: *Drought and Very High Heat*
- ✓ Features: *Green to dark green leaves with small acorns about 3/4-inch long and borne singly or in clusters up to five.*
- ✓ Firewise: *Yes*
- ✓ Issues: *Leaf Blister and Fungal Gall*
- ✓ Similar Species: *Texas live oak (Quercus fusiformis)*



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October Glory Maple

Latin Name: *Acer rubrum* 'October Glory'  
 Secondary Names:

- ✓ City Tree Classification: *Canopy Tree*
- ✓ Mature Height: 40' to 50'
- ✓ Leaf Type: *Deciduous*
- ✓ Growth Rate: *Moderate to Rapid*
- ✓ Native: *North America*
- ✓ Soil Needs: *Adaptable. Prefers Slightly Acidic Soil*
- ✓ Tolerances: *Moderate Drought Tolerance*
- ✓ Features: *Soft, Green Needles form a Dense Canopy*
- ✓ Uses: *Shade Tree*
- ✓ Firewise: *Yes*
- ✓ Issues: *Aphids and Leaf Scorch*
- ✓ Similar Species: *Chalk maple (Acer leucoderme)*



Pecan

Latin Name: *Carya illinoensis*  
 Secondary Names: *Pecan Hickory*

- ✓ City Tree Classification: *Canopy Tree*
- ✓ Mature Height: 50' to 70'
- ✓ Leaf Type: *Deciduous*
- ✓ Growth Rate: *Moderate*
- ✓ Native: *Texas*
- ✓ Soil Needs: *Adaptable. Prefers Deep Moist Soil*
- ✓ Tolerances: *Drought, Salty Soil, Poorly Drained Soil, Alkaline Soils [PH>7.5]*
- ✓ Features: *Nuts are in important wildlife food; mature crown is open and airy.*
- ✓ Uses: *Generally a Landscape Tree*
- ✓ Firewise: *Yes*
- ✓ Issues: *Aphids, Brittle Wood. Susceptible to Insects*
- ✓ Similar Species: *Water hickory (Carya aquatica) & black walnut (Juglans nigra)*

Red Oak

Latin Name: *Quercus Falcata*  
 Secondary Names: *Southern Red Oak*

- ✓ City Tree Classification: *Canopy Tree*
- ✓ Mature Height: 30' to 55'
- ✓ Leaf Type: *Deciduous*
- ✓ Growth Rate: *Rapid*
- ✓ Native: *Texas*
- ✓ Soil Needs: *Avoid PH>7.5; Any Texture; Prefers Good Drainage*
- ✓ Tolerances: *Drought and Very High Heat*
- ✓ Features: *Young Trees Have 'Candleabra' Shape; Fall Color is Orange to Deep Red*
- ✓ Firewise: *Yes*
- ✓ Issues: *Oak Wilt*
- ✓ Similar Species: *Black oak (Quercus velutina)*



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**Texas Ash**

Latin Name: *Fraxinus texensis*  
 Secondary Names: Mountain Ash

- ✓ City Tree Classification: *Canopy Tree*
- ✓ Mature Height: 35' to 50'
- ✓ Leaf Type: *Deciduous*
- ✓ Growth Rate: Rapid (but Variable)
- ✓ Native: East and Central Texas
- ✓ Soil Needs: Adaptable
- ✓ Tolerances: Drought and Very High Heat
- ✓ Features: Medium sized tree with green or purple flowers and small woody winged samara in long panicles.
- ✓ Firewise: Yes
- ✓ Issues: Poor Drainage Leads to Root Diseases
- ✓ Similar Species: Carolina ash (*Fraxinus caroliniana*) and Gregg ash (*F. greggii*)





**Texas Red Oak**

Latin Name: *Quercus buckleyi*  
 Secondary Names: Buckley Oak, Texas Red Oak, Spanish Oak

- ✓ City Tree Classification: *Canopy Tree*
- ✓ Mature Height: 30' to 55'
- ✓ Leaf Type: *Deciduous*
- ✓ Growth Rate: Rapid
- ✓ Native: Central Texas
- ✓ Soil Needs: Alkaline Adaptable
- ✓ Tolerances: Drought and Very High Heat
- ✓ Features: Medium tree with reddish-brown catkins/acorns and slender, dark green leaves that turn red in the fall.
- ✓ Firewise: Yes
- ✓ Issues: Oak Wilt
- ✓ Similar Species: Shumard oak (*Quercus shumardii*)

**Desert Willow**

Latin Name: *Chilopsis linearis*  
 Secondary Names: Desert-Willow

- ✓ City Tree Classification: *Accent Tree*
- ✓ Mature Height: 15' to 20'
- ✓ Leaf Type: *Deciduous*
- ✓ Growth Rate: Medium
- ✓ Native: West Texas
- ✓ Soil Needs: Adaptable, Acidic, Loamy and Well Drained Soil
- ✓ Tolerances: Drought and Very High Heat
- ✓ Features: Multi-Trunked, Well Branched and Thick Growth
- ✓ Uses: Primarily a Landscape Tree; Xeriscaping
- ✓ Firewise: Yes
- ✓ Issues: Susceptible to Alternaria Leaf Spot
- ✓ Similar Species: Flowering Willow, Willowleaf Catalpa, Desert Catalpa, Flor de Mimbre, Mimbre, Bow Willow



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Downy Hawthorn

Latin Name: *Crataegus mollis*  
 Secondary Names: A Variety Of Common Names Often Ending In "Haw" – Are Used For The Individual Hawthorn Species

- ✓ City Tree Classification: *Accent Tree*
- ✓ Mature Height: 20' to 30'
- ✓ Leaf Type: *Deciduous*
- ✓ Growth Rate: *Slow*
- ✓ Native: Eastern and Central United States and Canada
- ✓ Soil Needs: Requires Well Drained, Dry Soils
- ✓ Tolerances: Dry Soil and Drought
- ✓ Features: Small tree with clusters of white flowers and bright red berry fruit.
- ✓ Uses: Landscaping
- ✓ Firewise: Yes
- ✓ Issues: Susceptible to Several Leaf Diseases
- ✓ Similar Species: River birch (*Betula nigra*) & Gum Bully (*Sideroxylon lanuginosum*)



Eastern Redbud

Latin Name: *Cercis canadensis* var. *canadensis*  
 Secondary Names: Judas-Tree

- ✓ City Tree Classification: *Accent Tree*
- ✓ Mature Height: 20' to 30'
- ✓ Leaf Type: *Deciduous*
- ✓ Growth Rate: *Medium*
- ✓ Native: East Texas
- ✓ Soil Needs: Alkaline, Acidic, Loamy, Sandy and Well Drained
- ✓ Tolerances: Clay Soils and Very High Heat
- ✓ Features: Small tree with pink and purple, rose-purple or white blooms and small flattened pods with brown seeds.
- ✓ Uses: Wildlife and Landscaping
- ✓ Firewise: Yes
- ✓ Issues: Leaf Spots, Dieback/Canker, and Verticillium Wilt
- ✓ Similar Species: Redbud

Eve's Necklace

Latin Name: *Sophora affinis*  
 Secondary Names: Texas Sophora, Eve's-Necklacepod

- ✓ City Tree Classification: *Accent Tree*
- ✓ Mature Height: 15' to 35'
- ✓ Leaf Type: *Deciduous*
- ✓ Growth Rate: *Fast (Generally Slows at 15')*
- ✓ Native: Central Texas
- ✓ Soil Needs: Alkaline Adaptable
- ✓ Tolerances: Very High Heat
- ✓ Features: Small tree with pale to rosy pink flowers that bloom in the spring and long black segmented seedpods.
- ✓ Uses: Landscape Tree
- ✓ Firewise: Yes
- ✓ Issues: No Problems Reported
- ✓ Similar Species: Black locust (*Robinia pseudoacacia*)



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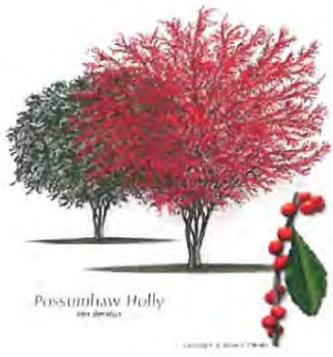
**Mexican Buckeye**

Latin Name: *Ungnadia Speciosa*  
 Secondary Names:

- ✓ City Tree Classification: *Accent Tree*
- ✓ Mature Height: 15' to 30'
- ✓ Leaf Type: *Deciduous*
- ✓ Growth Rate: *Moderate*
- ✓ Native: Texas
- ✓ Soil Needs: *Neutral Alkaline*
- ✓ Tolerances: *Drought, Alkaline Soils (PH > 7.5)*
- ✓ Features: *Pink flowers appear with new leaves; brown fruit husks remain through winter.*
- ✓ Uses: *Generally a Landscape or Specimen Tree*
- ✓ Firewise: *Yes*
- ✓ Issues: *Requires pruning to develop one or more trunks.*
- ✓ Similar Species: *Monillo, Mona, Texas Buckeye, Spanish Buckeye, False Buckeye, Canyon Buckeye*



*Mexican Buckeye*  
UNGNADIA SPECIOSA



*Possumhaw Holly*  
ILEX DECIDUA

**Possumhaw Holly**

Latin Name: *Ilex Decidua*  
 Secondary Names: *Possumhaw (Deciduous Holly)*

- ✓ City Tree Classification: *Accent Tree*
- ✓ Mature Height: 8' to 10' (*Occasionally 20'*)
- ✓ Leaf Type: *Deciduous*
- ✓ Growth Rate: *Slow*
- ✓ Native: Texas
- ✓ Soil Needs: *Adaptable*
- ✓ Tolerances: *Drought, Poorly Drained Sites, Alkaline Soils (PH > 7.5)*
- ✓ Features: *Orange or red berries on gray branches*
- ✓ Uses: *Generally a Landscape Tree and Detention Tree*
- ✓ Firewise: *Yes*
- ✓ Issues: *Thin Bark Susceptible to Injury*
- ✓ Similar Species: *Bearberry, Meadow Holly, Prairie Holly, Swamp Holly, Welk Holly, Winterberry*

**Shantung Maple**

Latin Name: *Acer truncatum*  
 Secondary Names: *Shandong Maple, Purpleblow Maple*

- ✓ City Tree Classification: *Accent Tree*
- ✓ Mature Height: 25' to 35'
- ✓ Leaf Type: *Deciduous*
- ✓ Growth Rate: *Rapid*
- ✓ Native: *Northern China*
- ✓ Soil Needs: *Loam, Sandy and Clay (Adaptable)*
- ✓ Tolerances: *Moderate Drought*
- ✓ Features: *Medium sized tree with dark green, glossy leaves that change to yellow orange/bright red in the fall.*
- ✓ Firewise: *No*
- ✓ Issues: *Leaf Spot and Leaf Scorch*
- ✓ Similar Species: *Japanese Maples*



APPENDIX F. LANDSCAPING GUIDELINES

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APPENDIX F. LANDSCAPING GUIDELINES & REQUIREMENTS



Flameleaf Sumac

Latin Name: *Rhus lanceolata*  
 Secondary Names: Prairie Sumac, Prairie Flameleaf Sumac

- ✓ City Tree Classification: *Accent Tree*
- ✓ Mature Height: 40' to 50'
- ✓ Leaf Type: *Deciduous*
- ✓ Growth Rate: *Moderate*
- ✓ Native: *Texas*
- ✓ Soil Needs: *Neutral Alkaline*
- ✓ Tolerances: *Drought, Alkaline Soils (PH > 7.5)*
- ✓ Features: *Compound leaves turn bright red in fall; white flower spikes bear red clusters of berries.*
- ✓ Uses: *Generally a Landscape Tree*
- ✓ Firewise: *Yes*
- ✓ Issues: *Requires pruning to develop one or more trunks.*
- ✓ Similar Species: *Texas Sumac, Lance-Leaved Sumac, Limestone Sumac and Prairie Shining Sumac.*



Yaupon Holly

Latin Name: *Ilex vomitoria*  
 Secondary Names: Yaupon, Cassina

- ✓ City Tree Classification: *Accent Tree*
- ✓ Mature Height: 10' to 20'
- ✓ Leaf Type: *Evergreen*
- ✓ Growth Rate: *Slow*
- ✓ Native: *Southeast United States (Texas)*
- ✓ Soil Needs: *Well Drained, Sandy, Loamy, Clay and Limestone*
- ✓ Tolerances: *Drought and Very High Heat*
- ✓ Features: *Small tree with inconspicuous light green blooms and red berry like drupe.*
- ✓ Uses: *Landscape Tree*
- ✓ Firewise: *Yes*
- ✓ Issues: *Aphids, Minor Leaf Beetle & Dutch Elm Disease*
- ✓ Similar Species: *Evergreen Cassena, Emetic Holly, Indian Black Drnk*

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**APPENDIX F. LANDSCAPING GUIDELINES & REQUIREMENTS**

**F.5. RECOMMENDED SHRUB VARIETIES**

The following are the City of Rockwall's recommended shrub varieties.

Shrub	Scientific Name	SCR	XERI
3. Barberry	Berberis Thumbergia 'Crimson Pygmy'		
8. Dwarf Yaupon Holly	Ilex Vomitoria 'Nana'		
10. Yucca	Yucca Sp.		X
13. Juniper	Juniperus Sp.		
17. Japanese Boxwood	Buxus Japonica		
20. Mexican Oregano	Poliomentha Longiflora		
24. Red Yucca	Hesperaloe Parvifolia		X
25. Rock Rose	Pavonia Lasiopectala		X
5. Aganita	Mahonia Trifoliolata		X
2. Barberry	Berberis Atropurpurea 'Rose Glow'		
6. Cenizo (Texas Sage)	Leucophyllum Sp.	X	X
7. Dwarf Burford Holly	Ilex Cornuta 'Burfordii Nana'	X	
14. Hogplum	Colubrina Texensis		
15. Indian Hawthorn	Raphiolepis Indica		
16. Japanese Quince	Chaenomeles Japonica		
23. Pearl Bush	Exochorda Giraldii Wilsonii		
27. Rosemary	Rosmarinus Officinalis		X
29. Virginia Sweetspire	Itea Virginica		
4. Bridal Wreath Spirea	Spiraea Cantoniensis	X	X
8. Chinese Fringe	Loropetalum Chinense	X	
9. Elaeagnus	Elaeagnus x Ebbingel	X	
11. Evergreen Sumac	Rhus Virens		
12. Forsythia	Forsythia Intermedia 'Spectabilis'		
13. Glossy Abelia	Abelia x Gradiflora		
18. Japanese Cleyera	Cleyera Temstroemia Gymnanthera		
21. Nellie Stevens Holly	Ilex 'Nellie R. Stevens'	X	
22. Cleander	Nerium Oleander	X	
26. Rose of Sharon	Hibiscus Syriacus	X	



**Abbreviations:**

- XERI: Xeriscaping
- SCR: Screening
- GREEN: Small
- ORANGE: Medium
- RED: Large



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APPENDIX F. LANDSCAPING GUIDELINES & REQUIREMENTS



F.6. RECOMMENDED GRASSES

The following are the City of Rockwall's recommended grass varieties.

	Grass	Scientific Name	XERI
1	Bermuda Grass	Cynodon Dactylon	
2	Big Bluestem	Andropogon Gerardii	X
3	Buffalo Grass	Buchloe Dactyloides	X
4	Deer Muhly	Muhlenbergia Rigens	
5	Eastern Gamagrass	Tripsacum Dactyloides	X
6	Fountain Grass	Pennisetum Alopecuroides 'Hamelin'	
7	Feather Reed Grass	Calamagrostis Acutiflora 'Karl Foerster'	
8	Inland Sea oats	Chasmanthium Latifolium	X
9	Japanses Blood Grass	Imperata Cylindrica 'Red Baron'	
10	Little Bluestem	Schizachyrium Scoparium	X
11	Maiden Grass	Adagio, Cabaret, Gracillimus, Morning Light, Variegatus, Zebra Grass	X
12	Mexican Feather Grass	Stipa Tenuissima 'Pony Tails'	X
13	Muhly Grass	Muehlenbergia Lindheimeri	X
14	Prairie Mix	N/A	X
15	Prairie Dropseed	Sporobolus Heterolepsis	
16	St. Augustine Grass	Stenotaphrum Secundatum	X
17	Switch Grass	Panicum Virgatum	X
18	Weeping Love Grass	Eragrostis Curvula	X

Abbreviations:  
 X XERI: Xeriscaping





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