



# City of Rowlett

## Meeting Agenda

### City Council

4000 Main Street  
Rowlett, TX 75088  
www.rowlett.com

*City of Rowlett City Council meetings are available to all persons regardless of disability. If you require special assistance, please contact the City Secretary at 972-412-6115 or write 4000 Main Street, Rowlett, Texas, 75088, at least 48 hours in advance of the meeting.*

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Tuesday, February 17, 2015

6:45 P.M.

Municipal Building – 4000 Main Street

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As authorized by Section 551.071 of the Texas Government Code, this meeting may be convened into closed Executive Session for the purpose of seeking confidential legal advice from the City Attorney on any agenda item herein.

The City of Rowlett reserves the right to reconvene, recess or realign the Regular Session or called Executive Session or order of business at any time prior to adjournment.

**1. CALL TO ORDER**

**2. EXECUTIVE SESSION (6:45 P.M.)\*** Times listed are approximate.

**2A.** The City Council shall convene into executive session pursuant to the TEXAS GOVERNMENT CODE, §551.074 (Personnel) to deliberate on the evaluation and duties of the City Manager. (30 minutes)  
(THIS ITEM WILL BE DISCUSSED FOLLOWING THE REGULAR PORTION OF THE MEETING)

**2B.** The City Council shall convene into Executive Session pursuant to the Texas Government Code, §551.087 (Economic Development) and §551.071 (Consultation with Attorney) to receive legal advice from the City Attorney and to discuss and deliberate the offer of financial or other incentives to business prospects that the City may seek to have locate in or near Elgin B. Robertson Park and to receive legal advice from the City Attorney relating to Elgin B. Robertson Park. (30 minutes)

**3. WORK SESSION**

There are no work session items.

**4. DISCUSS CONSENT AGENDA ITEMS**

**CONVENE INTO THE COUNCIL CHAMBERS (7:30 P.M.)\***

**INVOCATION**

**PLEDGE OF ALLEGIANCE**

**TEXAS PLEDGE OF ALLEGIANCE**

*Honor the Texas Flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible.*

**5. PRESENTATIONS AND PROCLAMATIONS**

- 5A.** Receive the Comprehensive Annual Financial Report for the fiscal year ended September 30, 2014, which includes the independent auditors' report.
- 5B.** Update from the City Council and Management: Financial Position, Major Projects, Operational Issues, Upcoming Dates of Interest and Items of Community Interest.

**6. CITIZENS' INPUT**

*At this time, three-minute comments will be taken from the audience on any topic. To address the Council, please submit a fully-completed request card to the City Secretary prior to the beginning of the Citizens' Input portion of the Council meeting. No action can be taken by the Council during Citizens' Input.*

**7. CONSENT AGENDA**

*The following may be acted upon in one motion. A City Councilmember or a citizen may request items be removed from the Consent Agenda for individual consideration.*

- 7A.** Consider action to approve minutes from the January 29, 2015, City Council Work Session and the February 3, 2015, City Council Meeting.
- 7B.** Consider action to approve a resolution awarding the second and final one year renewal option to extend the annual contract for concrete repair/replacement, sidewalks, curbs, gutters, and utility cuts to F & F Concrete, LLC in the unit amounts bid and an estimated annual amount of \$374,025 and authorizing the Mayor to execute the Standard Public Works Construction Contract for said service.
- 7C.** Consider action to approve a funding commitment resolution for a proposed senior community to be constructed in the 5500 block of Old Rowlett Road, City of Rowlett, Dallas County, Texas and authorizing Evergreen Rowlett Senior Community, L.P. to apply to the Texas Department of Housing and Community Affairs (TDHCA) Tax Credit Program for funding of such senior community.
- 7D.** Consider a resolution authorizing the City Manager to execute master professional services agreements with Yoon's Trim and Construction, and Texas Remodelers and Builders, Inc., respectively, for general contractor services associated with the City's Community Development Block Grant (CDBG) Home Rehabilitation Program.
- 7E.** Consider action to approve a resolution authorizing the final acceptance and release of retainage for the SSES Manhole Rehabilitation Project in the amount of \$87,050.15 to Fuquay Incorporated and authorizing the Mayor to execute the necessary documents.
- 7F.** Consider action to approve a resolution to approve the application for a Texas Criminal Justice Division Grant to purchase one (1) License Plate Reader.

- 7G. Consider action to approve a resolution to approve the application for a Texas Criminal Justice Division Grant to purchase 17 - P25 portable radios.
- 7H. Consider an ordinance adopting regulations pertaining to Oil and Gas Drilling and Production.

**8. ITEMS FOR INDIVIDUAL CONSIDERATION**

- 8A. Consider action to approve an ordinance calling the ballot for the May 2015 Bond Election as recommended by the City Council and the Community Investment Program Task Force.
- 8B. Conduct a public hearing and consider action to approve a resolution for the adoption of the Central Rowlett Community Revitalization Plan.
- 8C. Conduct a public hearing and consider an Ordinance for a Planned Development with an underlying General Commercial/Retail (C-2) base zoning district to allow a self-storage facility with modified development standards at property located at 7801 Lakeview Parkway further described as being part of Lot 2, Block A of the Amesbury Addition, City of Rowlett, Dallas County, Texas (Case Number PD14-752).

**TAKE ANY NECESSARY OR APPROPRIATE ACTION ON CLOSED/EXECUTIVE SESSION MATTERS**

**9. ADJOURNMENT**

*Laura Hallmark*

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Laura Hallmark, City Secretary

I certify that the above notice of meeting was posted on the bulletin boards located inside and outside the doors of the Municipal Center, 4000 Main Street, Rowlett, Texas, as well as on the City's website ([www.rowlett.com](http://www.rowlett.com)) on the 13<sup>th</sup> day of February 2015, by 5:00 p.m.



**City of Rowlett**  
**Staff Report**

4000 Main Street  
P.O. Box 99  
Rowlett, TX 75080-0099  
[www.rowlett.com](http://www.rowlett.com)

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**AGENDA DATE:** 02/17/15

**AGENDA ITEM:** 2A

**TITLE**

The City Council shall convene into executive session pursuant to the TEXAS GOVERNMENT CODE, §551.074 (Personnel) to deliberate on the evaluation and duties of the City Manager. (30 minutes) (THIS ITEM WILL BE DISCUSSED FOLLOWING THE REGULAR PORTION OF THE MEETING)



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**AGENDA DATE:** 02/17/15

**AGENDA ITEM:** 2B

**TITLE**

The City Council shall convene into Executive Session pursuant to the Texas Government Code, §551.087 (Economic Development) and §551.071 (Consultation with Attorney) to receive legal advice from the City Attorney and to discuss and deliberate the offer of financial or other incentives to business prospects that the City may seek to have locate in or near Elgin B. Robertson Park and to receive legal advice from the City Attorney relating to Elgin B. Robertson Park. (30 minutes)



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**AGENDA DATE:** 02/17/15

**AGENDA ITEM:** 5A

**TITLE**

Receive the Comprehensive Annual Financial Report for the fiscal year ended September 30, 2014, which includes the independent auditors' report.

**STAFF REPRESENTATIVE**

Wendy Badgett, Interim Director of Finance

**SUMMARY**

The City's Charter requires an annual independent audit of the City's financial accounts. This agenda item provides for the presentation of the audit and its findings to the City Council. The presentation of the audit will be made by the independent audit firm of Weaver and Tidwell, LLP.

Finance is pleased to report that the City has again attained an **unmodified audit opinion**, validating the fair and accurate presentation of our financial status for the fiscal year ended September 30, 2014. In addition, the auditors outlined and validated the qualitative aspects of the City's accounting practices, staff's attention to completeness, procedures and controls, and noted no material findings. The auditors noted no recommendations for improvement over internal controls.

The Annual Comprehensive Financial Report, or CAFR, also includes a special audit, referred to as a "Single Audit", which is required of governmental agencies who receive more than \$500,000 in awards in any given year. The City did meet the \$500,000 threshold this year for federal awards, as well as State awards and, as a result, there is a single audit report entitled "Federal and State Awards Section". The auditors conducted this special audit in accordance with Governmental Auditing Standards issued by the Comptroller General of the United States. The audit resulted in no deficiencies in internal controls over financial reporting.

**BACKGROUND INFORMATION**

Section 6.01 of the Rowlett Home Rule Charter, as amended May 11, 2013, requires an annual independent audit and examination of the City's books and accounts. The audit is required to be performed by a certified public accountant, who is required to present the audit to the City Council at a regular meeting and to read the auditors' recommendation into the record.

The City hired the firm of Weaver and Tidwell, LLP (Weaver) to perform the City's audit beginning for fiscal year end September 30, 2012. The Charter also states that the same firm shall complete no more than five consecutive annual audits. This is the third audit performed by this firm under the current contract.

The Government Finance Officers Association of the United States and Canada (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the City of Rowlett for its Comprehensive Annual Financial Report (CAFR) for the fiscal year ended September 30, 2013. This was the tenth consecutive year that the government has received this prestigious award. In order to be awarded a Certificate of Achievement, the City had to publish an easily readable and efficiently organized CAFR that satisfied both generally accepted accounting principles and applicable legal requirements. A Certificate of Achievement is valid for a period of one year only. The City believes its current CAFR continues to meet the Certificate of Achievement Program's requirements and is submitting it to the GFOA to determine its eligibility for another certificate.

## DISCUSSION

Following the close of each fiscal year, the City's external independent auditors conduct an audit of the City's financial records and assist in the compilation of the CAFR. The paramount objective of this financial reporting is accountability. The goal of the audit is to provide users of this report reasonable assurance from an independent source that the information presented is reliable.

The CAFR is a highly structured document primarily consisting of required elements. The most significant sections, in order of their appearance, include the following:

Section	Purpose
<b>Introductory Section</b>	Overview by Management, including general information about the City, economic condition and outlook, major initiatives and other issues determined important by Management.
<b>Independent Auditors' Report</b>	The Auditors' "opinion" as to how well the City's financial statements meet generally accepted auditing principles.
<b>Management's Discussion and Analysis</b>	Highly structured report by Management that must include financial highlights, overview of the financial statements, condensed financial data, including net assets, results of operations, capital assets, debt and information on the upcoming year.
<b>Financial Statements – Combined and Major Funds</b>	Series of financial statements, both at the combined level (organization wide) and individual fund statements.
<b>Notes to the Basic Financial Statements</b>	Highly Structured series of notes, including information on the City's financial policies, and individual sections addressing cash and investments, receivables, capital assets, retirement systems, long-term debt, interfund transfers, and subsequent events.
<b>Financial Statements – Nonmajor Funds</b>	Series of financial statements for minor funds, including net assets, changes in net assets, and budget results.
<b>Statistical Section</b>	Includes a variety of schedules, tables and statements containing information on financial trends, revenue capacity, debt capacity, operating information, and demographic and economic data.

Section	Purpose
<b>Federal and State Awards Section (Single Audit)</b>	Series of schedules and notes regarding specific grant funds received by the City, either directly from the federal government or indirectly from pass-thru agencies.

As part of the audit, Weaver offers an opinion on the financial statements and a Report to Management. The Report to Management lists the auditors' findings related to various financial operating procedures and any recommendations for improvements. The City Charter requires this Report to be read into the record.

In addition, the auditors prepare a report that is required by Generally Accepted Auditing Standards. This report outlines the auditors' responsibilities under generally accepted accounting principles (GAAP); significant accounting policies; management judgments; accounting estimates reviewed; and audit adjustments recommended but not included in the report. The auditors are also required to disclose any disagreement with management, difficulties in performing the audit, and any management advisory services they may have performed for the City.

The City is required to prepare its financial statements in accordance with the Governmental Accounting Standards Board (GASB). As a result, in the fiscal year ended September 30, 2014, the City's CAFR was prepared to comply with the requirements of GASB.

There are three types of audit opinions the City could have received as follows:

- Unmodified Opinion: Essentially a clean opinion, which states that the financial statements are presented fairly and in accordance with GAAP.
- Qualified Opinion: Basically states that the financial statements are presented fairly and in accordance with GAAP "except" for one or more items that are not.
- Disclaimer: An opinion that states that, in the opinion of the auditors, the financial statements are not presented fairly or in accordance with GAAP.

Finance is pleased to report that the City has again attained an ***unmodified audit opinion*** validating the fair and accurate presentation of our financial status for the fiscal year ended September 30, 2014. **This is the best opinion the City could have received.**

In addition, the auditors outlined and validated the qualitative aspects of the City's accounting practices, staff's attention to completeness, procedures and controls, and noted no material findings. In addition, the auditors noted no recommendations for improvement over internal controls. **Again, this is the best result the City could have received.**

During five of the last six fiscal years, the CAFR included a section entitled "Federal Awards Section". This section represents a special audit, often referred to as a "Single Audit", required of governmental agencies who receive more than \$500,000 in awards in any given year. The City did meet the \$500,000 threshold this year for federal awards, as well as State awards and, as a result, there is a single audit report entitled "Federal and State Awards Section". The auditors conducted this special audit in accordance with Governmental Auditing Standards issued by the

Comptroller General of the United States. The audit resulted in no deficiencies in internal controls over financial reporting. This is the best result the City could have received.

Key notes from the September 30, 2014, CAFR:

- The assets of the City exceeded its liabilities at the close of September 30, 2014 by \$127 million (net position). Of this amount, \$9 million (unrestricted net position) may be used to meet the City's ongoing obligations to citizens and creditors.
- The City of Rowlett's net position of governmental activities increased by \$1 million or 2 percent as a result of this year's operations. Program revenues decreased \$3.2 million, mostly due to a decrease in capital grant contributions. General revenues increased \$0.6 million, primarily as a result of higher sales tax revenue and miscellaneous cell tower revenue. Overall operating expenses increased \$3 million, primarily as a result of increased public safety and general government costs as well as interest and fiscal charges.
- Net position of the City's business type activities decreased by \$1.5 million or 2 percent, mainly attributable to water and wastewater expenses increasing by \$2 million due to \$0.5 million increased water supply costs, \$0.5 million in maintenance, repairs and supplies as a result of multiple sewer line and lift station repairs, and \$0.4 million in increased personnel costs.
- As of September 30, 2014, the City's governmental funds reported combined ending fund balances of \$16 million, a decrease of \$0.2 million from the prior year, primarily due to spending down \$0.5 million in bond construction fund and cash funds for various repairs and capital improvements. Of this amount, \$5 million is unassigned and available for spending subject to the City's reserve policies.
- At the end of the current fiscal year, unassigned fund balance for the general fund was \$5 million or approximately 17 percent of total general fund expenditures.
- The City's total bonded debt for governmental activities decreased by \$7 million during the current fiscal year. Total bonded debt for enterprise funds increased by \$1 million during the fiscal year ended September 30, 2014.

The CAFR may be reviewed at the City's Library, the City Secretary's Office or it may be found on the City's website at [www.rowlett.com](http://www.rowlett.com).

#### **FINANCIAL/BUDGET IMPLICATIONS**

N/A

#### **RECOMMENDED ACTION**

There is no action required as this is presented for informational purposes.



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**AGENDA DATE:** 02/17/15

**AGENDA ITEM:** 5B

**TITLE**

Update from the City Council and Management: Financial Position, Major Projects, Operational Issues, Upcoming Dates of Interest and Items of Community Interest.

**STAFF REPRESENTATIVE**

Brian Funderburk, City Manager



**City of Rowlett**  
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**AGENDA DATE:** 02/17/15

**AGENDA ITEM:** 7A

**TITLE**

Consider action to approve minutes from the January 29, 2015, City Council Work Session and the February 3, 2015, City Council Meeting.

**STAFF REPRESENTATIVE**

Laura Hallmark, City Secretary

**SUMMARY**

Section 551.021 of the Government Code provides as follows:

- (a) A governmental body shall prepare and keep minutes or make a tape recording of each open meeting of the body.
- (b) The minutes must:
  - (1) state the subject of each deliberation; and
  - (2) indicate each vote, order, decisions or other action taken.

**RECOMMENDED ACTION**

Move to approve, amend or correct the January 29, 2015, City Council Work Session and the February 3, 2015, City Council Meeting.

**ATTACHMENTS**

- 01-29-15 City Council Work Session Meeting minutes
- 02-03-15 City Council Meeting minutes



# City of Rowlett

## Work Session Minutes

### City Council

4000 Main Street  
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Thursday, January 29, 2015

6:00 P.M.

Rowlett Community Centre – Room D  
5300 Main Street

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As authorized by Section 551.071 of the Texas Government Code, this meeting may be convened into closed Executive Session for the purpose of seeking confidential legal advice from the City Attorney on any agenda item herein.

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**Council Present:** Mayor Gottel, Mayor Pro Tem Gallops, Councilmember Bobbitt, Councilmember Dana-Bashian, Councilmember Sheffield and Councilmember van Bloemendaal

**PAB Present:** Rhetta Bowers, Wayne Baxter, Linda Fugitt, Ken Romaine, E.C. Umberger III, Zabrina Martinson, and Lonnie Cornwell

#### 1. CALL TO ORDER

Mayor Gottel called the meeting to order at 6:00 p.m.

#### 2. WORK SESSION (6:00 P.M.)

##### 2A. Discuss Final Design Plan for Herfurth Park Renovations. (60 minutes)

Mayor Gottel informed the group that Herfurth Park was removed from the list of projects for the upcoming bond election. Discussions regarding its placement on future bond measures will be held at a later date.

Jermel Stevenson, Parks and Recreation Director, introduced Michael Black with la terra, who reviewed the plan that was presented at the Work Session of January 20<sup>th</sup>.

Council and PAB discussion regarding the amenities included, the location of the playground, the location of the event pavilion, and the size of the in-line hockey rink. There was concern expressed about the addition of a water feature when in a drought and also the type of water feature.

Discussion continued regarding other potential activities in the park such as basketball, volleyball, and the addition of a skate park.

There was discussion centered on the current use of the fields at the park and what the programming needs are for the City – both current and long-term.

Consensus was reached regarding locating the event pavilion between the two open lawns, investigation of installation of a skate park, and needed information regarding the use of baseball versus soccer.

**2B.** Discuss Fundraising Goals for Kids Kingdom. (60 Minutes)

Discussion regarding efforts to date, various entities involved and possible next steps. A final design and cost estimate has not yet been received and the group felt a consensus could not be reached without that information. The discussion on this item will be continued at the February 10<sup>th</sup> Work Session once the final design and cost estimate are received.

**3. ADJOURNMENT**

There being no further business, the meeting was adjourned at 7:59 p.m.



# City of Rowlett

## Meeting Minutes

### City Council

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Tuesday, February 3, 2015

5:30 P.M.

Municipal Building – 4000 Main Street

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As authorized by Section 551.071 of the Texas Government Code, this meeting may be convened into closed Executive Session for the purpose of seeking confidential legal advice from the City Attorney on any agenda item herein.

The City of Rowlett reserves the right to reconvene, recess or realign the Regular Session or called Executive Session or order of business at any time prior to adjournment.

**Present: Mayor Gottel, Mayor Pro Tem Gallops, Deputy Mayor Pro Tem Pankratz, Councilmember Bobbitt, Councilmember Dana-Bashian, Councilmember Sheffield and Councilmember van Bloemendaal**

1. **CALL TO ORDER**
2. **EXECUTIVE SESSION**
3. **WORK SESSION (5:30 P.M.)\*** Times listed are approximate.

Mayor Gottel called the meeting to order at 5:30 p.m.

- 3A. Receive update on 84<sup>th</sup> Texas Legislative Session. (30 minutes)

Brian Funderburk, City Manager, provided an update on the tracking of legislative agendas of TML, TMRS, NTTA, NTCC, and RTC. He discussed Rowlett's Legislative Days on February 11<sup>th</sup>-12<sup>th</sup>, when staff and Councilmembers travel to Austin with representatives from the Rowlett Chamber of Commerce to discuss items in the legislative session that are important to the City and our area. He reviewed the information that will be shared with the legislators. After further discussion, it was the consensus of Council to add to that list the following: toll authorities' reimbursement to municipalities for response to accidents; remove eminent domain authority for private toll roads; consistency in reporting of electricity providers and no punishment for lower usage in the form of higher fees; reorganization of structure of water districts to allow more equitable representation for customer cities and review/revise the structure of pay. There was further discussion about blanket support statements for the abovementioned entities' agendas.

- 3B. Hear a presentation outlining the City Aggregate, Departmental, and Tenure-based results of the 2014 City of Rowlett Employee Climate Assessment Survey. (30 minutes)

John Murray, Director of Human Resources and Risk Management, provided a review of the second round of the Employee Climate Assessment including a comparison to last year's results. Comparison also included a breakdown by department and tenure. Mr. Funderburk commented regarding the results and the areas of improvement as a result of last year's results.

- 3C.** Discuss the Request for Proposals (RFP's) submitted on January 22, 2015, for the remodel of the 5702 Rowlett Road property for the Rowlett Public Library. (30 minutes)

Jim Grabenhorst, Director of Economic Development, discussed the results of the RFP submission and introduced Dustin Gadberry with Gadberry Construction, who will be doing the project. Council discussion regarding the lack of RFP submissions, the project itself, and responses from other contractors regarding no submissions.

- 3D.** Discuss proposed amendments to the Code of Ordinances to create regulations pertaining to Oil and Gas Drilling and Production, and seek feedback from City Council regarding future consideration of proposed amendments. (30 minutes)

David Berman, City Attorney, outlined the proposed regulations and it was the consensus of Council to reduce the distance requirement from 1000' to 600' and to consider this item at an upcoming Council meeting.

#### **4. DISCUSS CONSENT AGENDA ITEMS**

Council took a short break at 7:13 p.m.

#### **CONVENE INTO THE COUNCIL CHAMBERS (7:30 P.M.)\***

Council reconvened in Regular Session at 7:30 p.m.

**INVOCATION** – Kason Huddleston, Freedom Place Church

#### **PLEDGE OF ALLEGIANCE**

**TEXAS PLEDGE OF ALLEGIANCE** – Led by the City Council

#### **5. PRESENTATIONS AND PROCLAMATIONS**

- 5A.** Hear presentation of the Monthly Financial report for the period ending December 31, 2014.

Wendy Badgett, Interim Finance Director, presented the report.

- 5B.** Update from the City Council and Management: Financial Position, Major Projects, Operational Issues, Upcoming Dates of Interest and Items of Community Interest.

Mayor Gottel announced the following: Next Regular Council meetings will be held on Tuesday, February 17<sup>th</sup>, March 3<sup>rd</sup> and 17<sup>th</sup>. Special Work Sessions Tuesday, February 10<sup>th</sup> and March

10<sup>th</sup>. Upcoming Planning and Zoning Commission meetings will be Tuesday, February 10<sup>th</sup> and 24<sup>th</sup>, held in the City Hall Conference Room at 6pm. CIP (COMMUNITY IMPROVEMENT PROGRAM) TASK FORCE: Ballot language will be discussed at the next Special Work Session meeting for Council on Tuesday, February 10<sup>th</sup>. Meeting will be held in the Annex Conference Room starting at 6pm. Adoption of the ballot language at Council meeting on Tuesday, February 17<sup>th</sup>. The CIP Task Force will conduct a follow up meeting for the initiative in either late February or March. 2015 Bond Election set for May 9, 2015 – \$25M of Community Investment Projects – NO TAX INCREASE! ROWLETT RANKS HIGH AGAIN! BEST SMALL CITIES FOR FAMILIES: Rowlett ranks #33 in the Country out of 1030 cities analyzed by financial blog Nerdwallet!! Based on three factors: #1 – Income and affordability; #2 – Prosperity and growth; #3 – Family-friendliness. DALLAS MORNING NEWS STUDY – “How Transparent is Your Community?” – Rowlett ranks #4 out of 113 agencies! Year-long audit of open government compliance by DMN reporters tracked 565 request to 113 area cities, towns, county governments and school districts to determine how well they followed state laws guaranteeing access to information about how taxpayer money is spent. More than 1 in 5 local government entities assessed scored a “D” or “F” grade. Rowlett was among the best in the Transparency 2015 ratings, earning an “A” rating. OLD CENTRAL FIRE STATION ON MAIN - Part of the Chamber of Commerce relocation next to Herfurth Park will include the demolition later in February of the existing Old Central Fire Station. Prior to this demolition, the Police Department will be conducting SWAT training exercises starting Wednesday morning at 9am. Please do not be alarmed as these exercises will include the use of explosives. FREE MULCH! - Located at the Kirby Water Tower, 3801 PGBT (service road) Available now through Friday, February 13<sup>th</sup>. COMMUNITY EMERGENCY RESPONSE TEAM CLASSES - Saturdays, February 7<sup>th</sup> and 14<sup>th</sup> from 8am – 6pm. Visit [rowlettcert.com](http://rowlettcert.com) or email [cert@rowlettcitizencorps.org](mailto:cert@rowlettcitizencorps.org) for more information. TWICE A MONTH LANCSHAPE WATERING – *Watering once every other week still in effect!* ANIMAL SHELTER: Low Cost Vaccine Clinics Saturday, February 21<sup>st</sup> from 1:00 – 3:00pm at 4402 Industrial Street. *Normal Business Hours, Monday – Friday, 10am – 5pm, Saturday, 10:00am – 5pm.* PARKS AND RECREATION - Upcoming Events: Easter Egg Hunt – Saturday, March 28<sup>th</sup>, 10am – 12pm at Pecan Grove Park. Pup-a-Palooza – Sunday, March 29<sup>th</sup>, 2-4pm at Herfurth Park; \$10 per dog. In Case of Emergency (ICE) – for Seniors, Tuesday February 10<sup>th</sup> at 10am at RCC – Rowlett Fire Rescue provides tips to ensure Rowlett seniors are prepared for an emergency. Check out all the programs in the Spring 2015 edition of the Lakeside Leisure or at [www.rowlett.com](http://www.rowlett.com) on the Parks Department page. With over 50 ways to get healthy and stay active – there’s something for everyone! Parents Day Out, Little Athletes, SAT Prep Course, Senior Programs and many, many more! ROWLETT LIBRARY - Upcoming Events: Edible Book Contest – February 2<sup>nd</sup> – 14<sup>th</sup>, Family Saturday Movie & Popcorn – February 7<sup>th</sup>, 2pm. One-on-One Tech Help – Every Friday at Rowlett Library, flexible times – call 972-412-6161 for times. And many more programs – Check online or with the Library for dates and times at [rowlett.com](http://rowlett.com) or 972.412.6161.

**5C.** Mayor's State of the City Address

Mayor Gottel provided some brief introductory remarks, thanking the City staff, his fellow Councilmembers and the citizens of Rowlett. The State of the City video then played.

## **6. CITIZENS' INPUT**

Helen Walsh, 10309 Evergreen Drive, Rowlett; spoke regarding the Rowlett Animal Shelter.

## **7. CONSENT AGENDA**

- 7A.** Consider action to approve minutes from the January 20, 2015, City Council Meeting and the January 27, 2015 City Council Work Session Meeting.

**This item was approved on the Consent Agenda.**

- 7B.** Consider action to approve a resolution authorizing the final acceptance and release of retainage for the Rowlett Road Lower Pressure Plane Pump Station Project in the amount of \$361,394.16 to Crescent Constructors Incorporated, and authorizing the Mayor to execute the necessary documents.

**This item was approved as RES-010-15 on the Consent Agenda.**

- 7C.** Consider action to approve a resolution authorizing the final acceptance and release of retainage for the traffic signal construction for the Princeton Road at Liberty Grove Road Project in the amount of \$14,627.90 to Durable Specialties, Incorporated and authorizing the Mayor to execute the necessary documents.

**This item was approved as RES-011-15 on the Consent Agenda.**

- 7D.** Consider action to approve a resolution authorizing the final acceptance and release of retainage for the Martha Lane Tank Water Main Improvements Project in the amount of \$22,989 to Fryer Construction Company, and authorizing the Mayor to execute the necessary documents.

**This item was approved as RES-012-15 on the Consent Agenda.**

- 7E.** Consider action to approve a resolution authorizing the final acceptance and release of retainage for the 24-Inch Force Main Replacement and Television Inspection Project in the amount of \$26,856.93 to Flow-Line Construction and authorizing the Mayor to execute the necessary documents.

**This item was approved as RES-013-15 on the Consent Agenda.**

- 7F.** Consider action to approve a resolution accepting the proposal of and awarding a contract to Gadberry Construction Company, Inc., for the remodel of the building at 5702 Rowlett Road for the Rowlett Public Library in the amount of \$423,050, plus an early completion bonus of \$2,000 for a total amount of \$425,050, and authorizing the City Manager to execute the necessary documents.

**This item was approved as RES-014-15 on the Consent Agenda.**

- 7G.** Consider a resolution approving a request for alternative building materials for a garage conversion located at 8013 Eagle Drive, further described as Lot 4, Block C of the Dalrock Heights Addition to the City of Rowlett, Dallas County, Texas. (DP14-756)

**This item was approved as RES-015-15 on the Consent Agenda.**

- 7H.** Consider action to approve a resolution accepting the bid of and awarding a contract to Motorola in the amount of \$82,485 for the purchase of 18 – P25 portable radios through the interlocal cooperative purchasing agreement with Houston-Galveston Area Council (H-GAC).

**This item was approved as RES-016-15 on the Consent Agenda.**

### **Passed the Consent Agenda**

**A motion was made by Mayor Pro Tem Gallops, seconded by Councilmember Bobbitt, including all the preceding items marked as having been approved on the Consent Agenda. The motion carried with a unanimous vote of those members present.**

### **8. ITEMS FOR INDIVIDUAL CONSIDERATION**

- 8A.** Conduct a public hearing and take action on a request for a Planned Development with an underlying General Commercial/Retail (C-2) base zoning district to allow a self-storage facility at property located at 7301 Lakeview Parkway further described as being Block A, Lot 2 RaceTrac Addition, City of Rowlett, Dallas County, Texas (Case Number PD14-750).

Garrett Langford, Principal Planner, presented the background information on this item. Councilmembers asked for clarification of the building as part of the screening wall.

The public hearing opened and closed with three speakers in favor of the item:

1. Maxwell Fisher, 900 Jackson Street, Dallas; on behalf of the applicant.
2. Christina Smith, 7414 Dartmouth Drive, Rowlett.
3. Pastor Doyl Tully, 5700 Mark Lane, Rowlett.

Further Council discussion regarding possible other sites, location of main entrance, and use not in line with Realize Rowlett 2020.

**A motion was made by Mayor Pro Tem Gallops, seconded by Councilmember Dana-Bashian, to approve the item as presented. The motion carried with a vote of six (6) in favor and one (1) opposed (Sheffield). This item was adopted as ORD-006-15.**

- 8B.** Consider a resolution authorizing the use of eminent domain to condemn property and authorizing the initiation of condemnation proceedings under Chapter 21, Texas Property Code, to acquire property consisting of a part of the tract of land located at 2609 Lakeview Parkway (described as

0.042 acres of right-of-way situated in the Reason Crist Survey, Abstract Number 225, Lot 2 Luke's Landing Addition, Rowlett, Dallas County, Texas) and a part of the tract of land located at 5404 Kenwood Drive (described as 0.276 acres of right-of-way and 0.435 acres of temporary construction easement situated in the Reason Crist Survey, Abstract Number 225, Lot 5A, Luke's Landing Addition, Rowlett, Dallas County, Texas) for use as a public street and for temporary construction easement purposes.

Mr. Berman presented the supporting information for this item.

**A motion was made by Councilmember Sheffield, seconded by Councilmember Bobbitt, to approve the item as presented. The motion carried with a unanimous vote of those members present. This item was adopted as RES-017-15.**

**TAKE ANY NECESSARY OR APPROPRIATE ACTION ON CLOSED/EXECUTIVE SESSION MATTERS**

There was no action taken.

**9. ADJOURNMENT**

Mayor Gottel adjourned the meeting at 9:43 p.m.



City of Rowlett  
Staff Report

4000 Main Street  
P.O. Box 99  
Rowlett, TX 75080-0099  
www.rowlett.com

**AGENDA DATE:** 02/17/15

**AGENDA ITEM:** 7B

**TITLE**

Consider action to approve a resolution awarding the second and final one year renewal option to extend the annual contract for concrete repair/replacement, sidewalks, curbs, gutters, and utility cuts to F & F Concrete, LLC in the unit amounts bid and an estimated annual amount of \$374,025 and authorizing the Mayor to execute the Standard Public Works Construction Contract for said service.

**STAFF REPRESENTATIVE**

Tim Rogers, Director of Public Works  
Robbin Webber, Assistant Director of Public Works

**SUMMARY**

This contract consists of replacing sidewalks, curb, gutters and repairing sections of pavement due to utility repairs.

**BACKGROUND INFORMATION**

On December 4, 2012, City Council approved Resolution Number RES-118-12 awarding a bid to F & F Concrete, LLC for concrete repair/replacement, sidewalks, curbs, gutters, and utility cuts in an estimated annual amount of \$374,025. The initial contract period was January 1, 2013, through November 15, 2013, and included two one-year renewal options if both parties are in agreement. The first one-year renewal began on December 4, 2013, and will terminate on February 13, 2015. Upon approval, the second one-year renewal will begin February 18, 2015, and will terminate on February 17, 2016.

**DISCUSSION**

The renewal of this contract is necessary to continue to repair concrete pavement, sidewalks, curbs, gutters and utility cuts. The region has been experiencing a prolonged drought. There has been a substantial increase in the amount of water line breaks due to the drought; therefore an increase in pavement and sidewalk repairs. City staff has also seen an increase in sidewalk failures. The sidewalks have begun to shift and drop creating trip hazards for pedestrians. Funds for the 50/50 sidewalk and safe routes to school are also included in this contract.

The 50/50 cost share sidewalk program was established to address substandard sidewalks. This program has two parts, which are voluntary compliance and involuntary compliance. City Council expanded the sidewalk program to include missing sections of sidewalk near schools. Staff established an annual contract to address all of these issues for the purpose of replacing and installing new sidewalks, which will improve our response to citizen requests.

F & F Concrete, LLC has indicated they are interested in exercising the second and final one year renewal.

### Adopted Three Year Governmental Purposes Cash CIP Plan

CASH CIP Programs	FY2015	FY2016	FY2017	Total Three Year
Concrete Pavement Repair	\$670,000	\$1,070,000	\$1,270,000	\$3,010,000
Asphalt Rehab/Overlay	500,000	500,000	500,000	1,500,000
Alley Improvements	395,000	395,000	395,000	1,185,000
Alley Panel Replacement	335,000	335,000	335,000	1,005,000
Foam Injection	125,000	125,000	125,000	375,000
Crack Sealing	150,000	150,000	150,000	450,000
Screen Wall Rehabilitation - City owned	50,000	50,000	50,000	150,000
Sign Replacement / Pavement Markings	90,000	90,000	90,000	270,000
Traffic Signal Repair / Maintenance	30,000	30,000	30,000	90,000
Sidewalks	55,000	55,000	55,000	165,000
Library Improvements	200,000	200,000	-	400,000
Chamber Building Relocation	400,000	-	-	400,000
<b>Total</b>	<b>\$3,000,000</b>	<b>\$3,000,000</b>	<b>\$3,000,000</b>	<b>\$9,000,000</b>

### FINANCIAL/BUDGET IMPLICATIONS

City Council approved a reallocation of funds for the 50/50 sidewalk program in the amount of \$15,000 from account 398-820-521-80-02 project code ST2052. This was adopted in the FY2014 budget. Funding in the amount of \$374,025 for the purchase of these services are included in the approved FY2014/15 budget (Water and Wastewater Utility Funds, Street Department General Fund, Miscellaneous Drainage Fund and Cash CIP).

Budget Account Number and/or Project Code	Account or Project Title	Budget Amount	Proposed Amount
Street Maintenance (General Fund)	Sidewalks 101-4525-450-7807	\$25,000	\$25,000
Water Operations	Contract Services 160-4562-500-7808	\$18,000	\$10,000
Wastewater Operations	Contract Services 160-4563-500-7808	\$18,000	\$10,000
ST2097	Sidewalk Improvement Program 398-8201-521-8002	\$55,000	\$55,000
ST2052	Miscellaneous Concrete Pavement Repair 398-8201-521-8002	\$670,000	\$194,025
ST2075	Alley Panel Replacement 398-8201-521-8002	\$313,934	\$50,000

Budget Account Number and/or Project Code	Account or Project Title	Budget Amount	Proposed Amount
DR2065	Miscellaneous Drainage Improvements 597-8201-532-8002	\$747,730	\$30,000
<b>Total</b>			<b>\$374,025</b>

### RECOMMENDED ACTION

City staff recommends the City Council adopt a resolution authorizing the second and final one-year option to extend the annual contract for concrete repair/replacement, sidewalks, curbs, gutters, and utility cuts services to F & F Concrete, LLC in the unit amounts bid and an estimated annual amount of \$374,025 and authorizing the Mayor to execute the Standard Public Works Construction Contract for said service.

### RESOLUTION

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROWLETT, TEXAS, EXERCISING THE SECOND AND FINAL ONE-YEAR OPTION TO EXTEND THE ANNUAL CONTRACT FOR CONCRETE REPAIR/REPLACEMENT, SIDEWALKS, CURBS, GUTTERS, AND UTILITY CUTS FOR SERVICES TO F & F CONCRETE, LLC THE UNIT AMOUNTS BID AND AN ESTIMATED ANNUAL AMOUNT OF \$374,025; AUTHORIZING THE MAYOR TO EXECUTE THE STANDARD PUBLIC WORKS CONSTRUCTION CONTRACT FOR SAID SERVICE AND AUTHORIZING THE ISSUANCE OF PURCHASE ORDERS PURSUANT TO APPROVAL; AND, PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Purchasing Division has taken competitive bids as per bid documents #2013-09 and the City Council awarded the bid to F & F Concrete, LLC on December 5, 2013; and

**WHEREAS**, the City of Rowlett, Texas desires to exercise the second and final one-year renewal for the annual bid for concrete repair/replacement, sidewalks, curbs, gutters, and utility cuts.

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

**Section 1:** That the City Council of the City of Rowlett does hereby approve exercising the second and final one-year renewal option to extend concrete repair/replacement, sidewalks, curbs, gutters, and utility cuts services to F & F Concrete, LLC in the unit amounts bid and in an estimated annual amount of \$374,025.

**Section 2:** That the Mayor is hereby authorized to execute the necessary documents for said services on the City's behalf and the City Manager or his designee is authorized to issue purchase orders conforming to this resolution.

**Section 3:** This resolution shall become effective immediately upon its passage.

**ATTACHMENTS**

Exhibit A – Bid tabulation

Exhibit B – Letter of renewal

City Of Rowlett Bid Tabulation for Annual Contract for Concrete Sidewalk, Curb, Gutter, & Utility Cut Repair and Maintenance - #2013-09

November 15, 2012, 2:00 p.m.

Purchasing Phone 972-412-6189 Fax 972-412-6144

**Bid #2013-09**

			Axis Contracting Inc. Suzan Williams 972-557-3672		F & F Concrete LLC Francisco Fabian 972-202-9202		Platinum Paving RJ Evans 972-771-9511	
		Addenda Acknowledged?	yes		yes		yes	
		Bid Bond Included?	yes		yes		yes	
NO	QTY.	DESCRIPTION	Unit	Total Price	Unit	Total Price	Unit	Total Price
		<b>Note: All work to be in accordance with the City of Rowlett 2005 Standard Construction Details. All orders are on an "as needed basis only". The quantities are estimates only.</b>						
1	5000	Sawcut concrete pavement to full depth. Price per linear foot.	\$2.50	\$12,500.00	\$2.00	\$10,000.00	\$2.50	\$12,500.00
2	4500	Remove and install class "A" concrete sidewalk, match existing width up to 4 ft at minimum depth of four inches. Price per linear foot.	\$16.50	\$74,250.00	\$20.00	\$90,000.00	\$20.00	\$90,000.00
3	500	Remove and install class "A" concrete sidewalk, match existing width up to 5 ft at minimum depth of four inches. Price per linear foot.	\$20.00	\$10,000.00	\$25.00	\$12,500.00	\$25.00	\$12,500.00
4	500	Excavate soil and install new class "A" concrete sidewalk, width 6 ft. at minimum depth of four inches. Price per linear foot.	\$24.00	\$12,000.00	\$24.00	\$12,000.00	\$27.50	\$13,750.00
5	3000	Excavate soil and install new class "A" concrete sidewalk, match existing width up to 5 ft. at minimum depth of four inches. Price per linear foot.	\$24.00	\$72,000.00	\$20.00	\$60,000.00	\$25.00	\$75,000.00
6	20	Remove and install single Barrier free ramps in accordance with the TXDOT PD-05, Standard Construction details. Price each.	\$985.00	\$19,700.00	\$550.00	\$11,000.00	\$750.00	\$15,000.00
7	5	Remove and install double Barrier free ramps in accordance with the TXDOT PD-05, Type 2 Standard Construction details. Price each.	\$2,000.00	\$10,000.00	\$850.00	\$4,250.00	\$1,000.00	\$5,000.00
8	1000	Construct sidewalk retaining (variable height), up to 36 inches. Price per square foot.	\$25.00	\$25,000.00	\$8.00	\$8,000.00	\$12.00	\$12,000.00
9	5000	Remove and install class "A" separate concrete curb & gutter 24" or match existing curb and gutter. Price per square foot.	\$11.00	\$55,000.00	\$4.00	\$20,000.00	\$8.50	\$42,500.00
10	500	Remove tree roots to a depth of 6 inches and 6 inches from the edge of sidewalk. Price per square foot.	\$10.00	\$5,000.00	\$0.10	\$50.00	\$1.00	\$500.00
11	200	Remove and install class "C" concrete alley approach. Price per square yard.	\$48.00	\$9,600.00	\$55.00	\$11,000.00	\$59.00	\$11,800.00
12	75	Remove and install 6" class "C" concrete driveway approach. Price per square yard.	\$48.00	\$3,600.00	\$55.00	\$4,125.00	\$59.00	\$4,425.00
13	500	Remove and install 8" class "C" concrete street pavement. Price per square yard.	\$52.00	\$26,000.00	\$58.50	\$29,250.00	\$64.00	\$32,000.00
14	200	Remove and install 8" class "K" Concrete Street pavement using high early concrete. Price per square yard.	\$56.00	\$11,200.00	\$58.50	\$11,700.00	\$67.00	\$13,400.00
15	200	Remove and install 10" class "C" Concrete Street pavement. Price per square yard.	\$56.00	\$11,200.00	\$63.00	\$12,600.00	\$69.00	\$13,800.00
16	200	Remove and install 10" class "K" Concrete pavement using high early concrete. Price per square yard.	\$66.00	\$13,200.00	\$55.00	\$11,000.00	\$72.00	\$14,400.00

City Of Rowlett Bid Tabulation for Annual Contract for Concrete Sidewalk, Curb, Gutter, & Utility Cut Repair and Maintenance - #2013-09

November 15, 2012, 2:00 p.m.

Purchasing Phone 972-412-6189 Fax 972-412-6144

**Bid #2013-09**

NO	QTY.	DESCRIPTION	Axis Contracting Inc.		F & F Concrete LLC		Platinum Paving	
			Unit	Total Price	Unit	Total Price	Unit	Total Price
17	100	Remove and install 7" class "K" Concrete alley pavement using high early concrete. Price per square yard.	\$54.00	\$5,400.00	\$58.50	\$5,850.00	\$64.00	\$6,400.00
18	500	Remove and install 7" class "C" Concrete alley pavement. Price per square yard.	\$50.00	\$25,000.00	\$58.50	\$29,250.00	\$59.00	\$29,500.00
19	25	Install Stamped Colored Concrete (match existing pattern and color). Price per square yard.	\$100.00	\$2,500.00	\$75.00	\$1,875.00	\$50.00	\$1,250.00
20	100	Install Topsoil to grade between sidewalk and curb. Price per cubic yard.	\$40.00	\$4,000.00	\$10.00	\$1,000.00	\$40.00	\$4,000.00
21	250	Excavation of failed sub-grade and install Flex Base and re-compact to STD proctor density. Price per cubic yard.	\$32.00	\$8,000.00	\$60.00	\$15,000.00	\$45.00	\$11,250.00
22	30	Remove and install Inlet top and throat to the proper elevation. Price per linear foot.	\$130.00	\$3,900.00	\$25.00	\$750.00	\$225.00	\$6,750.00
23	100	Reset 18" to 31" RCP (storm pipe) to grade and place concrete collars (min width 12") around each joint. Price per linear foot.	\$225.00	\$22,500.00	\$25.00	\$2,500.00	\$45.00	\$4,500.00
24	25	Remove and install Concrete Flume to the proper elevation. Price per square yard.	\$65.00	\$1,625.00	\$65.00	\$1,625.00	\$70.00	\$1,750.00
25	200	Install Sod to match existing grass. Price per square yard.	\$5.50	\$1,100.00	\$5.00	\$1,000.00	\$7.50	\$1,500.00
26	50	Remove and install Median Nose. Price per square yard.	\$65.00	\$3,250.00	\$65.00	\$3,250.00	\$65.00	\$3,250.00
27	3	Remove and install New Manhole cover and ring. Price each.	\$1,200.00	\$3,600.00	\$300.00	\$900.00	\$500.00	\$1,500.00
28	10	Adjust existing Manhole cover and rings to the proper elevation. Price each.	\$400.00	\$4,000.00	\$75.00	\$750.00	\$300.00	\$3,000.00
29	3	Install New water valve cover and stack (Bass Hays 340-1) to the proper elevation. Price each.	\$1,200.00	\$3,600.00	\$150.00	\$450.00	\$200.00	\$600.00
30	10	Adjust existing Water valve cover and stack to the proper elevation. Price each.	\$685.00	\$6,850.00	\$50.00	\$500.00	\$75.00	\$750.00
31	20	Deploy Portable message board. Price per day.	\$125.00	\$2,500.00	\$25.00	\$500.00	\$150.00	\$3,000.00
32	50	Adjust Sprinkler heads to the proper height. Price per square yard.	\$50.00	\$2,500.00	\$1.00	\$50.00	\$7.50	\$375.00
33	50	Relocate Irrigation system. Price per square yard.	\$50.00	\$2,500.00	\$1.00	\$50.00	\$7.50	\$375.00
34	50	Furnish and install all Pavement Markings removed during construction. Price per linear foot.	\$40.00	\$2,000.00	\$25.00	\$1,250.00	\$12.50	\$625.00
<b>TOTAL</b>				\$475,075.00		\$374,025.00		\$448,950.00

City Of Rowlett Bid Tabulation for Annual Contract for Concrete Sidewalk, Curb, Gutter, & Utility Cut Repair and Maintenance - #2013-09

November 15, 2012, 2:00 p.m.

Purchasing Phone 972-412-6189 Fax 972-412-6144

**Bid #2013-09**

Tri-Con Services  
Ian Gerber  
972-475-5207

		Addenda Acknowledged?	yes	
		Bid Bond Included?	yes	
NO	QTY.	DESCRIPTION	Unit	Total Price
		<b>Note: All work to be in accordance with the City of Rowlett 2005 Standard Construction Details. All orders are on an "as needed basis only". The quantities are estimates only.</b>		
1	5000	Sawcut concrete pavement to full depth. Price per linear foot.	\$10.00	\$50,000.00
2	4500	Remove and install class "A" concrete sidewalk, match existing width up to 4 ft at minimum depth of four inches. Price per linear foot.	\$16.00	\$72,000.00
3	500	Remove and install class "A" concrete sidewalk, match existing width up to 5 ft at minimum depth of four inches. Price per linear foot.	\$27.00	\$13,500.00
4	500	Excavate soil and install new class "A" concrete sidewalk, width 6 ft. at minimum depth of four inches. Price per linear foot.	\$25.00	\$12,500.00
5	3000	Excavate soil and install new class "A" concrete sidewalk, match existing width up to 5 ft. at minimum depth of four inches. Price per linear foot.	\$18.35	\$55,050.00
6	20	Remove and install single Barrier free ramps in accordance with the TXDOT PD-05, Standard Construction details. Price each.	\$350.00	\$7,000.00
7	5	Remove and install double Barrier free ramps in accordance with the TXDOT PD-05, Type 2 Standard Construction details. Price each.	\$700.00	\$3,500.00
8	1000	Construct sidewalk retaining (variable height), up to 36 inches. Price per square foot.	\$6.00	\$6,000.00
9	5000	Remove and install class "A" separate concrete curb & gutter 24" or match existing curb and gutter. Price per square foot.	\$7.00	\$35,000.00
10	500	Remove tree roots to a depth of 6 inches and 6 inches from the edge of sidewalk. Price per square foot.	\$4.00	\$2,000.00
11	200	Remove and install class "C" concrete alley approach. Price per square yard.	\$63.00	\$12,600.00
12	75	Remove and install 6" class "C" concrete driveway approach. Price per square yard.	\$100.00	\$7,500.00
13	500	Remove and install 8" class "C" concrete street pavement. Price per square yard.	\$58.00	\$29,000.00
14	200	Remove and install 8" class "K" Concrete Street pavement using high early concrete. Price per square yard.	\$61.00	\$12,200.00
15	200	Remove and install 10" class "C" Concrete Street pavement. Price per square yard.	\$63.00	\$12,600.00
16	200	Remove and install 10" class "K" Concrete pavement using high early concrete.	\$65.00	\$13,000.00

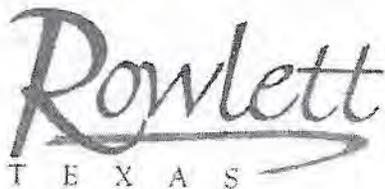
City Of Rowlett Bid Tabulation for Annual Contract for Concrete Sidewalk, Curb, Gutter, & Utility Cut Repair and Maintenance - #2013-09

November 15, 2012, 2:00 p.m.

Purchasing Phone 972-412-6189 Fax 972-412-6144

**Bid #2013-09**

NO	QTY.	DESCRIPTION	Tri-Con Services	
			Unit	Total Price
17	100	Remove and install 7" class "K" Concrete alley pavement using high early concrete. Price per square yard.	\$70.00	\$7,000.00
18	500	Remove and install 7" class "C" Concrete alley pavement. Price per square yard.	\$63.00	\$31,500.00
19	25	Install Stamped Colored Concrete (match existing pattern and color). Price per square yard.	\$70.00	\$1,750.00
20	100	Install Topsoil to grade between sidewalk and curb. Price per cubic yard.	\$30.00	\$3,000.00
21	250	Excavation of failed sub-grade and install Flex Base and re-compact to STD proctor density. Price per cubic yard.	\$52.50	\$13,125.00
22	30	Remove and install Inlet top and throat to the proper elevation. Price per linear foot.	\$105.00	\$3,150.00
23	100	Reset 18" to 31" RCP (storm pipe) to grade and place concrete collars (min width 12") around each joint. Price per linear foot.	\$30.00	\$3,000.00
24	25	Remove and install Concrete Flume to the proper elevation. Price per square yard.	\$30.00	\$750.00
25	200	Install Sod to match existing grass. Price per square yard.	\$25.00	\$5,000.00
26	50	Remove and install Median Nose. Price per square yard.	\$50.00	\$2,500.00
27	3	Remove and install New Manhole cover and ring. Price each.	\$600.00	\$1,800.00
28	10	Adjust existing Manhole cover and rings to the proper elevation. Price each.	\$190.00	\$1,900.00
29	3	Install New water valve cover and stack (Bass Hays 340-1) to the proper elevation. Price each.	\$150.00	\$450.00
30	10	Adjust existing Water valve cover and stack to the proper elevation. Price each.	\$75.00	\$750.00
31	20	Deploy Portable message board. Price per day.	\$100.00	\$2,000.00
32	50	Adjust Sprinkler heads to the proper height. Price per square yard.	\$65.00	\$3,250.00
33	50	Relocate Irrigation system. Price per square yard.	\$25.00	\$1,250.00
34	50	Furnish and install all Pavement Markings removed during construction. Price per linear foot.	\$15.00	\$750.00
<b>TOTAL</b>				<b>\$426,375.00</b>



**Annual Contract for Concrete Repair/Replacement for Sidewalks, Curbs, Gutters,  
and Utility Cuts for the City of Rowlett**

Renewal agreement for concrete repair/replacement of sidewalks, curbs, gutters, and utility cut services between the City of Rowlett, Texas and F & F Concrete LLC extending the contract for an additional twelve-month period (renewal period 2 of 2) at the same unit pricing per Bid 2013-09 for the period of February 13, 2015 through February 13, 2016.

Francisco Fabian  
Francisco Fabian  
F & F Concrete, LLC  
1222 Montclair Dr.  
Garland, TX 75040

1-15-2015  
Date

**Vicki Alfaro**

---

**From:** Gracie Fabian <graciehfabian@aol.com>  
**Sent:** Thursday, January 15, 2015 9:46 AM  
**To:** Vicki Alfaro  
**Subject:** Re: Concrete contract renewal 2 of 2  
**Attachments:** CityofRowlett- SignedRenewalAgreement2013-09 001.jpg

Vicki,

Here's the signed Renewal Agreement. Thank you for allowing us to continue our work another year with the City of Rowlett.

**Gracie Fabian**  
**F&F Concrete, LLC**  
**Office Manager**  
**972-202-9202**  
**Fax: 972-840-9793**  
**graciehfabian@aol.com**

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

**From:** Vicki Alfaro <valfaro@rowlett.com>  
**To:** GracieHFabian <GracieHFabian@aol.com>  
**Sent:** Tue, Jan 13, 2015 3:06 pm  
**Subject:** Concrete contract renewal 2 of 2

Gracie & Francisco,

If you are in agreement to renewal of the annual contract for concrete repair/replacement for sidewalks, curbs, gutters, and utility cuts for a 2<sup>nd</sup> and final 12 month period, please sign the attached form and return to me.

Thank you,



---

**Vicki Alfaro | Buyer/Finance & Administration**  
City of Rowlett | 4004 Main St., 75088 or P.O. Box 99 | Rowlett, TX 75030-0099  
o 972.412.6198 | f 972.412.6144 | [valfaro@rowlett.com](mailto:valfaro@rowlett.com) | [www.rowlett.com](http://www.rowlett.com)

Visit our Citizen Action Center at [www.rowlett.com](http://www.rowlett.com) for questions or requests.

*A unique community where  
families enjoy life and  
feel at home.*

**OUR PURPOSE IS TO SERVE. ITâ€™S THE ROWLETT WAY!**





**City of Rowlett**  
**Staff Report**

4000 Main Street  
P.O. Box 99  
Rowlett, TX 75080-0099  
www.rowlett.com

**AGENDA DATE:** 02/17/15

**AGENDA ITEM:** 7C

**TITLE**

Consider action to approve a funding commitment resolution for a proposed senior community to be constructed in the 5500 block of Old Rowlett Road, City of Rowlett, Dallas County, Texas and authorizing Evergreen Rowlett Senior Community, L.P. to apply to the Texas Department of Housing and Community Affairs (TDHCA) Tax Credit Program for funding of such senior community.

**STAFF REPRESENTATIVE**

Marc Kurbansade, Director of Development Services

**SUMMARY**

Evergreen Rowlett Senior Community, L.P. (Evergreen) is pursuing a TDHCA Tax Credit application in order to construct affordable housing options for active adults aged 55 and over. The resolution would function as a “Loan Commitment” resolution offering an economic development loan, which will allow the applicant to qualify for certain competitive points under its TDHCA tax credit application. The economic development incentive agreement would then be assigned to a third party to assume all obligations and liabilities associated with said loan. The resolution would be contingent on several items occurring prior to the City entering into this Agreement, including applicant’s receipt of commitment of tax credits for the project from TDHCA. It should be noted that the resolution would be specific to financing and not a statement of support for rezoning the site, or for other development approvals that may be required.

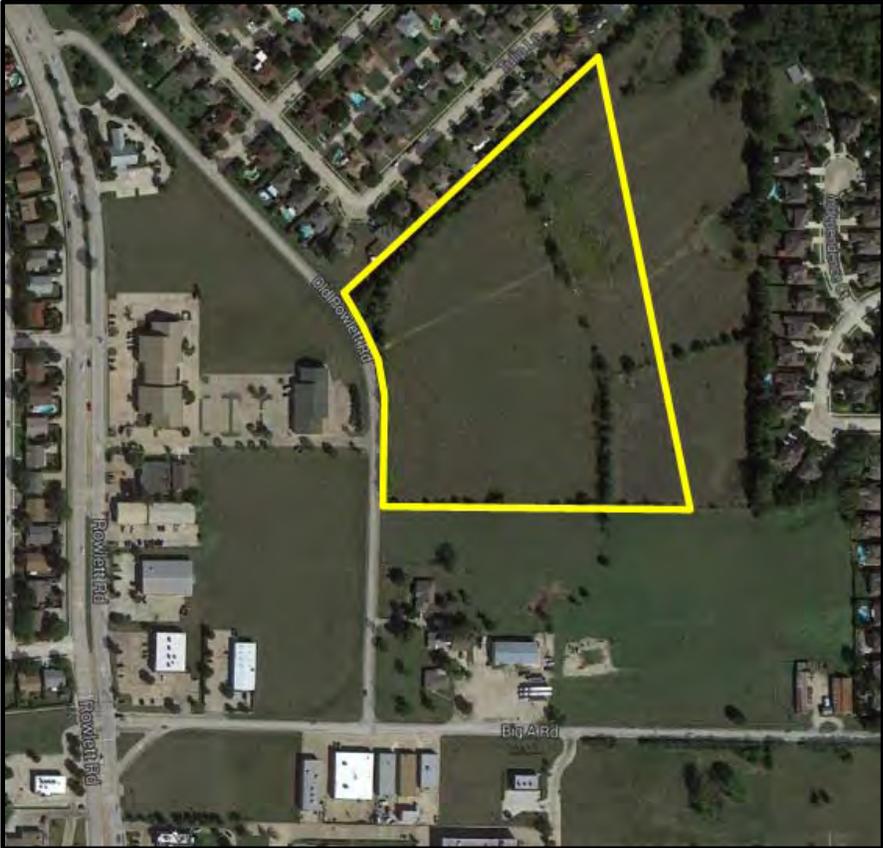
**BACKGROUND INFORMATION**

Evergreen notified the City of Rowlett that they were interested in applying to TDHCA for the 2015 Competitive Housing Tax Credit Program for a Senior Housing project. This development would consist of quality, affordable housing options for active adults aged 55 and over.

As part of the application process to TDHCA, applicants secure valuable points in a number of means. First, an applicant can obtain points through a municipality providing support in the form of a resolution solely for one applicant. A Work Session item was presented to City Council on November 18, 2014, in order to determine which of two potential projects were to be solely supported. At this meeting, City Council provided direction to City staff to proceed with cooperating with Evergreen as the sole entity that Rowlett will support. On January 20, 2015, City Council adopted Resolution 005-15 in support of the Evergreen development. A second way of obtaining points in the application is by the adoption of a Community Revitalization Plan. This Plan can be used to secure up to a maximum of six points to be used in determining if Evergreen will be awarded the grant. A companion item considering the adoption of a

Community Revitalization Plan will be considered by City Council this evening under Individual Consideration. A third way is through a funding commitment resolution by City Council, which is what will be considered through this agenda item.

The proposed project by Evergreen is generally located on the east side of Old Rowlett Road approximately 600 feet north of the intersection of Old Rowlett Road and Big A Road (See Location Map below). While the overall tract is 12.5 acres, it should be noted that the proposed development would only be located on the southernmost 5.5 acres. The development would include a maximum of 150 dwelling units at an approximate maximum potential density of 27 dwelling units per acre.



**DISCUSSION**

Churchill Residential is requesting a funding commitment resolution from the City. Under the TDHCA guidelines, only qualified political subdivisions (City of Rowlett in this case) can provide a funding commitment resolution. Furthermore, the City of Rowlett has a policy for economic development incentives and is authorized under Chapter 380, Texas Local Government Code, to provide economic development loans and grants to promote economic development and to stimulate business and commercial activity.

The resolution included herein is a “Loan Commitment” resolution offering an economic development loan in the amount of \$1,200,000, which will allow the applicant to qualify for

certain competitive points under its TDHCA tax credit application. **It is the City's intent to assign the economic development incentive agreement to a third party to assume all obligations and liabilities associated with said loan.** This resolution is contingent on several items that must occur prior to the City entering into an Economic Development Incentive Agreement, including applicant's receipt of commitment of tax credits for the project from TDHCA.

This resolution is specific to financing and **is not a statement of support for rezoning the site**, or for other development approvals that may be required. Such approvals will be made in due course as they come before the appropriate bodies of the City (Planning and Zoning Commission and City Council).

As previously noted, approval of the requested resolution in no way implies approval of the required zoning. Any future zoning case will be reviewed on its own merits based on approval criteria outlined in Chapter 77, Section 805 of the *Rowlett Development Code*. Should the applicant be successful in the initial stages of the State's process, staff anticipates that an official zoning request will be submitted to the City prior to July 31, 2015.

One of the guiding principles listed in the Realize Rowlett 2020 Comprehensive Plan is to "*Make Rowlett a community that is attractive to people at all stages of their life*". One way this is accomplished is by providing a wide variety of housing types, so people at all stages of life can find an option that meets their needs. The proposed project would meet the needs of an underserved demographic in the City of Rowlett. For that reason staff recommends approval of the funding commitment resolution. It will provide the applicant the support needed to qualify for State funding through the Department of Housing and Community Affairs, which could lead to the possibility of a senior housing project in Rowlett.

Staff acknowledges that approval of this resolution is the **first step** in the State's process, and that numerous approvals are necessary prior to final approval of the project by both the State and City as evidenced by the history of this project from the 2012 funding cycle. With that said, this recommendation should not be interpreted as a statement of support for rezoning the site and staff has not received sufficient information to make that determination. When and if the time comes to consider rezoning the subject property, staff will evaluate the submittal and provide a recommendation based on the approval criteria outlined in Chapter 77, Section 805 of the *Rowlett Development Code*.

#### **FINANCIAL/BUDGET IMPLICATIONS**

There would not be a direct financial impact on the City of Rowlett, since the economic development incentive agreement would then be assigned to a third party to assume all obligations and liabilities associated with the loan.

#### **RECOMMENDED ACTION**

Move to approve a funding commitment resolution for a proposed senior community to be constructed in the 5500 block of Old Rowlett Road, City of Rowlett, Dallas County, Texas and

authorizing Evergreen Rowlett Senior Community, L.P. to apply to the Texas Department of Housing and Community Affairs (TDHCA) Tax Credit Program for funding of such senior community.

## **RESOLUTION**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROWLETT, TEXAS, AUTHORIZING AN ECONOMIC DEVELOPMENT LOAN TO EVERGREEN ROWLETT SENIOR COMMUNITY, L.P. IN THE AMOUNT OF \$1,200,000, UNDER SPECIFIED CONDITIONS; AND, PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, 10 Texas Administrative Code Section 11.9(d)(2), setting forth certain regulations of the Texas Department of Housing and Community Affairs (the "TDHCA") governing the Competitive Housing Tax Credit Program (the "TDHCA Rules"), provide for an applicant to be awarded up to fourteen (14) points for a resolution from a unit of local government confirming its commitment of qualifying funding; and

**WHEREAS**, the City of Rowlett, Texas (the "City") has adopted a policy for economic development incentives, and is authorized under Chapter 380, Texas Local Government Code, to provide economic development grants and loans to promote economic development and to stimulate business and commercial activity; and

**WHEREAS**, Evergreen Rowlett Senior Community, L.P. has advised that it can receive fourteen (14) points under Texas Government Code Section 2306.6710(b)(1)(E) Commitment of Funding by Local Political Subdivision, also detailed in Section 11.9(d)(2) of the 2015 Qualified Allocation Plan, for a development loan from the City of Rowlett for use in the development of Evergreen Rowlett Senior Community, L.P.; and

**WHEREAS**, the City Council finds and determines that the Project (as hereinafter defined) satisfies the Criteria established by the Policy, will further the objectives of the City, will benefit the City and the residents of the City, and will promote economic development and stimulate business and commercial activity through the creation of jobs and expansion of the City's tax base.

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

**Section 1:** That the recitals contained hereinabove are true and correct.

**Section 2:** That the City of Rowlett, Texas (the "City") desires and is willing to make a loan to Evergreen Rowlett Senior Community, L.P. (the "Borrower"), in the amount of \$1,200,000 (the "Loan") to pay for costs associated with the development of the Evergreen at Rowlett Senior Community located in the 5500 block of Old Rowlett Road within the City, a development of not to exceed 150 units (the "**Project**").

**Section 3:** That it is understood that Borrower intends to apply a commitment of Tax Credits from the TDHCA pursuant to its 2015 Qualified Allocation Plan (the "QAP"). The City understands that this Loan allows Borrower to qualify for certain points under its Tax Credit application, and Borrower and City intend for this Loan to comply with the QAP.

**Section 4:** That the Loan will be evidenced by a Promissory Note (the "Note"), which will have a term of at least fifteen years and shall bear interest at a rate equal to three percent (3%) per annum with a 30-year amortization.

**Section 5:** That this Resolution constitutes the firm commitment of the City to make the Loan to Borrower on the terms and conditions described above (this "Loan Commitment"). This Loan Commitment is conditioned upon: (1) the City's receipt and approval of loan documents in final form; (2) no material adverse change in Borrower or the Project or the circumstances surrounding Borrower's development of the Project that would, in the City's reasonable judgment, make the Loan unacceptable to the City; (3) approval by the City's legal counsel of the documents evidencing the Loan; (4) Borrower's receipt of a commitment of Tax Credits for the Project from the TDHCA; (5) availability to the City of funding sources in an amount sufficient to fund the Loan at the time of closing; and (6) execution and delivery of an incentive agreement between the City and the Borrower setting forth the economic development criteria required for the Loan. In order to provide funding for the Loan, the City at its discretion may create or use an instrumentality of the City that meets the requirements of 10 TAC Section 11.9(d)(3) of the TDHCA Rules

**Section 6:** That this Loan Commitment expires upon the Borrower's failure to satisfy any one of the numbered conditions described above. Neither the City, its governing body, or any employee or representative of the City makes any representation with respect to whether this Loan Commitment qualifies the Borrower for the award of certain points by the TDHCA in connection with an application for a commitment of Tax Credits under any requirement, rule, policy or guideline of the TDHCA, including but not limited to the QAP.

**Section 7:** Neither the Borrower nor anyone related to the Borrower has provided City with funds to fund the Loan and the City is not a Related Party, as defined in Section 2306.6702, Texas Government Code, to the Borrower.

**Section 8:** This resolution shall become effective immediately upon its passage.



City of Rowlett  
Staff Report

4000 Main Street  
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**AGENDA DATE:** 02/17/15

**AGENDA ITEM:** 7D

**TITLE**

Consider a resolution authorizing the City Manager to execute master professional services agreements with Yoon's Trim and Construction, and Texas Remodelers and Builders, Inc., respectively, for general contractor services associated with the City's Community Development Block Grant (CDBG) Home Rehabilitation Program.

**STAFF REPRESENTATIVE**

Marc Kurbansade, AICP, Director of Development Services

**SUMMARY**

The purpose of this item is for the City Council to authorize the City Manager to execute a master professional services agreement with the qualified contractors that resulted from a request for qualifications (RFQ) associated with the City's CDBG Home Rehabilitation Program. Once executed, the City will be able to award bids to these contractors as individual projects are initiated.

**BACKGROUND INFORMATION**

In July 2014, the City Council directed City Staff to allocate a portion of the City's CDBG funding to a new housing rehabilitation program. The program is administered through the Department of Housing and Urban Development (HUD) and is intended to help low-income homeowners make necessary repairs and ensure compliance with health and safety codes. Examples of these repairs include, but are not limited to, the following: deteriorated siding, broken windows, minor structural repairs, roofing repairs, faulty plumbing, unsafe electrical and lighting, heating/air conditioning systems, water heater repair/replacement, stove/refrigerators, sewer system repairs, handicapped accessibility modifications, fire prevention and safety items, fencing, insulation, exterior/interior painting, and flooring.

As part of this process, a request for qualifications (RFQ) was issued for general contractors to participate in the program. The City advertised the RFQ on January 8, 2015, and January 15, 2015. The City subsequently received two proposals on January 27, 2015 from Yoon's Trim and Construction, and Texas Remodelers and Builders, Inc. The proposals were evaluated based on quality and thoroughness of the response to the RFQ, qualifications, depth of experience, reputation of the firm, its principals, employees and associates, applicability of experience and services to meet the City's needs, and history of similar and related project performance and references. Both proposals were deemed to meet the City's qualifications. Additionally, Staff checked references and found both companies are in good standing with the local municipalities with whom they have worked and individual homeowners who have been the recipients of their services.

## **DISCUSSION**

Each contractor will enter into a Professional Services Agreement (PSA) with the City of Rowlett through a City Council Resolution (PSA – Exhibit A). Doing this will create a pre-approved pool of contractors to draw from as projects arise as required by HUD. Individual projects will be identified and assigned to the most appropriate contractor based on experience and qualification for the type of work needed, as well as individual project bids. The requested PSAs will be valid for one-year terms, with options to renew for up to one year if both parties are in agreement.

## **FINANCIAL/BUDGET IMPLICATIONS**

This specific item does not have any direct fiscal impact. However, it is associated with the overall CDBG Home Rehabilitation Program. For fiscal year 2015, the City has allocated a total of \$122,676 to the program, including funds carried over from Fiscal Year 2014. In brief summary, the City Council directed Staff to structure the program to cap improvements at up to \$24,999 per individual project. In addition, any project over \$2,000 will be structured as an 18-month fully forgivable lien. Should the recipient choose to sell the home within an 18-month period, then they will be required to reimburse the City for the improvements. All improvements under \$2,000 will be considered a grant and no additional stipulations will be placed on the homeowner. Costs associated with the program will be paid for out of the CDBG Grant Fund and reimbursed by HUD throughout the year.

## **RECOMMENDED ACTION**

Staff recommends that the City Council approve a resolution authorizing the City Manager to execute master professional services agreements with Yoon's Trim and Construction, and Texas Remodelers and Builders, Inc., respectively, for general contractor services associated with the City's Community Development Block Grant (CDBG) Home Rehabilitation Program.

## **RESOLUTION**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROWLETT, TEXAS, APPROVING THE TERMS AND CONDITIONS OF AND AUTHORIZING THE CITY MANAGER TO EXECUTE PROFESSIONAL SERVICES AGREEMENTS BY AND BETWEEN THE CITY OF ROWLETT AND YOON'S TRIM AND CONSTRUCTION, AND TEXAS REMODELERS AND BUILDERS, INC. FOR GENERAL CONTRACTOR SERVICES ASSOCIATED WITH THE CITY OF ROWLETT'S COMMUNITY DEVELOPMENT BLOCK GRANT HOME REHABILITATION PROGRAM; AND PROVIDING AN EFFECTIVE DATE FOR EACH AGREEMENT.**

**WHEREAS**, the City Council of the City of Rowlett, Texas has been presented a proposed Professional Services Agreement by and between the City of Rowlett and Yoon's Trim and Construction, and Texas Remodelers and Builders, Inc. for general contractor services associated with the City of Rowlett's Community Development Block Grant Home Rehabilitation Program; and

**WHEREAS**, in compliance with state laws regarding the review, evaluation and selection of providers for professional services based on demonstrated competence and qualifications to

perform the services, and upon full review and consideration of each Agreement, and all matters related thereto, the City Council is of the opinion and finds that the terms and conditions thereof should be approved, and that the City Manager should be authorized to execute each Professional Services Agreement on behalf of the City of Rowlett, Texas.

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

**Section 1:** That the Agreement attached hereto having been reviewed by the City Council of the City of Rowlett, Texas, and found to be acceptable and in the best interest of the City and its citizens, be, and the same is hereby, in all things approved, and the City Manager is hereby authorized to execute each Professional Services Agreement on behalf of the City by and between the City and Yoon's Trim and Construction and Texas Remodelers and Builders, Inc. for general contractor services associated with the City of Rowlett's Community Development Block Grant Home Rehabilitation Program.

**Section 2:** This Resolution shall become effective immediately upon its passage

**ATTACHMENT**

Exhibit A – Professional Services Agreement

## PROFESSIONAL SERVICES AGREEMENT

This Professional Services Agreement (“Agreement”) is made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2015, by and between the undersigned Contractor (“Contractor”), and the City of Rowlett, Texas (“City”).

### RECITALS

**WHEREAS**, the City is a recipient of Community Development Block Grant funding and seeks to provide home repair and rehabilitation services to qualifying residents (“Homeowners”); and

**WHEREAS**, the City desires that Contractor provide non-exclusive home repair, rehabilitation and construction services for the City’s approved recipients under the terms of this Professional Services Agreement; and

**WHEREAS**, Contractor represents that it is a professional independent company and is willing and able to perform such services upon terms and conditions hereinafter set forth; and

**WHEREAS**, all services will be conducted in accordance with these terms and conditions and in accordance with the Home Rehabilitation and Improvement Construction Contract (“Home Rehabilitation Contract”), a copy of which is attached hereto and incorporated herein.

**NOW, THEREFORE**, in consideration of the foregoing and of the benefits to each of the parties accruing, the parties hereto do mutually agree as follows:

### AGREEMENT

1. **Scope of Services.** During the term of this Agreement, City may call upon Contractor to perform specific work from the scope to be defined per project in accordance with agreed upon fees. Individual projects may be delineated via a specific proposal. Contractor’s services will be provided on behalf of the City and in accordance with state law and the City’s ordinances and regulations. Contractor agrees to furnish services in conformity with the terms hereof and the Home Rehabilitation Contract, and all terms, conditions and representations submitted by Contractor in response to the City’s Request for Qualifications, which are incorporated by reference and made a part hereof.
2. **Term.** This Agreement shall remain in effect from the effective date of the Agreement unless terminated by written notice to the other party at least thirty (30) days prior to termination.
3. **Compensation.** City shall pay, and Contractor shall accept in full consideration for the performance of the Services, the amount set forth in each individual Home Rehabilitation

Contract. Contractor shall not request or receive, and City shall not be obligated to remit, any amount in excess of the amount set forth in the Home Rehabilitation Contract, unless specifically authorized in writing and approved by the City.

On or before the 25th day of each month after commencement of the Work, the Contractor shall submit an Application for Payment for the period ending the 15th day of the month to the City in such form and manner, and with such supporting data and content, as the City may require. The Contractor may request payment for that portion of the Contract Price properly allocable to Contract requirements properly provided and to labor, materials and equipment properly incorporated in the Work, less the total amount of previous payments received from the City. Such Application for Payment shall be signed by the Contractor and shall constitute the Contractor's representation that the Work has progressed to the level for which payment is requested, that the Work has been properly installed or performed in full compliance with this Contract, and that the Contractor knows of no reason why payment should not be made as requested. Thereafter, the City will review the Application and may also review the Work at the Project site or elsewhere to determine whether the quantity and quality of the Work is as represented in the Application for Payment and is as required by this Contract. The City shall make payments on account of the Contract Price to the Contractor within thirty (30) days following the City's receipt and approval of each Application for Payment.

The Contractor warrants that title to all Work covered by an Application for Payment will pass to the Homeowner when installed at the Project site, regardless of the time of payment. The Contractor further warrants that upon submittal of an Application for Payment, all Work for which payments have been received from the City shall be free and clear of liens, claims, security interest or other encumbrances in favor of the Contractor or any other person or entity whatsoever.

4. Responsibilities. City shall notify Contractor of specific projects. Contractor, the City and the homeowner will negotiate an agreed-upon price and scope of work. Upon execution of a Home Rehabilitation Contract for that project, Contractor shall prosecute the work called for in the Home Rehabilitation Contract diligently, in a safe and professional manner, in a good and workmanlike manner, in accordance with industry standards, and in accordance with all laws, regulations and requirements. Contractor shall be responsible for furnishing the City with appropriate documentation as requested by City showing the nature, quantity, quality of materials used, compliance with prevailing wage rate requirements, and monthly draw requests together with sufficient documentation to establish that labor and materials have been furnished in support of the amount sought in the draw request. Contractor shall participate in inspections performed by the City.

5. Ownership of Documents. All plans, studies, documents and other writings prepared by Contractor, its officers, employees, agents and subcontractors in the course of implementing this Agreement shall remain the property of City. Contractor may, however, retain one archival copy of all reports delivered to City and of all working papers necessary to support Contractor's analysis, conclusions or recommendations.

6. Relationship of Parties. Contractor is an independent contractor, and nothing contained herein shall be construed as constituting any other relationship with City, nor shall it be construed as creating any relationship whatsoever between City and Contractor's employees. Contractor shall not be entitled, under this contract or otherwise, to any of the benefits under any employee benefit plan which City or its affiliates or subsidiaries presently has in effect or may put into effect; nor will Contractor be considered an employee for purposes of any tax or contribution levied by any federal, state or local government. Contractor has sole authority and responsibility to hire, fire and otherwise control its employees, and neither Contractor nor any of its employees are employees of City. Contractor agrees to comply with laws, rules, regulations and ordinances applicable to it as an employer. Contractor, its employees, representatives, officers and agents shall not at any time represent themselves to be employees or officials of the City.

7. Standard of Care. Contractor represents that the services, labor, and materials provided to each project will be prepared, performed, and rendered in a good and workmanlike manner and in accordance with industry standards. Materials used in each project shall be new and of good quality.

8. Indemnity. CONTRACTOR AGREES TO HOLD HARMLESS, INDEMNIFY AND DEFEND THE CITY FROM AND AGAINST SUITS, ACTIONS, LOSSES, DAMAGES, CLAIMS, OR LIABILITY OF ANY CHARACTER, TYPE, OR DESCRIPTION, INCLUDING ALL REASONABLE EXPENSES OF LITIGATION, COURT COSTS, AND ATTORNEY'S FEES, FOR INJURY OR DEATH TO ANY PERSON, INJURY OR LOSS TO ANY PROPERTY, RECEIVED OR SUSTAINED BY ANY PERSON OR PERSONS, INCLUDING CONTRACTOR, OR PROPERTY, TO THE EXTENT DIRECTLY ARISING OUT OF, OR OCCASIONED BY THE PERFORMANCE OF CONTRACTOR UNDER THIS AGREEMENT,

9. Insurance. Contractor, at Contractor's own cost and expense, shall purchase and maintain liability, automobile and workers compensation insurance in the types and amounts set forth in the Standard Contract Insurance Requirements of the City's Application for Inclusion on Approved Contractors List. The Contractor shall not commence work on any Contract in the City until the Contractor has obtained all the insurance required under this paragraph and such insurance has been approved by the City.

Contractor shall name City as additional insured and other parties that it deems appropriate to be additionally insured under Contractor's Commercial General Liability policy. Should any of the above described policies be cancelled before the expiration date thereof, the insurer shall deliver notification to City in accordance with the policy provisions. Companies issuing the insurance policies shall have no recourse against the City for payment of any premiums or assessments for any deductibles which are at the sole responsibility and risk of Contractor. No insurance company shall have a right of subrogation against the City. Proof that the insurance is in force shall be furnished to the City on Standard Certificate of Insurance forms. The

coverages provided herein shall be primary and noncontributory with any other insurance maintained by the City, for its benefit, including self insurance. The City, on its own behalf and on the behalf of any others that are named as additionally insured at City's request, agrees that providing such insurance or the additional insured endorsement shall in no way be construed as an assumption by Contractor of any liability for the negligence or willful misconduct or any wrongful behavior on the part of City or others that are named additionally insured.

10. Non-exclusivity. Upon the City's approval of Projects, the City will select a contractor from an approved list of contractors. Contractor has no right or interest to be placed on the list of contractors, and the City has sole authority to select which contractor with which it may negotiate or select to provide labor and/or materials for any project.

11. Termination.

Termination for Convenience. Either party may terminate this Agreement other than by reason of default, at any time, by sending written notice thereof thirty (30) days in advance of the termination date; provided, however, that Contractor shall satisfactorily complete all assigned Projects. Upon such termination, City shall pay Contractor for services performed to and including the date of termination.

Termination for Cause. Contractor may suspend or terminate this Agreement for cause upon thirty (30) days written notice to City in the event City fails to substantially perform City's obligations under this Agreement. Such failure by City shall include, but is not limited to, the failure to make payments to Contractor in accordance with the requirements of this Agreement. City may suspend or terminate the Services under this Agreement for cause upon thirty (30) days written notice to Contractor in the event Contractor fails to substantially perform Contractor's obligations under this Agreement. Such failure shall include, but is not limited to, Contractor's failure to perform the Services under this Agreement in accordance with the standard of care set forth in this Agreement. Upon receipt of written notice, the receiving party shall have thirty (30) days to cure the failure. In the event either party terminates this Agreement for cause and it is later determined or agreed that the non-terminating party had not failed to substantially perform its obligations under the Agreement, the termination shall be treated as a termination for convenience.

Notwithstanding anything contained herein to the contrary, the City may remove Contractor from the list of eligible contractors for any or no reason. Contractor shall nevertheless be entitled for full payment of work so long as Contractor has satisfactorily completed the work associated with all assigned projects. Contractor waives, releases and discharges the City from any claims, demands, losses or liabilities in the event that Contractor's name is removed from the list of eligible contractors.

12. Audit. City shall have the right during the term of this Agreement and for a period of one (1) year after termination to audit Contractor's books and records relating to the work and to each

Project. Contractor shall, during the progress of services, provide City with evidence of payment for and records of receipt of materials, supplies and equipment as they become available and are presented for payment, together with such other data as City may reasonably request.

12. Resolution of Disputes. All claims, disputes or controversies not covered by Section 10 of the Home Rehabilitation Contract shall be submitted to non-binding mediation before and as a condition precedent to the initiation of legal proceedings. In no event shall any disputes be subject to binding arbitration. Upon written request by either party to this Agreement for mediation of any dispute, City and Contractor shall select a neutral mediator by mutual agreement. Such selection shall be made within ten (10) calendar days of the date of receipt by the other party of the written request for mediation. In the event of failure to reach such agreement or in any instance when the selected mediator is unable or unwilling to serve and a replacement mediator cannot be agreed upon by City and Contractor within ten (10) calendar days, a mediator shall be chosen as specified in the Mediation Rules of the American Arbitration Association then in effect, or any other appropriate rules upon which the parties may agree.

13. Remedies. The obligations and remedies provided herein are cumulative of any other rights or remedies available at law or in equity.

14. Choice of Forum. This Agreement shall be governed by and construed in accordance with the laws of the state of Texas. Exclusive venue shall be in the state courts of proper jurisdiction of Dallas County.

15. Miscellaneous. This Agreement constitutes the entire agreement between the parties and shall supersede other agreements and representations made prior to the date hereof. No amendments to this contract or changes in the scope of services shall be valid unless made in writing and signed by the parties. Pre-printed terms and conditions (including, but not limited to, waivers of rights and remedies, and variations from any of the warranty, guarantee, standard of care, indemnity, and liability provisions) contained in purchase orders, work orders, invoices or other documents issued by Contractor with respect to any work or draw request shall have no force or effect and shall be superseded by the terms and conditions herein. The invalidity or unenforceability of any portion(s) or provision(s) of this Agreement shall in no way affect the validity or enforceability of any other portion(s) or provision(s) hereof. Any invalid or unenforceable provision(s) shall be severed from the Agreement and the balance of the Agreement shall be construed and enforced as if the Agreement did not contain a particular portion(s) or provision(s) held to be invalid or unenforceable. In the event the terms and conditions of this Professional Services Agreement conflict with the terms and conditions of any other agreement, this Agreement shall govern and control over any such conflicts. No failure on the part of either party to exercise any right or remedy hereunder shall operate as a waiver of that right or any other right or remedy that party may have hereunder.

16. Interpretation of Agreement. This Agreement shall be interpreted as though prepared by all parties and shall not be construed unfavorably against either party.

17. Third Party Beneficiary. It is expressly understood and agreed that the enforcement of these terms and conditions shall be reserved to the City and Contractor and, if appropriate, by Homeowners. Nothing contained in the agreement shall give or allow any claim or right of action whatsoever by any other third person. Any indemnification provided for in this Agreement shall be among the City and Contractor only, and no third part or incidental beneficiary shall have any right or interest in or to any indemnification hereunder.

18. Assignment. Neither party may assign this Agreement or any right or obligation hereunder without the prior written consent of the other party, which shall not be unreasonably withheld or delayed.

**CITY**

**CONTRACTOR**

By \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Title: \_\_\_\_\_

By \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Title: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_



City of Rowlett  
Staff Report

4000 Main Street  
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Rowlett, TX 75080-0099  
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**AGENDA DATE:** 02/17/15

**AGENDA ITEM:** 7E

**TITLE**

Consider action to approve a resolution authorizing the final acceptance and release of retainage for the SSES Manhole Rehabilitation Project in the amount of \$87,050.15 to Fuquay, Incorporated and authorizing the Mayor to execute the necessary documents.

**STAFF REPRESENTATIVE**

Tim Rogers - Director of Public Works  
Robbin Webber - Assistant Director of Public Works

**SUMMARY**

This project consists of the rehabilitation of manholes throughout the City that have been identified as deficient based upon inspection.

**BACKGROUND INFORMATION**

Hydrogen sulfide corrosion of concrete is prevalent in the system and the cleaning, rehabilitation and application of protective coating of manholes was recommended to extend the useful life of these assets. Rehabilitation of sanitary sewer manholes and structures required experienced crews with specialized training in preparing the surface for the coating process and uniformly coating the interior manhole surface with proven corrosion resistant material. For this manhole rehabilitation project, the recommendation was to use 100% solids polyurethane manufactured by Sprayroq, Inc. and Fuquay, Incorporated of New Braunfels, Texas is the manufacturer's sole approved installer in this region.

The City of Rowlett advertised for Request for Statements of Qualifications (RFQ) in February 2009 for engineering firms interested in providing a Sanitary Sewer Evaluation Survey (SSES) for the City's sanitary sewer collection system. The City of Rowlett subsequently received four proposals on March 13, 2009, and the professional service agreement was signed to Pipeline Analysis on May 19, 2009. Fuquay, Incorporated was awarded the contract to rehabilitate manholes on March 15, 2011. Manhole rehabilitation included lining, sealing, installing water tight ring and covers, raising buried manholes to grade, replacing vented covers, etc. Mainline sewer rehabilitation included cured-in-place pipe (CIPP), slip lining and upsizing or pipe replacement by pipe bursting. From the manhole inspections, 614 were found to have various defects from moderate (388) to severe (226).

Under the Phase 1 Contract, the available funds were sufficient to rehabilitate 225 priority one manholes and 23 of the priority two manholes in the amount of \$565,000.00. The Phase 1 Project final acceptance and release of retainage was approved by City Council on October 16, 2012.

On November 20, 2012, City Council approved the Construction Contract with Fuquay, Incorporated in the amount of \$525,000.00 for Phase 2 of the SSES Rehabilitation Project. The cost to rehabilitate each manhole varied depending on the depth, size, and condition of the manhole. Typically, on average, the cost to rehabilitate a manhole ranged from \$3,000.00-\$8,000.00. Fuquay, Incorporated rehabilitated the worst manholes as a priority. A total of 415 manholes have been rehabilitated during Phase 2 and all inflow dishes have been installed in the manholes that were listed as susceptible to inflow through the manhole covers.

## **DISCUSSION**

Staff estimated it would take 12 months to complete 415 of the manhole rehabilitations in Phase 2. Cold weather caused delays due to the requirements for the coating process not being applied below certain temperatures. Delays were also attributed to the physical evaluation of the manholes at the time of repair, which freed up funds within the contract. The remaining funds were utilized to repair other structures/manholes that were not identified in the initial analysis of the collection system.

Fuquay, Incorporated has satisfactorily completed the project as designed in accordance with the contract plans and specifications. Staff has inspected the construction ensuring compliance with the provisions of the contract and recommends acceptance of such improvements with a final acceptance and release of retainage in the amount of \$87,050.15.

## **FINANCIAL/BUDGET IMPLICATIONS**

Funding is available in the amount of \$525,000.00 for the SSES Manhole Rehabilitation Project, Phase 2 in Project Code SS2088, Manhole Rehabilitation (Account # 598-8201-531.8002). To date, \$437,949.85 has been expended on this project, and funding in the amount of \$87,050.15 has been encumbered for final acceptance and release of retainage for a total cost of \$525,000.00.

## **RECOMMENDED ACTION**

Staff recommends the City Council approve a resolution authorizing the final acceptance and release of retainage for the SSES Manhole Rehabilitation Project in the amount of \$87,050.15 to Fuquay, Incorporated and authorizing the Mayor to execute the necessary documents.

## **RESOLUTION**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROWLETT, TEXAS, AUTHORIZING FINAL ACCEPTANCE AND RELEASE OF RETAINAGE FOR THE SSES MANHOLE REHABILITATION PROJECT IN THE AMOUNT OF \$87,050.15; AUTHORIZING THE MAYOR TO EXECUTE THE NECESSARY DOCUMENTS FOR PAYMENT PURSUANT TO APPROVAL; AND, PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City Council adopted Resolution Number RES-041-11 awarding for the construction of SSES Manhole Rehabilitation Project on March 15, 2011, in the amount of \$525,000.00 to Fuquay, Incorporated; and

**WHEREAS**, Fuquay, Incorporated has completed the project within the construction time frame and within budget; and

**WHEREAS**, City staff has inspected the construction ensuring that it complies with the provisions of the contract and recommends acceptance of such improvements as well as the release of retainage.

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

**Section 1:** That the City Council of the City of Rowlett, Texas, hereby accepts the completion of the SSES Manhole Rehabilitation Project and approves the release of retainage to Fuquay, Incorporated in the amount of \$87,050.15.

**Section 2:** That the City Council hereby authorizes the Mayor to execute the necessary documents on the City's behalf to conform to this resolution.

**Section 3:** This resolution shall be effective immediately upon its passage.

**ATTACHMENT**

Exhibit A – Final Payment Request Form



# EXHIBIT A

## PAYMENT REQUEST (4.51)

<b>PROJECT:</b>	<u>Sanitary Sewer Manhole Rehabilitation Phase II</u>	<b>PROJECT NUMBER</b>
<b>OWNER:</b>	<u>City of Rowlett, TX</u>	<u>SS-030013</u>
<b>CONTRACTOR:</b>	<u>Fuquay, Inc.</u>	_____
<b>ENGINEER:</b>	<u>Pipeline Analysis</u>	_____

**PAYMENT PERIOD FROM:** 07/01/14 **TO** 10/31/14 **ESTIMATE NO.:** 5 (FINAL)

### SUMMARY OF PAYMENT ESTIMATE VALUES FROM ATTACHED TABULATIONS

Original Contract Amount	_____	\$525,000.00
Approved Change Orders	_____	
Current Contract Amount	_____	\$525,000.00
Total Value of Original Contract Performed (Attachment "A" consisting of 1 page)	_____	\$525,000.00
Extra Work on Approved Change Orders (Attachment "B" consisting of 0 page)	_____	
Materials on Hand (Attachment "C" consisting of ___ pages)	_____	
Total Value of Work to Date	_____	\$525,000.00
Less Amount Retained at _____ %	_____	\$525,000.00
Net Amount Earned on Contract	_____	\$437,949.85
Less Amount of Previous Payments	_____	
<b>BALANCE DUE THIS STATEMENT</b>	_____	\$87,050.15
Percentage of Contract Paid to Date	_____	100.00%

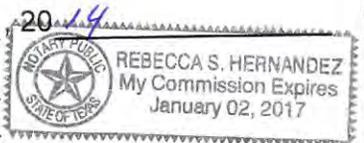
The undersigned Contractor certifies that all work, including materials on hand, covered by this Periodical Payment has been completed and delivered and stored in accordance with the Contract Documents, that all amounts have been paid by him for work, materials, and equipment for which previous Periodical Payments were issued and received from the Owner, and that the current payment shown herein is now due.

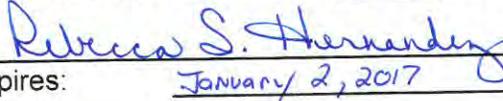
Contractor: Fuquay, Inc.

By 

Date: 10/31/2014

Subscribed and sworn to before me this 31<sup>st</sup> day of OCTOBER



Notary Public:   
My Commission expires: January 2, 2017

**Recommended for Payment by  
Pipeline Analysis**

By \_\_\_\_\_  
Date

**Recommended for Payment by  
City of Rowlett Inspector**

By   
Date 1/10/15

**Approved for Payment by  
CITY of ROWLETT**

By \_\_\_\_\_  
Date



**ATTACHMENT "A"**  
**PAYMENT REQUEST**  
**TABULATION OF VALUES FOR ORIGINAL CONTRACT WORK PERFORMED**

**PROJECT:** Sanitary Sewer Manhole Rehabilitation Phase II

**OWNER:** City of Rowlett, TX

**CONTRACTOR:** Fuquay, Inc.

**ENGINEER:** Pipeline Analysis

**PROJECT NUMBER**  
SS-030013

**PAYMENT PERIOD FROM:** 07/01/14

**TO** 10/31/14

**ESTIMATE NO.:** 5 (FINAL)

ITEM NO.	DESCRIPTION OF ITEM	QUANTITY ORIGINAL ESTIMATE	UNIT OF MEASURE	UNIT PRICE	TOTAL CONTRACT AMOUNT	PREVIOUS QUANTITY	QUANTITY THIS ESTIMATE	VALUE OF WORK THIS ESTIMATE	BALANCE OF MATERIALS ON HAND	TOTAL VALUE OF WORK COMPLETED	% OF WORK COMPLETE
1	Basin 10, MH#560060, LOC - 7338 Liberty Grove Rd	1	LS	\$ 2,450.20	\$ 2,450.20	1.00				\$2,450.20	100.00%
2	Basin 16, MH#620141, LOC - 5402 MILLER RD.	1	LS	\$ 3,067.48	\$ 3,067.48	1.00				\$3,067.48	100.00%
3	Basin 1, MH#1140551, LOC - 2800 LAKEWOOD DR	1	LS	\$ 2,767.56	\$ 2,767.56	1.00				\$2,767.56	100.00%
4	Basin 1, MH#1270230, LOC - 3802 LAKESIDE DR.	1	LS	\$ 649.50	\$ 649.50	1.00				\$649.50	100.00%
5	Basin 1, MH#1270250, LOC - 8706 EDGELAKE TRL.	1	LS	\$ 389.50	\$ 389.50	1.00				\$389.50	100.00%
6	Basin 1, MH#1270251, LOC - 8714 EDGELAKE TR.	1	LS	\$ 389.50	\$ 389.50	1.00				\$389.50	100.00%
7	Basin 1, MH#1280020, LOC - 3208 BOUVIER ST.	1	LS	\$ 199.50	\$ 199.50	1.00				\$199.50	100.00%
8	Basin 1, MH#1290050, LOC - 2318 SOUTHBAY CIR	1	LS	\$ 250.00	\$ 250.00	1.00				\$250.00	100.00%
9	Basin 1, MH#1290091, LOC - 2310 SOUTHBAY CIR	1	LS	\$ 199.50	\$ 199.50	1.00				\$199.50	100.00%
10	Basin 1, MH#1290120, LOC - 5 STONEHOLLOW DR	1	LS	\$ 199.50	\$ 199.50	1.00				\$199.50	100.00%
11	Basin 2, MH#1230310, LOC - 9201 WILLARD ST	1	LS	\$ 450.00	\$ 450.00	1.00				\$450.00	100.00%
12	Basin 2, MH#1230370, LOC - 9201 SHIPMAN ST.	1	LS	\$ 1,392.61	\$ 1,392.61	1.00				\$1,392.61	100.00%
13	Basin 2, MH#1240040, LOC - 9110 DAVIS ST.	1	LS	\$ 2,025.42	\$ 2,025.42	1.00				\$2,025.42	100.00%
14	Basin 2, MH#1240100, LOC - 9108 SHEARER ST.	1	LS	\$ 1,690.28	\$ 1,690.28	1.00				\$1,690.28	100.00%
15	Basin 2, MH#1240220, LOC - 9118 DENVER ST.	1	LS	\$ 2,763.55	\$ 2,763.55	1.00				\$2,763.55	100.00%
16	Basin 2, MH#1240280, LOC - 9213 MILLWOOD DR	1	LS	\$ 1,039.50	\$ 1,039.50	1.00				\$1,039.50	100.00%
17	Basin 2, MH#1250030, LOC - 5506 FAIRMONT DR	1	LS	\$ 389.50	\$ 389.50	1.00				\$389.50	100.00%
18	Basin 2, MH#1250080, LOC - 5414 FAIRMONT DR	1	LS	\$ 389.50	\$ 389.50	1.00				\$389.50	100.00%
19	Basin 2, MH#1250150, LOC - 9112 PECAN DR	1	LS	\$ 2,204.12	\$ 2,204.12	1.00				\$2,204.12	100.00%
20	Basin 2, MH#1250151, LOC - 9106 PECAN DR	1	LS	\$ 2,374.79	\$ 2,374.79	1.00				\$2,374.79	100.00%
21	Basin 2, MH#1250170, LOC - 9102 PECAN ST	1	LS	\$ 389.50	\$ 389.50	1.00				\$389.50	100.00%
22	Basin 2, MH#1250180, LOC - 9414 FAIRMONT DR	1	LS	\$ 1,798.36	\$ 1,798.36	1.00				\$1,798.36	100.00%
23	Basin 2, MH#1250220, LOC - 9309 NOTTINGHAM CT	1	LS	\$ 1,340.00	\$ 1,340.00	1.00				\$1,340.00	100.00%
24	Basin 2, MH#1250221, LOC - 9309 NOTTINGHAM CT	1	LS	\$ 389.50	\$ 389.50	1.00				\$389.50	100.00%
25	Basin 2, MH#1250230, LOC - 4910 SCENIC DR	1	LS	\$ 3,401.23	\$ 3,401.23	1.00				\$3,401.23	100.00%
26	Basin 2, MH#1250300, LOC - 4910 SENIC DR	1	LS	\$ 3,143.45	\$ 3,143.45	1.00				\$3,143.45	100.00%
27	Basin 2, MH#1250310, LOC - 4906 SENIC DR	1	LS	\$ 2,511.05	\$ 2,511.05	1.00				\$2,511.05	100.00%
28	Basin 2, MH#1250370, LOC - 4810 SENIC DR	1	LS	\$ 3,383.72	\$ 3,383.72	1.00				\$3,383.72	100.00%
29	Basin 2, MH#1260050, LOC - 4706 SENIC CT	1	LS	\$ 190.00	\$ 190.00	1.00				\$190.00	100.00%
30	Basin 2, MH#1260180, LOC - 4614 SENIC CT	1	LS	\$ 3,007.99	\$ 3,007.99	1.00				\$3,007.99	100.00%
31	Basin 2, MH#1260540, LOC - 4402 SENIC CT	1	LS	\$ 190.00	\$ 190.00	1.00				\$190.00	100.00%
32	Basin 2, MH#1260541, LOC - NONE SENIC CT	1	LS	\$ 190.00	\$ 190.00	1.00				\$190.00	100.00%
33	Basin 2, MH#1260550, LOC - 4206 WATERSEEDGE CV	1	LS	\$ 2,930.45	\$ 2,930.45	1.00				\$2,930.45	100.00%
34	Basin 2, MH#1330011, LOC - 6700HARBORSIDE ST	1	LS	\$ 840.00	\$ 840.00	1.00				\$840.00	100.00%
35	Basin 2, MH#1330070, LOC - 6510 ROCHDALE DR	1	LS	\$ 389.50	\$ 389.50	1.00				\$389.50	100.00%
36	Basin 2, MH#1330100, LOC - 6502 ROCHDALE DR	1	LS	\$ 199.50	\$ 199.50	1.00				\$199.50	100.00%
37	Basin 2, MH#1330180, LOC - 9905 TOWNSHIP LN	1	LS	\$ 250.00	\$ 250.00	1.00				\$250.00	100.00%
38	Basin 2, MH#1330190, LOC - 9905 TOWNSHIP LN	1	LS	\$ 1,755.75	\$ 1,755.75	1.00				\$1,755.75	100.00%
39	Basin 2, MH#1340080, LOC - 6214 TOWNSHIP LN	1	LS	\$ 389.50	\$ 389.50	1.00				\$389.50	100.00%
40	Basin 2, MH#1340140, LOC - 9922 TOWNSHIP LN	1	LS	\$ 1,590.00	\$ 1,590.00	1.00				\$1,590.00	100.00%
41	Basin 2, MH#1340150, LOC - 9922 NEW FORREST LN	1	LS	\$ 1,751.14	\$ 1,751.14	1.00				\$1,751.14	100.00%

ITEM NO.	DESCRIPTION OF ITEM	QUANTITY ORIGINAL ESTIMATE	UNIT OF MEASURE	UNIT PRICE	TOTAL CONTRACT AMOUNT	PREVIOUS QUANTITY	QUANTITY THIS ESTIMATE	VALUE OF WORK THIS ESTIMATE	BALANCE OF MATERIALS ON HAND	TOTAL VALUE OF WORK COMPLETED	% OF WORK COMPLETE
42	Basin 2, MH#1340210, LOC - 9914 NEW FORREST DR	1	LS	\$ 1,340.00	\$ 1,340.00					\$389.50	100.00%
43	Basin 2, MH#1340230, LOC - 9902 NEW FORREST DR	1	LS	\$ 389.50	\$ 389.50	1.00				\$1,881.49	100.00%
44	Basin 2, MH#1340240, LOC - 508 POINT ROYAL DR	1	LS	\$ 1,881.49	\$ 1,881.49	1.00				\$190.00	100.00%
45	Basin 2, MH#1340250, LOC - 502 POINT ROYAL DR	1	LS	\$ 190.00	\$ 190.00	1.00				\$389.50	100.00%
46	Basin 2, MH#1340260, LOC - 502 POINT ROYAL DR	1	LS	\$ 389.50	\$ 389.50	1.00				\$1,743.20	100.00%
47	Basin 2, MH#1350010, LOC - 214 POINT ROYAL DR	1	LS	\$ 1,743.20	\$ 1,743.20	1.00				\$1,423.55	100.00%
48	Basin 2, MH#1350030, LOC - 106 PECAN DR	1	LS	\$ 1,423.55	\$ 1,423.55	1.00				\$840.00	100.00%
49	Basin 3, MH#1080090, LOC - 7510 Beverly DR	1	LS	\$ 840.00	\$ 840.00	1.00				\$389.50	100.00%
50	Basin 3, MH#1080120, LOC - 7400 Princeton Rd	1	LS	\$ 389.50	\$ 389.50	1.00				\$1,039.50	100.00%
51	Basin 3, MH#1080220, LOC - 7402 Aberdeen DR	1	LS	\$ 1,039.50	\$ 1,039.50	1.00				\$440.00	100.00%
52	Basin 3, MH#1080230, LOC - 7200 Princeton Rd	1	LS	\$ 440.00	\$ 440.00	1.00				\$190.00	100.00%
53	Basin 3, MH#1080300, LOC - 7300 Dalrock Rd	1	LS	\$ 190.00	\$ 190.00	1.00				\$199.50	100.00%
54	Basin 3, MH#1080351, LOC - 7100 Princeton Rd	1	LS	\$ 199.50	\$ 199.50	1.00				\$199.50	100.00%
55	Basin 3, MH#1080352, LOC - 7203 Princeton Rd	1	LS	\$ 199.50	\$ 199.50	1.00				\$1,010.77	100.00%
56	Basin 3, MH#1080353, LOC - 7326 Princeton Rd	1	LS	\$ 1,010.77	\$ 1,010.77	1.00				\$199.50	100.00%
57	Basin 3, MH#1080354, LOC - 7508 Princeton Rd	1	LS	\$ 199.50	\$ 199.50	1.00				\$389.50	100.00%
58	Basin 3, MH#1080460, LOC - 8300 Bristol st	1	LS	\$ 389.50	\$ 389.50	1.00				\$389.50	100.00%
59	Basin 3, MH#1080490, LOC - 6941 Dalrock Rd	1	LS	\$ 440.00	\$ 440.00	1.00				\$440.00	100.00%
60	Basin 3, MH#1080590, LOC - 8705 Barton Creek DR	1	LS	\$ 840.00	\$ 840.00	1.00				\$840.00	100.00%
61	Basin 3, MH#1090050, LOC - 8402 CONVENTRY DR	1	LS	\$ 840.00	\$ 840.00	1.00				\$2,052.78	100.00%
62	Basin 3, MH#1090100, LOC - 8510 Manchester Dr	1	LS	\$ 2,052.78	\$ 2,052.78	1.00				\$389.50	100.00%
63	Basin 3, MH#1090190, LOC - 6700 Dalrock Rd	1	LS	\$ 389.50	\$ 389.50	1.00				\$389.50	100.00%
64	Basin 3, MH#1090191, LOC - 6700 Dalrock Rd	1	LS	\$ 389.50	\$ 389.50	1.00				\$849.50	100.00%
65	Basin 3, MH#1090270, LOC - 8602 Huntington DR	1	LS	\$ 849.50	\$ 849.50	1.00				\$190.00	100.00%
66	Basin 3, MH#1090470, LOC - 8669 Lakeview Pkwy	1	LS	\$ 190.00	\$ 190.00	1.00				\$650.00	100.00%
67	Basin 3, MH#1210030, LOC - 7601 SPINNAKER CV	1	LS	\$ 650.00	\$ 650.00	1.00				\$389.50	100.00%
68	Basin 3, MH#1210041, LOC - 7601 SPINNAKER CV	1	LS	\$ 389.50	\$ 389.50	1.00				\$389.50	100.00%
69	Basin 3, MH#1210050, LOC - 8901 Creekside DR	1	LS	\$ 389.50	\$ 389.50	1.00				\$1,348.95	100.00%
70	Basin 3, MH#1220020, LOC - 8901 Briarcrest Dr	1	LS	\$ 1,348.95	\$ 1,348.95	1.00				\$1,626.78	100.00%
71	Basin 3, MH#1220030, LOC - 8909 Briarcrest Dr	1	LS	\$ 1,626.78	\$ 1,626.78	1.00				\$389.50	100.00%
72	Basin 3, MH#1220040, LOC - 9001 Briarcrest Dr	1	LS	\$ 389.50	\$ 389.50	1.00				\$389.50	100.00%
73	Basin 3, MH#1220050, LOC - 9017 Briarcrest Dr	1	LS	\$ 389.50	\$ 389.50	1.00				\$389.50	100.00%
74	Basin 3, MH#1220080, LOC - 9113 Briarcrest DR	1	LS	\$ 389.50	\$ 389.50	1.00				\$190.00	100.00%
75	Basin 3, MH#1220230, LOC - 9309 Briarcrest DR	1	LS	\$ 190.00	\$ 190.00	1.00				\$389.50	100.00%
76	Basin 3, MH#1220280, LOC - 9010 Barton Creek DR	1	LS	\$ 389.50	\$ 389.50	1.00				\$389.50	100.00%
77	Basin 3, MH#1220330, LOC - 7009 Battle Creek DR	1	LS	\$ 389.50	\$ 389.50	1.00				\$190.00	100.00%
78	Basin 3, MH#1220340, LOC - 7017 Graham Dr	1	LS	\$ 389.50	\$ 389.50	1.00				\$389.50	100.00%
79	Basin 4, MH#0870350, LOC - 9100 PHEASANT RUN DR	1	LS	\$ 389.50	\$ 389.50	1.00				\$1,441.56	100.00%
80	Basin 4, MH#0870360, LOC - 9206 PHEASANT RUN DR	1	LS	\$ 1,441.56	\$ 1,441.56	1.00				\$389.50	100.00%
81	Basin 4, MH#0870430, LOC - 8018 TROON	1	LS	\$ 389.50	\$ 389.50	1.00				\$389.50	100.00%
82	Basin 4, MH#0880100, LOC - 7806 KINGS CT	1	LS	\$ 389.50	\$ 389.50	1.00				\$389.50	100.00%
83	Basin 4, MH#0880110, LOC - 7814 TROON DR	1	LS	\$ 389.50	\$ 389.50	1.00				\$389.50	100.00%
84	Basin 4, MH#0880480, LOC - 7517 SAN CARLOS DR	1	LS	\$ 389.50	\$ 389.50	1.00				\$389.50	100.00%
85	Basin 4, MH#0890130, LOC - 7512 FAIRFIELD DR	1	LS	\$ 389.50	\$ 389.50	1.00				\$389.50	100.00%
86	Basin 4, MH#0890170, LOC - 7401 PARK LANE CT	1	LS	\$ 389.50	\$ 389.50	1.00				\$389.50	100.00%
87	Basin 4, MH#0890330, LOC - 7301 NORMANDY DR	1	LS	\$ 389.50	\$ 389.50	1.00				\$389.50	100.00%
88	Basin 4, MH#0890390, LOC - 7001 WESTWAY DR	1	LS	\$ 389.50	\$ 389.50	1.00				\$389.50	100.00%
89	Basin 4, MH#0890400, LOC - 7513 AIRLINE DR	1	LS	\$ 389.50	\$ 389.50	1.00				\$389.50	100.00%
90	Basin 4, MH#1050080, LOC - 8813 PHEASANT RUN RD	1	LS	\$ 389.50	\$ 389.50	1.00				\$389.50	100.00%
91	Basin 4, MH#1060040, LOC - 8701 PHEASANT RUN RD	1	LS	\$ 389.50	\$ 389.50	1.00				\$1,949.59	100.00%
92	Basin 4, MH#1060120, LOC - 8701 QUAIL RIDGE DR	1	LS	\$ 1,949.59	\$ 1,949.59	1.00				\$250.00	100.00%
93	Basin 4, MH#1060150, LOC - 8610 GOLD ST	1	LS	\$ 250.00	\$ 250.00	1.00				\$2,037.42	100.00%
94	Basin 4, MH#1060500, LOC - 8018 CLAIRMONT AVE	1	LS	\$ 2,037.42	\$ 2,037.42	1.00				\$3,419.85	100.00%
95	Basin 4, MH#1070060, LOC - 8213 DALROCK RD	1	LS	\$ 3,419.85	\$ 3,419.85	1.00				\$2,075.74	100.00%
96	Basin 4, MH#1070061, LOC - NONE DALROCK RD	1	LS	\$ 2,075.74	\$ 2,075.74	1.00				\$840.00	100.00%

ITEM NO.	DESCRIPTION OF ITEM	QUANTITY ORIGINAL ESTIMATE	UNIT OF MEASURE	UNIT PRICE	TOTAL CONTRACT AMOUNT	PREVIOUS QUANTITY	QUANTITY THIS ESTIMATE	VALUE OF WORK THIS ESTIMATE	BALANCE OF MATERIALS ON HAND	TOTAL VALUE OF WORK COMPLETED	% OF WORK COMPLETE
97	Basin 4, MH#1070371, LOC - 7810 PRINCETON RD	1	LS	\$ 389.50	\$ 389.50	1.00				\$389.50	100.00%
98	Basin 4, MH#1070372, LOC - 7810 PRINCETON RD	1	LS	\$ 250.00	\$ 250.00	1.00				\$250.00	100.00%
99	Basin 4, MH#1070374, LOC - 8233 DALROCK RD	1	LS	\$ 250.00	\$ 250.00	1.00				\$250.00	100.00%
100	Basin 4, MH#1070380, LOC - 7517 CENTENARY DR	1	LS	\$ 389.50	\$ 389.50	1.00				\$389.50	100.00%
101	Basin 4, MH#1070420, LOC - 7602 DARTMOUTH DR	1	LS	\$ 199.50	\$ 199.50	1.00				\$199.50	100.00%
102	Basin 5, MH#0860220, LOC - 9910 DALROCK RD	1	LS	\$ 2,148.55	\$ 2,148.55	1.00				\$2,148.55	100.00%
103	Basin 5, MH#0860221, LOC - NONE DALROCK RD	1	LS	\$ 2,544.94	\$ 2,544.94	1.00				\$2,544.94	100.00%
104	Basin 5, MH#0860222, LOC - 8409 TERENCE DR	1	LS	\$ 1,031.94	\$ 1,031.94	1.00				\$1,031.94	100.00%
105	Basin 5, MH#0860280, LOC - 8413 EDGEWOOD DR	1	LS	\$ 840.00	\$ 840.00	1.00				\$840.00	100.00%
106	Basin 5, MH#0860320, LOC - 9517 FAIRWAY VISTA DR	1	LS	\$ 2,413.92	\$ 2,413.92	1.00				\$2,413.92	100.00%
107	Basin 5, MH#0860350, LOC - 9501 FAIRWAY VISTA DR	1	LS	\$ 1,090.00	\$ 1,090.00	1.00				\$1,090.00	100.00%
108	Basin 5, MH#0870020, LOC - 3700 LIBERTY GROVE RD	1	LS	\$ 2,340.34	\$ 2,340.34	1.00				\$2,340.34	100.00%
109	Basin 5, MH#0870070, LOC - 8610 SCOTTSDALE DR	1	LS	\$ 2,387.91	\$ 2,387.91	1.00				\$2,387.91	100.00%
110	Basin 5, MH#0870120, LOC - 8514 SCOTTSDALE DR	1	LS	\$ 840.00	\$ 840.00	1.00				\$840.00	100.00%
111	Basin 5, MH#0870230, LOC - 8402 SCOTTSDALE DR	1	LS	\$ 389.50	\$ 389.50	1.00				\$389.50	100.00%
112	Basin 5, MH#0870270, LOC - 9018 HOGAN DR	1	LS	\$ 840.00	\$ 840.00	1.00				\$840.00	100.00%
113	Basin 5, MH#1040055, LOC - 9902 DALROCK RD	1	LS	\$ 1,425.68	\$ 1,425.68	1.00				\$1,425.68	100.00%
114	Basin 5, MH#1040056, LOC - 9916 DALROCK RD	1	LS	\$ 2,037.09	\$ 2,037.09	1.00				\$2,037.09	100.00%
115	Basin 5, MH#1050050, LOC - NONE DALROCK RD	1	LS	\$ 1,940.79	\$ 1,940.79	1.00				\$1,940.79	100.00%
116	Basin 5, MH#1050051, LOC - NONE DALROCK RD	1	LS	\$ 1,373.27	\$ 1,373.27	1.00				\$1,373.27	100.00%
117	Basin 5, MH#1050053, LOC - 9041 DALROCK RD	1	LS	\$ 1,553.20	\$ 1,553.20	1.00				\$1,553.20	100.00%
118	Basin 5, MH#1050054, LOC - NONE DALROCK RD	1	LS	\$ 1,486.54	\$ 1,486.54	0.13				\$190.00	12.78%
119	Basin 6, MH#1030012, LOC - 100013 Birdie Ct	1	LS	\$ 389.50	\$ 389.50	1.00				\$389.50	100.00%
120	Basin 6, MH#1030013, LOC - 10318 Liberty Grove Rd	1	LS	\$ 389.50	\$ 389.50	1.00				\$389.50	100.00%
121	Basin 6, MH#1040060, LOC - 8614 MC Cleery CR	1	LS	\$ 1,669.63	\$ 1,669.63	1.00				\$1,669.63	100.00%
122	Basin 6, MH#1040070, LOC - NONE NONE	1	LS	\$ 1,023.49	\$ 1,023.49	1.00				\$1,023.49	100.00%
123	Basin 6, MH#1050010, LOC - NONE NONE	1	LS	\$ 1,555.85	\$ 1,555.85	1.00				\$1,555.85	100.00%
124	Basin 6, MH#1050011, LOC - 8614 MCCLEERY	1	LS	\$ 199.50	\$ 199.50	1.00				\$199.50	100.00%
125	Basin 6, MH#1050030, LOC - 8602 MCCLEERY	1	LS	\$ 449.50	\$ 449.50	1.00				\$449.50	100.00%
126	Basin 6, MH#1050040, LOC - 8614 MC Cheery Ct	1	LS	\$ 1,521.45	\$ 1,521.45	1.00				\$1,521.45	100.00%
127	Basin 7, MH#0750060, LOC - 6828 AKEVIEW PKWY	1	LS	\$ 3,553.94	\$ 3,553.94	1.00				\$3,553.94	100.00%
128	Basin 7, MH#0750080, LOC - 4710 Shipp Rd	1	LS	\$ 849.50	\$ 849.50	1.00				\$849.50	100.00%
129	Basin 7, MH#0750100, LOC - 7001 Shipp Rd	1	LS	\$ 389.50	\$ 389.50	1.00				\$389.50	100.00%
130	Basin 7, MH#0750110, LOC - 7002 Shipp Rd	1	LS	\$ 650.00	\$ 650.00	1.00				\$650.00	100.00%
131	Basin 7, MH#0940032, LOC - 4913 Chiesa Rd	1	LS	\$ 1,873.55	\$ 1,873.55	1.00				\$1,873.55	100.00%
132	Basin 7, MH#0940270, LOC - 7000 Schrade Rd	1	LS	\$ 1,661.69	\$ 1,661.69	1.00				\$1,661.69	100.00%
133	Basin 7, MH#0940290, LOC - NONE SCHRADE RD	1	LS	\$ 2,161.78	\$ 2,161.78	1.00				\$2,161.78	100.00%
134	Basin 7, MH#0940291, LOC - NONE SCHRADE RD	1	LS	\$ 2,798.00	\$ 2,798.00	1.00				\$2,798.00	100.00%
135	Basin 7, MH#0950110, LOC - 7718 Delta DR	1	LS	\$ 1,090.00	\$ 1,090.00	1.00				\$1,090.00	100.00%
136	Basin 7, MH#0950210, LOC - 7317CaribeAn DR	1	LS	\$ 840.00	\$ 840.00	1.00				\$840.00	100.00%
137	Basin 7, MH#0950250, LOC - 2817 Manlin TRL	1	LS	\$ 190.00	\$ 190.00	1.00				\$190.00	100.00%
138	Basin 7, MH#1120160, LOC - 4802 Clay DR	1	LS	\$ 389.50	\$ 389.50	1.00				\$389.50	100.00%
139	Basin 7, MH#1120240, LOC - 4708 Clay DR	1	LS	\$ 190.00	\$ 190.00	1.00				\$190.00	100.00%
140	Basin 7, MH#1120450, LOC - 4510 Clay DR	1	LS	\$ 389.50	\$ 389.50	1.00				\$389.50	100.00%
141	Basin 7, MH#1130190, LOC - 3914 Martha LN	1	LS	\$ 389.50	\$ 389.50	1.00				\$389.50	100.00%
142	Basin 7, MH#1130240, LOC - 3805 Martha LN	1	LS	\$ 389.50	\$ 389.50	1.00				\$389.50	100.00%
143	Basin 8, MH#720030, LOC - NONE CHIESA RD	1	LS	\$ 199.50	\$ 199.50	1.00				\$199.50	100.00%
144	Basin 8, MH#720031, LOC - NONE CHIESA RD	1	LS	\$ 1,063.18	\$ 1,063.18	1.00				\$1,063.18	100.00%
145	Basin 8, MH#720060, LOC - NONE CHIESA RD	1	LS	\$ 1,537.73	\$ 1,537.73	1.00				\$1,537.73	100.00%
146	Basin 8, MH#730030, LOC - NONE CHIESA RD	1	LS	\$ 1,967.61	\$ 1,967.61	1.00				\$1,967.61	100.00%
147	Basin 8, MH#740080, LOC - 5901 LAKESHORE DR	1	LS	\$ 2,217.76	\$ 2,217.76	1.00				\$2,217.76	100.00%
148	Basin 8, MH#750040, LOC - 6828 AKEVIEW PKWY	1	LS	\$ 199.50	\$ 199.50	1.00				\$199.50	100.00%
149	Basin 8, MH#750050, LOC - 6828 AKEVIEW PKWY	1	LS	\$ 3,037.79	\$ 3,037.79	1.00				\$3,037.79	100.00%
150	Basin 8, MH#750051, LOC - 6828 SH 66	1	LS	\$ 3,145.58	\$ 3,145.58	1.00				\$3,145.58	100.00%
151	Basin 8, MH#900400, LOC - 7000 Waterbury DR	1	LS	\$ 3,172.04	\$ 3,172.04	1.00				\$3,172.04	100.00%

ITEM NO.	DESCRIPTION OF ITEM	QUANTITY ORIGINAL ESTIMATE	UNIT OF MEASURE	UNIT PRICE	TOTAL CONTRACT AMOUNT	PREVIOUS QUANTITY	QUANTITY THIS ESTIMATE	VALUE OF WORK THIS ESTIMATE	BALANCE OF MATERIALS ON HAND	TOTAL VALUE OF WORK COMPLETED	% OF WORK COMPLETE
152	Basin 8, MH#910010, LOC - 7000 Danridge Rd	1	LS	\$ 389.50	\$ 389.50	1.00				\$389.50	100.00%
153	Basin 8, MH#910011, LOC - 7200 Waterbury DR	1	LS	\$ 840.00	\$ 840.00	1.00				\$840.00	100.00%
154	Basin 8, MH#910013, LOC - 7000 Waterbury DR	1	LS	\$ 389.50	\$ 389.50	1.00				\$389.50	100.00%
155	Basin 8, MH#910020, LOC - 7000 Danridge Dr	1	LS	\$ 389.50	\$ 389.50	1.00				\$389.50	100.00%
156	Basin 8, MH#910021, LOC - 7410 Amesbury Ln	1	LS	\$ 190.00	\$ 190.00	1.00				\$190.00	100.00%
157	Basin 8, MH#910050, LOC - 1506 Amesbury LN	1	LS	\$ 1,039.50	\$ 1,039.50	1.00				\$1,039.50	100.00%
158	Basin 8, MH#910070, LOC - 7702 AMESBURY LN	1	LS	\$ 2,834.99	\$ 2,834.99	1.00				\$2,834.99	100.00%
159	Basin 8, MH#910071, LOC - 7606 Amesbury Ln	1	LS	\$ 2,002.51	\$ 2,002.51	1.00				\$2,002.51	100.00%
160	Basin 8, MH#910300, LOC - 6309 ACAPULCO DR	1	LS	\$ 1,039.50	\$ 1,039.50	1.00				\$1,039.50	100.00%
161	Basin 8, MH#920260, LOC - 6001 ACAPULCO DR	1	LS	\$ 1,539.50	\$ 1,539.50	1.00				\$1,539.50	100.00%
162	Basin 8, MH#920290, LOC - 6102 JESSICA WAY	1	LS	\$ 1,039.50	\$ 1,039.50	1.00				\$1,039.50	100.00%
163	Basin 8, MH#920310, LOC - NONE CHIESA RD	1	LS	\$ 389.50	\$ 389.50	1.00				\$389.50	100.00%
164	Basin 8, MH#920390, LOC - 1402 CHIESA RD	1	LS	\$ 1,039.50	\$ 1,039.50	0.18				\$190.00	18.28%
165	Basin 8, MH#920440, LOC - NONE CHIESA RD	1	LS	\$ 1,499.77	\$ 1,499.77	1.00				\$1,499.77	100.00%
166	Basin 8, MH#920450, LOC - 6902 LAKESHORE DR	1	LS	\$ 2,154.61	\$ 2,154.61	1.00				\$2,154.61	100.00%
167	Basin 8, MH#920460, LOC - NONE CHIESA RD	1	LS	\$ 1,489.50	\$ 1,489.50	1.00				\$1,489.50	100.00%
168	Basin 8, MH#1080250, LOC - 7201 BEVERLY DR	1	LS	\$ 389.50	\$ 389.50	1.00				\$389.50	100.00%
169	Basin 8, MH#1080290, LOC - 7209 COLFAX DR	1	LS	\$ 389.50	\$ 389.50	1.00				\$389.50	100.00%
170	Basin 8, MH#1080430, LOC - 6401 FAIRFIELD DR	1	LS	\$ 840.00	\$ 840.00	1.00				\$840.00	100.00%
171	Basin 8, MH#1080431, LOC - 7105 MELTON DR	1	LS	\$ 1,039.50	\$ 1,039.50	1.00				\$1,039.50	100.00%
172	Basin 8, MH#1080561, LOC - 7010 WESTOVER DR	1	LS	\$ 389.50	\$ 389.50	1.00				\$389.50	100.00%
173	Basin 8, MH#1080580, LOC - 7002 WESTOVER	1	LS	\$ 1,335.00	\$ 1,335.00	1.00				\$1,335.00	100.00%
174	Basin 8, MH#1090070, LOC - 8014 AMESBURY LN	1	LS	\$ 1,489.50	\$ 1,489.50	1.00				\$1,489.50	100.00%
175	Basin 9, MH#660010, LOC - 10806 GLENEAGLES LN	1	LS	\$ 389.50	\$ 389.50	1.00				\$389.50	100.00%
176	Basin 9, MH#680050, LOC - 9801 WATERVIEW PRWY	1	LS	\$ 389.50	\$ 389.50	1.00				\$389.50	100.00%
177	Basin 9, MH#680060, LOC - 8706 NAIRN ST	1	LS	\$ 389.50	\$ 389.50	1.00				\$389.50	100.00%
178	Basin 9, MH#680080, LOC - 8806 NAIRN ST	1	LS	\$ 389.50	\$ 389.50	1.00				\$389.50	100.00%
179	Basin 9, MH#680110, LOC - 9500 WATERVIEW PRKWY	1	LS	\$ 389.50	\$ 389.50	1.00				\$389.50	100.00%
180	Basin 9, MH#680120, LOC - 9710 KINGS LINK CIR	1	LS	\$ 1,931.07	\$ 1,931.07	1.00				\$1,931.07	100.00%
181	Basin 9, MH#690020, LOC - 9501 KINGS LINK CIR	1	LS	\$ 190.00	\$ 190.00	1.00				\$190.00	100.00%
182	Basin 9, MH#690022, LOC - 9300 PRINCETON RD	1	LS	\$ 230.00	\$ 230.00	1.00				\$230.00	100.00%
183	Basin 9, MH#690060, LOC - 9317 OLD PRINCETON RD	1	LS	\$ 199.50	\$ 199.50	1.00				\$199.50	100.00%
184	Basin 9, MH#850110, LOC - 10117 WATERVIEW PRKWY	1	LS	\$ 2,912.73	\$ 2,912.73	1.00				\$2,912.73	100.00%
185	Basin 9, MH#850180, LOC - 10013 WATERVIEW PRKWY	1	LS	\$ 389.50	\$ 389.50	1.00				\$389.50	100.00%
186	Basin 9, MH#850240, LOC - 9909 WATERVIEW PRKWY	1	LS	\$ 429.50	\$ 429.50	1.00				\$429.50	100.00%
187	Basin 9, MH#860290, LOC - 8318 CHERRY HILLS LN	1	LS	\$ 2,155.98	\$ 2,155.98	1.00				\$2,155.98	100.00%
188	Basin 9, MH#860330, LOC - 8302 CHERRY HILLS LN	1	LS	\$ 389.50	\$ 389.50	1.00				\$389.50	100.00%
189	Basin 9, MH#860380, LOC - 9610 CASTLEROY LN	1	LS	\$ 389.50	\$ 389.50	1.00				\$389.50	100.00%
190	Basin 10, MH#260070, LOC - 3200 Hickox Rd	1	LS	\$ 2,029.48	\$ 2,029.48	1.00				\$2,029.48	100.00%
191	Basin 10, MH#390030, LOC - NONE MERRIT RD	1	LS	\$ 1,508.22	\$ 1,508.22	1.00				\$1,508.22	100.00%
192	Basin 10, MH#390050, LOC - 4200 Hickox Rd	1	LS	\$ 389.50	\$ 389.50	0.49				\$190.00	48.78%
193	Basin 10, MH#400020, LOC - 3200 Hickox Rd	1	LS	\$ 2,296.73	\$ 2,296.73	1.00				\$2,296.73	100.00%
194	Basin 10, MH#400050, LOC - 3200 Hickox Rd	1	LS	\$ 2,108.86	\$ 2,108.86	1.00				\$2,108.86	100.00%
195	Basin 10, MH#400070, LOC - 3200 Hickox Rd	1	LS	\$ 1,423.55	\$ 1,423.55	1.00				\$1,423.55	100.00%
196	Basin 10, MH#400090, LOC - 7221 Liberty Grove Rd	1	LS	\$ 2,460.78	\$ 2,460.78	1.00				\$2,460.78	100.00%
197	Basin 10, MH#410010, LOC - 7221 Liberty Grove Rd	1	LS	\$ 250.00	\$ 250.00	1.00				\$250.00	100.00%
198	Basin 10, MH#410020, LOC - 1221 Liberty Grove Rd	1	LS	\$ 3,447.74	\$ 3,447.74	1.00				\$3,447.74	100.00%
199	Basin 10, MH#560030, LOC - 7340 Liberty Grove Rd	1	LS	\$ 2,520.27	\$ 2,520.27	1.00				\$2,520.27	100.00%
200	Basin 10, MH#560050, LOC - 7338 Liberty Grove Rd	1	LS	\$ 199.50	\$ 199.50	1.00				\$199.50	100.00%
201	Basin 10, MH#560080, LOC - 7106 Liberty Grove Rd	1	LS	\$ 2,479.30	\$ 2,479.30	1.00				\$2,479.30	100.00%
202	Basin 10, MH#560090, LOC - 7106 Liberty Grove Rd	1	LS	\$ 2,849.74	\$ 2,849.74	1.00				\$2,849.74	100.00%
203	Basin 12, MH#430111, LOC - 6002 INDEPENDENCE CT	1	LS	\$ 2,391.83	\$ 2,391.83	1.00				\$2,391.83	100.00%
204	Basin 12, MH#430120, LOC - 3514 TULIP LN	1	LS	\$ 2,013.09	\$ 2,013.09	1.00				\$2,013.09	100.00%
205	Basin 12, MH#430140, LOC - 5614 AZALEA DR.	1	LS	\$ 2,866.84	\$ 2,866.84	1.00				\$2,866.84	100.00%
206	Basin 12, MH#430280, LOC - 5806 GREENWAY DR	1	LS	\$ 2,072.63	\$ 2,072.63	1.00				\$2,072.63	100.00%

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207	Basin 12, MH#430300, LOC - 5714 GREENWY DR	1	LS	\$ 2,992.63	\$ 2,992.63	1.00				\$2,992.63	100.00%
208	Basin 12, MH#440100, LOC - 4401 Big A Rd	1	LS	\$ 2,100.41	\$ 2,100.41	1.00				\$2,100.41	100.00%
209	Basin 12, MH#440101, LOC - 5606 GREENWAY DR	1	LS	\$ 690.00	\$ 690.00	1.00				\$690.00	100.00%
210	Basin 12, MH#580253, LOC - NONE LIBERTY GROVE RD	1	LS	\$ 3,369.54	\$ 3,369.54	1.00				\$3,369.54	100.00%
211	Basin 12, MH#580257, LOC - 5600 FLAMINGO RD	1	LS	\$ 880.00	\$ 880.00	1.00				\$880.00	100.00%
212	Basin 12, MH#590030, LOC - NONE LAKEVIEW PKWY	1	LS	\$ 1,510.87	\$ 1,510.87	1.00				\$1,510.87	100.00%
213	Basin 12, MH#590101, LOC - 5400 SHORELINE DR	1	LS	\$ 2,931.52	\$ 2,931.52	1.00				\$2,931.52	100.00%
214	Basin 12, MH#590254, LOC - NONE FLAMINGO DR	1	LS	\$ 1,833.17	\$ 1,833.17	1.00				\$1,833.17	100.00%
215	Basin 13, MH#20020, LOC - 1413 WOODMONT AVE	1	LS	\$ 389.50	\$ 389.50	1.00				\$389.50	100.00%
216	Basin 13, MH#20030, LOC - 7401 BIRCHMONT DR	1	LS	\$ 840.00	\$ 840.00	1.00				\$840.00	100.00%
217	Basin 13, MH#20080, LOC - 7217 BIRCHMONT DR	1	LS	\$ 190.00	\$ 190.00	1.00				\$190.00	100.00%
218	Basin 13, MH#20180, LOC - 7025 BIRCHMONT DR	1	LS	\$ 389.50	\$ 389.50	1.00				\$389.50	100.00%
219	Basin 13, MH#20210, LOC - 1301 BROOKFIELD DR	1	LS	\$ 389.50	\$ 389.50	1.00				\$389.50	100.00%
220	Basin 13, MH#30010, LOC - 1313 Bookfield DR	1	LS	\$ 190.00	\$ 190.00	1.00				\$190.00	100.00%
221	Basin 13, MH#30150, LOC - 6818 Conestoga DR	1	LS	\$ 389.50	\$ 389.50	1.00				\$389.50	100.00%
222	Basin 13, MH#30160, LOC - 6910 Mezy LN	1	LS	\$ 389.50	\$ 389.50	1.00				\$389.50	100.00%
223	Basin 13, MH#30200, LOC - 6722 Conestoga DR	1	LS	\$ 389.50	\$ 389.50	1.00				\$389.50	100.00%
224	Basin 13, MH#30260, LOC - 6710 WILDHAVEN DR	1	LS	\$ 389.50	\$ 389.50	1.00				\$389.50	100.00%
225	Basin 13, MH#30300, LOC - 1630 Dartbrook DR	1	LS	\$ 389.50	\$ 389.50	1.00				\$389.50	100.00%
226	Basin 13, MH#30330, LOC - 6502 Teresa Ln	1	LS	\$ 1,039.50	\$ 1,039.50	1.00				\$1,039.50	100.00%
227	Basin 13, MH#30340, LOC - 6426 Teresa Ln	1	LS	\$ 840.00	\$ 840.00	0.23				\$190.00	22.62%
228	Basin 13, MH#30350, LOC - 6430 WILDHAVEN DR	1	LS	\$ 840.00	\$ 840.00	1.00				\$840.00	100.00%
229	Basin 13, MH#30360, LOC - 6430 Bandalia DR	1	LS	\$ 389.50	\$ 389.50	1.00				\$389.50	100.00%
230	Basin 13, MH#30370, LOC - 1514 Foxwood DR	1	LS	\$ 389.50	\$ 389.50	1.00				\$389.50	100.00%
231	Basin 13, MH#30380, LOC - 6318 WILDHAVEN DR	1	LS	\$ 389.50	\$ 389.50	1.00				\$389.50	100.00%
232	Basin 13, MH#40020, LOC - NONE DEXHAM RD	1	LS	\$ 199.50	\$ 199.50	1.00				\$199.50	100.00%
233	Basin 13, MH#40080, LOC - 6213 COVINGTON DR	1	LS	\$ 880.00	\$ 880.00	1.00				\$880.00	100.00%
234	Basin 13, MH#40150, LOC - 5913 COVINGTON DR	1	LS	\$ 389.50	\$ 389.50	1.00				\$389.50	100.00%
235	Basin 13, MH#50050, LOC - 5101 ANTIPOCH DR	1	LS	\$ 1,039.50	\$ 1,039.50	1.00				\$1,039.50	100.00%
236	Basin 13, MH#150220, LOC - 7113 Tremont Ln.	1	LS	\$ 840.00	\$ 840.00	1.00				\$840.00	100.00%
237	Basin 14, MH#150280, LOC - 1722 Dartbrook DR	1	LS	\$ 1,039.50	\$ 1,039.50	1.00				\$1,039.50	100.00%
238	Basin 14, MH#50061, LOC - none Lakeview Pkwy	1	LS	\$ 1,340.00	\$ 1,340.00	1.00				\$1,340.00	100.00%
239	Basin 14, MH#170103, LOC - 2001 LAKEVIEW PKWY	1	LS	\$ 1,039.50	\$ 1,039.50	1.00				\$1,039.50	100.00%
240	Basin 14, MH#170211, LOC - 5300 GORDON SMITH RD	1	LS	\$ 3,428.21	\$ 3,428.21	1.00				\$3,428.21	100.00%
241	Basin 14, MH#170212, LOC - none Lakeview Pkwy	1	LS	\$ 199.50	\$ 199.50	1.00				\$199.50	100.00%
242	Basin 14, MH#170221, LOC - 2409 Lakeview Pkwy	1	LS	\$ 389.50	\$ 389.50	1.00				\$389.50	100.00%
243	Basin 14, MH#170222, LOC - 2501 Lakeview Pkwy	1	LS	\$ 650.00	\$ 650.00	1.00				\$650.00	100.00%
244	Basin 14, MH#570180, LOC - 6105 SAN MARINO DR	1	LS	\$ 2,163.11	\$ 2,163.11	1.00				\$2,163.11	100.00%
245	Basin 14, MH#570190, LOC - 6313 SAN MARINO DR	1	LS	\$ 199.50	\$ 199.50	1.00				\$199.50	100.00%
246	Basin 14, MH#570260, LOC - NONE SAN MARINO DR	1	LS	\$ 199.50	\$ 199.50	1.00				\$199.50	100.00%
247	Basin 14, MH#690044, LOC - NONE NONE	1	LS	\$ 849.50	\$ 849.50	1.00				\$849.50	100.00%
248	Basin 14, MH#690062, LOC - NONE NONE	1	LS	\$ 1,704.02	\$ 1,704.02	1.00				\$1,704.02	100.00%
249	Basin 14, MH#700041, LOC - NONE LIBERTY GROVE RD	1	LS	\$ 849.50	\$ 849.50	1.00				\$849.50	100.00%
250	Basin 14, MH#700042, LOC - NONE LIBERTY GROVE RD	1	LS	\$ 199.50	\$ 199.50	1.00				\$199.50	100.00%
251	Basin 15, MH#310088, LOC - 3709 CHRISTINE DR	1	LS	\$ 840.00	\$ 840.00	1.00				\$840.00	100.00%
252	Basin 15, MH#310190, LOC - 3805 MAIN ST	1	LS	\$ 389.50	\$ 389.50	1.00				\$389.50	100.00%
253	Basin 15, MH#310191, LOC - 4913 COMMERCE ST	1	LS	\$ 1,339.69	\$ 1,339.69	1.00				\$1,339.69	100.00%
254	Basin 15, MH#310195, LOC - 3613 MAIN ST	1	LS	\$ 1,380.00	\$ 1,380.00	1.00				\$1,380.00	100.00%
255	Basin 15, MH#310204, LOC - 4625 COMMERCE	1	LS	\$ 389.50	\$ 389.50	1.00				\$389.50	100.00%
256	Basin 15, MH#320081, LOC - 3710 LARRY ST	1	LS	\$ 370.50	\$ 370.50	1.00				\$370.50	100.00%
257	Basin 15, MH#320340, LOC - none ROWLETT RD.	1	LS	\$ 199.50	\$ 199.50	1.00				\$199.50	100.00%
258	Basin 15, MH#320341, LOC - 3748 Rowlett TX	1	LS	\$ 250.00	\$ 250.00	1.00				\$250.00	100.00%
259	Basin 15, MH#440190, LOC - 4502 LAKEVIEW PKWY	1	LS	\$ 40.00	\$ 40.00	1.00				\$40.00	100.00%
260	Basin 15, MH#440200, LOC - 5105 MARTIN DR	1	LS	\$ 840.00	\$ 840.00	1.00				\$840.00	100.00%
261	Basin 15, MH#440201, LOC - 3802 LAKEVIEW PKWY	1	LS	\$ 884.50	\$ 884.50	1.00				\$884.50	100.00%

ITEM NO.	DESCRIPTION OF ITEM	QUANTITY ORIGINAL ESTIMATE	UNIT OF MEASURE	UNIT PRICE	TOTAL CONTRACT AMOUNT	PREVIOUS QUANTITY	QUANTITY THIS ESTIMATE	VALUE OF WORK THIS ESTIMATE	BALANCE OF MATERIALS ON HAND	TOTAL VALUE OF WORK COMPLETED	% OF WORK COMPLETE
262	Basin 15, MH#440230, LOC - 4206 INDUSTRIAL ST.	1	LS	\$ 429.50	\$ 429.50	1.00				\$429.50	100.00%
263	Basin 15, MH#440250, LOC - 3906 INDUSTRIAL ST	1	LS	\$ 1,432.30	\$ 1,432.30	1.00				\$1,432.30	100.00%
264	Basin 15, MH#450020, LOC - 3910 MELCER DR	1	LS	\$ 389.50	\$ 389.50	1.00				\$389.50	100.00%
265	Basin 15, MH#450030, LOC - none Martin Dr.	1	LS	\$ 1,150.00	\$ 1,150.00	1.00				\$1,150.00	100.00%
266	Basin 15, MH#450041, LOC - NONE COYLE ST.	1	LS	\$ 40.00	\$ 40.00	1.00				\$40.00	100.00%
267	Basin 15, MH#450060, LOC - 4213 MAIN ST	1	LS	\$ 650.00	\$ 650.00	1.00				\$650.00	100.00%
268	Basin 15, MH#450080, LOC - 3109 MAIN ST	1	LS	\$ 1,184.90	\$ 1,184.90	1.00				\$1,184.90	100.00%
269	Basin 15, MH#450090, LOC - 4005 COYLE ST	1	LS	\$ 840.00	\$ 840.00	1.00				\$840.00	100.00%
270	Basin 15, MH#450121, LOC - 4210 MAIN ST	1	LS	\$ 840.00	\$ 840.00	1.00				\$840.00	100.00%
271	Basin 15, MH#450130, LOC - 4121 MAIN ST	1	LS	\$ 389.50	\$ 389.50	1.00				\$389.50	100.00%
272	Basin 15, MH#450140, LOC - 4218 MAIN ST	1	LS	\$ 840.00	\$ 840.00	1.00				\$840.00	100.00%
273	Basin 15, MH#450150, LOC - 4117 MAIN ST	1	LS	\$ 389.50	\$ 389.50	1.00				\$389.50	100.00%
274	Basin 15, MH#450160, LOC - 4328 MAIN ST	1	LS	\$ 560.50	\$ 560.50	1.00				\$560.50	100.00%
275	Basin 15, MH#450170, LOC - 3901 Main St	1	LS	\$ 389.50	\$ 389.50	1.00				\$389.50	100.00%
276	Basin 15, MH#450180, LOC - 4607 SKYLINE DR	1	LS	\$ 1,039.50	\$ 1,039.50	1.00				\$1,039.50	100.00%
277	Basin 15, MH#450190, LOC - 3900 Main St	1	LS	\$ 389.50	\$ 389.50	1.00				\$389.50	100.00%
278	Basin 15, MH#450220, LOC - 4806 SKYLINE DR	1	LS	\$ 389.50	\$ 389.50	1.00				\$389.50	100.00%
279	Basin 15, MH#450252, LOC - 4000 MAIN ST	1	LS	\$ 3,896.80	\$ 3,896.80	1.00				\$3,896.80	100.00%
280	Basin 15, MH#450270, LOC - 4500 SKYLINE DR	1	LS	\$ 1,276.18	\$ 1,276.18	1.00				\$1,276.18	100.00%
281	Basin 15, MH#450271, LOC - 4500 SKYLINE DR	1	LS	\$ 389.50	\$ 389.50	1.00				\$389.50	100.00%
282	Basin 15, MH#450280, LOC - NONE CENTENNIAL	1	LS	\$ 650.00	\$ 650.00	1.00				\$650.00	100.00%
283	Basin 15, MH#450320, LOC - 4501 MAIN ST	1	LS	\$ 840.00	\$ 840.00	1.00				\$840.00	100.00%
284	Basin 15, MH#450330, LOC - 4405 MAIN ST	1	LS	\$ 560.50	\$ 560.50	1.00				\$560.50	100.00%
285	Basin 15, MH#460020, LOC - 4209 ASPEN DR	1	LS	\$ 2,008.18	\$ 2,008.18	1.00				\$2,008.18	100.00%
286	Basin 15, MH#460022, LOC - 4306 ASPEN DR	1	LS	\$ 1,109.49	\$ 1,109.49	1.00				\$1,109.49	100.00%
287	Basin 15, MH#460091, LOC - 4101 ASPEN DR	1	LS	\$ 1,705.24	\$ 1,705.24	1.00				\$1,705.24	100.00%
288	Basin 15, MH#590210, LOC - 5320 LAKEVIEW PARKWAY	1	LS	\$ 389.50	\$ 389.50	1.00				\$389.50	100.00%
289	Basin 15, MH#590260, LOC - 5324 LAKEVIEW PARKWAY	1	LS	\$ 1,268.76	\$ 1,268.76	1.00				\$1,268.76	100.00%
290	Basin 15, MH#590290, LOC - 5103 EDGEWATER DR	1	LS	\$ 250.00	\$ 250.00	1.00				\$250.00	100.00%
291	Basin 15, MH#590305, LOC - 4902 LAKEVIEW PRKWAY	1	LS	\$ 1,776.68	\$ 1,776.68	1.00				\$1,776.68	100.00%
292	Basin 16, MH#470093, LOC - 3900 MILLER RD.	1	LS	\$ 1,999.86	\$ 1,999.86	1.00				\$1,999.86	100.00%
293	Basin 16, MH#490070, LOC - 4502 RIDGECOVE DR	1	LS	\$ 650.00	\$ 650.00	1.00				\$650.00	100.00%
294	Basin 16, MH#490110, LOC - 4502 MEADOWCOVE DR	1	LS	\$ 840.00	\$ 840.00	1.00				\$840.00	100.00%
295	Basin 16, MH#490220, LOC - 4402 MEADOWCOVE DR	1	LS	\$ 1,090.00	\$ 1,090.00	1.00				\$1,090.00	100.00%
296	Basin 16, MH#490310, LOC - 2109 MEADOWCOVE DR	1	LS	\$ 884.50	\$ 884.50	1.00				\$884.50	100.00%
297	Basin 16, MH#490360, LOC - 2017 MEADOWCOVE DR	1	LS	\$ 1,039.50	\$ 1,039.50	1.00				\$1,039.50	100.00%
298	Basin 16, MH#620120, LOC - NONE MILLER RD	1	LS	\$ 2,729.30	\$ 2,729.30	1.00				\$2,729.30	100.00%
299	Basin 16, MH#620130, LOC - 4902 MILLER RD	1	LS	\$ 1,118.75	\$ 1,118.75	1.00				\$1,118.75	100.00%
300	Basin 16, MH#620190, LOC - 5301 ST. CHARLES DR.	1	LS	\$ 449.50	\$ 449.50	1.00				\$449.50	100.00%
301	Basin 16, MH#630201, LOC - NONE SUNRISE DR	1	LS	\$ 1,786.05	\$ 1,786.05	1.00				\$1,786.05	100.00%
302	Basin 16, MH#640110, LOC - NONE HARBORVIEW BLVD	1	LS	\$ 490.00	\$ 490.00	1.00				\$490.00	100.00%
303	Basin 16, MH#640220, LOC - 4310 GLENIDGE DR	1	LS	\$ 389.50	\$ 389.50	1.00				\$389.50	100.00%
304	Basin 16, MH#640230, LOC - 2001 MEADOWCOVE DR	1	LS	\$ 840.00	\$ 840.00	1.00				\$840.00	100.00%
305	Basin 16, MH#640250, LOC - 1713 BENEDICT CT	1	LS	\$ 389.50	\$ 389.50	1.00				\$389.50	100.00%
306	Basin 17, MH#180161, LOC - NONE NONE	1	LS	\$ 1,973.00	\$ 1,973.00	1.00				\$1,973.00	100.00%
307	Basin 17, MH#300150, LOC - 5510 CYPRESS DR	1	LS	\$ 389.50	\$ 389.50	1.00				\$389.50	100.00%
308	Basin 17, MH#300170, LOC - none Kenwood Dr.	1	LS	\$ 1,539.50	\$ 1,539.50	1.00				\$1,539.50	100.00%
309	Basin 17, MH#310110, LOC - 5000 Rowlett Rd.	1	LS	\$ 840.00	\$ 840.00	1.00				\$840.00	100.00%
310	Basin 17, MH#310220, LOC - none Main St	1	LS	\$ 1,860.90	\$ 1,860.90	0.10				\$190.00	10.21%
311	Basin 17, MH#310230, LOC - NONE MAIN ST.	1	LS	\$ 1,963.00	\$ 1,963.00	0.10				\$190.00	9.68%
312	Basin 20, MH#960190, LOC - 2901 CHIESA RD	1	LS	\$ 1,881.31	\$ 1,881.31	1.00				\$1,881.31	100.00%
313	Basin 20, MH#970180, LOC - 2708 STANFORD ST	1	LS	\$ 2,610.69	\$ 2,610.69	1.00				\$2,610.69	100.00%
314	Basin 20, MH#970200, LOC - 2701 STANFORD ST	1	LS	\$ 1,039.50	\$ 1,039.50	1.00				\$1,039.50	100.00%
315	Basin 20, MH#970400, LOC - 2321 WINDRIDGE LN	1	LS	\$ 2,163.92	\$ 2,163.92	1.00				\$2,163.92	100.00%
316	Basin 20, MH#970420, LOC - 2322 CRESTVIEW LN	1	LS	\$ 1,039.50	\$ 1,039.50	1.00				\$1,039.50	100.00%

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317	Basin 20, MH#970440, LOC - 7506 SEASCAPE DR	1	LS	\$ 840.00	\$ 840.00	1.00				\$840.00	100.00%
318	Basin 20, MH#970450, LOC - 2321 SHADYOAKS LN	1	LS	\$ 389.50	\$ 389.50	1.00				\$389.50	100.00%
319	Basin 20, MH#970510, LOC - 7701 SEASCAPE DR	1	LS	\$ 389.50	\$ 389.50	1.00				\$389.50	100.00%
320	Basin 20, MH#980040, LOC - 7713 SEASCAPE DR	1	LS	\$ 35.00	\$ 35.00	1.00				\$35.00	100.00%
321	Basin 21, MH#930260, LOC - NONE CHIESA RD	1	LS	\$ 2,805.98	\$ 2,805.98	1.00				\$2,805.98	100.00%
322	Basin 21, MH#1090011, LOC - 6702 WESTOVER DR	1	LS	\$ 389.50	\$ 389.50	1.00				\$389.50	100.00%
323	Basin 21, MH#1090200, LOC - 6705 MARQUETT DR	1	LS	\$ 1,039.50	\$ 1,039.50	1.00				\$1,039.50	100.00%
324	Basin 21, MH#1090201, LOC - 6513 MARQUETT DR	1	LS	\$ 685.00	\$ 685.00	1.00				\$685.00	100.00%
325	Basin 21, MH#1090290, LOC - 6510 WESTOVER DR	1	LS	\$ 884.50	\$ 884.50	1.00				\$884.50	100.00%
326	Basin 21, MH#1090350, LOC - 8314 SALZBURG DR	1	LS	\$ 2,211.74	\$ 2,211.74	1.00				\$2,211.74	100.00%
327	Basin 21, MH#1090430, LOC - 6406 AMESBURY LN	1	LS	\$ 884.50	\$ 884.50	1.00				\$884.50	100.00%
328	Basin 21, MH#1090440, LOC - 6409 MARQUETT DT	1	LS	\$ 1,643.93	\$ 1,643.93	1.00				\$1,643.93	100.00%
329	Basin 21, MH#1090430, LOC - 8302 SALZBURG DR	1	LS	\$ 1,039.50	\$ 1,039.50	1.00				\$1,039.50	100.00%
330	Basin 21, MH#1090471, LOC - 8503 LAKEVIEW PKWY	1	LS	\$ 2,028.97	\$ 2,028.97	1.00				\$2,028.97	100.00%
331	Basin 21, MH#1090480, LOC - 6205 AMESBURY LN	1	LS	\$ 389.50	\$ 389.50	1.00				\$389.50	100.00%
332	Basin 21, MH#1090300, LOC - 8501 LAKEVIEW PKWY	1	LS	\$ 389.50	\$ 389.50	1.00				\$389.50	100.00%
333	Basin 21, MH#1100150, LOC - NONE LAKEVIEW PKWY	1	LS	\$ 2,922.46	\$ 2,922.46	1.00				\$2,922.46	100.00%
334	Basin 21, MH#1100220, LOC - NONE LAKEVIEW PKWY	1	LS	\$ 2,902.66	\$ 2,902.66	1.00				\$2,902.66	100.00%
335	Basin 21, MH#1100290, LOC - 8001 EAGLE DR	1	LS	\$ 1,039.50	\$ 1,039.50	1.00				\$1,039.50	100.00%
336	Basin 21, MH#1100390, LOC - 5705 HIGHGATE LN	1	LS	\$ 2,462.91	\$ 2,462.91	1.00				\$2,462.91	100.00%
337	Basin 22, MH#800030, LOC - NONE MILLER RD	1	LS	\$ 840.00	\$ 840.00	1.00				\$840.00	100.00%
338	Basin 22, MH#190470, LOC - 3801 Dorchester Dr.	1	LS	\$ 1,090.00	\$ 1,090.00	1.00				\$1,090.00	100.00%
339	Basin 22, MH#200101, LOC - NONE MILLER RD	1	LS	\$ 389.50	\$ 389.50	1.00				\$389.50	100.00%
340	Basin 22, MH#200110, LOC - NONE MILLER RD	1	LS	\$ 389.50	\$ 389.50	1.00				\$389.50	100.00%
341	Basin 22, MH#210250, LOC - 2106 Indian Trl	1	LS	\$ 389.50	\$ 389.50	1.00				\$389.50	100.00%
342	Basin 22, MH#210320, LOC - 2213 Indian Trl	1	LS	\$ 389.50	\$ 389.50	1.00				\$389.50	100.00%
343	Basin 22, MH#210320, LOC - 2500 Mulberry Ln	1	LS	\$ 389.50	\$ 389.50	1.00				\$389.50	100.00%
344	Basin 22, MH#340420, LOC - 2717 Sassafrass Way	1	LS	\$ 1,539.50	\$ 1,539.50	1.00				\$1,539.50	100.00%
345	Basin 22, MH#340620, LOC - 2705 Sassafrass Way	1	LS	\$ 1,039.50	\$ 1,039.50	1.00				\$1,039.50	100.00%
346	Basin 22, MH#340610, LOC - 2605 Sassafrass Way	1	LS	\$ 389.50	\$ 389.50	1.00				\$389.50	100.00%
347	Basin 22, MH#350040, LOC - 2509 Sassafrass Way	1	LS	\$ 389.50	\$ 389.50	1.00				\$389.50	100.00%
348	Basin 22, MH#350050, LOC - 3105 Chaha Rd.	1	LS	\$ 1,039.50	\$ 1,039.50	1.00				\$1,039.50	100.00%
349	Basin 22, MH#350060, LOC - 3213 Chaha Rd.	1	LS	\$ 389.50	\$ 389.50	1.00				\$389.50	100.00%
350	Basin 22, MH#350110, LOC - 2502 Chapel Hill Rd.	1	LS	\$ 389.50	\$ 389.50	1.00				\$389.50	100.00%
351	Basin 23, MH#330132, LOC - 3001 ROWLETT RD	1	LS	\$ 389.50	\$ 389.50	1.00				\$389.50	100.00%
352	Basin 23, MH#330136, LOC - 3001 ROWLETT RD	1	LS	\$ 440.00	\$ 440.00	1.00				\$440.00	100.00%
353	Basin 23, MH#330137, LOC - 3500 MILLER RD	1	LS	\$ 389.50	\$ 389.50	1.00				\$389.50	100.00%
354	Basin 23, MH#350370, LOC - 3009 FAULKNER DR	1	LS	\$ 3,177.53	\$ 3,177.53	1.00				\$3,177.53	100.00%
355	Basin 23, MH#360020, LOC - 3209 Faulkner DR	1	LS	\$ 389.50	\$ 389.50	1.00				\$389.50	100.00%
356	Basin 23, MH#500260, LOC - 20 Victoria DR	1	LS	\$ 639.50	\$ 639.50	1.00				\$639.50	100.00%
357	Basin 24, MH#610100, LOC - 5476 Miller hights Rd	1	LS	\$ 199.50	\$ 199.50	1.00				\$199.50	100.00%
358	Basin 24, MH#620100, LOC - 3404 Anthony CIR	1	LS	\$ 190.00	\$ 190.00	1.00				\$190.00	100.00%
359	Basin 25, MH#270060, LOC - none Bluebonnet Dr.	1	LS	\$ 639.50	\$ 639.50	1.00				\$639.50	100.00%
360	Basin 25, MH#270150, LOC - 2702 TRUMPET DR	1	LS	\$ 2,407.35	\$ 2,407.35	1.00				\$2,407.35	100.00%
361	Basin 25, MH#270200, LOC - 6609 Bluebonnet Dr.	1	LS	\$ 2,116.29	\$ 2,116.29	1.00				\$2,116.29	100.00%
362	Basin 25, MH#280101, LOC - 6413 Bluebonnet Dr.	1	LS	\$ 190.00	\$ 190.00	1.00				\$190.00	100.00%
363	Basin 25, MH#420183, LOC - none Azalea Dr.	1	LS	\$ 1,177.47	\$ 1,177.47	1.00				\$1,177.47	100.00%
364	Basin 10, MH#0130160 LOC - 3402 MANOR DR	1	LS	\$ 50.00	\$ 50.00	1.00				\$50.00	100.00%
365	Basin 10, MH#0260040 LOC - 3621 HICKOX RD	1	LS	\$ 2,864.86	\$ 2,864.86	1.00				\$2,864.86	100.00%
366	Basin 10, MH#0260070 LOC - 3200 Hickox Rd	1	LS	\$ 3,769.04	\$ 3,769.04	1.00				\$3,769.04	100.00%
367	Basin 10, MH#0260080 LOC - NONE HICKOX RD	1	LS	\$ 199.50	\$ 199.50	1.00				\$199.50	100.00%
368	Basin 10, MH#0260110 LOC - NONE HICKOX RD	1	LS	\$ 1,887.92	\$ 1,887.92	1.00				\$1,887.92	100.00%
369	Basin 10, MH#0390080 LOC - 3913 HICKOX RE	1	LS	\$ 199.50	\$ 199.50	1.00				\$199.50	100.00%
370	Basin 10, MH#0390090 LOC - 3821 HICKOX RD	1	LS	\$ 650.00	\$ 650.00	1.00				\$650.00	100.00%
371	Basin 14E, MH#0570050 LOC - 5602 SAN MARINO DR	1	LS	\$ 199.50	\$ 199.50	1.00				\$199.50	100.00%

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372	Basin 14E, MH#0570100 LOC - 5802 SAN MARINO DR	1	LS	\$ 1,034.59	\$ 1,034.59	1.00				\$1,034.59	100.00%
373	Basin 14E, MH#0570231 LOC - 5314 VALENCIA DR	1	LS	\$ 300.00	\$ 300.00	1.00				\$300.00	100.00%
374	Basin 14E, MH#0570280 LOC - 5206 VALENCIA DR	1	LS	\$ 199.50	\$ 199.50	1.00				\$199.50	100.00%
375	Basin 14E, MH#0570300 LOC - 6514 TOSCANO DR	1	LS	\$ 199.50	\$ 199.50	1.00				\$199.50	100.00%
376	Basin 14E, MH#0570330 LOC - 6609 PORT ISABEL DR	1	LS	\$ 199.50	\$ 199.50	1.00				\$199.50	100.00%
377	Basin 14E, MH#0570380 LOC - 5214 COPANO BAY DR	1	LS	\$ 389.50	\$ 389.50	1.00				\$389.50	100.00%
378	Basin 14E, MH#0570460 LOC - 6501 HAWTHORNE COVE	1	LS	\$ 199.50	\$ 199.50	1.00				\$199.50	100.00%
379	Basin 14E, MH#0580030 LOC - 5314 ONSET BAY DR	1	LS	\$ 199.50	\$ 199.50	1.00				\$199.50	100.00%
380	Basin 14E, MH#0580140 LOC - 5202 MATAGODA BAY DR	1	LS	\$ 50.00	\$ 50.00	1.00				\$50.00	100.00%
381	Basin 14W, MH#0170090 LOC - 2501 LAKEVIEW PKWY	1	LS	\$ 199.50	\$ 199.50	1.00				\$199.50	100.00%
382	Basin 14W, MH#0170130 LOC - 2301 LAKEVIEW PKWY	1	LS	\$ 3,918.92	\$ 3,918.92	1.00				\$3,918.92	100.00%
383	Basin 14W, MH#0170140 LOC - 5401 KENWOOD DR	1	LS	\$ 830.84	\$ 830.84	1.00				\$830.84	100.00%
384	Basin 14W, MH#0170170 LOC - 2409 LAKEVIEW PKWY	1	LS	\$ 3,282.55	\$ 3,282.55	1.00				\$3,282.55	100.00%
385	Basin 14W, MH#0170180 LOC - 5401 KENWOOD DR	1	LS	\$ 1,042.01	\$ 1,042.01	1.00				\$1,042.01	100.00%
386	Basin 14W, MH#0170191 LOC - 2507 LAKEVIEW PKWY	1	LS	\$ 199.50	\$ 199.50	1.00				\$199.50	100.00%
387	Basin UNMON, MH#0060074 LOC - 4518 DEXHAM RD	1	LS	\$ 1,563.79	\$ 1,563.79	1.00				\$1,563.79	100.00%
388	Basin UNMON, MH#0070040 LOC - 1701 PALOMINO DR	1	LS	\$ 199.50	\$ 199.50	1.00				\$199.50	100.00%
389	Basin UNMON, MH#0180075 LOC - NONE DEXHAM RD	1	LS	\$ 3,154.79	\$ 3,154.79	1.00				\$3,154.79	100.00%
390	Basin UNMON, MH#0180210 LOC - 1902 PALOMINO DR	1	LS	\$ 50.00	\$ 50.00	1.00				\$50.00	100.00%
391	Basin UNMON, MH#0180220 LOC - 1821 PALOMINO DR	1	LS	\$ 50.00	\$ 50.00	1.00				\$50.00	100.00%
392	Basin UNMON, MH#0590103 LOC - 5021 LAKEVIEW PKWY	1	LS	\$ 199.50	\$ 199.50	1.00				\$199.50	100.00%
393	Basin UNMON, MH#0590111 LOC - 5005 LAKEVIEW PKWY	1	LS	\$ 125.00	\$ 125.00	1.00				\$125.00	100.00%
394	7914 Blue Quail Lane	1	LS	\$ 2,334.15	\$ 2,334.15	1.00		\$2,334.15		\$2,334.15	100.00%
395	7818 Bob White Drive	1	LS	\$ 1,351.35	\$ 1,351.35	1.00		\$1,351.35		\$1,351.35	100.00%
396	7718 Bob White Drive	1	LS	\$ 2,088.45	\$ 2,088.45	1.00		\$2,088.45		\$2,088.45	100.00%
397	2201 Rockbluff Drive	1	LS	\$ 2,088.45	\$ 2,088.45	1.00		\$2,088.45		\$2,088.45	100.00%
398	2321 Lakeshore Lane	1	LS	\$ 3,562.65	\$ 3,562.65	1.00		\$3,562.65		\$3,562.65	100.00%
399	2205 Lakeshore Lane	1	LS	\$ 2,088.45	\$ 2,088.45	1.00		\$2,088.45		\$2,088.45	100.00%
400	3414 Ardis Drive	1	LS	\$ 4,498.20	\$ 4,498.20	1.00		\$4,498.20		\$4,498.20	100.00%
401	3414 Jones Drive	1	LS	\$ 3,427.20	\$ 3,427.20	1.00		\$3,427.20		\$3,427.20	100.00%
402	9232 Willard Street	1	LS	\$ 4,712.40	\$ 4,712.40	1.00		\$4,712.40		\$4,712.40	100.00%
403	3414 Scott Drive	1	LS	\$ 4,284.00	\$ 4,284.00	1.00		\$4,284.00		\$4,284.00	100.00%
404	3926 Nancy Jane Circle	1	LS	\$ 3,855.60	\$ 3,855.60	1.00		\$3,855.60		\$3,855.60	100.00%
405	Tracey Trail	1	LS	\$ 4,498.20	\$ 4,498.20	1.00		\$4,498.20		\$4,498.20	100.00%
406	Bank MH #1	1	LS	\$ 5,475.02	\$ 5,475.02	1.00		\$5,475.02		\$5,475.02	100.00%
407	Bank MH #2	1	LS	\$ 9,748.14	\$ 9,748.14	1.00		\$9,748.14		\$9,748.14	100.00%
408	Schrade MH	1	LS	\$ 19,032.00	\$ 19,032.00	1.00		\$19,032.00		\$19,032.00	100.00%
409	2805 College Park	1	LS	\$ 2,334.15	\$ 2,334.15	1.00		\$2,334.15		\$2,334.15	100.00%
410	7506 Seascape	1	LS	\$ 3,685.50	\$ 3,685.50	1.00		\$3,685.50		\$3,685.50	100.00%
411	4002 Skyline	1	LS	\$ 1,842.75	\$ 1,842.75	1.00		\$1,842.75		\$1,842.75	100.00%
412	Miller @ Bush	1	LS	\$ 3,855.60	\$ 3,855.60	1.00		\$3,855.60		\$3,855.60	100.00%
413	3026 Sandra Drive	1	LS	\$ 1,719.90	\$ 1,719.90	1.00		\$1,719.90		\$1,719.90	100.00%
414	3818 Lisa	1	LS	\$ 1,597.05	\$ 1,597.05	1.00		\$1,597.05		\$1,597.05	100.00%
415	Skyline Dr.	1	LS	\$ 1,105.65	\$ 1,105.65	1.00		\$1,105.65		\$1,105.65	100.00%
416	New MH 1140200	1	LS	\$ 989.10	\$ 989.10	1.00		\$989.10		\$989.10	100.00%
417	New MH 1140210	1	LS	\$ 923.16	\$ 923.16	1.00		\$923.16		\$923.16	100.00%
418	New MH 1140230	1	LS	\$ 1,186.92	\$ 1,186.92	1.00		\$1,186.92		\$1,186.92	100.00%
419	New MH 1140230A	1	LS	\$ 1,055.04	\$ 1,055.04	1.00		\$1,055.04		\$1,055.04	100.00%

ITEM NO.	DESCRIPTION OF ITEM	QUANTITY ORIGINAL ESTIMATE	UNIT OF MEASURE	UNIT PRICE	TOTAL CONTRACT AMOUNT	PREVIOUS QUANTITY	QUANTITY THIS ESTIMATE	VALUE OF WORK THIS ESTIMATE	BALANCE OF MATERIALS ON HAND	TOTAL VALUE OF WORK COMPLETED	% OF WORK COMPLETE
420	New MH 1140410	1	LS	\$923.16	\$923.16		1.00	\$923.16		\$923.16	100.00%
421	New MH 1140430	1	LS	\$989.10	\$989.10		1.00	\$989.10		\$989.10	100.00%
422	Rowlett Dogwood	1	LS	\$2,135.20	\$2,135.20		1.00	\$2,135.20		\$2,135.20	100.00%
423	MH 0170010	1	LS	\$4,697.44	\$4,697.44		1.00	\$4,697.44		\$4,697.44	100.00%
424	MH 0170100	1	LS	\$4,270.40	\$4,270.40		1.00	\$4,270.40		\$4,270.40	100.00%
425	2701 College Park	1	LS	\$6,405.60	\$6,405.60		1.00	\$6,405.60		\$6,405.60	100.00%
426	2501 Baylor	1	LS	\$3,416.32	\$3,416.32		1.00	\$3,416.32		\$3,416.32	100.00%
427	7906 Meadow Lark	1	LS	\$4,270.40	\$4,270.40		1.00	\$4,270.40		\$4,270.40	100.00%
428	8814 Deerwood	1	LS	\$2,775.76	\$2,775.76		1.00	\$2,775.76		\$2,775.76	100.00%
429	6109 Denver	1	LS	\$2,488.98	\$2,488.98		1.00	\$2,488.98		\$2,488.98	100.00%
TOTAL FOR PAGE / PROJECT					\$543,517.28			\$125,711.44		\$525,000.00	96.59%



<b>PROJECT:</b>	Sanitary Sewer Manhole Rehabilitation Phase II	<b>PROJECT NUMBER</b>
<b>OWNER:</b>	City of Rowlett	<b>SS-030013</b>
<b>CONTRACTOR:</b>	Fuquay, Inc.	
<b>ENGINEER:</b>	Pipeline Analysis	

**PAYMENT PERIOD FROM:** 07/01/14 **TO** 10/31/2014 **ESTIMATE NO.:** 5 (FINAL)

ITEM NO.	DESCRIPTION OF ITEM	QUANTITY ORIGINAL ESTIMATE	UNIT OF MEASURE	UNIT PRICE	CHANGE ORDER AMOUNT	PREVIOUS QUANTITY	QUANTITY THIS ESTIMATE	VALUE OF WORK COMPLETED THIS ESTIMATE	BALANCE OF MATERIALS ON HAND	TOTAL VALUE OF WORK COMPLETED	% OF WORK COMPLETE
	Additional MH & Coating										
	Deleted Manholes										
<b>TOTAL FOR PAGE / PROJECT</b>											



**ATTACHMENT "C"**  
**PAYMENT REQUEST**  
**TABULATION OF VALUES FOR MATERIALS ON HAND**

**PROJECT:** Sanitary Sewer Manhole Rehabilitation Phase II  
**OWNER:** City of Rowlett, TX  
**CONTRACTOR:** Fuquay, Inc.  
**ENGINEER:** Pipeline Analysis

**PROJECT NUMBER**  
 SS-030013

**PAYMENT PERIOD FROM:** 07/01/14 **TO:** 10/31/14 **ESTIMATE NO.:** 5 (FINAL)

ATTACHMENT "A" OR "B" ITEM NO.	TOTAL SCHEDULED VALUE	NAME OF SUPPLIER	INVOICE NO.	TOTAL INVOICE AMOUNT THIS ESTIMATE	TOTAL STORED MATERIAL AT LAST PAY ESTIMATE	AMOUNT INSTALLED THIS ESTIMATE	TOTAL INSTALLED TO DATE	BALANCE OF MATERIALS ON HAND
<b>TOTAL FOR PAGE / PROJECT</b>								



City of Rowlett  
Staff Report

4000 Main Street  
P.O. Box 99  
Rowlett, TX 75080-0099  
www.rowlett.com

**AGENDA DATE:** 2/17/15

**AGENDA ITEM:** 7F

**TITLE**

Consider action to approve a resolution to approve the application for a Texas Criminal Justice Division Grant to purchase one (1) License Plate Reader.

**STAFF REPRESENTATIVE**

W.M. Brodnax, Chief of Police

**SUMMARY**

The purpose of this item is to seek approval to apply for a Texas Criminal Justice Division Grant to purchase one (1) License Plate Reader.

**BACKGROUND INFORMATION**

It is our belief that the License Plate Reader is the most advanced License Plate recognition system for obtaining data quickly and efficiently. This system has an automatic hands-free approach, which makes it safer for our officers and citizens on public roadways. It will assist in traffic stops, apprehension of offenders, warrants, stolen vehicles, narcotic investigations, missing persons, and Amber Alerts.

This technology also assists in improving our system due to the fact that it provides an instant return on vehicles, and alerts the officer when a vehicle of interest is in an approximate area. This return may be vital to officers, allowing them to prepare themselves on approach, which is necessary for the safety of the officer and those citizens in close proximity to the event.

Changing from a manual process to an automated scanning process will enhance the Department's ability to utilize a valuable vehicle databases and would increase the department's Municipal Warrant and criminal case clearance rate.

The License Plate Reader will be installed on the vehicle assigned to our Warrant Division. The Warrant Officers will be able to utilize the information automatically that is captured by the License Plate Reader to recognize and alert officers to vehicles related to outstanding Municipal Warrants. This will, in turn, result in increased clearance rates of Rowlett Municipal Warrants. Adding the outstanding Rowlett Municipal Warrants to the vehicle databases will also result in other local agencies recognizing and being alerted to those warrants. This database is shared throughout the State of Texas including numerous agencies in the DFW Metroplex and North Texas Tollway Authority.

The Criminal Investigation Division will utilize the data collected for investigations such as:

- Tracking the movements of gang members, drug traffickers, sexual predators, and other targets of criminal investigation.
- Searching for vehicles involved in homicides, robberies, shootings, and other serious crimes.
- Photographing and documenting the location (geo-tagging) of vehicles for later investigative purposes.
- Supporting homeland security interests.

Rowlett is seeing rapid growth, especially with the implementation of the new Dallas Area Rapid Transit railway and the President George Bush Turnpike. This equipment will save many man hours trying to track down criminals, missing persons, and persons with outstanding Rowlett Municipal Warrants.

For example, with this equipment, Rowlett will begin compiling license plate numbers and vehicle descriptions throughout the City. There will then be instances where we can go into this system, input a license plate number and description of a suspect vehicle and get a “hit” from our data. Currently, the Police Department has no means to do this without expending man hours to accomplish this goal. This process would save man hours and, in turn, help solve more crimes.

## **DISCUSSION**

It’s our belief that this technology will assist our entire agency and become a necessary tool in our search for criminals. Our officers and investigators will be able to collect data and share this data with local and federal authorities. The data collected can be used to establish vehicle patterns of potential suspects and may lead to the location of a suspect. It may also assist with developing a time frame of events that occurred. Vehicles entered in the system may be monitored using Geo-tagging, which will allow any officer to track vehicles coming and going from a location, including those coming from a narcotic location. Detectives may even use this system to track a subject with only a partial license plate and gain needed information to file a case. The license plate reader will also benefit detectives and officers in tracking patterns for gang activity and terrorists. The system has proved to be valuable in locating missing or wanted persons, and have greatly reduced man hours needed to locate them. The majority of our neighboring agencies utilize the license plate readers to increase their stolen vehicle arrests and recoveries, misdemeanor and felony warrant arrests, locating vehicles on “be on the lookout” (BOLO) lists, locating amber alert vehicles, and identifying known sex offenders.

## **FINANCIAL/BUDGET IMPLICATIONS**

There will be no financial impact to the City of Rowlett. Matching funds are not required for this grant; however, the value of this technology is approximately \$25,000.

## **RECOMMENDED ACTION**

Move to approve a resolution approving the application for a Texas Criminal Justice Division Grant to purchase one (1) License Plate Reader.

## **RESOLUTION**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROWLETT, TEXAS, APPROVING THE APPLICATION FOR A TEXAS CRIMINAL JUSTICE DIVISION GRANT TO PURCHASE ONE (1) LICENSE PLATE READER AND DESIGNATING THE CITY MANAGER AS THE AUTHORIZED OFFICIAL; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, The City of Rowlett finds it in the best interest of the citizens that the License Plate Reader be operated for the year 2016; and

**WHEREAS**, the City of Rowlett agrees to provide matching funds if applicable for the said project; and

**WHEREAS**, the City of Rowlett assures that the funds will be returned to the Criminal Justice Division in full in the event of loss or misuse of the Criminal Justice Division funds; and

**WHEREAS**, the City of Rowlett designates the City Manager as the grantee's authorized official, who is given authority and permission to apply for, accept, reject, alter or terminate the grant on behalf of the City as the applicant agency.

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

**Section 1:** That the City Council of the City of Rowlett, Texas, hereby approves submission of the grant application for the License Plate Reader to the Office of the Governor, Criminal Justice Division.

**Section 2:** That the City Council hereby designates the City Manager as the Authorized Official under and pursuant to the grant application, and authorizes the City Manager to execute the grant application, receive any funds awarded pursuant to said grant, and to do all things necessary and appropriate to satisfy the grant requirements.

**Section 3:** This resolution shall become effective immediately upon its passage.



# City of Rowlett

## Staff Report

4000 Main Street  
P.O. Box 99  
Rowlett, TX 75080-0099  
www.rowlett.com

**AGENDA DATE:** 02/17/15

**AGENDA ITEM:** 7G

### **TITLE**

Consider action to approve a resolution to approve the application for a Texas Criminal Justice Division Grant to purchase 17 - P25 portable radios.

### **STAFF REPRESENTATIVE**

W.M. Brodnax, Chief of Police

### **SUMMARY**

The purpose of this item is to seek approval to apply for a Texas Criminal Justice Division Grant to purchase 17 - P25 portable radios.

### **BACKGROUND INFORMATION**

The Texas Statewide Communications Interoperability Plan has set a goal that all public safety agencies within the State become P25 compatible. P25 simply means that any agency can communicate with other agencies in case of an emergency, with no need to change radios or equipment. If this grant is awarded, it will allow for the replacement of 17 outdated police department portable radios that are not P25 compatible.

The City of Rowlett was awarded a Justice Assistance Grant (JAG) from the Criminal Justice Division (CJD) in August, 2014, which provided for 18 - P25 portable radios; however, we need a total of 110 radios. This grant will allow us to purchase additional portable radios to reach our goal.

### **DISCUSSION**

This project will allow for the replacement of 17 outdated police department portable radios that are not P25 compliant. The requested radio equipment will reduce risk to our personnel and the community by ensuring that first responders have the ability to effectively and safely communicate with one another. The opportunity to replace old, unsafe, outdated radio communication equipment is currently one of the most pressing public safety needs in our community. Failure to complete this project exposes our first responders to unnecessary risks and potentially hampers safe and effective radio communications.

### **FINANCIAL/BUDGET IMPLICATIONS**

There will be no financial impact to the City of Rowlett as matching funds are not required with this grant. The value of this technology is approximately \$79,900 (17 - P25 Portable Radios at \$4,700 each).

## **RECOMMENDED ACTION**

Move to approve a resolution approving the application for a Texas Criminal Justice Division Grant to purchase 17 - P25 portable radios.

## **RESOLUTION**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROWLETT, TEXAS, APPROVING THE APPLICATION FOR A TEXAS CRIMINAL JUSTICE DIVISION GRANT TO PURCHASE SEVENTEEN (17) P25 PORTABLE RADIOS AND DESIGNATING THE CITY MANAGER AS THE AUTHORIZED OFFICIAL; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, The City of Rowlett finds it is in the best interest of the citizens that the seventeen (17) P25 Portable Radios be operated for the year 2016; and

**WHEREAS**, the City of Rowlett agrees to provide matching funds if applicable for the said project; and

**WHEREAS**, the City of Rowlett assures that the funds will be returned to the Criminal Justice Division in full in the event of loss or misuse of the Criminal Justice Division funds; and

**WHEREAS**, The City of Rowlett designates the City Manager as the grantee's authorized official, who is given authority and permission to apply for, accept, reject, alter or terminate the grant on behalf of the City as the applicant agency.

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

**Section 1:** That the City Council of the City of Rowlett, Texas, hereby approves submission of a grant application for seventeen (17) P25 Portable Radios to the Office of the Governor, Criminal Justice Division.

**Section 2:** That the City Council hereby designates the City Manager as the Authorized Official under and pursuant to the grant application, and authorizes the City Manager to execute the grant application, receive any funds awarded pursuant to said grant, and to do all things necessary and appropriate to satisfy the grant requirements.

**Section 3:** This resolution shall become effective immediately upon its passage.



City of Rowlett  
Staff Report

4000 Main Street  
P.O. Box 99  
Rowlett, TX 75080-0099  
www.rowlett.com

**AGENDA DATE:** 02/17/15

**AGENDA ITEM:** 7H

**TITLE**

Consider an ordinance adopting regulations pertaining to Oil and Gas Drilling and Production.

**STAFF REPRESENTATIVE**

Brian Funderburk, City Manager  
Marc Kurbansade, Director of Development Services

**SUMMARY**

The City of Rowlett currently does not have regulations in its Code of Ordinances pertaining to Oil and Gas Drilling and Production. City Council conducted a Work Session on February 3, 2015, to discuss the adoption of regulations and directed staff to bring this item back for formal consideration.

**BACKGROUND INFORMATION**

The City of Rowlett currently does not have regulations in its Code of Ordinances pertaining to Oil and Gas Drilling and Production. The only other recent policy pertaining to Oil and Gas production and rights can be found in Resolution 013-12, which was adopted by City Council on January 17, 2012, in order to set a policy to reserve mineral rights in all future conveyances of City-owned property.

These regulations were vetted not only from a legal perspective, but also vetted by those familiar with Oil and Gas exploration practices and operations. In addition, draft regulations were presented to City Council on February 3, 2015.

**DISCUSSION**

Oil and Gas Drilling and Production regulations are developed for two main purposes. First, these regulations allow for safe drilling operations to occur within the City limits. Second, these regulations will provide adequate health, safety and general welfare protection for others in the City that may be affected by these operations. It should be clear that these regulations are for the benefit of the property owners (i.e., possessor of property being used for mineral exploration), operators conducting exploration and/or extraction, and others ancillary to these operations that may be impacted.

Below is a list of the various sections contained in the proposed Ordinance, including a synopsis of the intent of each section.

- **Sec. 40-1. Purpose.**  
*Summary: The intent of the regulations are included in this section.*

- **Sec. 40-2. Definitions.**  
*Summary: The definitions and terms specific to the associated regulations proposed.*
- **Sec. 40-3. Special use permit.**  
*Summary: The basis for the requirement of a Special Use Permit (SUP) and the basic requirements that would cause a proposed operation to require the approval of an SUP.*
- **Sec. 40-4. Application and requirements.**  
*Summary: Sets the requirements for who may apply for an SUP. The regulations limit this to the record owner, mineral owner, or the duly authorized agent of either the record owner or the mineral owner.*
- **Sec. 40-5. Planning Commission Recommendation for Special Use Permit.**  
*Summary: The Planning and Zoning Commission is established as the recommending body for an SUP. This is not dissimilar to the current requirements for an SUP approval.*
- **Sec. 40-6. Oil and gas well development plats.**  
*Summary: Oil and gas well development plats are set as a requirement in order to delineate the area to be regulated by the standards proposed. These standards also include the declaration of necessary application information required in order to evaluate permit requests.*
- **Sec. 40-7. Site plans.**  
*Summary: Site plans are required to be submitted in conjunction with an SUP application and considered by City Council as part of this application.*
- **Sec. 40-8. Standards for drilling and production.**  
*Summary: This extensive section sets the technical requirements for the conduction of on-site operations as well as controlling the potential off-site impacts with respect to health, safety and general welfare.*
- **Sec. 40-9. Oil and gas permit required.**  
*Summary: This permit is another level of monitoring in addition to the SUP, Site Plan and Oil & Gas Development Plat. This permit is for active sites and will require the submittal of associated insurance/security, safety reporting, maintenance agreement, and notice of activities to be conducted. Each of these components are detailed in Sections 40-10 through 40-14 of the regulations.*
- **Sec. 40-10. Insurance and indemnification.**  
*Summary: Insurance standards commensurate with the on-site activities are contained in this section. Additionally, the City is indemnified against any and all claims associated oil and gas drilling/production activities.*
- **Sec. 40-11. Security.**  
*Summary: Requires the submittal of a security instrument prior to the issuance of any Oil and Gas Permit. A separate instrument will be required for each well.*
- **Sec. 40-12. Application review.**  
*Summary: Simply sets the standards to ensure that applications are processed both completely and expeditiously.*
- **Sec. 40-13. Periodic reports.**  
*Summary: The operator will be required to keep the City apprised of activities occurring on-site and any changes as they occur.*
- **Sec. 40-14. Notice of activities.**

*Summary: Any work to be performed on a “well site” shall include proper notification to the City as well as posting on-site.*

▪ **Sec. 40-15. Amended permits.**

*Summary: Any activities that change in an existing Oil/Gas Well Permit shall require an amended permit. If the activities change outside of the scope of the previously approved SUP, Site Plan, or Development Plat, then such documents may be required to be amended as well.*

▪ **Sec. 40-16. Transfer of permits.**

*Summary: Permits shall be allowed to be transferred between property owners without the consent of the City.*

▪ **Sec. 40-17. Adoption of oil and gas pipeline standards.**

*Summary: Oil and Gas Pipeline Standards will be maintained as a separate document outside of this Ordinance, similar to other construction standards for the City.*

▪ **Sec. 40-18. Remedies.**

*Summary: Guidelines are provided with respect to “remedies” should an operator of a permit perform work outside of the scope of the approved permit(s).*

▪ **Sec. 40-19. Enforcement, right of entry**

*Summary: This standard language allows for enforcement of these regulations by the City as well as providing the City “right of entry” on all sites.*

▪ **Sec. 40-20. Penalties.**

*Summary: Penalties may be incurred should any person operate outside of the terms of these regulations.*

## **FINANCIAL/BUDGET IMPLICATIONS**

N/A

## **RECOMMENDED ACTION**

Move to approve an Ordinance adopting regulations pertaining to Oil and Gas Drilling and Production.

## **ORDINANCE**

**AN ORDINANCE OF THE CITY OF ROWLETT, TEXAS, AMENDING THE CODE OF ORDINANCES, CITY OF ROWLETT, TEXAS, TO ADD A NEW CHAPTER 40, TO BE ENTITLED, “OIL AND GAS DRILLING AND PRODUCTION,” REGULATING THE EXPLORATION, DRILLING AND PRODUCTION OF OIL AND GAS; PROVIDING A REPEALING CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND, PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City Council of the City of Rowlett, Texas, finds and determines that the City’s existing regulations do not meet the needs of the public health, safety and welfare as it relates to the exploration, drilling, and production of oil and natural gas within the City; and

**WHEREAS**, the City Council finds and determines that a possibility exists that oil and natural gas production companies may choose to conduct operations within the City and that regulations governing such activities will protect, preserve and promote the public health, safety and welfare of the citizens of Rowlett.

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

**SECTION 1.** That the Code of Ordinances, City of Rowlett, Texas, be and is hereby amended by adding a new Chapter 40, consisting of Sections 40-1 through 40-20, to be entitled "Oil and Gas Drilling and Production," such that Chapter 40 of the Code of Ordinances shall henceforth read in its entirety as follows:

## **"CHAPTER 40**

### **OIL AND GAS DRILLING AND PRODUCTION**

#### **Sec. 40-1. Purpose.**

The exploration, development, and production of gas in the City is an activity which necessitates reasonable regulation to ensure that all property owners, mineral and otherwise, have the right to peaceably enjoy their property and its benefits and revenues. It is hereby declared to be the purpose of this chapter to establish reasonable and uniform limitations, safeguards and regulations for present and future operations related to the exploring, drilling, developing, producing, transporting and storing of oil or gas and other substances produced in association with oil and gas within the City to protect the health, safety and general welfare of the public; minimize the potential impact to property and mineral rights owners, protect the quality of the environment and encourage the orderly production of available mineral resources.

#### **Sec. 40-2. Definitions.**

All technical industry words or phrases related to the drilling and production of oil or gas wells not specifically defined shall have the meanings customarily attributable thereto by prudent operators in the oil and gas industry. For the purposes of this chapter, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

*Abandonment* means "abandonment" as defined by the Railroad Commission and includes the plugging of the well and restoration of the drill site as required by this Chapter.

*Building Inspector* means the Building Inspector or building official employed by or designated by the City of Rowlett.

*City Manager* means the City Manager (or other designee by the City Manager) of the City of Rowlett.

*Drilling* means any digging or boring of a new well to develop or produce oil or gas or to inject gas, water, or any other fluid or substance into the earth. Drilling means and includes the re-entry of an abandoned well and/or re-entry for the purpose of directionally drilling to establish a new well bore. Drilling does not mean or include the re-entry of a well that has not been abandoned.

*Drill Site* means the area used for drilling, completing, or re-working a well as well as all access roads into and out of said location.

*EPA* means the United States Environmental Protection Agency.

*Exploration* means geologic or geophysical activities, including, but not limited to surveying and seismic exploration, related to the search for oil, gas, or other sub-surface oil or gas.

*FEMA* means the United States Federal Emergency Management Agency.

*Fire Chief* means the Fire Chief (or other designee by the City) of the Rowlett Fire Department.

*Fire Code* means the most recent Fire Code adopted by the City of Rowlett.

*Gas* means gas or natural gas, as such terms are used in the rules, regulations, or forms of the Railroad Commission.

*Gas Well* means any well drilled for the production of gas or classified as a gas well under the Texas Natural Resources Code.

*Oil/Gas Well Permit* means an Oil or Gas Well Permit applied for and issued or denied under this chapter authorizing the drilling, production, and operation of one or more oil or gas wells.

*Hazardous Materials Management Plan* means the hazardous materials management plan and hazardous materials inventory statements required by the Fire Code.

*New Well* means a new well bore or new hole established at the ground surface and shall not include the re-working of an existing well that has not been abandoned.

*Oil* means oil or crude oil, as such terms are used in the rules, regulations, or forms of the Texas Railroad Commission.

*Oil Well* means any well drilled for the production of oil or classified as an oil well under the Texas Natural Resources Code.

*Operation Site* means the area used for development and production and all related operational activities of gas after drilling activities are complete.

*Operator* means, for each well, the person listed on the Texas Railroad Commission Form W-1 or Form P-4 for an oil or gas well.

*Person* includes both the singular and plural and means a natural person, corporation, association, partnership, receiver, trustee, guardian, executor, administrator, and a fiduciary or representative of any kind.

*Petroleum Specialist* means a person familiar with and educated in the oil and gas industry who has been retained by the City.

*Railroad Commission* means the Railroad Commission of Texas.

*Re-working* means re-completion or re-entry of existing well within the existing bore hole or by deepening or sidetrack operations which do not extend more than one hundred fifty (150) feet from the existing well bore, or replacement of well liners or casings.

*Well* means a hole or bore to any horizon, formation, or strata for the purpose of producing oil, gas, or other liquid hydrocarbons.

**Sec. 40-3. Special use permit.**

(a) No person, acting for himself or acting as an agent, employee, independent contractor, or servant for any person, shall engage in drilling or production of an oil or gas well, nor shall any person cause, suffer or permit the placement of a well for the exploration for or the production of oil or gas within the corporate limits of the City without first obtaining a Specific Use Permit as required by this chapter.

(b) The placement of a well for the exploration for or the drilling or production of oil or gas is prohibited in all zoning districts in the City unless otherwise authorized by Special use permit. No Special use permit shall be granted if:

- (1) the proposed location of the wellhead is within six hundred feet (600') from a residential structure, church, or school; and
- (2) the proposed location of the wellhead is within a previously platted residential subdivision where one or more lots have structures.

(c) A Special Use Permit may be issued in accordance with the procedure required by the Rowlett Development Code (Chapter 77, Code of Ordinances, City of Rowlett).

(d) If a Special Use Permit has been issued, the drilling and production of oil or gas shall be in accordance with and shall meet the following requirements:

- (1) All applicable standards and requirements have been met as set forth in this chapter;
- (2) An approved Oil/Gas Well Development Plat and a Road Repair Agreement are on file with the City; and

- (3) An Oil/Gas Well Permit has been issued by the City.

**Sec. 40-4. Application and requirements.**

(a) An application for a Special Use Permit shall be filed by the person having legal authority. That person is presumed to be the record owner, mineral owner, or the duly authorized agent of either the record owner or the mineral owner. An applicant, when acting as an agent for the owner, shall submit written notarized documentation of his/her authority to file an application on behalf of the owner.

(b) No application shall be accepted for filing until it is complete and the fee established by the City has been paid. Incomplete applications shall be returned less a fee for processing determined by the City Secretary and/or designee.

**Sec. 40-5. Planning Commission Recommendation for Special Use Permit.**

(a) The Planning and Zoning Commission shall review each application and shall make recommendations regarding the applications to the City Council. A copy of all recommendations shall be provided to the operator. The Planning and Zoning Commission may make recommendations regarding any aspect of the proposed oil/gas well development including, but not limited to, recommendations with respect to the standards set forth in this chapter.

(b) In connection with its review of an application for a Special Use Permit for the drilling and production of oil/gas wells, the City may determine that it is necessary to hire a petroleum specialist to assist the Commission in reviewing the application. If such a determination is made, the City will provide the operator a written "scope of work" that the City proposes for such specialist. The City and the operator will attempt to agree upon the "scope of work"; however, the decision of the City shall control. If required by the specialist, the operator will provide a retainer; otherwise, the operator will pay for the services of the specialist after they are rendered. All work performed by the specialist shall be itemized on a daily basis (including a description of the work and the amount of time spent), and such itemization shall be provided to the operator with each request for payment.

(c) The Planning and Zoning Commission has the authority to establish guidelines to use in making recommendations for Oil/Gas Well Permits or by Special Use Permit.

**Sec. 40-6. Oil and gas well development plats.**

(a) Prior to the issuance of an oil/gas drilling permit, any person who proposes drilling and/or the production of oil or gas on a tract of land located within the City limits or within the City's extraterritorial jurisdiction shall prepare and file an Oil/Gas Well Development Plat with the City, regardless of whether the property has previously been platted.

(b) Oil/Gas Well Development Plats shall be processed and approved in accordance with the City's Development Code and the provisions of this chapter, and no new oil or natural gas development may begin on property until the Oil/Gas Well Development Plat is filed and approved by the City in accordance with the provisions of this section. Where the provisions of this chapter

conflict with those set forth in the City's subdivision regulations, the provisions of this chapter will prevail.

(c) Erosion control is required and shall comply with all local, state and federal requirements. The operator shall file a copy of the Stormwater Pollution Prevention Plan if required by the EPA/TCEQ.

(d) With the exception of vehicular access, no development is allowed in a floodplain.

(e) General Requirements – An application for the approval of an Oil and Gas Well Development Plat, together with fifteen (15) prints, shall be filed with the City Secretary at least thirty (30) consecutive calendar days prior to the meeting of the Planning and Zoning Commission at which the plat is to be considered. No plat will be considered filed until a complete application, inclusive of all the required items and information listed herein are provided, and the appropriate filing fees have been paid. In addition, tax certificates (indicating that all taxes on the land covered by the plat have been paid to the current year) must be submitted with an application for approval of an Oil and Gas Well Development Plat.

(f) Existing Features – The Oil and Gas Well Development Plat shall be drawn at a scale of one hundred feet to the inch (1" = 100'). The information to be included and the procedure for submittal are as follows:

- (1) Boundary lines of the entire area covered by the Oil and Gas Well Development Plat, indicated by heavy lines, and the computed acreage of the subdivision shall be noted;
- (2) The widths and names of all existing or platted streets or other public rights-of-way or easements within or adjacent to the tract, shall be located together any existing permanent buildings, railroads, and other important features, such as abstract lines, political subdivisions or corporation boundaries, and school district boundaries;
- (3) Existing sewer mains, water mains, drainage culverts, or other underground structures within the tract and within at least two hundred (200) feet of the tract, with pipe sizes and grades;
- (4) Contours with intervals of two (2) feet or less, with references to mean sea level datum;
- (5) The names and lot patterns of subdivisions and/or the names of record owners of unsubdivided land within one thousand (1,000) feet of the perimeter of the Oil and Gas Well Development Plat;
- (6) Permanent structures and land uses within the area covered by the Oil and Gas Well Development Plat and within one thousand (1,000) feet of the perimeter of the Oil and Gas Well Development Plat. Said permanent structures and uses shall include houses, barns, walls, wells, tanks, and other significant features;

- (7) The exact location, dimension, description, and flow line of existing drainage structures and the locations, flow line of existing water courses, and the 100-year FEMA flood plain within the plat;
  - (8) The locations, types, and sizes of all utility infrastructure within the area covered by Oil and Gas Well Development Plat.
- (g) New Features – The following features must also be shown on the Oil and Gas Well Development Plat.
- (1) North point, scale, date, and approximate acreage of the proposed plat;
  - (2) The names, addresses, and phone numbers of the applicant(s), engineer, surveyor, or planner;
  - (3) The tract designation and other description according to the real estate records of the City, County, or Central Appraisal District for each tract of land contained within the Oil and Gas Well Development Plat;
  - (4) The layout, names, and widths of all existing and proposed interior roads, gates, and fencing;
  - (5) Identification of all truck routes and access points;
  - (6) A drainage and erosion control plan that is prepared by a professional engineer licensed to operate in the State of Texas must be submitted with an application for an Oil and Gas Well Development Plat. The drainage and erosion control plan must be approved by the Director of Public Works and must include the following information:
    - (A) All floodplain, creek, and stream crossings shall be designed to a 25-year storm frequency;
    - (B) The erosion control plan must provide references to all applicable local, state, and federal standards and must indicate how these requirements are to be satisfied;
    - (C) Verification that all floodplain, creek, and stream crossings shall have not negative effects on other property.
  - (7) Identify the proposed source of water and any other public utilities required;
  - (8) Identify the location of proposed lease lines and well locations:
    - (A) Label distance between wells and property lines;
    - (B) Label distance between wells and structures within 600 feet of wells as measured from the property line;
    - (C) Label distance between temporary holding ponds and floodplains;

- (9) Provide typical well site schematics showing layout during drilling and upon completion of drilling;
- (10) Show location of all proposed underground pipelines;
- (11) Identify pipelines connected with a Gas Distribution System;
- (12) Identify the location of any fresh water wells that are registered with the Texas Water Development Board;
- (13) Identify the location of all reserve pits, structures, tanks and all areas where equipment is to be stored;
- (14) Identify all required screening and shrubs;
- (15) Legal description of the property included within the plat and a metes and bounds description of perimeter of the plat;
- (16) Primary control points or descriptions, and ties to such control points to which all dimensions, angles, bearings, block numbers, and similar data shall be referred;
- (17) Location of City limits, the City's extraterritorial jurisdiction, and zoning district boundaries, if they traverse the plat, or form any part of the boundary of the plat, or are contiguous to the boundary of the plat;
- (18) Any proposed changes in topography shown by contour lines on a basis of five (5) foot vertical intervals in terrain with a slope of two (2) percent or more, and on a basis of two (2) foot vertical intervals in terrain with a slope of less than five (5) percent;
- (19) A copy of all existing protective covenants regulating the use of land shall be submitted with an application for an Oil or Gas Well Development Plat; and
- (20) Written agreement(s) with notarized signatures of the applicant for an Oil and Gas Well Development Plat and any person owning or in control of a residential structure, church or school located within six hundred (600) feet of a proposed well site that grants authorization to drill within six hundred (600) feet of said residential structure, church or school must be submitted with an application for an Oil and Gas Well Development Plat.
- (21) As-built drawings shall be filed with the City.

**Sec. 40-7. Site plans.**

(a) Prior to the issuance of an oil/gas drilling permit, any person who proposes drilling and/or the production of oil or gas on a tract of land located within the City limits or within the City's extraterritorial jurisdiction shall prepare and file a site plan with the City. No oil or gas development activity may begin on property until the Oil/Gas Well Development site plan is filed and approved by the City Council, after recommendation by the Planning and Zoning Commission.

(b) The site plan shall be drawn to scale and shall show general use, lot arrangements, building sites and elevations, and the location and design of all internal streets, drives, railway facilities, parking areas, uses, pipelines, and structures. Site plans shall be prepared by a professional engineer licensed to practice in the State of Texas and shall bear the engineer's seal. A site plan will be required to be submitted in conjunction with any application for a Special Use Permit.

**Sec. 40-8. Standards for drilling and production.**

- (a) The drilling and production of an oil/gas well shall include the following standards:
- (1) *Compliance with the Development Plat.* No drilling or production of an oil/gas well shall begin until an Oil/Gas Well Development Plat that has been approved by the City is on file with the City that conforms to the requirements of this chapter and the City's subdivision regulations.
    - (A) The oil/gas well development plat shall provide for adequate public facilities, including water supply, access roads, drainage, erosion control and other necessary supporting facilities identified on the Oil/Gas Well Development Plat.
    - (B) The design, location, and arrangement of all driveways and parking spaces shall provide for the safe and convenient movement of vehicular and pedestrian traffic without adversely affecting the general public or adjacent developments.
    - (C) A Road Repair Agreement shall be entered into with the City.
  - (2) *On-site requirements.*
    - (A) No refining process, or any process for the extraction of products from gas, shall be carried on at a drill site or operation site, except that a dehydrator and separator may be maintained on a drill site or operation site for the separation of liquids from gas. Any such dehydrator or separator may serve more than one well.
    - (B) A masonry fence or a wrought iron fence with a living screen at least (8) feet but not to exceed ten (10) feet in height shall enclose all completed wells and tanks located within an Oil/Gas Well Permit area. Fences shall obstruct the view of completed wells and tanks. Materials and design shall be approved by the City. Fences shall not be required on drill sites during initial drilling, completion or re-working operations as long as 24-hour on-site supervision is provided. A secured entrance gate shall be required. All gates are to be kept locked when the Operator or his employees are not within the enclosure.

- (C) Landscaping and irrigation shall be required along all street frontages of the well site with suitable screening shrubs that complement the architectural character of the surrounding neighborhood or opaque vinyl slats in the chain link fencing. The vegetation or berms shall be kept in an attractive state and in good condition at all times by the applicant or Operator. All landscape and irrigation plans shall be submitted to the City in accordance with City requirements.
- (D) Vehicles associated with drilling and/or production in excess of three (3) tons shall be restricted to streets as designated on the vehicle route map.
- (E) Site development, other than drilling or working over a well shall be conducted only between the hours of 7 a.m. to 7 p.m. on Monday through Friday and 9 a.m. to 5 p.m. on Saturday. Truck deliveries of equipment and materials, including the delivery of water for all fracture stimulation operations performed on a well, associated with drilling and/or production, well servicing, site preparation and other related work conducted on the well site shall be limited to between the hours of 7 a.m. to 7 p.m., Monday through Friday, except in cases of fires, blowouts, explosions and any other emergencies or where the delivery of equipment is necessary to prevent the cessation of drilling or production. "Flowback" operations to recover fluids used during fracture stimulation shall be performed between the hours of 7 a.m. to 7 p.m., Monday through Friday.
- (F) Noise and Lighting Restrictions
  - i) A 72-hour ambient sound level study, using 15-minute continuous monitoring, shall be prepared and submitted to the City prior to the commencement of operations on site to determine ambient sound levels during day and night times. The study shall be used to establish ambient sound levels at varying times.
  - ii) No drilling, producing or other operations shall produce a sound level greater than 5 dB(a) above ambient sound levels between the hours of 7 a.m. and 7 p.m. when measured at a distance of three hundred feet from the property line of the well site. Between the hours of 7 p.m. and 7 a.m., no person shall operate or permit to be operated in connection with the operation of a producing well any engine, compressor or motor-driven machinery of any type which creates a sound level greater than 3 dB(a) above ambient sound levels when measured at a distance of three hundred feet from the property line of the well site.
  - iii) Sound walls shall be erected during all drilling and fracturing operations adequate to minimize the volume of noise caused by

such operations. The walls shall be removed following the completion of drilling and fracturing operations

- iv) No air, gas or pneumatic drilling shall be allowed due to the noise and safety factors involved.
  - v) In no case shall lighting spill over one foot candle onto public streets or 0.03 foot candles onto adjacent residential property. To the extent practicable, and taking into account safety considerations, site lighting shall be directed downward and internally so as to avoid glare on public roads and adjacent dwellings and buildings within three hundred feet.
- (G) All tanks and permanent structures shall conform to the American Petroleum Institute (A.P.I.) specifications unless other specifications are approved by the Fire Chief. The top of the tanks shall be no higher than fifteen feet above the terrain surrounding the tanks. All tanks shall be set back pursuant to the standards of the Railroad Commission and the National Fire Protection Association, but in all cases, shall be at least twenty-five (25) feet from any public right-of-way.
- (H) Main transmission pipeline cooling or compression facilities are not allowed in any zoning district in the City of Rowlett.
- (I) Air or pneumatic drilling is not allowed in the City.
- (J) Permanent weatherproof signs reading "DANGER NO SMOKING ALLOWED" in a minimum of four inch lettering shall be posted at the entrance of each drill site and operation site. The sign shall include the phone number for emergency services (911), the number for the operator, and the well designation required by the Railroad Commission in two inch lettering.
- (K) Prior to the commencement of any drilling operations, all private roads used for access to the drill site and the operation site itself shall be at least ten (10) feet wide, have an overhead clearance of fourteen (14) feet and shall be paved or surfaced with crushed rock, gravel or ore and maintained to prevent dust and mud. In particular cases these requirements governing minimum width and surfacing of private roads may be altered at the discretion of the Director of Public Works and/or Fire Chief after consideration of all circumstances including, but not limited to, the following: distances from public streets and highways; distances from adjoining and nearby property owners whose surface rights are not leased by the operation; the purpose for which the property of such owners is or may be used; topographical features; nature of the soil; and exposure to wind.

- (L) No person shall place, deposit, or discharge (or cause or permit to be placed, deposited, or discharged) any oil, naphtha, petroleum, asphalt, tar, hydrocarbon substance, or any refuse, including wastewater or brine, from any gas operation or the contents of any container used in connection with any oil or gas operation in, into, or upon any public right-of-way, storm drain, ditch or sewer, sanitary drain or sewer, any body of water, or any private property within the corporate limits of the City or the City's extraterritorial jurisdiction.
- (M) All electric lines to production facilities shall be located underground.
- (N) All fire suppression and prevention equipment required by any applicable federal, state, or local law shall be provided by the operator, at the operator's cost, and maintenance and upkeep of such equipment shall be the responsibility of the operator.
- (O) No operator shall excavate or construct any lines for the conveyance of fuel, water, or minerals on, under, or through the streets or alleys or other land of the City without an easement or right-of-way permit approved by the City Council and then only in strict compliance with this chapter, with other ordinances of the City, and/or with the specifications established by the Director of Public Works.
- (P) The digging up, breaking, excavating, tunneling, undermining, breaking up, or damaging of any public street or leaving upon any public street any earth or other material or obstruction, is prohibited unless the operator has first obtained written permission from the Director of Public Works, and then only in compliance with specifications established by City ordinances.
- (Q) No Oil/Gas Well Permit shall be issued for any well to be drilled within any of the streets, alleys or public easements of the City and/or streets or alleys shown by the City of Rowlett Thoroughfare Plan and no street shall be blocked or encumbered or closed due to any exploration, drilling, or production activities unless prior consent is obtained by the City Council, and then only temporarily.
- (R) On-site storage is prohibited on the operation site. No equipment shall be stored on the drilling or production operation site unless it is necessary to the everyday operation of the well. Lumber, pipes, tubing and casing shall not be left on the operation site except when drilling or well servicing operations are being conducted on the site. No vehicle or item of machinery shall be parked or stored on any street, right-of-way or in any driveway, alley or upon any operation site which constitutes a fire hazard or an obstruction to or interference with fighting or controlling fires except

that equipment which is necessary for drilling or production operations on the site. The Fire Chief shall determine whether equipment on the site shall constitute a fire hazard. No refinery, processing, treating, dehydrating or absorption plant of any kind shall be constructed, established or maintained on the premises. This shall not be deemed to exclude a conventional gas separator or dehydrator.

- (S) Unless alternative sources are approved by the City, all water used on site shall be purchased from the City and no operator shall use well water or water from any natural source.

(3) *Flow lines and gathering lines.*

- (A) Each operator shall place an identifying sign at each point where a flow line or gathering line crosses a public street or road.
- (B) Each operator shall place a warning sign for lines carrying H<sub>2</sub>S (Hydrogen Sulfide) gas as required by the Railroad Commission.
- (C) All flow lines and gathering lines within the corporate limits of the City (excluding utility lines and franchise distribution systems) that are used to transport oil, gas, and/or water shall be limited to the maximum allowable operating pressure applicable to the pipes installed and shall be installed with at least the minimum cover or backfill specified by the American National Safety Institute Code, as amended. All such lines shall be buried to a minimum of thirty six inches below the ground surface and shall be shown on the as-built plans.
- (D) Structures shall not be built over flow lines or gathering lines.

(4) *Additional safety and environmental requirements.*

- (A) The drilling and production of oil/gas and accessing the oil/gas well site shall be in compliance with all state and federal environmental regulations.
- (B) Oil/gas wells may have a target location or bottom-hole location that is under an Environmentally Sensitive Area when the oil/gas well is drilled directionally from a location outside the Environmentally Sensitive Area.
- (C) Each well shall be equipped with an automated valve that closes the well in the event of an abnormal change in operating pressure. All wellheads shall contain an emergency shut off valve to the well distribution line. In all cases, blowout prevention equipment shall be used on all wells being

drilled, worked-over or in which tubing is being changed. Protection shall be provided to prevent blowout during gas operations as required by and in conformance with the requirements of the Texas Railroad Commission and the recommendations of the American Petroleum Institute. The operator must equip all drilling wells with adequate blowout preventers, flow lines and valves commensurate with the working pressures involved as required by the Commission. All well heads shall contain an appropriately labeled emergency shut off valve to the well distribution line.

- (D) Each storage tank shall be equipped with a level control device that will automatically activate a valve to close the well in the event of excess liquid accumulation in the tank.
- (E) All storage tanks shall be equipped with a secondary containment system including lining with an impervious material. The secondary containment system shall be of a sufficient height to contain one-and-one-half (1½) times the contents of the largest tank in accordance with the Fire Code, and buried at least one foot (1') below the surface. Drip pots shall be provided at pump out connection to contain the liquids from the storage tank.
- (F) Tank battery facilities shall be equipped with a remote foam line and a lightning arrestor system.
- (G) A Hazardous Materials Management Plan shall be on file with the City Secretary and the Fire Marshal.
- (H) An evacuation program shall be filed with the City prior to starting any drilling operation.
- (I) All wells shall be abandoned in accordance with the rules of the Railroad Commission; however, all well casings shall be cut and removed to a depth of at least ten feet (10') below the surface unless the surface owner submits a written agreement otherwise. Three feet (3') shall be the minimum depth. A copy of the mandatory well casing report required for abandoned wells by the Railroad Commission shall be submitted to the water service provider that provides services the area in which a well is located.
- (J) No structures shall be built over an abandoned well.
- (K) No salt-water disposal wells shall be located within the City of Rowlett.
- (L) Lining and fencing the reserve pit shall be required for any and all drilling operations.

- (M) Audible Alarms Required: An automated audible alarm system shall be installed at each well site to provide warnings for a substantial drop in pressure, the release of any gas or oil, or fire. Said audible alarm system shall be approved by the City of Rowlett.
- (N) Site Cleanup Required:
- (i) Cleanup After Well Servicing – After the well has been completed or plugged and abandoned, the operator shall clean and restore the drill site or operation site as close as practicable to the site's pre-drilling condition and repair all damage to public property caused by such operations within thirty (30) calendar days of the completion of well drilling activities or plugging and abandonment of a well. The plugging and abandonment of a well shall be done in compliance with State regulations and shall include, at a minimum, the use of a cement plug to a depth of at least ten (10) feet from the surface.
  - (ii) Cleanup After Spills, Leaks, and Malfunctions – After any spill, leak or malfunction, the operator shall remove or cause to be removed to the satisfaction of the City all waste materials from any public or private property affected by such spill, leak or malfunction. Cleanup operations must begin immediately. If the owner fails to begin site cleanup within twenty-four (24) hours, the City shall have the right to contact the Railroad Commission in order to facilitate the removal of all waste materials from any property affected by such spill, leak or malfunction.
  - (iii) Free From Debris – The property on which a well site is located shall at all times be kept free of debris, pools of water or other liquids, contaminated soil, weeds, brush, trash or other waste material within a radius of one hundred (100) feet around any tanks, separators, and producing wells.
  - (iv) Blowouts – In the event of the loss of control of any well, the operator shall immediately take all reasonable steps to regain control regardless of any other provision of this chapter and shall notify the City as soon as practicable. If the City believes that danger to persons and property exists because of loss of well control and that the operator is not taking or is unable to take all reasonable and necessary steps to regain control of such well, the City may then employ any well control expert or experts or other contractors or suppliers of special services, or may incur any other expenses for labor and material that the City deems necessary to regain control of such well. Upon the filing of a statement of expenses with the County Clerk of Dallas County or Rockwall County, as appropriate, the City shall then have a first, prior, and

valid lien against the property and the interest of the well of all working interest owners to secure payment of any expenditure made by the City pursuant to such action of the City in gaining control of said well. Said lien shall accrue interest at the rate of ten percent (10%) per annum and shall be superior to all other liens against the property, including purchase-money security interests, regardless of when such other lien(s) may have arisen, except liens for taxes.

- (O) Emergency Response Plans and Emergency Incident Reporting – The reporting requirements specified herein are in addition to those required by section 40-13 of this chapter.
  - (i) Each gas or oil well owner or operator shall maintain written procedures to minimize the hazards resulting from an emergency and shall provide a copy of these procedures to the City Secretary and Fire Marshal. These procedures shall at a minimum provide for:
    - (aa) Prompt and effective response to emergencies regarding: 1) Leaks or releases that can impact public health, safety, and welfare; 2) Fire or explosions at or in the vicinity of an oil or gas well; or, 3) Natural disasters;
    - (bb) Effective means to notify and communicate required and pertinent information to local fire, police, and public officials during an emergency;
    - (cc) The availability of personnel, equipment, tools, and materials as necessary at the scene of an emergency;
    - (dd) Measures to be taken to reduce public exposure to injury and probability of accidental death or dismemberment;
    - (ee) Emergency shut down of an oil or gas well and related site;
    - (ff) The safe restoration of service and operations following an emergency or incident;
    - (gg) A follow-up incident investigation to determine the cause of the incident and require the implementation of corrective measures.
  - (ii) Each oil or gas well owner or operator shall meet annually with representatives of the City to review emergency response plans. These reviews shall be in accord with U.S. Department of

Transportation and Railroad Commission requirements and the owner or operator will:

- (aa) Furnish or update a copy of the emergency response plan described in the foregoing subsection (O)(i);
- (bb) Review the responsibilities of each governmental organization in response to an emergency or incident;
- (cc) Review the capabilities of the pipeline owner or operator to respond to an emergency or incident;
- (dd) Identify the types of emergencies or incidents that will result in or require contacting the City; and
- (ee) Plan mutual activities that the City and the oil or gas well owner or operator can engage in to minimize risks associated with oil or gas well operation.

At this meeting, the City shall provide the oil or gas well owner or operator with a list of additional contacts that should be made in the event of an oil or gas well emergency or incident. The City will inform the oil or gas well owner or operator of the emergency response groups that will be contacted through 911.

- (iii) Upon discovery of an oil or gas well emergency or incident, the following communications are to be initiated by the affected pipeline owners or operators:
  - (aa) A general description of the emergency or incident;
  - (bb) The location of the emergency or incident;
  - (cc) The name and telephone number of the person reporting the emergency or incident;
  - (dd) The name of the oil or gas well owner or operator;
  - (ee) Whether or not any hazardous material is involved and identification of the hazardous material so involved; and
  - (ff) Any other information as requested by the emergency dispatcher or other such official at the time of reporting the emergency or incident.
- (iv) The oil or gas well owner or operator shall contact any other emergency response groups that are necessary that may not be activated through the 911 system.

- (v) The oil or gas well owner or operator shall contact the Dallas County Local Emergency Planning Committee (DCLEPC) no later than one hour after the discovery of any incident.
  - (vi) Within two years of the effective date of the oil or gas well permit and every two years thereafter, the oil or gas well owner or operator shall conduct an on-site, emergency drill that includes, but shall not be limited to, the personnel operating the oil or gas well, local law enforcement personnel, and officials of the City of Rowlett.
- (5) *Reworking of a well*
  - (A) Reworking of a well to deepen or directional drill an existing well shall be conducted in accordance with the conditions for the applicable Special Use Permit or underlying zoning classification that permits oil/gas development by right. The operator shall provide the City a copy of additional Railroad Commission permits that allow drilling to a deeper depth.
  - (B) Reworking of a well to deepen or directional drill an existing well shall be conducted in accordance with the approved Oil/Gas Well Permit for the well on file with the City Secretary.
- (6) Drilling and production of oil/gas wells shall comply with all federal, state, and local laws applicable to oil/gas well drilling, production and operations.
- (7) It shall be unlawful to drill any well, the center of which, at the surface of the ground, is located within two hundred feet to any existing fresh water well. The measurement shall be in a direct line from the closest well bore to the fresh water well bore.
- (8) The operator of a gas well shall install a fresh water well within two hundred (200) feet of the well bore prior to drilling operations. The operator shall conduct and provide the City with a pre-drilling water analysis that shall display, at a minimum, concentrations of **BTEX (benzene, toluene, ethylbenzene, and xylene), methane, TPH (total petroleum hydrocarbons), and TDS (total dissolved solids)**. **The operator shall use this well to conduct water testing for the same constituents quarterly following the commencement of drilling operations for a period of two years. Following the initial two-year period, these water tests shall be conducted twice each year thereafter. All test results shall be furnished to the City.**
- (9) Within one hundred eighty days of its completion date, each oil or gas well shall be equipped with a cathodic protection system to protect the production casing from external corrosion. The City may approve an alternative method of protecting the production casing from external corrosion.

**Sec. 40-9. Oil and gas permit required.**

(a) Any person, acting for himself or acting as an agent, employee, independent contractor, or servant for any person, shall not engage in the drilling and production of oil/gas wells within the corporate limits of the City without first obtaining an Oil/Gas Well Permit issued under this chapter.

(b) When an Oil/Gas Well Permit has been issued covering a well, the permit shall constitute authority for drilling, operation, production, gathering of production, maintenance, repair, re-working, testing, site preparation consisting of rigs or tank batteries, plugging and abandonment, and any other activity authorized by this chapter associated with drilling or production by the operator and their respective employees, agents, and contractors. An Oil/Gas Well Permit shall also constitute authority for the construction and use of all facilities reasonably necessary or convenient in connection therewith, including gathering lines and discharge lines, by the operator and its respective employees, agents, contractors and subcontractors.

(c) An Oil/Gas Well Permit shall not be required for exploration for oil or gas. Exploration of oil/gas means geologic or geophysical activities, including, but not limited to surveying and seismic exploration, related to the search for oil, gas, or other sub-surface hydrocarbons.

(d) Any well that has been annexed into the City shall be required to meet the requirements of this chapter and shall apply for an Oil/Gas Well Permit on the effective date of the annexation. Any well that has obtained an Oil/Gas Well Permit issued by the City prior to the effective date of this chapter shall provide all information required for Oil/Gas Well Permits under this chapter unless the information has been previously provided to the City. Oil/Gas Well Permits issued prior to the effective date of this chapter shall comply with the following requirements:

- (1) Standards for oil/gas well drilling and production requirements of section 40-8 of this chapter.
- (2) Insurance and Security requirements of sections 40-10 and 40-11.
- (3) Periodic reports as required by section 40-13 of this chapter.
- (4) Road Maintenance Agreement unless already provided.
- (5) Notice of Activity requirements of section 40-14 of this chapter.

(e) An Oil/Gas Well Permit shall not, however, constitute authority for the re-entering and drilling of an abandoned well. Re-entry and drilling of an abandoned well shall require a new Oil/Gas Well Permit.

(f) Applications for Oil/Gas Well Permits shall be in writing, shall be on forms provided by the City; shall be signed by the Operator; shall include the application fee; and shall include a copy of the applicable Special Use Permit, Development Plat and Site Plan.

(g) An Oil/Gas Well Permit shall not be issued until such time that the Operator has filed a vehicle route map indicating the route that will be used by all vehicles associated with drilling and or production in excess of three tons.

(h) An Oil/Gas Well Permit shall not be issued until such time that the Operator and the City have entered into an acceptable Road Maintenance Agreement that includes provisions for a Pre-Drilling Road Condition Evaluation Study and a Post-Drilling Road Condition Evaluation Study. The Studies shall be prepared by a professional engineer and shall be paid for by the operator. The purpose of the Studies is to evaluate the condition of the vehicle routes used by the operator in order to determine the extent of damage, if any, caused by drilling operations of the operator.

**Sec. 40-10. Insurance and indemnification.**

The operator shall provide or cause to be provided the insurance described below for each well for which an Oil/Gas Well Permit is issued, such insurance to continue until the well is abandoned and the site restored. Such coverage shall be approved by the City.

(a) General Requirements. Indemnification and Express Negligence Provisions.

- (1) Each Oil/Gas Well Permit issued by the City shall include the following language: “Operator does hereby expressly release and discharge all claims, demands, actions, judgments, and executions which it ever had, or now have or may have, or its successors or assigns may have, or claim to have, against the City of Rowlett, and/or its departments, its agents, officers, servants, successors, assigns, sponsors, volunteers, or employees, created by, or arising out of personal injuries, known or unknown, and injuries to property, real or personal, or in any way incidental to or in connection with the performance of the work performed by the operator under an Oil/Gas Well Permit and the operator caused by or arising out of, that sequence of events which occur from the operator under the Oil/Gas Well Permit and work performed by the operator. The operator shall fully defend, protect, indemnify, and hold harmless the City of Rowlett, Texas, and/or its departments, agents, officers, servants, employees, successors, assigns, sponsors, or volunteers from and against each and every claim, demand, or cause of action and any and all liability, damages, obligations, judgments, losses, fines, penalties, costs, fees, and expenses incurred in defense of the City of Rowlett, Texas, and/or its departments, agents, officers, servants, or employees, including, without limitation, personal injuries and death in connection therewith which may be made or asserted by Operator, its agents, assigns, or any third parties on account of, arising out of, or in any way incidental to or in connection with the performance of the work performed by the Operator under an Oil/Gas Well Permit and the Operator agrees to indemnify and hold harmless the City of Rowlett, Texas, and/or its departments, and/or its officers, agents, servants, employees, successors, assigns, sponsors, or volunteers from any liabilities or damages suffered as a result of claims, demands, costs, or judgments against the City and/or, its departments, its officers, agents, servants, or employees, created by, or

arising out of the acts or omissions of the City of Rowlett occurring on the drill site or operation site in the course and scope of inspecting and permitting the oil/gas wells INCLUDING, BUT NOT LIMITED TO, CLAIMS AND DAMAGES ARISING IN WHOLE OR IN PART FROM THE SOLE NEGLIGENCE OF THE CITY OF ROWLETT OCCURRING ON THE DRILL SITE OR OPERATION SITE IN THE COURSE AND SCOPE OF INSPECTING AND PERMITTING THE OIL/GAS WELLS. IT IS UNDERSTOOD AND AGREED THAT THE INDEMNITY PROVIDED FOR IN THIS SECTION IS AN INDEMNITY EXTENDED BY THE OPERATOR TO INDEMNIFY AND PROTECT THE CITY OF ROWLETT, TEXAS AND/OR ITS DEPARTMENTS, AGENTS, OFFICERS, SERVANTS, OR EMPLOYEES FROM THE CONSEQUENCES OF THE NEGLIGENCE OF THE CITY OF ROWLETT, TEXAS, ITS DEPARTMENTS, AGENTS, OFFICERS, SERVANTS, OR EMPLOYEES, WHETHER THAT NEGLIGENCE IS THE SOLE OR CONTRIBUTING CAUSE OF THE RESULTANT INJURY, DEATH, AND/OR DAMAGE. LIABILITY FOR THE SOLE NEGLIGENCE OF THE CITY IN THE COURSE AND SCOPE OF ITS DUTY TO INSPECT AND PERMIT THE OIL/GAS WELL IS LIMITED TO THE MAXIMUM AMOUNT OF RECOVERY UNDER THE TORT CLAIMS ACT.”

- (2) All policies shall be endorsed to read, "This policy will not be cancelled or non-renewed without 30 days advanced written notice to the owner and the City except when this policy is being cancelled for nonpayment of premium, in which case 10 days advance written notice is required".
  - (3) Liability policies shall be written by carriers licensed to do business in Texas and with companies rated A+ or better by A.M. Best, or with non-admitted carriers that have a financial rating comparable to carriers licensed to do business in Texas approved by the City. The A+ rating by A.M. Best shall be maintained for the policy period.
  - (4) Liability policies shall name as "Additional Insured" the City and its officials, agents, employees, and volunteers.
  - (5) Certificates of insurance must be presented to the City evidencing all coverages and endorsements required by this section, and the acceptance of a certificate without the required limits and/or coverages shall not be deemed a waiver of these requirements.
  - (6) Claims made policies will not be accepted except for excess policies or unless otherwise provided by this chapter.
- (b) Required Insurance Coverages
- (1) Commercial General Liability Insurance.

- (A) Coverage should be a minimum Combined Single Limit of \$1,000,000 per occurrence for Bodily Injury and Property Damage. This coverage must include premises, operations, blowout or explosion, products, completed operations, blanket contractual liability, underground property damage, broad form property damage, independent contractors protective liability and personal injury.
- (B) Environmental Pollution Liability Coverage:
  - (i) Operator shall purchase and maintain in force for the duration of the Oil or Gas Well Permit insurance for environmental pollution liability applicable to bodily injury, property damage, including loss of use of that damaged property or of property that has not been physically injured or destroyed; cleanup costs; and defense, including costs and expenses incurred in the investigation, defense or settlement of claims; all in connection with a loss arising from the insured site. Coverage shall be maintained in an amount of at least \$1,000,000 per loss, with an annual aggregate of at least \$10,000,000.
  - (ii) Coverage shall apply to sudden and accidental pollution conditions resulting from escape or release of smoke vapors, fumes, acids, alkalis, toxic chemicals, liquids or gasses, waste material or other irritants, contaminants or pollutants.
  - (iii) The operator shall maintain continuous coverage and shall purchase extended coverage period insurance when necessary. The extended coverage period insurance must provide that any retroactive date applicable to coverage under the policy precedes the effective date of the issuance of the permit by the City.
- (2) Automobile Liability Insurance. Minimum Combined Single Limit of \$500,000 per occurrence for Bodily Injury and Property Damage. Such coverage shall include owned, non-owned, and hired vehicles.
- (3) Worker's Compensation Insurance. In addition to the minimum statutory requirements, coverage shall include Employer's Liability limits of at least \$100,000 for each accident, \$100,000 for each employee, and a \$500,000 policy limit for occupational disease, and the insurer agrees to waive rights of subrogation against the City, its officials, agents, employees, and volunteers for any work performed for the City by the operator.
- (4) Excess (or Umbrella) Liability Insurance. Minimum limit of \$10,000,000 covering in excess of the preceding insurance policies.
- (5) Control of Well Insurance.

- (A) Minimum limit of \$5,000,000 per occurrence.
- (B) Policy shall cover the cost of controlling a well that is out of control, Re-drilling or Restoration expenses, Seepage and Pollution Damage. Damage to Property in the Operator's Care, Custody, and Control with a sub-limit of \$500,000 may be added.

**Sec. 40-11. Security.**

(a) A security instrument that covers each well must be delivered to the City before the issuance of the Oil/Gas Well Permit for the well. The instrument must provide that it cannot be cancelled without at least thirty days' prior written notice to the City and, if the instrument is a performance bond, that the bond cannot be cancelled without at least ten days' prior written notice for non-payment of premium. The instrument shall secure the obligations of the operator related to the well to:

- (1) Repair damage as determined by a Professional Engineer by comparing the pre-drilling and the post-drilling road condition evaluation studies excluding ordinary wear and tear, if any, to public streets, including but not limited to bridges, caused by the operator or by the operator's employees, agents, contractors, subcontractors or representatives in the performance of any activity authorized by or contemplated by the Oil/Gas Well Permit;
- (2) Comply with the insurance and security provisions set forth in section 40-10 of this section and this section; and
- (3) Pay any and all fines and penalties imposed upon the operator by the City for any breach of the Oil/Gas Well Permit.

(b) The security instrument may be in the form of an irrevocable letter of credit or payment bond issued by a bank or surety authorized to do business in the State of Texas and approved by the City. The instrument shall run to the City for the benefit of the City, shall become effective on or before the date the Oil/Gas Well Permit is issued, and shall remain in effect until the well is abandoned and the site restored. The security instrument must be provided by a surety company with an A.M. Best A+ rating that is licensed to conduct business in the State of Texas and shall be payable to the City of Rowlett. Such surety company shall maintain an A.M. Best A+ rating for the policy period.

(c) A certificate of deposit may be substituted for the letter of credit or payment bond. The certificate shall be issued by a bank in Dallas County, Texas, shall be approved by the City, shall be payable to the order of the City to secure the obligations of the Operator described above, and shall be pledged to the bank with evidence of delivery provided to the City. Interest on the certificate shall be payable to the Operator.

(d) The amount of the security shall be a minimum of \$50,000 for any single well. Any operator who initially posted a \$50,000 bond, and whose well in the producing stage and all drilling

operations have ceased, may submit an application to the City to reduce the existing \$50,000 bond.

(e) The security will terminate when the Oil/Gas Well Permit is transferred, with respect to the operator-transferor and if the operator-transferee provides replacement security that complies with this section, when the well is abandoned and the site restored, and when the City consents in writing to such termination.

(f) An appeal of the determination of the amount of security required under this chapter may be made to the City Council for final determination of the amount of security.

**Sec. 40-12. Application review.**

(a) All applications for Oil/Gas Well Permits shall be filed with the City Secretary or assigns who shall immediately forward all applications to the Planning and Zoning Commission for review. Incomplete applications shall be returned to the applicant, in which case the City shall provide a written explanation of the deficiencies if requested by the applicant. The City shall retain a processing fee determined by the City. The City may return any application as incomplete if there is a dispute pending before the Railroad Commission regarding the determination of the operator. All such applications shall be accompanied with an approved permit issued by the Railroad Commission.

(b) The Planning and Zoning Commission shall review each application and shall determine whether the application includes all of the information required by this chapter, whether the application is in conformance with the applicable Oil/Gas Well Development Plat, applicable Special Use Permit or Planned Development Zoning District and whether the application is in conformance with the insurance and security requirements set forth in sections 40-10 and 40-11 of this chapter. The Planning and Zoning Commission shall forward a written report regarding its determination to the City Council, with a copy provided to the operator.

(c) The Planning and Zoning Commission shall review the application and shall make recommendations to the City Council regarding issuance of the Oil/Gas Well Permit. If the City Council approves the Oil/Gas Permit Application, the City shall issue an Oil/Gas Permit, which shall be forwarded to the operator. If after receiving the application, the Planning and Zoning Commission determines that the application is incomplete or that the application is not in conformance with the applicable Oil/Gas Well Development Plat and/or the applicable Special Use Permit, the City may employ a technical advisor under the Fire Code.

(d) The City Council may condition the release of the approved Oil/Gas Well Permit upon the operator providing the security required by section 40-11 of this chapter and upon the operator entering into a Road Repair Agreement that will obligate the operator to repair damage excluding ordinary wear and tear, if any, to public streets, including but not limited to, bridges caused by the operator or by the operator's employees, agents, contractors, subcontractors or representatives in the performance of any activity authorized by or contemplated by the approved Oil/Gas Well Permit.

- (e) Each Oil/Gas Well Permit issued by the City shall:
- (1) Identify the name of each well and its operator;
  - (2) Specify the date on which the City issued each permit;
  - (3) Specify that drilling must commence on the well covered by the permit within six months of approval by the City otherwise the permit expires. A one-year extension of time may be granted if existing conditions are the same;
  - (4) Specify that once drilling has commenced, the permit shall continue until the well covered by the permit is abandoned and the site restored or within one year of the approval date of the permit by the City Council, whichever comes first;
  - (5) Incorporate, by reference, the insurance and security requirements set forth in sections 40-10 and 40-11 of this chapter;
  - (6) Incorporate, by reference, the requirement for periodic reports set forth in section 40-13 of this chapter and for Notice of Activities set forth in section 40-14;
  - (7) Incorporate the full text of the release of liability provisions set forth in section 40-10(a)(1) of this chapter;
  - (8) Incorporate, by reference, the conditions of the applicable Development Plat, Site Plan or applicable Special Use Permit.
  - (9) Incorporate, by reference, the information contained in the permit application;
  - (10) Incorporate, by reference, the applicable rules and regulations of the Railroad Commission, including the applicable "field rules";
  - (11) Specify that no drilling operations (including the construction of internal private access roads) shall commence until the operator has provided the security required by section 40-11 of this chapter;
  - (12) Contain the name, address, and phone number of the person designated to receive notices from the City, which person must be a resident of Texas that can be served in person or by registered or certified mail; and
  - (13) Incorporate by reference all other permits and fees required by the Fire Code.
- (f) The decision of the Planning and Zoning Commission to recommend denial of an application for an Oil/Gas Well Permit shall be provided to the operator in writing within 10 days

after the decision, including an explanation of the basis for the decision, if requested by the operator. The City Council shall make the final decision regarding approval of the Oil/Gas Well Permit.

(g) If an application for a Gas Well Permit is denied by the City Council, nothing herein contained shall prevent a new permit application from being submitted to the City for the same well.

**Sec. 40-13. Periodic reports.**

(a) The operator shall notify the Office of the Fire Marshal of any changes to the following information immediately, within one business day after the change occurs.

- (1) The name, address, and phone number of the operator;
- (2) The name, address, and 24-hour phone number of the person(s) with supervisory authority over drilling or operations activities;
- (3) The name, address, and phone number of the person designated to receive notices from the City, which person must be a resident of Texas that can be served in person or by registered or certified mail; and
- (4) The operator's Emergency Action Response Plan including "drive-to-maps" from public rights-of-way to each drill site.

(b) The operator shall provide a copy of any "incident reports" or written complaints submitted to the Railroad Commission or any other state or federal agency within 30 days after the operator has notice of the existence of such reports or complaints.

(c) Beginning on December 31 after each well is completed, and continuing on each December 31 thereafter until the operator notifies the City that the well has been abandoned and the site restored, the operator shall prepare a written report to the City identifying any changes to the information that was included in the application for the applicable Oil/Gas Well permit that have not been previously reported to the City.

**Sec. 40-14. Notice of activities.**

Any person who intends to re-work a well using a drilling or workover rig, to fracture stimulate a well after initial completion, or to conduct seismic exploration involving explosive charges shall give written notice to the City at least 10 days before the activities begin. The notice shall identify where the activities will be conducted and shall describe the activities in reasonable detail, including but not limited to the duration of the activities and the time of day they will be conducted. The notice must also provide the address and 24-hour phone number of the person conducting the activities. The person conducting the activities will post a sign on the property giving the public notice of the activities, including the name, address, and 24-hour phone number of the person

conducting the activities. If the City determines that an inspection by the City is necessary, the operator will pay the City's applicable fee for the inspection.

**Sec. 40-15. Amended permits.**

(a) An operator shall submit an application to the City to amend an existing Oil/Gas Well Permit to commence drilling from a new drill site that is not shown on (or incorporated by reference as part of) the existing permit, to relocate a drill site or operation site that is shown on (or incorporated by reference as part of) the existing permit, or to otherwise amend the existing permit.

(b) Applications for amended Oil/Gas Well Permits shall be in writing, shall be on forms provided by the City, shall be signed by the operator, and shall include the following:

- (1) The application fee as set by the City's adopted Fee Schedule;
- (2) A description of the proposed amendments;
- (3) Any changes to the information submitted with the application for the existing Oil/Gas Well Permit (if such information has not previously been provided to the City);
- (4) Such additional information as is reasonably required by the City to demonstrate compliance with the applicable Development Plat, Site Plan, applicable Special Use Permit or Planned Development Zoning District; and
- (5) Such additional information as is reasonably required by the City to prevent imminent destruction of property or injury to persons.

(c) All applications for amended Oil/Gas Well Permits shall be filed with the City Secretary who shall then immediately forward said amended application to the Planning and Zoning Commission for review. Incomplete applications may be returned to the applicant, in which case the City shall provide a written explanation of the deficiencies; however, the City may retain a processing fee as determined by the City. The City may return any application as incomplete if there is a dispute pending before the Railroad Commission regarding the determination of the operator.

(d) If the activities proposed by the amendment are not materially different from the activities covered by the existing Oil/Gas Well Permit, and if the proposed activities are in conformance with the applicable Development Plat, Site Plan, or applicable Special Use Permit, then the Planning and Zoning Commission shall have the authority to approve the amendment within 10 days after the application is filed.

(e) If the activities proposed by the amendment are materially different from the activities covered by the existing Oil/Gas Well Permit, and if the proposed activities are in conformance

with the applicable Development Plat, Site Plan, or the applicable Special Use Permit, then the Planning and Zoning Commission shall approve the amendment within 30 days after the application is filed. If, however, the activities proposed by the amendment are materially different and, in the judgment of the Planning and Zoning Commission, might create a risk of imminent destruction of property or injury to persons that was not associated with the activities covered by the existing permit or that was not otherwise taken into consideration by the existing permit, the Planning and Zoning Commission may require the amendment to be processed as a new Oil/Gas Well Permit application.

(f) The failure of the Planning and Zoning Commission to review and issue an amended Oil/Gas Well Permit within a reasonable specified time limit shall not cause the application for the amended permit to be deemed approved.

(g) The decision of the Planning and Zoning Commission to deny an amendment to an Oil/Gas Well Permit shall be provided to the operator in writing within 10 days after the decision, including an explanation of the basis for the decision. The operator may appeal any such denial to the City Council.

**Sec. 40-16. Transfer of permits.**

An Oil/Gas Well Permit may be transferred by the operator without the consent of the City Council if the transfer is in writing signed by both parties, if the transferee agrees to be bound by the terms and conditions of the transferred permit, if all information previously provided to the City as part of the application for the transferred permit is updated to reflect any changes, and if the transferee provides the insurance and security required by sections 40-10 and 40-11 of this chapter. The insurance and security provided by the transferor shall be released if a copy of the written transfer is provided to the City. The transfer shall not relieve the transferor from any liability to the City arising out of any activities conducted prior to the transfer.

**Sec. 40-17. Adoption of oil and gas pipeline standards.**

The installation, construction, reconstruction, use, operation, maintenance, repair and removal of any and all pipelines, conduit and lines for the conveyance, transmission and delivery of Oil and Gas within or through the City shall be in conformity with the Oil and Gas Pipeline Standards hereby adopted by the City, as such may be amended. A true and correct copy of the Oil and Gas Pipeline Standards and any and all amendments thereto shall be maintained in the office of the City Secretary and the Building Official. This section and the standards adopted herein shall not apply to pipes, conduit or lines used for the transmission of natural gas (Liquefied Petroleum Gas - LPG) for domestic and household consumption where such transmission of LPG is directly to households.

**Sec. 40-18. Remedies.**

(a) If an operator (or its officers, employees, agents, contractors, subcontractors or representatives) fails to comply with any requirement of a Oil/Gas Well Permit (including any requirement incorporated by reference as part of the permit), the City shall give written notice to the operator specifying the nature of the alleged failure and giving the operator a reasonable time

to cure, taking into consideration the nature and extent of the alleged failure, the extent of the efforts required to cure, and the potential impact on the health, safety, and welfare of the community. In no event, however, shall the cure period be less than 30 days unless the alleged failure presents a risk of imminent destruction of property or injury to persons or unless the alleged failure involves the operator's failure to provide periodic reports. The City may issue a Stop Work Order under the Fire Code.

(b) If the operator does not cure the alleged failure within the time specified by the City, the City may notify the Railroad Commission and request that the Railroad Commission take appropriate action (with a copy of such notice provided to the operator), and the City may pursue any other remedy available under this chapter or other law.

(c) If the operator does not cure the alleged failure within the time specified by the City, the City may, in addition to any other remedy:

- (1) Suspend the Oil/Gas Well Permit until the alleged failure is cured, or
- (2) If the operator fails to initiate and diligently pursue a cure, revoke the Oil/Gas Well Permit.

(d) The recommendation of suspension or revocation of an Oil/Gas Well Permit shall be provided to the operator in writing at least ten days before any action by the City Council. Failure to furnish the operator with written notice of such recommendation shall not affect the validity of any proceedings or determination of suspension or revocation.

(e) If an Oil/Gas Well Permit is revoked, the operator may submit an application for a new Oil/Gas Well Permit for the same well.

#### **Sec. 40-19. Enforcement, right of entry**

The City Manager is authorized and directed to enforce this chapter and the provisions of any Oil/Gas Well Permit. Whenever necessary to enforce any provision of this chapter or an Oil/Gas Well Permit, or whenever there is reasonable cause to believe there has been a violation of this chapter or an Oil/Gas Well Permit, the City Manager, or his designated representative, may enter upon any property covered by this chapter or an Oil/Gas Well Permit at any reasonable time to inspect or perform any duty imposed by this chapter. If entry is refused, the City shall have recourse to every remedy provided by law and equity to gain entry. Such refusal shall constitute an offense under the provisions of this chapter.

#### **Sec. 40-20. Penalties.**

(a) It shall be unlawful and an offense for any person to do the following:

- (1) engage in any activity not permitted by the terms of an Oil/Gas Well Permit or an Oil and Gas Pipeline Permit issued under this chapter;
  - (2) fail to comply with any conditions set forth in an Oil/Gas Well Permit or an Oil and Gas Pipeline Permit issued under this chapter; or
  - (3) violate any provision or requirement set forth under this chapter.
- (b) Any violation of this chapter shall be punished by a fine of not more than Two Thousand Dollars (\$2,000.00) per day, subject to applicable state law. Each day a violation occurs constitutes a separate violation.
- (c) The penalties and remedies provided for in this chapter are cumulative of all other penalties and enforcement procedures.”

**SECTION 2.** That all ordinances of the City of Rowlett, Texas, in conflict with the provisions of this ordinance be and the same are hereby repealed and all other ordinances of the City not in conflict with the provisions of the ordinance shall remain in full force and effect.

**SECTION 3.** That an offense committed before the effective date of this ordinance is governed by the prior law and the provisions of the Code of Ordinances, as amended, in effect when the offense was committed and the former law is continued in effect for this purpose.

**SECTION 4.** That should any section, paragraph, sentence, subdivision, clause, phrase or provision of this ordinance be adjudged or held to be unconstitutional, illegal, or invalid, the same shall not affect the validity of this ordinance as a whole or any part or provision hereof other than the part so decided to be unconstitutional, illegal, or invalid and shall not affect the validity of the remainder of this ordinance or any other provision of the Code of Ordinances of the City of Rowlett.

**SECTION 5.** That any person violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and subject to a penalty as provided for in this ordinance, and upon conviction shall be punished by fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense; and each day in which an offense occurs shall be deemed a separate offense.

**SECTION 6.** That this ordinance shall take effect immediately from and after its passage and the publication of the caption as the law and charter in such cases provide.



City of Rowlett  
Staff Report

4000 Main Street  
P.O. Box 99  
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www.rowlett.com

**AGENDA DATE:** 02/17/15

**AGENDA ITEM:** 8A

**TITLE**

Consider action to approve an ordinance calling the ballot for the May 2015 Bond Election as recommended by the City Council and the Community Investment Program Task Force.

**STAFF REPRESENTATIVE**

Jim Proce, Assistant City Manager

**SUMMARY**

The City Council held a work session on February 10, 2015, to discuss the drafting of an ordinance calling the ballot for the May 2015 Bond Election as recommended by the City Council and Community Investment Program Task Force. The City Council and the Community Investment Program Task Force (CIPTF), chaired by Erik Ernst, held joint meetings on January 13 and 27, 2015, to discuss the potential slate of projects to be considered for the May 2015 ballot. The meetings successfully resulted in consensus meeting the goals of the City Council and the CIPTF to provide a balance of projects and initiatives.

The purpose of this discussion is to consider action to approve the ordinance calling the ballot for the May 2015 Bond Election.

**BACKGROUND INFORMATION**

The City has been planning for a bond election since 2012. On June 20, 2014, during the annual City Council Retreat with City Management, staff presented a plan to address the planned upcoming bond election in May of 2015 and the related process. During that discussion, several items and questions were discussed inclusive of a needs assessment, how we leverage future freed up bond capacity, and the public engagement/election calendar. Council provided consensus on several items that included confirming that the City would hold a bond election in May 2015, providing for a public engagement process that would include an ad-hoc committee that would operate as a citizen task force, and providing a plan that met the objectives of the City Council. These objectives included:

- Provide for a May 2015 election date.
- Provide for a public process that would be transparent and provide opportunity for public input and participation.
- Provide a balance of projects that would address not only infrastructure needs but quality of life projects and planning for growth.
- Projects selected will be accomplished in a three-year period
- Could be accomplished within the debt capacity without a tax increase.

It has been nearly ten years since the last measureable governmental bonds were issued other than refinancings. As a result, the City has a large curve where bonded indebtedness will significantly drop off in the near future. This freed up bond capacity could provide the ability as much as \$76.5 million over the next ten years **without a tax rate increase**. It was discussed that the City could best leverage the freed up bond capacity in a series of bond packages (every three years). The initial targeted amount for this bond election is approximately \$25M, but based upon refined projections shown in Attachment 1, it could be as much as \$27M over the three-year period.

On August 19, 2014, the City Council established the CIPTF for the purpose of providing a recommendation to the City Council for the proposed May 2015 bond election. The task force has been meeting since August of 2014 working on the development of a slate of projects for the City Council discussion and consideration.

On January 13, 2015, and again on January 27, 2015, the City Council and the task force held joint meetings to discuss the potential slate of projects for the May 2015 Bond Election. In a 4½ hour marathon session on January 27, 2015, the group compiled a list of projects totaling \$25.2 million, which you can see on Attachment 2. More specific information about each project, as well as links to meetings and other documents can be found on the City's website at [www.rowlett.com](http://www.rowlett.com).

**Bond Election** (cont. from page 1)

Potential projects were categorized to strategically address the balanced needs of the community and provide citizen value.

- ✓ Infrastructure Needs
- ✓ Planning for Growth and Capacity Needs
- ✓ Quality of Life Initiatives

**CIPTF Project Development Process**

- Committee tours of facilities and infrastructure
- Committee development of ranking criteria
- Committee evaluation of proposed projects
- Committee ranking and prioritizing of proposed projects
- Determination of implementation strategies
- Review of financial capacities
- Planning for future bond initiatives for 2018

**THE CITY OF ROWLETT BOND ELECTION 05.09.2015 NO TAX RATE INCREASE!**

**Projects Under Consideration Include:**

**Projects to be included in the 2015 CIP Bond Election will be finalized this month.**

The projects identified for the 2015 bond election will be a commitment to the community!  
For More Information, Please Visit the CIPTF page at [www.rowlett.com](http://www.rowlett.com)

## DISCUSSION

The process of developing the proposed slate of projects included many steps that were initiated by the CIPTF, Staff from several functional departments, solicitation of public input through a series of meetings with citizens, civic groups, and advisory boards and commissions. Solicitation

for public input has been through public meetings, social media, interactive website, RTN16 broadcasts, handwritten suggestions from citizens, and face-to-face feedback.

The process of project development included:

- Committee tours of facilities and infrastructure
- Committee development of ranking criteria
- Committee evaluation of projects submitted for consideration
- Committee ranking and prioritizing of submitted projects
- Determination of implementation strategies
- Review of financial capacities
- Planning for future bond initiatives for 2018

Projects were categorized in three strategic topics for the purpose of addressing the balanced needs of the community. These categories are:

- Infrastructure Needs
- Planning for Growth & Capacity Needs
- Quality of Life Initiatives

These strategic categories enabled the task force to provide a recommendation that provides a balance of community needs and wants that will provide significant value to Rowlett citizens.

On February 10, 2015, the City Council reached consensus on the mix of priorities for the propositions. An additional \$57,500 was added to address revisions to proposed projects being considered in Proposition 2. The result of this meeting yielded the following summary:

Project	%	\$
<b>PROPOSITION 1 - STREETS</b>	73.47%	\$18,932,340
<b>PROPOSITION 2 - PARKS</b>	16.32%	4,206,110
<b>PROPOSITION 3 – PUBLIC SAFETY</b>	10.21%	2,631,050
<b>TOTAL BONDS TO BE ISSUED (ISSUANCE INCL.)</b>	100%	<b>\$25,769,500</b>

The City’s financial advisors, First Southwest, have provided the financial projections to support these numbers with the goal of being able to take advantage of future taxing capacity in order to issue the bonds without a tax increase.

The City’s bond counsel, Leroy Grawunder, Jr., of McCall, Parkhurst & Horton L.L.P., has provided the language for the ballot.

Staff was asked if the entire bond issuance could be on one ballot question; however, due to the disparate nature of the types of projects, State law, and the recommendations of our bond counsel, the ballot will contain three questions as listed below. Proposition No. 1 will primarily address streets and alleys, such as the alley reconstruction program. Proposition No. 2 will primarily address parks and amenities such as the improvements to Springfield Park. And Proposition No. 3 will primarily address public facilities such as the fire training facility. Please

note that the totals of each question will have to include a portion of the bond issuance costs, which have been included in the provided language.

#### PROPOSITION NO. 1

Shall the City Council of the City of Rowlett, Texas, be authorized to issue and sell the bonds of said City in the aggregate principal amount of \$18,932,340, for the public purpose of constructing, improving, extending, expanding, upgrading and developing streets and roads, including utility relocation, landscaping, sidewalks, traffic safety and operational improvements, drainage, the purchase of any necessary right-of-way and other costs related to such street and road projects; with said bonds to be issued in one or more series or issues, to mature serially or otherwise not to exceed 40 years from their date, and bear interest at such rate or rates, not to exceed the respective limits prescribed by law at the time of issuance, and to be sold at such price or prices, as the City Council in its discretion shall determine; and shall there be levied and pledged, assessed and collected annually ad valorem taxes on all taxable property in said city in an amount sufficient to pay the annual interest on said bonds and provide a sinking fund to pay said bonds at maturity?

#### PROPOSITION NO. 2

Shall the City Council of the City of Rowlett, Texas, be authorized to issue and sell the bonds of said City in the aggregate principal amount of \$4,206,110, for the public purpose of constructing, improving and equipping municipal parks and recreational facilities and the acquisition of land and interests in land necessary therefor, such projects to include trails, sports fields, Community Centre and aquatic facilities; with said bonds to be issued in one or more series or issues, to mature serially or otherwise not to exceed 40 years from their date, and bear interest at such rate or rates, not to exceed the respective limits prescribed by law at the time of issuance, and to be sold at such price or prices, as the City Council in its discretion shall determine; and shall there be levied and pledged, assessed and collected annually ad valorem taxes on all taxable property in said city in an amount sufficient to pay the annual interest on said bonds and provide a sinking fund to pay said bonds at maturity?

#### PROPOSITION NO. 3

Shall the City Council of the City of Rowlett, Texas, be authorized to issue and sell the bonds of said City in the aggregate principal amount of \$2,631,050, for the public purpose of constructing, improving and equipping public safety facilities for the fire and police departments, consisting of a training facility and communications equipment and transmission lines, with any surplus funds to be used for the construction, renovation and equipment of fire stations; with said bonds to be issued in one or more series or issues, to mature serially or otherwise not to exceed 40 years from their date, and bear interest at such rate or rates, not to exceed the respective limits prescribed by law at the time of issuance, and to be sold at such price or prices, as the City Council in its discretion shall determine; and shall there be levied and pledged, assessed and collected annually ad valorem taxes on all taxable property in said city in an amount sufficient to pay the annual interest on said bonds and provide a sinking fund to pay said bonds at maturity?

## **FINANCIAL/BUDGET IMPLICATIONS**

In June of 2014, the City Council provided the direction to Staff to develop a plan within the bonding capacity with the intent of accomplishing the program without a tax increase. The initial targeted estimate for the bond amount was between \$22.0 million and \$25.0 million based upon the projections provided at that time. Since then, the financial forecasts have been refined and the projections have been revised to be \$27.1 million. Under this consideration, the CIPTF recommendation targeted identifying approximately \$25.0 million with the remainder to be allocated to cover the cost of issuance of the bonds. The joint meeting with City Council and the CIPTF resulted in a slate of projects totaling \$25.2 million plus the cost of issuance, which is currently estimated at \$0.5 million for a total of \$25.7 million.

On February 10, 2015, the City Council, by consensus increased the amount by \$57,500 as a part of the funding for the Kids Kingdom project. The cost of issuance was estimated at \$491,060 and is budgeted at \$500,000. This resulted in a small increase to the total amount to be bonded, or approximately \$25.8 million in total.

The \$25.8 million, inclusive of the cost of issuance, can be achieved without any impact to the current tax rate.

## **RECOMMENDED ACTION**

Motion to approve an ordinance calling the ballot for the May 2015 Bond Election as recommended by the City Council and the Community Investment Program Task Force.

## **ORDINANCE**

**AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF ROWLETT, TEXAS, CALLING A BOND ELECTION TO BE HELD ON MAY 9, 2015; PROVIDING FOR THE CONDUCT AND THE GIVING NOTICE OF THE ELECTION; PROVIDING AN EFFECTIVE DATE; AND ENACTING OTHER PROVISIONS RELATING TO THE SUBJECT**

**WHEREAS**, this City Council finds and determines that it is necessary and advisable to call and hold an election within said City on the propositions hereinafter set forth;

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

**Section 1:** Findings.

The statements contained in the preamble of this Ordinance are true and correct and are adopted as findings of fact and as a part of the operative provisions hereof.

**Section 2:** Election Ordered; Propositions.

An election shall be held in the City of Rowlett, Texas, on May 9, 2015, at which election the following propositions shall be submitted in accordance with law:

### PROPOSITION NO. 1

Shall the City Council of the City of Rowlett, Texas, be authorized to issue and sell the bonds of said City in the aggregate principal amount of \$18,932,340, for the public purpose of constructing, improving, extending, expanding, upgrading and developing streets and roads, including utility relocation, landscaping, sidewalks, traffic safety and operational improvements, drainage, the purchase of any necessary right-of-way and other costs related to such street and road projects; with said bonds to be issued in one or more series or issues, to mature serially or otherwise not to exceed 40 years from their date, and bear interest at such rate or rates, not to exceed the respective limits prescribed by law at the time of issuance, and to be sold at such price or prices, as the City Council in its discretion shall determine; and shall there be levied and pledged, assessed and collected annually ad valorem taxes on all taxable property in said city in an amount sufficient to pay the annual interest on said bonds and provide a sinking fund to pay said bonds at maturity?

### PROPOSITION NO. 2

Shall the City Council of the City of Rowlett, Texas, be authorized to issue and sell the bonds of said City in the aggregate principal amount of \$4,206,110, for the public purpose of constructing, improving and equipping municipal parks and recreational facilities and the acquisition of land and interests in land necessary therefor, such projects to include trails, sports fields, Community Centre and aquatic facilities; with said bonds to be issued in one or more series or issues, to mature serially or otherwise not to exceed 40 years from their date, and bear interest at such rate or rates, not to exceed the respective limits prescribed by law at the time of issuance, and to be sold at such price or prices, as the City Council in its discretion shall determine; and shall there be levied and pledged, assessed and collected annually ad valorem taxes on all taxable property in said city in an amount sufficient to pay the annual interest on said bonds and provide a sinking fund to pay said bonds at maturity?

### PROPOSITION NO. 3

Shall the City Council of the City of Rowlett, Texas, be authorized to issue and sell the bonds of said City in the aggregate principal amount of \$2,631,050, for the public purpose of constructing, improving and equipping public safety facilities for the fire and police departments, consisting of a training facility and communications equipment and transmission lines, with any surplus funds to be used for the construction, renovation and equipment of fire stations; with said bonds to be issued in one or more series or issues, to mature serially or otherwise not to exceed 40 years from their date, and bear interest at such rate or rates, not to exceed the respective limits prescribed by law at the time of issuance, and to be sold at such price or prices, as the City Council in its discretion shall determine; and shall there be levied and pledged, assessed and collected annually ad valorem taxes on all taxable property in said city in an amount sufficient to pay the annual interest on said bonds and provide a sinking fund to pay said bonds at maturity?

**Section 3:** Official Ballots.

The official ballots for the election shall be prepared in accordance with the Texas Election Code so as to permit the electors to vote "FOR" or "AGAINST" on the propositions with the ballots to contain such provisions, markings and language as required by law, and with such propositions to be expressed substantially as follows.

PROPOSITION 1

FOR           ( )    THE ISSUANCE OF \$18,932,340 TAX BONDS FOR STREET AND  
AGAINST       ( )    ROAD IMPROVEMENTS

PROPOSITION 2

FOR           ( )    THE ISSUANCE OF \$4,206,110 TAX BONDS FOR PARKS AND  
AGAINST       ( )    RECREATIONAL FACILITIES

PROPOSITION 3

FOR           ( )    THE ISSUANCE OF \$2,631,050 TAX BONDS FOR PUBLIC  
AGAINST       ( )    SAFETY TRAINING FACILITY AND COMMUNICATIONS  
EQUIPMENT AND LINES

**Section 4:** Precincts and Polling Places.

The election shall be held on election day at the polling places designated by the Dallas County Elections Administrator (the "Elections Administrator") in accordance with the provisions of a joint election agreement and contract for election services with the Elections Administrator (the "Election Services Agreement"). The locations of such polling places are set forth in Exhibit A attached hereto and incorporated herein. Exhibit A shall be modified to include additional or different election day polling places designated by the Elections Administrator and to conform to the Election Services Agreement.

**Section 5:** Early Voting.

(a) The Early Voting Polling Places for conducting early voting by personal appearance, and the address for early voting by mail, for said election only are as described and set forth in Exhibit A attached hereto. Exhibit A shall be modified to include additional or different early voting locations designated by the Elections Administrator and to conform to the Election Services Agreement. The Dallas County Elections Administrator shall serve as the early voting clerk in accordance with the terms of an Election Services Agreement.

(b) The early voting ballots shall be canvassed by the Early Voting Ballot Board, which shall be appointed and designated in accordance with the provisions of the Election Services Agreement.

**Section 6:** Voting Hours; Period for Early Voting by Personal Appearance.

(a) On election day the polls shall be open from 7:00 A.M. to 7:00 P.M.

(b) The dates and hours for early voting by personal appearance at the Early Voting Polling Places shall be as described in Exhibit A hereto.

**Section 7:** Persons Qualified to Vote.

All resident qualified electors of said City shall be permitted to vote in said election.

**Section 8:** Required Information.

In accordance with the provisions of Section 3.009(b), Texas Election Code, it is hereby found and determined that:

- (a) The proposition language that will appear on the ballot is set forth in Section 3 hereof.
- (b) The purpose for which the bonds are to be authorized is set forth in Section 2 hereof.
- (c) The principal amount of the bonds to be authorized is set forth in Sections 2 and 3 hereof.
- (d) As set forth in Sections 2 and 3 hereof, if the bonds are approved by the voters, the City Council will be authorized to levy annual ad valorem taxes on all taxable property in the City, within the limits prescribed by law, sufficient to pay the annual principal of and interest on the bonds and provide a sinking fund to pay the bonds at maturity.
- (e) [Based upon the bond market conditions at the date of adoption of this Ordinance, the maximum interest rate for any series of the bonds is estimated to be 4.0% as calculated in accordance with applicable law. Such estimate takes into account a number of factors, including the issuance schedule, maturity schedule and the expected bond ratings of the proposed bonds. Such estimated maximum interest rate is provided as a matter of information, but is not a limitation on the interest rate at which the bonds, or any series thereof, may be sold.]

[Based upon the assumptions referenced below, which assumptions are based on current market conditions affecting the City, the estimated total tax rate of the City if the bonds are approved by the voters is \$0.787173 per \$100 of taxable assessed value. Such estimated tax rate is the maximum rate projected by the City when the election was called, and is based on various assumptions relating to factors that contribute to the City's tax rate for its bonds, including current and projected tax roll values for the City, assumed credit ratings for the proposed bonds and the issuance schedule and maturity schedule for the bonds. Such estimated tax rate could be affected by material changes in the assumptions used, including changes in economic and legal environments that are beyond the control of the City. The estimated total tax rate is provided as a matter of information, but is not a limitation on the tax rate that may be levied to pay debt service on the proposed bonds.]

- (f) As set forth in Section 7 hereof, if the bonds are approved, they may be issued in one or more series over a period not to exceed 40 years.
- (g) The aggregate amount of the outstanding principal of the City's debt obligations which are secured by ad valorem taxes as of the beginning of the City's 2014-2039 fiscal year is \$74,265,000.
- (h) The aggregate amount of the outstanding interest of the City's debt obligations which are secured by ad valorem taxes as of the beginning of the City's 2014-2015 fiscal year is \$19,037,731.
- (i) The ad valorem debt service tax rate for the City for the 2014-2015 fiscal year is \$0.2424 per \$100 of taxable assessed valuation.

**Section 9:** Effective Date.

In accordance with the provisions of V.T.C.A., Government Code, Section 1201.028, this Ordinance shall be effective immediately upon its adoption by the City Council.

**ATTACHMENT**

Exhibit A – Election Polling Locations and Times

**DATES AND TIMES OF EARLY VOTING FOR THE JOINT ELECTION FOR  
CITIES AND SCHOOLS TO BE HELD ON SATURDAY, MAY 9, 2015**

01	ADDISON FIRE STATION #1	4798 AIRPORT PARKWAY	ADDISON	75001
02	BALCH SPRINGS NEW CITY HALL	13503 ALEXANDER ROAD	BALCH SPRINGS	75181
03	BALCH SPRINGS MUNICIPAL BLDG (OLD CITY HALL)	3117 HICKORY TREE ROAD	BALCH SPRINGS	75180
04	BETHANY LUTHERAN CHURCH	10101 WALNUT HILL LANE	DALLAS	75238
05	BETTY WARMACK BRANCH LIBRARY	760 BARDIN ROAD	GRAND PRAIRIE	75052
06	CARROLLTON/FARMERS BRANCH ISD ADMINISTRATION	1445 N PERRY ROAD	CARROLLTON	75006
07	CEDAR HILL GOVERNMENT CENTER	285 UPTOWN BLVD	CEDAR HILL	75104
08	CHURCHILL RECREATION CENTER (Replaces Fretz Park Library)	6906 CHURCHILL WAY	DALLAS	75230
09	COCKRELL HILL CITY HALL	4125 W CLARENDON	DALLAS	75211
10	COPPELL TOWN CENTER	255 PARKWAY BOULEVARD	COPPELL	75019
11	CROSSWINDS HIGH SCHOOL	1100 N CARRIER PARKWAY	GRAND PRAIRIE	75050
12	DISD ADMINISTRATION BUILDING	3700 ROSS AVENUE	DALLAS	75204
13	DESOTO TOWN CENTER LIBRARY	211 E PLEASANT RUN ROAD	DESOTO	75115
14	DUNCANVILLE LIBRARY	201 JAMES COLLINS	DUNCANVILLE	75116
15	EASTFIELD COLLEGE - PLEASANT GROVE CAMPUS	802 S BUCKNER BOULEVARD	DALLAS	75217
16	EL CENTRO COLLEGE - WEST CAMPUS	3330 N HAMPTON ROAD	DALLAS	75212
17	FARMERS BRANCH CITY HALL	13000 WILLIAM DODSON PARKWAY	FARMERS BRANCH	75234
18	GRAUWYLER PARK RECREATION CTR	7780 HARRY HINES BOULEVARD	DALLAS	75235
19	HEBRON & JOSEY LIBRARY	4220 N JOSEY LANE	CARROLLTON	75010
20	HIGHLAND HILLS LIBRARY	3624 SIMPSON STUART ROAD	DALLAS	75241
21	IRVING ARTS CENTER	3333 N MACARTHUR BLVD	IRVING	75062
22	IRVING CITY HALL	825 W IRVING BOULEVARD	IRVING	75060
23	J. ERIK JONSSON CENTRAL LIBRARY	1515 YOUNG STREET	DALLAS	75201
24	JOSEY RANCH LIBRARY	1700 KELLER SPRINGS	CARROLLTON	75006
25	LAKESIDE ACTIVITY CENTER	101 HOLLEY PARK DRIVE	MESQUITE	75149
26	LANCASTER VET. MEMORIAL LIBRARY	1600 VETERANS MEMORIAL PKWY	LANCASTER	75134
27	LOCHWOOD LIBRARY	11221 LOCHWOOD BOULEVARD	DALLAS	75218

**DATES AND TIMES OF EARLY VOTING FOR THE JOINT ELECTION FOR  
CITIES AND SCHOOLS TO BE HELD ON SATURDAY, MAY 9, 2015**

28	MARSH LANE BAPTIST CHURCH	10716 MARSH LANE	DALLAS	75229
29	MARTIN LUTHER KING CORE BLDG	2922 MARTIN LUTHER KING BLVD	DALLAS	75215
30	MARTIN WEISS RECREATION CENTER	1111 MARTINDELL AVENUE	DALLAS	75211
31	MOUNTAIN CREEK LIBRARY	6102 MOUNTAIN CREEK PARKWAY	DALLAS	75249
32	OAK CLIFF SUB-COURTHOUSE	410 S BECKLEY AVENUE	DALLAS	75203
33	OUR REDEEMER LUTHERAN CHURCH	7611 PARK LANE	DALLAS	75225
34	PRESTON ROYAL LIBRARY	5626 ROYAL LANE	DALLAS	75229
35	RECORDS BUILDING (MAIN LOCATION)	509 MAIN STREET	DALLAS	75202
36	REVERCHON RECREATION CENTER	3505 MAPLE AVENUE	DALLAS	75219
37	RICHARDSON CIVIC CENTER	411 W ARAPAHO ROAD	RICHARDSON	75080
38	RICHLAND COLLEGE - GARLAND CAMPUS	675 W WALNUT STREET	GARLAND	75040
	ROWLETT CITY HALL ANNEX	4004 MAIN STREET	ROWLETT	75088
40	SACHSE CITY HALL	3815 SACHSE ROAD BUILDING B	SACHSE	75098
41	SAMUELL GRAND RECREATION CENTER	6200 E GRAND AVENUE	DALLAS	75223
42	SEAGOVILLE CITY HALL	702 N HIGHWAY 175	SEAGOVILLE	75159
43	SOUTH OAK CLIFF HIGH SCHOOL	3601 S MARSALIS AVENUE	DALLAS	75216
44	SUNNYVALE TOWN CENTER	127 N COLLINS ROAD	SUNNYVALE	75182
45	VALLEY RANCH LIBRARY	401 CIMARRON TRAIL	IRVING	75063
46	VETERANS ADMIN MEDICAL CENTER	4500 S LANCASTER ROAD	DALLAS	75216
47	WILMER COMMUNITY CENTER	101 DAVIDSON PLAZA	WILMER	75172

**DATES AND TIMES OF EARLY VOTING**

APR 27 (MONDAY THROUGH FRIDAY) MAY 01	8 AM TO 5 PM
MAY 02 (SATURDAY)	8 AM TO 5 PM
MAY 03 (SUNDAY)	1 PM TO 6 PM
MAY 04 (MONDAY AND TUESDAY) MAY 05	7 AM TO 7 PM

**Subject to change 1/29/15**

**DATES AND TIMES OF EARLY VOTING FOR THE JOINT ELECTION FOR  
CITIES AND SCHOOLS TO BE HELD ON SATURDAY, MAY 9, 2015**

**TEMPORARY BRANCH LOCATION FOR PARK CITIES**

<b>01</b>	<b>HIGHLAND PARK ISD ADMINISTRATION ANNEX</b>	<b>7015 WESTCHESTER</b>	<b>HIGHLAND PARK</b>	<b>75205</b>
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**DATES AND TIMES OF EARLY VOTING**

**APR 27 (MONDAY THROUGH FRIDAY) MAY 01**

**8 AM TO 4:30 PM**

**MAY 04 (MONDAY AND TUESDAY) MAY 05**

**7 AM TO 7 PM**

**Subject to change 1/29/2015**



**City of Rowlett**  
**Staff Report**

4000 Main Street  
P.O. Box 99  
Rowlett, TX 75080-0099  
www.rowlett.com

**AGENDA DATE:** 02/17/15

**AGENDA ITEM:** 8B

**TITLE**

Conduct a public hearing and consider action to approve a resolution for the adoption of the Central Rowlett Community Revitalization Plan.

**STAFF REPRESENTATIVE**

Marc Kurbansade, Director of Development Services

**SUMMARY**

Evergreen Rowlett Senior Community, L.P. (Evergreen) approached City Staff about their interest in applying to the Texas Department of Housing and Community Affairs (TDHCA) for the 2015 Competitive Housing Tax Credit Program in order to construct an independent senior living facility generally located on the east side of Old Rowlett Road approximately 600 feet north of the intersection of Old Rowlett Road and Big A Road. At the November 18, 2014, City Council Work Session, there was consensus from City Council to support this project's application to TDHCA for the 2015 application cycle. As part of Evergreen's application to TDHCA, City staff has agreed to consider the adoption of a Community Revitalization Plan.

This agenda item is scheduled in order to conduct a public hearing on the matter and consider adoption of the proposed Plan.

**BACKGROUND INFORMATION**

Evergreen notified the City of Rowlett that they were interested in applying to TDHCA for the 2015 Competitive Housing Tax Credit Program for a Senior Housing project. This development would consist of quality, affordable housing options for active adults aged 55 and over.

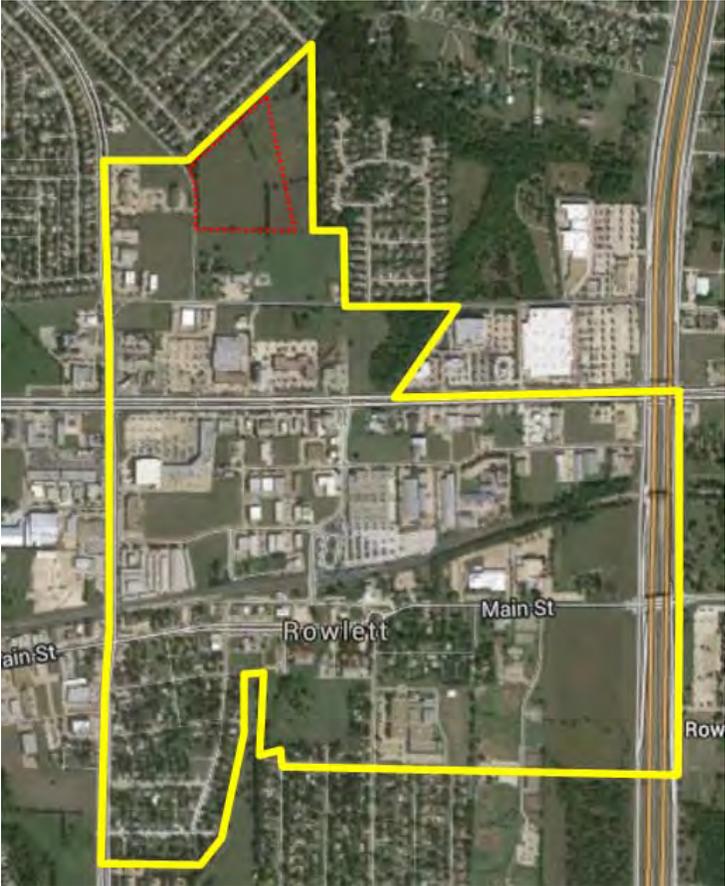
As part of the application process to TDHCA, applicants secure valuable points in a number of means. One of these means is a municipality providing support in the form of a resolution solely for one applicant. A Work Session item was presented to City Council on November 18, 2014, in order to determine which of two potential projects were to be solely supported. At this meeting, City Council provided direction to City staff to proceed with cooperating with Evergreen as the sole entity that Rowlett will support. On January 20, 2015, City Council adopted Resolution 005-15 in support of the Evergreen development. A second means of obtaining points in the application for tax credits is by the adoption of a Community Revitalization Plan. This Plan can be used to secure up to a maximum of six points to be used in determining if Evergreen will be awarded the grant.

Staff presented the Community Revitalization Plan to the Planning and Zoning Commission on February 10, 2015, in order to solicit feedback prior to formal consideration by City Council.

Commission members expressed their informal consent of this plan; no formal vote was taken. Although the item presented was specifically to discuss the CRP, several Commission members did express their support, as well as allude to neighborhood support, of a future Senior Housing project at the proposed location.

**DISCUSSION**

The proposed Community Revitalization Plan (CRP) identifies a geographic area that the City of Rowlett identifies as a targeted focus of redevelopment efforts. The Revitalization Plan boundary is highlighted by the bold boundary below. Encapsulated within the overall CRP boundary are the Downtown District and the proposed Evergreen Senior Housing project (dashed line).



The CRP represents an area that the City has targeted for redevelopment and investment on a large scale. These efforts are illustrated through the various plans that have recently been adopted as well as the investment made in this area. These plans include Realize Rowlett 2020 Comprehensive Plan, Realize Rowlett 2020 Downtown Strategic Plan, and the Parks, Recreation and Open Space Plan (see Table 2 in Exhibit A). The funding, which includes completed, ongoing and planned projects, exceeds over \$11 million over the last several years (see Table 3 in Exhibit A).

As stated previously in this staff report, the CRP is being utilized in part toward meeting objectives for Evergreen in their application to TDHCA for tax credits. The objectives being achieved through the adoption of the CRP are as follows:

1. Adverse environmental conditions, natural or manmade, that are material in nature and are inconsistent with the general quality of life in typical average income neighborhoods. By way of example, such conditions might include significant and recurring flooding, presence of hazardous waste sites or ongoing localized emissions not under appropriate remediation, nearby heavy industrial uses, or uses presenting significant safety or noise concerns such as major thoroughfares, nearby active railways (other than commuter trains), or landing strips; significant and widespread (e.g. not localized to a small number of businesses or other buildings) rodent or vermin infestation acknowledged to present health risks requiring a concerted effort; or fire hazards;
2. Presence of blight, which may include excessive vacancy, obsolete land use, significant decline in property value, or other similar conditions that impede growth;
3. Presence of inadequate transportation or infrastructure;
4. The lack of local business providing employment opportunities; and
5. Efforts to promote diversity, including multi-generational diversity, economic diversity, etc., where it has been identified in the planning process as lacking.

The aforementioned funding projects are each linked to one or more of the above objectives included in Table 3 of Exhibit A.

In summary, the proposed Community Revitalization Plan represents a strategic growth area within the City of Rowlett subject to past, present and future planning and funding objectives.

#### **FINANCIAL/BUDGET IMPLICATIONS**

N/A

#### **RECOMMENDED ACTION**

Move to approve a resolution for the adoption of the Central Rowlett Community Revitalization Plan

#### **RESOLUTION**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROWLETT, TEXAS, APPROVING AND ADOPTING THE CENTRAL ROWLETT COMMUNITY REVITALIZATION PLAN; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, it is in the public interest for the City to formalize a vision, contained within a plan, to assist and manage orderly and sustainable development within the City; and,

**WHEREAS**, the City has commenced investing funding and activity, directly or through cooperation with other governmental entities, for public improvements with a total budget or projected economic value of \$11.5M for the target area generally bounded by Rowlett Road to

the west, Llano Street to the south, President George Bush Turnpike to the east, and Carters Branch (stream) to the north, to be known as the “Central Rowlett” area; and

**WHEREAS**, the City of Rowlett expects that the proposed Central Rowlett Community Revitalization Plan will revitalize the neighborhood and address in a substantive and meaningful way the following five material factors: (a) adverse environmental factors (b) presence of blight, (c) presence of inadequate transportation or infrastructure, (d) lack of local business providing employment opportunities, and (e) efforts to promote diversity; and

**WHEREAS**, the City Council posted notices and conducted a public hearing regarding the Central Rowlett Community Revitalization Plan; and

**WHEREAS**, the City Council has determined that it is in the interest of the public health, safety and welfare to approve and adopt the Central Rowlett Community Revitalization Plan, attached hereto as Exhibit “A”;

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

**Section 1:** The recitals set forth above are incorporated herein for all purposes as if set forth in full.

**Section 2:** That the governing body of the City of Rowlett (the City Council) hereby approves and adopts the Central Rowlett Community Revitalization Plan attached hereto as Exhibit “A” (the “Plan”).

**Section 3:** That the City Council hereby certifies: (a) the Plan was duly adopted with the required public comment processes followed, (b) the funding and activity under the Plan has already commenced; (c) there is no reason to believe that the overall funding for the full and timely implementation of the Plan will be unavailable.

**Section 4:** That the City Council hereby confirms that the Evergreen Rowlett Senior Community, L.P. proposed project located in the 5500 block of Old Rowlett Road, Rowlett, Dallas County, Texas will contribute most significantly to the concerted revitalization efforts of the City of Rowlett.

**Section 5:** This resolution shall become effective immediately upon its passage.

## **ATTACHMENT**

Exhibit A – Draft Central Rowlett Community Revitalization Plan

# CENTRAL ROWLETT COMMUNITY REVITALIZATION PLAN (CRP)

City of Rowlett



FEBRUARY 2015 DRAFT

Prepared By:

**Kimley»Horn**

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## OVERVIEW

### INTRODUCTION

The **Central Rowlett** Community Revitalization Plan ("CRP") serves as a guiding document that articulates the City's currently planned vision within the designated Downtown/Central Rowlett CRP area in the City of **Rowlett**, Texas. The Plan also: (1) provides a framework for designation as a Community Revitalization Plan (CRP) under the Texas Department of Housing and Community Affairs (TDHCA) 2015 Qualified Allocation Plan (QAP); (2) identifies support for the allocation of public resources; and (3) recognizes the opportunities for further development and revitalization within the area.

The City of Rowlett has made on-going efforts to maintain a strong community character, facilitate the development of quality housing options, and provide local economic opportunities in the Central Rowlett CRP target area. City-wide long-range planning efforts that have influenced the development of this area have occurred since 1986, with the City's first Comprehensive Plan. Since then, the City of Rowlett has reassessed community-wide issues and established development goals through additional planning efforts, most recently in 2012 with the adoption of the Realize Rowlett 2020 Comprehensive Plan. As part of this plan update, the City began an evaluation process of targeted opportunity subareas, including the city's downtown. This Downtown Strategic Plan was adopted in the Fall of 2012. In addition, the City adopted an updated Parks, Recreation & Open-Space Master Plan in October 2011 which identifies future recreational and aesthetic amenities for the area. This CRP acts as a summary of those planning efforts that strategically leverage public resources to revitalize this part of the city and stimulate new private investment.

On **February 17, 2015** the **City of Rowlett** City Council, after having held a public hearing on the matter, authorized and approved the Community Revitalization Plan for the **Central Rowlett** CRP area, formalizing the community effort and acknowledging recent-past investment in the CRP and the City's vision for future investment. – to be added after adoption

## CRP AREA PROFILE

### AREA CHARACTERISTICS

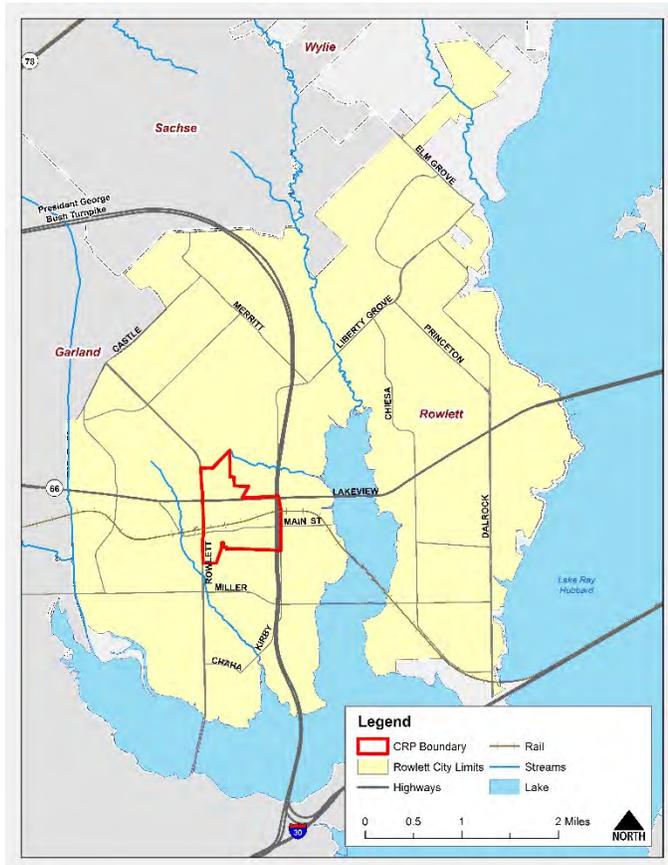
The Central Rowlett CRP target area is generally bounded by Rowlett Road to the west, Llano Street to the south, the President George Bush Turnpike to the east, and Lakeview Parkway (SH 66) and the Carters Branch creek to the north. This area incorporates the Downtown Strategic Plan area defined during Realize Rowlett 2020 Phase II, as well as the developing land north of SH 66 (Lakeview Pkwy). The boundary was selected for this CRP to reflect both the City's targeted redevelopment efforts within the downtown study area, as well as the potential for continued commercial and residential growth in the greater central district of Rowlett. As public investment and private development occurs under the guidance of the Downtown regulating plan, these improvements will likely have influence on the success and economic value of the surrounding community. In particular, the investments as a result of the Downtown plan are likely to act as a catalyst for further development to the north. An area map identifying the CRP boundary in relation to the overall city is included in Figure 1. A more detailed CRP boundary map is shown in Figure 2.

### SOUTH OF LAKEVIEW PARKWAY

The Downtown development district, as identified in the Downtown Strategic Plan, is truly defined as a regional destination by its connections to the Dallas-Fort Worth area, served by the President George Bush Turnpike and the Dallas Area Rapid Transit (DART) rail system. Both of these key infrastructure projects were completed within the last 5 years. In addition, important thoroughfares such as SH 66 (Lakeview Parkway), Rowlett Road, and Main Street enhance the area's connectivity and economic development opportunities.

Main Street through the heart of downtown is characterized by smaller scale retail and office development, older residential structures, pedestrian-friendly streetscaping, and numerous civic uses. City Hall, a public library, and two parks (Veteran's Park and Herfurth Park) are located in this area. Coyle Middle School is also located within the Downtown boundary, just south of Main Street.

North of Main Street and the DART rail line, development is characterized more by light industrial uses, with numerous vacant parcels offering development opportunities. Along the major thoroughfares, Rowlett Road and Lakeview Parkway, the land use pattern transitions to strip commercial development.



**NORTH OF LAKEVIEW PARKWAY**

The CRP area north of Lakeview Parkway (SH 66) is similar in development pattern to the northern edge of the downtown area – with strip centers and general retail along the thoroughfares, and some light industrial uses. However, large areas of undeveloped land exists along the internal roads, Big A Road and Old Rowlett Road. This area is anticipated to continue to develop in the same manner, with parcels zoned General Commercial/Retail and Limited Office.

The northern edge of the CRP boundary includes city-owned land identified as future R. Arnold Edwards Park. This park backs onto the Carters Branch creekway and the floodplain.

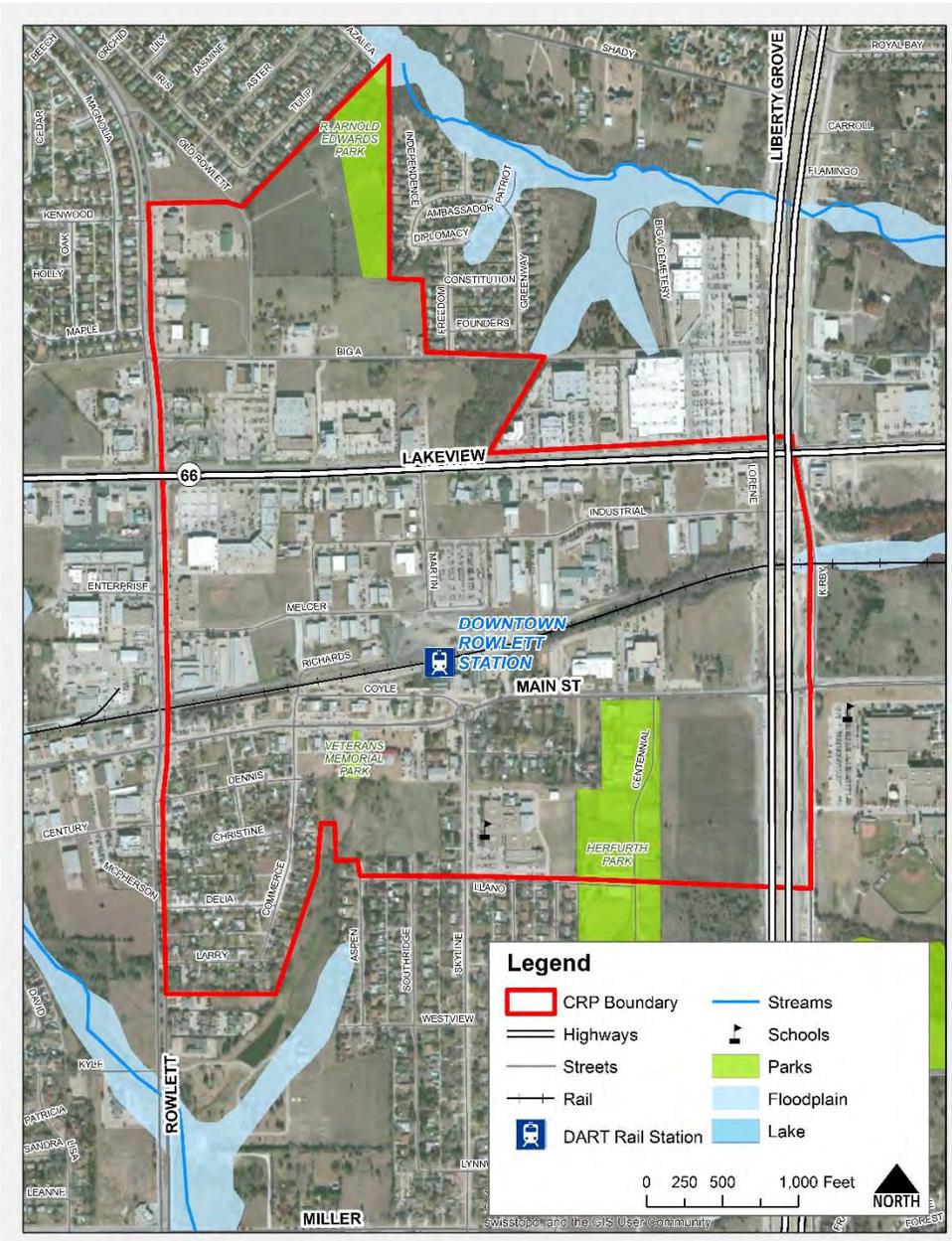


Figure 2: CRP Boundary Map

DEMOGRAPHIC SNAPSHOT

The Central Rowlett CRP is located within the U.S. Census tracts 181.33 and 181.40 in Dallas County. The following is a demographic summary of the area based on 2010 Census data.

Table 1. Demographic Summary

	Census Tract 181.33	Census Tract 181.40
<b>Population</b>	3,457	5,377
<b>Ethnicity</b>		
Hispanic/Latino	768	955
Black	266	921
White	2,251	2,994
American Indian	23	21
Asian	91	367
Native Hawaiian/Pacific Islander	1	0
Other	57	119
<b>Housing Tenure</b>		
Owner-occupied Housing Units	1,143	1,313
Renter-occupied Housing Units	146	458
<b>Median Household Income</b>	\$63,424	\$85,540
<b>Housing Units</b>		
Single-Family	1,293	1,421
Multi-Family	13	392
Other	-	-

Source: U.S. Census Bureau, 2010 Census and 2009-2013 American Community Survey

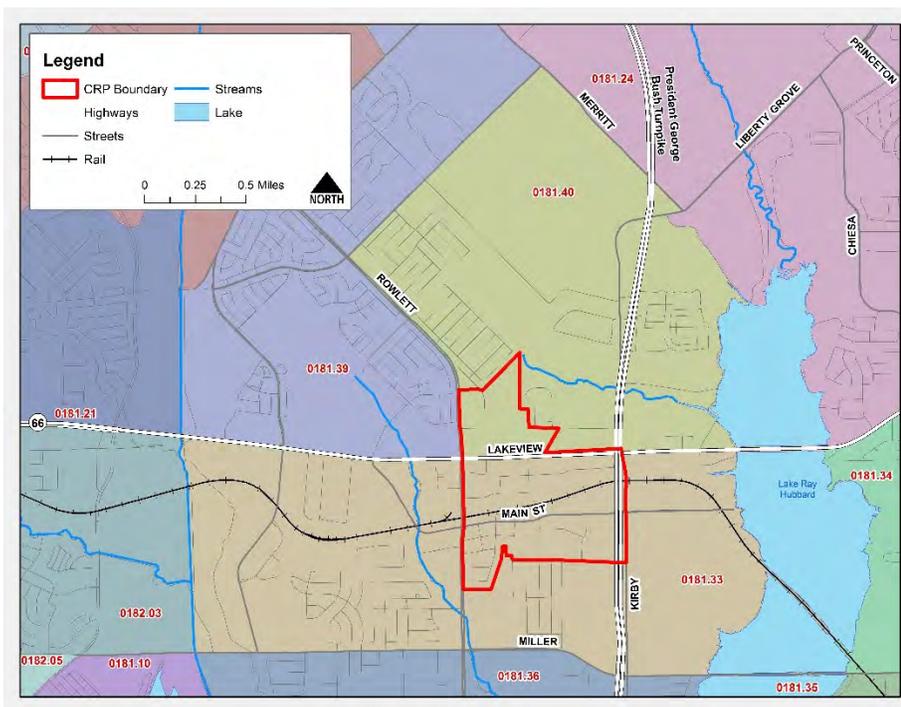


Figure 3: CRP Census Tracts

**CRP TARGET AREA EXISTING CONDITIONS ANALYSIS**

The following analysis summarizes neighborhood Strengths, Weaknesses, Opportunities and Threats (SWOT) based on general observations of existing community assets, land use patterns, transportation and connectivity, and economic conditions. This analysis is also influenced by public input received from downtown area residents and stakeholders during the development of the Realize Rowlett Downtown Plan, which evaluated existing physical and economic conditions of the area.

Strengths	Weaknesses
<ul style="list-style-type: none"> <li>• Proximity and connectivity to President George Bush Turnpike and SH 66</li> <li>• DART Rail Transit Station</li> <li>• Quality schools</li> <li>• Existing parks/open space</li> <li>• Signature Main Street character</li> <li>• Regional growth pressure</li> </ul>	<ul style="list-style-type: none"> <li>• Insufficient daytime and nighttime population to support concentrated retail development</li> <li>• Need for diversity of housing types</li> <li>• Lack of non-vehicular connectivity throughout area</li> </ul>
Opportunities	Threats
<ul style="list-style-type: none"> <li>• Growing the commercial/business base</li> <li>• Prevalence of vacant lots for new housing and development</li> <li>• Future R. Arnold Edwards Park</li> <li>• Expanding cultural and civic uses</li> <li>• Increased transit service connecting the City to Downtown and DART rail</li> </ul>	<ul style="list-style-type: none"> <li>• Industrial uses that conflict with the desired mixed-use urban environment</li> <li>• Economic and housing competition from neighboring communities</li> <li>• Traffic and safety on major thoroughfares</li> <li>• Possible parking supply issues as more intense development continues</li> </ul>



Figure 4: Existing DART Rail Service



Figure 5: Main Street streetscaping improvements



Figure 6: Major east-west thoroughfare – SH 66 (Lakeview Parkway)

## CRP REVITALIZATION STRATEGY

### PAST PLANNING EFFORTS

The following section summarizes the recent planning initiatives that the City has completed in order to develop goals in collaboration with the local community and proactively guide the growth of the City's downtown and surrounding area.

#### REALIZE ROWLETT 2020 PHASE I: STRATEGIC OPPORTUNITIES (2011)

The first phase of the Realize Rowlett 2020 Plan establishes a high level vision and development goals for targeted redevelopment areas across the City and guides decisions to make these goals a reality. This plan provides an update to the City's previous comprehensive plan document, which was developed in 2001. The 2011 update reevaluated city-wide goals and objectives, but primarily focused on specific catalyst areas that were targeted as important redevelopment locations. Through this process, which involved engaging residents, business owners, and other stakeholders, a Downtown subarea was identified as a key development opportunity for the City. As a result, the City determined a preferred direction to revitalize land uses and guide decisions on economic development and capital investments Downtown.

Guiding Principles from this plan that influence the development in Downtown and surrounding central Rowlett include:

- Grow the City's economy through diversification of job and business opportunities
- Make Rowlett a community that is attractive to people at all stages of their lives
- Invest in places of lasting value and distinctive character
- Create centers with a mix of activities at key locations in Rowlett
- Diversify mobility options within the City and connect activity areas
- Fund public investment that leverages desired private investment

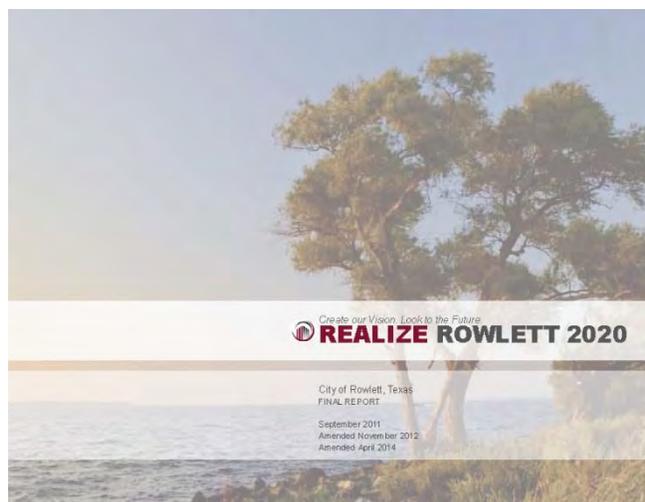


Figure 7: Realize Rowlett 2020 Comprehensive Plan

#### REALIZE ROWLETT 2020 PHASE II: DOWNTOWN STRATEGIC PLAN (2012)

Phase II of Realize Rowlett 2020 began a more focused evaluation of some of the priority planning areas identified in the Comprehensive Plan, which included a detailed study of the Downtown subarea. This plan phase included an economic analysis, the creation of development standards, and conceptual land use plans. Public outreach and stakeholder input were an important part of this process, and guided the priorities and vision established in the plan. Specific development opportunities were identified and a long-term implementation strategy outlined the steps necessary to generate the desired change throughout the area.

Development and Design Goals identified for this subarea include:

- High quality development
- Pedestrian-friendly
- Higher density (compared to existing)
- Strategic distribution of urban open spaces
- Destination land uses
- Sustainable buildings and landscaping
- Improved physical environment
- Transit-supportive development pattern
- Greater variety of land uses
- Unified district (north and south tracks)
- Downtown development pattern (versus suburban)
- Locally-serving land uses, as well as region-serving
- Distinctly different districts

As a result of these goals, the City adopted a regulating plan and form-based code for Downtown. This type of development code focuses on the building type, interaction of the building with the street, and the consideration of neighborhood context. The anticipated result will be quality architecture, increased density, and a wider range of uses and housing types.



Figure 8: Urban mixed-use and transit-oriented development examples

PARKS, RECREATION & OPEN-SPACE MASTER PLAN (2011)

In addition to the Comprehensive Plan and Downtown Strategic Plan, a Parks, Recreation & Open-Space Master Plan was adopted in 2011 to guide the development of quality recreational and open space amenities throughout the City. The improvement recommendations in the plan directly influence the future quality of life for residents within the CRP area. The goals and objectives were developed as a collaboration from area residents, City staff, and a parks planning consultant team.

As a result of a park facility inventory, needs assessment, public survey and city-wide public forum, recommendations and a prioritized implementation schedule was developed. Within the CRP area, there are two developed parks (Herfurth Park and Veteran’s Park) and one undeveloped park identified for future improvements (R. Arnold Edwards Park). Recommended improvements for these parks include:

- Trails
- Soccer practice fields
- Improved drainage
- Security lighting
- Seating
- Public art
- Pavilion improvements
- Landscaping

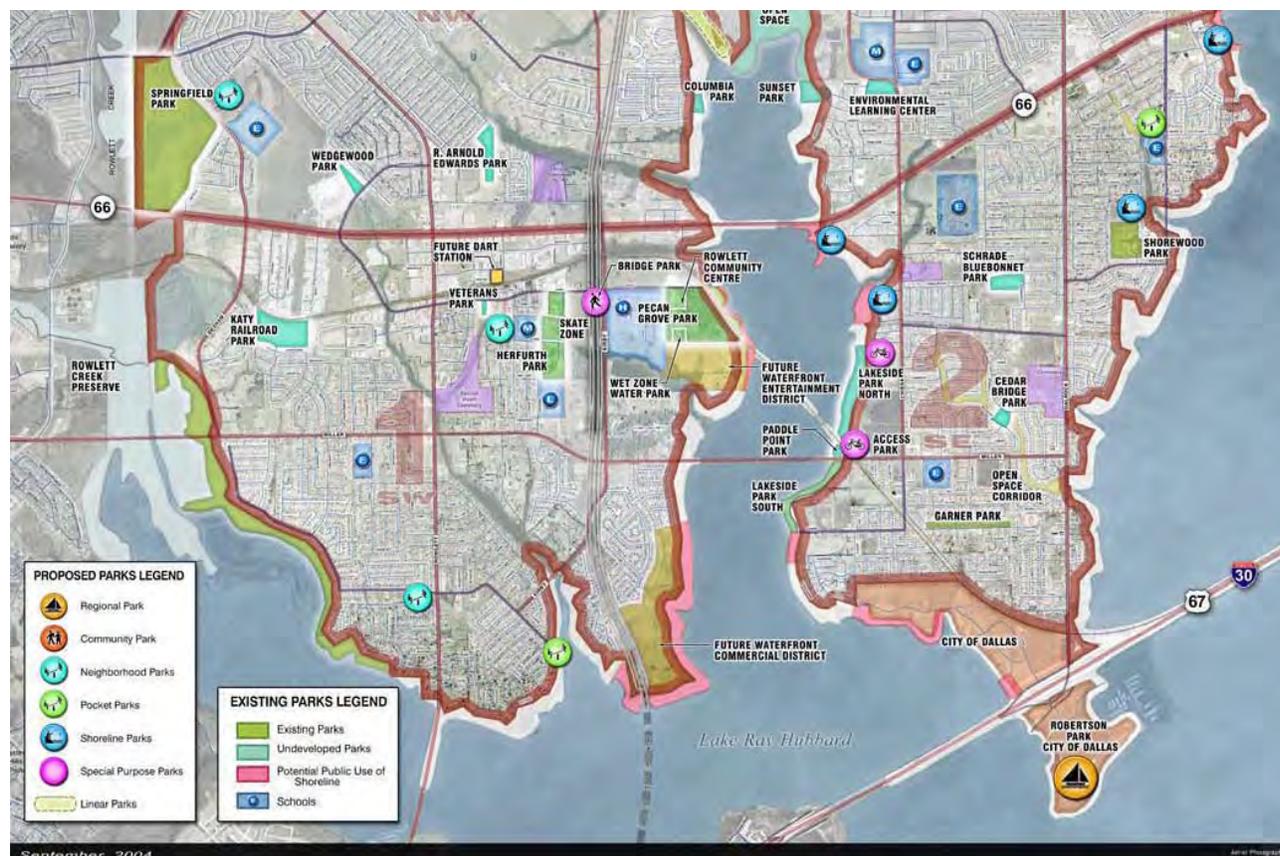


Figure 9: Parks Master Plan

## CRP REVITALIZATION FACTORS

The planning efforts previously identified provide action items to address CRP-specific objectives within the Central Rowlett Community Revitalization Plan target area, specifically in support of Texas Department of Housing and Community Affairs (TDHCA) 2015 Qualified Allocation Plan (QAP) Revitalization Factors. Those factors to be addressed are identified as follows:

1. Adverse environmental conditions, natural or manmade, that are material in nature and are inconsistent with the general quality of life in typical average income neighborhoods. By way of example, such conditions might include significant and recurring flooding, presence of hazardous waste sites or ongoing localized emissions not under appropriate remediation, nearby heavy industrial uses, or uses presenting significant safety or noise concerns such as major thoroughfares, nearby active railways (other than commuter trains), or landing strips; significant and widespread (e.g. not localized to a small number of businesses or other buildings) rodent or vermin infestation acknowledged to present health risks requiring a concerted effort; or fire hazards;
2. Presence of blight, which may include excessive vacancy, obsolete land use, significant decline in property value, or other similar conditions that impede growth;
3. Presence of inadequate transportation or infrastructure;
4. The lack of local business providing employment opportunities; and
5. Efforts to promote diversity, including multigenerational diversity, economic diversity, etcetera, where it has been identified in the planning process as lacking.

## CRP ACTION OBJECTIVES

The following action objective initiatives may be used to address the CRP Revitalization Factors. An implementation plan of all CRP projects, including partnership initiatives, is listed in Table 2.

### **Environmental Conditions**

The City seeks to improve pedestrian connectivity while also maintaining convenient vehicular access. Per the Downtown Strategic Plan analysis, traffic congestion and speeds, especially through the residential neighborhoods, were cited by Downtown Plan participants as a potential safety hazard and impediment to pedestrian and bicycle access to Downtown. Adjacent to Lakeview Parkway, traffic volumes, speeds, and expansive curb cuts jeopardize pedestrian safety. As this area develops, it is the City's intent to encourage pedestrian safety improvements such as complete sidewalks, lighting and bike lanes. One strategy in particular is the use of a "browsing lane" (see Figure 10), an interconnected two-way drive that would provide slow, continuous vehicular access and parking for development along the major, auto-oriented corridors.

### **Presence of Vacancy and Obsolete Land Uses**

The City has reviewed zoning and design standards to foster redevelopment and development opportunities. Improving development standards, particularly for adjacent, unharmonious uses can increase the quality of life for residents and the sustainability of the neighborhood.

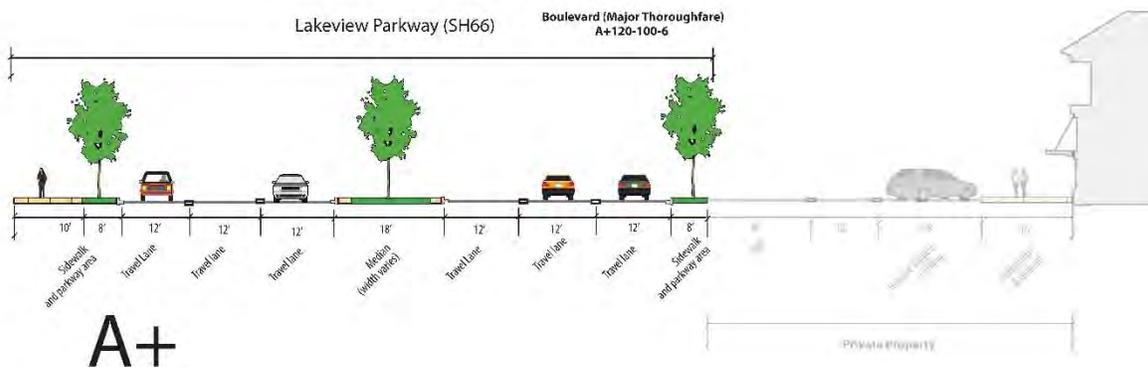


Figure 10: Lakeview Parkway Cross Section

### Inadequate Transportation or Infrastructure

One of the primary city strategies involves the targeting of public resources to improve the physical condition of area streets and infrastructure. Types of completed and planned public infrastructure projects within the CRP include (1) street, sidewalk, curb and gutter improvements, (2) water and wastewater, (3) streetscape improvements and pedestrian amenities including street benches, trees, lighting and sidewalks, and (4) gateway improvements and unique design features to create a distinctive downtown feel.

Providing transportation options/enhancements to better connect this part of the city to other areas of Rowlett and to the rest of the region has also been a priority. Opportunities for bike and pedestrian linkages for residents of all incomes and ages have also been considered with both the Downtown Plan and Parks, Recreation and Open Space Plan. These improvements are vital to creating a desirable place to live.

### Lack of Employment Opportunities

As a result of the Downtown Plan implementation strategies, the City anticipates that central Rowlett, particularly near the DART rail station, will be able to capture a significant share of the region's business growth. Primary development opportunities include highway-oriented commercial, specialty retail (mixed-use or free-standing), entertainment, and office space.

### Efforts to Promote Diversity

With a focus on introducing a variety of land uses and housing types in the Downtown area, the City has made it a goal to diversify and enhance Rowlett's economy and image. As stated in the Downtown Plan:

*“a variety of housing types and sizes will be encouraged to complement the large percentage of medium-sized single family lots located outside this Area. New residential types will include housing for smaller household sizes, thus attracting singles, young professionals, and empty nesters.”*

## ROLE OF AFFORDABLE HOUSING IN THE PLAN

The Guiding Principles of the Realize Rowlett 2020 Comprehensive Plan create the foundation to promote affordable housing as a critical element of the Central Rowlett CRP. As a community, it is acknowledged that in order to have sustainable success, there is a myriad of housing types and income types necessary in any area to support the community as a whole. Specifically, the principle supporting housing diversity states:

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*Make Rowlett a community that is attractive to people at all stages of their lives*

---

The Evergreen at Rowlett Senior Community, which is anticipated to be submitted in 2015 to TDHCA, is an appropriate type of development to achieve the desired outcome of this goal.

The Department of Housing and Community Affairs follows certain principles to guide determination of allocations of local, state and federal resources to assist with affordable housing development. These guiding principles seek to:

- Promote affordable home ownership, quality rental housing and sustainable mixed communities;
- Balance affordable and market-rate housing; and
- Link housing with other public/private investments, including transit-oriented development.

The Central Rowlett CRP seeks to leverage all available tools and resources to promote and follow these same guiding principles, developing a healthy community within the CRP. The Low Income Housing Tax Credit Program is a critical resource to help the City of Rowlett deliver high-quality rental housing in the CRP and throughout the City.

## COMMUNITY INPUT & PLAN ADOPTION SCHEDULE

Table 2 outlines the public input opportunities and adoption schedule to develop the community goals and infrastructure improvement plan identified in this CRP.

Table 2. Community Input & Plan Adoption Schedule

Public Involvement	Meeting Type	Date
<b>Parks, Recreation &amp; Open Space Plan</b>	Public Forum	October 12, 2010
<b>Realize Rowlett 2020 Comprehensive Plan</b>	Community Open House	April 25, 2011
	Community Charrette	May 21, 2011
	Adoption	September 20, 2011
<b>Realize Rowlett 2020: Downtown Strategic Plan</b>	Public Information Meeting #1	April 5, 2012
	Public Information Meeting #2	June 25, 2012
	Adoption	November 6, 2012
<b>2014-2015 Annual Budget</b>	Public Hearing	August 19, 2014
<b>Central Rowlett Community Revitalization Plan</b>	Public Hearing	February 17, 2015

## CRP AREA IMPROVEMENT PROJECTS

Since 2011, the City of Rowlett has made concerted efforts to revitalize and improve the CRP target area. These investments reflect the City's commitment to addressing the needs of the area based on the public's input on community issues throughout the development process of the Comprehensive Plan, Downtown Strategic Plan, and Parks Master Plan.

Many area improvements in recent years are intended to be catalysts for quality redevelopment and new development within the target area. These projects total over \$6,000,000 in community investment and include:

- Transit-oriented development infrastructure
- Roadway improvements
- Water and wastewater improvements
- Park enhancements
- Village of Rowlett development funding contributions

These projects are only the beginning of planned on-going investment of public funds in the CRP target area. Based on the most recent adopted CIP and plan implementation schedules, additional infrastructure, community services, and downtown area amenities are expected to continue to enhance the area. These planned investments as well as the previously completed and on-going projects are outlined in Table 3.

Table 3. CRP Area Project Funding

Project	QAP Revitalization Factors Addressed <sup>1</sup>	Allocation <sup>2</sup>	Status
<b>Downtown TOD Projects</b>	1, 2, 3, 4, 5	\$2,377,817	On-going
<b>Martin Drive Reconstruction</b>	3, 4	\$2,202,330	Completed
<b>Village of Rowlett</b>	1, 2, 3, 4, 5	\$6,018,449	On-going
<b>Main Street 16" Waterline</b>	3	\$491,400	Planned
<b>Veteran's Park Improvements</b>	1, 3	\$30,000	Planned
<b>Future Library Relocation</b>	2, 3, 4	\$400,000	Planned
	<b>Total</b>	<b>\$11,519,996</b>	

1) *QAP Revitalization Factors:*

1. Environmental factors
2. Presence of blight
3. Presence of inadequate transportation or infrastructure
4. Employment and economic opportunities
5. Efforts to promote diversity

2) *Funding Source:* City of Rowlett

In addition to the city-funded projects identified in Table 3, roadway infrastructure, rail transit, and other Downtown area improvements have been partially or wholly funded by TxDOT, Dallas Area Rapid Transit (DART) and private investment.

A map identifying the CRP area improvements is provided in Figure 11.

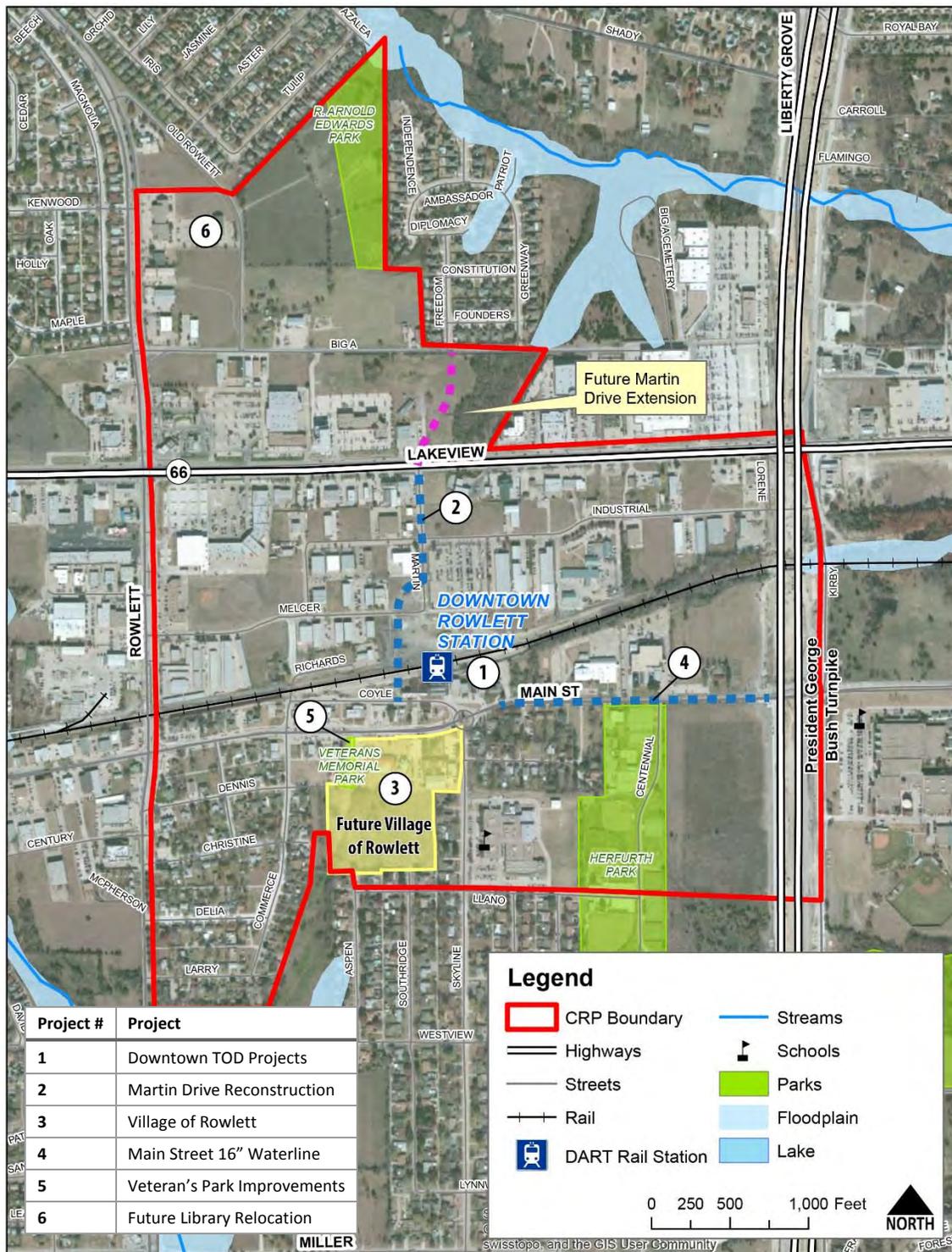


Figure 11: CRP Area Improvement Projects



City of Rowlett  
Staff Report

4000 Main Street  
P.O. Box 99  
Rowlett, TX 75080-0099  
www.rowlett.com

**AGENDA DATE:** 02/17/15

**AGENDA ITEM:** 8C

**TITLE**

Conduct a public hearing and consider an Ordinance for a Planned Development with an underlying General Commercial/Retail (C-2) base zoning district to allow a self-storage facility with modified development standards at property located at 7801 Lakeview Parkway further described as being part of Lot 2, Block A of the Amesbury Addition, City of Rowlett, Dallas County, Texas (Case Number PD14-752).

**STAFF REPRESENTATIVE**

Garrett Langford, AICP, Principal Planner

**SUMMARY**

The applicant is requesting to rezone the subject property from General Commercial (C-2) to a Planned Development (PD) to allow a self-storage facility located at 7801 Lakeview Parkway (Attachment 1 – Location Map). Per the Rowlett Development Code (RDC), a self-storage facility is not permitted by right or with a Special Use Permit in the C-2 District. The RDC allows self-storage facilities in the Light Manufacturing (M-1) and the General Manufacturing (M-2) districts with a Special Use Permit. The applicant has requested a PD to allow the proposed use and to allow modifications to some development standards including setbacks, number of parking spaces, building materials, screening and landscaping (Attachment 2 – Statement of Intent and Purpose).

The Planning and Zoning Commission voted unanimously to recommend denial of this item at their January 27, 2015, regular meeting. The discussion can be viewed at the following link as item C1: <http://rowlettx.swagit.com/play/01282015-742>.

***The applicant is requesting that the item be tabled to the April 7, 2015, City Council meeting (Attachment 9 – Applicant’s Request to Table). The City Council may choose to consider this case at the February 17, 2015, meeting or grant the request to table the case to a later date. If City Council chooses to table the request, then staff advises Council to open the public hearing and move to table the public hearing to a date and time specific. Tabling to a date and time specific would avoid having to send new public hearing notices.***

**BACKGROUND INFORMATION**

The applicant is proposing to develop the subject property with a self-storage facility consisting of three buildings totaling in 106,825 square feet (Attachment 3 – Concept Plan). The internal storage area will not be visible from Lakeview Parkway or the residential properties to the north.

The western side of the development will have a wrought-iron style fence with landscaping. While this offers some screening to the internal storage area from the west, it will not be as opaque as a screening wall.

The subject property is a 4.189 acre lot located 390 feet east of Lakeview Parkway and Richmond Drive. The subject property is bounded by a single-family residential neighborhood to the north zoned Single Family 8 Residential. To the east and to the south are retail strip developments zoned C-2. To the west is a vacant lot zoned C-2. A portion of the subject property and a portion of the lot to the west is zoned for a Special Use Permit (ORD-017-06) allowing a medical office, retail and professional office.

The proposed development will be accessed through the existing access drive located to the east of the subject property. The proposed development will not include any additional driveways on Lakeview Parkway. The proposed self-storage facility will be accessible by patrons from 5:00 am to 10:00 pm, seven days week and office hours are Monday – Saturday 9:00 am to 6:00 pm. It should be noted that these hours are not included in the PD Ordinance as a stipulation. The proposed facility will not include outdoor storage stalls for RVs, trailers, boats or other recreational vehicles.

Section 77-205 of the RDC states the intent of a PD district is to create a higher quality development by allowing integrations of various land uses, accommodate alternative development standards, or to tailor development regulations. In this case, the applicant's request for a PD is to tailor several design standards including setbacks, landscaping, building materials, screening and parking for their proposed development. The standards for the proposed PD will follow the base C-2 standards with the proposed modifications as described in the section below.

## **DISCUSSION**

In review of this request, Staff finds the requested rezoning to a PD to allow a self-storage use does not meet the RDC's criteria for a rezoning and runs counter to the vision layout by *Realize Rowlett 2020 Comprehensive Plan*. The subject property's high visibility on Lakeview Parkway and the size of the subject property makes it suited for the desired uses envisioned by the *Comprehensive Plan*. As a result, Staff recommends denying the request.

Below are the applicant's proposed modified development standards. These modifications to the base standards in C-2 zoning including setback, screening, building material, landscaping and parking may be appropriate for a self-storage use. Determining whether these modifications for the proposed use is appropriate or not will not change Staff's opinion that the requested rezoning does not comply with the *Comprehensive Plan*. These modifications do not provide enhancements beyond what is required by the RDC; instead, the requested modifications will reduce the standards. In Staff's view, modifications without offsetting enhancements does not meet the intent of a PD to create a higher quality development.

**Setback:**

The proposed development will be setback from the residential subdivision to the north by 17 feet from the property line. The RDC requires a rear setback of at least 30 feet from the property line.

**Screening Wall:**

Instead of constructing a separate screening wall along the northern property line, the applicant is proposing to utilize the rear wall of Buildings 2 and 3 to serve as the perimeter screening wall from the residential district. These buildings are 10 feet in height. Between Buildings 2 and 3 will be an eight foot tall masonry wall along with a wrought-iron fence, which will provide gated access to the rear of the property (Attachment 4 – Building Elevations and Attachment 5 – Building Rendering). The RDC does not allow for the rear of a building to serve as part of a screening wall.

**Building Material:**

The applicant is requesting that the interior elevations of the buildings utilize one masonry material. The RDC requires 100 percent masonry with at least 20 percent accent, which includes a different masonry material or color. The applicant is requesting that the internal elevations use stucco with one color without an accent material or color.

**Landscaping:**

The applicant requests not to include any internal landscaping inside the self-storage facility and to locate the ROW landscape trees outside of the Lakeview Parkway landscape buffer. The RDC requires interior landscaping based on the amount of square footage of the parking area including internal drives. For the landscape buffer along Lakeview Parkway, the RDC requires a tree per 35 linear feet within a 20-ft wide landscape buffer. For the proposed development, this will result in 15 trees along the Lakeview Parkway. The applicant is proposing 6 trees and that will be located outside of the landscape buffer in order to avoid Oncor's 50-ft overhead electric easement that runs along the frontage of the subject property (Attachment 6 – Landscape Plan).

**Parking:**

The RDC requires 1 space per 1,500 square feet of storage. For the proposed development, this will result in 122 parking spaces. The applicant is proposing 23 parking spaces.

Section 77-805 of the *Rowlett Development Code (RDC)* states that the Planning and Zoning Commission shall consider the following when making their recommendation to the City Council as it pertains to rezoning requests including Planned Developments. These criteria are listed below:

1. Whether the proposed rezoning corrects an error or meets the challenge of some changing condition, trend or fact;

***Staff cannot identify a specific instance where the proposed rezoning corrects an error or meets the challenge of a changing condition, trend or fact. The subject property is zoned C-2, which allows retail, personal services and office uses by right. Staff believes the subject property is a commercially viable site for the uses already permitted and for uses envisioned by Realize Rowlett 2020 Comprehensive Plan.***

2. Whether the proposed rezoning is consistent with the comprehensive plan and the purposes of this code stated in subchapter 77-103, Purpose of this Code;

***The subject property is located within one of the opportunity areas identified in the Realize Rowlett 2020 Comprehensive Plan known as Area D-2 (Business Beltway). Area D-2 and the adjacent Area D-3 (Southshore) include the Lakeview Parkway corridor, which is intended for business and employment uses. The Comprehensive Plan describes the development along this portion of the Lakeview Parkway corridor as supporting the needs of visitors and employees of the hospital that anchor the east end of the corridor. "These supporting uses may include: medical office buildings (2-3 stories in scale), dining establishments for daytime and nighttime populations, and a variety of housing options."***

***A self-storage use is not a use envisioned by the Comprehensive Plan that will support the needs of visitors and employees of the hospital that anchors the east end of the corridor. Further, the proposed does not meet a number of the guiding principles identified by the Comprehensive Plan for Area D-2:***

**Guiding Principle #1: Value existing neighborhoods.**

**The applicant is proposing to provide landscaping at the rear of Building 2 and 3 to provide an aesthetically pleasing buffer for the adjacent residents to the north of the property.**

**Guiding Principle #2: Grow the City's economy through diversification of job and business opportunities.**

**The proposed development does not provide the potential to diversify job and business opportunities. A self-storage facility does not offer significant employment opportunities that would diversify the local economy.**

**Guiding Principle #3: Make Rowlett a community that is attractive to people at all stages of their lives.**

**The proposed development at the location of the subject property will not lend to making Rowlett a community that is attractive to people at all stages of their lives. The proposed development does not contribute to a sense of place or a destination that is envisioned for this portion of the Lakeview Parkway corridor.**

**Guiding Principle #4: Invest in places of lasting value and distinctive character.**

Places of lasting value and distinctive character are developments that can easily change their function as the market changes over the years. While the proposed development may hold its value in the short term, it does not lend itself to be easily repurposed in the future. This leads staff to believe that it would be difficult for this site to be repurposed in the future without substantial changes.

**Guiding Principle #5: Maximize the benefits of major public infrastructure investments (existing, planned).**

There are no major public improvements planned for this area of Lakeview Parkway.

**Guiding Principle #9: Balance growth through efficient development patterns.**

The proposed development does not contribute to an efficient development pattern. The proposed development utilizes a parcel as a near fortress style self-storage facility that will not contribute to an overall efficient development pattern for this portion of Lakeview Parkway corridor. However, it should be acknowledged that the existing developments in the immediate vicinity are conventional in nature and do not embrace efficient development patterns as envisioned in the comprehensive plan.

**Guiding Principle #11: Position Rowlett for an appropriate scale of investment and reinvestment.**

The proposed development does not help position Rowlett for an appropriate scale of investment and reinvestment.

3. Whether the proposed rezoning will protect or enhance the health, safety, morals, or general welfare of the public;

***Staff does not anticipate the proposed rezoning to impact negatively the health, safety, morals, or general welfare of the public.***

4. Whether the municipality and other service providers will be able to provide sufficient transportation and utility facilities and services to the subject property, while maintaining sufficient levels of service to existing development;

***Adequate utilities and access roads are available for the subject property and are sufficient for accommodating the demands associated with the request for the proposed development. Adequate drainage facilities will be provided as required by the RDC.***

5. Whether the proposed rezoning is likely to have significant adverse impacts on the natural environment, including air, water, noise, stormwater management, wildlife, and vegetation;

***It is unlikely that the proposed rezoning will have significant adverse impacts on the natural environment.***

6. Whether the proposed rezoning will have significant adverse impacts on other property in the vicinity of the subject tract;

***There is concern that the proposed development will not contribute to an overall efficient development pattern. The fortress design may sever the property to the west from being incorporated with the overall development of this portion of Lakeview Parkway corridor.***

7. The suitability of the subject property for the existing zoning classification and proposed zoning classification;

***The subject property has an existing zoning designation of General Commercial/Retail (C-2). The applicant is requesting to rezone the subject property to a Planned Development with a C-2 base zoning district. The proposed Planned Development will include the uses that are currently permitted in the C-2 zoning district with the addition of self-storage units. Generally, self-storage is considered a manufacturing use and is only permitted in the Manufacturing (M-1 and M-2) zoning districts with a special use permit.***

***The subject property is at a highly visible location along Lakeview Parkway where it is suited for the desired uses envisioned by the Comprehensive Plan. The subject property is over 4 acres in size and is over 300 feet in depth, which is more than sufficient to support the uses that are currently permitted in the C-2 zoning district, particularly those uses desired by the Comprehensive Plan. The subject property is not suited for the proposed rezoning to allow a self-storage facility.***

8. Whether there is determined to be an excessive proliferation of the use or similar uses;

***There are currently six self-storage facilities located within the City. City staff was able to speak to a representative from three of the six facilities. In summary, the average occupancy rate is approximately 90 percent. One of the facilities has recently expanded to add storage units. Another facility is expected to begin construction on expansion of outdoor storage units. All of the existing self-storage facilities are located in the western portion of the City. However, City Council recently approved a PD Ordinance for a new self-storage facility that will be located at Chiesa Road and Lakeview Parkway.***

9. Whether the proposed rezoning will ensure that future uses on the subject tract will be compatible in scale with uses on other properties in the vicinity of the subject tract; and;

***The proposed rezoning will continue to allow the uses already permitted by right in C-2 zoning. The proposed rezoning to allow the self-storage facility will not be in scale with the surrounding uses. The total square-footage of the proposed three***

***building facility is over 100,000 square feet in size. This will make it significantly out of scale with the surrounding developments. Under the C-2 zoning, a building of this size would not be feasible as it would not be able to fit the required parking, interior landscaping and meet the setbacks.***

10. The supply of land in the economically relevant area that is in the use district to be applied by the rezoning or in similar use districts, in relation to the demand for that land.

***Self-storage facilities are considered as a manufacturing use and are only permitted in the Manufacturing (M-1 or M-2) zoning districts with an SUP. M-1 and M-2 districts are limited to the west end of the City where most of the existing storage facilities are located. There are no M-1 or M-2 zoning districts located within the eastern peninsula of the City.***

In summary, the proposed PD to allow a self-storage facility is not consistent with the *Realize Rowlett 2020 Comprehensive Plan*. The *Comprehensive Plan* is clear that the subject property and the surrounding properties along Lakeview Parkway, known as Area D-2, are intended for business and employment uses. The *Comprehensive Plan* calls for product types that include “medical office buildings (2-3 stories in scale), dining establishments for daytime and nighttime populations, and a variety of housing options.” A self-storage facility is not a product type envisioned by the *Comprehensive Plan*.

The subject property is at a highly visible location making it unsuitable for the proposed use. Further, the proposed use will not create lasting value nor diversify the City’s economy. The proposed development will also be out of scale with the surrounding development. Therefore, it is Staff’s opinion that the proposed rezoning to allow a self-storage facility does not meet the criteria and should not be rezoned.

#### Public Notice

On January 9, 2015, a total of 38 notices were sent to property owners within 200 feet and a total of 57 courtesy notices were sent to property owners within 500 feet. As of Wednesday, February 11, 2015, one public notice response was received in favor of the request while five public notice responses were received in opposition (Attachment 7 – 200-ft Public Notice Responses). One response from the 500-ft courtesy notices was received in favor of the request while six were received in opposition. In addition to the courtesy notices, Staff received two written letters in favor of the request from the Lakewood Pointe HOA. During the public hearing at the Planning and Zoning Commission meeting, the applicant provided a printout of an email that the applicant received from Lakepointe Medical Hospital. Although the email shown in the printout was not directed to the City, it is being included in the packet as it was presented to the Planning and Zoning Commission. The courtesy notices, HOA letters and the email from Lakepointe Medical Hospital are included in Attachment 8 – 500-ft Courtesy Notice Responses.

A Legal Notice was published in the *Rowlett Lakeshore Times* on January 15, 2015, pursuant to the requirements set forth in the Rowlett Development Code. A rezoning sign was placed on

the subject property on January 16, 2015, in accordance with the Rowlett Development Code and remains on the site today.

### **FISCAL IMPACT/BUDGET IMPLICATIONS**

N/A

### **RECOMMENDED ACTION**

Staff recommends denial of this request.

### **ORDINANCE**

**AN ORDINANCE OF THE CITY OF ROWLETT, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND MAP OF THE CITY OF ROWLETT, TEXAS, AS HERETOFORE AMENDED, TO GRANT A CHANGE IN ZONING FROM “C-2” GENERAL COMMERCIAL/RETAIL ZONING TO “PD” PLANNED DEVELOPMENT FOR A 4.189 +/- ACRE TRACT OF REAL PROPERTY GENERALLY LOCATED AT 7801 LAKEVIEW PARKWAY, AND DESCRIBED AS PART OF LOT, 2, BLOCK A, AMESBURY ADDITION, CITY OF ROWLETT, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT “A”, IN THE CITY OF ROWLETT, DALLAS COUNTY, TEXAS; PROVIDING DEVELOPMENT AND USE STANDARDS; PROVIDING A REPEALING CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Planning and Zoning Commission of the City of Rowlett and the governing body of the City of Rowlett, in compliance with state laws with reference to amending the Comprehensive Zoning Ordinance, have given the requisite notice by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners and interested persons generally, the governing body of the City of Rowlett is of the opinion that said zoning ordinance and map should be amended as provided herein.

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

**Section 1.** That the Comprehensive Zoning Ordinance and Map of the City of Rowlett, Texas, heretofore duly passed by the governing body of the City of Rowlett, as heretofore amended, be and the same are hereby amended to grant a change in underlying zoning from “C-2” General Commercial/Retail to “C-2” general Commercial/Retail with “PD” Planned Development overlay for a 4.189 +/- acre tract of real property generally located at 7801 Lakeview Parkway, and described as Block A, part of Lot 2, Amesbury Addition, City of Rowlett, Dallas County, Texas, and being more particularly described in Exhibit “A”, attached hereto and incorporated herein (hereinafter the “Property”).

**Section 2.** That the development standards and regulations set forth in Exhibit “B” (“Development Regulations”), attached hereto and made a part

hereof, shall be applicable to all land uses, structures, the use and occupancy of all structures, and the development, construction, operation and maintenance of all improvements on the Property described herein. The configuration of buildings, parking areas and drive approaches on the Property shall be in accordance with the Concept Plan attached hereto as Exhibit "C."

**Section 3.** That the Property shall be used only in the manner and for the purposes provided herein and by the ordinances of the City of Rowlett, Texas, as heretofore amended, and as amended herein. The development, use and occupancy of the Property shall conform to the standards and regulations set forth in Exhibits "B" and "C," the provisions of the Rowlett Development Code (Chapter 77 of the Code of Ordinances of the City of Rowlett, Texas), and the Code of Ordinances of the City of Rowlett, Texas, as amended. In the event of any conflict or inconsistency between the provisions of this ordinance and the provisions contained in any other provision of the Rowlett Development Code or other codes or ordinances of the City, the provisions of this ordinance shall control. In the event that this ordinance does not include a standard or regulation that is otherwise required for similar or comparable development or uses by the Rowlett Development Code or Code of Ordinances, then the standard or regulation required by the Development Code or other ordinance shall be applied to development and use of the Property.

**Section 4.** That all provisions of the ordinances of the City of Rowlett in conflict with the provisions of this ordinance as applicable to the Property be and the same are hereby repealed and all other provisions of the ordinances of the City of Rowlett not in conflict with the provisions of this ordinance shall remain in full force and effect.

**Section 5.** An offense committed before the effective date of this ordinance is governed by the prior law and the provisions of the Code of Ordinances, as amended, in effect when the offense was committed and the former law is continued in effect for this purpose.

**Section 6.** That should any sentence, paragraph, subdivision, clause, phrase or section of this ordinance be adjudged or held to be unconstitutional, illegal or invalid the same shall not affect the validity of this ordinance as a whole or any part or provision hereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the comprehensive Zoning Ordinance as a whole.

**Section 7.** That any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Code of Ordinances of the City of Rowlett, as heretofore amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense; and each and every day such violation shall continue shall be deemed to constitute a separate offense.

**Section 8.** This ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law in such cases provides.

**ATTACHMENTS**

Exhibit A – Zoning Boundary

Exhibit B – Development Standards

Exhibit C – Concept Plan

Attachment 1 – Location Map

Attachment 2 – Statement of Intent and Purpose

Attachment 3 – Concept Plan

Attachment 4 – Building Elevations

Attachment 5 – Building Rendering

Attachment 6 – Landscape Plan

Attachment 7 – 200-ft Public Notice Responses

Attachment 8 – 500-ft Courtesy Notice Responses

Attachment 9 – Applicant’s request to table



METES AND BOUNDS

WRITTEN TO DESCRIBE A PORTION OF THE RECORD TRACT FIELD NOTES TO THAT CERTAIN TRACT BEING A PORTION OF LOT 2, BLOCK A OF AMESBURY ADDITION AN ADDITION SITUATED IN THE CITY OF ROWLETT, DALLAS COUNTY, TEXAS AND RECORDED IN VOLUME 2003185, PAGE 73 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS; THE SUBJECT TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN "X" CUT FOUND AT THE SOUTHEAST CORNER OF LOT 2, BLOCK A OF AMESBURY ADDITION AS RECORDED IN VOLUME 2003185, PAGE 73 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS;

THENCE SOUTH 59 DEGREES 17 MINUTES 16 SECONDS WEST, WITH THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 192.40 FEET TO A 1/2 INCH REBAR FOUND AT A BEND IN THE SOUTH LINE OF LOT 2;

THENCE SOUTH 59 DEGREES 42 MINUTES 26 SECONDS WEST, CONTINUING WITH THE SOUTH LINE OF LOT 2, A DISTANCE OF 334.28 FEET TO A 1/2 INCH CAPPED REBAR STAMPED "W.A.I." FOUND ON THE SOUTH LINE OF LOT 2;

THENCE NORTH 30 DEGREES 17 MINUTES 34 SECONDS WEST, THROUGH THE INTERIOR OF LOT 2, A DISTANCE OF 340.00 FEET TO THE NORTH LINE OF LOT 2, FROM WHICH A FOUND 5/8 INCH CAPPED REBAR STAMPED "RSCI RPLS 5034" BEARS NORTH 52 DEGREES EAST, A DISTANCE OF 0.53 FEET AND A FOUND 5/8 INCH CAPPED REBAR STAMPED "COLTON SURVEYING" BEARS SOUTH 59 DEGREES 42 MINUTES 26 SECONDS WEST, A DISTANCE OF 66.20 FEET;

THENCE NORTH 59 DEGREES 42 MINUTES 26 SECONDS EAST, WITH THE NORTH LINE OF LOT 2, A DISTANCE OF 333.03 FEET TO A BEND IN THE NORTH LINE OF LOT 2, FROM WHICH A FOUND 5/8 INCH REBAR BEARS SOUTH 45 DEGREES WEST, A DISTANCE OF 0.55 FEET;

THENCE NORTH 59 DEGREES 17 MINUTES 16 SECONDS EAST, CONTINUING WITH THE NORTH LINE OF LOT 2, A DISTANCE OF 203.16 FEET TO A 1/2 INCH REBAR FOUND AT THE NORTHEAST CORNER OF LOT 2;

THENCE SOUTH 30 DEGREES 42 MINUTES 43 SECONDS EAST, WITH THE EAST LINE OF LOT 2, A DISTANCE OF 275.00 FEET TO AN "X" CUT FOUND AT A SALIENT CORNER OF LOT 2;

THENCE SOUTH 59 DEGREES 17 MINUTES 17 SECONDS WEST, CONTINUING WITH THE EAST LINE OF LOT 2, A DISTANCE OF 12.00 FEET TO AN "X" CUT FOUND AT A REENTRANT CORNER OF LOT 2;

THENCE SOUTH 30 DEGREES 42 MINUTES 43 SECONDS EAST, CONTINUING WITH THE EAST LINE OF LOT 2, A DISTANCE OF 65.00 FEET RETURNING TO THE PLACE OF COMMENCEMENT AND ENCLOSING 4.189 ACRES.

NOTES:

1. ACCORDING TO MAP NO. 48113C0245K DATED JULY 7, 2014 OF THE NATIONAL FLOOD INSURANCE RATE MAP OF DALLAS COUNTY, TEXAS, FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, THE PROPERTY IS NOT LOCATED IN THE FLOODPLAIN.

2. THE DEVELOPMENT OF THE SITE WILL BE IN ACCORDANCE WITH THE CITY OF ROWLETT DEVELOPMENT STANDARDS.

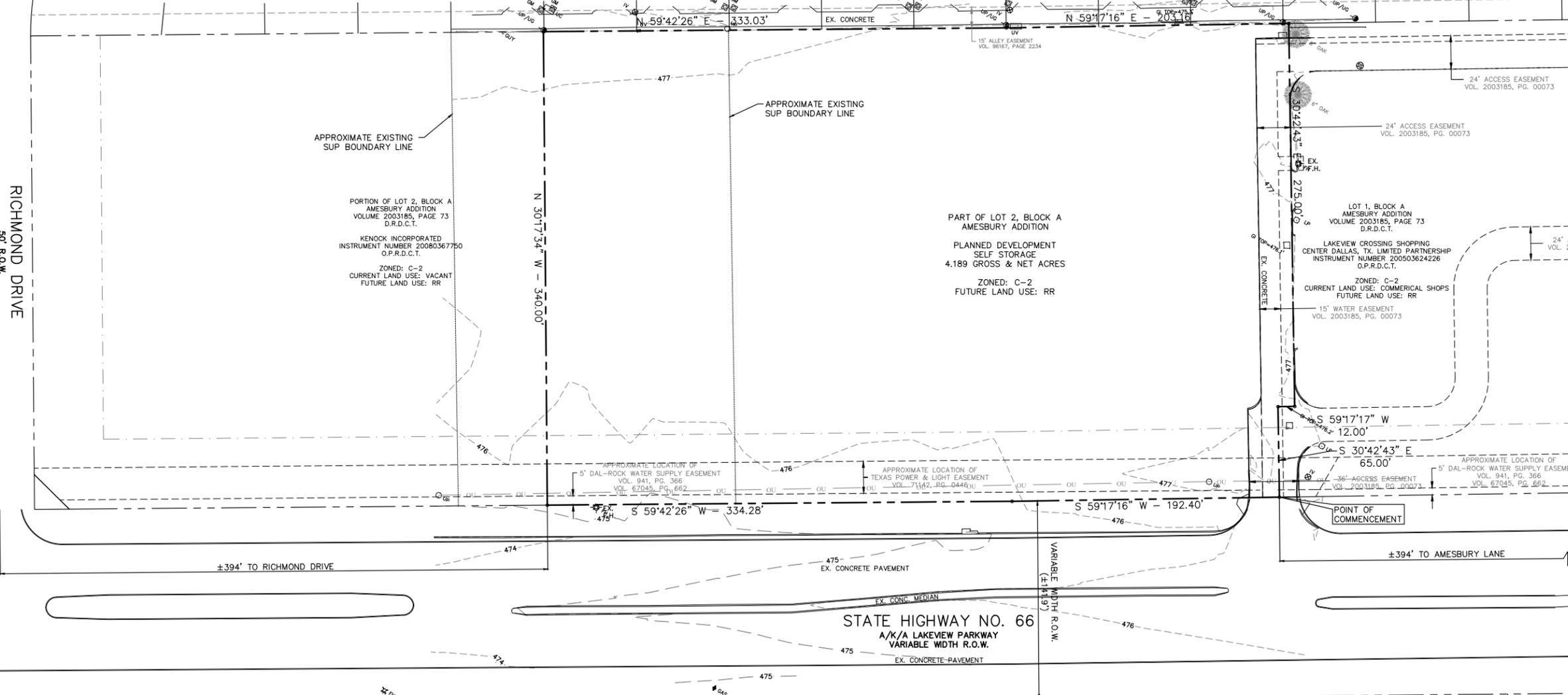
MUNICH DRIVE  
50' R.O.W.

RICHMOND DRIVE  
50' R.O.W.

STATE HIGHWAY NO. 66  
A/K/A LAKEVIEW PARKWAY  
VARIABLE WIDTH R.O.W.

LOT 33, BLOCK 12 LAKEWOOD POINTE BURTON CLIFTON & REGINA VOL. 2002054, PG. 10122 D.R.T.C.T. ZONED: SF-8 CURRENT LAND USE: SINGLE FAMILY HOME FUTURE LAND USE: RV	LOT 32, BLOCK 12 LAKEWOOD POINTE JAMES LEBRONN V & VERA P VOL. 2002078, PG. 4278 D.R.T.C.T. ZONED: SF-8 CURRENT LAND USE: SINGLE FAMILY HOME FUTURE LAND USE: RV	LOT 31, BLOCK 12 LAKEWOOD POINTE VANDERPOEL LUKE S & BROOKE R VOL. 2010004, PG. 7895 D.R.T.C.T. ZONED: SF-8 CURRENT LAND USE: SINGLE FAMILY HOME FUTURE LAND USE: RV	LOT 30, BLOCK 12 LAKEWOOD POINTE WRIGHT CHARLES M & DONNA D VOL. 2002067, PG. 2016 D.R.T.C.T. ZONED: SF-8 CURRENT LAND USE: SINGLE FAMILY HOME FUTURE LAND USE: RV	LOT 29, BLOCK 12 LAKEWOOD POINTE TARBERT LLC VOL. 20140012, PG. 5146 D.R.T.C.T. ZONED: SF-8 CURRENT LAND USE: SINGLE FAMILY HOME FUTURE LAND USE: RV	LOT 28, BLOCK 12 LAKEWOOD POINTE GRINSTEAD CAROLYN A VOL. 2008006, PG. 5439 D.R.T.C.T. ZONED: SF-8 CURRENT LAND USE: SINGLE FAMILY HOME FUTURE LAND USE: RV	LOT 27, BLOCK 12 LAKEWOOD POINTE MCARTHY JANE & IBRAHIM B BANGURA VOL. 2001194, PG. 3106 D.R.T.C.T. ZONED: SF-8 CURRENT LAND USE: SINGLE FAMILY HOME FUTURE LAND USE: RV	LOT 26, BLOCK 12 LAKEWOOD POINTE HALL MAURICE W & ARLENE W VOL. 20100013, PG. 3513 D.R.T.C.T. ZONED: SF-8 CURRENT LAND USE: SINGLE FAMILY HOME FUTURE LAND USE: RV	LOT 25, BLOCK 12 LAKEWOOD POINTE SIAS JOHN F VOL. 2003190, PG. 3940 D.R.T.C.T. ZONED: SF-8 CURRENT LAND USE: SINGLE FAMILY HOME FUTURE LAND USE: RV	LOT 24, BLOCK 12 LAKEWOOD POINTE MCCALLISTER ANGE & DARRIN MCCALLISTER VOL. 2001233, PG. 9112 D.R.T.C.T. ZONED: SF-8 CURRENT LAND USE: SINGLE FAMILY HOME FUTURE LAND USE: RV	LOT 23, BLOCK 12 LAKEWOOD POINTE CORTEZ ANNA LEAH VOL. 2001122, PG. 1403 D.R.T.C.T. ZONED: SF-8 CURRENT LAND USE: SINGLE FAMILY HOME FUTURE LAND USE: RV	LOT 22, BLOCK 12 LAKEWOOD POINTE ANDI & CHOPIN PROPERTY LLC VOL. 20140014, PG. 1162 D.R.T.C.T. ZONED: SF-8 CURRENT LAND USE: SINGLE FAMILY HOME FUTURE LAND USE: RV	LOT 21, BLOCK 12 LAKEWOOD POINTE MACH HAN T & SIU F YEH VOL. 20060011, PG. 3548 D.R.T.C.T. ZONED: SF-8 CURRENT LAND USE: SINGLE FAMILY HOME FUTURE LAND USE: RV	LOT 20, BLOCK LAKEWOOD POINTE MARTINEZ JERRY B & JAMIE LYNN VOL. 20060024, 4739 D.R.T.C.T. ZONED: SF-8 CURRENT LAND USE: SINGLE FAMILY HOME FUTURE LAND USE: RV
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LOT 1, BLOCK 10 LAKEWOOD POINTE KOOHMAREY ALEX A & CHRISTINA LILL-KOOHMAREY VOL. 2005003, PG. 2928 D.R.T.C.T. ZONED: SF-8 CURRENT LAND USE: SINGLE FAMILY HOME FUTURE LAND USE: RV	LOT 2, BLOCK 10 LAKEWOOD POINTE NEGA TADELE & BETHLEHEM K HAILE VOL. 2001193, PG. 2919 D.R.T.C.T. ZONED: SF-8 CURRENT LAND USE: SINGLE FAMILY HOME FUTURE LAND USE: RV	LOT 3, BLOCK 10 LAKEWOOD POINTE BONNER LINDA KAY VOL. 20120005, PG. 5436 D.R.T.C.T. ZONED: SF-8 CURRENT LAND USE: SINGLE FAMILY HOME FUTURE LAND USE: RV	LOT 4, BLOCK 10 LAKEWOOD POINTE SPAIN ROBERT JR & CHRISTINA VOL. 2001174, PG. 2198 D.R.T.C.T. ZONED: SF-8 CURRENT LAND USE: SINGLE FAMILY HOME FUTURE LAND USE: RV	LOT 5, BLOCK 10 LAKEWOOD POINTE VICTOR COMPEAN & ELIZABETH COMPEAN VOL. 2007160, PG. 0919 D.R.T.C.T. ZONED: SF-8 CURRENT LAND USE: SINGLE FAMILY HOME FUTURE LAND USE: RV	LOT 6, BLOCK 10 LAKEWOOD POINTE MARK E GRANTHAM & PHYLLIS R GRANTHAM VOL. 2002038, PG. 5235 D.R.T.C.T. ZONED: SF-8 CURRENT LAND USE: SINGLE FAMILY HOME FUTURE LAND USE: RV	LOT 7, BLOCK 10 LAKEWOOD POINTE THELMA E QUIROZ VOL. 2002218, PG. 8521 D.R.T.C.T. ZONED: SF-8 CURRENT LAND USE: SINGLE FAMILY HOME FUTURE LAND USE: RV	LOT 8, BLOCK 10 LAKEWOOD POINTE JONATHAN RIDER & CARMEN A RAIDER VOL. 2003030, PG. 2834 D.R.T.C.T. ZONED: SF-8 CURRENT LAND USE: SINGLE FAMILY HOME FUTURE LAND USE: RV	LOT 9, BLOCK 10 LAKEWOOD POINTE TROY B ROLAND & ANITA C ROLAND VOL. 2002018, PG. 2200 D.R.T.C.T. ZONED: SF-8 CURRENT LAND USE: SINGLE FAMILY HOME FUTURE LAND USE: RV	LOT 10, BLOCK 10 LAKEWOOD POINTE YOLANDA TURNER VOL. 2002001, PG. 1730 D.R.T.C.T. ZONED: SF-8 CURRENT LAND USE: SINGLE FAMILY HOME FUTURE LAND USE: RV	LOT 11, BLOCK 10 LAKEWOOD POINTE MCCOWN STEVE C & DELAUNDA N VOL. 20090017, PG. 0083 D.R.T.C.T. ZONED: SF-8 CURRENT LAND USE: SINGLE FAMILY HOME FUTURE LAND USE: RV	LOT 12, BLOCK 10 LAKEWOOD POINTE OWNER WITHHELD PER SEC. 25.025 OR 25.026 OF TEXAS PROPERTY TAX CODE VOL. 2000217, PG. 4577 D.R.T.C.T. ZONED: SF-8 CURRENT LAND USE: SINGLE FAMILY HOME FUTURE LAND USE: RV	LOT 13, BLOCK 10 LAKEWOOD POINTE CHAVEZ MICHAEL DAVID & RODRIGUEZ MARIA ANGELICA VOL. 20110026, PG. 0244 D.R.T.C.T. ZONED: SF-8 CURRENT LAND USE: SINGLE FAMILY HOME FUTURE LAND USE: RV	LOT 14, BLOCK 10 LAKEWOOD POINTE JERRY DON JESSIE RAY VANCELO CHILDS TRUST VOL. 20130015, PG. 0463 D.R.T.C.T. ZONED: SF-8 CURRENT LAND USE: SINGLE FAMILY HOME FUTURE LAND USE: RV	LOT 15, BLOCK 10 LAKEWOOD POINTE AMH 2014 1 BORROWER LLC VOL. 20140012, PG. 8142 D.R.T.C.T. ZONED: SF-8 CURRENT LAND USE: SINGLE FAMILY HOME FUTURE LAND USE: RV	LOT 16, BLOCK 10 LAKEWOOD POINTE CHEPETLA ERENDIRA SANCHEZ VOL. 20120002, PG. 7276 D.R.T.C.T. ZONED: SF-8 CURRENT LAND USE: SINGLE FAMILY HOME FUTURE LAND USE: RV
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KHUNS & S. KHUNS 391, PG. 5858 D.C.T. ZONED: C-2 CURRENT LAND USE: VACANT FUTURE LAND USE: DT/MU	FRANK SPERLING & HAROLD SPERLING VOL. 2318, PG. 0087 D.R.D.C.T. ZONED: C-2 CURRENT LAND USE: VACANT FUTURE LAND USE: DT/MU	DAVID E. GEORGE VOL. 2002038, PG. 3749 D.R.D.C.T. ZONED: C-2 CURRENT LAND USE: STRIP CENTER FUTURE LAND USE: DT/MU	FRANK SPERLING & HAROLD SPERLING VOL. 2002038, PG. 3749 D.R.D.C.T. ZONED: C-2 CURRENT LAND USE: SINGLE FAMILY HOME FUTURE LAND USE: DT/MU	L & J FAST LUBE, INC. VOL. 900131, PG. 0141 D.R.D.C.T. ZONED: C-2 CURRENT LAND USE: SERVICE SHOP FUTURE LAND USE: DT/MU
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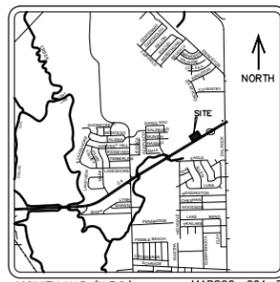


EXHIBIT A - ZONING EXHIBIT  
LAKEVIEW PARKWAY SELF STORAGE  
4.18 ACRES  
PART OF LOT 2, BLOCK A  
J. SAUNDERS SURVEY, ABSTRACT NO. 1424  
CITY OF ROWLETT, DALLAS COUNTY, TEXAS  
February 5, 2015

REV NO.	DATE

## **EXHIBIT “B” – Development Regulations**

### **Planned Development Standards**

All development shall adhere to the Rowlett subdivision and development regulations set forth in the C-2 Commercial District and the Rowlett Development Code (Chapter 77 of the Code of Ordinances of the City of Rowlett, Texas), as amended, except as outlined herein. Minor modifications can be approved administratively by staff as long as it does not increase the intensity of the use.

#### **Use**

1. A self-storage facility shall be permitted.
2. Outdoor storage shall be prohibited.

#### **Setback:**

1. The minimum setback from the north (rear) property line is 17 feet.

#### **Parking Spaces**

1. Six off-street parking spaces shall be provided outside of the gated area of the property. The loading spaces located within the gated area of the property shall be provided as set forth in Exhibit “C.”

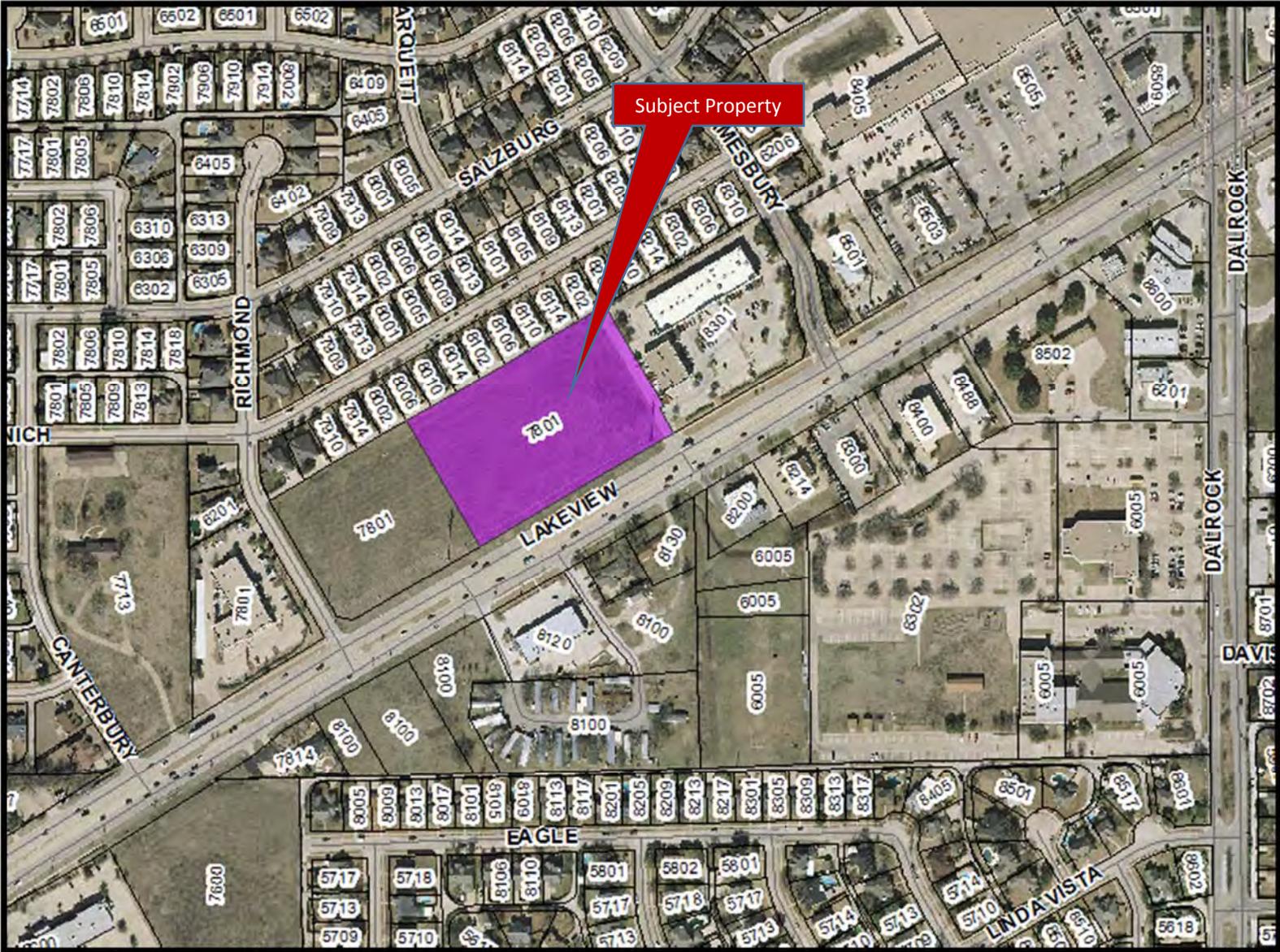
#### **Building Material**

1. Utilization of one type of exterior building material without an accent material is permitted for the northern elevation of building “1” and the southern elevations of both buildings “2” and “3.”

#### **Landscaping and Screening**

1. The rear wall of buildings “2” and “3” will serve as part of the perimeter screening wall.
2. Interior parking lot landscaping is not required for those parking spaces located within the gated areas of the property.
3. The right-of-way buffer shall include the following:
  - a. The area within Oncor’s easement along Lakeview Parkway shall consist of sod and 14 landscaped beds. Each bed shall consist of 12 five-gallon shrubs planted three feet on center.
  - b. A minimum of six canopy trees and a row of shrubs shall be planted along the frontage of Building “1.”
4. The western compatibility buffer shall consist of 11 ornamental trees and 53 shrubs.







TO: Development Services  
City of Rowlett

08 December 2014

FROM: Maxwell Fisher, AICP or Dallas Cothrum, Ph. D.

RE: Planned Development Standards for TJO Storage Development on Lakeview Parkway

On behalf of The Jenkins Organization, Masterplan proposes a Planned Development District to accommodate a one-story self-storage facility at 7801 Lakeview Parkway. The facility would provide both climate controlled and non-climate controlled units.

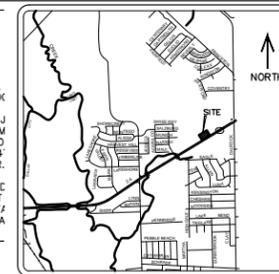
At first glance, this site appears to be suited for typical office or retail development; however, there are factors that have contributed to its current undeveloped condition:

- There is an overhead power transmission line that often deters retailer interest.
- The multi-tenant retail complex to the east is oriented with its back to the subject site making integration infeasible.
- The adjacent retail development wasn't site planned to allow synergy.
- The retail to east has no corner anchor and therefore additional retail spin-off is non-extensive or weak; key tenant spaces has less than optimal types of uses as the anchor.
- The site is mid-block and mid-market and is apart from the nearby grocery store anchor retail.
- Prevailing weak medical office market.
- The transmission pole on west side precludes placement of a drive in line with the median cut. The limited access and location of such access, hampers any retail market or long-term success.
- The site is too large for a build to suite doctor's office; yet too small for a larger medical campus.
- The site is too shallow for an anchor and too deep for typical pad users.
- Retail or medical development requiring visibility from Lakeview Parkway, would place parking, lighting and potentially dumpster and loading and unloading operations immediately adjacent to the residential district.

This development would be an answer to an underserved Rowlett storage market and would add considerably to the city's tax base. The site is ideal for storage based on the following considerations:

- The contemporary design, with a high degree of building articulation and landscaping, complies with the spirit and intent of the city's design standards.
- We find the neighbors prefer a limited impact storage development with greater buffering from residential.
- Neighborhood self-storage is a daily needs type of facility; customers, particularly women prefer a storage location in a non-industrial safe location near their home.
- This facility would be a low traffic and quiet development providing conveniently located storage for neighbors.

We look forward to working with staff and city officials on this proposal. Should you have any questions, feel free to contact us at [maxwell@masterplanconsultants.com](mailto:maxwell@masterplanconsultants.com) or by phone at 214.761.9191.



VICINITY MAP (N.T.S.) MAPSCO: 20A-Z

LEGEND

- Ⓢ - PROPOSED PARKING SPACES IN A ROW
- Ⓛ - PROPOSED LANDSCAPING AREA
- ▨ - PROPOSED PAVEMENT
- - PROPOSED PAVEMENT
- ⦿ - PROPOSED FIRE HYDRANT
- - EXISTING CURB
- - PROPOSED CURB

BUILDINGS DATA:  
 106,825 GROSS SQUARE FEET  
 65,588 CLIMATE CONTROLLED SQUARE FEET  
 19,375 NON-CLIMATE CONTROLLED SQUARE FEET  
 84,963 NET SQUARE FEET

ZONING CONCEPT PLAN DATA

GENERAL		
CASE NUMBER	PD14-752	
PROJECT NAME	LAKEVIEW PARKWAY SELF-STORAGE	
PROPOSED USE	SELF-STORAGE	
PROPOSED FUTURE LAND USE DESIGNATION	SELF-STORAGE	
EXISTING ZONING DISTRICT	C-2	
PROPOSED ZONING DISTRICT	PLANNED DEVELOPMENT (PD)	
APPRAISAL DISTRICT ACCOUNT #'S	DC 441105900A0020000	
OVERALL SITE		
GROSS SITE AREA	182,470 SF (4.189 ACRES)	
SITE FRONTAGE	LAKEVIEW PARKWAY - 527'	
IMPERVIOUS SURFACE AREA	44,705 (1.03 ACRES)	
PERVIOUS SURFACE AREA	30,940 (0.71 ACRES)	
OPEN SPACE (%)	16.5%	
DETENTION AC (%)	APPROX. 5100 (0.12 ACRES)	
BUILDING		
FLOOR TO AREA RATIO	0.59	
TOTAL SQUARE FOOTAGE	106,825 SF	
PROPERTY DEVELOPMENT REGULATIONS		
SETBACKS	PERMITTED/REQUIRED	PROPOSED
FRONT	50'	50'
REAR	30'	17'
SIDE	50' OR 6' BETWEEN COMMERCIAL	10'
MAX STRUCTURE HEIGHT:	ROOF	90'
	PARAPET	16'-6"
MAX STORIES/FLOORS		1
PARKING & ACCESS		
PARKING REQUIRED: (1 PER 1,500 SQ. FT.)	122	
PARKING PROVIDED:	23 SPACES (1 HANDICAPPED)	

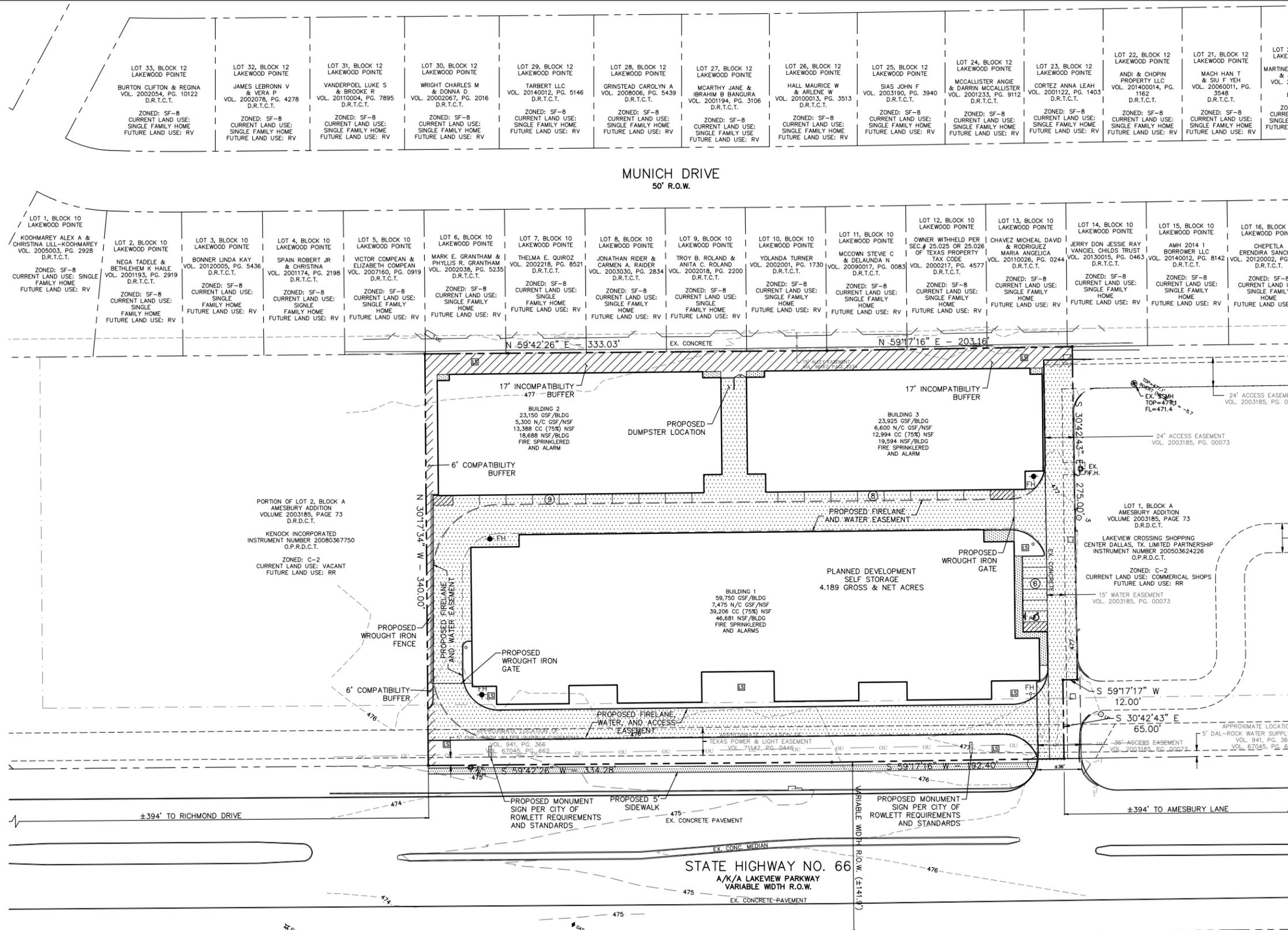
- NOTES:
- NO 100-YEAR FLOODPLAIN EXISTS ON THE SITE
  - THE ZONING CONCEPT PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SUBJECT TO CHANGE. THIS ZONING CONCEPT PLAN, ALONG WITH THE DEVELOPMENT REGULATIONS, IS INTENDED TO DESCRIBE THE INTENT OF THE PLANNED DEVELOPMENT. SIGNIFICANT DEVIATIONS FROM THIS ZONING CONCEPT PLAN, AS DETERMINED BY THE DIRECTOR OF PLANNING, WILL REQUIRE AN AMENDMENT TO THE ZONING CONCEPT PLAN AND, AS NECESSARY, THE DEVELOPMENT REGULATIONS.
  - ALL CURRENT DEVELOPMENT REQUIREMENTS OF THE CITY AS AMENDED SHALL BE MET UNLESS APPROVED OTHERWISE WITHIN THESE PLANNED DEVELOPMENT ZONING DISTRICT DEVELOPMENT REGULATIONS
  - DEVIATIONS FROM CURRENT DEVELOPMENT STANDARDS/REGULATIONS NOT SPECIFICALLY ADDRESSED/LISTED FOR APPROVAL AS PART OF PLANNED DEVELOPMENT REGULATIONS MAY REQUIRE A HEARING/APPROVAL BY THE BOARD OF ADJUSTMENT (BOA).
  - SITE LIGHTING SHALL BE L.E.D. FIXTURES AND SHALL BE SHIELDED. LIGHTING FIXTURES SHALL MEET CITY OF ROWLETT'S REQUIREMENTS AND THE "DARK SKY" INITIATIVE.

EXHIBIT C - ZONING CONCEPT PLAN  
 LAKEVIEW PARKWAY SELF STORAGE  
 4.18 ACRES  
 PART OF LOT 2, BLOCK A  
 J. SAUNDERS SURVEY, ABSTRACT NO. 1424  
 CITY OF ROWLETT, DALLAS COUNTY, TEXAS

REV NO.	DATE

January 23, 2015

MUNICH DRIVE  
 50' R.O.W.



STATE HIGHWAY NO. 66  
 A/K/A LAKEVIEW PARKWAY  
 VARIABLE WIDTH R.O.W.  
 EX. CONCRETE PAVEMENT

FRANK SPERLING &  
 HAROLD SPERLING  
 VOL. 2318, PG. 0087  
 D.R.D.C.T.  
 ZONED: C-2  
 CURRENT LAND USE: VACANT  
 FUTURE LAND USE: DT/MU

DAVID E. GEORGE  
 VOL. 2002038, PG. 3749  
 D.R.D.C.T.  
 ZONED: C-2  
 CURRENT LAND USE: STRIP CENTER  
 FUTURE LAND USE: DT/MU

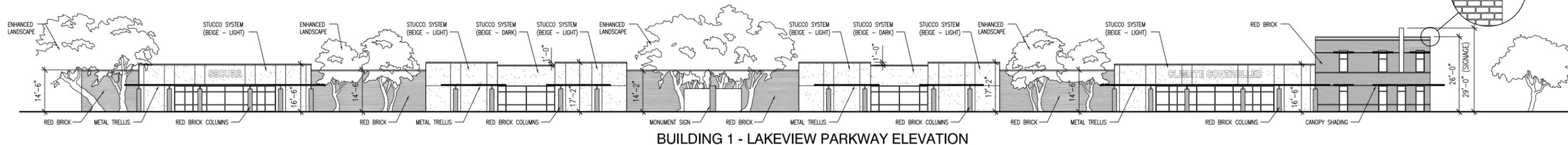
FRANK SPERLING &  
 HAROLD SPERLING  
 VOL. 2002038, PG. 3749  
 D.R.D.C.T.  
 ZONED: C-2  
 CURRENT LAND USE: SINGLE FAMILY HOME  
 FUTURE LAND USE: DT/MU

L & J FAST LUBE, INC.  
 VOL. 900131, PG. 0141  
 D.R.D.C.T.  
 ZONED: C-2  
 CURRENT LAND USE: SERVICE SHOP  
 FUTURE LAND USE: DT/MU

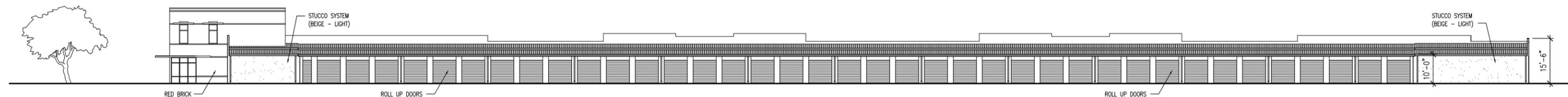
OWNER:  
 THE JENKINS ORGANIZATION, INC.  
 2539 S. GESSNER, SUITE 13  
 HOUSTON, TX 77063  
 CONTACT: ROBB DeJEAN

APPLICANT:  
 CUMULUS DESIGN  
 P.O. BOX 2119  
 EULESS, TX 76039  
 TELEPHONE: 214.235.0367  
 CONTACT: PAUL CRAGAN

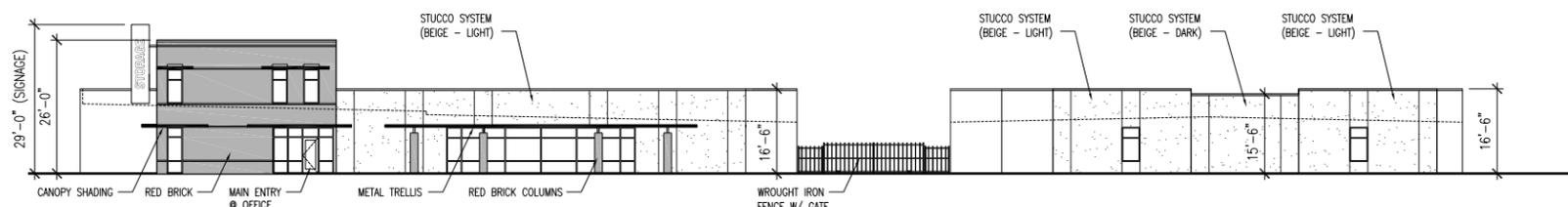
SURVEYOR:  
 JPH LAND SURVEYING, INC.  
 807 BLUE BONNET DRIVE, SUITE C  
 KELLER, TEXAS 76248  
 PHONE: (817) 431-4971



BUILDING 1 - LAKEVIEW PARKWAY ELEVATION



BUILDING 1 - INTERIOR ELEVATION

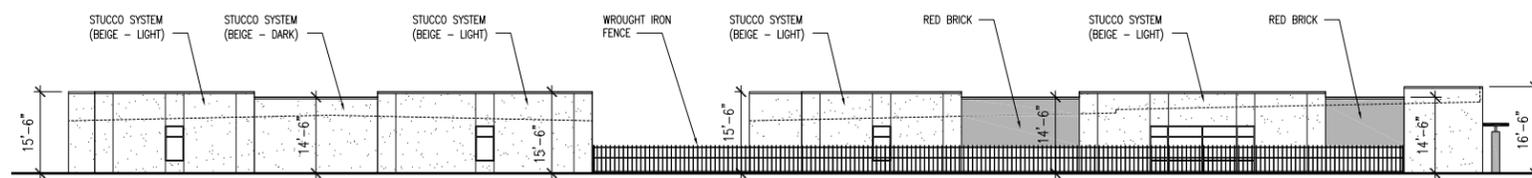


BUILDING 1 - ENTRY/SIDE ELEVATION

BUILDING 3 - ENTRY/SIDE ELEVATION

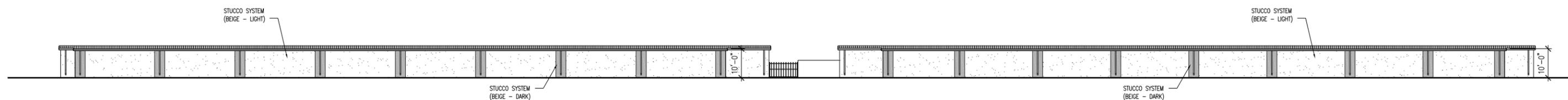
COMMERCIAL BUILDING STANDARDS						
	Total SF	Brick SF	Stucco SF	Brick %	Stucco %	Max. Roof Ht.
Building 1 - Lakeview Parkway Elevation	6669	3192	3477	48%	52%	22'-0"
Building 1 - Interior Elevation	N/A	Interior Facade Elevation				
Building 1 - Entry/Side Elevation	2113	712	1401	34%	66%	22'-0"
Building 1 - Exit/Side Elevation	1945	543	1402	28%	72%	13'-7"
Building 2 - Exit/Side Elevation	1480	0	1480	-	100%	11'-0"
Building 2 - Rear Elevation	2290	0	2290	-	100%	11'-0"
Building 3 - Entry/Side Elevation	1581	0	1581	-	100%	11'-0"
Building 3 - Rear Elevation	2337	0	2337	-	100%	11'-0"

Note: Parapets and other projections may extend up to 5'-6" beyond roof height.



BUILDING 2 - EXIT/SIDE ELEVATION

BUILDING 1 - EXIT/SIDE ELEVATION



BUILDING 3 - REAR ELEVATION

BUILDING 2 - NORTH ELEVATION



**ROWLETT STORAGE**

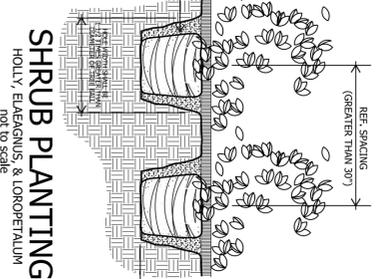
12.05.14

**ARCHCON**  
*architecture*

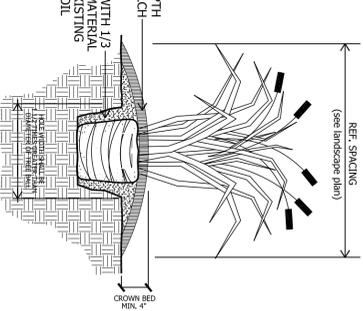
LANDSCAPE REQUIREMENTS

SECTION 77-504

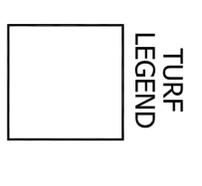
<b>LANDSCAPE AREA</b>	MIN. 15% REQUIRED	181,960 SF
<b>TOTAL SITE</b>	15% REQUIRED	27,294 SF
	15.81% PROVIDED	28,768 SF
<b>PERIMETER BUFFERS (PB)</b>		
15' R.O.W. BUFFER REQUIRED (LAKEVIEW PARKWAY)		
(57' - 22' DRIVE APPROACH = 505')		
CANOPY TREES - 1 - 3" CAL. PER 35 LIN. FT.		
35'	14.4 = 15 TREES REQUIRED	
	6 TREES PROVIDED	
	(located along building facade)	
SHRUBS - 10 - 5 GAL. SHRUBS PER 30 LIN. FT.		
505' = 16.8 x 10 = 168 SHRUBS REQUIRED		
30	168 SHRUBS PROVIDED	
<b>15' INCOMPATIBILITY BUFFER REQUIRED (NORTH P.L.) - (IB)</b>		
CANOPY TREES - 1 - 3" CAL. PER 35 LIN. FT.		
35'	15.3 = 16 TREES REQUIRED	
35	16 TREES PROVIDED	
SHRUBS - 10 - 5 GAL. SHRUBS PER 30 LIN. FT.		
536' = 17.8 x 10 = 178 SHRUBS REQUIRED		
30	182 SHRUBS PROVIDED	
<b>6' COMPATIBILITY BUFFER REQUIRED (WEST P.L.) - (CB)</b>		
(340' - 46' DRIVE APPROACH AND ONCOR ISMT = 294')		
CANOPY TREES - 1 - 3" CAL. PER 35 LIN. FT.		
294' = 5.88 = 6 TREES REQUIRED		
50	11 ORNAMENTAL TREES and 53 SHRUBS PROVIDED	
<b>PARKING LOT INTERIOR (IP)</b>		
5% INTERIOR LANDSCAPE REQUIRED		
TOTAL PARKING AREA	2,733 SF	
REQUIRED (5%)	137 SF	
PROVIDED (12%)	326 SF	
1 - 3" SHADE TREE PER EACH 9'x18' ISLAND		
1 PARKING ISLANDS		
1 LARGE TREES PROVIDED		



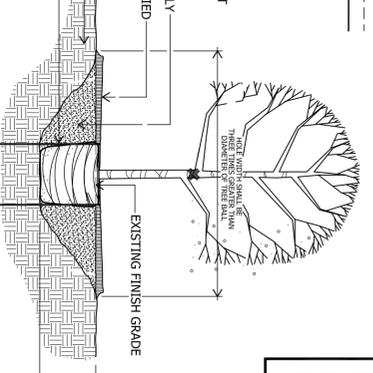
**SHRUB PLANTING**  
HOLLY, ELAEGNUS & LOROPETALUM  
not to scale



**SHRUB PLANTING**  
MISCANTHUS  
not to scale



**TURF LEGEND**  
COMMON  
BERNHADA HYDRONULCH  
(CONDON DAUGHTY/LDN)



**TREE PLANTING**  
SHADE TREE - 3" CAL. and smaller  
not to scale

LANDSCAPE NOTES

1. PLANT LIST FOR THIS SHEET'S ONLY (1-11).
2. PLANT LIST TO BE USED AS AIDE TO BIDDER ONLY. LANDSCAPE CONTRACTOR TO VERIFY ALL QUANTITIES.
3. PIT-PLANT ALL SHRUBS WITH 1/3 ORGANIC MATERIAL AND 2/3 EXISTING SOIL. ORGANIC MATERIAL SHALL BE ONE OF FOLLOWING: VITAL EARTH COMPOST, BACK-TO-EARTH SOIL, CONDITIONER LIVING EARTH COMPOST, SILVER CREEK MATERIALS COMPOST
4. TOPDRESS ALL PLANTINGS WITH MINIMUM 2" DEPTH SHREDED NATIVE CEDAR MULCH.
5. ALL SHADE TREES AND SHRUBS SHALL BE PLANTED AS PER DETAILS THIS SHEET.
6. ALL LANDSCAPE AREAS SHALL BE WATERED WITH AUTOMATIC IRRIGATION SYSTEM. COMPLETE WITH FREEZE SENSOR, RAIN SENSIT, AND CONTROLLER. SYSTEM SHALL BE DESIGNED TO UTILIZE WATER-SAVING TECHNIQUES AND EQUIPMENT. INSTALLATION OF SYSTEM SHALL BE MADE BY A FIRM DULY LICENSED UNDER ARTICLE NO. 8751 VTS (LICENSED IRRIGATORS ACT), S.B. NO. 259. IRRIGATION PLANS SHALL BE PROVIDED WITH BUILDING PLANS. PROVIDE TWO (2) BUBBLER HEADS PER LIVE OAK. TURF SHALL BE WATERED WITH WATER-DEFICIENT FOLIAR SPRAY HEADS.

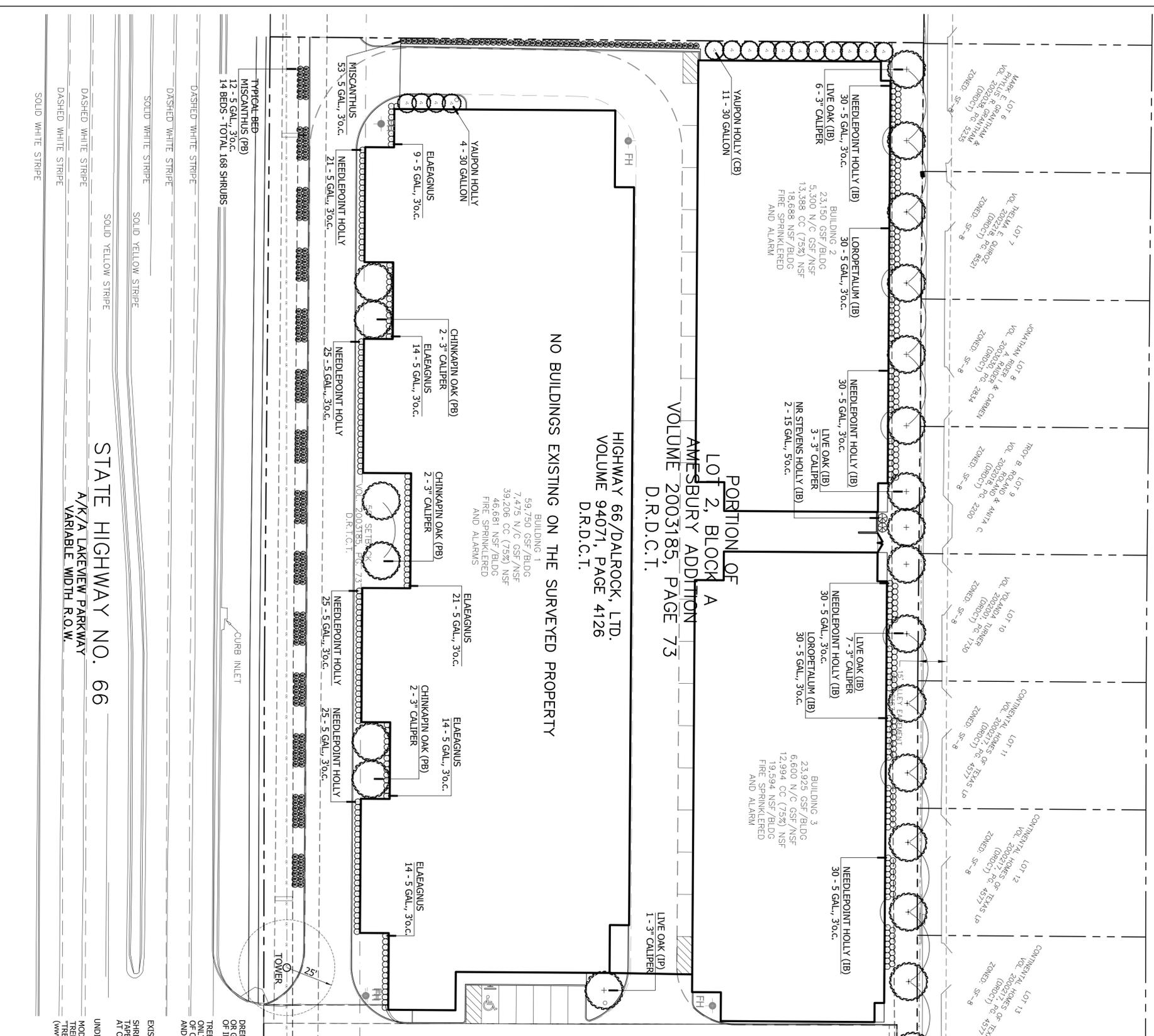
PLANTLIST

MATERIAL	QNTY	SIZE	HT	SP	NOTES
LIVE OAK	17	3" CAL.	10-12'	5-6'	NURSERY GROWN
QUERCUS VIRGINIANA	6	3" CAL.	10-12'	5-6'	NURSERY GROWN
CHINKAPIN OAK	15	30 GAL.	7-9'	3-4'	CONT. GROWN
QUERCUS MULHERRBERGII	2	15 GAL.	4-5'	2-3'	CONT. GROWN
VAUPON HOLLY	2	5 GAL.	24"	20"	FULL
ILEX VOMITORIA	221	5 GAL.	24"	20"	FULL
NR STEVENS HOLLY	216	5 GAL.	24"	18"	FULL
ILEX X NELLIE R. STEVENS	60	5 GAL.	20"	18"	FULL
ELAEGNUS					
ELAEGNUS MACROPHYLLA	14	5 GAL.	30c.c.		
MISCANTHUS	21	5 GAL.	30c.c.		
MISCANTHUS SINENSIS	14	5 GAL.	30c.c.		
MISCANTHUS MORNING LIGHT	14	5 GAL.	30c.c.		
NEEDLEPOINT HOLLY	21	5 GAL.	30c.c.		
ILEX CORNUTA	21	5 GAL.	30c.c.		
NEEDLEPOINT	21	5 GAL.	30c.c.		
LOROPETALUM	21	5 GAL.	30c.c.		
LOROPETALUM CHINENSIS	21	5 GAL.	30c.c.		

NO BUILDINGS EXISTING ON THE SURVEYED PROPERTY

HIGHWAY 66/DALROCK, LTD.  
VOLUME 94071, PAGE 4126  
D.R.D.C.T.

PORTION OF  
LOT 2, BLOCK A  
AMESBURY ADDITION  
VOLUME 2003185, PAGE 73  
D.R.D.C.T.



STATE HIGHWAY NO. 66  
A/K/A LAKEVIEW PARKWAY  
VARIABLE WIDTH R.O.W.

DASHED WHITE STRIPE  
SOLID YELLOW STRIPE  
DASHED WHITE STRIPE  
SOLID WHITE STRIPE

DASHED WHITE STRIPE  
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ROWLETT STORAGE  
LAKEVIEW PARKWAY (STATE HIGHWAY 66)  
ROWLETT, TEXAS

LANDSCAPE PLAN

Leeming Design Group  
Landscape Architecture  
4913 Rufe Snow Drive, Suite 101-B North Richland Hills, Texas 76180  
(817) 577-0889 Fax (817) 577-0896 leemingdesigngroup@b2globe.net



appr. by:  
drawn by:  
date: 12-08-14

revisions  
01-06-15  
01-07-15  
01-23-15  
01-24-15  
01-26-15

File Name:  
sheet  
c:\work\self Storage\lq\rowlett\rowlettss.dwg



Department of Development Services

NOTICE OF PUBLIC HEARING

TO: Property Owner
RE: Application for a Planned Development
LOCATION: The subject property is located at 7801 Lakeview Parkway further described as being part of Lot 2, Block A of the Amesbury Addition, an addition to the City of Rowlett, Dallas County, Texas. A map is attached for your reference. This notice and the notification area are required under Chapter 211.007 of the Texas Local Government Code.
EXPLANATION OF REQUEST: The applicant requests a rezoning to a Planned Development with an underling General Commercial/Retail (C-2) base zoning district to allow a self-storage facility with modified development standards. (Case Number PD14-752)

- I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: Property has sat empty for more than 20 years because users not interested in retail there. This would be a good use.

SIGNATURE: Gordon Edwards - GP

ADDRESS: Hwy 66 Dalrock Ltd.

Your written comments are being solicited in the above case. Additional information is available in the Department of Development Services located at 3901 Main Street. The Planning and Zoning Commission of the City of Rowlett, Texas, will hold a public hearing at 7:00 p.m. on the 27th day of January, 2015, and that the City Council will hold a public hearing at 7:30 p.m. on the 17th day of February, 2015. The Planning and Zoning Commission meeting will be held in the Annex Conference Room at 4004 Main Street, Rowlett, Texas. The City Council hearing will be held at the Municipal Center, 4000 Main Street, Rowlett, Texas.

Please legibly respond in ink. If the signature and/or address are missing, your comments will not be recorded. Your response must be received in the Development Service Department by 5 pm on Wednesday, January 21, 2015, for your comments to be included in the Planning and Zoning Commission packet and/or by Wednesday, February 11, 2015, to be included in the City Council packet. All responses received by February 11th will be forwarded to the Council as well; it is not necessary to respond twice. Responses received after the times noted above shall not be counted in the record of response.

Any owner of property subject to a proposed rezoning or affected by a proposed rezoning may protest the rezoning by filing a written protest (this form is sufficient) with the Director of Development Services within the time specified above. The protest shall object to the zoning map amendment, contain a legal description of the property on behalf of which the protest is made, and be signed by the owner of the property. If protests in the form of opposition are received from property owners within 200 feet of the subject property, and the property owners own a combined minimum of 20 percent or more of the land area, approval by the city council shall only occur with a concurring vote of at least three-fourths of the full membership of the city council.

If you have any questions concerning this request, please contact the Department of Development Services
Phone 972-412-6166
FAX 972-412-6228
glangford@rowlett.com

RETURN BY FAX OR MAIL
City of Rowlett
Development Services
PO Box 99
Rowlett, TX 75030-0099



Department of Development Services

NOTICE OF PUBLIC HEARING

TO: Property Owner
RE: Application for a Planned Development
LOCATION: The subject property is located at 7801 Lakeview Parkway further described as being part of Lot 2, Block A of the Amesbury Addition, an addition to the City of Rowlett, Dallas County, Texas. A map is attached for your reference. This notice and the notification area are required under Chapter 211.007 of the Texas Local Government Code.
EXPLANATION OF REQUEST: The applicant requests a rezoning to a Planned Development with an underling General Commercial/Retail (C-2) base zoning district to allow a self-storage facility with modified development standards. (Case Number PD14-752)

- I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS:

will devalue all property surrounding and promote crime

SIGNATURE:

Jena Golden

ADDRESS:

Your written comments are being solicited in the above case. Additional information is available in the Department of Development Services located at 3901 Main Street. The Planning and Zoning Commission of the City of Rowlett, Texas, will hold a public hearing at 7:00 p.m. on the 27th day of January, 2015, and that the City Council will hold a public hearing at 7:30 p.m. on the 17th day of February, 2015. The Planning and Zoning Commission meeting will be held in the Annex Conference Room at 4004 Main Street, Rowlett, Texas. The City Council hearing will be held at the Municipal Center, 4000 Main Street, Rowlett, Texas.

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City of Rowlett
Development Services
PO Box 99
Rowlett, TX 75030-0099

01-27-15 11:16 RCVD



Department of Development Services

NOTICE OF PUBLIC HEARING

TO: Property Owner
RE: Application for a Planned Development
LOCATION: The subject property is located at 7801 Lakeview Parkway further described as being part of Lot 2, Block A of the Amesbury Addition, an addition to the City of Rowlett, Dallas County, Texas.
EXPLANATION OF REQUEST: The applicant requests a rezoning to a Planned Development with an underling General Commercial/Retail (C-2) base zoning district to allow a self-storage facility with modified development standards.

- AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: Not good for the City, it will bring down the property values.

SIGNATURE: [Signature]
ADDRESS: 7801 Lake view pKway, Rowlett, TX 75088

Your written comments are being solicited in the above case. Additional information is available in the Department of Development Services located at 3901 Main Street. The Planning and Zoning Commission of the City of Rowlett, Texas, will hold a public hearing at 7:00 p.m. on the 27th day of January, 2015, and that the City Council will hold a public hearing at 7:30 p.m. on the 17th day of February, 2015.

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City of Rowlett
Development Services
PO Box 99
Rowlett, TX 75030-0099

01-27-15 A11:16 RCVD



Department of Development Services

NOTICE OF PUBLIC HEARING

TO: Property Owner
RE: Application for a Planned Development
LOCATION: The subject property is located at 7801 Lakeview Parkway further described as being part of Lot 2, Block A of the Amesbury Addition, an addition to the City of Rowlett, Dallas County, Texas.
EXPLANATION OF REQUEST: The applicant requests a rezoning to a Planned Development with an underling General Commercial/Retail (C-2) base zoning district to allow a self-storage facility with modified development standards.

- I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: Because it directly backs up to the back yard of my Residential Property

SIGNATURE: Kathy Vanciel
ADDRESS: 8206 Menick, Rowlett, TX

Your written comments are being solicited in the above case. Additional information is available in the Department of Development Services located at 3901 Main Street. The Planning and Zoning Commission of the City of Rowlett, Texas, will hold a public hearing at 7:00 p.m. on the 27th day of January, 2015, and that the City Council will hold a public hearing at 7:30 p.m. on the 17th day of February, 2015.

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glangford@rowlett.com

RETURN BY FAX OR MAIL
City of Rowlett
Development Services
PO Box 99
Rowlett, TX 75030-0099

01-16-15 ATT:27 RCVD

## Department of Development Services

### NOTICE OF PUBLIC HEARING

**TO:** Property Owner

**RE:** Application for a Planned Development

**LOCATION:** The subject property is located at 7801 Lakeview Parkway further described as being part of Lot 2, Block A of the Amesbury Addition, an addition to the City of Rowlett, Dallas County, Texas. A map is attached for your reference. This notice and the notification area are required under Chapter 211.007 of the Texas Local Government Code.

**EXPLANATION OF REQUEST:** The applicant requests a rezoning to a Planned Development with an underling General Commercial/Retail (C-2) base zoning district to allow a self-storage facility with modified development standards. (Case Number PD14-752)

- I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
- I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

**COMMENTS:**

Please See PAGE 2

**SIGNATURE:**



**ADDRESS:**

8102 Munich Dr Rowlett TX 75081

Your written comments are being solicited in the above case. Additional information is available in the Department of Development Services located at 3901 Main Street. The Planning and Zoning Commission of the City of Rowlett, Texas, will hold a public hearing at 7:00 p.m. on the 27<sup>th</sup> day of January, 2015, and that the City Council will hold a public hearing at 7:30 p.m. on the 17<sup>th</sup> day of February, 2015. The Planning and Zoning Commission meeting will be held in the Annex Conference Room at 4004 Main Street, Rowlett, Texas. The City Council hearing will be held at the Municipal Center, 4000 Main Street, Rowlett, Texas.

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Services

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FAX 972-412-6228

[glangford@rowlett.com](mailto:glangford@rowlett.com)

**RETURN BY FAX OR MAIL**

City of Rowlett

Development Services

PO Box 99

Rowlett, TX 75030-0099

To whom it may concern,

I am writing you today to let you know I am opposed to the proposed development of the TJO Self Storage located at 7801 lakeview Parkway for the following reasons.

1 I feel that it will reduce my property values due to the type of business. It is not a similar business than those around it and will be out of place in the community.

2 The proposed construction plan shows a separation between the two back buildings directly behind my home. This could cause potential security issues.

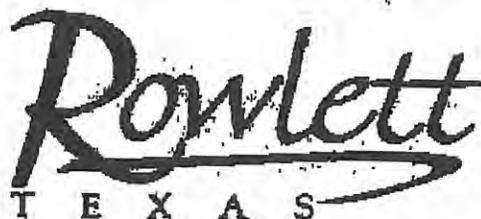
3 The buildings appear to be built directly on the Property line. The Shrubbery poses an issue at night with security to the home owners. I expect Maintenance issues with the shrubbery as well in the future.

Thank You

Mr. E E Smith

8102 Munich Dr

Rowlett, TX 75089



Department of Development  
Services

NOTICE OF PUBLIC HEARING

TO: Property Owner

RE: Application for a Planned Development

LOCATION: The subject property is located at 7801 Lakeview Parkway further described as being part of Lot Z, Block A of the Amesbury Addition, an addition to the City of Rowlett, Dallas County, Texas. A map is attached for your reference. This notice and the notification area are required under Chapter 211.007 of the Texas Local Government Code.

EXPLANATION OF REQUEST: The applicant requests a rezoning to a Planned Development with an underlying General Commercial/Retail (C-2) base zoning district to allow a self-storage facility with modified development standards. (Case Number PD14-752)

I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:

I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS:

SIGNATURE:

*Carmen Rider*

ADDRESS: 8014 Munich Rowlett TX 75089

Your written comments are being solicited in the above case. Additional information is available in the Department of Development Services located at 3901 Main Street. The Planning and Zoning Commission of the City of Rowlett, Texas, will hold a public hearing at 7:00 p.m. on the 27<sup>th</sup> day of January, 2015, and that the City Council will hold a public hearing at 7:30 p.m. on the 17<sup>th</sup> day of February, 2015. The Planning and Zoning Commission meeting will be held in the Annex Conference Room at 4004 Main Street, Rowlett, Texas. The City Council hearing will be held at the Municipal Center, 4000 Main Street, Rowlett, Texas.

Please legibly respond in ink. If the signature and/or address are missing, your comments will not be recorded. Your response must be received in the Development Service Department by 5 pm on Wednesday, January 21, 2015, for your comments to be included in the Planning and Zoning Commission packet and/or by Wednesday, February 11, 2015, to be included in the City Council packet. All responses received by February 11<sup>th</sup> will be forwarded to the Council as well; it is not necessary to respond twice. Responses received after the times noted above shall not be counted in the record of response.

Any owner of property subject to a proposed rezoning or affected by a proposed rezoning may protest the rezoning by filing a written protest (this form is sufficient) with the Director of Development Services within the time specified above. The protest shall object to the zoning map amendment, contain a legal description of the property on behalf of which the protest is made, and be signed by the owner of the property. If protests in the form of opposition are received from property owners within 200 feet of the subject property, and the property owners own a combined minimum of 20 percent or more of the land area, approval by the city council shall only occur with a concurring vote of at least three-fourths of the full membership of the city council.

If you have any questions concerning this request, please contact the Department of Development Services

Phone 972-412-6166

FAX 972-412-6228

[glangford@rowlett.com](mailto:glangford@rowlett.com)

RETURN BY FAX OR MAIL

City of Rowlett

Development Services

PO Box 99

Rowlett, TX 75030-0099



Department of Development  
Services

**COURTESY NOTICE OF PUBLIC HEARING**

**TO:** Property Owner

**RE:** Application for a Planned Development

**LOCATION:** The subject property is located at 7801 Lakeview Parkway further described as being part of Lot 2, Block A of the Amesbury Addition, an addition to the City of Rowlett, Dallas County, Texas. A map is attached for your reference.

**EXPLANATION OF REQUEST:** The applicant requests a rezoning to a Planned Development with an underlying General Commercial/Retail (C-2) base zoning district to allow a self-storage facility with modified development standards. (Case Number PD14-752)

- I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
- I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

**COMMENTS:**

---



---

**SIGNATURE:**

*Sam H. Showman*

**SAM H. and TERRI L. SHOWMAN**  
8113 SALZBURG DRIVE  
ROWLETT, TX 75089-3927

**ADDRESS:**

Your written comments are being solicited in the above case. Additional information is available in the Department of Development Services located at 3901 Main Street. The Planning and Zoning Commission of the City of Rowlett, Texas, will hold a public hearing at 7:00 p.m. on the 27<sup>th</sup> day of January, 2015, and that the City Council will hold a public hearing at 7:30 p.m. on the 17<sup>th</sup> day of February, 2015. The Planning and Zoning Commission meeting will be held in the Annex Conference Room at 4004 Main Street, Rowlett, Texas. The City Council hearing will be held at the Municipal Center, 4000 Main Street, Rowlett, Texas.

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FAX 972-412-6228  
[glangford@rowlett.com](mailto:glangford@rowlett.com)

**RETURN BY FAX OR MAIL**

City of Rowlett  
Development Services  
PO Box 99  
Rowlett, TX 75030-0099



Department of Development Services

COURTESY NOTICE OF PUBLIC HEARING

TO: Property Owner
RE: Application for a Planned Development
LOCATION: The subject property is located at 7801 Lakeview Parkway further described as being part of Lot 2, Block A of the Amesbury Addition, an addition to the City of Rowlett, Dallas County, Texas. A map is attached for your reference.
EXPLANATION OF REQUEST: The applicant requests a rezoning to a Planned Development with an underling General Commercial/Retail (C-2) base zoning district to allow a self-storage facility with modified development standards. (Case Number PD14-752)

- I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
[X] I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: A self storage facility would detract from the commercial retail, office space in the area lowering property values

SIGNATURE: [Signature]
ADDRESS: 7801 Lakeview Pky Suite 100 Rowlett Texas

Your written comments are being solicited in the above case. Additional information is available in the Department of Development Services located at 3901 Main Street. The Planning and Zoning Commission of the City of Rowlett, Texas, will hold a public hearing at 7:00 p.m. on the 27th day of January, 2015, and that the City Council will hold a public hearing at 7:30 p.m. on the 17th day of February, 2015.

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FAX 972-412-6228
glangford@rowlett.com

RETURN BY FAX OR MAIL
City of Rowlett
Development Services
PO Box 99
Rowlett, TX 75030-0099

01-27-15A11:16 RCY



Department of Development Services

COURTESY NOTICE OF PUBLIC HEARING

TO: Property Owner
RE: Application for a Planned Development
LOCATION: The subject property is located at 7801 Lakeview Parkway further described as being part of Lot 2, Block A of the Amesbury Addition, an addition to the City of Rowlett, Dallas County, Texas. A map is attached for your reference.
EXPLANATION OF REQUEST: The applicant requests a rezoning to a Planned Development with an underling General Commercial/Retail (C-2) base zoning district to allow a self-storage facility with modified development standards. (Case Number PD14-752)

- I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: It doesn't fit the neighborhood

SIGNATURE: [Signature]
ADDRESS: 7901 Munich

Your written comments are being solicited in the above case. Additional information is available in the Department of Development Services located at 3901 Main Street. The Planning and Zoning Commission of the City of Rowlett, Texas, will hold a public hearing at 7:00 p.m. on the 27th day of January, 2015, and that the City Council will hold a public hearing at 7:30 p.m. on the 17th day of February, 2015. The Planning and Zoning Commission meeting will be held in the Annex Conference Room at 4004 Main Street, Rowlett, Texas. The City Council hearing will be held at the Municipal Center, 4000 Main Street, Rowlett, Texas.

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Development Services
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Department of Development Services

COURTESY NOTICE OF PUBLIC HEARING

TO: Property Owner
RE: Application for a Planned Development
LOCATION: The subject property is located at 7801 Lakeview Parkway further described as being part of Lot 2, Block A of the Amesbury Addition, an addition to the City of Rowlett, Dallas County, Texas. A map is attached for your reference.
EXPLANATION OF REQUEST: The applicant requests a rezoning to a Planned Development with an underling General Commercial/Retail (C-2) base zoning district to allow a self-storage facility with modified development standards. (Case Number PD14-752)

- I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS:

SIGNATURE:

Handwritten signature: Rocky Vaz
Handwritten address: 7906 SALZBURG DRIVE ROWLETT, TX 75089

ADDRESS:

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Department of Development Services

COURTESY NOTICE OF PUBLIC HEARING

TO: Property Owner
RE: Application for a Planned Development
LOCATION: The subject property is located at 7801 Lakeview Parkway further described as being part of Lot 2, Block A of the Amesbury Addition, an addition to the City of Rowlett, Dallas County, Texas. A map is attached for your reference.
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- I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS:

not a good location for a Self-Storage Facility

SIGNATURE:

[Handwritten signature]

ADDRESS:

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Department of Development Services

COURTESY NOTICE OF PUBLIC HEARING

TO: Property Owner
RE: Application for a Planned Development
LOCATION: The subject property is located at 7801 Lakeview Parkway further described as being part of Lot 2, Block A of the Amesbury Addition, an addition to the City of Rowlett, Dallas County, Texas. A map is attached for your reference.
EXPLANATION OF REQUEST: The applicant requests a rezoning to a Planned Development with an underling General Commercial/Retail (C-2) base zoning district to allow a self-storage facility with modified development standards. (Case Number RD14-752)

- I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: we are concern about our neighborhood safety cleanliness and crime because that will be lots of strangers.

SIGNATURE: [Handwritten Signature]

ADDRESS: 8301 Munich Dr. Rowlett, TX 75089.

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Table with 2 columns: Contact information for questions and return address for comments.



Department of Development Services

COURTESY NOTICE OF PUBLIC HEARING

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RE: Application for a Planned Development
LOCATION: The subject property is located at 7801 Lakeview Parkway further described as being part of Lot 2, Block A of the Amesbury Addition, an addition to the City of Rowlett, Dallas County, Texas. A map is attached for your reference.
EXPLANATION OF REQUEST: The applicant requests a rezoning to a Planned Development with an underling General Commercial/Retail (C-2) base zoning district to allow a self-storage facility with modified development standards. (Case Number PD14-752)

- I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: THE SELF-STORAGE FACILITY WILL BE VERY CLOSE TO HOMES AND LAKEVIEW PRKY. OTHER AREA STORAGE FACILITIES ARE LOCATED/SET-BACK OFF OF MAIN ROADS. THIS LOCATION IS TOO SMALL FOR THAT. ALSO, ANYONE CAN EFFECTIVELY STORE ANYTHING (I.E. DANGEROUS MATERIALS/CHEMICALS, ETC.) VERY CLOSE TO EXISTING HOMES.

SIGNATURE:

ADDRESS:

JOHN A. WARD
7910 SALZBURG DR.
ROWLETT, TX 75089

Your written comments are being solicited in the above case. Additional information is available in the Department of Development Services located at 3901 Main Street. The Planning and Zoning Commission of the City of Rowlett, Texas, will hold a public hearing at 7:00 p.m. on the 27th day of January, 2015, and that the City Council will hold a public hearing at 7:30 p.m. on the 17th day of February, 2015. The Planning and Zoning Commission meeting will be held in the Annex Conference Room at 4004 Main Street, Rowlett, Texas. The City Council hearing will be held at the Municipal Center, 4000 Main Street, Rowlett, Texas.

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glangford@rowlett.com

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City of Rowlett
Development Services
PO Box 99
Rowlett, TX 75030-0099

January 26, 2015

Brett Warren  
6509 Kearsage Drive  
Rowlett, Texas 75089

Brian Funderburk, City Manager  
Planning and Zoning Commission members  
4000 Main St.  
Rowlett, TX 75088

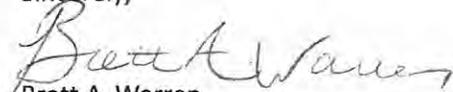
To All Concerned:

My name is Brett Warren and I live at 6509 Kearsage Drive which is north of the self storage proposal on Lakeview Parkway. I am on the Lakewood Pointe Neighborhood Association Board of Directors. I was unable to attend the previous meeting open to the public, so the developer and their representatives sat down with the other board members and me to go over their proposal.

In general, I am not a fan of self storage. I was apprehensive about this project and the impact it could have on our neighborhood; however, after learning of their intentions and reviewing their plans, I have changed my mind. This appears to be a high quality, well-thought out storage proposal. The building elevations and landscape plans are much different than the plain ugly buildings I had pictured. It looks more like an office building than a self storage location. I believe that anyone who has taken a good look at the proposal will find that it will not cause a problem or lower any property values. With all interior access, placed away from the homes, I believe that this could be considered a quiet neighbor. Having a property manager living onsite will help keep things maintained. I like the landscape areas with trees and the buildings will act as a nice buffer from Lakeview Parkway. The developer has addressed our concerns and made changes as requested, such as swapping Live oaks for Cedar Elm trees in the rear yard and committing to cameras, in the adjacent alley, for increased security. My home backs up to Steadham Elementary and I would rather have this storage facility as a neighbor.

I do not pretend to know more about planning and zoning than our city's staff. I applaud the recent changes made to the city's zoning policies, but I urge city officials to approve this development. We see it as a great addition to our community.

Sincerely,

  
Brett A. Warren

01-27-15 11:16 RCVD

**Garrett Langford**

---

**From:** Calie McDougall <calie.mcdougall@gmail.com>  
**Sent:** Monday, January 26, 2015 8:05 AM  
**To:** Garrett Langford  
**Subject:** Support for self-storage on Lakeview Pkwy

Dear Garrett Langford,

My name is Calie McDougall, President of the Lakewood Pointe HOA. Our neighborhood is located immediately north of the proposed self-storage site on Lakeview Parkway. The developers have held two separate meetings with the HOA board and an overall neighborhood meeting to share their proposal. We are encouraged by their proposal and believe they will be a great neighbor. Importantly, we believe that this is better and more consistent with what we want than other allowed uses.

Our area already hosts a surplus of unleased retail and medical space, and adding more strip retail is not the answer. On top of that, we don't want our neighborhood backing up to a more retail or medical centers. We would like to avoid the parking lot lights, dumpsters, loading, and additional traffic particularly near the neighbors on Munich.

In contrast to the surplus of retail, we have come to learn the immediate area is significantly underserved with few to no neighborhood storage options. It would be nice to have a clean, safe storage option nearby. I do not like to go to the industrial area of Rowlett and would not utilize a storage facility in that area.

I would like to extend my full support for this development and that of our board. The developers have addressed our questions and comments. We believe this self-storage facility will be a great neighbor and we urge the city to approve it.

Sincerely,  
Calie McDougall

Sent from my iPhone

01-27-15 11:11

**Dallas Cothrum**

---

**To:** Maxwell Fisher (maxwell@masterplanconsultants.com)  
**Subject:** FW: Rowlett Project

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

From: Lee, Brett [mailto:Brett.Lee@tenethealth.com]  
Sent: Tuesday, January 27, 2015 3:57 PM  
To: Cothrum, Dallas  
Subject: Re: Rowlett Project

Completely agree and actually think the development of medical office on that space could actually have a negative effect on the hospital because we are building and MOB on campus and this would pose competition. How can I help?

Brett

Sent from my iPhone



04 February 2015

City of Rowlett  
Department of Public Works/Planning Division  
PO Box 99  
Rowlett, TX 75030-0099

**RE: Request to Table Zoning Case**

Planning Department:

As the representative of TJO Storage (Case #14-752), I hereby request that this case be tabled by the City Council to their April 7, 2015 meeting. The necessary exhibits will be resubmitted to the Planning Division at least fourteen (14) days prior to this meeting to provide adequate time for staff review and scheduling.

Please feel free to contact me at [maxwell@masterplanconsultants.com](mailto:maxwell@masterplanconsultants.com) or call us 214.761.9197.

Regards,

A handwritten signature in black ink that reads 'Maxwell J. Fisher'.

Maxwell Fisher, AICP

02-04-15P03:37 RCVD