AGENDA

ROCKWALL CITY COUNCIL MEETING

Monday, February 3, 2025 - 5:00 PM

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

I. Call Public Meeting to Order

II. Executive Session

The City of Rockwall City Council will recess into executive session to discuss the following matter as authorized by chapter 551 of the Texas government code:

1. Discussion regarding (re)appointments to city regulatory boards and commissions, pursuant to §551.074 (Personnel Matters).

2. Discussion regarding mandated notifications to the community, pursuant to Section §551.071 (Consultation with Attorney).

III. Adjourn Executive Session

IV. Reconvene Public Meeting (6:00 P.M.)

V. Invocation and Pledge of Allegiance - Councilmember Moeller

VI. Open Forum

This is a time for anyone to address the Council and public on any topic not already listed on the agenda or set for a public hearing. To speak during this time, please turn in a (yellow) "Request to Address City Council" form to the City Secretary either before the meeting or as you approach the podium. Per Council policy, public comments should be limited to three (3) minutes out of respect for others' time. On topics raised during Open Forum, please know Council is not permitted to respond to your comments during the meeting since the topic has not been specifically listed on the agenda (the Texas Open Meetings Act requires that topics of discussion/deliberation be posted on an agenda not less than 72 hours in advance of the Council meeting). This, in part, is so that other citizens who may have the same concern may also be involved in the discussion.

VII. Take Any Action as a Result of Executive Session

VIII. Consent Agenda

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

1. Consider approval of the minutes from the Jan. 21, 2025 city council meeting, and take any action necessary.

2. **Z2024-062** - Consider a request by Tzemach Moshe Kalmenson for the approval of an **ordinance** for a *Zoning Change* amending Planned Development District 50 (PD-50) [*Ordinance No. 23-60*] to incorporate an additional 0.2010-acre parcel of land and amend the land uses for the purpose of allowing the *House of Worship* land use by Specific Use Permit (SUP) within the district being a 21.467-acre tract of land situated within the S. S. McCurry Survey, Abstract No. 146 and B. F. Boydston Survey, Abstract No. 14, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses and Single-Family 10 (SF-10) District, situated within the North Goliad Corridor Overlay (NGC OV) District, generally located along N. Goliad Street [*SH-205*] north of Olive Street and south of Live Oak Street, and take any action necessary (**2nd Reading)**.

3. **Z2024-064** - Consider a request by Inocencio Barron on behalf of Ariel Palacios for the approval of an **ordinance** for a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* on a 0.1650-acre parcel of land identified as Lot 910-A0 of Rockwall Lake Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single Family 7 (SF-7) District, addressed as 178 Lynne Drive, and take any action necessary **(2nd Reading)**.

4. Consider approval of a resolution fixing the rates to be charged for use of facilities at the city's municipal airport, and take any action necessary.

5. Consider approval of a resolution calling for a General Election to be held within the City of Rockwall on May 3, 2025 for the purpose of electing a mayor and city council members for Places 1, 3 and 5, each for two-year terms, and take any action necessary.

IX. Public Hearing Items

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

1. **P2025-001** - Hold a public hearing to discuss and consider a request by the City of Rockwall for the approval of an **ordinance** abandoning public right-of-way and a *Replat* for Lot 12, Block A, The Meadows Addition being a 0.306-acre tract of land identified as the Greenbelt & Utility Easement, Block A, Meadows Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 17 (PD-17), and generally located at the terminus of Hail Drive and take any action necessary **(1st Reading)**.

2. **P2025-002** - Hold a public hearing to discuss and consider a request by the City of Rockwall for the approval of an **ordinance** abandoning public right-of-way and a *Final Plat* for Lots 1-4, Block A, Fox-Harris Addition being a 1.124-acre tract of land identified as Lots 1 & 2, Block A, Fox Addition; Lot 3 of the Richard Harris No. 3 Addition; and Lot B, Block 48A, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 205 & 209 S. Clark Street and 206 & 210 Wade Drive, and take any action necessary **(1st Reading)**.

X. Action Items

If your comments are regarding an agenda item below, you are asked to speak during Open Forum.

1. Discuss and consider a status update from the Rockwall Area Chamber of Commerce regarding Hotel Occupancy Tax ("HOT") funding received from the City and regarding programs offered through the Convention & Visitors Bureau on behalf of the City of Rockwall.

XI. City Manager's Report, Departmental Reports and Related Discussions Pertaining To Current City Activities, Upcoming Meetings, Future Legislative Activities, and Other Related Matters.

1. Building Inspections Department Monthly Report
2. Fire Department Monthly Report
3. Parks & Recreation Department Monthly Report
4. Police Department Monthly Report
5. Sales Tax Historical Comparison
6. Water Consumption Historical Statistics

XII. Adjournment

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

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

I, Kristy Teague, City Secretary for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 30th day of Jan., 2025 at 5 PM and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

_____ _____

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

Date Removed

MINUTES

ROCKWALL CITY COUNCIL MEETING

Tuesday, January 21, 2025 - 5:30 PM

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

I. Call Public Meeting to Order

Mayor Johannesen called the public meeting to order at 5:30 p.m. Present were Mayor Trace Johannesen, Mayor Pro Tem Clarence Jorif and Councilmembers Sedric Thomas, Mark Moeller, Anna Campbell, Tim McCallum, and Dennis Lewis. Also present were City Manager Mary Smith and Assistant City Manager Joey Boyd. City Attorney Frank Garza was listening to the meeting remotely but was absent.

Mayor Johannesen read the below-listed discussion items into the public record before recessing the meeting to go into Executive Session at 5:31 p.m.

II. Executive Session

1. Discussion regarding possible terms of agreement of possible grant for improvements to municipal park, pursuant to Section 551.071 (Attorney consultation).

2. Discussion regarding (re)appointments to city regulatory boards and commissions, pursuant to §551.074 (Personnel Matters).

III. Adjourn Executive Session

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

IV. Reconvene Public Meeting (6:00 P.M.)

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

V. Invocation and Pledge of Allegiance - Councilmember Thomas

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

VI. Proclamations / Awards / Recognitions

1. Food For Kids Day (Kiwanis) Proclamation

Mayor Johannesen read and presented this proclamation to local Kiwanis Club members, congratulating them for recent distribution of their 50,000th food bag. These food bags get sent home with local school district students who do not have weekend food at home. Mrs. Smith, City Manager

and member of Kiwanis, explained more about the program, sharing that school counselors identify the recipients. She expressed how the food bags benefit local school children.

VII. Appointment Items

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

No one was present for this appointment item, so it was not addressed.

VIII. Open Forum

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

Bob Wacker
309 Featherstone Drive
Rockwall, TX 75087

Mr. Wacker came forth and gave a brief presentation related to homeowners' associations, highlighting some of the city's regulations from its Unified Development Code and sharing details about HOA dues collected within the Stone Creek Estates subdivision over the last many years (since 2008/2009 timeframe) and things for which HOAs are responsible (i.e. common area maintenance). He went on to ask the city to revise its UDC to require that HOA have sufficient income from assessments to execute and maintain common areas, etc. before the developer can deed them to the HOA. He went on to share several things that his subdivision's HOA has been challenged with (i.e. black mold in its amenity center).

Mr. Miller shared that DC&Rs are private contracts entered into with private residents living within subdivisions, and the city cannot get involved in private contracts. Mrs. Smith shared that the city attorney has indicated he will need to do some research on this topic before he would be able to properly advise the city on these matters.

Stan Jeffus
2606 Cypress Drive
Rockwall, TX 75087

Mr. Jeffus came forth and spoke regarding Z2024-042 (Consent Agenda item #4). Mr. Jeffus indicated that this is a high-density development. He shared it is 2 houses per acre, and it lacks open space. A 'neighborhood,' he shared should have open space and walking paths and should be void of "house-upon house-upon house" being stacked up on one another. He generally expressed opposition to this development, as he does not believe it is properly representative of a 'neighborhood,' and the city should not approve it. Mayor Johannesen shared that it sounds like Mr. Jeffus would like to re-write the city's standards and how it defines density. Mr. Miller briefly commented on how the city currently goes about calculating density.

There being no one else indicating a desire to come forth and speak at this time, Mayor Johannesen then closed Open Forum.

IX. Take Any Action as a Result of Executive Session

Councilmember Lewis moved to appoint Alidor Lefere to fill a vacant seat on the city's ART Commission for a term to run through August of 2026. Mayor Pro Tem Jorif seconded the motion, which passed by a vote of 7 ayes to 0 nays.

X. Consent Agenda

1. Consider approval of the minutes from the Jan. 6, 2025 city council meeting, and take any action necessary.

2. Consider authorizing the City Manager to execute this contract renewal option with SLM Landscaping for a period of one-year for the new 2025-2026 projected cost in the amount of $676,651.04 to be funded by the Parks Operations budget, and take any action necessary.

3. Consider authorizing the City Manager to execute a one-year contract with three 1-year renewal options with North Texas Baseball Association to host Fall and Spring baseball tournaments at Leon Tuttle Athletic Complex, and take any action necessary.

4. **P2024-042** - Consider a request by Brian Cramer of CCD – Rockwall, LLC for the approval of a *Preliminary Plat* for the Southside Hills Subdivision consisting of 384 single-family residential lots on a 262.94-acre tract of land identified as Tracts 17-13, 17-14, 17-15, 17-16, & 40-8 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 99 (PD-99) for Single-Family 10 (SF-10) and limited General Retail (GR) District land uses, located on the east side of SH-205 [S. Goliad Street] south of the intersection of SH-205 and FM-549, and take any action necessary.

5. **P2024-043** - Consider a request by Brian Cramer of CCD – Rockwall, LLC for the approval of a *Master Plat* for the Southside Hills Subdivision consisting of 384 single-family residential lots on a 262.94-acre tract of land identified as Tracts 17-13, 17-14, 17-15, 17-16, & 40-8 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 99 (PD-99) for Single-Family 10 (SF-10) and limited General Retail (GR) District land uses, located on the east side of SH-205 [*S. Goliad Street*] south of the intersection of SH-205 and FM-549, and take any action necessary.

Councilmember Thomas moved to approve the entire Consent Agenda (#s 1, 2, 3, 4, and 5). Councilmember Moeller seconded the motion, which passed by a vote of 7 ayes to 0 nays.

XI. Public Hearing Items

1. **Z2024-061** - Hold a public hearing to discuss and consider a request by Adam Buczek of the Skorburg Company on behalf of Dr. Karl Erwin of the Estate of Karl W. Erwin for the approval of an **ordinance** for a *Zoning Change* from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) District land uses on a 101.43-acre tract of land identified as Tract 4 of the J. M. Gass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas zoned Agricultural (AG) District, generally located on the southside of North Country Lane east of the intersection of North Country Lane and FM-1141, and take any action necessary **(1st Reading)**.

Indication was given that this public hearing will not be heard this evening but will, instead, be continued and heard at the February 18, 2025 city council meeting. (The applicant is making changes to the proposed concept plan and the proposed PD ordinance to address concerns raised by the Planning & Zoning Commission during the previous P&Z public hearing).

2. **Z2024-062** - Hold a public hearing to discuss and consider a request by Tzemach Moshe Kalmenson for the approval of an **ordinance** for a *Zoning Change* amending Planned Development District 50 (PD-50) [*Ordinance No. 23-60*] to incorporate an additional 0.2010-acre parcel of land and amend the land uses for the purpose of allowing the *House of Worship* land use by Specific Use Permit (SUP) within the district being a 21.467-acre tract of land situated within the S. S. McCurry Survey, Abstract No. 146 and B. F. Boydston Survey, Abstract No. 14, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses and Single-Family 10 (SF-10) District, situated within the North Goliad Corridor Overlay (NGC OV) District, generally located along N. Goliad Street [*SH-205*] north of Olive Street and south of Live Oak Street, and take any action necessary **(1st Reading)**.

Planning Director, Ryan Miller provided background information regarding this agenda item. The applicant is requesting an SUP to allow a House of Worship at 917 N. Goliad Street / 918 N. Alamo Road, which is just north of the city's downtown district. He shared that homes along this area have had the option to either remain residential homes or convert into certain business-related uses. These 'uses' are reviewed on a case-by-case basis by the City Council. The applicant in this instance is looking to obtain permission to utilize this particular home as a "house of worship, and – as part of the process – Council is being asked to consider amending PD-50 to allow a "house of worship" as one, potential 'use' within the district. He went on to share that staff mailed out 382 notices to land owners and occupants within 500' of the subject property, and six notices were received back in opposition to this request. Also, nearby HOAs were also notified, in addition to notice being published in the newspaper. In addition, the city's P&Z Commission heard the case on January 14 and unanimously recommended its approval.

Mayor Johannesen opened the public hearing, asking if anyone would like to come forth and speak at this time. The rabbi, who is the applicant, came forth and briefly addressed the Council, sharing that he and a small number of attendees have been meeting within the home of him and his wife. So they welcome an opportunity to have this approved so they can begin meeting elsewhere.

Glenda Angle
303 Wildwood Lane
Rockwall, TX 75087

Ms. Angle has concerns about this request, specifically related to nearby residential streets and traffic and related congestion that this type of 'use' may create. She has concerns about emergency vehicles being able to access the small, adjacent residential roadways as well. She asked for Council to please consider these concerns when making a decision about this request.

There being no one else desiring to come forth and speak at this time, Mayor Johannesen then closed the public hearing.

Councilmember Moeller asked Mr. Miller for clarification on if an additional driveway will be incorporated, and – if so – will TXDOT be okay with that? Mr. Miller provided clarification, indicating that – yes – they would have an additional driveway, and they will have to pour a commercial parking lot also. Councilmember Thomas asked if Council will see this particular 'house of worship' again in the future. Mr. Miller shared that – yes, it will come back to Council at a later date. This evening, Council is only being asked if the city will even consider this type of 'use' in this Planned Development district. The particulars of the request would come back to Council for further consideration later on.

Mayor Johannesen provided brief comments, indicating he has spoken to the applicant who is the rabbi over this small, Jewish congregation. He does not believe there will be any traffic-related concerns, as the church meets on Shabbat, and the attendees walk to the location. They do not drive.

Following the mayor's brief comments, Councilmember Thomas moved to approve Z2024-062. Mayor Pro Tem Jorif seconded the motion. The ordinance caption was read as follows:

CITY OF ROCKWALL
ORDINANCE NO. 25-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS AMENDING PLANNED DEVELOPMENT DISTRICT 50 (PD-50) [*ORDINANCE NO. 23-60*] AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, FOR THE PURPOSE OF AMENDING PLANNED DEVELOPMENT DISTRICT 50 (PD-50) TO INCORPORATE AN ADDITIONAL 0.2010-ACRE PARCEL OF LAND AND TO ALLOW THE *CHURCH/HOUSE OF WORSHIP* LAND USE TO BE PERMITTED BY A SPECIFIC USE PERMIT (SUP) WITHIN THE SUBJECT PROPERTY, BEING A 21.266-ACRE TRACT OF LAND SITUATED WITHIN THE S. S. McCURRY SURVEY, ABSTRACT NO. 146 AND B. F. BOYDSTON SURVEY, ABSTRACT NO. 14, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'* AND DEPICTED IN *EXHIBIT 'B'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF A FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (*$2,000.00*) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

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

3. **Z2024-064** - Hold a public hearing to discuss and consider a request by Inocencio Barron on behalf of Ariel Palacios for the approval of an **ordinance** for a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* on a 0.1650-acre parcel of land identified as Lot 910-A0 of Rockwall Lake Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single Family 7 (SF-7) District, addressed as 178 Lynne Drive, and take any action necessary **(1st Reading)**.

Planning Director, Ryan Miller provided background information on this agenda item. The purpose of the request is related to the applicant's desire to construct a one-story 1,590 square foot single-family home at 178 Lynne Drive within the Lake Rockwall Estates subdivision. Previously, a 1,064 square foot mobile home was located at this address; however, said structure was removed sometime between 2023 and 2024, and it is now a vacant lot. When reviewing these types of requests, Council is asked to evaluate the proposed size, location and architecture of the home compared to the existing, nearby

housing. In this case, the applicant is proposing to put the garage about 4' in front of the front façade of the SF home, so – if approved – the typical 20' setback requirement would be waived by Council. Also, this proposed does not meet the city's cementitious material percentage requirement, as it exceeds the requirement by 32%; however, there are examples of newer homes within this same subdivision where the percentage of cementitious material is also exceeded. Staff mailed notices to 158 property owners and occupants within 500' of the location, and one notice of opposition was received back. In addition, the city's Planning & Zoning Commission heard this case on January 14 and has unanimously recommended its approval.

Mayor Johannesen opened the public hearing, asking if anyone would like to come forth and speak at this time. The applicant did not wish to address Council. There being no one indicating a desire to speak, he then closed the public hearing.

Following brief comments, Mayor Pro Tem Jorif moved to approve Z2024-064. Councilmember Lewis seconded the motion. The ordinance caption was read as follows:

CITY OF ROCKWALL
ORDINANCE NO. 25-XX
SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 75 (PD-75) [*ORDINANCE NO. 16-01*] AND THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.1650-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 910-A0 OF THE ROCKWALL LAKE ESTATES #2 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

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

XII. Adjournment

Mayor Johannesen adjourned the meeting at 6:40 p.m.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS ON THIS 3rd DAY OF FEBRUARY, 2025.

TRACE JOHANNESEN, MAYOR

ATTEST:

KRISTY TEAGUE, CITY SECRETARY

CITY OF ROCKWALL

ORDINANCE NO. 25-07

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS AMENDING PLANNED DEVELOPMENT DISTRICT 50 (PD-50) [*ORDINANCE NO. 23-60*] AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, FOR THE PURPOSE OF AMENDING PLANNED DEVELOPMENT DISTRICT 50 (PD-50) TO INCORPORATE AN ADDITIONAL 0.2010-ACRE PARCEL OF LAND AND TO ALLOW THE *CHURCH/HOUSE OF WORSHIP* LAND USE TO BE PERMITTED BY A SPECIFIC USE PERMIT (SUP) WITHIN THE SUBJECT PROPERTY, BEING A 21.266-ACRE TRACT OF LAND SITUATED WITHIN THE S. S. McCURRY SURVEY, ABSTRACT NO. 146 AND B. F. BOYDSTON SURVEY, ABSTRACT NO. 14, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'* AND DEPICTED IN *EXHIBIT 'B'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF A FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (*$2,000.00*) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Tzemach Moshe Kalmenson requesting the approval of an amendment to Planned Development District 50 (PD-50) [*Ordinance No. 23-60*] for the purpose of incorporating an additional 0.2010-acre parcel of land and allowing the *Church/House of Worship* land use to be permitted by Specific Use Permit (SUP) within Planned Development District 50 (PD-50) being a 21.266-acre tract of land situated within the S. S. McCurry Survey, Abstract No. 146 and B. F. Boydston Survey, Abstract No. 14, City of Rockwall, Rockwall County, Texas, more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 50 (PD-50) [*Ordinance No. 23-60*] and the Unified Development Code [*Ordinance No. 20-02*] should be amended as follows:

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

SECTION 1. That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No. 23-60*;

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this ordinance and the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

SECTION 3. That the *Subject Property* shall be developed and/or used only in the manner and for the purposes described in *Exhibit 'C'* of this ordinance, and unless specifically modified within this ordinance the *Subject Property* shall adhere to all development standards stipulated by the Residential Office (RO) District as specified in Subsection 04.02, *Residential-Office (RO) District*, of Article 05, *District Development Standards*, of the Unified Development Code [*Ordinance No. 20-02*] as heretofore amended, as amended herein by the granting of this zoning change, and as may be amended in the future;

SECTION 4. That the official zoning map of the City of Rockwall, Texas be corrected to reflect the change in zoning described here in.

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

SECTION 6. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code [*Ordinance No. 04-38*], and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 7. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code [*Ordinance No. 04-38*] of any provision of the *City Code*, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code [*Ordinance No. 04-38*] (*including references to the Unified Development Code*), and references to overlay districts, in this ordinance or any of the *Exhibits* hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 3RD DAY OF FEBRUARY, 2025.

Trace Johannesen, Mayor

ATTEST:

Kristy Teague, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: January 21, 2025

2nd Reading: February 3, 2025

EXHIBIT 'A':
Legal Description

BEING 20.58 acres of land situated in Abstract 146, S.S. McCurry Survey; Abstract 14, B.F. Boydstun Survey in the County of Rockwall, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a point in the northwest corner of Block 32 of the Garner Addition (*925 N. Goliad Street);*

THENCE easterly 211.13' along the south right of way of Live Oak Street for a corner;

THENCE southerly 598.12' along the west right of way of Goliad Street (*SH-205*);

THENCE east 54.44' across Goliad Street, to the northwest corner of Block 160, Lot 1 of the Austin Addition (*912 N. Goliad Street*);

THENCE east 220' following the north property line of Block 160, Lot 1 of the Austin Addition (912 N. Goliad Street);

THENCE southerly 441.42' following the east property lines of lots fronting Goliad Street to a point on the north right of way of Heath Street;

THENCE west 39.54' along the north right of way of Heath Street;

THENCE southerly following along the east property lines of lots fronting Goliad Street 562.59' to a point being the northwest corner of B.F. Boydston Survey, Block 123, Lot F (*604 N Goliad Street*);

THENCE east 210.09' along the north property line of said Block 123, Lot F for a corner;

THENCE southerly 289.31' along the eastern property line of said Block 123, Lot F for a corner;

THENCE southerly 519.9' following along the east property lines of lots fronting Goliad Street to a point being the southeast corner of B.F. Boydston Survey, Block 123, Lot B (*406 N. Goliad Street*);

THENCE west 215.11' along the south property line of said Block 123, Lot B (*406 N. Goliad Street*) and crossing to a point on the west right of way of Goliad Street;

THENCE southerly 170.59' following along the west right of way of Goliad Street to a point being the southeast corner of Block 17, Lot 15 of the Amick Addition (*401-403 N. Goliad Street*);

THENCE west 210' along the south property line of said Block B, Lot 15 of the Amick Addition for a corner;

THENCE northerly 101.05' along the west property line of said Block 17, Lot 15 of the Amick Addition;

THENCE easterly 70.83' along the north property line of Block 17, Lot 15 of the Amick Addition;

THENCE north 170' along the west property lines of Block 18B, Lot 17 and Block 19C, Lot 21 of the Amick Addition;

THENCE west 72.99' along the south property line of Block 19B, Lot 19 of the Amick Addition (*501½ N. Goliad Street*);

THENCE northerly 51.75' along the west property line of Block 19B, Lot 19 of the Amick Addition (*501½ N. Goliad Street*);

THENCE easterly 97.01' along the north property line of Block 19B, Lot 19 of the Amick Addition (*501½ N. Goliad Street*);

THENCE northerly 754.05' following along the west property lines of lots fronting Goliad Street to a point in the south property line of Block 23A, Lot 34 of the Amick Addition (*803 N. Goliad Street*);

THENCE west 115.03' along the south property line of said Block 23A, Lot 34 of the Amick Addition;

THENCE northerly 139.55' along the east right of way of N. Alamo Road;

THENCE east 99.47' following along the north property line of Block 24C, Lot 37 of the Amick Addition
(*805. N. Goliad Street*) to a point;

THENCE northerly 250.95' following along the west property lines of lots fronting N. Goliad Street and crossing to the north right of way of Heath Street for a corner;

THENCE west 70.51' along the north right of way of Heath Street for a corner;

THENCE northerly 205. 32' along the east right of way of N. Alamo Road;

THENCE easterly 103.92' along the south property line of Lot 1 of the Williams Addition;

THENCE northerly 334.45' following along the west property line of lots fronting Goliad Street to a point on the south property line of Block 29 of the Garner Addition (*915 N. Goliad Street*);

THENCE west 85.69' along the south property line of Block 29 of the Garner Addition (*915 N. Goliad Street*) to the east right of way of Alamo Street;

THENCE northerly 98.02' along the east right of way of Alamo Road for a point;

THENCE northerly 108.84' along the east right of way of Alamo Road for a point;

THENCE easterly 106.9' along the north property line of Block 29 of the Garner Addition (918 N Alamo Road) for a point;

THENCE northerly 104.35' along the western property line of Block A, Lot 2, of the Rakich Addition (919 N. Goliad Street) for a point;

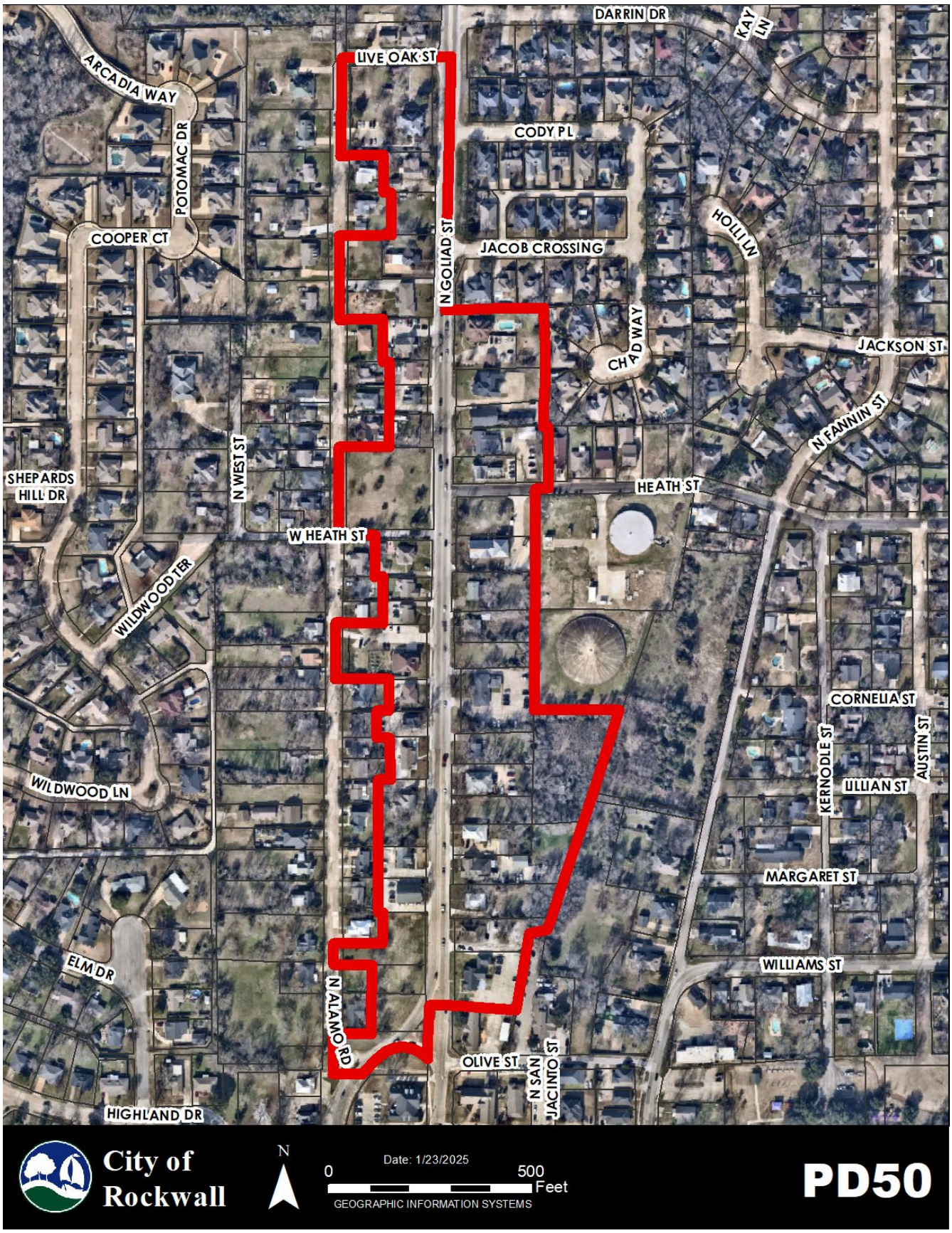
THENCE westerly 16.16' along the southern property line of Block 32, of the Garner Addition (923 N. Goliad Street) for a point;

THENCE northerly 99.89' along the western property line of Block 32, of the Garner Addition (923 N. Goliad Street) for a point;

THENCE westerly 83.63' along the southern property line of Block A, Lot 1 of the Issac Pena Addition (925 N. Goliad Street) for a point;

THENCE northerly 211.07' following along the east right of way of Alamo Road to the ***POINT OF BEGINNING*** containing approximately 20.58-acres (*i.e. 896,560.105 SF*) of land more or less.

EXHIBIT 'B':
Location Map



Development Standards.

(1) *Permitted Uses*. Unless specifically provided by this Planned Development District ordinance, only those land uses permitted within the Residential Office (RO) District, as stipulated by the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 20-02*], are allowed on the *Subject Property*; however, the following additions and conditions shall apply:

(a) *Antique/Collectable Sales*. The retail sales of antiques and collectables shall be permitted through the approval of a Specific Use Permit (SUP) by the City Council; however, such use shall be subject to the following conditions:

(1) *Antique Sales* is defined as the sale of an object having value because of its age, especially a domestic item or piece of furniture or handicraft esteemed for its artistry, beauty, craftsmanship, or period of origin.

(2) *Collectable Sales* is defined as the sale of an object that can be collected, or is suitable or desirable for collecting by hobbyist, or any of a class of old things (*but not antiques*) that people collect as a hobby.

(3) The sale of new or used clothing and appliances shall be prohibited.

(4) The maximum floor area permitted for *Antique/Collectable Sales* be limited to 2,000 square feet.

(5) That individual lease areas within the *Antique/Collectable Sales* use be prohibited.

(b) *Banquet Facility (Event Venue)*. A banquet facility or event venue shall be permitted through the approval of a Specific Use Permit (SUP) by the City Council; however, such use shall be subject to the following conditions:

(1) *Banquet Facility* or *Event Venue* is defined as a commercial facility that can be rented out for the purpose of hosting private events (*e.g. birthday parties, wedding receptions, meetings, etc.*). These events shall not be open to the general public.

(c) *Animal Clinic for Small Animals*. An animal clinic for small animals shall be permitted through the approval of a Specific Use Permit (SUP) by the City Council; however, such use shall be subject to the following conditions.

(1) An *Animal Clinic for Small Animals* is defined as a place where animals or pets are given medical or surgical treatments and care.

(2) The accessory use as a kennel shall be limited to short-term boarding and shall be only incidental to the *Animal Clinic for Small Animals* use.

(3) No outdoor pens or kennels shall be permitted.

(d) *General Personal Service*. A general personal service shall be as defined in Article 13, *Definitions*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] and be

permitted through the approval of a Specific Use Permit (SUP) on a case-by-case basis by the City Council.

(e) *Church/House of Worship*. A church/house of worship shall be as defined in Article 13, *Definitions*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] and be permitted through the approval of a Specific Use Permit (SUP) on a case-by-case basis by the City Council.

(2) *Cross Access Easements.* Joint or shared access shall be required on all adjoining lots if any property is used for office development or any other non-residential use permitted by this ordinance.

(3) *Parking.* That all non-residential land uses shall adhere to the following parking requirements:

(a) All parking shall be located behind the front façade of the primary structure and parking within the front yard of any property shall be prohibited.

(b) The parking requirements for all uses shall be subject to the requirements stipulated by Article VI, *Parking and Loading*, of the Unified Development Code [*Ordinance No. 04-38*] with the exception of *Professional Offices* (*excluding medical offices*) and *Banquet Facilities*. *Professional Offices* shall be subject to one (1) parking space per 500 SF of floor area and *Banquet Facilities* shall be subject to one (1) parking space per 100 SF of floor area.

(c) All drive aisles and parking areas required for the conversion and/or redevelopment of existing structures within the Planned Development District shall be paved in concrete. An exception for asphalt may be approved by the City Engineer.

(4) *Site Plan.* All properties within the Planned Development District shall be subject to site plan review prior to changing the use from single-family residential.

(5) *Variances.* In the event that unique or extraordinary conditions exist on the property such that the applicant cannot comply with the strict interpretation of this ordinance a variance can be requested from the City Council.

CITY OF ROCKWALL

ORDINANCE NO. 25-08

SPECIFIC USE PERMIT NO. S-353

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 75 (PD-75) [*ORDINANCE NO. 16-01*] AND THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.1650-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 910-A0 OF THE ROCKWALL LAKE ESTATES #2 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Inocencio Barron on behalf of Ariel Palacios for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a 0.1650-acre parcel of land identified as Lot 910-A0 of the Rockwall Lake Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 178 Lynne Drive, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that Planned Development District 75 (PD-75) [*Ordinance No. 16-01*] and the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall should be amended as follows:

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

SECTION 1. That Planned Development District 75 (PD-75) [*Ordinance No. 16-01*] and the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* to allow for the construction of a single-family home in an established subdivision in accordance with Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Planned Development District 75 (PD-75) [*Ordinance No. 16-01*] and Subsection 03.01, *General Residential District Standards*, and Subsection 03.09, *Single-Family 7 (SF-7) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] -- *as heretofore amended and may be amended in the future* -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the construction of a single-family home on the *Subject Property* and conformance to these operational conditions are required:

1) The development of the *Subject Property* shall generally conform to the *Residential Plot Plan* as depicted in *Exhibit 'B'* of this ordinance.

2) The construction of a single-family home on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of this ordinance.

3) The subject property shall be replatted prior to the issuance of a Building Permit.

4) Once construction of the single-family home has been completed, inspected, and accepted by the City of Rockwall, this Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.

2.2 COMPLIANCE

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

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

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

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

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

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

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 3rd DAY OF FEBRUARY, 2025.

_____
Trace Johannesen, Mayor

ATTEST:

_____
Kristy Teague, City Secretary

APPROVED AS TO FORM:

_____
Frank J. Garza, City Attorney

1st Reading: January 21, 2025

2nd Reading: February 3, 2025

Exhibit 'A':
Location Map

Address: *178 Lynne Drive*

Legal Description: *Lot 910-A of the Rockwall Lake Estates #2 Addition*

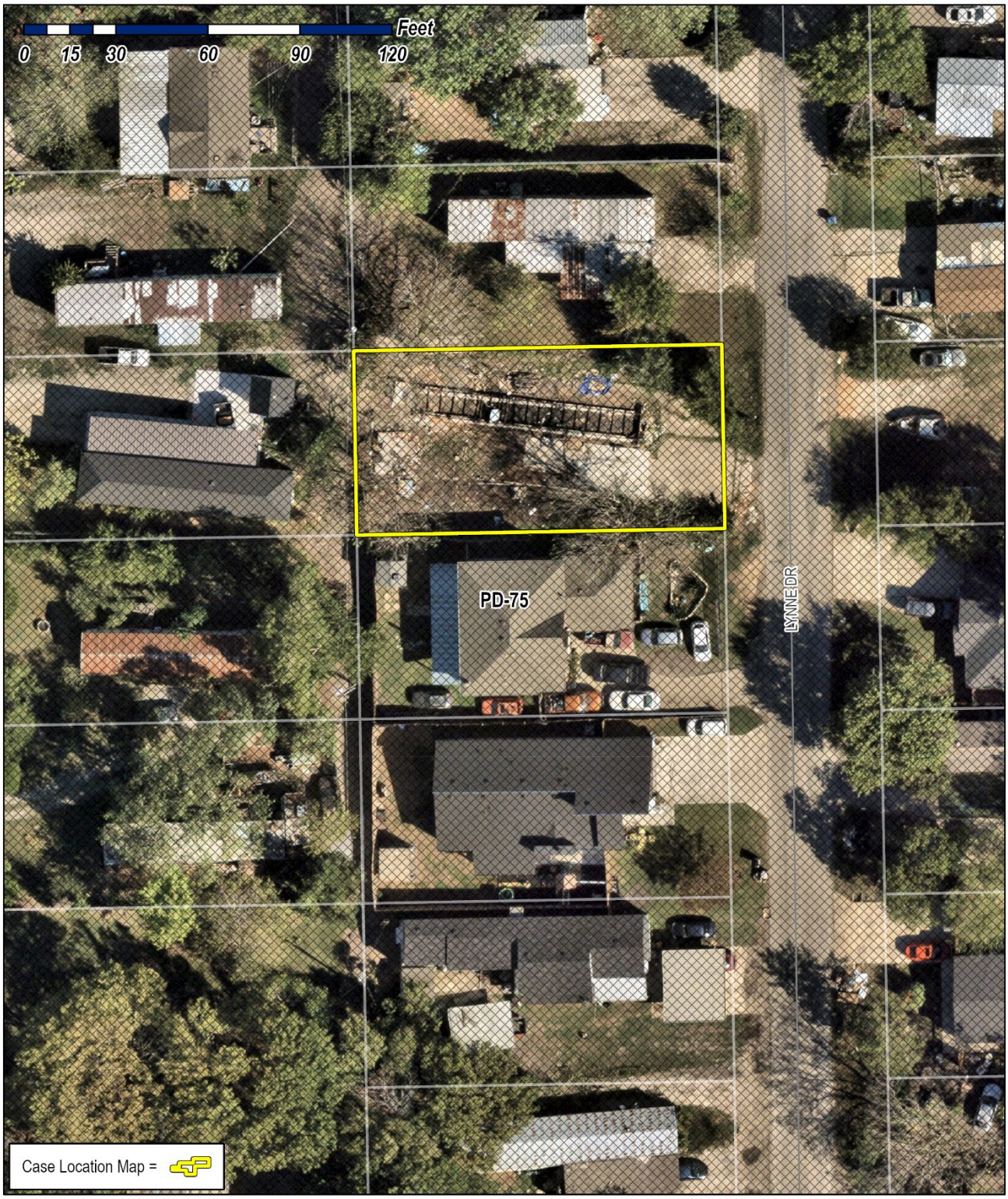


Exhibit 'B':
Residential Plot Plan

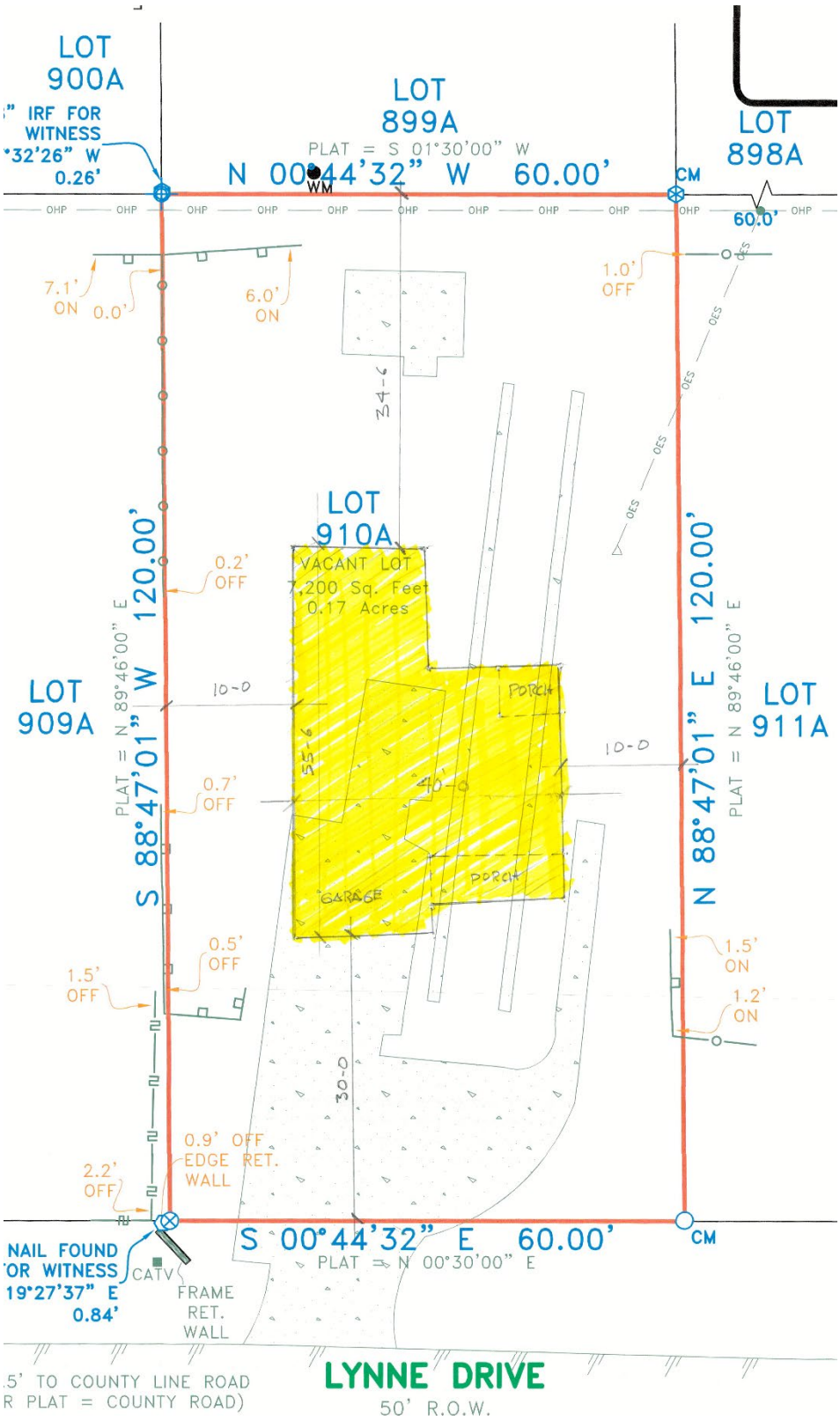
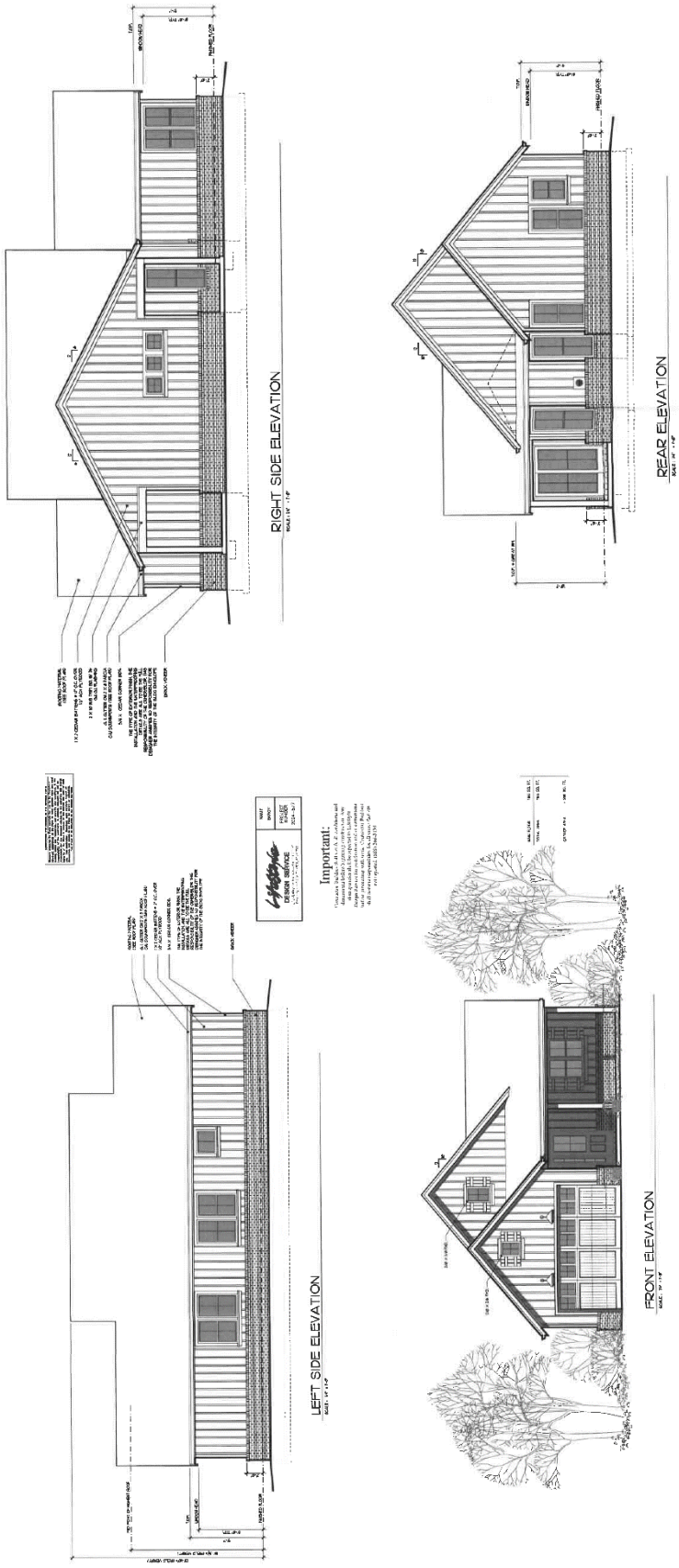


Exhibit 'C':
Building Elevations



City of Rockwall
The New Horizon

MEMORANDUM

TO: **Honorable Mayor and Council**

FROM: **Jeffrey Widmer, Director / Building Official**

DATE: **February 3, 2025**

SUBJECT: **Airport Hanger Rental Fee Resolution**

It's been several years since our hanger rental fees were evaluated or adjusted. With a goal to ensure adequate funds are available for the ongoing upkeep and maintenance of the Airport, a survey was conducted of other airports in the area, to determine what they are currently charging for their hanger rental fees and to propose changes City Council might consider making to our current fee structure.

After completion and review of the survey data, staff is proposing changes to our fee structure. Staff is providing you with a spreadsheet containing the survey data, along with exhibits reflecting hanger rental fee amounts currently charged to our tenants and the proposed increased fee amounts.

The primary goal of the study and for the proposed future fee structure, was to ensure we have sufficient cost recovery for the services we provide to our airport customers.

Jan. 2025 Hanger rental rates study

Airport	Open T-Hangers	Box-Hangers < 1500 SqFt			Box-Hangers >1500 SqFt <3000 SqFt			Box-Hangers >3000 SqFt			T-Hangers		
		SqFt	Mo. Rate	$ / SqFt	SqFt	Mo. Rate	$ / SqFt	SqFt	Mo. Rate	$ / SqFt	SqFt	Mo. Rate	$ / SqFt
Caddo Mills	75				1944	$500	0.26						
Majors (Greenville)	50-75										42' / 1024	$350	0.35
McKinney	150-180	1014	$550	0.54	1850	$810	0.44						
					2463	$845	0.34						
Mesquite	90	1450	$540	0.37	2000	$690	0.35	3300	$1,620	0.49	45 ft.	$500	
Terrell								3000	$1,000	0.30	1017-1122	172-259	0.16 - 0.23
Van Zandt County / Wills Point													
Rockwall	100	1290	$450	0.35	2500	$575	0.23	4500	$1,500	0.33	45' / 1090	$290	0.26
					2700	$580	0.21						
Proposed fee amounts	125		$516	0.40		$750 / $810	0.30		$1,665	0.37		$360	0.33



	Hanger Space	Existing Fee	Proposed Fee
A	Open T-Hangers	$100	$125
B	East Enclosed Hangers	$450	$516
C	East Enclosed Hanger 3C	$580	$810
D	West Enclosed Hangers	$575	$750
E	Enclosed T-Hangers	$290	$360
F	West Enclosed Hanger A	$1,500	$1,665

CITY OF ROCKWALL, TEXAS

RESOLUTION NO. 25-02

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, FIXING THE RATES TO BE CHARGED FOR USE OF FACILITIES AT THE CITY'S MUNICIPAL AIRPORT

WHEREAS, Chapter 8, Section 8.21 of the City of Rockwall Code of Ordinances provides that the rates for use of the facilities at the Ralph M. Hall Municipal Airport shall be established by resolution of the City Council, and;

WHEREAS, The City Council finds it necessary to periodically review those rates to ensure adequate funds are available for the ongoing upkeep and maintenance of the Airport; and

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

Section 1. The following monthly rates are hereby established for use of the facilities at the Ralph M. Hall Municipal Airport:

Lease Spaces:	Monthly Charge:
Open T-Hangers	$125.00
East 1290 sq. ft. Enclosed Hangers	$516.00
East 2700 sq. ft. Enclosed Hanger 3C	$810.00
West 2500 sq. ft. Enclosed Hangers	$750.00
Enclosed T-Hangers	$360.00
West 4500 sq. ft. Enclosed Hanger A	$1,665.00

Section 2. Payment in accordance with the fees described herein shall be required in conformance with a Lessee's Airport Storage Lease Agreement; and

Section 3. That this resolution shall take effect immediately upon passage and approval, and it is so resolved.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS 3RD DAY OF February, 2025.

_____
Trace Johannesen, Mayor

ATTEST:

_____
Kristy Teague, City Secretary

City of Rockwall
The New Horizon

MEMORANDUM

TO: **Mayor and City Council Members**

FROM: **Kristy Teague, City Secretary / Asst. to the City Manager**

DATE: **January 30, 2025**

SUBJECT: **Resolution ("order") Calling May 3, 2025 General Election**

As Council is aware, the filing period for those desiring to apply for a place on May 3, 2025 General Election ballot began on January 15, and it will conclude at 5:00 p.m. on Friday, February 14. The resolution included in your informational meeting packet serves to formally call the May 3rd General Election for the purpose of electing the city council positions of Mayor and Places 1, 3 and 5. The City of Rockwall will again contract with the Rockwall County Elections Office to administer this municipal election our behalf. A contract for this purpose will be brought before Council for consideration sometime in the coming weeks.

City Attorney, Frank Garza has reviewed the proposed resolution calling the election and has approved of its content. Staff will be available to answer any questions at the meeting Monday evening.

CITY OF ROCKWALL, TEXAS

RESOLUTION NO. 25-01

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, CALLING A GENERAL ELECTION TO BE HELD JOINTLY WITH THE ROCKWALL INDEPENDENT SCHOOL DISTRICT (RISD) AND DESIGNATING THE ROCKWALL COUNTY ELECTIONS ADMINISTRATOR AS THE ELECTION ADMINISTRATOR TO CONDUCT SAID GENERAL ELECTION ON BEHALF OF THE CITY OF ROCKWALL ON SATURDAY, MAY 3, 2025 FOR THE PURPOSE OF ELECTING A MAYOR AND THREE (3) COUNCIL MEMBERS - ONE (1) FOR PLACE 1, ONE (1) FOR PLACE 3, AND ONE (1) FOR PLACE 5, EACH FOR A TWO (2) YEAR TERM; DESIGNATING THE ENTIRE CITY AS ONE ELECTION PRECINCT; DESIGNATING POLLING PLACES, DATES AND TIMES; DESIGNATING FILING DEADLINES: ORDERING NOTICES OF ELECTION TO BE POSTED AND PUBLISHED AS PRESCRIBED BY LAW IN CONNECTION WITH SAID ELECTION; PROVIDING FOR OTHER ELECTION-RELATED PROCEDURES; PROVIDNG A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the City Council of the City of Rockwall, Texas (hereinafter referred to as the "City"), in accordance with the Rockwall City Charter, Section 5.01, requires that the City comply with the Code and therefore the general municipal election shall be conducted on the first Saturday in May 2025; and

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

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

WHEREAS, the City of Rockwall, the Rockwall Independent School District, and Rockwall County will enter into a joint agreement setting out each entity's respective duties, responsibilities and costs associated with the May 3, 2025 election; and

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

WHEREAS, it is hereby officially found and determined that the meeting at which this Resolution was adopted was open to the public, and public notice of the time, place and purpose of said meeting was given, all as required by Chapter 551, Texas Government Code.

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

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

Section 2. Election Date, Purpose of Election, Officers and Terms of Office. That a General Election is hereby ordered to be held jointly with the Rockwall Independent School District in and throughout the City of Rockwall on Saturday, May 3, 2025, for the purpose of electing a (1) Mayor and three (3) Council Members - one (1) for Place 1, one (1) for Place 3, and one (1) for Place 5, each for a (2) two-year term.

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

Section 4. Application for a Place on the Ballot. That in accordance with Section 143.007 of the Texas Election Code, any eligible and qualified person may have his name printed upon the official ballot as a candidate for the offices herein before set forth by filing his sworn application with the City Secretary not earlier than 8:00 a.m. on January 15, 2025 and not later than 5:00 p.m. on February 14, 2025. Each such application shall be on a form as prescribed by Section 141.031 of the Texas Election Code. The order in which the names of the candidates are to be printed on the ballot shall be determined by a drawing held by the City Secretary as provided by Section 52.094 of the Code. Notice of the time and place for said drawing shall be given in accordance with the Code.

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

Section 6. Early & Election Day Voting and Ballots by Mail. That early voting by personal appearance shall be administered by the Rockwall County Elections Administrator as set forth in an Election Contract and the Code. Early voting shall be conducted from Tuesday April 22, 2025 through Tuesday April 29, 2025, times and locations specified by the County Elections Administrator with the exception of Sunday and State holidays. The schedule and locations listed below are tentative and may be subject to change following the February 14, 2025 candidate filing deadline.

SUNDAY (Domingo)	MONDAY (Lunes)	TUESDAY (Martes)	WEDNESDAY (Miércoles)	THURSDAY (Jueves)	FRIDAY (Viernes)	SATURDAY (Sábado)
		APR 22 8am – 5pm Early Voting *(Votación Anticipada)*	**APR 23** 8am – 5pm Early Voting *(Votación Anticipada)*	**APR 24** 8am – 5pm Early Voting *(Votación Anticipada)*	**APR 25** 8am – 5pm Early Voting *(Votación Anticipada)*	**APR 26** 10am – 3pm Early Voting *(Votación Anticipada)*
SUNDAY (Domingo)	MONDAY (Lunes)	TUESDAY (Martes)	WEDNESDAY (Miércoles)	THURSDAY (Jueves)	FRIDAY (Viernes)	SATURDAY (Sábado)
APR 27 No Voting *(Sin Votación)*	**APR 28** 7am – 7pm Early Voting *(Votación Anticipada)*	**APR 29** 7am – 7pm Early Voting *(Votación Anticipada)*				**MAY 3 ELECTION DAY 7AM – 7PM**

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

Applications for Ballots by Mail (ABBM) from voters who are already registered must be requested from, mailed to, and received (not postmarked) by the Rockwall County Elections Administrators Office no later than the close of business (5:00 p.m.) on Tuesday, April 22. Federal Post Card Applications (FPCA) must be requested from the Rockwall County Elections Department and postmarked by Monday, April 14 (if NOT currently a registered voter) or received by the Elections Department by Tuesday, April 22 (if currently a registered voter) by 5:00 p.m. The address is 915 Whitmore Dr., Suite D • Rockwall, TX 75087 (phone: (972) 204-6200).

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

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

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

The City Council hereby authorizes and directs the Mayor, City Manager, Assistant City Manager, City Secretary, and all other officers, employees and agents of the City, in consultation with the City Attorney, if necessary, to do and perform all such acts and to execute, acknowledge and deliver in the name and on behalf of the City such documents, agreements, including the joint election agreement, certificates and other instruments, whether or not mentioned in this Resolution, as may be necessary or desirable in order to carry out the terms, provisions and actions provided for in this Resolution.

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

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

Section 11. Canvassing of Returns. That the City Council of the City shall convene between May 6, 2025 and May 14, 2025 to canvass the returns of the election in accordance with the Texas Election Code.

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, this 3rd day of FEBRUARY, 2025.

ATTEST: **Trace Johannesen, Mayor**

Kristy Teague, City Secretary

CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

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

TO:	Mayor and City Council
DATE:	February 3, 2025
APPLICANT:	Ryan Miller; *City of Rockwall*
CASE NUMBER:	P2025-001; *Replat for Lot 12, Block A, The Meadows Addition*

SUMMARY

Hold a public hearing to discuss and consider a request by the City of Rockwall for the approval of an ordinance abandoning public right-of-way and a *Replat* for Lot 12, Block A, The Meadows Addition being a 0.306-acre tract of land identified as the Greenbelt & Utility Easement, Block A, Meadows Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 17 (PD-17), and generally located at the terminus of Hail Drive and take any action necessary.

PLAT INFORMATION

☑ *Purpose*. The City of Rockwall is requesting the approval of a *Replat* of a 0.306-acre parcel of land (*i.e. Greenbelt & Utility Easement, Block A, Meadows Addition*) for the purpose of abandoning a public right-of-way that extends from the terminus of Hail Drive to the rear yard of 153 Southwood Drive and incorporating the abandoned area into the adjacent property.

☑ *Background*. On February 5, 2024, the City Council approved a motion directing staff to proceed with a *Right-of-Way Abandonment Program* that would abandon certain unimproved rights-of-way in the City of Rockwall, deeding these lands to the adjacent property owners at no cost. The basis of this decision was in accordance with Subsection 311.007, *Closing of Street or Alley by Home-Rule Municipality*, of Chapter 311, *General Provisions Relating to Municipal Streets*, of the Texas Transportation Code, which grants a home-rule municipality the power to vacate, abandon, or close a street or alleyway; and, in accordance with Subsection 272.001(b) of the Texas Local Government Code, which provides that land -- *including streets or alleys* -- owned in fee or used by easement by a political subdivision of the *State*, may be conveyed, sold or exchanged for less than fair market value with one (1) or more of the abutting property owners who owns the underlying fee. The right-of-way for Hail Drive was dedicated to the City of Rockwall in 1986 with The Meadows subdivision plat, and -- *at the time of dedication* -- the property to the south of Hail Drive was vacant. As part of the approval of this subdivision plat, the City required that Hail Drive extend to the vacant property to provide future access; however, when Lynden Park Estates, Phase 1A (*i.e. the property southeast of Hail Drive*) was established on June 10, 1997, no access was provided to the existing Hail Drive, and Hail Drive currently

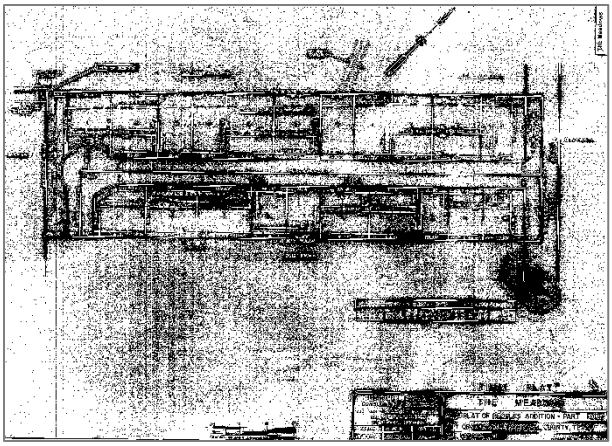


FIGURE 1. THE MEADOWS SUBDIVISION PLAT THAT WAS ADOPTED IN 1986



FIGURE 2. 2023 AERIAL IMAGE SHOWING THE IMPROVED RIGHT-OF-WAY TERMINATING INTO THE REAR YEAR OF 153 SOUTHWOOD DRIVE

dead ends into the rear yard of the residential property at 153 Southwood Drive (*see Figure 2*). Since the access was never established this right-of-way is not necessary for the function of the Rockwall Housing Development Corporation or the adjacent residential subdivision. In accordance with the City Council's direction, staff began the process of abandoning this right-of-way on May 29, 2024 by sending the Rockwall Housing Development Corporation a *Letter of Intent* (*see the attached Letters of Intent*). Staff received a signed letter of intent from Dennis R. Janssen on July 19, 2024. Once this letter of intent was received, staff engaged with *Teague, Nall and Perkins, Inc.* to prepare a subdivision plat for the lot entitled *Greenbelt & Utility Easement, Block A, Meadows Addition* on The Meadows subdivision plat and the abandoned right-of-way.

☑ *Public Hearing*. In accordance with Subsection 272.001(b) of the Texas Local Government Code, the City Council will be required to hold a public hearing on *February 3, 2025*. In addition, staff advertised the public hearings in the Rockwall Herald Banner in the manner prescribed by Subsection 272.001(a).

☑ *Conformance to the Subdivision Ordinance*. The City's surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications, submittal requirements, and the execution of the attached ordinance and quitclaim deed. With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the Subdivision Ordinance in the Municipal Code of Ordinances.

☑ *Conditional Approval*. Conditional approval of this *Replat* by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the abandonment of public right-of-way and *Replat* for *Lot 12, Block A, The Meadows Addition*, staff would propose the following conditions of approval:

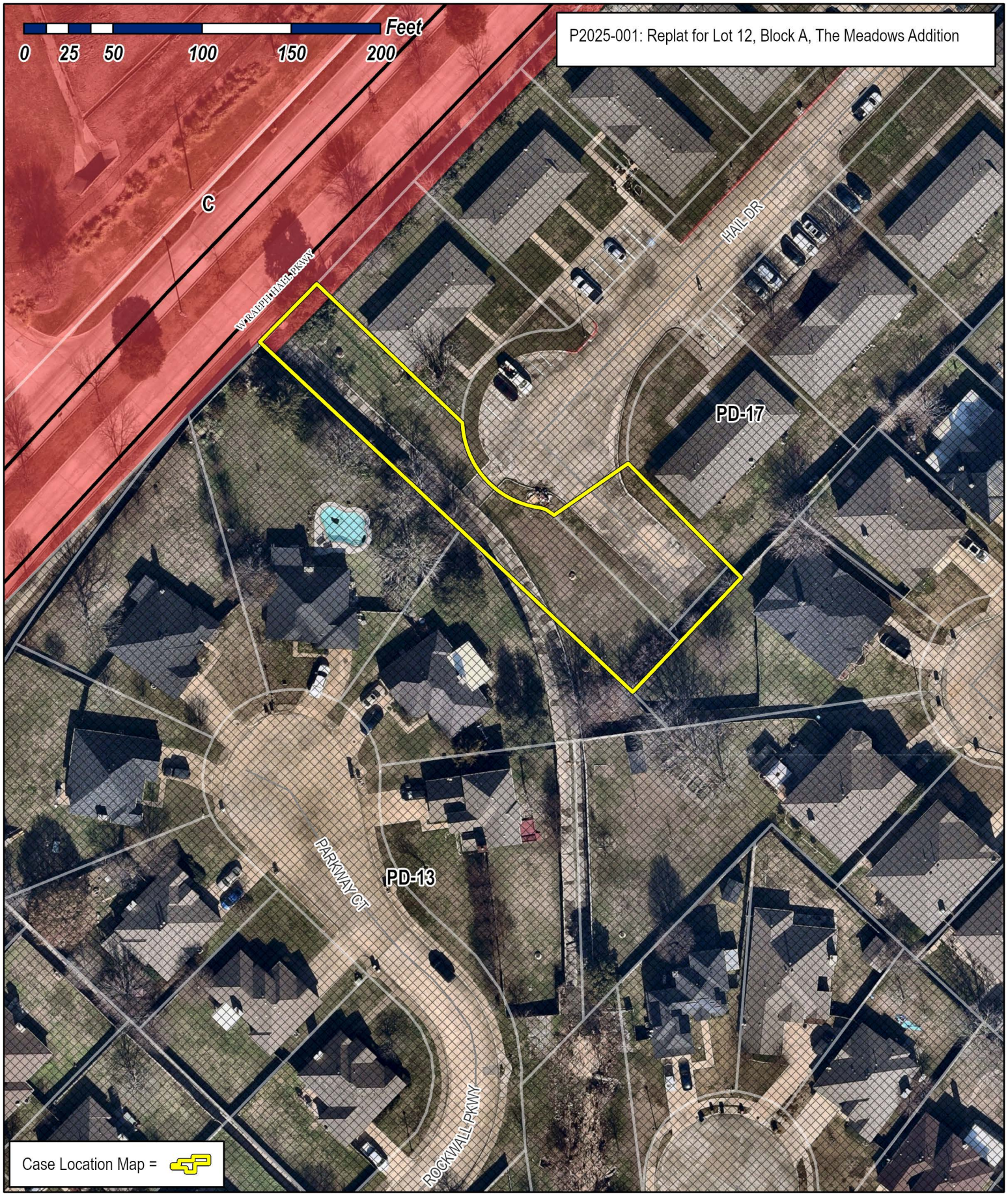
(1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this *Replat*; and,

(2) The *Replat* shall not be filed until after the second reading of the ordinance abandoning the right-of-way.

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

PLANNING AND ZONING COMMISSION

On January 28, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the *Replat* by a vote of 4-0, with Commissioner Hustings, Conway, and Thompson absent.



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

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

NOTES:

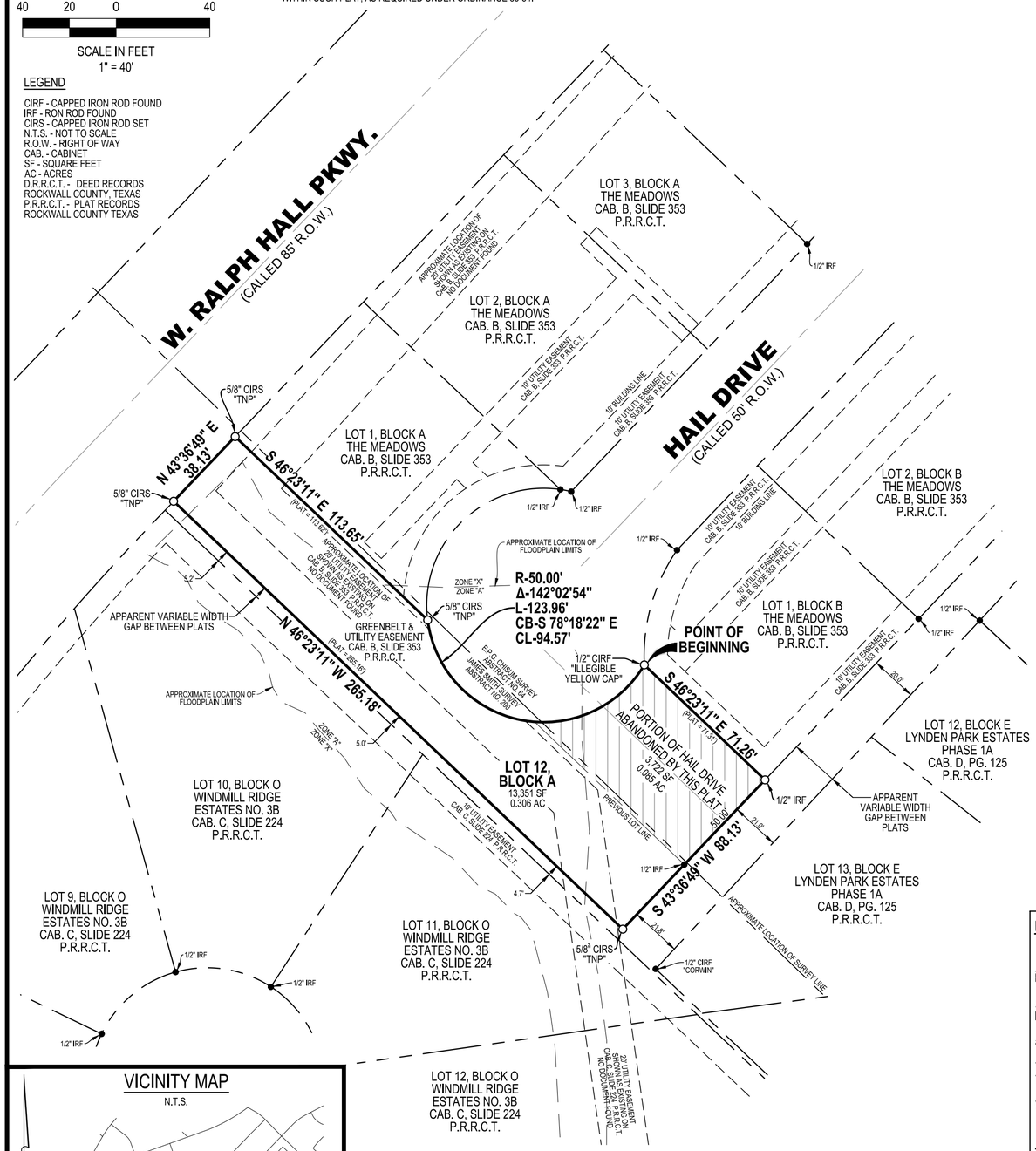
1. BEARINGS ARE REFERENCED TO GRID NORTH OF THE TEXAS COORDINATE SYSTEM OF 1983 (NORTH CENTRAL ZONE 4202; NAD83(2011) EPOCH 2010) AS DERIVED LOCALLY FROM ALLTERRA CENTRAL RTKNET CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) VIA REAL TIME KINEMATIC (RTK) SURVEY METHODS. ALL DISTANCES SHOWN ARE SURFACE DISTANCES USING A COMBINED SCALE FACTOR OF 1.000146135.
2. BY GRAPHIC SCALE ONLY THE SUBJECT PROPERTY APPEARS TO LIE WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND ZONE "A" (AREA INUNDATED BY THE BASE FLOOD WITH NO BASE FLOOD ELEVATIONS DETERMINED.) , ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) NO. 48397C0040L DATED SEPTEMBER 26, 2008 OF THE NATIONAL INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
3. THE SURVEYOR, AS REQUIRED BY STATE LAW, IS RESPONSIBLE FOR SURVEYING INFORMATION ONLY AND BEARS NO RESPONSIBILITY FOR THE ACCURACY OF THE ENGINEERING DATA ON THIS PLAT.
4. IT SHALL BE THE POLICY OF THE CITY OF ROCKWALL TO WITHHOLD ISSUING BUILDING PERMITS UNTIL ALL STREETS, WATER, SEWER AND STORM DRAINAGE SYSTEMS HAVE BEEN ACCEPTED BY THE CITY. THE APPROVAL OF A PLAT BY THE CITY DOES NOT CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE THAT ANY BUILDING WITHIN SUCH PLAT SHALL BE APPROVED, AUTHORIZED OR PERMIT THEREFORE ISSUED, NOR SHALL SUCH APPROVAL CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE BY THE CITY OF THE ADEQUACY AND AVAILABILITY FOR WATER FOR PERSONAL USE AND FIRE PROTECTION WITHIN SUCH PLAT, AS REQUIRED UNDER ORDINANCE 83-54.

40 20 0 40

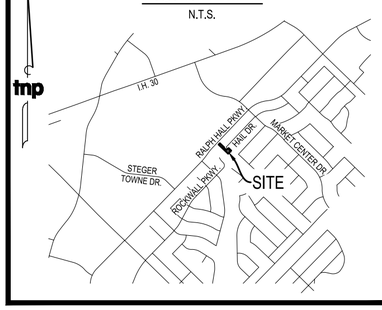
SCALE IN FEET
1" = 40'

LEGEND

CIRF - CAPPED IRON ROD FOUND
IRF - RON ROD FOUND
CIRS - CAPPED IRON ROD SET
N.T.S. - NOT TO SCALE
R.O.W. - RIGHT OF WAY
CAB. - CABINET
SF - SQUARE FEET
AC - ACRES
D.R.R.C.T. - DEED RECORDS ROCKWALL COUNTY, TEXAS
P.R.R.C.T. - PLAT RECORDS ROCKWALL COUNTY TEXAS



VICINITY MAP
N.T.S.



OWNERS DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS}
COUNTY OF ROCKWALL}

We, the undersigned owners of the land shown on this plat, and designated herein as LOT12, BLOCK A, THE MEADOWS to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

7. Drainage/Detention Easements/Facilities shall be owned, operated, maintained and repaired by property owner.

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

THE MEADOWS, LIMITED

_____
Representative:

STATE OF TEXAS}
COUNTY OF ROCKWALL}

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

Given upon my hand and seal of office this _____ day of _____, 2024.

_____
Notary Public in and for the State of Texas

_____
My Commission Expires:

RECOMMENDED FOR FINAL APPROVAL

_____ _____
Planning and Zoning Commission Date

APPROVED
I hereby certify that the above and foregoing plat of LOT 12, BLOCK A, THE MEADOWS, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 2024.

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

WITNESS OUR HANDS, this _____ day of _____, 2024.

_____ _____ _____
Mayor, City of Rockwall City Secretary City Engineer

OWNER
THE MEADOWS LIMITED
2255 Ridge Road
Rockwall, Texas 75087

OWNERS CERTIFICATE

STATE OF TEXAS}
COUNTY OF ROCKWALL}

WHEREAS, The Meadows, Limited is the owner of a tract of land situated in the James Smith Survey, Abstract Number 200 and the E.P.G. Chisum Survey, Abstract Number 64 in the County of Rockwall, State of Texas, being all of the Greenbelt and Utility Easement, Block A and a portion of Hail Drive, (A called 50 feet wide right-of-way), as shown and dedicated by The Meadows, an addition to the City of Rockwall, Texas according to the Plat recorded in Cabinet B, Slide 353, of the Plat Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with illegible yellow cap found on the southeasterly line of said Hail Drive, same being the west corner of Lot 1, Block B of said Meadows addition;

THENCE South 46 degrees 23 minutes 11 seconds East along the southeasterly line of said Hail Drive and the southwest line of said Lot 1, Block B, a distance of 71.26 feet (Plat Distance 71.31 feet) to a 1/2 inch iron rod found on the southeast line of said Meadows Addition for the south corner of said Lot 1, Block B;

THENCE South 43 degrees 36 minutes 49 seconds West along the southeast line of said Meadows Addition passing a 1/2 inch iron rod found for the south corner of said Hail Drive, same being the east corner of said Greenbelt and Utility Easement, Block A, at a distance of 50.00 feet and continuing a total distance of 88.13 feet to a 5/8 inch iron rod with cap stamped "TNP" set for the south corner of said Meadows Addition and the south corner of said Greenbelt and Utility Easement, Block A;

THENCE North 46 degrees 23 minutes 11 seconds West along the southwest line of said Meadows Addition, a distance of 265.18 feet (Plat Distance 265.16 feet) to a 5/8 inch iron rod with cap stamped "TNP" set on the southeast line of W. Ralph Hall Parkway (A called 85 feet wide right-of-way) for the west corner of said Meadows Addition, same being the west corner of said Greenbelt and Utility Easement, Block A;

THENCE North 43 degrees 36 minutes 49 seconds East along the southeast line of said W. Ralph Hall Drive, same being the northwest line of said Meadows Addition and the northwest line of said Greenbelt and Utility Easement, Block A, a distance of 38.13 feet to a 5/8 inch iron rod with cap stamped "TNP" set for the north corner of said Greenbelt and Utility Easement, Block A, same being the west corner of Lot 1, Block A of said Meadows Addition;

THENCE South 46 degrees 23 minutes 11 seconds East departing the southeast line of said W. Ralph Hall Drive, and along the northeast line of said Greenbelt and Utility Easement, Block A, same being the southwest line of said Lot 1, Block A, a distance of 113.65 feet (Plat Distance 113.62 feet) to a 5/8 inch iron rod with cap stamped "TNP" set on the southwesterly line of said Hail Drive for the south corner of said Lot 1, Block A, same being a northerly corner of said Greenbelt and Utility Easement, Block A and at the beginning of a curve to the left;

THENCE with said curve to the left along the southwesterly line and the interior of said Hail Drive having a radius of 50.00 feet, a central angle of 142 degrees 02 minutes 54 seconds, an arc length of 123.96 feet, a chord bearing of South 78 degrees 18 minutes 22 seconds East, a distance of 94.57 feet to the POINT OF BEGINNING containing 13,351 square feet, or 0.306 of an acre of land.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Brian J. Maddox, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 2024

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
BRIAN J. MADDOX, R.P.L.S. NO. 5430

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

FINAL PLAT
THE MEADOWS
LOT 12, BLOCK A

BEING A REPLAT OF THE GREENBELT & UTILITY EASEMENT, BLOCK A, AND A PORTION OF HAIL DRIVE THE MEADOWS CONTAINING A TOTAL OF 0.306 ACRES

AND SITUATED IN THE JAMES SMITH SURVEY, ABSTRACT NO. 200 AND THE E.P.G. CHISUM SURVEY, ABSTRACT NO. 64 AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

PROJECT INFORMATION
Project No.: RWL 24372
Date: December 20, 2024
Drawn By: JM
Scale: 1"=40'

SHEET 1 of 1

CASE NO._____

SURVEYOR

TEAGUE NALL AND PERKINS, INC.
825 Watters Creek Boulevard, Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
T.B.P.L.S. Registration No. 10194381
www.tnpinc.com

Drawing: C:\Users\bmaddox\AppData\Local\Temp\AcPublish_10904\2024 12 19 RWL 24372 Meadows Final Plat.dwg at Dec 21, 2024-1:25pm by bmaddox

July 18, 2024

TO: Dan Pence, *Assistant Executive Director*
Rockwall Housing Development Corporation
787 Hail Drive
Rockwall, Texas 75032

CC: Denny Janssen, *President*
Board of Directors for the Rockwall Housing Development Corporation
787 Hail Drive
Rockwall, Texas 75032

FROM: Ryan Miller, AICP
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

SUBJECT: Letter of Intent (LOI) for the Abandonment of the Right-of-Way for Hail Drive

Mr. Pence,

I am writing to you on behalf of the City of Rockwall regarding the abandonment of the excess right-of-way at the end of Hail Drive, which is directly adjacent to property owned by the Rockwall Housing Development Corporation. As you may be aware, the City of Rockwall has identified several unimproved or underutilized City rights-of-way within our jurisdiction that provide limited to no public benefit. These rights-of-way have been maintained by the City for decades without plans for future improvement. In some cases, adjacent properties have constructed improvements within these rights-of-way, further complicating their potential use by the City.

On February 5, 2024, the City Council approved a motion to direct staff to proceed with the abandonment of these rights-of-way to the adjacent property owners. Following this action, the City has decided to abandon the excess right-of-way at the end of Hail Drive, and we are pleased to offer you the opportunity to acquire this land at no cost. The abandoned of right-of-way encompasses the entire portion of Hail Drive southeast of the cul-de-sac. By acquiring this land, you will have the opportunity to expand your property and utilize it according to your needs and preferences. This offer aligns with the City of Rockwall's objective of promoting responsible land use and supporting efficient land utilization within our community.

In order to proceed with this transaction, I kindly request your cooperation in signing the attached Letter of Intent (LOI), acknowledging your acceptance of the abandoned right-of-way. Additionally, by signing this letter, you agree to allow the City of Rockwall to file a subdivision plat, which is necessary to accommodate the acquisition of the abandoned land, and you agree to maintain the acquired land. Please note that should you choose not to allow a subdivision plat to be filed after signing this Letter of Intent (LOI), you acknowledge your responsibility for reimbursing the City for any costs associated with the subdivision plat. If you decide not to acquire the abandoned land, please take note that other adjacent property owners will be given the opportunity to acquire the abandoned land.

Please review the attached map, which outlines the details of the abandonment and the terms and conditions of the Letter of Intent (LOI). Please provide all required information back to the Planning and Zoning Department of the City of Rockwall by no later than August 1, 2024 to proceed with the program. If you have any questions or require further clarification, please do not hesitate to contact me by phone at (972) 772-6441 or by email at rmiller@rockwall.com.

The City of Rockwall appreciates your cooperation and looks forward to working with you to finalize this transaction. Your prompt attention to this matter is greatly appreciated.

Sincerely,

Ryan Miller, AICP
Director of Planning and Zoning



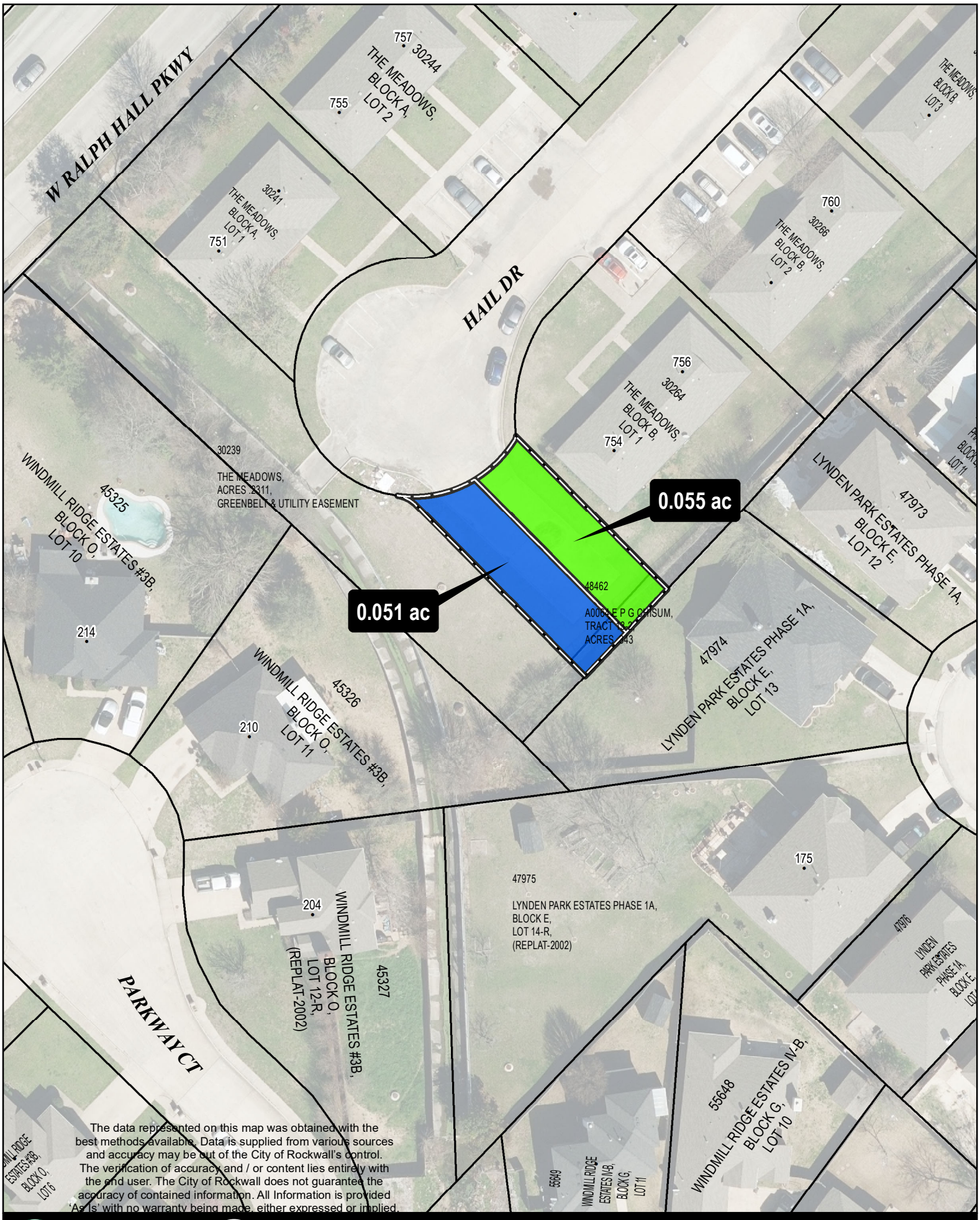
The data represented on this map was obtained with the best methods available. Data is supplied from various sources and accuracy may be out of the City of Rockwall's control. The verification of accuracy and / or content lies entirely with the end user. The City of Rockwall does not guarantee the accuracy of contained information. All Information is provided 'As Is' with no warranty being made, either expressed or implied.

City of Rockwall

0 50 Feet

Date: 1/19/2024

RIGHT OF WAY ABANDONMENT



The data represented on this map was obtained with the best methods available. Data is supplied from various sources and accuracy may be out of the City of Rockwall's control. The verification of accuracy and / or content lies entirely with the end user. The City of Rockwall does not guarantee the accuracy of contained information. All Information is provided 'As Is' with no warranty being made, either expressed or implied.

City of Rockwall

0 50 Feet

Date: 1/11/2024

RIGHT OF WAY ABANDONMENT

DATE: _____

TO: Ryan Miller, AICP
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

PROPERTY OWNER INFORMATION:

PROPERTY OWNER NAME(S): Rockwall Housing Development Corporation

PROPERTY OWNER ADDRESS: 787 Hail Drive
Rockwall, TX 75032

PROPERTY ADDRESS: (same)
Rockwall, Texas 75087

SUBJECT: Letter of Intent (LOI) to Accept Abandoned Right-of-Way

This Letter of Intent (LOI) is to express my understanding and acceptance of the City of Rockwall's offer to acquire the land directly adjacent to my property as outlined in *Exhibit 'A'* below. I (we) understand that by accepting this offer, I will have the opportunity to expand and utilize my property in accordance with my needs, preferences, and the requirements of the City of Rockwall. Furthermore, I acknowledge and agree to sign the subdivision plat -- *that will be prepared by and at the cost of the City of Rockwall* -- to facilitate the acquisition of the abandoned right-of-way as depicted in *Exhibit 'A'* below. I am fully aware of the implications of this agreement and acknowledge my responsibility for maintaining the land depicted in *Exhibit 'A'* and reimbursing the City for any costs associated with the subdivision plat in the event that I (we) fail to sign document when necessary to complete the abandonment.

EXHIBIT 'A': PROPOSED DIVISION OF ABANDONED RIGHT-OF-WAY



PROPERTY OWNER'S SIGNATURE: _____ Dennis R. Janssen

PROPERTY OWNER'S SIGNATURE: _____ President, Board of Directors

CITY OF ROCKWALL

ORDINANCE NO. 24-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, CLOSING, ABANDONING AND VACATING A DEDICATED PUBLIC ALLEYWAY MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE AND CONVEYING THE RIGHT-OF-WAY TO THE ADJACENT PROPERTY OWNERS IN THE MANNER DEPICTED IN THIS ORDINANCE; IDENTIFYING A MUNICIPAL PURPOSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Subsection 311.007, *Closing of Street or Alley by Home-Rule Municipality*, of Chapter 311, *General Provisions Relating to Municipal Streets*, of the Texas Transportation Code grants a home-rule municipality the powers to vacate, abandon, or close a street or alleyway; and,

WHEREAS, Section 272.001(b) of the Texas Local Government Code provides that land -- *including streets or alleys* -- owned in fee or used by easement by a political subdivision of the state, may be conveyed, sold or exchanged for less than fair market value with one or more of the abutting property owners who own the underlying fee; and,

WHEREAS, the City of Rockwall currently incurs costs annually associated with the maintenance (*i.e. mowing*) of the dedicated public alleyway – *described and depicted in Exhibit 'A' of this ordinance* -- which is currently unimproved; and,

WHEREAS, the City Council of the City of Rockwall has determined that the dedicated public alleyway -- *described and depicted in Exhibit 'A' of this ordinance* -- is no longer needed for public purposes, and finds that it is in the best interest of the City to convey the alleyway to the adjacent and abutting property owners -- *in the manner depicted in this ordinance*; and,

WHEREAS, with proper notice to the public, a public hearing was held on *February 3, 2025* at a meeting of the City Council of the City of Rockwall, during which all interested parties and citizens were allowed to appear and be heard; and,

WHEREAS, the City of Rockwall has determined that it is feasible and advantageous to abandon this City property subject to the terms and conditions set forth below.

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

SECTION 1. PROPERTY. The *Property* shall be as described and depicted in *Exhibit 'A'* of this ordinance, and shall be incorporated by reference herein.

SECTION 2. QUITCLAIM. Section 272.001(b) of the Texas Local Government Code allows the City the power to convey city-owned property at less than fair market value to the abutting property owners. The Mayor of the City of Rockwall or the City Manager, as the case may be, are authorized to quitclaim the *Property* described in *Section 1* hereof to the abutting property owner upon the approval of this ordinance.

SECTION 3. LIMITATIONS. The abandonment of the *Property* shall extend only to the public right, title and easement in and to the tracts of land described and depicted in *Exhibit 'A'* of this ordinance, and shall be construed only to that interest the governing body of the City may legally and lawfully

DRAFT ORDINANCE 02.03.2025

abandon.

SECTION 4. MUNICIPAL PURPOSE. The *Property* described in *Section 1*, save and except the municipal utility easements located thereon, is no longer needed for municipal purposes and it is in the public interest of the City, to abandon said described portions of the right-of-way as depicted in *Exhibit 'A'* to the adjacent and abutting property owners.

SECTION 5. SCOPE. That the abandonment provided for herein shall extend only to the public right, title and easement in and to the tracts of land described in *Section 1* of this ordinance, and shall be construed only to that interest the governing body of the City of Rockwall may legally and lawfully abandon.

SECTION 6. EXCEPTIONS. In addition to the express reservations provided for in *Section 1* hereof, the conveyance is made subject to any and all valid, conditions, easements, restrictions and the like, whether record or not in the real property records of Rockwall County Texas.

SECTION 7. INCORPORATION OF RECITALS. The City Council finds the recitals contained in the preamble to this *Ordinance* are true and correct and incorporates them as findings of fact.

SECTION 8. SAVINGS CLAUSE. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 9. REPEALING ORDINANCES IN CONFLICT. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 10. EFFECTIVE DATE. This *Ordinance* shall be effective immediately following its passage and approval by the City Council.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 18TH DAY OF FEBRUARY, 2025.

_____
Trace Johannessen, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

DRAFT ORDINANCE 02.03.2025

1st Reading: *February 3, 2025*

2nd Reading: *February 18, 2025*

DRAFT ORDINANCE 02.03.2025

Exhibit 'A'

Abandonment and Conveyance of Right-of-Way to the Adjacent and Abutting Property Owners

NOTES:

1. BEARINGS ARE REFERENCED TO GRID NORTH OF THE TEXAS COORDINATE SYSTEM OF 1983 (NORTH CENTRAL ZONE 4202). MONUMENTATION SHOWN HEREON WAS ESTABLISHED BY GPS OBSERVATIONS UTILIZING THE LEICA SMARTNET NETWORK. ALL DISTANCES SHOWN ARE SURFACE DISTANCES USING A COMBINED SCALE FACTOR OF 1.00001835.
2. BY GRAPHIC PLOT ONLY, THE SUBJECT PROPERTY APPEARS TO LIE WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND ZONE "X (HIGH)" (AREAS DETERMINED TO BE WITHIN

QUITCLAIM

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Date: _____, 2025

Grantor: **CITY OF ROCKWALL**,
a Texas Municipal Corporation

Grantor's Mailing Address:

City of Rockwall
385 S. Goliad Street
Rockwall, Rockwall County, Texas 75087

Grantee: Dennis R. Janssen, *President of the Board of Directors*

Grantee's Mailing Address:

Rockwall Housing Development Corporation
787 Hail Drive
Rockwall, Texas 75087

Consideration: Ten and No/100 ($10.00) Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged

Property (including any improvements):

Being a **0.085-acre tract of land** situated in the James Smith Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas; said **0.085-acre tract of land** being described as a portion of Lot 12, Block A, The Meadows Addition as depicted in *Exhibit 'A'* of this document, which is adding to the Greenbelt & Utility Easement, Block A, The Meadows that was established by *Cabinet B, Slide 353* of the Real Property Records of Rockwall County, Texas.

For the Consideration, Grantor quitclaims to Grantee all of Grantor's right, title, and interest in and to the Property, to have and to hold it to Grantee and Grantee's successors, and assigns forever. Neither Grantor nor Grantor's successors, or assigns will have, claim, or demand any right or title to the Property or any part of it.

DRAFT
QUITCLAIM
DEED

When the context requires, singular nouns and pronouns include the plural.

CITY OF ROCKWALL,
a Texas municipal corporation

By: _____
Trace Johannesen, *Mayor*

ACKNOWLEDGMENT

STATE OF TEXAS §
§
COUNTY OF ROCKWALL §

Before me on this _____ day of _____ 2025 personally appeared, Mayor known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as the act of the City of Rockwall, a Texas municipal corporation, as its Mayor, for the purposes and consideration therein expressed.

_____
Notary Public, State of Texas

AFTER RECORDING PLEASE RETURN TO:

Ryan Miller, Director of Planning and Zoning
City of Rockwall
385 S. Goliad Street
Rockwall, Texas 75087

DRAFT QUITCLAIM DEED

EXHIBIT "A"

OWNERS DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS)
COUNTY OF ROCKWALL)

We, the undersigned owners of the land shown on this plat, and designated hereto as LOT 12, BLOCK A, THE MEADOWS, an addition to the City of Rockwall, Rockwall County, Texas, and whose name is subscribed hereto, hereby dedicate to the public use forever, all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same.

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall, Texas, and/or a special agreement or escrow has been executed between the developer and the City of Rockwall including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall, or until an escrow deposit sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the City of Rockwall, Texas, and/or a special agreement or escrow has been executed between the developer and the City of Rockwall. Said escrow deposit is required to be made prior to the construction of any improvements in the addition. Such escrow deposit shall be used by the City of Rockwall, Texas, or its designees for the completion of such improvements in the event the developer and/or owner defaults in the completion of same. In addition, the developer and/or owner agrees that no building permits will be issued until 90% of the curb and gutter improvements and the binder course of the first lift of asphalt on the streets which provide access to the building site for which a permit is requested have been completed to the satisfaction of the City of Rockwall. The remaining surface lift of asphalt shall be placed before the time stated in such written agreement, but in no cases shall the City be obligated to make such improvements itself. Such determination is used by the City of Rockwall in order to promote the health, safety, welfare, convenience, and the economic development of the City of Rockwall and the inhabitants thereof. It is therefore necessary that the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.
7. Drainage/Detention Easements/Facilities shall be owned, operated, maintained and repaired by property owner.

We further acknowledge that the dedications and/or exactions made herein are proportional to the impact of the subdivision and development on the roadway, utility and other systems and we hereby waive any claim we may have as a result of the dedication of exactions made herein.

THE MEADOWS, LIMITED

Representative

STATE OF TEXAS)
COUNTY OF ROCKWALL)

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

Given upon my hand and seal of office this _____ day of _____, 2024.

Notary Public in and for the State of Texas

My Commission Expires:

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission — Date

APPROVED
I hereby certify that the above and foregoing plat of LOT 12, BLOCK A, THE MEADOWS, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 2024.

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

WITNESS OUR HANDS, this _____ day of _____, 2024.

Mayor, City of Rockwall — City Secretary — City Engineer

OWNER

THE MEADOWS LIMITED
2235 Ridge Road
Rockwall, Texas 75087

OWNERS CERTIFICATE

STATE OF TEXAS)
COUNTY OF ROCKWALL)

WHEREAS, The Meadows, Limited is the owner of a tract of land situated in the James Smith Survey, Abstract Number 200 and the E.P.G. Chisum Survey, Abstract Number 64 in the County of Rockwall, State of Texas, being all of the Greenbelt and Utility Easement, Block A and a portion of Hail Drive, (A called 50 feet wide right-of-way) as dedicated by the Meadows Addition, an addition to the City of Rockwall, Texas, according to the Plat recorded in Cabinet B, Slide 353, of the Plat Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with illegible yellow cap found on the southeasterly line of said Hail Drive, same being the west corner of Lot 1, Block B of said Meadows addition;

THENCE South 46 degrees 23 minutes 11 seconds East along the southeasterly line of said Hail Drive and the southwest line of said Lot 1, Block B, a distance of 71.28 feet (Plat Distance 71.31 feet) to a 1/2 inch iron rod found on the southeast line of said Meadows Addition for the south corner of said Lot 1, Block B;

THENCE South 43 degrees 36 minutes 49 seconds West along the southeast line of said Meadows Addition passing a 1/2 inch iron rod found for the south corner of said Hail Drive, same being the east corner of said Greenbelt and Utility Easement, Block A and continuing along the southeast line of said Greenbelt and Utility Easement, Block A, in all a total distance of 68.13 feet to a 5/8 inch iron rod with cap stamped "TNP" set for the south corner of said Greenbelt and Utility Easement, Block A, same being the west corner of said Meadows Addition and the southeast corner of Lot 1, Block A of said Meadows Addition;

THENCE North 46 degrees 23 minutes 11 seconds West along the southwest line of said Meadows Addition, a distance of 265.16 feet (Plat Distance 265.16 feet) to a 5/8 inch iron rod with cap stamped "TNP" set for the southwest corner of said Meadows Addition, same being the west corner of said Greenbelt and Utility Easement, Block A, same being the west corner of Lot 1, Block A of said Meadows Addition;

THENCE South 43 degrees 36 minutes 49 seconds East along the southwest line of said W. Ralph Hall Drive, and along the northeast line of said Meadows Addition and the northwest line of said Greenbelt and Utility Easement, Block A, a distance of 39.13 feet to a 5/8 inch iron rod with cap stamped "TNP" set for the north corner of said Greenbelt and Utility Easement, Block A, same being the west corner of Lot 1, Block A of said Meadows Addition;

THENCE South 46 degrees 23 minutes 11 seconds East departing the southeast line of said W. Ralph Hall Drive, and along the northeast line of said Greenbelt and Utility Easement, Block A, same being the southwest line of said Lot 1, Block A, a distance of 112.68 feet (Plat Distance 113.87 feet) to a 5/8 inch iron rod with cap stamped "TNP" set for the beginning of a tangent curve to the left;

THENCE with said curve to the left, passing the southeasterly line of said Hail Drive, having a radius of 50.00 feet, a central angle of 142 degrees 02 minutes 54 seconds, a chord bearing of South 72 degrees 16 minutes 22 seconds East, a distance of 94.37 feet to the POINT OF BEGINNING containing 10,351 square feet, or 0.306 of an acre of land.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Brian J. Mendoza, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 2024

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

PER MAN#Y, this DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

BRIAN J. MENDOZA, R.P.L.S. NO. 5430

FINAL PLAT
THE MEADOWS
LOT 12, BLOCK A

BEING A REPLAT OF THE GREENBELT & UTILITY EASEMENT, BLOCK A, AND A PORTION OF HAIL DRIVE THE MEADOWS
CONTAINING A TOTAL OF 0.306 ACRES

AND SITUATED IN THE JAMES SMITH SURVEY, ABSTRACT NO. 200
AND THE E.P.G. CHISUM SURVEY, ABSTRACT NO. 64
AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

PROJECT INFORMATION

Project No: RWL 24372
Date: December 20, 2024
Drawn By: JM
Scale: 1"=40'
SHEET 1 of 1

SURVEYOR

TEAGUE NALL AND PERKINS, INC.
825 Watters Creek Boulevard, Suite M300
Allen, Texas 75013
214.461.0867 ph 214.461.9864 fx
T.B.P.L.S. Registration No. 10194381
www.tnpinc.com

CASE NO. _____

DRAFT NOT FOR EXECUTION

CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

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

TO:	Mayor and City Council
DATE:	February 3, 2025
APPLICANT:	Ryan Miller; *City of Rockwall*
CASE NUMBER:	P2025-002; *Final Plat for Lots 1-4, Block A, Fox-Harris Addition*

SUMMARY

Hold a public hearing to discuss and consider a request by the City of Rockwall for the approval of an ordinance abandoning public right-of-way and a *Final Plat* for Lots 1-4, Block A, Fox-Harris Addition being a 1.124-acre tract of land identified as Lots 1 & 2, Block A, Fox Addition; Lot 3 of the Richard Harris No. 3 Addition; and Lot B, Block 48A, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 205 & 209 S. Clark Street and 206 & 210 Wade Drive, and take any action necessary

PLAT INFORMATION

☑ *Purpose*. The City of Rockwall is requesting the approval of a *Final Plat* for a 1.124-acre tract of land (*i.e. Lots 1 & 2, Block A, Fox Addition; Lot 3 of the Richard Harris No. 3 Addition; and, Lot B, Block 48A, B. F. Boydston Addition*) for the purpose of abandoning an unimproved public right-of-way that extends from Clark Street to Wade Drive and incorporating the abandoned area into the adjacent properties.

☑ *Background*. On February 5, 2024, the City Council approved a motion directing staff to proceed with a *Right-of-Way Abandonment Program* that would abandon certain unimproved rights-of-way in the City of Rockwall, deeding these lands to the adjacent property owners at no cost. The basis of this decision was in accordance with Subsection 311.007, *Closing of Street or Alley by Home-Rule Municipality*, of Chapter 311, *General Provisions Relating to Municipal Streets*, of the Texas Transportation Code, which grants a home-rule municipality the power to vacate, abandon, or close a street or alleyway; and, in accordance with Subsection 272.001(b) of the Texas Local Government Code, which provides that land -- *including streets or alleys* -- owned in fee or used by easement by a political subdivision of the *State*, may be conveyed, sold or exchanged for less than fair market value with one (1) or more of the abutting property owners who owns the underlying fee. The alleyway between Clark Street and Wade Drive was originally established prior to August 25, 1934 based on the April 1934 Sanborn Maps. This map depicts this right-of-way as being unimproved right-of-way for Brent Street (*as depicted in Figure 1*), and -- *based on the current condition of the right-of-way* -- it was never utilized as a public street or alleyway (*see Figure 2*). In accordance with the City Council's direction, staff began the process of

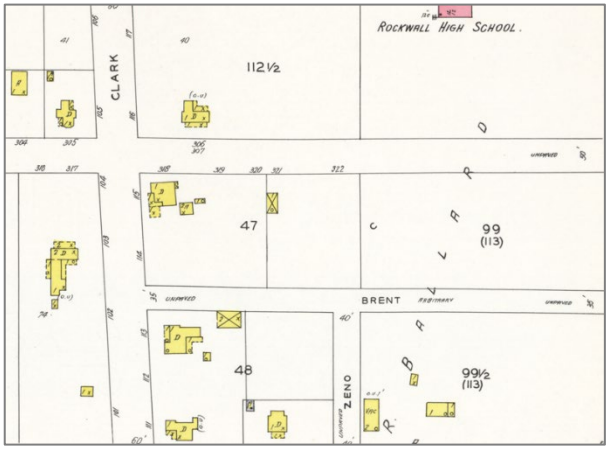


FIGURE 1. SANBORN MAPS SHOWING THE RIGHT-OF-WAY FOR BRENT STREET



FIGURE 2. 2023 AERIAL IMAGE SHOWING THE UNIMPROVED RIGHT-OF-WAY

abandoning this right-of-way on May 29, 2024 by sending the property owners a *Letter of Intent* (*see the attached Letters of Intent*). Once all property owners had signed their letters of intent, staff engaged with *Teague, Nall and Perkins, Inc.* to prepare a subdivision plat for the four (4) properties and the abandoned right-of-way.

☑ *Public Hearing*. In accordance with Subsection 272.001(b) of the Texas Local Government Code, the City Council will be required to hold a public hearing on *February 3, 2025*. In addition, staff advertised the public hearings in the Rockwall Herald Banner in the manner prescribed by Subsection 272.001(a).

☑ *Conformance to the Subdivision Ordinance*. The City's surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications, submittal requirements, and the execution of the attached ordinance and quitclaim deeds. With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the Subdivision Ordinance in the Municipal Code of Ordinances.

☑ *Conditional Approval*. Conditional approval of this *Final Plat* by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the abandonment of public right-of-way and *Final Plat* for *Lots 1-4, Block A, Fox-Harris Addition*, staff would propose the following conditions of approval:

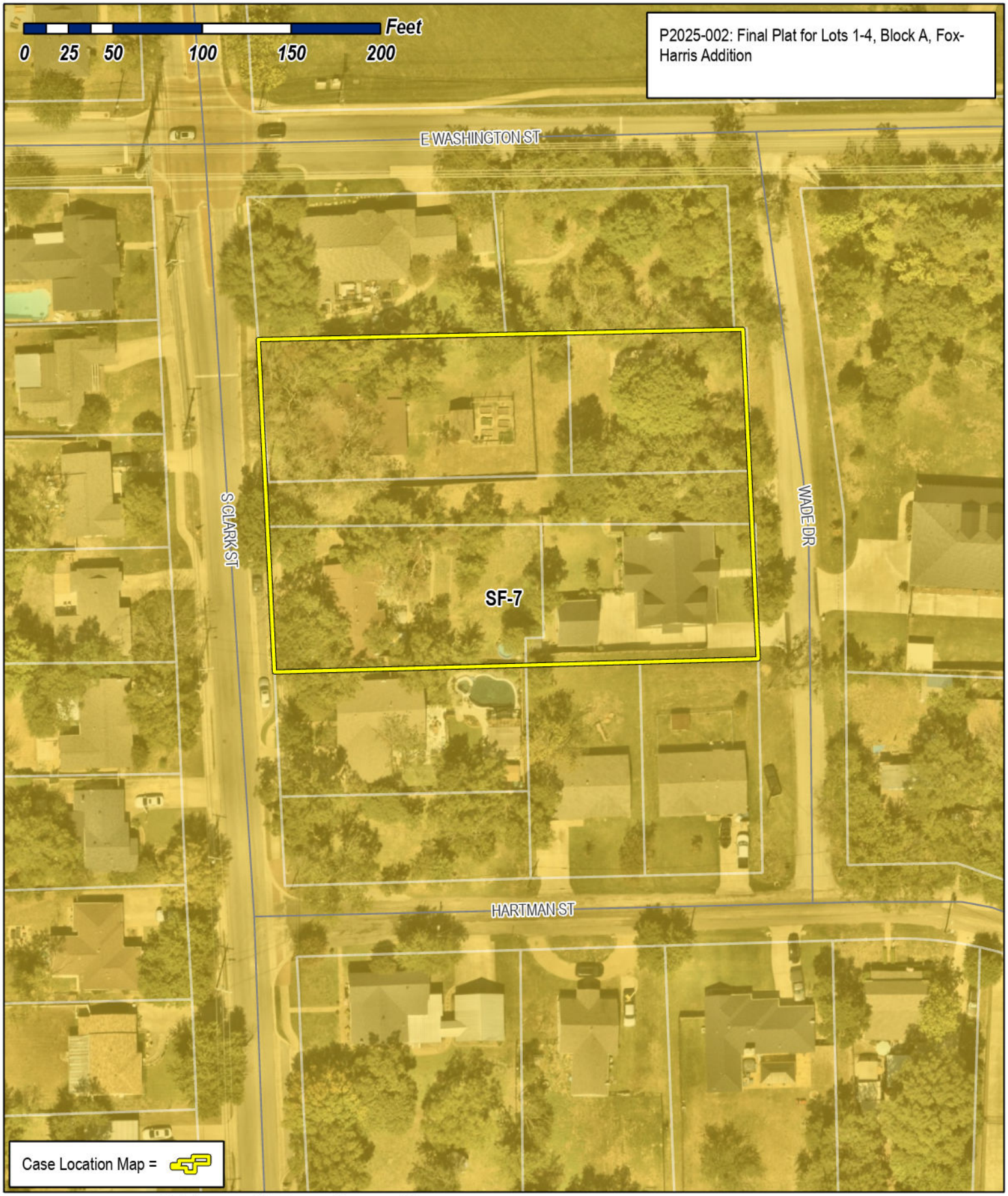
(1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this *Final Plat*; and,

(2) The *Final Plat* shall not be filed until after the second reading of the ordinance abandoning the right-of-way.

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

PLANNING AND ZONING COMMISSION

On January 28, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the *Final Plat* by a vote of 4-0, with Commissioner Hustings, Conway, and Thompson absent.



City of Rockwall

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

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

NOTES:

1. BEARINGS ARE REFERENCED TO GRID NORTH OF THE TEXAS COORDINATE SYSTEM OF 1983 (NORTH CENTRAL ZONE 4202, NAD83(2011) EPOCH 2010) AS DERIVED LOCALLY FROM ALLTERRA CENTRAL RTKNET CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) VIA REAL TIME KINEMATIC (RTK) SURVEY METHODS. ALL DISTANCES SHOWN ARE SURFACE DISTANCES USING A COMBINED SCALE FACTOR OF 1.000146135.

2. BY GRAPHIC SCALE ONLY THE SUBJECT PROPERTY APPEARS TO LIE WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) NO. 48397C0040L DATED SEPTEMBER 26, 2008 OF THE NATIONAL INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

3. THE SURVEYOR, AS REQUIRED BY STATE LAW, IS RESPONSIBLE FOR SURVEYING INFORMATION ONLY AND BEARS NO RESPONSIBILITY FOR THE ACCURACY OF THE ENGINEERING DATA ON THIS PLAT.

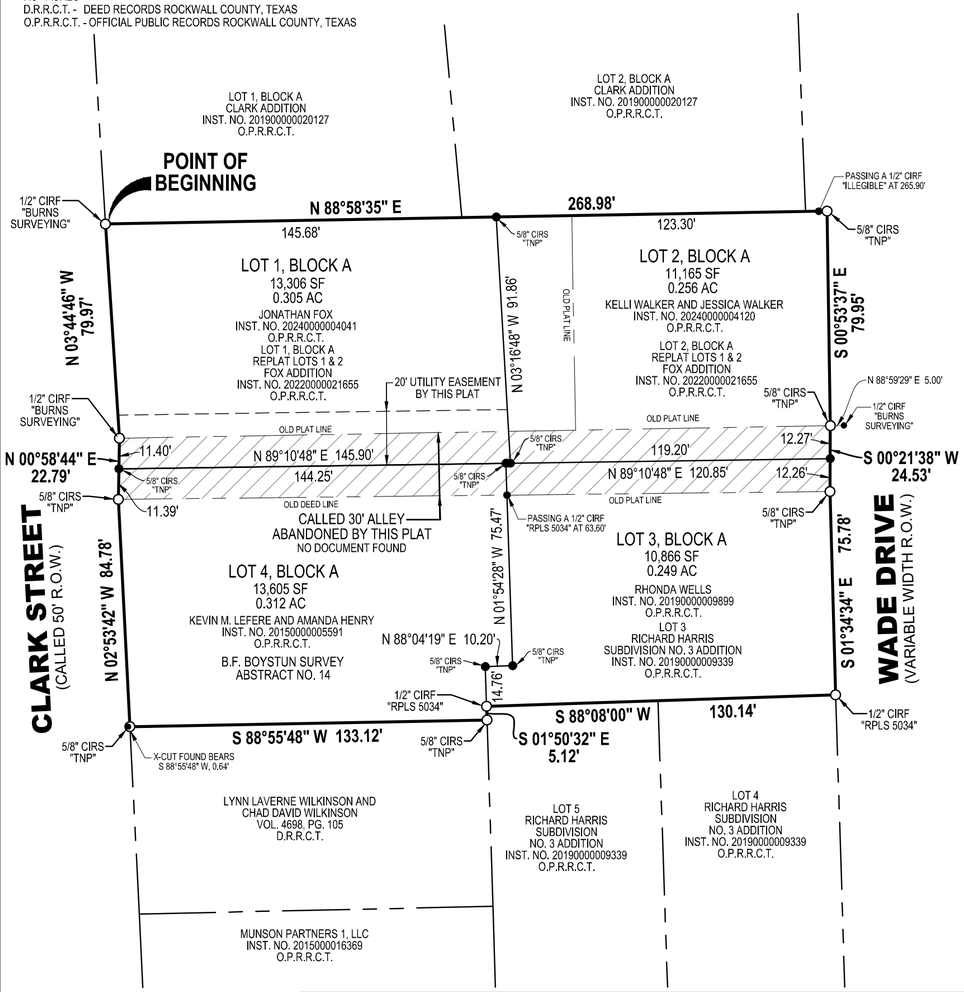
4. IT SHALL BE THE POLICY OF THE CITY OF ROCKWALL TO WITHHOLD ISSUING BUILDING PERMITS UNTIL ALL STREETS, WATER, SEWER AND STORM DRAINAGE SYSTEMS HAVE BEEN ACCEPTED BY THE CITY. THE APPROVAL OF A PLAT BY THE CITY DOES NOT CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE THAT ANY BUILDING WITHIN SUCH PLAT SHALL BE APPROVED. AUTHORIZED OR PERMIT THEREFORE ISSUED, NOR SHALL SUCH APPROVAL CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE BY THE CITY OF THE ADEQUACY AND AVAILABILITY FOR WATER FOR PERSONAL USE AND FIRE PROTECTION WITHIN SUCH PLAT, AS REQUIRED UNDER ORDINANCE 83-54.

40 20 0 40

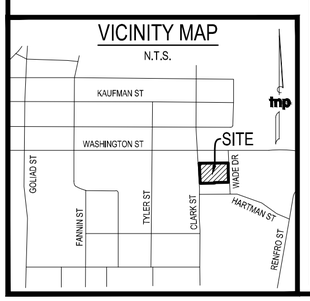
SCALE IN FEET
1" = 40'

LEGEND

CIRF - CAPPED IRON ROD FOUND
N.T.S. - NOT TO SCALE
R.O.W. - RIGHT OF WAY
INST. NO. - INSTRUMENT NUMBER
VOL. - VOLUME
PG. PAGE
SF - SQUARE FEET
AC - ACRES
D.R.R.C.T. - DEED RECORDS ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T. - OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY, TEXAS



VICINITY MAP
N.T.S.



RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission — Date

APPROVED

I hereby certify that the above and foregoing plat of LOTS 1, 2, 3, & 4, BLOCK 1, FOX-HARRIS ADDITION, an addition to the City of Rockwall, Texas, was

approved by the City Council of the City of Rockwall on the _____ day of _____, 2024.

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

WITNESS OUR HANDS, this _____ day of _____, 2024.

Mayor, City of Rockwall — City Secretary — City Engineer

OWNERS DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS}
COUNTY OF ROCKWALL}

We, the undersigned owners of the land shown on this plat, and designated herein as LOTS 1, 2, 3, & 4, BLOCK A, FOX-HARRIS ADDITION an addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

7. Drainage/Detention Easements/Facilities shall be owned, operated, maintained and repaired by property owner.

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

JONATHAN FOX

STATE OF TEXAS}
COUNTY OF ROCKWALL}

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

Given upon my hand and seal of office this _____ day of _____, 2024.

Notary Public in and for the State of Texas

My Commission Expires:

KELLI WALKER

STATE OF TEXAS}
COUNTY OF ROCKWALL}

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

Given upon my hand and seal of office this _____ day of _____, 2024.

Notary Public in and for the State of Texas

My Commission Expires:

JESSICA WALKER

STATE OF TEXAS}
COUNTY OF ROCKWALL}

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

Given upon my hand and seal of office this _____ day of _____, 2024.

Notary Public in and for the State of Texas

My Commission Expires:

RHONDA WELLS

STATE OF TEXAS}
COUNTY OF ROCKWALL}

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

Given upon my hand and seal of office this _____ day of _____, 2024.

Notary Public in and for the State of Texas

My Commission Expires:

KEVIN M. LEFERE

STATE OF TEXAS}
COUNTY OF ROCKWALL}

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

Given upon my hand and seal of office this _____ day of _____, 2024.

Notary Public in and for the State of Texas

My Commission Expires:

AMANDA HENRY

STATE OF TEXAS}
COUNTY OF ROCKWALL}

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

Given upon my hand and seal of office this _____ day of _____, 2024.

Notary Public in and for the State of Texas

My Commission Expires:

OWNERS CERTIFICATE

STATE OF TEXAS}
COUNTY OF ROCKWALL}

WHEREAS, Jonathan Fox, Kelli Walker and Jessica Walker, Rhonda Wells, and Kevin M. Lefere and Amanda Henry, being the owners of a tract of land in the County of Rockwall, State of Texas, being all of Lots 1 & 2, Block A, Fox Addition, an addition to the City of Rockwall, Texas according to the Plat recorded in Instrument Number 20220000021655 of the Official Public Records of Rockwall County, Texas, all of Lot 3 of Richard Harris No. 3 Addition, an addition to the City of Rockwall, Texas according to the Plat recorded in Instrument Number 20190000009339 of the Official Public Records of Rockwall County, Texas, all of a tract of land described by deed to Kevin M. Lefere and Amanda Henry as recorded in Instrument Number 20150000005591 of the Official Public Records of Rockwall County, Texas, and all of a called 30 feet wide alley, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with cap stamped "BURNS SURVEYING" found on the east right-of-way of Clark Street, a called 50 foot right-of-way, for the southwest corner of Lot 1, Block A of Clark Addition, an addition to the City of Rockwall, Texas as recorded in Instrument Number 20190000020127 of the Official Public Records of Rockwall County, Texas, same being the northwest corner of said Lot 1, Block A, Fox Addition;

THENCE North 88 degrees 58 minutes 35 seconds East departing the east right-of-way of said Clark Street and along the south line of said Clark Addition, same being the north line of said Fox Addition, passing at a distance of 265.90 feet a 1/2 inch iron rod with an illegible cap found, and continuing a total distance of 268.98 feet to a 5/8 inch iron rod with cap stamped "TNP" set on the west right-of-way of Wade Drive, a variable width right-of-way, for the northeast corner of said Lot 2, Block A, Fox Addition;

THENCE South 00 degrees 53 minutes 37 seconds East, along the west right-of-way of said Wade Drive and the east line of said Fox Addition, a distance of 79.95 feet to a 5/8 inch iron rod with cap stamped "TNP" set for the southeast corner of said Lot 2, Block A, from which a 1/2 inch iron rod found for the southeast corner of said Fox Addition bears North 88 degrees 59 minutes 29 seconds East, a distance of 5.00 feet;

THENCE South 00 degrees 21 minutes 38 seconds West continuing along the west right-of-way of said Wade Drive, a distance of 24.53 feet to a 5/8 inch iron rod with cap stamped "TNP" set for the northeast corner of said Lot 3, Block A, Richard Harris No. 3 Addition ;

THENCE South 01 degrees 34 minutes 34 seconds East continuing along the west right-of-way of said Wade Drive and the east line of said Lot 3, Block A, a distance of 75.78 feet to a 1/2 inch iron rod with cap stamped "RPLS 5034" found for the southeast corner of said Lot 3, and the northeast corner of Lot 4 of said Richard Harris No. 3 Addition;

THENCE South 88 degrees 08 minutes 00 seconds West departing the west right-of-way of said Wade Drive and along the south line of said Lot 3, Richard Harris No. 3 Addition and the north line of Lot 4 of said Richard Harris No. 3 Addition, a distance of 130.14 feet to a 1/2 inch iron rof with cap stamped "RPLS 5034" found in the east line of said Lefere tract for the southwest corner of said Lot 3, Richard Harris No. 3 Addition, same being the northwest corner of Lot 5 of said Richard Harris No. 3 Addition;

THENCE South 01 degrees 50 minutes 32 seconds East along the east line of said Lefere tract, same being the west line of said Lot 5, Richard Harris No. 3 Addition, a distance of 5.12 feet to a 5/8 inch iron rod with cap stamped "TNP" set for the northeast corner of a tract of land described by deed to Lynn Laverne Wilkinson and Chad David Wilkinson as recorded in Volume 4698, Page 105 of the Deed Records of Rockwall County, Texas, same being the southeast corner of said Lefere tract;

THENCE South 88 degrees 55 minutes 48 seconds West along the south line of said Lefere tract, same being the north line of said Wilkinson tract, a distance of 133.12 feet to a 5/8 inch iron rod with cap stamped "TNP" set on the east right-of-way of said Clark Street for the southwest corner of said Lefere tract, same being the northwest corner of said Wilkinson tract, from which an x-cut found bears South 88 degrees 55 minutes 48 seconds West, a distance of 0.64 feet;

THENCE North 02 degrees 53 minutes 42 seconds West along the east right-of-way of said Clark Street and the west line of said Lefere tract, a distance of 84.78 feet to a 5/8 inch iron rod with cap stamped "TNP" set for the northwest corner of said Lefere tract;

THENCE North 00 degrees 58 minutes 44 seconds East continuing along the east right-of-way of said Clark Street, a distance of 22.79 feet to a 1/2 inch iron rod with cap stamped "BURNS SURVEYING" found for the southwest corner of said Lot 1, Block A, Fox Addition;

THENCE North 03 degrees 44 minutes 46 seconds West continuing along the east right-of-way of said Clark Street and the west line of said Lot 1, Block A, Fox Addition, a distance of 79.97 feet to the POINT OF BEGINNING containing 48,942 square feet, or 1.124 acres of land.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Brian J. Maddox, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 2024.

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

BRIAN J. MADDOX, R.P.L.S. NO. 5430

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

FINAL PLAT
FOX-HARRIS ADDITION
LOTS 1, 2, 3, & 4, BLOCK A

BEING A REPLAT OF LOTS 1 & 2, BLOCK A OF FOX ADDITION, A REPLAT OF LOT 3, BLOCK A OF RICHARD HARRIS NO. 3 ADDITION, ALL OF A TRACT OF LAND DESCRIBED BY DEED TO KEVIN M. LEFERE AND AMANDA HENRY AND ALL OF A CALLED 30 FEET WIDE ALLEY CONTAINING A TOTAL OF 1.124 ACRES

AND SITUATED IN THE B.F.. BOYSTUN SURVEY, ABSTRACT NO. 14
AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER LOT 1
JONATHAN FOX
205 S Clark St
Rockwall, Texas 75087

OWNER LOT 2
KELLI WALKER AND JESSICA WALKER
603 E Rusk St
Rockwall, Texas 75087

OWNER LOT 3
RHONDA WELLS
210 Wade Dr
Rockwall, Texas 75087

OWNER LOT 4
KEVIN M. LEFERE AND AMANDA HENRY
209 S Clark St
Rockwall, Texas 75160

PROJECT INFORMATION
Project No.: RWL 24372
Date: December 19, 2024
Drawn By: WS
Scale: 1"=40'
SHEET 1 of 1

CASE NO._____

SURVEYOR

TEAGUE NALL AND PERKINS, INC.
825 Watters Creek Boulevard, Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
T.B.P.L.S. Registration No. 10194381
www.tnpinc.com

Drawing: L:\Projects\RWL 24372 Downtown Rockwall Platting\Acad\Deliverables\Final_Plat\2024 12 19 RWL 24372 Fox-Harris Final Plat.dwg at Dec 19, 2024-2:43pm by wsingleton

May 29, 2024

TO: Johnathan and Sydney Fox
205 S. Clark Street
Rockwall, Texas 75087

FROM: Ryan Miller, AICP
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

SUBJECT: Letter of Intent (LOI) for the Abandonment of the Alleyway between Clark Street and Wade Drive

Mr. and Ms. Fox,

I am writing to you on behalf of the City of Rockwall regarding the abandonment of the alleyway between Clark Street and Wade Drive, which is directly adjacent to your property at 210 Wade Drive. As you may be aware, the City of Rockwall has identified several unimproved or underutilized City rights-of-way within our jurisdiction that provide limited to no public benefit. These rights-of-way have been maintained by the City for decades without plans for future improvement. In some cases, adjacent properties have constructed improvements within these rights-of-way, further complicating their potential use by the City.

On February 5, 2024, the City Council approved a motion to direct staff to proceed with the abandonment of these rights-of-way to the adjacent property owners. Following this action, the City has decided to abandon the alleyway between Clark Street and Wade Drive, and we are pleased to offer you the opportunity to acquire this land at no cost. The abandoned right-of-way encompasses the entire alleyway between Clark Street and Wade Drive. By acquiring this land, you will have the opportunity to expand your property and utilize it according to your needs and preferences. This offer aligns with the City of Rockwall's objective of promoting responsible land use and supporting efficient land utilization within our community.

In order to proceed with this transaction, I kindly request your cooperation in signing the attached Letter of Intent (LOI), acknowledging your acceptance of the abandoned right-of-way. Additionally, by signing this letter, you agree to allow the City of Rockwall to file a subdivision plat, which is necessary to accommodate the acquisition of the abandoned land, and you agree to maintain the acquired land. Please note that should you choose not to allow a subdivision plat to be filed after signing this Letter of Intent (LOI), you acknowledge your responsibility for reimbursing the City for any costs associated with the subdivision plat. If you decide not to acquire the abandoned land, please take note that other adjacent property owners will be given the opportunity to acquire the abandoned land.

Please review the attached map, which outlines the details of the abandonment and the terms and conditions of the Letter of Intent (LOI). Please provide all required information back to the Planning and Zoning Department of the City of Rockwall by no later than August 1, 2024 to proceed with the program. If you have any questions or require further clarification, please do not hesitate to contact me by phone at (972) 772-6441 or by email at rmiller@rockwall.com.

The City of Rockwall appreciates your cooperation and looks forward to working with you to finalize this transaction. Your prompt attention to this matter is greatly appreciated.

Sincerely,

Ryan Miller, AICP
Director of Planning and Zoning



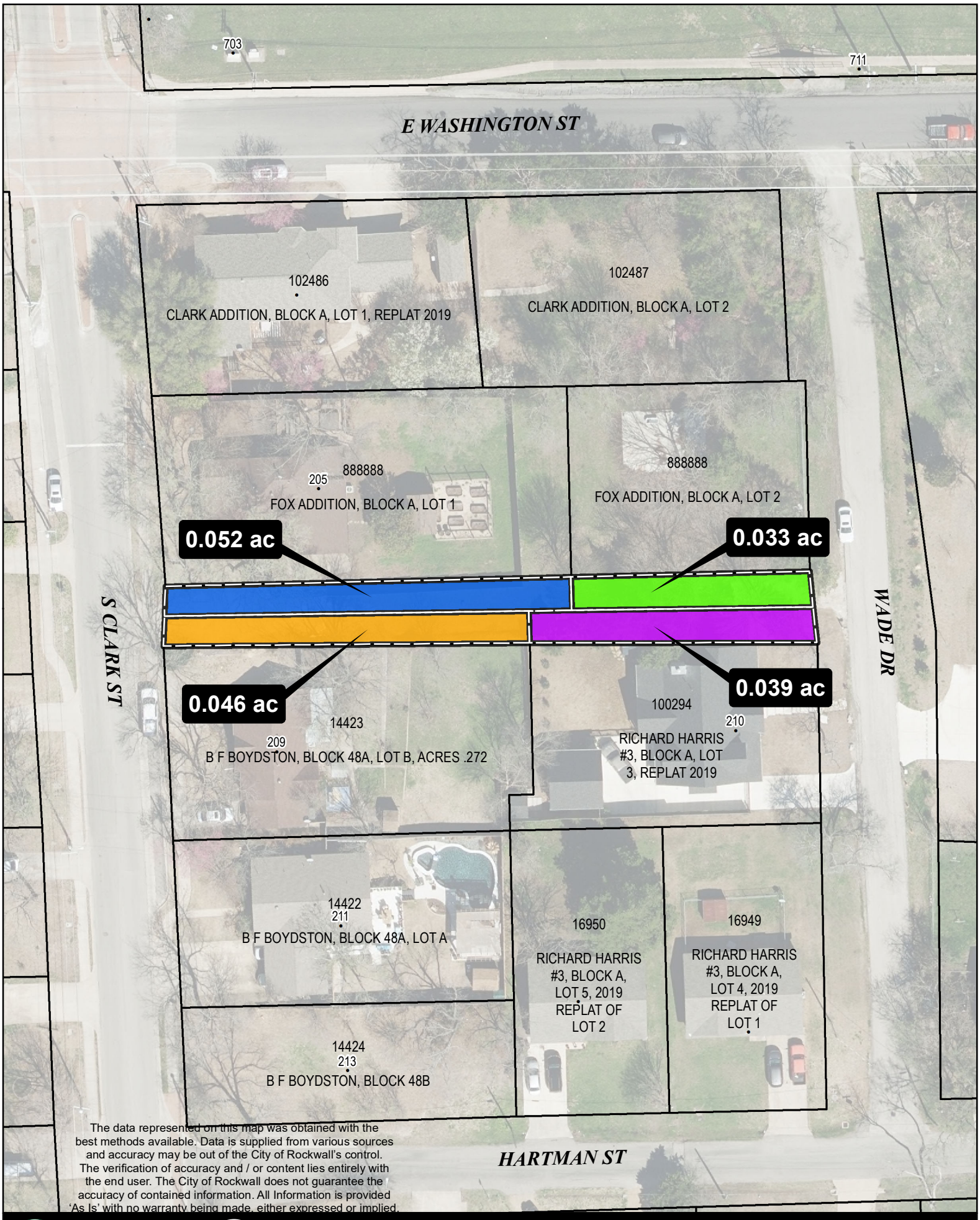
The data represented on this map was obtained with the best methods available. Data is supplied from various sources and accuracy may be out of the City of Rockwall's control. The verification of accuracy and / or content lies entirely with the end user. The City of Rockwall does not guarantee the accuracy of contained information. All Information is provided 'As Is' with no warranty being made, either expressed or implied.

City of Rockwall

0 50 Feet

Date: 1/19/2024

RIGHT OF WAY ABANDONMENT



The data represented on this map was obtained with the best methods available. Data is supplied from various sources and accuracy may be out of the City of Rockwall's control. The verification of accuracy and / or content lies entirely with the end user. The City of Rockwall does not guarantee the accuracy of contained information. All Information is provided 'As Is' with no warranty being made, either expressed or implied.

City of Rockwall

0 50 Feet

Date: 12/5/2023

RIGHT OF WAY ABANDONMENT

DATE: 7-11-24

TO: Ryan Miller, AICP
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

PROPERTY OWNER INFORMATION:

PROPERTY OWNER NAME(S): Jonathan Fox

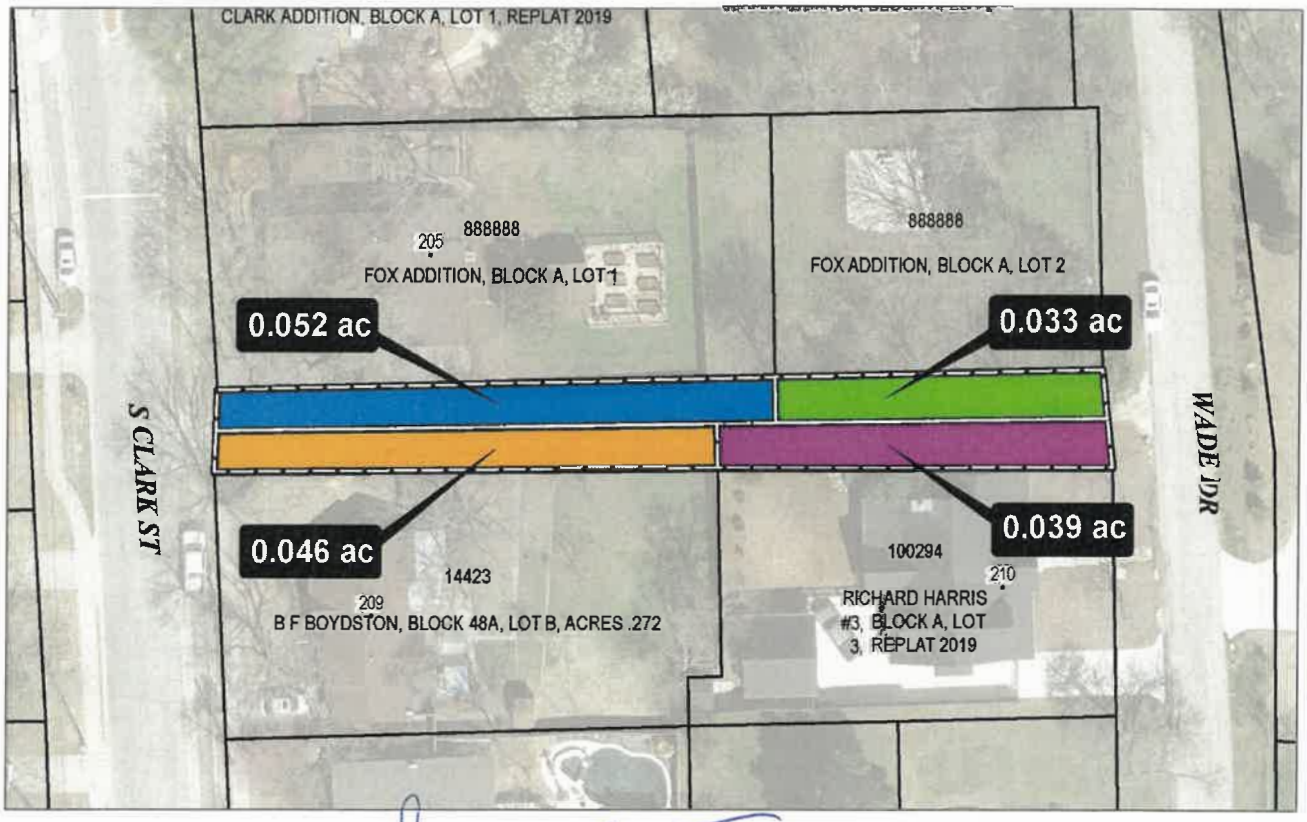
PROPERTY OWNER ADDRESS: 205 S. Clark St.
Rockwall, Tx 75087

PROPERTY ADDRESS: _____
Rockwall, Texas 75087

SUBJECT: Letter of Intent (LOI) to Accept Abandoned Right-of-Way

This Letter of Intent (LOI) is to express my understanding and acceptance of the City of Rockwall's offer to acquire the land directly adjacent to my property as outlined in *Exhibit 'A'* below. I (we) understand that by accepting this offer, I will have the opportunity to expand and utilize my property in accordance with my needs, preferences, and the requirements of the City of Rockwall. Furthermore, I acknowledge and agree to sign the subdivision plat -- *that will be prepared by and at the cost of the City of Rockwall* -- to facilitate the acquisition of the abandoned right-of-way as depicted in *Exhibit 'A'* below. I am fully aware of the implications of this agreement and acknowledge my responsibility for maintaining the land depicted in *Exhibit 'A'* and reimbursing the City for any costs associated with the subdivision plat in the event that I (we) fail to sign document when necessary to complete the abandonment.

EXHIBIT 'A': PROPOSED DIVISION OF ABANDONED RIGHT-OF-WAY



PROPERTY OWNER'S SIGNATURE: Jonathan Fox

PROPERTY OWNER'S SIGNATURE: _____

DATE: 6/24/24

TO: Ryan Miller, AICP
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

PROPERTY OWNER INFORMATION:

PROPERTY OWNER NAME(S): Kelli + Jessica Walker

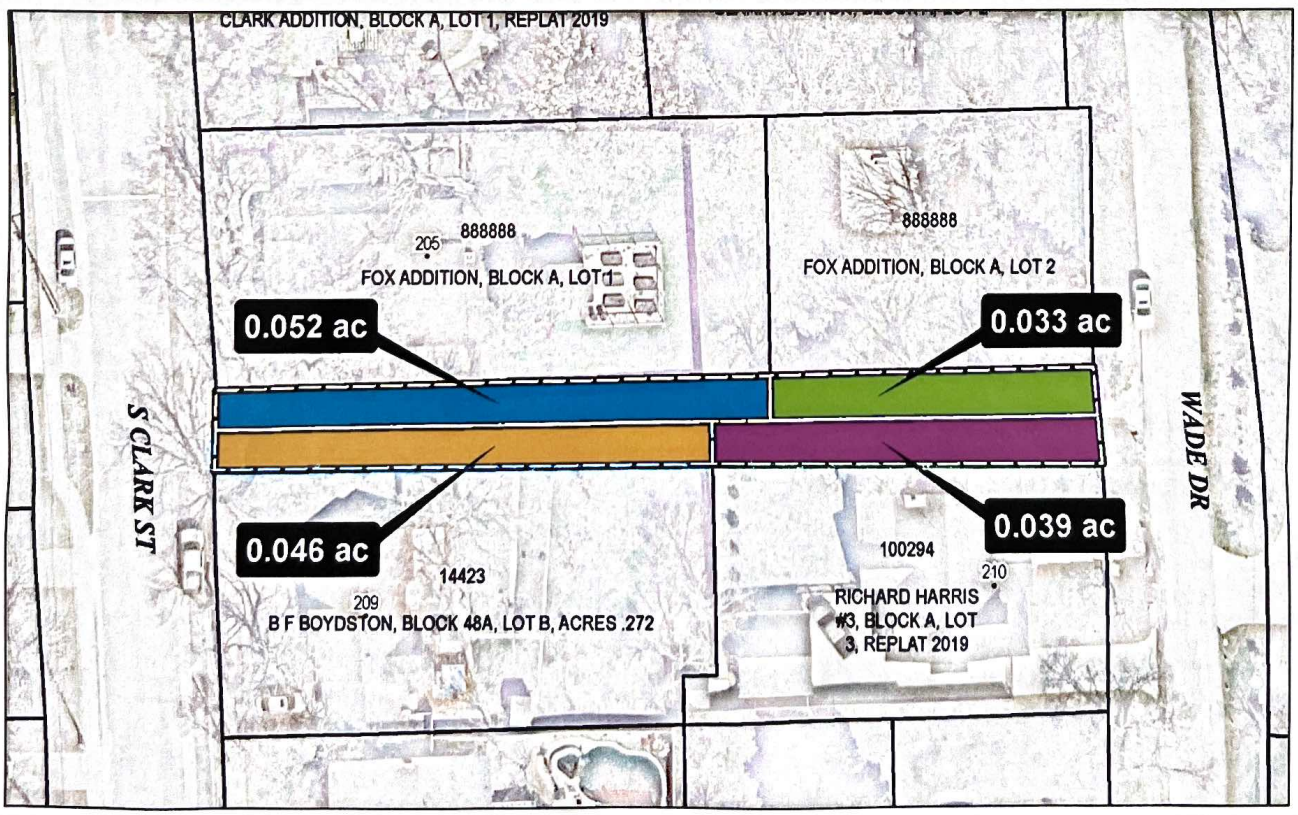
PROPERTY OWNER ADDRESS: 206 WADE Drive (Fox Addition, Block A lot 2)
Rockwall, TX 75087

PROPERTY ADDRESS: _____
Rockwall, Texas 75087

SUBJECT: Letter of Intent (LOI) to Accept Abandoned Right-of-Way

This Letter of Intent (LOI) is to express my understanding and acceptance of the City of Rockwall's offer to acquire the land directly adjacent to my property as outlined in *Exhibit 'A'* below. I (we) understand that by accepting this offer, I will have the opportunity to expand and utilize my property in accordance with my needs, preferences, and the requirements of the City of Rockwall. Furthermore, I acknowledge and agree to sign the subdivision plat -- *that will be prepared by and at the cost of the City of Rockwall* -- to facilitate the acquisition of the abandoned right-of-way as depicted in *Exhibit 'A'* below. I am fully aware of the implications of this agreement and acknowledge my responsibility for maintaining the land depicted in *Exhibit 'A'* and reimbursing the City for any costs associated with the subdivision plat in the event that I (we) fail to sign document when necessary to complete the abandonment.

EXHIBIT 'A': PROPOSED DIVISION OF ABANDONED RIGHT-OF-WAY



PROPERTY OWNER'S SIGNATURE: Kelli Walker

PROPERTY OWNER'S SIGNATURE: Jessica Walker

DATE: 7/11/24

TO: Ryan Miller, AICP
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

PROPERTY OWNER INFORMATION:

PROPERTY OWNER NAME(S): Kevin Lefere

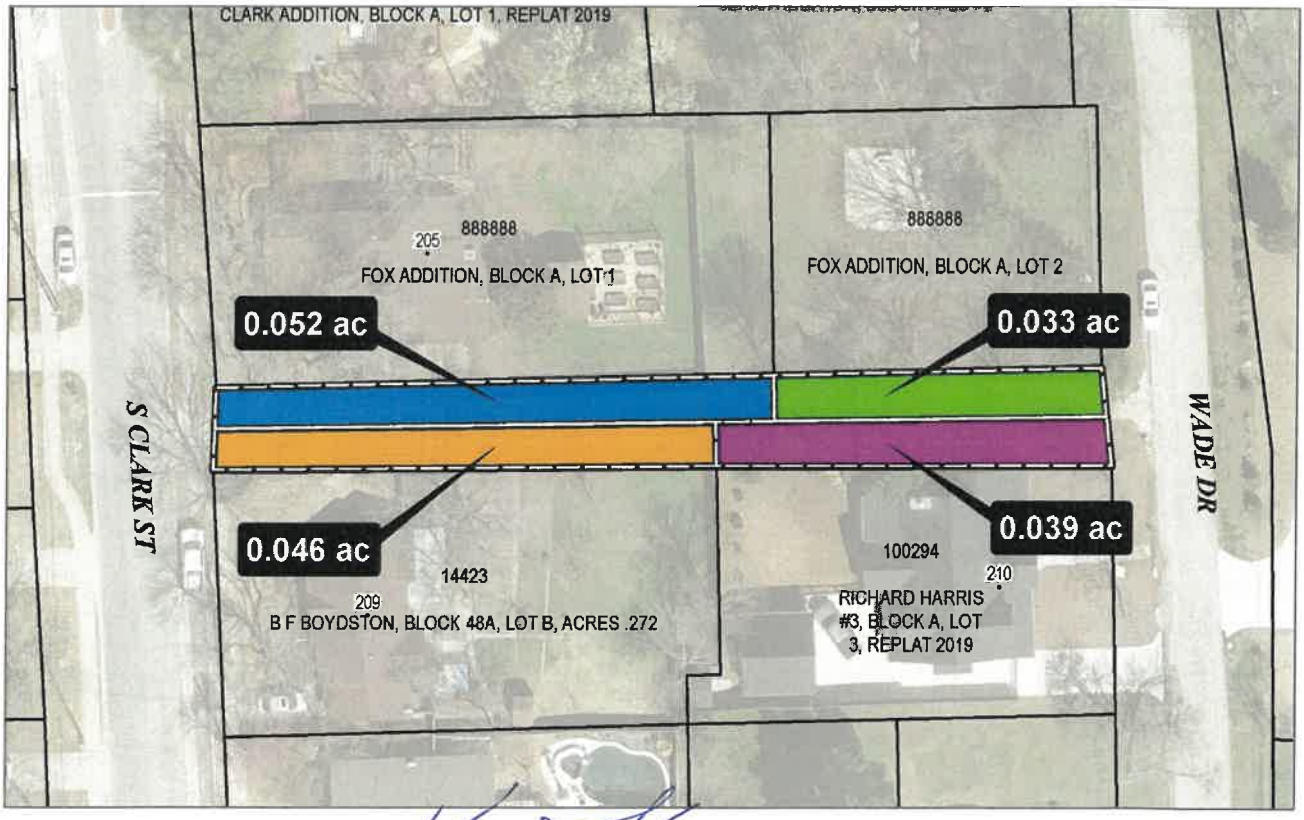
PROPERTY OWNER ADDRESS: 209 S Clark St.
Rockwall, Tx 75087

PROPERTY ADDRESS: _____
Rockwall, Texas 75087

SUBJECT: Letter of Intent (LOI) to Accept Abandoned Right-of-Way

This Letter of Intent (LOI) is to express my understanding and acceptance of the City of Rockwall's offer to acquire the land directly adjacent to my property as outlined in *Exhibit 'A'* below. I (we) understand that by accepting this offer, I will have the opportunity to expand and utilize my property in accordance with my needs, preferences, and the requirements of the City of Rockwall. Furthermore, I acknowledge and agree to sign the subdivision plat -- *that will be prepared by and at the cost of the City of Rockwall* -- to facilitate the acquisition of the abandoned right-of-way as depicted in *Exhibit 'A'* below. I am fully aware of the implications of this agreement and acknowledge my responsibility for maintaining the land depicted in *Exhibit 'A'* and reimbursing the City for any costs associated with the subdivision plat in the event that I (we) fail to sign document when necessary to complete the abandonment.

EXHIBIT 'A': PROPOSED DIVISION OF ABANDONED RIGHT-OF-WAY



PROPERTY OWNER'S SIGNATURE: _____

PROPERTY OWNER'S SIGNATURE: _____

DATE: 7-19-24

TO: Ryan Miller, AICP
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

PROPERTY OWNER INFORMATION:

PROPERTY OWNER NAME(S): Rhonda Wells

PROPERTY OWNER ADDRESS: 210 Wade Dr.
Rockwall, TX 75087

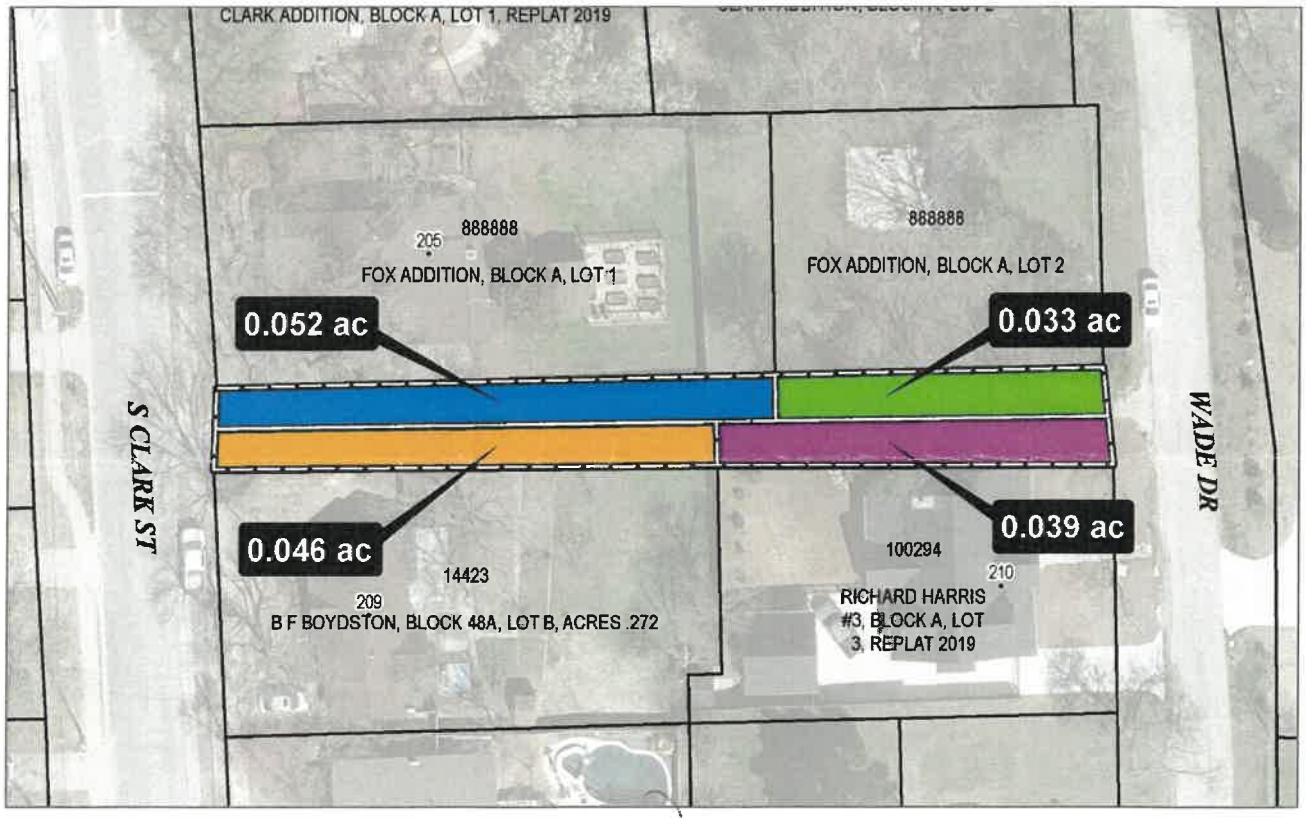
PROPERTY ADDRESS: _____

Rockwall, Texas 75087

SUBJECT: Letter of Intent (LOI) to Accept Abandoned Right-of-Way

This Letter of Intent (LOI) is to express my understanding and acceptance of the City of Rockwall's offer to acquire the land directly adjacent to my property as outlined in *Exhibit 'A'* below. I (we) understand that by accepting this offer, I will have the opportunity to expand and utilize my property in accordance with my needs, preferences, and the requirements of the City of Rockwall. Furthermore, I acknowledge and agree to sign the subdivision plat -- *that will be prepared by and at the cost of the City of Rockwall* -- to facilitate the acquisition of the abandoned right-of-way as depicted in *Exhibit 'A'* below. I am fully aware of the implications of this agreement and acknowledge my responsibility for maintaining the land depicted in *Exhibit 'A'* and reimbursing the City for any costs associated with the subdivision plat in the event that I (we) fail to sign document when necessary to complete the abandonment.

EXHIBIT 'A': *PROPOSED DIVISION OF ABANDONED RIGHT-OF-WAY*



PROPERTY OWNER'S SIGNATURE: Rhonda Wells

PROPERTY OWNER'S SIGNATURE: _____

CITY OF ROCKWALL

ORDINANCE NO. 24-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, CLOSING, ABANDONING AND VACATING A DEDICATED PUBLIC ALLEYWAY MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE AND CONVEYING THE RIGHT-OF-WAY TO THE ADJACENT PROPERTY OWNERS IN THE MANNER DEPICTED IN THIS ORDINANCE; IDENTIFYING A MUNICIPAL PURPOSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Subsection 311.007, *Closing of Street or Alley by Home-Rule Municipality*, of Chapter 311, *General Provisions Relating to Municipal Streets*, of the Texas Transportation Code grants a home-rule municipality the powers to vacate, abandon, or close a street or alleyway; and,

WHEREAS, Section 272.001(b) of the Texas Local Government Code provides that land -- *including streets or alleys* -- owned in fee or used by easement by a political subdivision of the state, may be conveyed, sold or exchanged for less than fair market value with one or more of the abutting property owners who own the underlying fee; and,

WHEREAS, the City of Rockwall currently incurs costs annually associated with the maintenance (*i.e. mowing*) of the dedicated public alleyway – *described and depicted in Exhibit 'A' of this ordinance* -- which is currently unimproved; and,

WHEREAS, the City Council of the City of Rockwall has determined that the dedicated public alleyway -- *described and depicted in Exhibit 'A' of this ordinance* -- is no longer needed for public purposes, and finds that it is in the best interest of the City to convey the alleyway to the adjacent and abutting property owners -- *in the manner depicted in this ordinance*; and,

WHEREAS, with proper notice to the public, a public hearing was held on *February 3, 2025* at a meeting of the City Council of the City of Rockwall, during which all interested parties and citizens were allowed to appear and be heard; and,

WHEREAS, the City of Rockwall has determined that it is feasible and advantageous to abandon this City property subject to the terms and conditions set forth below.

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

SECTION 1. PROPERTY. The *Property* shall be as described and depicted in *Exhibit 'A'* of this ordinance, and shall be incorporated by reference herein.

SECTION 2. QUITCLAIM. Section 272.001(b) of the Texas Local Government Code allows the City the power to convey city-owned property at less than fair market value to the abutting property owners. The Mayor of the City of Rockwall or the City Manager, as the case may be, are authorized to quitclaim the *Property* described in *Section 1* hereof to the abutting property owner upon the approval of this ordinance.

SECTION 3. LIMITATIONS. The abandonment of the *Property* shall extend only to the public right, title and easement in and to the tracts of land described and depicted in *Exhibit 'A'* of this ordinance, and shall be construed only to that interest the governing body of the City may legally and lawfully

DRAFT ORDINANCE 02.03.2025

abandon.

SECTION 4. MUNICIPAL PURPOSE. The *Property* described in *Section 1*, save and except the municipal utility easements located thereon, is no longer needed for municipal purposes and it is in the public interest of the City, to abandon said described portions of the right-of-way as depicted in *Exhibit 'A'* to the adjacent and abutting property owners.

SECTION 5. SCOPE. That the abandonment provided for herein shall extend only to the public right, title and easement in and to the tracts of land described in *Section 1* of this ordinance, and shall be construed only to that interest the governing body of the City of Rockwall may legally and lawfully abandon.

SECTION 6. EXCEPTIONS. In addition to the express reservations provided for in *Section 1* hereof, the conveyance is made subject to any and all valid, conditions, easements, restrictions and the like, whether record or not in the real property records of Rockwall County Texas.

SECTION 7. INCORPORATION OF RECITALS. The City Council finds the recitals contained in the preamble to this *Ordinance* are true and correct and incorporates them as findings of fact.

SECTION 8. SAVINGS CLAUSE. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 9. REPEALING ORDINANCES IN CONFLICT. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 10. EFFECTIVE DATE. This *Ordinance* shall be effective immediately following its passage and approval by the City Council.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 18TH DAY OF FEBRUARY, 2025.

_____
Trace Johannessen, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

DRAFT ORDINANCE 02.03.2025

1st Reading: *February 3, 2025*

2nd Reading: *February 18, 2025*

DRAFT
ORDINANCE
02.03.2025

Exhibit 'A'

Abandonment and Conveyance of Right-of-Way to the Adjacent and Abutting Property Owners

NOTES:
1. BEARINGS ARE REFERENCED TO GRID NORTH OF THE TEXAS COORDINATE SYSTEM OF 1983 (NORTH CENTRAL ZONE 4202, NAD83(2011) EPOCH 2010) AS DERIVED LOCALLY FROM ALLEN'A CONTROL SYSTEM. CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) PUBLISHED BY THE NATIONAL GEODETIC SURVEY (NGS). ALL DISTANCES SHOWN ARE SURFACE DISTANCES USING A COMBINED SCALE FACTOR OF 1.00014818.
2. BY GRAPHIC SCALE ONLY, THE SUBJECT PROPERTY APPEARS TO LIE WITHIN ZONE X (UNSHADED) AS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) NO. 48397C0045L, DATED SEPTEMBER 26, 2008 FOR ROCKWALL COUNTY, TEXAS AND INCORPORATED AREAS, ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
3. THE SURVEYOR, AS REQUIRED BY STATE LAW IS RESPONSIBLE FOR SURVEYING INFORMATION ONLY AND BEARS NO RESPONSIBILITY FOR THE ACCURACY OF THE ENGINEERING DATA ON THIS PLAT.
4. IT SHALL BE THE RESPONSIBILITY OF THE OWNER TO NOTIFY THE CITY ENGINEER IMMEDIATELY IF ANY PROPOSED CONSTRUCTION WILL OCCUR IN ANY EASEMENT OR ANY OTHER CITY PROTECTIVE AREA. THE CITY OF ROCKWALL WILL NOT BE RESPONSIBLE FOR ANY DAMAGES OCCURRING TO ANY STRUCTURE OR APPURTENANCE THEREOF WITHIN SUCH AREAS. ANY STRUCTURE PLACED WITHIN SUCH AREAS IS PLACED AT THE OWNER'S RISK. APPROVAL OF A PLAT BY THE CITY DOES NOT CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE BY THE CITY OF THE ADEQUACY AND AVAILABILITY FOR WATER FOR PERSONAL USE AND FIRE PROTECTION WITHIN SUCH PLAT, AS REQUIRED UNDER ORDINANCE 83-54.
LEGEND
CIRF - CAPPED IRON ROD FOUND
I.R.S. - IRON ROD SET
INST. NO. - INSTRUMENT NUMBER
VOL. - VOLUME
PG. - PAGE
SF - SQUARE FEET
D.R.R.C.T. - DEED RECORDS ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T. - OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY, TEXAS
SCALE IN FEET
1" = 40'
VICINITY MAP
N.T.S.
SITE
CLARK STREET
(CALLED 50' R.O.W.)
WADE DRIVE
(VARIABLE WIDTH R.O.W.)
POINT OF BEGINNING
LOT 1, BLOCK A
13,306 SF
0.305 AC
INST. NO. 20200000004491
O.P.R.R.C.T.
LOT 2, BLOCK A
11,565 SF
0.265 AC
KELLI WALKER AND JESSICA WALKER
INST. NO. 20200000004491
O.P.R.R.C.T.
LOT 3, BLOCK A
10,888 SF
0.250 AC
RICHARD HARRIS
INST. NO. 20190000035888
O.P.R.R.C.T.
LOT 4, BLOCK A
13,372 AC
KEVIN M. LEFFERE AND AMANDA HENRY
INST. NO. 20190000035887
O.P.R.R.C.T.
LOT 1, BLOCK A
CLARK ADDITION
INST. NO. 20190000009727
O.P.R.R.C.T.
LOT 4
RICHARD HARRIS
NO. 3 ADDITION
INST. NO. 20190000035839
O.P.R.R.C.T.
LOT 5
RICHARD HARRIS
NO. 3 ADDITION
INST. NO. 20190000035839
O.P.R.R.C.T.
LOT 4, BLOCK A
FOX ADDITION
INST. NO. 20200000021885
O.P.R.R.C.T.
LOT 5, BLOCK A
FOX ADDITION
INST. NO. 20200000021885
O.P.R.R.C.T.
LOT 1, BLOCK A
FOX ADDITION
INST. NO. 20200000021885
O.P.R.R.C.T.
LOT 1, BLOCK A
FOX ADDITION
INST. NO. 20200000021885
O.P.R.R.C.T.
LOT 1, BLOCK A
FOX ADDITION
INST. NO. 20200000021885
O.P.R.R.C.T.
LOT 1, BLOCK A
CLARK ADDITION
INST. NO. 20190000009727
O.P.R.R.C.T.
LOT 1, BLOCK A
CLARK ADDITION
INST. NO. 20190000009727
O.P.R.R.C.T.
CALLED 30' ALLEY
ABANDONED BY THIS PLAT
NO DOCUMENT FOUND
29' UTIL. / T.S.E. EASEMENT
BY THIS PLAT
N 89°59'35" E 288.88'
N 03°44'46" W 79.97'
N 02°53'42" W 84.78'
N 09°58'44" E 22.78'
N 89°10'48" E 146.90'
N 89°10'48" E 144.25'
N 03°16'48" W 91.86'
N 01°54'28" W 75.47'
N 88°04'19" E 10.27'
N 89°10'48" E 120.85'
S 88°55'48" W 133.12'
S 89°04'00" W 130.14'
S 89°04'22" E 5.12'
S 01°54'34" E 75.78'
S 00°53'37" E 79.95'
S 00°21'38" W 24.53'
N 89°10'48" E 119.20'
N 89°10'48" E 12.26'
N 89°10'48" E 12.27'
N 89°10'48" E 122.30'
N 89°10'48" E 122.30'
N 89°10'48" E 122.30'
N 89°10'48" E 122.30'
S 89°10'48" W 122.30'
S 89°10'48" W 122.30'
S 89°10'48" W

QUITCLAIM

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Date: _____, 2025

Grantor: **CITY OF ROCKWALL**,
a Texas Municipal Corporation

Grantor's Mailing Address:

City of Rockwall
385 S. Goliad Street
Rockwall, Rockwall County, Texas 75087

Grantee: Johnathan Fox

Grantee's Mailing Address:

Johnathan Fox
205 S. Clark Street
Rockwall, Texas 75087

Consideration: Ten and No/100 ($10.00) Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged

Property (including any improvements):

Being a **~0.052-acre tract of land** situated in the B.F. Boydstun Survey, Abstract No. 14, City of Rockwall, Rockwall County, Texas; said **~0.052-acre tract of land** being described as a portion of Lot 1, Block A, Fox-Harris Addition as depicted in *Exhibit 'A'* of this document, which is adding to Lot 1, Block A, Fox Addition that was established by *Instrument No. 20220000021655* of the Real Property Records of Rockwall County, Texas.

For the Consideration, Grantor quitclaims to Grantee all of Grantor's right, title, and interest in and to the Property, to have and to hold it to Grantee and Grantee's successors, and assigns forever. Neither Grantor nor Grantor's successors, or assigns will have, claim, or demand any right or title to the Property or any part of it.

DRAFT QUITCLAIM DEED

When the context requires, singular nouns and pronouns include the plural.

CITY OF ROCKWALL,
a Texas municipal corporation

By: _____
Trace Johannesen, *Mayor*

ACKNOWLEDGMENT

STATE OF TEXAS §
§
COUNTY OF ROCKWALL §

Before me on this _____ day of _____ 2025 personally appeared, Mayor known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as the act of the City of Rockwall, a Texas municipal corporation, as its Mayor, for the purposes and consideration therein expressed.

_____
Notary Public, State of Texas

AFTER RECORDING PLEASE RETURN TO:

Ryan Miller, Director of Planning and Zoning
City of Rockwall
385 S. Goliad Street
Rockwall, Texas 75087

DRAFT QUITCLAIM DEED

EXHIBIT "A"

NOTES
1. BEARINGS ARE REFERENCED TO GRID NORTH OF THE TEXAS COORDINATE SYSTEM OF 1983 (NORTH CENTRAL ZONE 4202) AS DETERMINED BY GPS OBSERVATIONS. DISTANCES SHOWN ARE SURFACE DISTANCES USING A COMBINED SCALE FACTOR OF 1.00014618.
2. BY GRAPHIC SCALE ONLY, THE SUBJECT PROPERTY APPEARS TO LIE WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) NO. 48397C0040J, DATED SEPTEMBER 26, 2008 OF THE NATIONAL INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF TNP SURVEYOR.
3. THE SURVEYOR AS REQUIRED BY STATE LAW, IS RESPONSIBLE FOR SURVEYING INFORMATION ONLY AND BEARS NO RESPONSIBILITY FOR THE ACCURACY OF THE ENGINEERING DATA ON THIS PLAT.
4. IT SHALL BE THE DUTY OF THE CITY OF ROCKWALL TO WITHHOLD BUILDING PERMITS UNTIL APPROVAL OF A PLAT BY THE CITY DOES NOT CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE BY THE CITY OF THE ADEQUACY AND AVAILABILITY FOR WATER FOR PERSONAL USE AND FIRE PROTECTION WITHIN SUCH PLAT, AS REQUIRED UNDER ORDINANCE 83-54
LEGEND
1/2" CIRF = 1/2" CAPPED IRON ROD FOUND
N.T.S. = NOT TO SCALE
R.O.W. = RIGHT OF WAY
INST. NO. = INSTRUMENT NUMBER
VOL. VOL. / PAGE
P.R.R.C.T. = PLAT RECORDS ROCKWALL COUNTY, TEXAS
AC = ACRES
SF = SQUARE FEET
D.R.R.C.T. = DEED RECORDS ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T. = OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY, TEXAS
SCALE IN FEET
1" = 40'
CLARK STREET
(CALLED 50' R.O.W.)
WADE DRIVE
(VARIABLE WIDTH R.O.W.)
POINT OF BEGINNING
LOT 1, BLOCK A
13,308 SF
0.305 AC
JONATHAN FOX
INST. NO. 20240000001401
LOT 2, BLOCK A
14,685 SF
0.337 AC
KELLI WALKER AND JESSICA WALKER
INST. NO. 20240000001401
LOT 3, BLOCK A
10,886 SF
0.249 AC
RICHARD HARRIS
INST. NO. 20180000008388
LOT 4, BLOCK A
0.512 AC
KEVIN M. LEFEBRE AND AMANDA HENRY
INST. NO. 20240000000591
ABANDONED TO THIS PLAT
CALLED 30' ALLEY
INST. NO. DOCUMENT NOT FOUND
B.F. BOYSTUN SURVEY
ABSTRACT NO. 14
LOT 1, BLOCK A
FOX-HARRIS ADDITION
INST. NO. 20240000001401
LOT 2, BLOCK A
FOX-HARRIS ADDITION
INST. NO. 20240000001401
LOT 3, BLOCK A
FOX-HARRIS ADDITION
INST. NO. 20240000001401
LOT 4
RICHARD HARRIS
BLOCK A
ADDITION
INST. NO. 20180000008388
LOT 1
RICHARD HARRIS
BLOCK A
ADDITION
INST. NO. 20180000008388
LOT 1, BLOCK A
LOTH ADDITION
INST. NO. 20180000002207
LOT 2, BLOCK A
LOTH ADDITION
INST. NO. 20180000002207
LOT 1, BLOCK A
LOTH ADDITION
INST. NO. 20180000002207
LOT 2, BLOCK A
LOTH ADDITION
INST. NO. 20180000002207
LYNN LAFERRE WILKINSON AND CHRISTOPHER WILKINSON
VOL. 4998, PG. 185
D.R.R.C.T.
MORNSUN PANTHERS LLC
INST. NO. 20190000000308
D.R.R.C.T.
N 88°59'48" E 288.88'
N 03°44'46" W 79.97'
N 00°59'44" E 22.78'
N 02°53'42" W 84.78'
S 88°59'48" W 133.12'
S 01°34'34" E 75.78'
S 00°53'37" E 79.95'
S 07°21'38" W 24.83'
S 01°07'32" E 5.12'
S 88°08'00" W 130.14'
N 01°54'28" W 75.47'
N 03°16'48" W 91.86'
N 89°10'48" E 120.85'
N 89°10'48" E 144.25'
N 89°19'19" E 10.20'
N 88°10'48" E 146.90'
N 89°10'48" E 119.20'
N 88°10'48" E 12.26'
N 88°10'48" E 12.27'
S 88°10'48" W 12.26'
S 88°10'48" W

QUITCLAIM

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Date: _____, 2025

Grantor: **CITY OF ROCKWALL**,
a Texas Municipal Corporation

Grantor's Mailing Address:

City of Rockwall
385 S. Goliad Street
Rockwall, Rockwall County, Texas 75087

Grantee: Kelli and Jessica Walker

Grantee's Mailing Address:

Kelli and Jessica Walker
206 Wade Drive
Rockwall, Texas 75087

Consideration: Ten and No/100 ($10.00) Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged

Property (including any improvements):

Being a **~0.033-acre tract of land** situated in the B.F. Boydstun Survey, Abstract No. 14, City of Rockwall, Rockwall County, Texas; said **~0.033-acre tract of land** being described as a portion of Lot 2, Block A, Fox-Harris Addition as depicted in *Exhibit 'A'* of this document, which is adding to Lot 2, Block A, Fox Addition that was established by *Instrument No. 20220000021655* of the Real Property Records of Rockwall County, Texas.

For the Consideration, Grantor quitclaims to Grantee all of Grantor's right, title, and interest in and to the Property, to have and to hold it to Grantee and Grantee's successors, and assigns forever. Neither Grantor nor Grantor's successors, or assigns will have, claim, or demand any right or title to the Property or any part of it.

DRAFT QUITCLAIM DEED

When the context requires, singular nouns and pronouns include the plural.

CITY OF ROCKWALL,
a Texas municipal corporation

By: _____
Trace Johannesen, *Mayor*

ACKNOWLEDGMENT

STATE OF TEXAS §
§
COUNTY OF ROCKWALL §

Before me on this _____ day of _____ 2025 personally appeared, Mayor known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as the act of the City of Rockwall, a Texas municipal corporation, as its Mayor, for the purposes and consideration therein expressed.

_____
Notary Public, State of Texas

AFTER RECORDING PLEASE RETURN TO:

Ryan Miller, Director of Planning and Zoning
City of Rockwall
385 S. Goliad Street
Rockwall, Texas 75087

DRAFT QUITCLAIM DEED

EXHIBIT "A"

NOTES
LEGEND
SCALE IN FEET
1"=40'
CLARK STREET
(CALLED 50' R.O.W.)
WADE DRIVE
(VARIABLE WIDTH R.O.W.)
POINT OF BEGINNING
LOT 1, BLOCK A
13,308 SF
0.305 AC
LOT 2, BLOCK A
14,685 SF
0.337 AC
LOT 3, BLOCK A
10,886 SF
0.249 AC
LOT 4, BLOCK A
13,512 SF
0.310 AC
ABANDONED TO THIS PLAT
CALLED 30' ALLEY
N 88°59'35" E 288.88'
S 88°59'48" W 133.12'
N 00°59'44" E 22.78'
N 02°53'42" W 84.78'
N 03°44'46" W 79.97'
N 89°10'48" E 119.20'
N 03°16'48" W 91.86'
N 89°10'48" E 120.85'
N 01°54'28" W 75.47'
S 88°08'00" W 130.14'
S 01°51'32" E 5.12'
S 01°34'34" E 75.78'
S 00°53'37" E 79.95'
S 00°21'38" W 24.83'
VICINITY MAP
SITE
OWNER'S DEDICATION
SURVEYOR'S CERTIFICATE
PRELIMINARY
FOX-HARRIS ADDITION
LOTS 1, 2, 3, & 4, BLOCK A
FINAL PLAT
PROJECT INFORMATION
SURVEYOR
OWNER LOT 1
OWNER LOT 2
OWNER LOT 3
OWNER LOT 4
RECOMMENDED FOR FINAL APPROVAL

QUITCLAIM

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Date: _____, 2025

Grantor: **CITY OF ROCKWALL**,
a Texas Municipal Corporation

Grantor's Mailing Address:

City of Rockwall
385 S. Goliad Street
Rockwall, Rockwall County, Texas 75087

Grantee: Kevin Lefere and Amanda Henry

Grantee's Mailing Address:

Kevin Lefere and Amanda Henry
209 S. Clark Street
Rockwall, Texas 75087

Consideration: Ten and No/100 ($10.00) Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged

Property (including any improvements):

Being a **~0.046-acre tract of land** situated in the B.F. Boydstun Survey, Abstract No. 14, City of Rockwall, Rockwall County, Texas; said **~0.046-acre tract of land** being described as a portion of Lot 4, Block A, Fox-Harris Addition as depicted in *Exhibit 'A'* of this document, which is adding to Lot B, Block 48A, B. F. Boydston Addition that is delineated by *Instrument No. 20150000005591* of the Real Property Records of Rockwall County, Texas.

For the Consideration, Grantor quitclaims to Grantee all of Grantor's right, title, and interest in and to the Property, to have and to hold it to Grantee and Grantee's successors, and assigns forever. Neither Grantor nor Grantor's successors, or assigns will have, claim, or demand any right or title to the Property or any part of it.

DRAFT QUITCLAIM DEED

When the context requires, singular nouns and pronouns include the plural.

CITY OF ROCKWALL,
a Texas municipal corporation

By: _____
Trace Johannesen, *Mayor*

ACKNOWLEDGMENT

STATE OF TEXAS §
§
COUNTY OF ROCKWALL §

Before me on this _____ day of _____ 2025 personally appeared, Mayor known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as the act of the City of Rockwall, a Texas municipal corporation, as its Mayor, for the purposes and consideration therein expressed.

_____
Notary Public, State of Texas

AFTER RECORDING PLEASE RETURN TO:

Ryan Miller, Director of Planning and Zoning
City of Rockwall
385 S. Goliad Street
Rockwall, Texas 75087

DRAFT QUITCLAIM DEED

EXHIBIT "A"

DRAFT NOT FOR FINAL

QUITCLAIM

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Date: _____, 2025

Grantor: **CITY OF ROCKWALL**,
a Texas Municipal Corporation

Grantor's Mailing Address:

City of Rockwall
385 S. Goliad Street
Rockwall, Rockwall County, Texas 75087

Grantee: Rhonda Wells

Grantee's Mailing Address:

Rhonda Wells
210 Wade Drive
Rockwall, Texas 75087

Consideration: Ten and No/100 ($10.00) Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged

Property (including any improvements):

Being a **~0.039-acre tract of land** situated in the B.F. Boydstun Survey, Abstract No. 14, City of Rockwall, Rockwall County, Texas; said **~0.039-acre tract of land** being described as a portion of Lot 3, Block A, Fox-Harris Addition as depicted in *Exhibit 'A'* of this document, which is adding to Lot 3 of the Richard Harris Subdivision No. 3 Addition that was established by *Instrument No. 20190000009339* of the Real Property Records of Rockwall County, Texas.

For the Consideration, Grantor quitclaims to Grantee all of Grantor's right, title, and interest in and to the Property, to have and to hold it to Grantee and Grantee's successors, and assigns forever. Neither Grantor nor Grantor's successors, or assigns will have, claim, or demand any right or title to the Property or any part of it.

DRAFT QUITCLAIM DEED

When the context requires, singular nouns and pronouns include the plural.

CITY OF ROCKWALL,
a Texas municipal corporation

By: _____
Trace Johannesen, *Mayor*

ACKNOWLEDGMENT

STATE OF TEXAS §
§
COUNTY OF ROCKWALL §

Before me on this _____ day of _____ 2025 personally appeared, Mayor known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as the act of the City of Rockwall, a Texas municipal corporation, as its Mayor, for the purposes and consideration therein expressed.

_____
Notary Public, State of Texas

AFTER RECORDING PLEASE RETURN TO:

Ryan Miller, Director of Planning and Zoning
City of Rockwall
385 S. Goliad Street
Rockwall, Texas 75087

DRAFT QUITCLAIM DEED

EXHIBIT "A"

Drawing: L:\Projects\RWL 24372 Downtown Rockwall Platting\Acad\Deliverables\Final_Plat(2024 12 19 RWL 24372 Fox-Harris Final Plat.dwg at Dec 19, 2024-2:43pm by wsingleton
NOTES
OWNER'S DEDICATION
SURVEYOR'S CERTIFICATE
PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT
FOX-HARRIS ADDITION
LOTS 1, 2, 3, & 4, BLOCK A
FINAL PLAT
PROJECT INFORMATION
SURVEYOR
CLARK STREET
(CALLED 50' R.O.W.)
WADE DRIVE
(VARIABLE WIDTH R.O.W.)
POINT OF BEGINNING
LOT 1, BLOCK A
13,308 SF
0.306 AC
LOT 2, BLOCK A
14,685 SF
0.337 AC
LOT 3, BLOCK A
10,886 SF
0.249 AC
LOT 4, BLOCK A
9,512 AC
0.218 AC
ABANDONED 30' ALLEY
VICINITY MAP
RECOMMENDED FOR FINAL APPROVAL
APPROVED
OWNER LOT 1
OWNER LOT 2
OWNER LOT 3
OWNER LOT 4



1ST QUARTER REPORT & ANNUAL RECAP

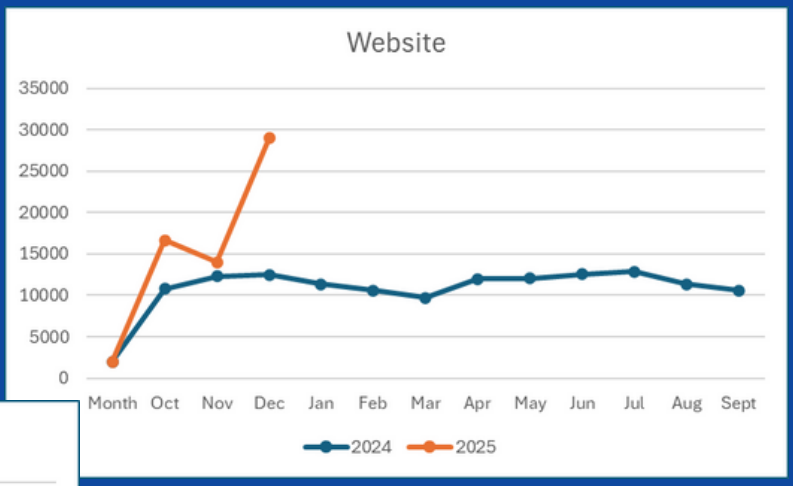
OCTOBER - DECEMBER 2024

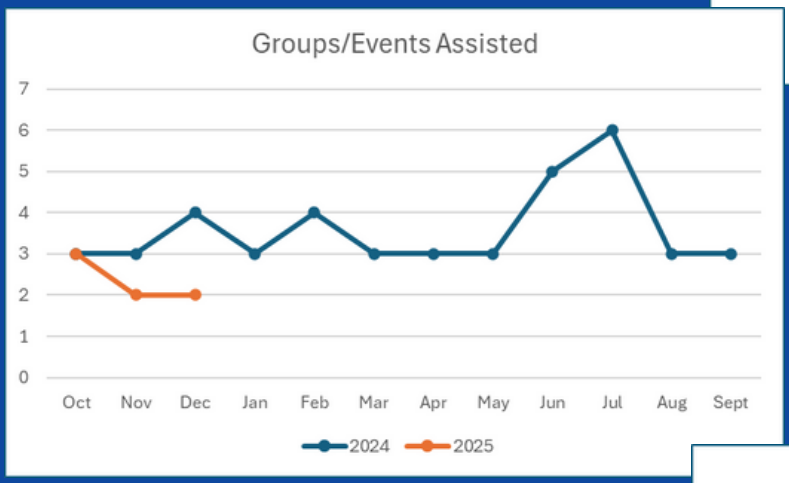
Visit ROCKWALL
Free Live Music Capital of North Texas

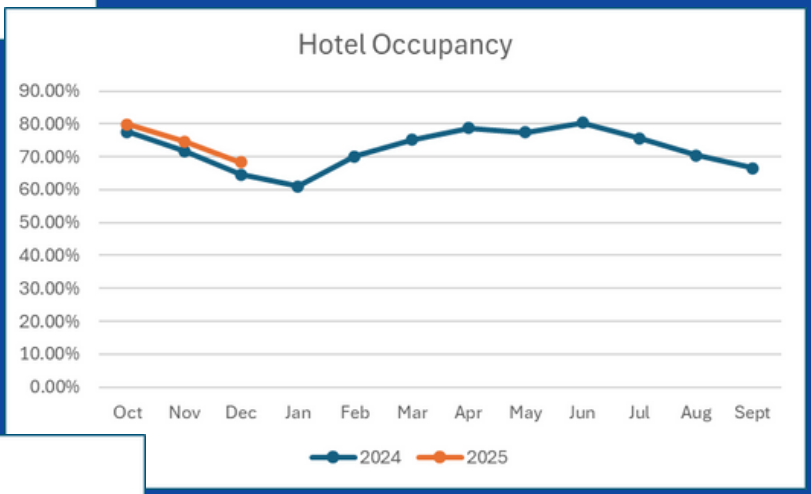
Jodi Willard
Director of Tourism

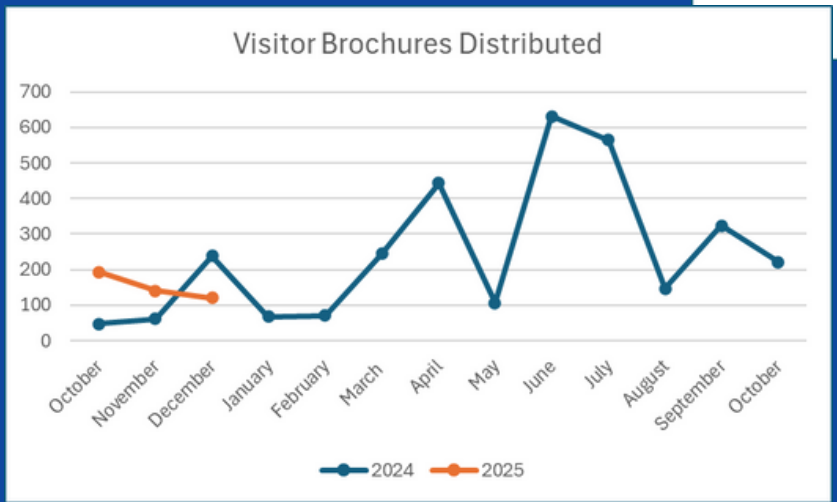
VisitRockwall.com

ROCKWALL BY THE NUMBERS









SALES/SERVICING OPPORTUNITIES







Shows/Events Attended:

- State Fair of Texas Heritage Trails Region
  - Hosted booth for Rockwall Days
- Texas Municipal League
  - Hosted booth highlighting Rockwall to state organizations
- Texas Travel Summit
  - Attended annual summit promoting Rockwall
- TACVB Regional Workshop
  - Attended workshop in McKinney
- Destination Southwest
  - Hosted booth promoting Rockwall to meeting planners
- Quarterly Hoteliers Meeting



Upcoming Expo Shows:

- Southwest Showcase - January 29, 2025
- Dallas Travel Show - March 7 - 8, 2025

Visit ROCKWALL
Free Live Music Capital of North Texas

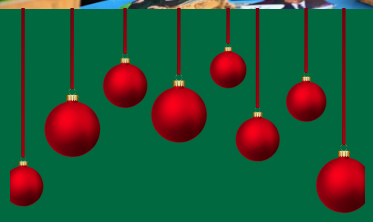
FAMILY FIRST WFAA HOMETOWN CHRISTMAS













FAMILY FIRST

WFAA's Kara Sewell and Chris Lawrence meet community at Rockwall Hometown Christmas Festival

WFAA's Kara Sewell and Chris Lawrence met numerous new DFW residents and many young families at the annual Rockwall Hometown Christmas Festival.



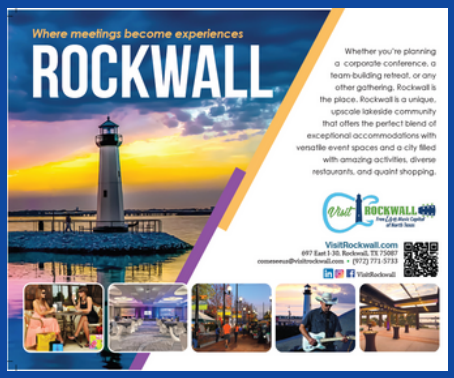
Merry Christmas

For the second year, Visit Rockwall partnered with WFAA Family First at the Hometown Christmas Event.

WFAA abc FAMILY F1RST

PRINT ADVERTISING

Texas Society of Association Executives





Membership Directory
925 Copies distributed annually

TX Events Calendar



65,000 Printed copies distributed

Texas Meetings & Events



2024 Winter
Audience: 855,000

DFW Child



270,000 Print & Digital copies distributed

DIGITAL ADVERTISING

Texas Society of Association Executives



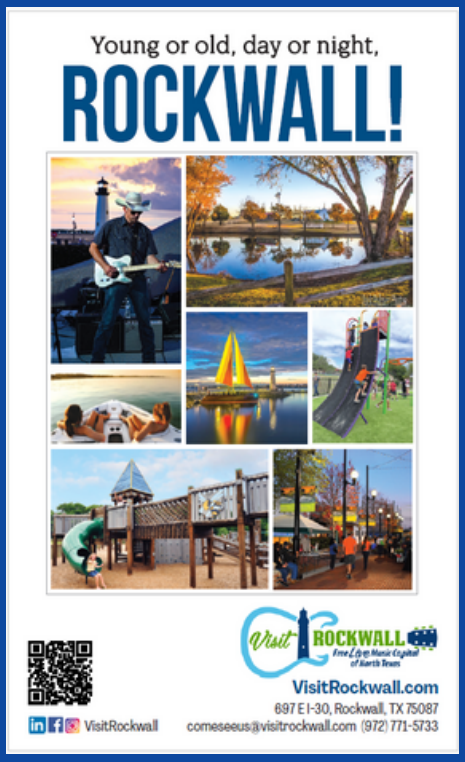
28,307 Impressions

Texas Parks & Wildlife



500,000 Impressions

Texas Highways Magazine



500,000 anticipated Impressions

BLOG RESULTS

Attractions in Rockwall (individual page)

Total Actions Taken

26,112

- 441 Website Click-thrus
- 24,048 Page Views
- 50 Slideshow Views
- 405 Facebook Click-thrus
- 420 Instagram Click-thrus
- 376 Booking Click Thrus
- 372 Content Click Thrus

Events in Rockwall (individual page)

Total Actions Taken

11,146

- 431 Website Click-thrus
- 9,207 Page Views
- 7 Slideshow Views
- 405 Facebook Click-thrus
- 417 Instagram Click-thrus
- 380 Booking Click Thrus
- 299 Content Click Thrus

Things to Do in Rockwall (individual page)

Total Actions Taken

13,585

- 455 Website Click-thrus
- 11,840 Page Views
- 57 Slideshow Views
- 396 Facebook Click-thrus
- 433 Instagram Click-thrus
- 385 Booking Click Thrus
- 19 Content Click Thrus

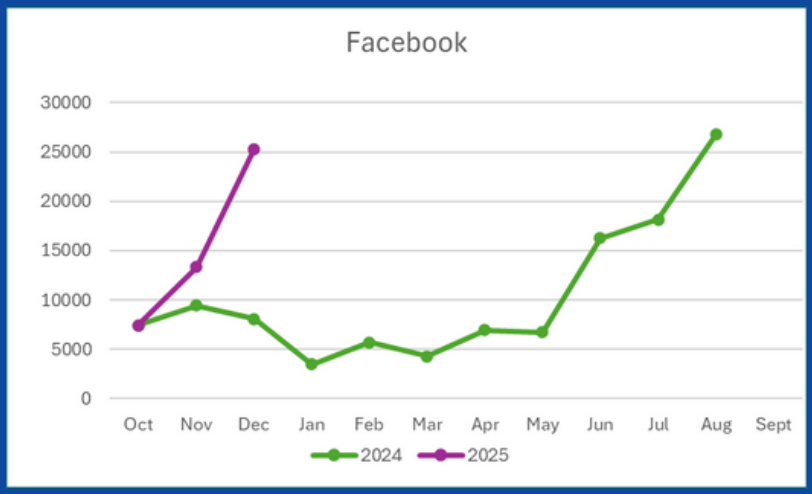
Total Actions Taken

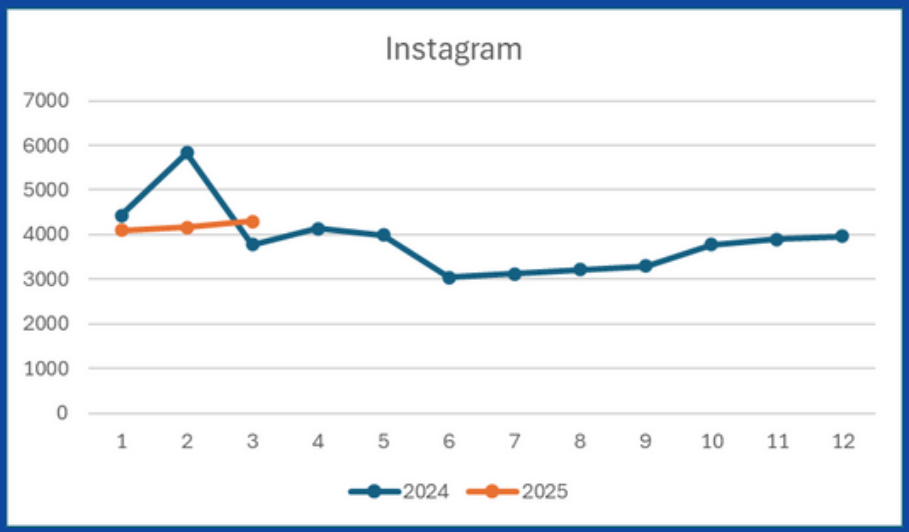
18,499

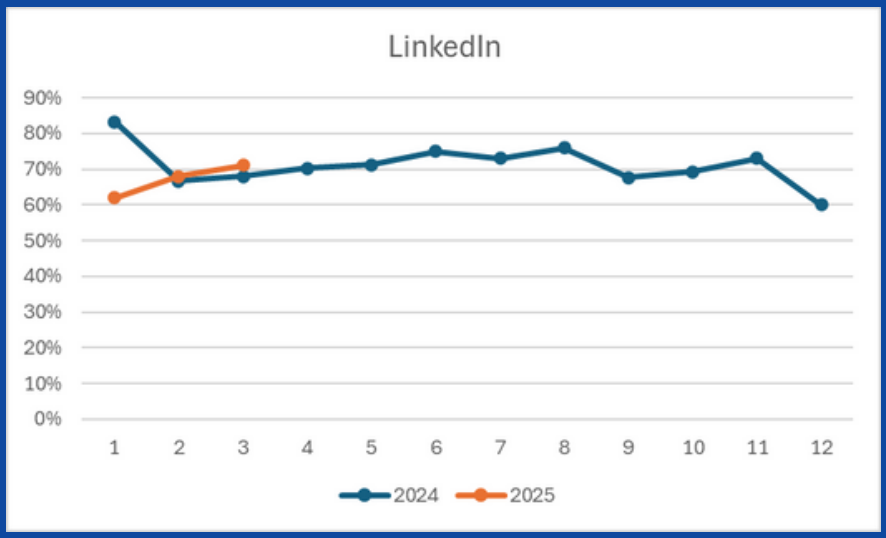
- 469 Website Click-thrus
- 16,529 Page Views
- 97 Slideshow Views
- 400 Facebook Click-thrus
- 410 Instagram Click-thrus
- 397 Booking Click Thrus
- 197 Content Click Thrus

SOCIAL MEDIA METRICS

We continue to successfully promote attractions, restaurants, and events in Rockwall on Facebook, Instagram and LinkedIn.



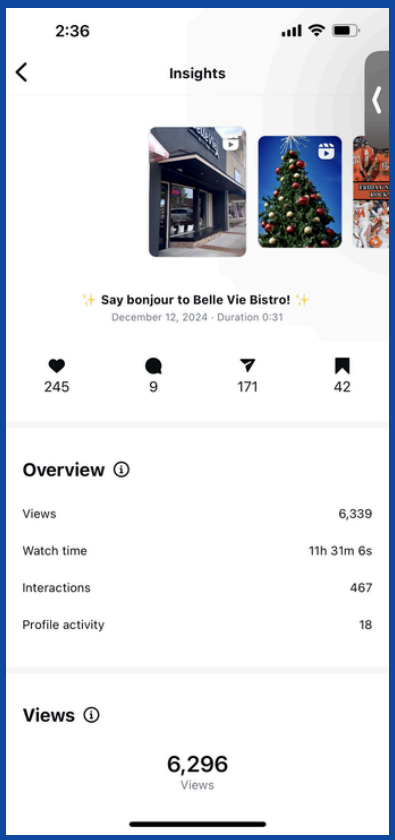


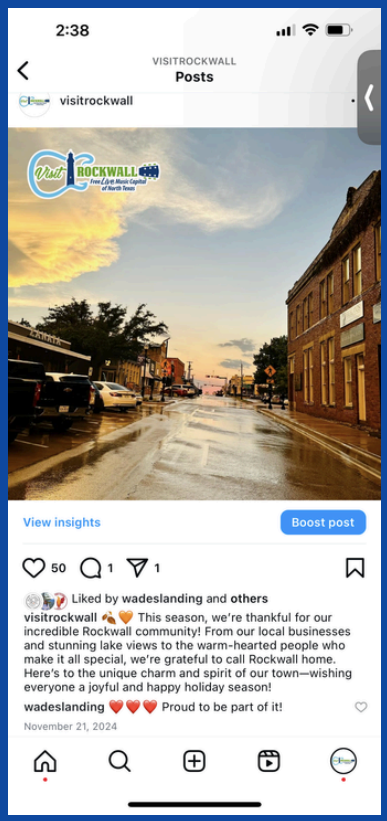


Our top performing posts of Rockwall were restaurant posts.

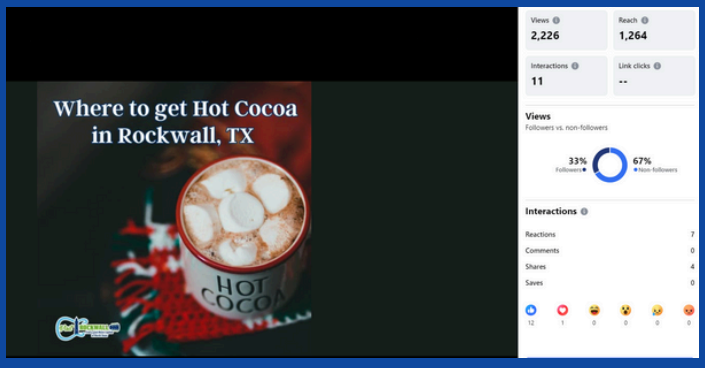
SOCIAL MEDIA METRICS

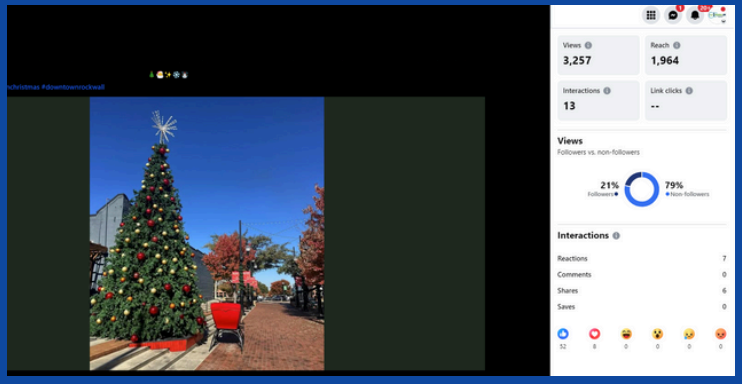
Examples of Social Media Posts made this quarter.











Our top performing posts of Rockwall were restuarant posts.

Rockwall Area Chamber of Commerce & Visitors Center
Hotel Occupancy Tax Financial Review
Program Year 2024-2025 Q1

	Q1 Ending 12/31/2024 2024-2025 Actual	Awarded/Received
Program Year Revenues		
Money Awarded		400,000
Payments Received		100,000
Expense		
Digital Advertising/Marketing	3,300	
Print Advertising/Marketing	3,064	
Misc Advertising/Marketing		
Sales/ Expo Travel	2,776	
Expo Registration Fees		
Misc. Expenses		
Staffing	41,587	
Other Operational Expenses	1,940	
Events	100	
Professional Dues / Memberships	1,150	
Website Support.	885	
Supplies	60	
Postage	1,086	
Total Expenses		55,948
Funds Surplus/(Deficit)		44,052

City of Rockwall
The New Horizon

Building Inspections Department
Monthly Report

December 2024

Permits

Total Permits Issued:	**263**
Building Permits:	22
Contractor Permits:	241
Total Commercial Permit Values:	**$5,608,320.00**
Building Permits:	$3,745,230.00
Contractor Permits:	$1,863,090.00
Total Fees Collected:	**$232,852.46**
Building Permits:	$189,743.77
Contractor Permits:	$43,108.69

Board of Adjustment

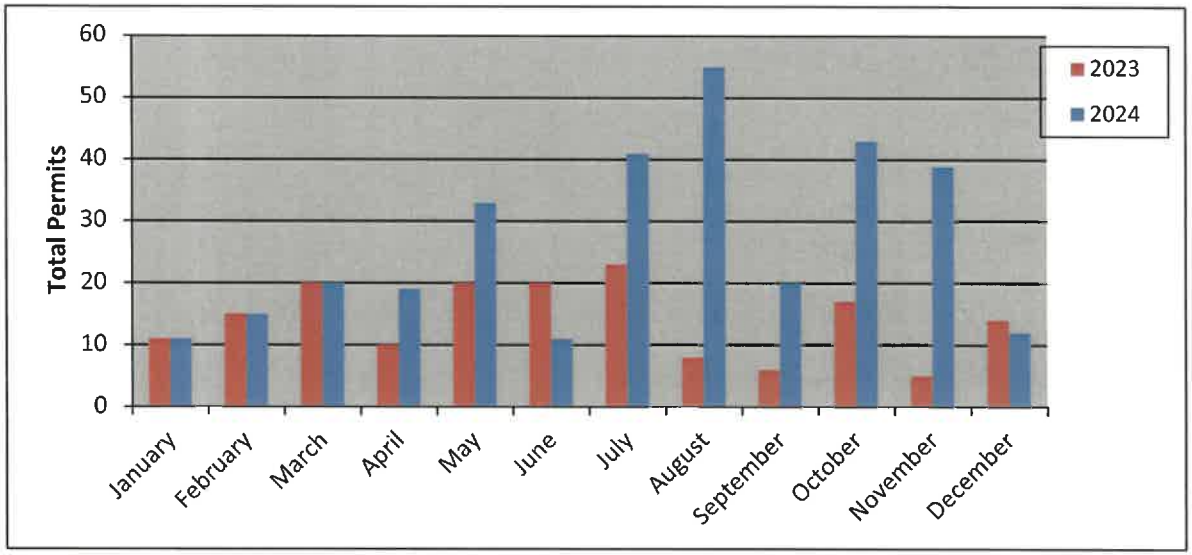
Board of Adjustment Cases:	**0**

City of Rockwall
PERMITS ISSUED - Summary by Type and Subtype
For the Period 12/1/2024 to 12/31/2024

Type/Subtype	# of Permits Issued	Valuation of Work	Fees Charged
Commercial Building Permit	44	$5,608,320.00	$114,148.83
Addition	1	145,230.00	$1,288.11
Electrical Permit	12	68,101.00	$1,523.80
Mechanical Permit	4	123,250.00	$1,688.10
New Construction	2	3,600,000.00	$96,875.49
Plumbing Permit	5	51,550.00	$1,028.38
Remodel	5	1,479,760.00	$9,245.95
Sign Permit	13	140,429.00	$2,295.00
Temporary Construction Trailer	2		$204.00
Residential Building Permit	217		$117,683.63
Accessory Building Permit	3		$764.85
Addition	1		$584.92
Concrete Permit	1		$136.48
Demolition	2		$102.00
Driveway Permit	4		$899.66
Electrical Permit	11		$1,096.50
Fence Permit	36		$1,834.00
Generator	14		$2,142.00
Irrigation Permit	38		$2,907.00
Mechanical Permit	16		$1,989.00
New Single Family Residential	12		$89,083.10
Patio Cover/Pergola	2		$306.00
Plumbing Permit	34		$2,752.50
Pool	2		$252.00
Remodel	3		$3,179.58
Retaining Wall Permit	5		$253.00
Roofing Permit	12		$916.50
Solar Panel Permit	5		$2,185.00
Takeline - Boat House	1		$127.30
Takeline - Seawall	1		$51.00
Temporary Construction Trailer	1		$5,458.24
Window & Door Permit	13		$663.00
Short Term Rental	2		$1,020.00
Non-Owner-Occupied	2		$1,020.00
Totals:	**263**		**$232,852.46**

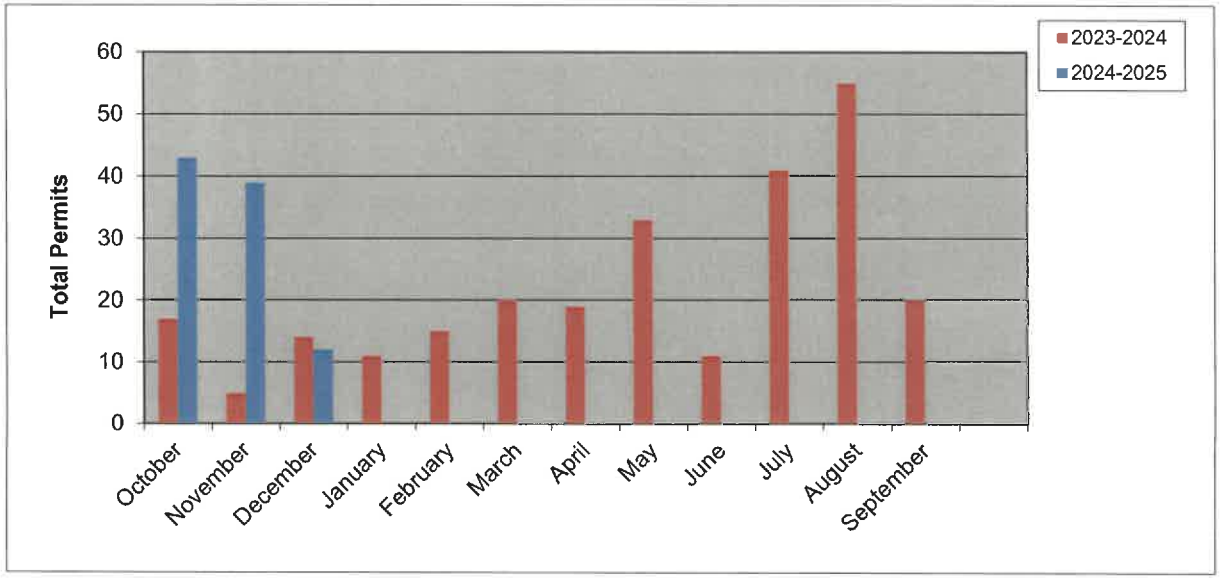
New Residential Permits Calendar Year

	Year	
	2023	2024
January	11	11
February	15	15
March	20	20
April	10	19
May	20	33
June	20	11
July	23	41
August	8	55
September	6	20
October	17	43
November	5	39
December	14	12
Totals	169	319



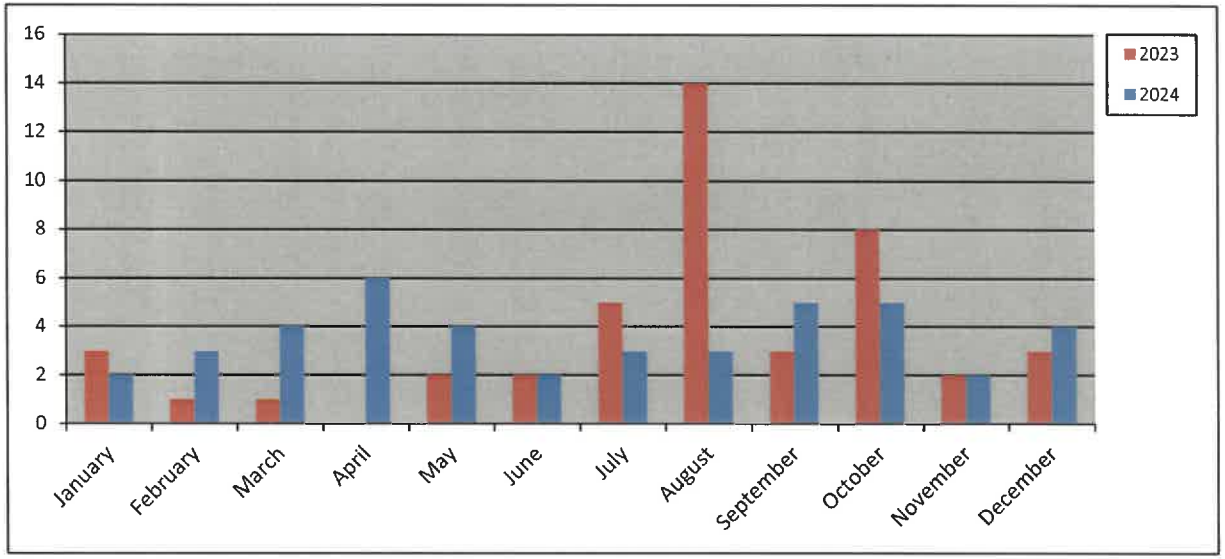
New Residential Permits Fiscal Year

	Year	
	2023-2024	2024-2025
October	17	43
November	5	39
December	14	12
January	11	
February	15	
March	20	
April	19	
May	33	
June	11	
July	41	
August	55	
September	20	
Totals	**261**	**94**



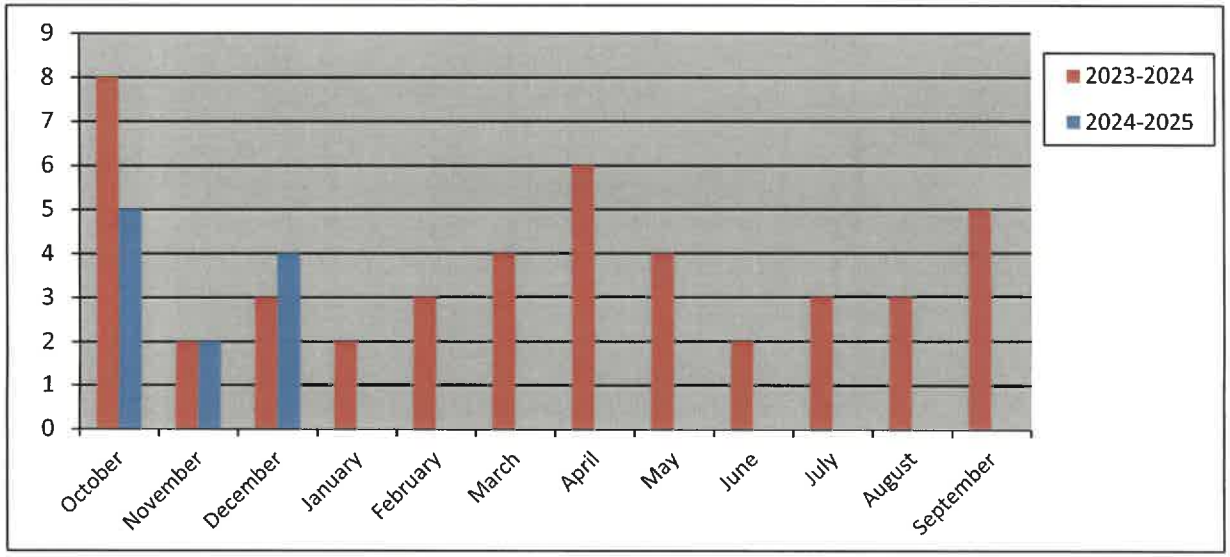
Residential Remodel/Additions Permits Calendar Year

Year		
	2023	2024
January	3	2
February	1	3
March	1	4
April	0	6
May	2	4
June	2	2
July	5	3
August	14	3
September	3	5
October	8	5
November	2	2
December	3	4
Totals	44	43



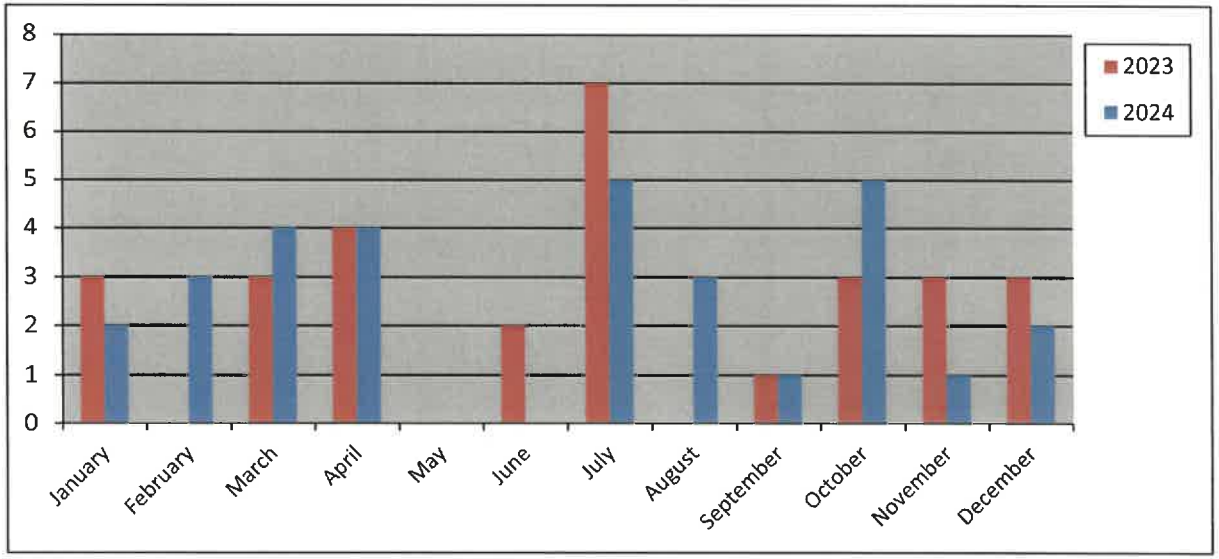
Residential Remodel/Additions Permits Fiscal Year

Year		
	2023-2024	2024-2025
October	8	5
November	2	2
December	3	4
January	2	
February	3	
March	4	
April	6	
May	4	
June	2	
July	3	
August	3	
September	5	
Totals	**45**	**11**



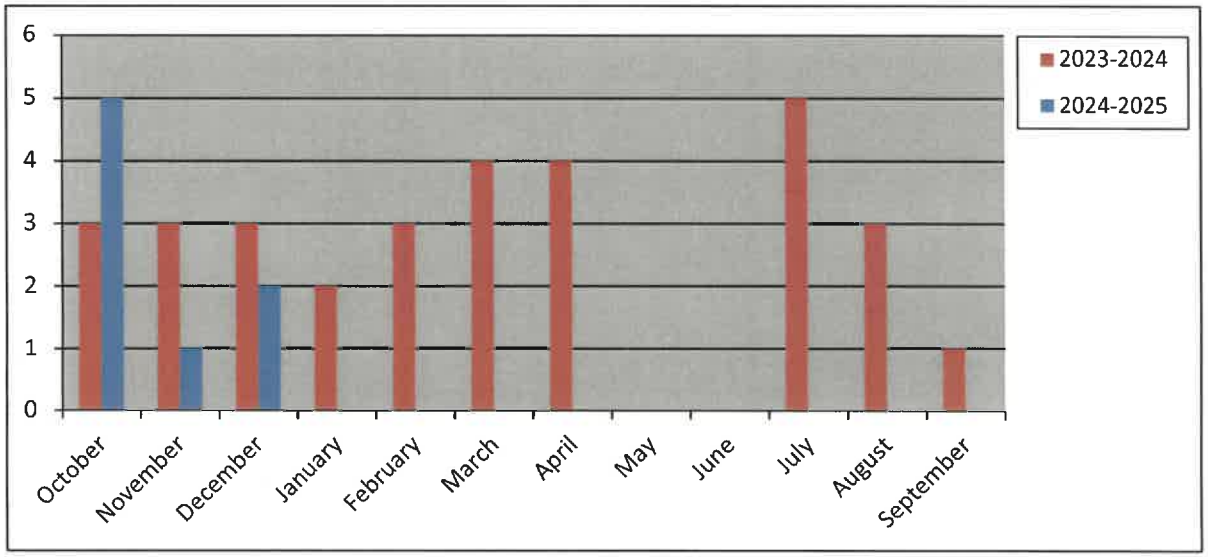
New Commercial Permits Calendar Year

	Year	
	2023	2024
January	3	2
February	0	3
March	3	4
April	4	4
May	0	0
June	2	0
July	7	5
August	0	3
September	1	1
October	3	5
November	3	1
December	3	2
Totals	**29**	**30**



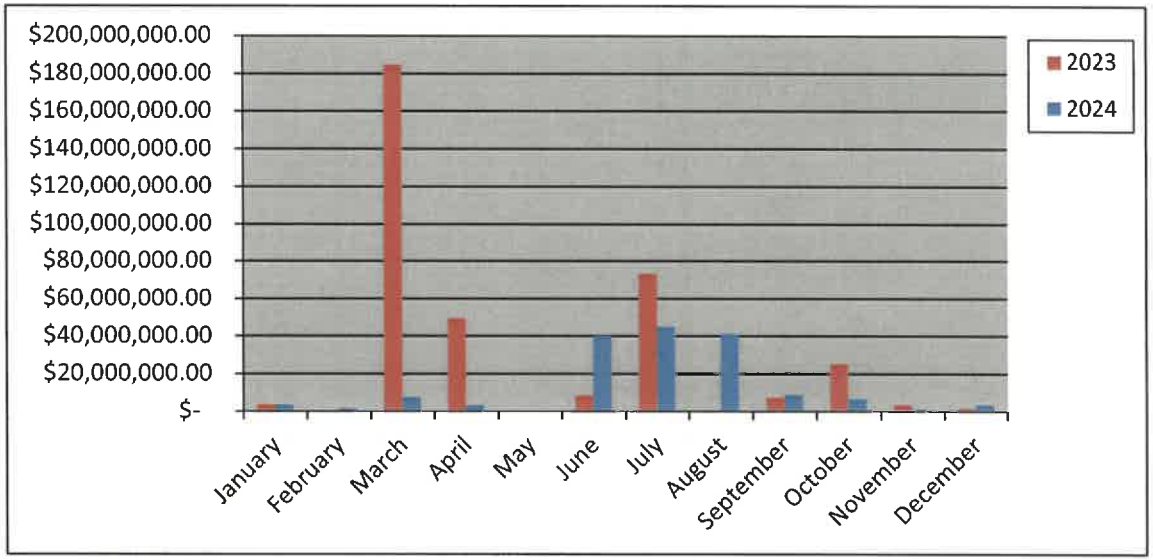
New Commercial Permits Fiscal Year

	Year	
	2023-2024	2024-2025
October	3	5
November	3	1
December	3	2
January	2	
February	3	
March	4	
April	4	
May	0	
June	0	
July	5	
August	3	
September	1	
Totals	**31**	**8**



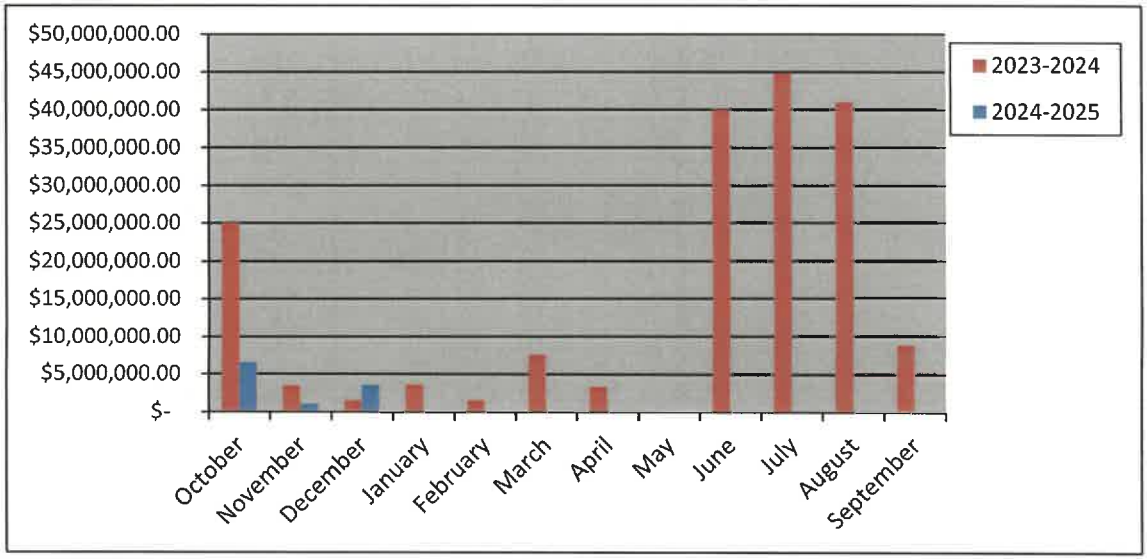
New Commercial Value Calendar Year

Year	2023	2024
January	$ 3,684,500.00	$ 3,628,000.00
February	$ -	$ 1,600,000.00
March	$ 184,834,500.00	$ 7,573,400.00
April	$ 49,466,652.00	$ 3,400,000.00
May	$ -	$ -
June	$ 8,450,000.00	$ 40,015,846.78
July	$ 73,254,209.00	$ 44,803,145.65
August	$ -	$ 41,008,367.00
September	$ 7,200,000.00	$ 8,800,000.00
October	$ 25,014,439.00	$ 6,526,233.00
November	$ 3,500,000.00	$ 1,100,000.00
December	$ 1,539,000.00	$ 3,600,000.00
Totals	**$ 356,943,300.00**	**$ 162,054,992.43**



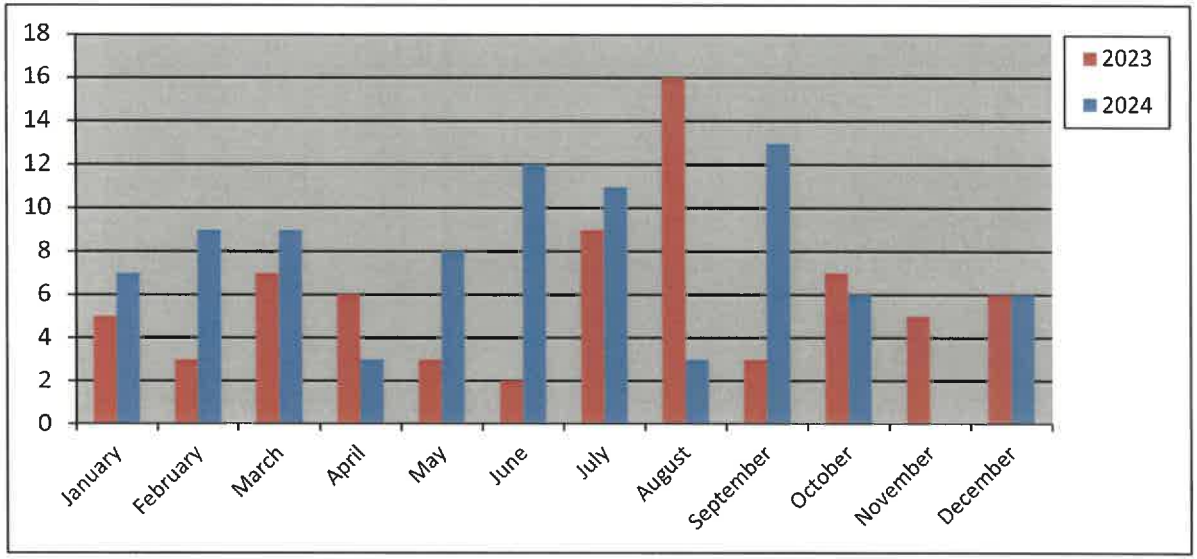
New Commercial Value Fiscal Year

Year	2023-2024	2024-2025
October	$ 25,014,439.00	$ 6,526,233.00
November	$ 3,500,000.00	$ 1,100,000.00
December	$ 1,539,000.00	$ 3,600,000.00
January	$ 3,628,000.00	
February	$ 1,600,000.00	
March	$ 7,573,400.00	
April	$ 3,400,000.00	
May	$ -	
June	$ 40,015,846.78	
July	$ 44,803,145.65	
August	$ 41,008,367.00	
September	$ 8,800,000.00	
Totals	**$ 180,882,198.43**	**$ 11,226,233.00**



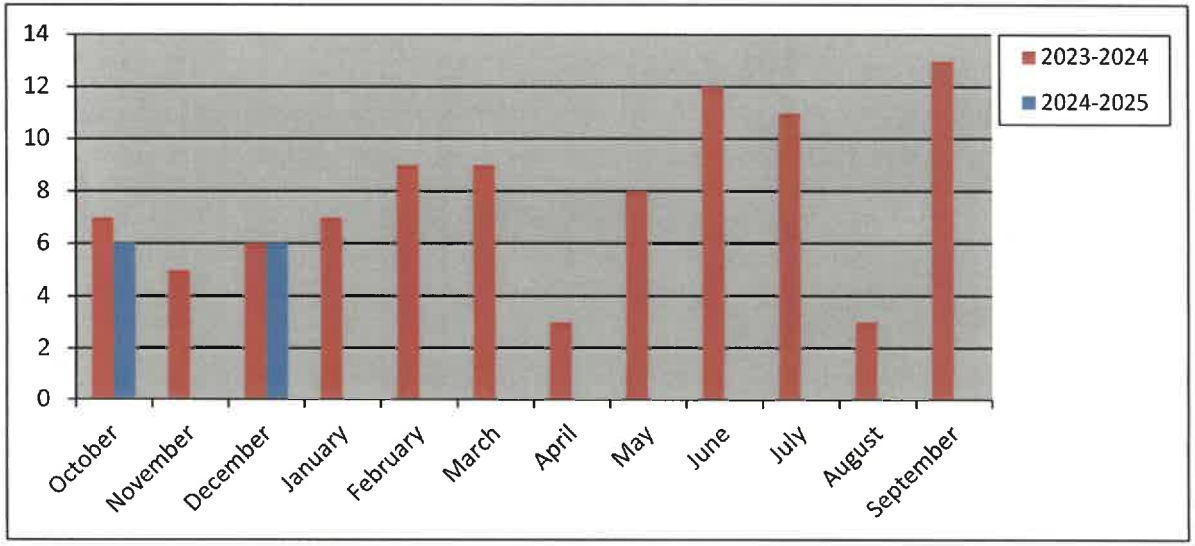
Commercial Additions/Remodel Permits Calendar Year

Year		
	2023	2024
January	5	7
February	3	9
March	7	9
April	6	3
May	3	8
June	2	12
July	9	11
August	16	3
September	3	13
October	7	6
November	5	0
December	6	6
Totals	**72**	**87**



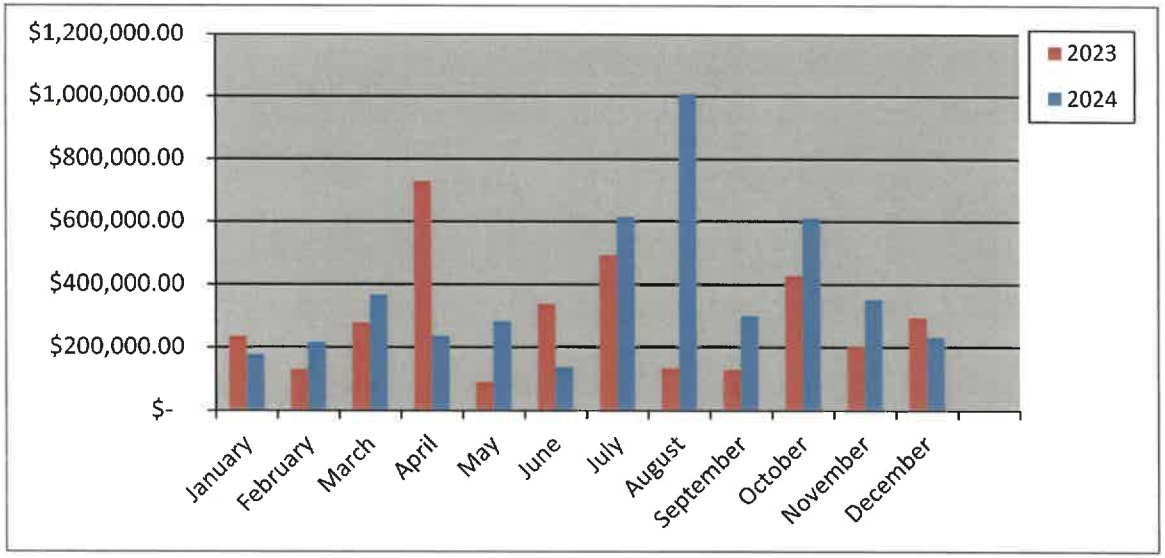
Commercial Additions/Remodel Permits Fiscal Year

Year		
	2023-2024	2024-2025
October	7	6
November	5	0
December	6	6
January	7	
February	9	
March	9	
April	3	
May	8	
June	12	
July	11	
August	3	
September	13	
Totals	**93**	**12**



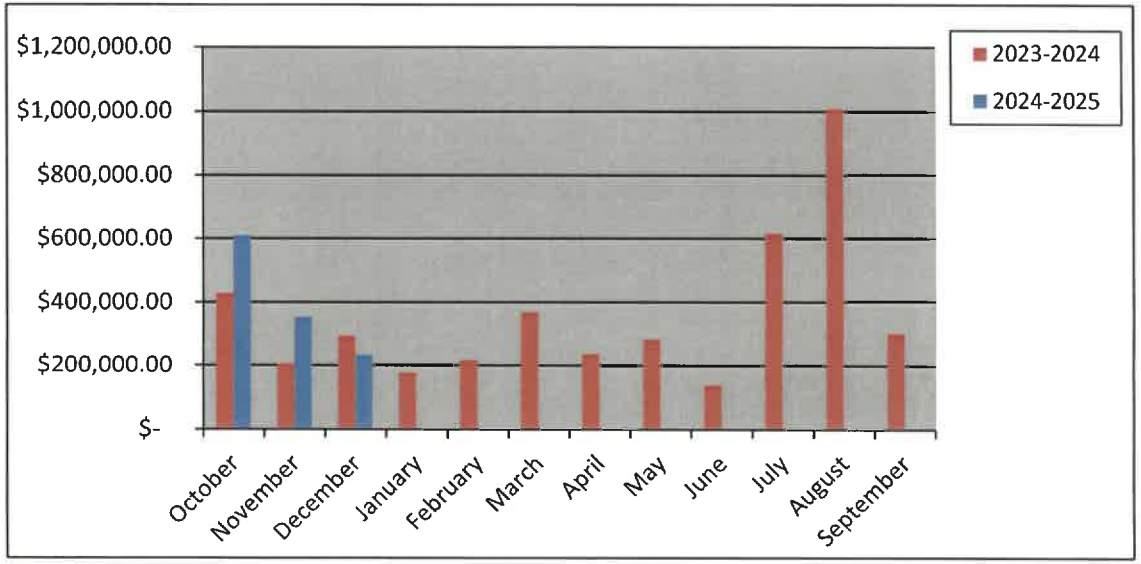
Total Fees Collected Calendar Year

Year	2023	2024
January	$ 235,769.45	$ 177,441.82
February	$ 131,295.33	$ 217,495.76
March	$ 278,577.39	$ 368,481.32
April	$ 727,627.76	$ 236,650.24
May	$ 91,036.40	$ 283,718.89
June	$ 338,892.45	$ 137,783.50
July	$ 491,588.49	$ 615,851.86
August	$ 135,201.61	$ 1,007,731.91
September	$ 129,729.04	$ 300,912.22
October	$ 428,622.49	$ 610,616.91
November	$ 204,858.87	$ 353,133.50
December	$ 295,452.22	$ 232,852.46
Totals	**$ 3,488,651.50**	**$ 4,542,670.39**



Total Fees Collected Fiscal Year

Year	2023-2024	2024-2025
October	$ 428,622.49	$ 610,616.91
November	$ 204,858.87	$ 353,133.50
December	$ 295,452.22	$ 232,852.46
January	$ 177,441.82	
February	$ 217,495.76	
March	$ 368,481.32	
April	$ 236,650.24	
May	$ 283,718.89	
June	$ 137,783.50	
July	$ 615,851.86	
August	$ 1,007,731.91	
September	$ 300,912.22	
Totals	**$ 4,275,001.10**	**$ 1,196,602.87**



CERTIFICATES OF OCCUPANCY ISSUED

For the Period 12/1/2024 to 12/31/2024

Permit Number / Application Date / Issue Date	Permit Type / Subtype / Status of Permit / Business Name	Site Address / Parcel Number / Subdivision Name / Plan Number	Valuation	Total Fees / Total SQFT	Fees Paid
CO2024-124 07/08/2024 12/23/2024	Certificate of Occupancy ISSUED SUSHIBOX	886 W RUSK ST, ROCKWALL, TX 75087		$76.50	$76.50

Contact Type	Contact Name / Business Phone	Contact Address			
Applicant	KEUNSOO LEE	1652 CHARISMATIC CT	Rockwall	TX	75032
Business Owner	KEUNSOO LEE 972-722-4674	886 W RUSK ST	ROCKWALL	TX	75087
Property Owner	JIM STADLER	3309 FAIRMONT DR	Nashville	TN	37203
Inspection Report (	KEUNSOO LEE	1652 CHARISMATIC CT	Rockwall	TX	75032

Contractors

Permit Number / Application Date / Issue Date	Permit Type / Subtype / Status of Permit / Business Name	Site Address / Parcel Number / Subdivision Name / Plan Number	Valuation	Total Fees / Total SQFT	Fees Paid
CO2024-140 08/15/2024 12/05/2024	Certificate of Occupancy ISSUED Pet Doctor Co	828 Rochell Ct., Rockwall, TX 75032		$76.50	$76.50

Contact Type	Contact Name / Business Phone	Contact Address			
Applicant	Jeff Carroll	828 Rochell Ct	Rockwall	TX	75032
Business Owner	Keith Webb 972-772-8560	828 Rochell Ct.	Rockwall	TX	75032
Property Owner	Keith Webb	828 Rochell Ct	Rockwall	TX	75032
Inspection Report (	Keith Webb	828 Rochell Ct	Rockwall	TX	75032

Contractors

Permit Number / Application Date / Issue Date	Permit Type / Subtype / Status of Permit / Business Name	Site Address / Parcel Number / Subdivision Name / Plan Number	Valuation	Total Fees / Total SQFT	Fees Paid
CO2024-148 08/22/2024 12/02/2024	Certificate of Occupancy ISSUED Envision Imaging of Rockwall	6601 HORIZON RD, A, ROCKWALL, TX, 75032		$76.50	$76.50

Permit Number / Application Date / Issue Date	Permit Type / Subtype / Status of Permit / Business Name	Site Address / Parcel Number / Subdivision Name / Plan Number	Valuation	Total Fees / Total SQFT	Fees Paid
CO2024-170	Certificate of Occupancy				
10/15/2024		1030 E INTERSTATE 30,		$76.50	$76.50
12/19/2024	ISSUED	ROCKWALL, TX, 75087			
	CLASSIC POWERSPORTS OF ROCKWALL LLC				

Contact Type	Contact Name / Business Phone	Contact Address			
Applicant	Rob Collins	19 S. Tejon STreet, Suite 300	Colorado Springs	CO	80903
Business Owner	Mike Ingham	8610 Explorer Drive, Suite 300	Colorado Springs	CO	80920
Property Owner	Randall Noe	PO Box 818	Terrell	TX	75160
Inspection Report C	Rob Collins	19 S. Tejon STreet, Suite 300	Colorado Springs	CO	80903

Contractors

Permit Number / Application Date / Issue Date	Permit Type / Subtype / Status of Permit / Business Name	Site Address / Parcel Number / Subdivision Name / Plan Number	Valuation	Total Fees / Total SQFT	Fees Paid
CO2024-176	Certificate of Occupancy				
10/28/2024		1009 S GOLIAD ST,		$76.50	$76.50
12/27/2024	ISSUED	ROCKWALL, TX, 75087			
	SCORPION SMOKE SHOP ROCKWALL				

Contact Type	Contact Name / Business Phone	Contact Address			
Applicant	ALI DHARANI	1009 S GOLIAD ST	ROCKWALL	TX	75087
Business Owner	ANK NOBEL ENTERPRI	1009 S GOLIAD	ROCKWALL	TX	75087
Property Owner	WILLIAM EFENEY	1406 S LAKESHORE DR	ROCKWALL	TX	75087
Inspection Report C	ALI DHARANI				

Contractors

Permit Number / Application Date / Issue Date	Permit Type / Subtype / Status of Permit / Business Name	Site Address / Parcel Number / Subdivision Name / Plan Number	Valuation	Total Fees / Total SQFT	Fees Paid
CO2024-182 11/06/2024 12/06/2024	Certificate of Occupancy ISSUED Rockwall Golf and Athletic Club	2600 Champions Dr, Rockwall TX, 75087		$76.50	$76.50

Contact Type	Contact Name / Business Phone	Contact Address			
Applicant	Tom Walker/GC	187 Raintree Ct	ROCKWALL	TX	75087
Business Owner	Rockwall Golf and Athleti	2600 Champions Dr	Rockwall	TX	75087
Property Owner	Rockwall Golf and Athleti	2600 Champions Dr	ROCKWALL	TX	75087
Inspection Report (	Tom Walker	187 Raintree Ct	ROCKWALL	TX	75087

Contractors

Permit Number / Application Date / Issue Date	Permit Type / Subtype / Status of Permit / Business Name	Site Address / Parcel Number / Subdivision Name / Plan Number	Valuation	Total Fees / Total SQFT	Fees Paid
CO2024-186 11/13/2024 12/18/2024	Certificate of Occupancy ISSUED NRAC Inc dba Luxor Nails & Spa	1355 Ridge Rd, 109, Rockwall, TX, 75087		$75.00	$75.00

Contact Type	Contact Name / Business Phone	Contact Address			
Applicant	Sokhay S Vissal	2942 Clearcreek Dr	Rockwall	TX	75032
Business Owner	Sokhay S Vissal 972-722-2077	1355 Ridge Rd, 109	Rockwall	TX	75087
Property Owner	T Rockwall Commons LL	16600 Dallas Parkway, Suite 300	Dallas	TX	75248
Inspection Report (	Sokhay S Vissal	2942 Clearcreek Dr	Rockwall	TX	75032

Contractors

Permit Number / Application Date / Issue Date	Permit Type / Subtype / Status of Permit / Business Name	Site Address / Parcel Number / Subdivision Name / Plan Number	Valuation	Total Fees / Total SQFT	Fees Paid
CO2024-189 11/21/2024 12/13/2024	Certificate of Occupancy ISSUED Details Tile and Remodeling	1491 S T L TOWNSEND DR, 102, ROCKWALL, TX, 75032		$76.50	$76.50

Permit Number / Application Date / Issue Date	Permit Type / Subtype / Status of Permit / Business Name	Site Address / Parcel Number / Subdivision Name / Plan Number	Valuation	Total Fees / Total SQFT	Fees Paid

Contact Type	Contact Name / Business Phone	Contact Address			
Applicant	Jeff Currin	1604 Vista Court	Rockwall	TX	75032
Business Owner	Jeff Currin	1491 S T L TOWNSEND DR, 102	Rockwall	TX	75032
Property Owner	Shawn Valk II	1450 TL Townsend #100	Rockwall	TX	75032
Inspection Report C	Jeff Currin	1604 Vista Court	Rockwall	TX	75032

Contractors

CO2024-190 Certificate of Occupancy
12/02/2024
12/06/2024 ISSUED
LS Smiles
1300 E. Ralph Hall Pkwy, Ste. 114, Rockwall, TX, 75032
$76.50 $76.50

Contact Type	Contact Name / Business Phone	Contact Address			
Applicant	Leeza Stein	1300 E Ralph Hall Pkwy	Rockwall	Tx	75032
Business Owner	Leeza Stein	1300 E. Ralph Hall Pkwy. Ste. 114	Rockwall	TX	75032
Property Owner	Jim and Annie Vaudagna	1445 W. San Carlos St.	San Jose	CA	95126
Inspection Report C	Cindy Avant	1300 E. Ralph Hall Pkwy Ste 114	Rockwall	Tx	75032

Contractors

CO2024-193 Certificate of Occupancy
12/04/2024
12/18/2024 ISSUED
Rockwall Acting LLC
631 National Dr., Rockwall, TX 75032
$76.50 $76.50

Contact Type	Contact Name / Business Phone	Contact Address			
Applicant	Brooke Zilinskas	2931 Ridge Rd, Suite 101-230	Rockwall	TX	75032
Business Owner	Brooke Zilinskas 972-234-5310	631 National Dr	Rockwall	TX	75032
Property Owner	D&A Real Estate Partner:	PO Box 850	Rockwall	TX	75087
Inspection Report C	Brooke Zilinskas	2931 Ridge Rd, Suite 101-230	Rockwall	TX	75032

Contractors

Permit Number / Application Date / Issue Date	Permit Type / Subtype / Status of Permit / Business Name	Site Address / Parcel Number / Subdivision Name / Plan Number	Valuation	Total Fees / Total SQFT	Fees Paid
CO2024-77 04/14/2024 12/27/2024	Certificate of Occupancy ISSUED Sandia Sunset Produce, LLC	105 W Washington Street, Suite 103D, Rockwall, TX 75087		$75.00	$0.00

Contact Type	Contact Name / Business Phone	Contact Address			
Applicant	Jennifer Faseler	105 E Washington Street, Suite 103D	Rockwall	tx	75087
Business Owner	Jennifer Faseler 602-228-2767	105 W Washington Street, Suite 103D	Rockwall	TX	75087
Property Owner	Jennifer Faseler	Faseler	Rockwall	TX	75087
Inspection Report C	Jennifer Faseler		Rockwall	TX	75087

Contractors

TCO2024-192 12/04/2024 12/05/2024	Temporary Certificate of Occupancy ISSUED McDonald's	4901 S Goliad St., Rockwall, TX 75032		$306.00	$306.00

Contact Type	Contact Name / Business Phone	Contact Address			
Applicant	Rowdy Durham	711 CR 701	Cleburne	TX	76031
Business Owner	Keva Childress 469-402-0100	935 W Ralph Hall Pkwy, Suite 101	Rockwall	TX	75032
Property Owner	Creekside Commons Cro	Michael Hampton	Dallas	TX	75238
Inspection Report C	Rowdy Durham	711 CR 701	Cleburne	TX	76031

Contractors

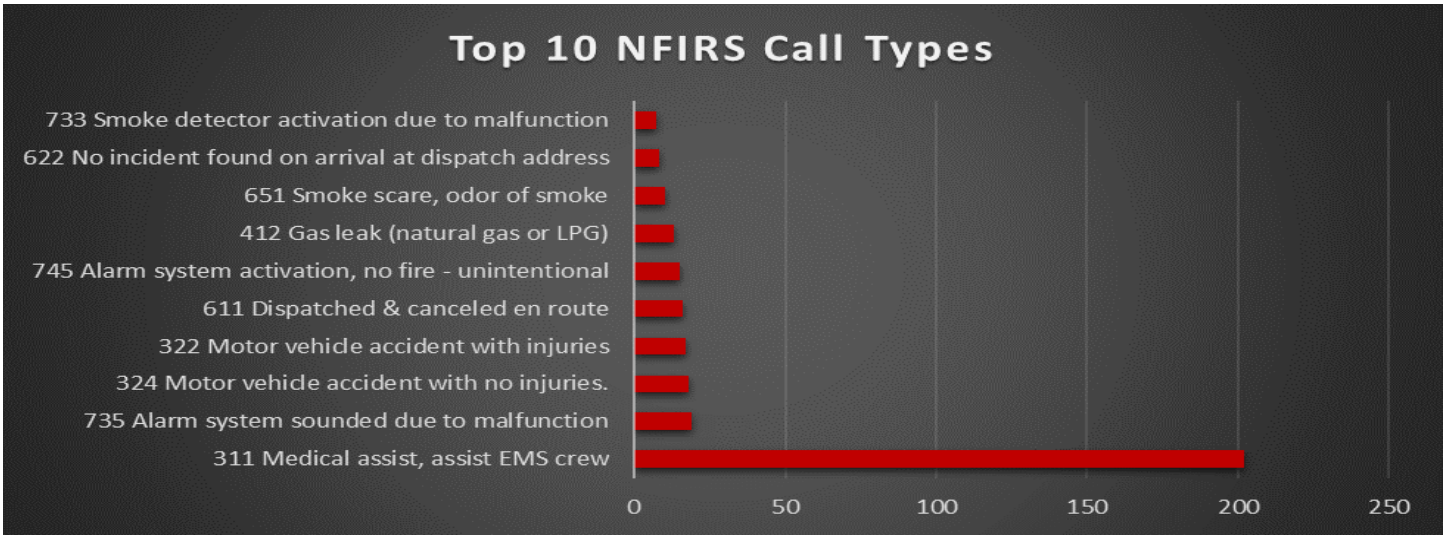
12

Total Valuation:
Total Fees: $1,144.50
Total Fees Paid: $1,069.50



December 2024

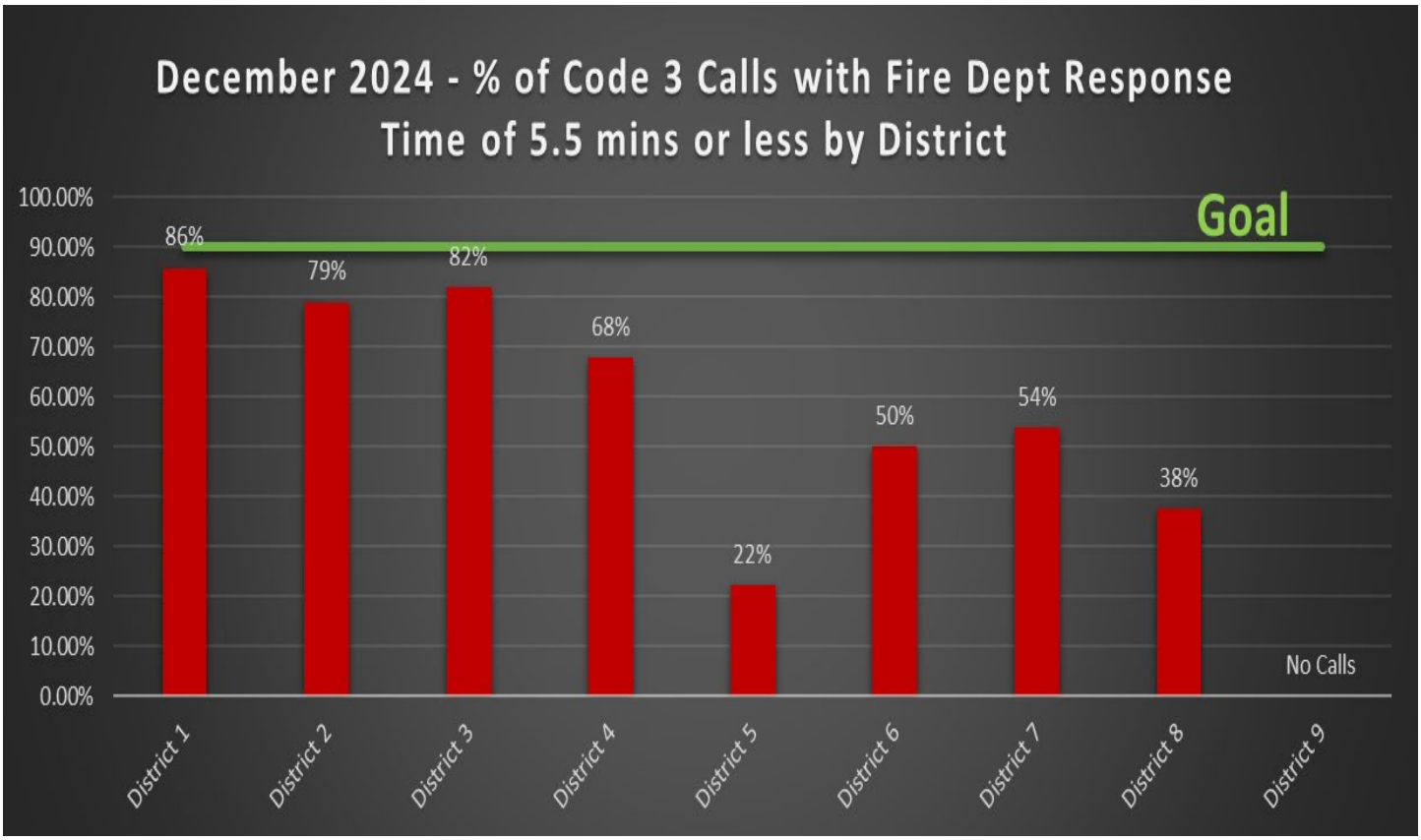
Monthly Report



All Calls By NFIRS Call Type	Incident Count
111 Building fire	3
118 Trash or rubbish fire, contained	1
150 OTHER Outside rubbish fire	1
311 Medical assist, assist EMS crew	202
322 Motor vehicle accident with injuries	17
324 Motor vehicle accident with no injuries.	18
353 Removal of victim(s) from stalled elevator	2
411 Gasoline or other flammable liquid spill	3
412 Gas leak (natural gas or LPG)	13
413 Oil or other combustible liquid spill	1
422 Chemical spill or leak	1
441 Heat from short circuit (wiring), defective/worn	1
442 Overheated motor	2
463 Vehicle accident, general cleanup	1
500 Service Call, other	1
511 Lock-out	3
512 Ring or jewelry removal	1
520 Water problem, other	2
550 Public service assistance, other	2
550 Smoke Detector Battery Change/Install	6
553 Public service	4
554 Assist invalid	1
555 Defective elevator, no occupants	2
561 Unauthorized burning	3
600 Good intent call, other	1
611 Dispatched & canceled en route	16
622 No incident found on arrival at dispatch address	8
651 Smoke scare, odor of smoke	10
652 Steam, vapor, fog or dust thought to be smoke	1
671 HazMat release investigation w/no HazMat	1
700 False alarm or false call, other	5
730 System malfunction, other	1
733 Smoke detector activation due to malfunction	7
735 Alarm system sounded due to malfunction	19
736 CO detector activation due to malfunction	1
740 Unintentional transmission of alarm, other	1
743 Smoke detector activation, no fire - unintentional	3
744 Detector activation, no fire - unintentional	1
745 Alarm system activation, no fire - unintentional	15
Grand Total	**381**

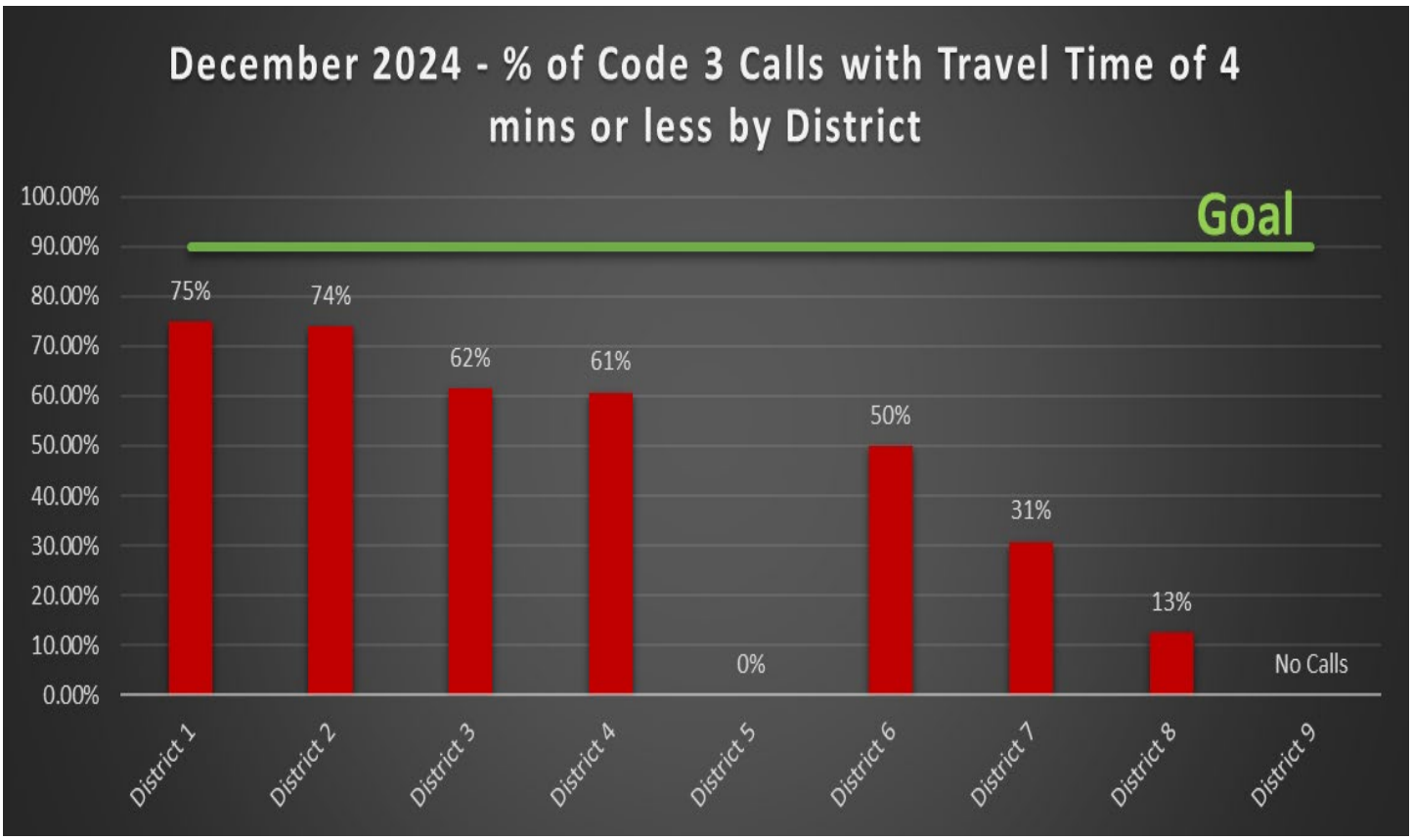
December 2024 Dispatch to Arrival Analysis

District	Total Number of Calls	Percent of Runs per District	Number of Calls in 5.5 mins or Less	Average FD Response Time Minutes	% in 5.5 min or less	Goal of 90%
District 1	92	29%	79	0:04:07	86%	90%
District 2	100	31%	79	0:04:20	79%	90%
District 3	39	12%	32	0:04:15	82%	90%
District 4	56	18%	38	0:05:50	68%	90%
District 5	9	3%	2	0:06:46	22%	90%
District 6	2	1%	1	0:05:11	50%	90%
District 7	13	4%	7	0:06:01	54%	90%
District 8	8	3%	3	0:06:07	38%	90%
District 9	0	0%	0	0:00:00	No Calls	90%
Department	319	100%	241	0:04:42	76%	90%



December 2024 Travel Times by District

District	Total Number of Calls	Percent of Runs per District	Number of Calls in 4 or Less	Average Travel Time Minutes	% in 4 min or less	Goal of 90%
District 1	92	29%	69	0:03:16	75%	90%
District 2	100	31%	74	0:03:28	74%	90%
District 3	39	12%	24	0:03:28	62%	90%
District 4	56	18%	34	0:04:48	61%	90%
District 5	9	3%	0	0:05:38	0%	90%
District 6	2	1%	1	0:04:00	50%	90%
District 7	13	4%	4	0:05:00	31%	90%
District 8	8	3%	1	0:05:20	13%	90%
District 9	0	0%	0	0:00:00	No Calls	90%
Department	319	100%	207	0:03:49	65%	90%



Total Dollar Losses

December 2024

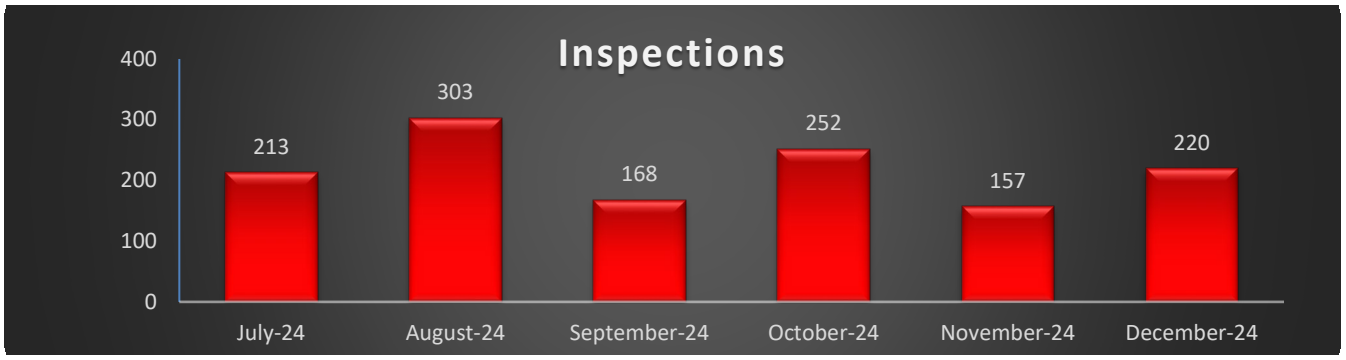
Print Date/Time: 01/09/2025 09:59
Login ID: rck\dgang
Layer: All
Areas: All

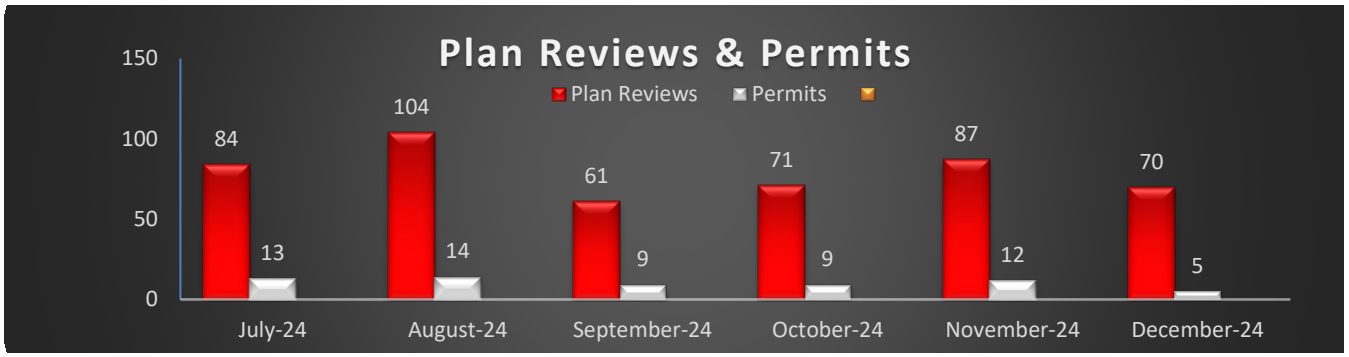
Rockwall Fire Department

ORI Number: TX504
Incident Type: All
Station: All

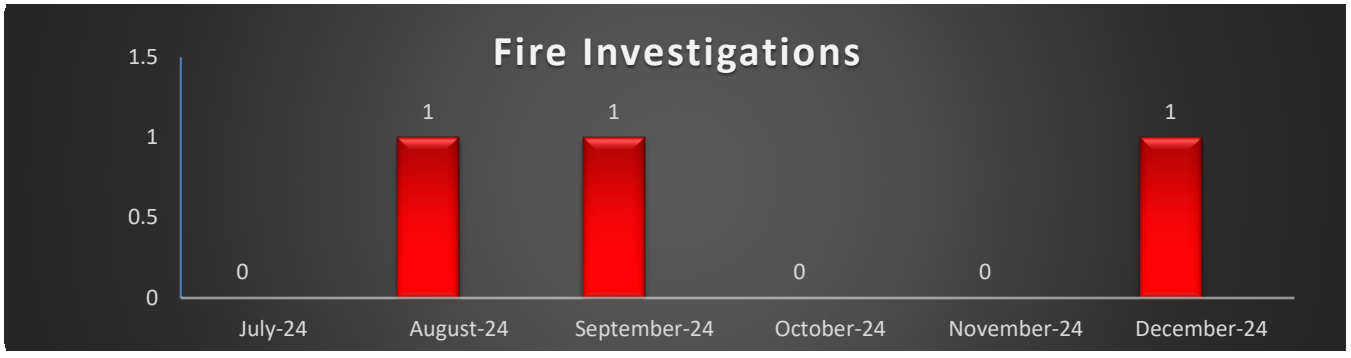
	Current Month	Last Month	Same Month Last Year	Year To Date	Last Year To Date
Total Property Loss:	$1,000.00	$0.00	$40,000.00	$145,000.00	$1,883,250.32
Total Content Loss:	$30,000.00	$0.00	$10,000.00	$78,000.00	$2,135,173.75
Total Property Pre-Incident Value:	$694,349.00	$0.00	$65,000.00	$2,327,602.64	$118,544,546.32
Total Contents Pre-Incident Value	$2,000,000.00	$0.00	$10,000.00	$2,695,207.78	$25,213,920.19
Total Losses:	$31,000.00	$.00	$50,000.00	$223,000.00	$31,000.00
Total Value:	$2,694,349.00	$.00	$75,000.00	$5,022,810.42	$143,758,466.51

Fire Prevention, Education, & Investigations Division Monthly Report December 2024









ROCKWALL PARKS & RECREATION

Monthly Report
December 2024

PLAYROCKWALL.COM

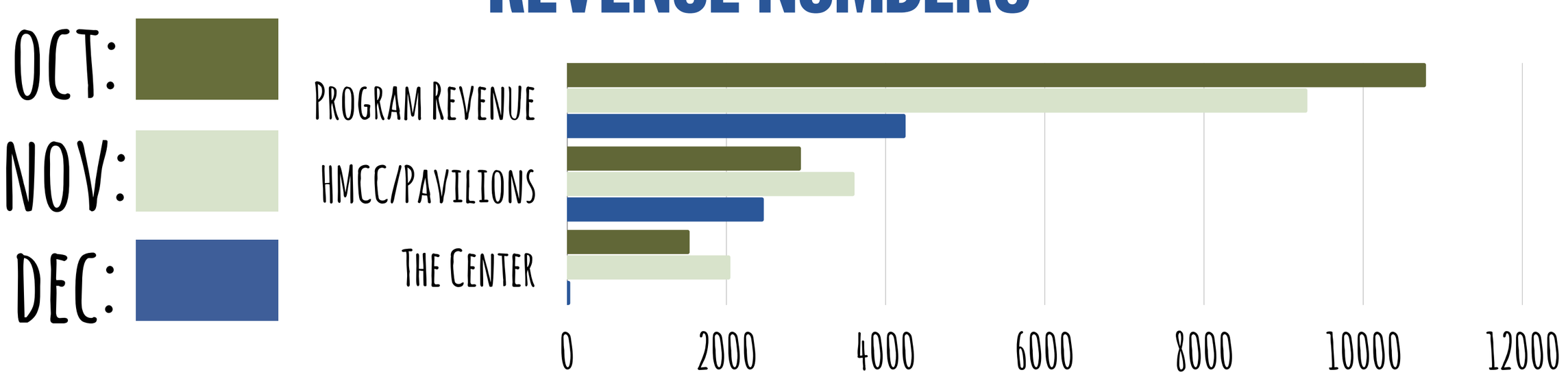


HOMETOWN CHRISTMAS
2000 PARTICIPANTS

BREAKFAST WITH SANTA
291 ATTENDEES



REVENUE NUMBERS



Other Events:

Hometown Christmas/Christmas Tree Lighting	**December 7, 2024**
Christmas Senior Luncheon	**December 13, 2024**

PARKS PROJECT UPDATE – DECEMBER 2024



CHRISTMAS PARADE FLOAT



KIDZONE SWINGS AND SHADE



KIDZONE LARGE CHAIR INSTALL



SAN JACINTO TREE INSTALL

Other Projects

PREP FOR HOMETOWN CHRISTMAS

Rockwall Police Department

Monthly Activity Report

December-2024

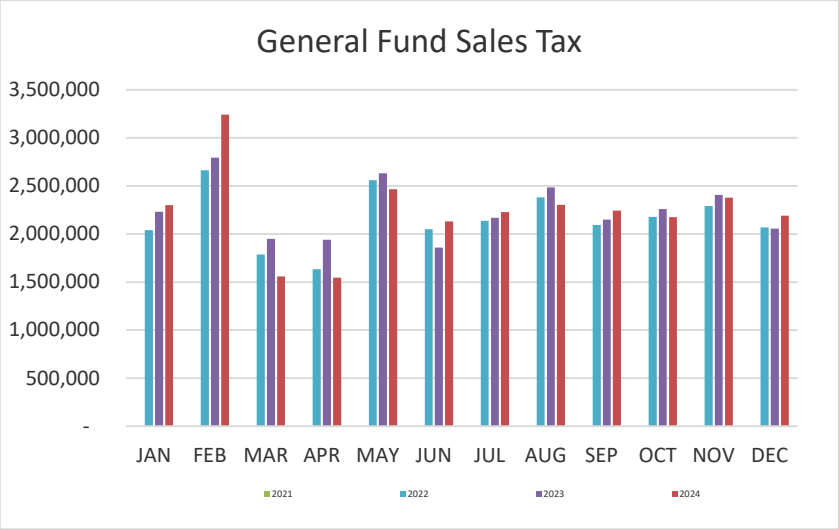
ACTIVITY	CURRENT MONTH DECEMBER	PREVIOUS MONTH NOVEMBER	YTD 2024	YTD 2023	YTD % CHANGE
PART 1 OFFENSES					
Homicide / Manslaughter	0	0	1	0	100.00%
Sexual Assault	0	1	12	10	20.00%
Robbery	1	0	8	10	-20.00%
Aggravated Assault	1	5	51	29	75.86%
Burglary	5	1	58	38	52.63%
Larceny	47	56	577	613	-5.87%
Motor Vehicle Theft	6	2	39	69	-43.48%
TOTAL PART I	**60**	**65**	**746**	**769**	-2.99%
TOTAL PART II	**122**	**126**	**1346**	**1440**	-6.53%
TOTAL OFFENSES	**182**	**191**	**2092**	**2209**	-5.30%
ADDITIONAL STATISTICS					
FAMILY VIOLENCE	17	18	199	109	82.57%
D.W.I.	9	14	160	154	3.90%
ARRESTS					
FELONY	16	29	261	303	-13.86%
MISDEMEANOR	69	49	636	614	3.58%
WARRANT ARREST	12	11	95	88	7.95%
JUVENILE	7	5	69	62	11.29%
TOTAL ARRESTS	**104**	**94**	**1061**	**1067**	-0.56%
DISPATCH					
CALLS FOR SERVICE	2164	2086	27247	28784	-5.34%
ACCIDENTS					
INJURY	2	3	24	14	71.43%
NON-INJURY	126	139	1425	1152	23.70%
FATALITY	0	0	1	5	-80.00%
TOTAL	**128**	**142**	**1450**	**1171**	23.83%
FALSE ALARMS					
RESIDENT ALARMS	43	49	504	527	-4.36%
BUSINESS ALARMS	134	102	1625	1717	-5.36%
TOTAL FALSE ALARMS	**177**	**151**	**2129**	**2244**	-5.12%
Estimated Lost Hours	116.82	99.66	1405.14	1481.04	-5.12%
Estimated Cost	$2,778.90	$2,370.70	$33,425.30	$35,230.80	-5.12%

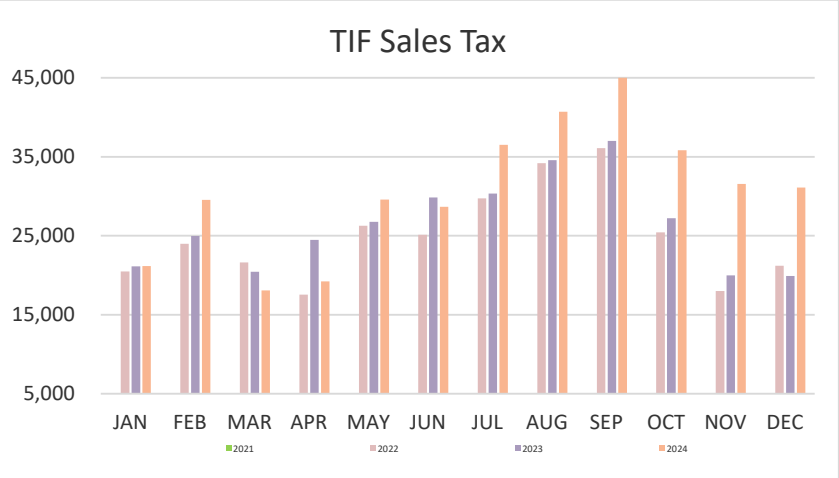
ROCKWALL NARCOTICS UNIT

Number of Cases	**3**
Arrests	**17**
Agency Assists	**1**
Seized	
Heroin	3g
Meth	2040g
Marijuana	4oz
MDMA	5g
Fentanyl	1g

Sales Tax Collections - Rolling 36 Months

	General Fund Sales Tax	TIF Sales Tax
Jan-22	2,040,002	20,495
Feb-22	2,664,185	23,976
Mar-22	1,786,902	21,605
Apr-22	1,633,850	17,548
May-22	2,559,349	26,254
Jun-22	2,050,066	25,127
Jul-22	2,135,457	29,738
Aug-22	2,381,510	34,190
Sep-22	2,092,217	36,105
Oct-22	2,177,040	25,420
Nov-22	2,291,130	17,990
Dec-22	2,068,593	21,213
Jan-23	2,231,654	21,134
Feb-23	2,792,696	24,982
Mar-23	1,949,994	20,438
Apr-23	1,938,490	24,487
May-23	2,631,033	26,766
Jun-23	1,859,485	29,862
Jul-23	2,169,495	30,350
Aug-23	2,483,321	34,558
Sep-23	2,149,947	37,018
Oct-23	2,260,609	27,209
Nov-23	2,407,536	19,977
Dec-23	2,054,537	19,906
Jan-24	2,300,943	21,155
Feb-24	3,243,321	29,558
Mar-24	1,559,068	18,064
Apr-24	1,544,681	19,220
May-24	2,464,214	29,570
Jun-24	2,130,506	28,658
Jul-24	2,229,321	36,518
Aug-24	2,301,556	40,719
Sep-24	2,244,383	47,289
Oct-24	2,175,761	35,830
Nov-24	2,377,426	31,568
Dec-24	2,191,341	31,093





Notes:

75% of total sales tax collected is deposited to the General Fund each month

Comptroller tracks sales tax generated in the TIF and reports it monthly

75% of TIF sales tax (city share) is pledged to the TIF

Monthly Water Consumption - Rolling 27 Months

	Total Gallons	Daily Average	Maximum Day
Oct-22	421,229,833	13,588,058	17,692,206
Nov-22	228,795,657	7,626,522	11,187,251
Dec-22	249,341,535	8,043,275	12,260,392
Jan-23	243,528,725	7,855,765	11,040,666
Feb-23	198,103,255	7,075,116	8,544,708
Mar-23	220,326,930	7,107,320	10,825,669
Apr-23	292,874,560	9,762,486	13,280,734
May-23	355,482,851	11,467,189	16,032,988
Jun-23	491,086,630	16,369,555	21,693,510
Jul-23	587,439,800	18,949,672	23,599,534
Aug-23	742,795,770	23,961,154	25,727,492
Sep-23	637,062,410	21,235,410	31,876,280
Oct-23	461,067,498	14,873,145	20,317,822
Nov-23	307,169,395	10,238,981	12,875,885
Dec-23	277,770,415	8,960,337	13,375,678
Jan-24	326,749,166	10,540,296	21,931,696
Feb-24	236,310,098	8,148,624	10,720,500
Mar-24	270,997,608	8,741,858	10,729,160
Apr-24	292,285,444	9,742,848	11,333,764
May-24	314,251,314	10,137,140	13,475,962
Jun-24	452,670,816	15,089,026	22,364,746
Jul-24	643,093,680	20,744,956	25,259,696
Aug-24	716,579,590	23,115,472	25,942,998
Sep-24	564,519,530	18,817,318	22,530,378
Oct-24	604,424,870	19,497,576	23,874,820
Nov-24	277,770,415	8,960,337	13,375,680
Dec-24	320,082,056	10,325,228	12,934,577

Source: SCADA Monthly Reports generated at the Water Pump Stations

