AGENDA

ROCKWALL CITY COUNCIL MEETING

Monday, March 17, 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 possible sale/purchase/lease of real property in the vicinity of downtown, pursuant to Section §551.072 (Real Property) and Section §551.071 (Consultation with Attorney).

3. Discussion regarding legal advice associated with water supply contracts with City of Heath, 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 Campbell

VI. Proclamations / Awards / Recognitions

1. Surveyors Week Proclamation

VII. Appointment Items

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

VIII. 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.

IX. Take Any Action as a Result of Executive Session

X. 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 March 3, 2025 city council meeting, and take any action necessary.

2. Consider the approval of an **ordinance** amending Article II, Park Land Dedication, of Chapter 38, Subdivisions, of the Municipal Code of Ordinances for the purpose of adopting updated Cash-Lieu of Land and Pro-Rata Equipment Fees, and take any action necessary.**(2nd Reading)**

3. **P2025-004** - Consider a request by Ryan Joyce of Michael Joyce Properties on behalf of John Vick of Qualico Developments (US), Inc. for the approval of a *Preliminary Plat* for Phase 1 & 2 of the Juniper Subdivision consisting of 366 single-family residential lots on a 195.685-acre tract of land identified as part of Tract 3 of the A. Johnson Survey, Abstract No. 123 [*355.146-acres*]; and Tract 7 of the W. H. Baird Survey, Abstract No. 25 [*20.3942-acres*], City of Rockwall, Rockwall County, Texas, zoned Planned Development District 103 (PD-103) for Single-Family 10 (SF-10) and limited General Retail (GR) District land uses, situated within the SH-205 Overlay (SH-205) and SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located on the east and west side of S. Goliad Street [*SH-205*] at the corner of the intersection of John King Boulevard and S. Goliad Street [*SH-205*], and take any action necessary.

4. **P2025-005** - Consider a request by Ryan Joyce of Michael Joyce Properties on behalf of John Vick of Qualico Developments (US), Inc. for the approval of a *Master Plat* for the Juniper Subdivision consisting of 870 single-family residential lots on a 526.778-acre tract of land identified as Tracts 3 & 3-1 of the A. Johnson Survey, Abstract No. 123 [*355.146-acres*]; Tract 7 of the W. H. Baird Survey, Abstract No. 25 [*20.3942-acres*]; and Tracts 3 & 4 of the J. R. Johnson Survey, Abstract No. 128 [*144.00-acres*], City of Rockwall, Rockwall County, Texas, zoned Planned Development District 103 (PD-103) for Single-Family 10 (SF-10) and limited General Retail (GR) District land uses, situated within the SH-205 Overlay (SH-205) and SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located on the east and west side of S. Goliad Street [*SH-205*] at the corner of the intersection of John King Boulevard and S. Goliad Street [*SH-205*], and take any action necessary.

5. Consider authorizing the City Manager to execute a maintenance and services agreement with Cummings Electrical, LP to provide maintenance and service for Supervisory Control and Data Acquisition (SCADA) for Water, Wastewater, and Street Divisions of Public Works, and take any action necessary.

6. Consider cancellation of P.O. No. 2024-00471 in the amount of $2,066,658.00 and a new bid award for the purchase of a new Fire Department Ladder Truck to Siddons-Martin/Pierce for

$1,937,666.00 as well as pre-authorization to buy the loose equipment from various vendors and authorize the City Manager to execute a purchase order for the new apparatus and associated equipment, and take any action necessary.

7. Consider authorizing the City Manager to execute a grounds maintenance services contract with Yellowstone Landscape for a period of one-year with three one-year renewal options with a 2025-2026 projected cost in the amount of $145,700.02 to be funded by the Parks Operations budget, and take any action necessary.

8. Consider approval of the Rockwall Police Department's 2024 Racial Profiling Report, and take any action necessary.

XI. 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. **Z2025-004** - Hold a public hearing to discuss and consider a request by Corey Smith on behalf of Destiny Smith for the approval of an **ordinance** for a *Specific Use Permit (SUP)* allowing a *Guest Quarters/Secondary Living Unit* and an *Agricultural Accessory Building/Barn* on a 10.00-acre tract of land identified as Tract 1-5 of the J. W. Pitman Survey, Abstract No. 181, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 2201 E. FM-550, and take any action necessary **(1st Reading)**.

2. **Z2025-005** - 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 98.40-acre tract of land identified as a portion of 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)**.

3. **Z2025-006** - Hold a public hearing to discuss and consider a request by Lisa Brooks and Rene'e Holland of Makeway, LLC for the approval of an **ordinance** for a *Zoning Change* from an Agricultural (AG) District to a General Retail (GR) District for a 2.751-acre tract of land identified as Tract 1-04 of the S. R. Barnes Survey, Abstract No. 13, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located at the southeast corner of the intersection of John King Boulevard and Quail Run Road, and take any action necessary **(1st Reading)**.

4. **Z2025-007** - Hold a public hearing to discuss and consider a request by Tzemach Moshe Kalmenson for the approval of an **ordinance** for a *Specific Use Permit (SUP)* allowing a *Church/House of Worship* on a 0.5010-acre tract of land identified as Block 29 of the Gardner Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) [*Ordinance No. 25-07*], situated within the North Goliad Corridor Overlay (NGC OV) District, addressed as 917 N. Goliad Street, and take any action necessary **(1st**

Reading).

5. **Z2025-008** - Hold a public hearing to discuss and consider a request by Pat Atkins of Saddle Star Land Development on behalf of Betty Thompson for the approval of an **ordinance** for a *Zoning Change* from an Agricultural (AG) District to a General Retail (GR) District for a 6.511-acre identified as Tract 1-1 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located at the southeast corner of the intersection of John King Boulevard and FM-552, and take any action necessary **(1st Reading)**.

6. **Z2025-009** - Hold a public hearing to discuss and consider a request by Caprice Michelle for the approval of an **ordinance** for a *Specific Use Permit (SUP)* for a *Short-Term Rental* on a 0.1237-acre parcel of land identified as Lot 1, Block B, Newport Place Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 19 (PD-19), addressed as 1827 Mystic Street, and take any action necessary **(1st Reading)**.

7. **Z2025-010** - Hold a public hearing to discuss and consider a request by Price Pointer of TCB Construction on behalf of Jay Odom for the approval of an **ordinance** for a *Zoning Change* amending Planned Development District 50 (PD-50) [*Ordinance No. 25-07*] to incorporate an additional 1.65-acre parcel of land within the district being a 22.19-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, Single-Family 7 (SF-7) District, and Downtown (DT) District, situated within the North Goliad Corridor Overlay (NGC OV) District and the Old Town Rockwall (OTR) Historic 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)**.

8. **Z2025-011** - Hold a public hearing to discuss and consider a request by Tyler Adams of Greenlight Studio on behalf of Matt Zahm of ZAPA Investments, LLC for the approval of an **ordinance** for a *PD Development Plan* for eight (8) *Townhomes* on a 0.87-acre parcel of land identified as Lot 3, Block A, Harbor Hills Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the *Interior Subdistrict* and the *Residential Subdistrict*, generally located on the northeast side of Glen Hill Way, northwest of the intersection of Glen Hill Way and Ridge Road [*FM-740*], and take any action necessary **(1st Reading)**.

XII. Action Items

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

1. **MIS2025-004** - Discuss and consider a request by Phil Wagner of the Rockwall Economic Development Corporation (REDC) for the approval of a *Miscellaneous Request* for a *Variance* to the *Utility Placement* requirements of the *General Overlay District Standards* to allow overhead utilities along a portion of SH-276 between John King Boulevard and Rochelle Road and a portion of Corporate Crossing [*FM-549*] between the IH-30 Frontage Road and SH-276, City of Rockwall, Rockwall County, Texas, being right-of-way, and take any action necessary.

2. **MIS2025-002** - Discuss and consider an appeal by Cameron Thatcher on behalf of Jay Hankla of Shaddock Homes of a Planning and Zoning Commission decision concerning the approval of a *Miscellaneous Case* for an *Exception* to the *Fence Standards* on a 0.40-acre parcel of land identified as Lot 10, Block D, Winding Creek Subdivision, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 91 (PD-91) for Single-Family 10 (SF-10) District, addressed as 1511 Orion Drive, and take any action necessary.

3. Discuss and consider a presentation by Pattillo, Brown & Hill, LLP of the city's Annual Comprehensive Financial Report for Fiscal Year 2024, and take any action necessary.

4. Discuss and consider a presentation by Rick Bernas of Republic Services regarding proposed changes to the city's solid waste collection services contract, and take any action necessary.

XIII. Adjournment

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

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

I, Kristy Teague, City Secretary for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 14th day of March 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

Rockwall, Texas

Proclamation

Whereas, for more than a quarter millennium, surveyors have played a central role in the epic saga of America, her people, and the land they love; and

Whereas, perhaps the most famous land surveyors in U.S. History were Meriwether Lewis and William Clark, two explorers at the turn of the nineteenth century who embarked on an expedition through the uncharted territory purchased from France, sowing seeds of "Manifest Destiny" and a sense of purpose that would shape the trajectory of our people for years to come; and

Whereas, the promise of land ownership beckoned pioneers from each corner of the globe, and in the era of westward expansion, many settlers journeyed to the Lone Star State to build a better life; and

Whereas, to inspire continued immigration from the United States, Stephen F. Austin, the Father of Texas, published the first commercially-produced map of the region in 1830 and updated it in 1840 to reflect Texas' newfound status as a sovereign nation; and

Whereas, although surveyors paved the way for many glories of the past, their present influence is as significant as ever – whether construction, transportation, conservation, industry or disaster recovery, much of modern life depends on land surveyors; and

Whereas, the field of land surveying is a sophisticated science that involves advanced data collection methods and precise geographic information systems; and

Whereas, from land ownership to infrastructure development, surveyors make a meaningful, tangible difference in our city, state and nation, with these professionals possessing a great deal of both technical expertise and advanced analytical abilities.

Now, Therefore, I, Trace Johannesen, Mayor of the City of Rockwall, Texas, do hereby proclaim **MARCH 16 – 22** as

SURVEYORS WEEK

in the City of Rockwall and encourage all citizens to acknowledge and applaud these hardworking professionals for the important work they do, which is of great benefit to us all.

In Witness Whereof, I hereunto set my hand and official seal this 17th day of March, 2025.

Trace Johannesen, Mayor

MINUTES

ROCKWALL CITY COUNCIL MEETING

Monday, March 3, 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 Mark Moeller, Anna Campbell, Dennis Lewis and Tim McCallum. Also present were City Manager Mary Smith, Assistant City Manager Joey Boyd, and City Attorney Frank Garza. Councilmember Sedric Thomas joined the meeting (in Executive Session) at 5:38 p.m.

Mayor Johannesen read the below listed discussion item into the record before recessing the public meeting to go into Executive Session.

II. Executive Session

1. Discussion regarding nomination for filling vacant seat on the Rockwall Central Appraisal District (CAD) Board of Directors, pursuant to Section 551.074 (personnel matters).

III. Adjourn Executive Session

Council adjourned from Executive Session at 5:58 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 - Mayor Johannesen

Mayor Johannesen delivered the invocation and led the Pledge of Allegiance.

VI. Proclamations / Awards / Recognitions

1. Theater in Our Schools Month Proclamation

Mayor Johannesen called forth several high school students who are part of theater programs in our local schools. He then read and presented them with this proclamation.

2. American Red Cross Month Proclamation

Mayor Johannsen read and presented this proclamation to Katrina Gonzales, Red Cross' "Our Service to the Armed Forces and International Services Director."

VII. Open Forum

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

Stan Jeffus
2606 Cypress Drive
Rockwall, TX

Mr. Jeffus came forth and showed some slides on the overhead screen, indicating that he has some questions about the "Homestead" development, which has 50 acres that he understands will be given to the city so it can become a city park. He essentially expressed concern about density (490 lots on 196 acres, per Mr. Jeffus' slides he showed). He believes this development is actually 'high density,' even though the city council says it's 'low density.' Mayor Johannesen explained that it's not the city council who defines 'low vs. high density.' Rather, these terms are defined within the city's UDC / Comprehensive Plan. Mr. Jeffus shared that he does not understand the logic and the density-related calculations reflected in these documents.

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

VIII. Take Any Action as a Result of Executive Session

No action was taken at this time.

IX. Consent Agenda

1. Consider approval of the minutes from the February 18, 2025 city council meeting, and take any action necessary.

2. **Z2025-002** - Consider a request by Lee Wickland of Wickland's Sweet Connection on behalf of Windy Busher of Revive for the approval of an **ordinance** for a *Specific Use Permit (SUP)* allowing a *General Retail Store* and *Limited Service Restaurant* on a 0.1617-acre parcel of land identified as Lot 1, Block 1, Henry Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential Office (RO) District land uses, situated within the North Goliad Corridor Overlay (NGC OV) District, addressed as 907 N. Goliad Street, and take any action necessary **(2nd Reading)**.

3. **Z2025-003** - Consider a request by Trenton Austin of GT Plumbing Services, LLC on behalf Tim Connolly of Connolly Squared, LLC for the approval of an **ordinance** for a *Zoning Change* to amend Planned Development District 46 (PD-46) [*Ordinance No. 21-32*] being a 47.37-acre tract of land situated within the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 46 (PD-46) for Commercial (C) District land uses, situated within the SH-276 Overlay (SH-276 OV) District, generally located at the northeast corner of Corporate Crossing and SH-276, and take any action necessary **(2nd Reading)**.

4. **P2025-003** - Consider a request by Bowen Hendrix of DW Quail Run, LLC for the approval of a *Replat* for Lots 4 & 5, Block A, DuWest Addition, being an 8.62-acre tract of land identified as Lots 1, 2 & 3, Block A, DuWest Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 (PD-70) for General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 3000 & 3008 N. Goliad Street [*SH-205*], and take any action necessary.

5. **P2025-006** - Consider a request by Will Winkelmann of Winkelmann & Associates, Inc. on behalf of Kevin Gilbert of IKEA Property, Inc. for the approval of a *Replat* for Lots 2, 3, & 4, Block B and Lot 2, Block C, Rockwall Commercial Addition, being a 67.476-acre tract of land identified as Lot 1, Block B and Lot 1R, Block C, Rockwall Commercial Addition and a portion of Lot 1, Block D, Rockwall Commercial Park Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 102 (PD-102) for Commercial (C) District land uses, situated within the IH-30 Overlay (IH30 OV) District, located at the northwest corner of the E. IH-30 Frontage Road and Stodghill Road (*FM-3549*), and take any action necessary.

6. **P2025-007** - Consider a request by Roy Bhavi for the approval of a *Final Plat* for Lot 1, Block 1, Flexspace Center Rockwall Addition, being a 5.874-acre tract of land identified as Tract 2-01 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the Airport Overlay (AP OV) District, addressed as 1760 Airport Road, and take any action necessary.

7. Consider approval of a resolution submitting City of Rockwall's nomination associated with filling a vacant seat on the Rockwall Central Appraisal District's Board of Directors, and take any action necessary.

8. Consider authorizing the City Manager to execute a Joint Election Agreement and Contract for Election Services with the Rockwall County Elections Administrator for conducting the City of Rockwall's May 3, 2025 General Election on the city's behalf, and take any action necessary.

9. Consider approval of a resolution repealing Res. No. 25-02 in its entirety and adopting a new (corrected) resolution and associated fee schedule fixing the rates to be charged for use of facilities at the city's municipal airport, and take any action necessary.

10. Consider the approval of an **ordinance** amending Article II, *Park Land Dedication*, of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances for the purpose of adopting updated *Cash-Lieu of Land* and *Pro-Rata Equipment Fees*, and take any action necessary.

Mayor Pro Tem Jorif moved to approve the entire Consent Agenda. Councilmember Moeller seconded the motion. Councilmember McCallum then requested to pull item #5 for further discussion. So, Jorif and Moeller amended their motion and second, moving to approve all items on the Consent Agenda except #5 (approving item #s 1, 2, 3, 4, 6, 7, 8, 9, and 10). The ordinance captions were read as follows:

CITY OF ROCKWALL
ORDINANCE NO. 25-11
SPECIFIC USE PERMIT NO. S-354

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW A *GENERAL RETAIL STORE* AND *LIMITED SERVICE RESTAURANT* ON A 0.1617-ACRE PARCEL OF LAND IDENTIFIED AS LOT 1, BLOCK 1, HENRY ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DEPICTED AND DESCRIBED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS *($2,000.00)* FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

CITY OF ROCKWALL
ORDINANCE NO. 25-12

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS AMENDING PLANNED DEVELOPMENT DISTRICT 46 (PD-46) [*ORDINANCE NO. 21-32*] 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 46 (PD-46), BEING A 47.37-ACRE TRACT OF LAND SITUATED WITHIN THE J. A. RAMSEY SURVEY, ABSTRACT NO. 186, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED AND DEPICTED HEREIN BY *EXHIBIT 'A'* 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 then passed unanimously (7 ayes to 0 nays).

Regarding item #5, Mayor Johannesen moved to approve this item. Mayor Pro Tem Jorif seconded the motion, which passed by a vote of 6 ayes with 1 nay (McCallum).

X. Action Items

1. **MIS2025-004** - Discuss and consider a request by Phil Wagner of the Rockwall Economic Development Corporation (REDC) for the approval of a *Miscellaneous Request* for a *Variance* to the *Utility Placement* requirements of the *General Overlay District Standards* to allow overhead utilities along a portion of SH-276 between John King Boulevard and Rochelle Road and a portion of Corporate Crossing [*FM-549*] between the IH-30 Frontage Road and SH-276, City of Rockwall, Rockwall County, Texas, being right-of-way, and take any action necessary.

The applicant has requested this item be tabled. So it will come back before Council at the March 17 city council meeting. No discussion or action took place at this time.

2. Hear presentation of the City's Charter Review Commission and City Attorney regarding report and recommendations as a result of the Commission's review of the City Charter, and take any action necessary.

Chairman of the Charter Review Commission, Kevin Fowler, came forth and thanked the Council for forming the Commission and inviting its members to review the city's existing Charter. He explained that his peers elected him as "Chair" of this process, one that consisted of three meetings held. During said meetings, in addition to reviewing the Charter as a whole, the Commissioners discussed and considered topics submitted by city council members as well as one topic brought forth by residents. Regarding each topic discussed, a vote was taken by Commission members, and each topic voted on was unanimous and had no dissenting votes. He explained that the city attorney will brief the Council in more depth regarding the topics that were evaluated and discussed.

City Attorney, Frank Garza then came forth and provided a more extensive presentation to City Council regarding the various topics that were reviewed, discussed and debated as part of the review process. He shared that all recommendations being brought forth are ones that the Commission members have all unanimously agreed to. He went on to explain that topics were discussed but the Commissioners decided to leave 'as is' and put forth no recommendations for changes. One such topic is regarding 'plurality' versus 'majority' votes required during city council elections. The Commission is NOT recommending any change from the current plurality requirement because of the infrequency of more than two candidates running in a given race and the cost of runoff elections. He noted that when only two candidates run in any given position, there will naturally be one candidate who earns a majority of the votes. He went on to explain that smaller cities (usually considered "General Law" cities) use plurality voting; whereas, usually larger cities go to majority voting systems.

Another such topic discussed is if even numbered Council seats should be required to be "given up" (incumbents being required to 'resign to run') and placed on the ballot, along with odd numbered seats, in mayoral election years. The commission is NOT recommending this change at this time.

Also discussed by the Commission was the topic of doing away with appointments to fill vacant Council seats and, instead, require an election. The Commission is not recommending this change because of the potential for vacancies to be prolonged due to no ability to hold elections on dates other than Uniform Election dates, which are prescribed (only) by the State.

The topic that was discussed the most was the topic of possible creation of 'single member districts' in place of the current 'at large' election system that is in place. This topic was discussed (at length) at each of the three meetings held by the Commission. The Commission is NOT recommending a change to single-member districts at this time.

The Commission also agreed to put forth a recommendation for some non-substantive changes such as modifying language to be gender-neutral.

Mr. Garza also explained some of the recommended substantive (which would require stand-alone ballot propositions) changes, including modifications to 'terms' of city council members. The Charter Commission is recommending maintaining the three consecutive terms in the same Council position

but recommends revising to allow up to five consecutive terms in both Council and Mayor positions. This would allow a person to serve two consecutive terms in a different elected position.

An additional substantive change that is being recommended is for the timeframe associated with the City Secretary validating signatures on a petition. Current language allows for 21 calendar days. The Commission is recommending it be increased to 30 calendar days.

Mr. Garza also explained a recommendation of the Commission related to the timeframe a person has to file a claim with the city. He explained that case law has consistently shown that 180 days is considered a reasonable amount of time; however, current Charter language specifies 60 days. It's being recommended that this timeframe be increased to the 180 days.

He also shared that he is recommending that the Charter be amended to allow the Council, by ordinance, to update the Charter on non-substantive matters, such as correcting typographical errors, grammatical errors, references to laws which have been changed or which references are, for any reason, incorrect, and to neutralize all gender references, provided that no such amendment changes the meaning or substance of the Charter. He shared that many cities, statewide, are making these sorts of changes in their Charter so that minor, non-substantive amendments may be made without holding a charter election.

Councilmember Lewis thanked Mr. Garza and the Commissioners for their work on reviewing the Charter. Councilmember Thomas had brief dialogue with Mr. Garza concerning the timeframe associated with filing 'notices of claim' with a city in Texas.

Councilmember McCallum expressed that he is the one who put this topic on a past council meeting agenda and wanted a Charter Commission to be formed. He thanked the Commission for its work. He also expressed that he is not in agreement with some of the Commission's recommendations. He, for example, would like to see majority voting rather than plurality. In addition, single-member districts are something he'd like to see. He wonders how many other cities in Texas of our size have plurality voting instead of majority voting. Mr. Garza expressed he is unsure of that answer; however, he knows it is common for cities of a population of 100k or more to go to 'majority.' At the same time, though, there are still some very large cities that have stayed with 'plurality' voting. Chairman Fowler and Councilman McCallum had brief discussion about 'plurality' versus 'majority.' Commission Chairman Fowler came forth and shared that this topic was one that the members went back and forth on and it, perhaps, could have gone either way; however, historically the number of times that an election has come about in which 'plurality' versus 'majority' voting would have even mattered was very minimal. So it came down to the fact it hasn't really come up very often, and 'cost of an election' (financial cost) was also a consideration.

Councilmember McCallum indicated there have been two contested Council races in the last decade – one ten years ago and one four years ago. In the case of the one four years ago, regarding Councilmember Jorif's race, there would have been a need for a run-off election. That would have been the only run-off in the last decade, so – from that perspective – additional costs seem likely minimal. He believes the minimal cost would be worth it, especially considering – if the trend continues it won't happen very often – and he believes it's worth it to ensure that candidates elected to office have garnished a majority of votes.

Councilmember McCallum went on to share that he'd like to see the City Charter require a review of the Charter at least once every ten years.

Mayor Pro Tem Jorif thanked the Commissioners for their work.

Councilmember Campbell asked for clarification on election-related costs. City Secretary, Kristy Teague, mentioned that the estimated total for the city's portion is likely around $14,000. The number quoted in the most current countywide, joint elections contract for the overall estimated cost of the May 3, 2025 General Election is estimated to be $80,000 total.

Mayor Johannesen was glad to have the group of Commissioners that were put into place, as he views them as very knowledgeable, given that most of them are former council members. He is also pleased to know that citizens also attended, participated in the process, and gave input.

The Council took no action as a result of this discussion item.

3. Hear presentation from Leadership Rockwall Class of 2025 regarding their class and associated project, and take any action necessary.

Lindsay Lombard came forth and introduced herself, sharing that she is representing her Leadership Rockwall Class in speaking before the City Council this evening. She explained that this year's class will be raising funds and constructing a 'sensory garden' to benefit dogs who are in training at the local Patriot Paws, non-profit organization that helps provide service dogs to military veterans.

Councilmember Lewis expressed kind sentiments about Patriot Paws, indicating this is a very worthwhile project.

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

City Manager, Mary Smith indicated that City Secretary, Kristy Teague has been working with FEMA and with the State Division of Emergency Management to attempt to get reimbursement money associated with the May 28, 2024 storm-related clean up and related expenses. She has successfully secured reimbursement at 100%, which totals over $400,000. She thanked Ms. Teague for her work in this regard.

XII. Adjournment

Mayor Johannesen adjourned the meeting at 6:44 p.m.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS ON THIS 17th DAY OF MARCH, 2025.

TRACE JOHANNESEN, MAYOR

ATTEST:

KRISTY TEAGUE, CITY SECRETARY

CITY OF ROCKWALL

ORDINANCE NO. 25-13

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING ARTICLE II, *PARK LAND DEDICATION*, OF CHAPTER 38, *SUBDIVISIONS*, OF THE MUNICIPAL CODE OF ORDINANCES OF THE CITY OF ROCKWALL FOR THE PURPOSE OF UPDATING TABLE 1 WITH THE REVISED *ANNUAL PRICE PER ACRE OF LAND* AND THE *TOTAL EQUIPMENT COST FOR A NEIGHBORHOOD PARK*; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Rockwall desires to provide a park system that includes adequately sized and appropriately equipped *Neighborhood Parks*, and

WHEREAS, the City Council of the City of Rockwall has adopted a *Parks and Recreation Master Plan* designed to facilitate the development of a *Park System* for the benefit of the citizens of the City of Rockwall, and

WHEREAS, Section 38-55, *Cash-in-Lieu of Land Fees*, of Article II, *Park Land Dedication*, of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances of the City of Rockwall has adopted *Mandatory Neighborhood Park Land Dedication* fees, designed to facilitate participation by developers -- *on a pro-rata basis* -- in acquisition and development of *Neighborhood Parks*, and

WHEREAS, the provisions contained in Section 38-55, *Cash-in-Lieu of Land Fees*, of Article II, *Park Land Dedication*, of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances provide that the City Council shall annually adopt a resolution establishing an *Annual Price Per Acre of Land* and a *Total Equipment Cost* to be used in calculation of a development's pro-rata share contribution for *Neighborhood Park Land* and *Neighborhood Park Equipment Fees.*

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

SECTION 1. Based upon a recommendation from the City of Rockwall's Parks and Recreation Board a cost of $75,000.00 is hereby adopted per Section 38-55, *Cash-in-Lieu of Land Fees*, of Article II, *Park Land* Dedication, of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances as the *Annual Price Per Acre of Land* to be used in the calculation of pro-rata contribution for *Neighborhood Park Land*;

SECTION 2. Based upon a recommendation from the City of Rockwall's Parks and Recreation Board a cost of $680,000.00 is hereby adopted Section 38-56, *Pro-Rata Equipment Fees*, of Article II, *Park Land* Dedication, of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances as the *Total Equipment Cost* to be used in the calculation of pro-rata contribution for *Neighborhood Park Equipment Fees*;

SECTION 3. That *Table 1. Land and Equipment Costs* of Article II, *Park Land Dedication*, of Chapter 38, *Subdivisions,* of the Municipal Code of Ordinances of the City of Rockwall be amended for the purpose of updating the *Annual Price Per Acre of Land* and the *Total Equipment Cost for a Neighborhood Park* in the City of Rockwall, and that this table shall be as specifically described and depicted in *Exhibit 'A'* of this ordinance;

SECTION 4. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 5. That this ordinance shall take effect immediately from and after its passage;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 17TH DAY OF MARCH, 2025.

_____
Trace Johannesen, Mayor

ATTEST:

_____
Kristy Teague, City Secretary

APPROVED AS TO FORM:

_____
Frank J. Garza, City Attorney

1st Reading: March 3, 2025

2nd Reading: March 17, 2025

TABLE 1. LAND AND EQUIPMENT COSTS

ANNUAL PRICE PER ACRE OF LAND	$75,000.00
NEIGHBORHOOD PARK ACREAGE (ACRES)	11.00
TOTAL LAND COST FOR A NEIGHBORHOOD PARK	$825,000.00
TOTAL EQUIPMENT COST FOR A NEIGHBORHOOD PARK	$705,000.00
TOTAL COST FOR A NEIGHBORHOOD PARK	$1,530,000.00

TABLE 2. FEE SCHEDULE

PARK DISTRICT	ULTIMATE DWELLING UNIT HOLDING CAPACITY	DWELLING UNIT DEDICATION FACTOR IN ACRES	CASH-IN-LIEU OF LAND FEES	PRO-RATA EQUIPMENT FEES	TOTAL ALTERNATIVE PARK FEES
1	592	0.0186	$1,393.58	$1,148.65	$2,542.23
2	1,156	0.0095	$713.67	$588.24	$1,301.90
3	1,351	0.0081	$610.66	$503.33	$1,113.99
4	1,197	0.0092	$689.22	$568.09	$1,257.31
5	1,109	0.0099	$743.91	$613.17	$1,357.08
6	646	0.0170	$1,277.09	$1,052.63	$2,329.72
7	1,617	0.0068	$510.20	$420.53	$930.74
8	1,202	0.0092	$686.36	$565.72	$1,252.08
9	1,448	0.0076	$569.75	$469.61	$1,039.36
10	350	0.0314	$2,357.14	$1,942.86	$4,300.00
11	1,085	0.0101	$760.37	$626.73	$1,387.10
12	1,247	0.0088	$661.59	$545.31	$1,206.90
13	828	0.0133	$996.38	$821.26	$1,817.63
14	2,344	0.0047	$351.96	$290.10	$642.06
15	1,236	0.0089	$667.48	$550.16	$1,217.64
16	408	0.0270	$2,022.06	$1,666.67	$3,688.73
17	2,502	0.0044	$329.74	$271.78	$601.52
18	705	0.0156	$1,170.21	$964.54	$2,134.75
19	999	0.0110	$825.83	$680.68	$1,506.51
20	1,684	0.0065	$489.90	$403.80	$893.71
21	1,163	0.0095	$709.37	$584.69	$1,294.07
22	1,501	0.0073	$549.63	$453.03	$1,002.66
23	1,669	0.0066	$494.31	$407.43	$901.74
24	1,480	0.0074	$557.43	$459.46	$1,016.89
25	1,309	0.0084	$630.25	$519.48	$1,149.73
26	469	0.0235	$1,759.06	$1,449.89	$3,208.96
27	1,329	0.0083	$620.77	$511.66	$1,132.43
28	2,771	0.0040	$297.73	$245.40	$543.13
29	4,633	0.0024	$178.07	$146.77	$324.84
30	250	0.0440	$3,300.00	$2,720.00	$6,020.00
31	1,587	0.0069	$519.85	$428.48	$948.33
32	332	0.0331	$2,484.94	$2,048.19	$4,533.13

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:	March 17, 2025
APPLICANT:	Ryan Joyce; *Michael Joyce Properties*
CASE NUMBER:	P2025-004; *Preliminary Plat for the Juniper Subdivision*

SUMMARY

Consider a request by Ryan Joyce of Michael Joyce Properties on behalf of John Vick of Qualico Developments (US), Inc. for the approval of a *Preliminary Plat* for Phase 1 and 2 of the Juniper Subdivision consisting of 366 single-family residential lots on a 195.685-acre tract of land identified as part of Tract 3 of the A. Johnson Survey, Abstract No. 123 [*355.146-acres*]; and Tract 7 of the W. H. Baird Survey, Abstract No. 25 [*20.3942-acres*], City of Rockwall, Rockwall County, Texas, zoned Planned Development District 103 (PD-103) for Single-Family 10 (SF-10) and limited General Retail (GR) District land uses, situated within the SH-205 Overlay (SH-205) and SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located on the east and west side of S. Goliad Street [*SH-205*] at the corner of the intersection of John King Boulevard and S. Goliad Street [*SH-205*], and take any action necessary.

PLAT INFORMATION

☑ *Purpose*. The purpose of the applicant's request is to *Preliminary Plat* a 195.685-acre tract of land (*i.e. part of Tract 3 of the A. Johnson Survey, Abstract No. 123 and Tract 7 of the W. H. Baird Survey, Abstract No. 25*) to show the future establishment of 366 single-family residential lots, 23 open space lots, and one (1) amenity center lot (*i.e. Lots 1-12, Block A; Lots 1-9, Block B; Lots 1-41, Block C; Lots 1-15, Block D; Lots 1-23, E; Lots 1-21, Block F; Lots 1-17, Block G; Lots 1-20, Block H; Lots 1-42, Block I; Lots 1-18, Block J; Lots 1-14, Block K; Lots 1-21, Block L; Lots 1-28, Block M; Lots 1-28, Block N; Lots 1-14, Block O; Lots 1-20, Block P; Lots 1-10, Block Q; Lots 1-11, Block R, Juniper Subdivision*). The proposed *Preliminary Plat* also lays out the necessary easements (*e.g. fire lane, public access/right-of-way, utilities, and drainage*) for the future development of the residential subdivision. Staff should note that in conjunction with the submittal of this *Preliminary Plat*, the applicant has also submitted a *Master Plat* [*Case No. P2025-005*] outlining the phasing plans for the Juniper Subdivision.

☑ *Background*. The portions of the subject property adjacent to the current alignment of S. Goliad Street [*SH-205*] were annexed into the City on May 19, 1986 by *Ordinance No. 86-37* [*Case No. A1986-005*]. The remainder of the subject property, north of S. Goliad Street [*SH-205*], was annexed into the City on June 15, 1998 by *Ordinance No. 98-20* [*Ordinance No. A1998-002*]. The portion of the subject property southeast of S. Goliad Street [*SH-205*] was annexed into the City on August 30, 1999 by *Ordinance No. 99-33* [*i.e. Case No. A1999-001*]. At the time of annexation, the subject property was zoned Agricultural (AG) District. On January 6, 2025, the City Council approved a zoning change [*Case No. Z2024-060*] for the subject property changing the zoning from an Agricultural (AG) District to Planned Development District 103 (PD-103) for Single-Family 10 (SF-10) and limited General Retail (GR) District land uses. This zoning change was approved by a vote of 4-3, with Council Members McCallum, Jorif, and Campbell dissenting. The property has remained vacant since annexation. The following is a summary of the lot composition and density and dimensional standards contained within Planned Development District 103 (PD-103):

Continued on Next Page …

TABLE 1: LOT COMPOSITION

LOT TYPE	MINIMUM LOT SIZE (FT)	MINIMUM LOT SIZE (SF)	MAXIMUM DWELLING UNITS (#)	DWELLING UNITS (%)
A	185' x 200'	65,340 SF	12	01.38%
B	185' x 100'	43,560 SF	13	01.49%
C	120' x 200'	32,670 SF	18	02.07%
D	100' x 200'	21,780 SF	8	00.92%
E	100' x 150'	12,000 SF	65	07.47%
F	82' x 125'	9,600 SF	247	28.39%
G	72' x 125'	8,640 SF	249	28.62%
H	62' x 125'	7,440 SF	258	29.66%
		Maximum Permitted Units:	*870*	*100.00%*

TABLE 2: LOT DIMENSIONAL REQUIREMENTS

Lot Type (see Concept Plan) ►	A	B	C	D	E	F	G	H
Minimum Lot Width [1]	185'	185'	120'	100'	100'	82'	72'	62'
Minimum Lot Depth	200'	200'	200'	200'	150'	125'	125'	125'
Minimum Lot Area (SF)	65,340	43,560	32,670	21,780	12,000	9,600	8,640	7,440
Minimum Front Yard Setback [2], [5] & [6]	30'	30'	30'	30'	30'	20'	20'	20'
Minimum Side Yard Setback	15'	15'	15'	10'	10'	6'	6'	6'
Minimum Side Yard Setback (Adjacent to a Street) [2] & [5]	15'	15'	15'	15'	15'	15'	15'	15'
Minimum Length of Driveway Pavement [8]	20'	20'	20'	20'	20'	20'	20'	20'
Maximum Height [3]	35'	35'	35'	35'	35'	35'	35'	35'
Minimum Rear Yard Setback [4]	30'	30'	30'	10'	10'	10'	10'	10'
Minimum Area/Dwelling Unit (SF) [7]	3,500	3,500	3,200	3,200	3,200	2,800	2,800	2,750
Maximum Lot Coverage	40%	40%	50%	50%	50%	65%	65%	65%
Minimum Garage Parking Spaces	3	3	3	3	3	3	3	3

General Notes:

[1]: Lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may have the front lot width reduced by 20% as measured at the front property line provided that the lot width will be met at the *Front Yard* and *Rear Yard Building Setback*. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced by up to ten (10) percent, but shall meet the minimum lot size for each lot type referenced in *Table 1*.

[2]: The location of the *Front Yard Building Setback* as measured from the front property line.

[3]: The *Maximum Height* shall be measured to the eave or top plate (*whichever is greater*) of the single-family home.

[4]: The location of the *Rear Yard Building Setback* as measured from the rear property line.

[5]: Sunrooms, porches, stoops, bay windows, balconies, masonry clad chimneys, eaves and similar architectural features may encroach beyond the *Front Yard Building Setback* by up to ten (10) feet for any property; however, the encroachment shall not exceed five (5) feet on *Side Yard Setbacks*. A sunroom is an enclosed room no more than 15 - feet in width that has glass on at least 50% of each of the encroaching faces.

[6]: *J-Swing* or *Traditional Swing Garages* are permitted to encroach into the front yard building setback a maximum of five (5) feet.

[7]: Air-conditioned space.

[8]: No drive approach for a residential lot shall be situated to allow access on a collector or arterial roadway except as otherwise depicted on the concept plan for the two (2) lots fronting on to Mercer's Colony Avenue.

[9]: All *Corner Lots* that back to a lot that fronts onto the same street that the *Corner Lot* sides to (*i.e. a Keystone Lot*), shall have a side setback that is equal to the front setback of the fronting lot. In addition, no solid fence shall be situated within this setback.

☑ *Parks Board*. In accordance with Section 38-57, of Article II, *Park Land Dedication*, of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances, the Juniper Subdivision is subject to cash-in-lieu of land fees and pro-rata equipment fees; however, due to the dedication of a 22.118-acre public park the Parks Board determined that the cash-in-lieu of land fees will not be collected. Given this, only the pro-rata equipment fees will be collected for a total of $215,822.88 (*i.e. $589.68 x 366 = $215,822.88*). With all that being said, the Parks Board recommended approval of the public park dedication and the pro-rata equipment fees on March 4, 2025.

☑ *Conformance to the Subdivision Ordinance*. The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

☑ *Conditional Approval*. Conditional approval of this *Preliminary 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 *Preliminary Plat* for the Juniper Subdivision, 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 *Preliminary Plat*; and,

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

PLANNING AND ZONING COMMISSION

On March 11, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the Preliminary Plat by a vote of 7-0.

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☒ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	East & West of Intersection at S Goliad St & S John King Blvd
SUBDIVISION	W.H. Baird Survey, Ab. No. 25; A. Johnson Survey, Ab No. 128; J.R. Johnson Survey, Block A Ab No. 128
GENERAL LOCATION	At Intersection of Goliad & S. John King Blvd

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD-103	CURRENT USE	
PROPOSED ZONING		PROPOSED USE	Single Family, Commercial
ACREAGE	526.778	LOTS [CURRENT]	
LOTS [PROPOSED]	868		

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

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

☐ OWNER	Qualico Developments (US), Inc	☒ APPLICANT	Michael Joyce Properties
CONTACT PERSON	John Vick	CONTACT PERSON	Ryan Joyce
ADDRESS	6950 TPC Drive, Suite 150	ADDRESS	767 Justin Road
CITY, STATE & ZIP	McKinney, TX 75070	CITY, STATE & ZIP	Rockwall, TX 75087
PHONE		PHONE	512-965-6280
E-MAIL		E-MAIL	ryan@michaeljoyceproperties.com

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ 8,101.67 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 12th *DAY OF* February *2025. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."*

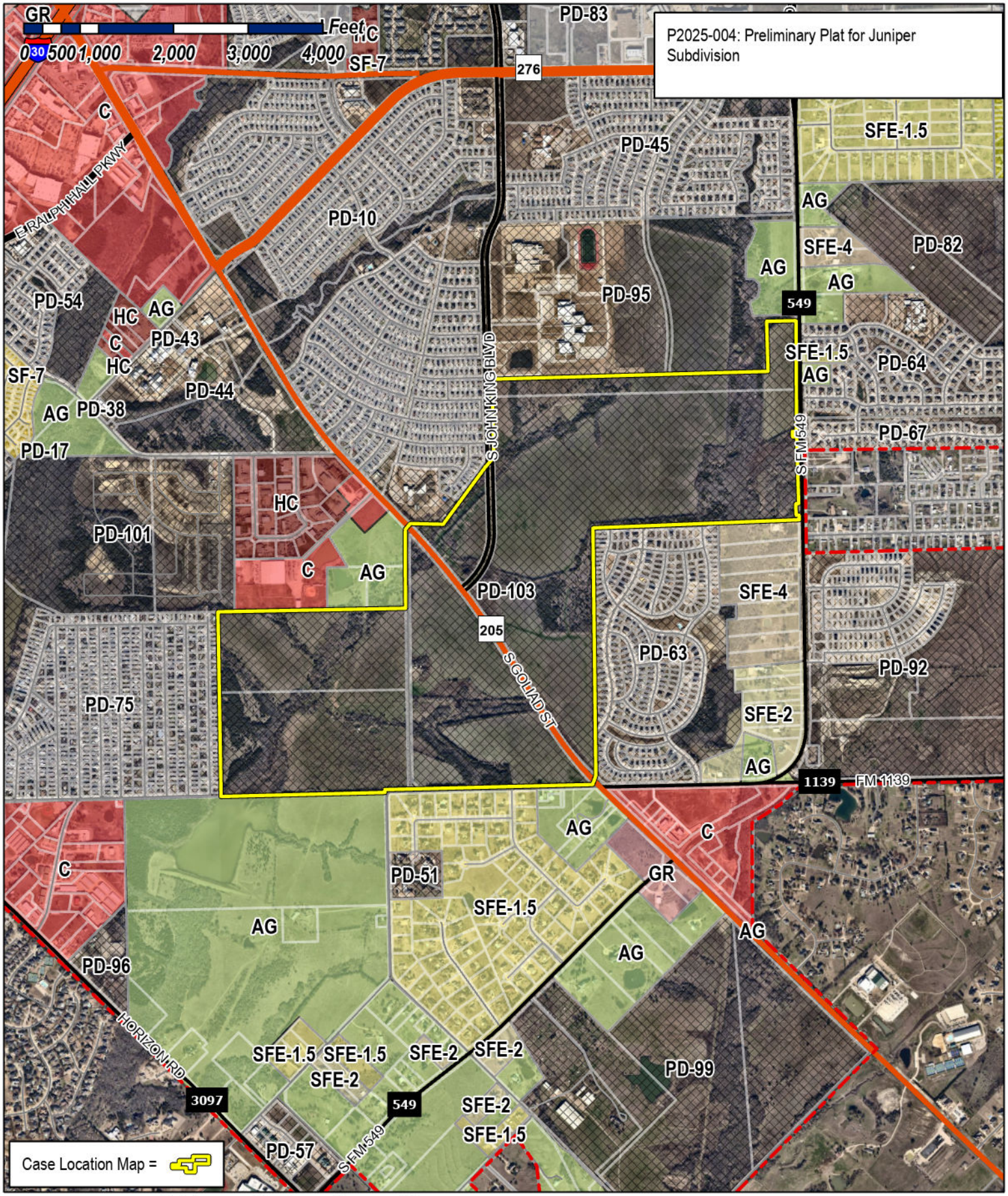
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 12th *DAY OF* February *2025.*

OWNER'S SIGNATURE John Vick

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Sondra Dosier Meeks

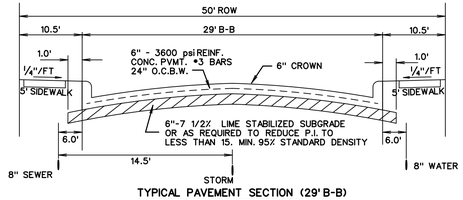
MY COMMISSION EXPIRES

SONDRA DOSIER MEEKS
Notary Public, State of Texas
Comm. Expires 06-15-2027
Notary ID 134410500



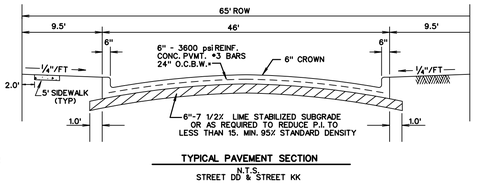
City of Rockwall
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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.



TYPICAL PAVEMENT SECTION (29' B-B)

N.T.S.



TYPICAL PAVEMENT SECTION

N.T.S.

STREET DD & STREET KK

Reviewed for preliminary Approval:

Planning & Zoning Commission Chairman — Date

I hereby certify that the above and foregoing plat of an addiiton to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall, on the _____ of _____, 2025.

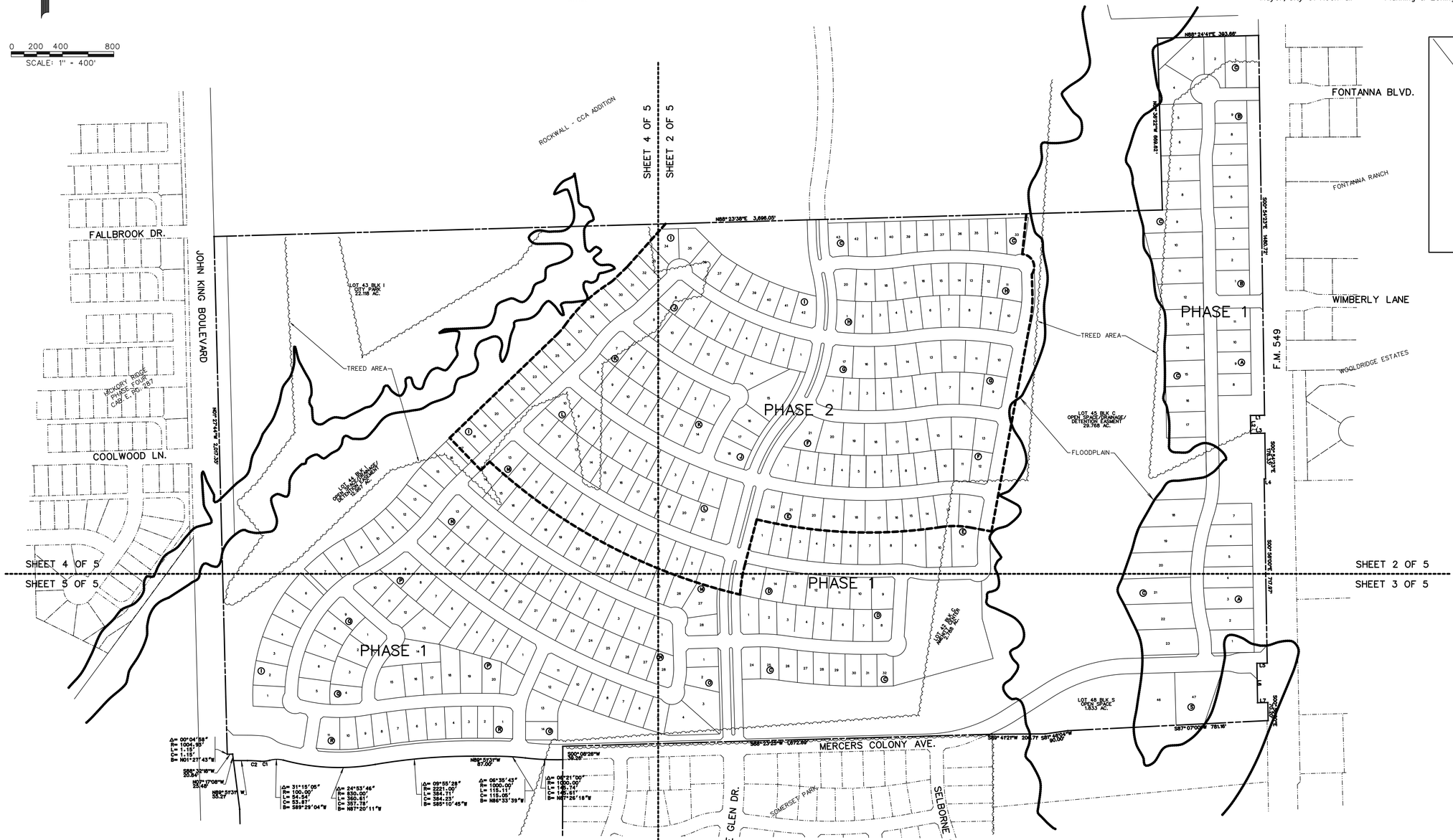
This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

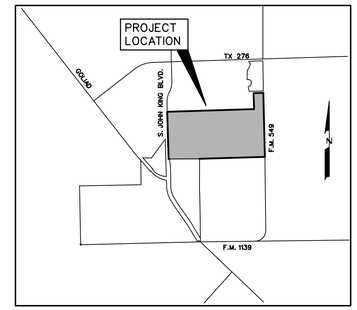
Mayor, City of Rockwall — Planning & Zoning Commission Chairman

N

0 200 400 800

SCALE: 1" = 400'





LOCATION MAP

N.T.S.

LEGEND

B.L. - BUILDING LINE
D.E. - DRAINAGE EASEMENT
S.S.E. - SANITARY SEWER EASEMENT
U.E. - UTILITY EASEMENT
R.O.W. - RIGHT OF WAY
I.R.F - IRON ROD FOUND
H.O.A. - HOMEOWNERS ASSOCIATION
- STREET NAME CHANGE
- PHASE LINE
- FLOODPLAIN
- MATCHLINE
- TREED AREA

TOTAL ACRES	195.685
TOTAL RESIDENTAL LOTS	366
DENSITY	1.87
ZONING ORDINANCE	PD-103
TOTAL OPEN SPACE ACRES	55.42
LAND USE	SINGLE FAMILY DEVELOPMENT

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
1.	21°24'23"	100.00'	37.36 '	37.14 '	S84°34'58"W
2.	05°08'40"	550.50'	49.43 '	49.41 '	N87°17'11"W

OWNER

QUALICO DEVELOPMENTS (U.S.), INC.

2 GREENSIDE AT CRAIG RANCH

6950 TPC DRIVE, STE. 150

McKINNEY, TEXAS 75070

469-659-6150

P2025-004

PRELIMINARY PLAT

OF

JUNIPER

LOTS 1-11, BLOCK A
LOTS 1-9, BLOCK B
LOTS 1-43, BLOCK C
LOTS 1-15, BLOCK D
LOTS 1-22, BLOCK E
LOTS 1-21, BLOCK F
LOTS 1-17, BLOCK G
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LOTS 1-9, BLOCK Q
LOTS 1-11, BLOCK R

TOTAL ACRES 195.685

TOTAL RESIDENTIAL LOTS 363

TOTAL OPEN SPACE LOTS 23

SITUATED IN THE

A. JOHNSON SURVEY, ABSTRACT NO. 123

IN THE

CITY OF ROCKWALL

ROCKWALL COUNTY, TEXAS

PREPARED BY

CORWIN ENGINEERING, INC.

200 W. BELMONT, SUITE E

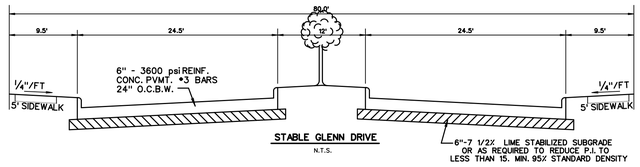
ALLEN, TEXAS 75013

972-396-1200

FEBRUARY 2025 SCALE 1" = 400'

SHEET 1 OF 8

OWNER
QUALICO DEVELOPMENTS (U.S.), INC.
2 GREENSIDE AT CRAIG RANCH
6950 TPC DRIVE, STE. 150
McKINNEY, TEXAS 75070
469-659-6150

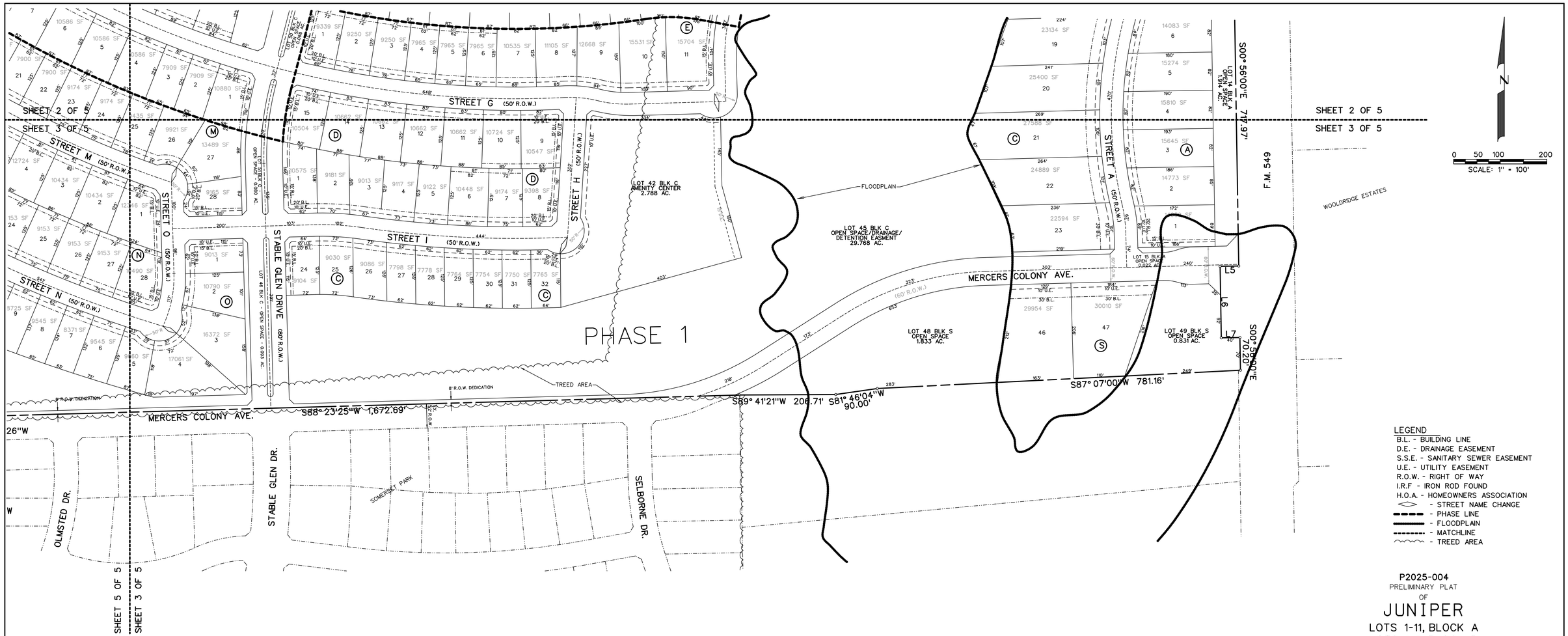


0 50 100 200
SCALE: 1" = 100'

LEGEND
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D.E. - DRAINAGE EASEMENT
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200 W. BELMONT, SUITE E
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FEBRUARY 2025 SCALE 1" = 100'

SHEET 2 OF 5
~~~~



LEGEND

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P2025-004
PRELIMINARY PLAT
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JUNIPER

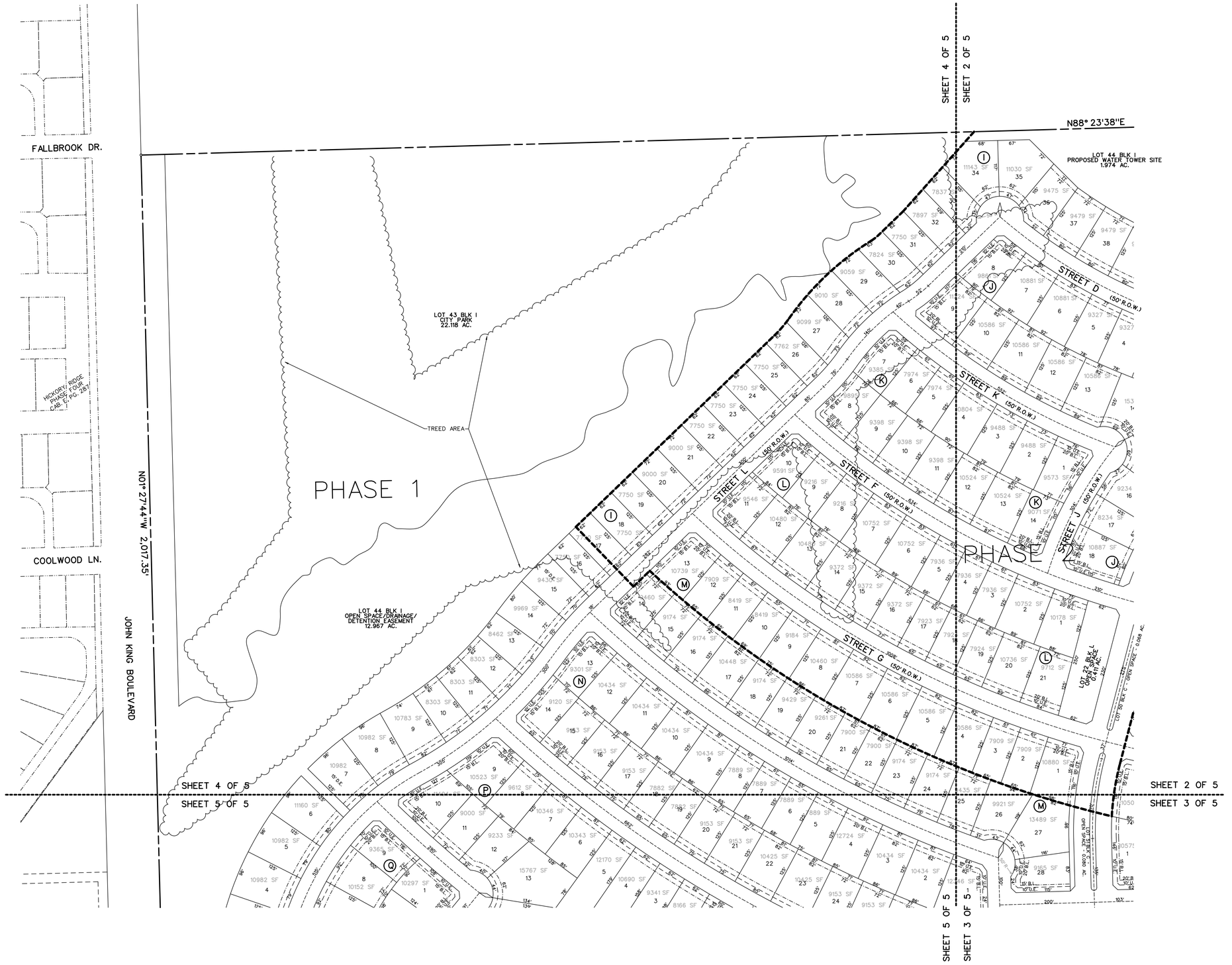
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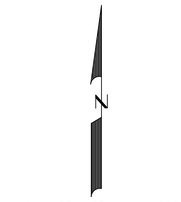
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200 W. BELMONT, SUITE E
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OWNER
QUALICO DEVELOPMENTS (U.S.), INC.
2 GREENSIDE AT CRAIG RANCH
6950 TPC DRIVE, STE. 150
McKINNEY, TEXAS 75070
469-659-6150





LEGEND

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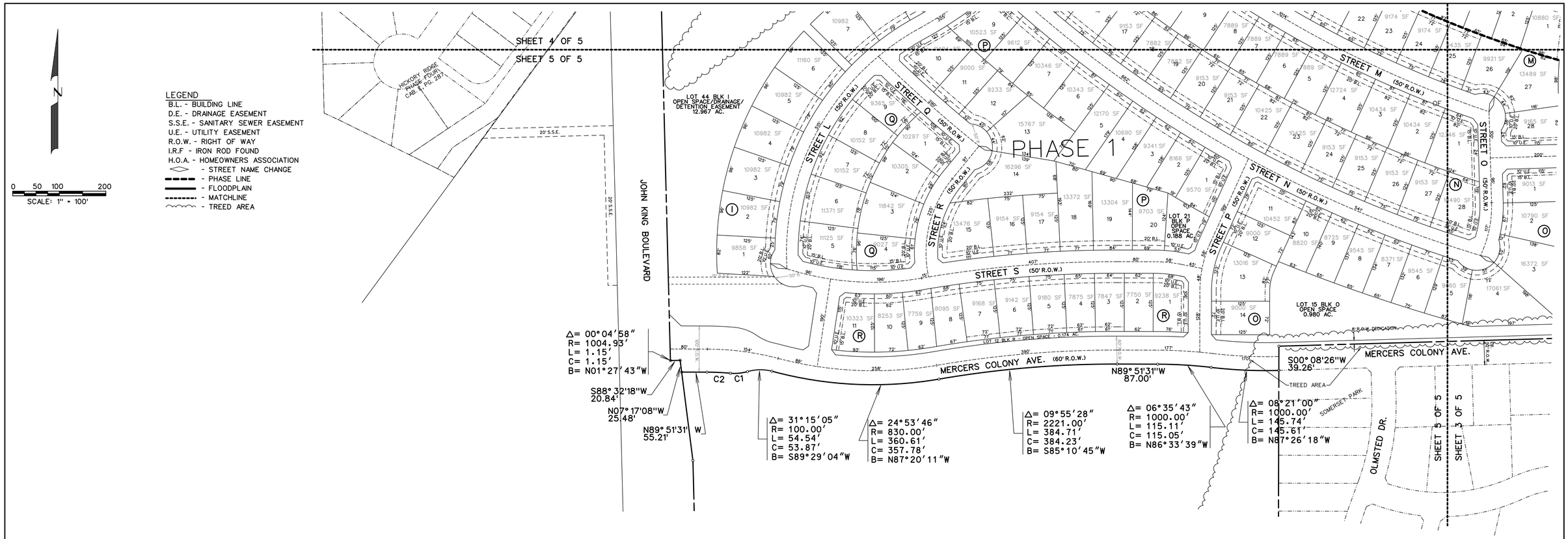
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2 GREENSIDE AT CRAIG RANCH
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SHEET 4 OF 5



P2025-004

PRELIMINARY PLAT

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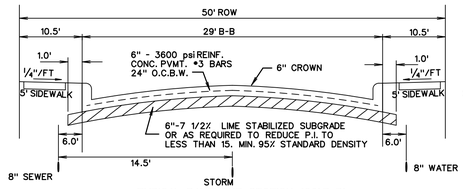
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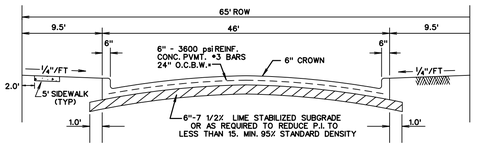
SHEET 5 OF 5

LEGEND

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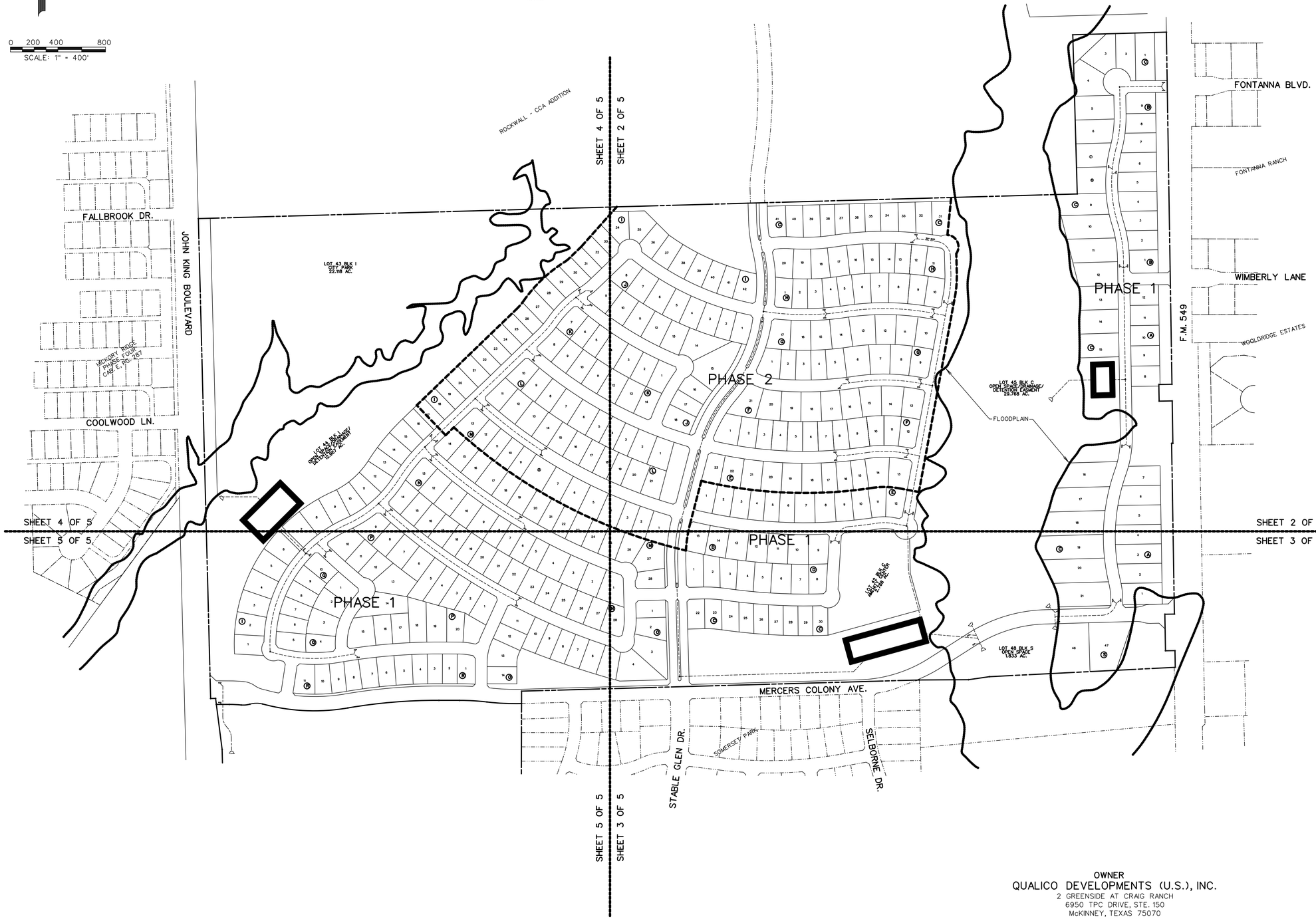


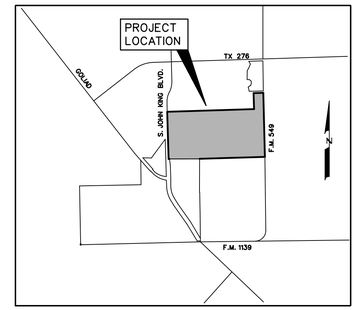
TYPICAL PAVEMENT SECTION (29' B-B)
N.T.S.



TYPICAL PAVEMENT SECTION
N.T.S.
STREET DD & STREET KK

0 200 400 800
SCALE: 1" = 400'





LOCATION MAP
N.T.S.

PRELIMINARY DRAINAGE AREA MAP
OF

JUNIPER

LOTS 1-12, BLOCK A
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2 GREENSIDE AT CRAIG RANCH
6950 TPC DRIVE, STE. 150
McKINNEY, TEXAS 75070
469-659-6150

SHEET 1 OF 8

OWNER
QUALICO DEVELOPMENTS (U.S.), INC.
2 GREENSIDE AT CRAIG RANCH
6950 TPC DRIVE, STE. 150
McKINNEY, TEXAS 75070
469-659-6150

LEGEND

- PROP. STORM SEWER
- PROP. CURB INLETS
- PROP. CONC. HEADWALL
- EXIST. STORM SEWER
- DRAINAGE AREA DIVIDE
- FLOW ARROW
- DRAINAGE AREA NO. (AC. / Q)
- FLOODPLAIN
- MATCHLINE

N

0 50 100 200
SCALE: 1" = 100'

SHEET 4 OF 5
SHEET 2 OF 5
SHEET 4 OF 8
SHEET 3 OF 8
SHEET 2 OF 5
SHEET 3 OF 5

ROCKWALL - CCA ADDITION
STABLE GLEN DR.
STABLE GLEN DRIVE
FONTANNA BLVD.
FONTANNA RANCH
WIMBERLY LANE
STREET A
STREET B
STREET C
STREET D
STREET E
STREET F
STREET G
STREET J
STREET K
STREET L
FLOODPLAIN
F.M. 549
WOOLDRIDGE ESTATES
DETENTION POND
LOT 44 BLK C 0.534 AC.
LOT 43 BLK C 0.213 AC.
LOT 42 BLK C AMENITY CENTER 2.788 AC.

1 AC. 1.96 Q 9.6
2 AC. 3.19 Q 15.6
3 AC. 2.50 Q 12.2
4 AC. 5.94 Q 29.1
7 AC. 4.35 Q 21.3
8 AC. 1.47 Q 11.0 / 7.2
9 AC. 15.4 Q 15.4
10 AC. 2.75 Q 13.5
11 AC. 2.12 Q 10.9
12 AC. 3.59 Q 17.6
13 AC. 2.07 Q 10.1
15 AC. 6.96 Q 34.1
17 AC. 30.5 Q 149.1
20 AC. 1.26 Q 6.2
21 AC. 3.48 Q 17.0
22 AC. 4.90 Q 24.0
24 AC. 4.19 Q 20.6
36 AC. 0.20 Q 1.0
37 AC. 0.58 Q 2.8
38 AC. 0.82 Q 4.0
39 AC. 0.73 Q 3.6
40 AC. 0.61 Q 3.6
41 AC. 1.03 Q 5.0
42 AC. 2.53 Q 12.4

PRELIMINARY DRAINAGE AREA MAP OF

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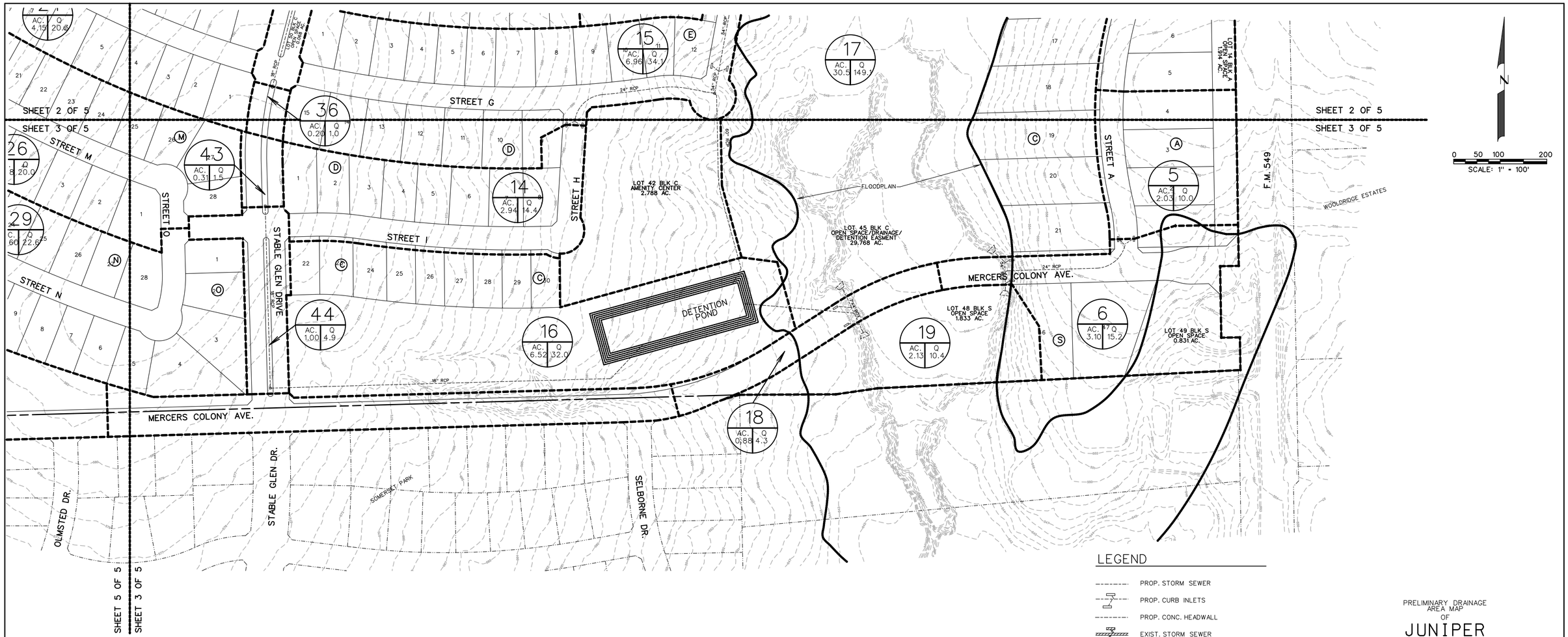
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FEBRUARY 2025 SCALE 1" = 100'

SHEET 2 OF 5



LEGEND

- PROP. STORM SEWER
- PROP. CURB INLETS
- PROP. CONC. HEADWALL
- EXIST. STORM SEWER
- DRAINAGE AREA DIVIDE
- FLOW ARROW
- DRAINAGE AREA NO. (AC. / Q)
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OF

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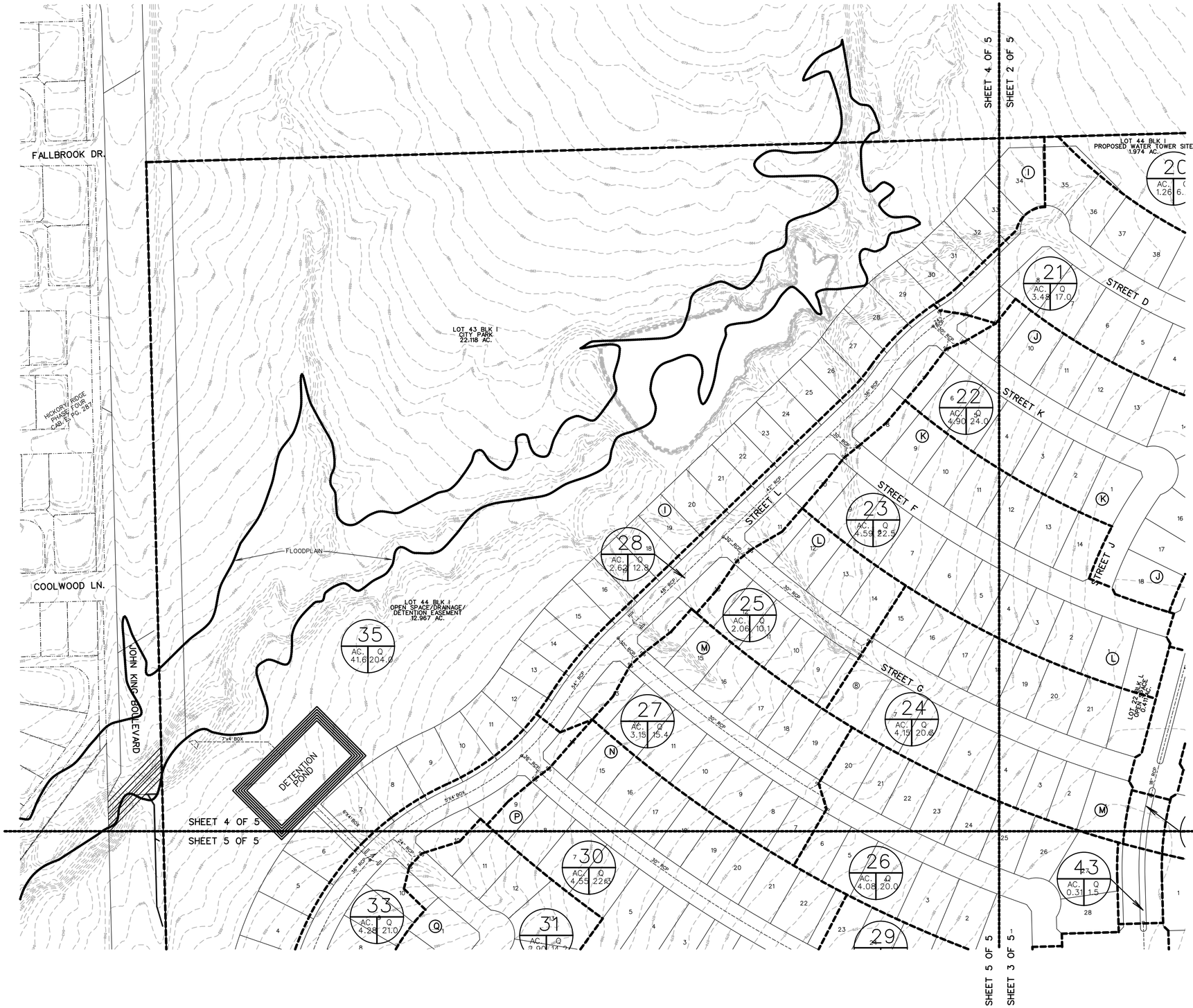
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SHEET 3 OF 5



LEGEND

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- PROP. CURB INLETS
- PROP. CONC. HEADWALL
- EXIST. STORM SEWER
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- DRAINAGE AREA NO. (AC. / Q)
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N

0 50 100 200

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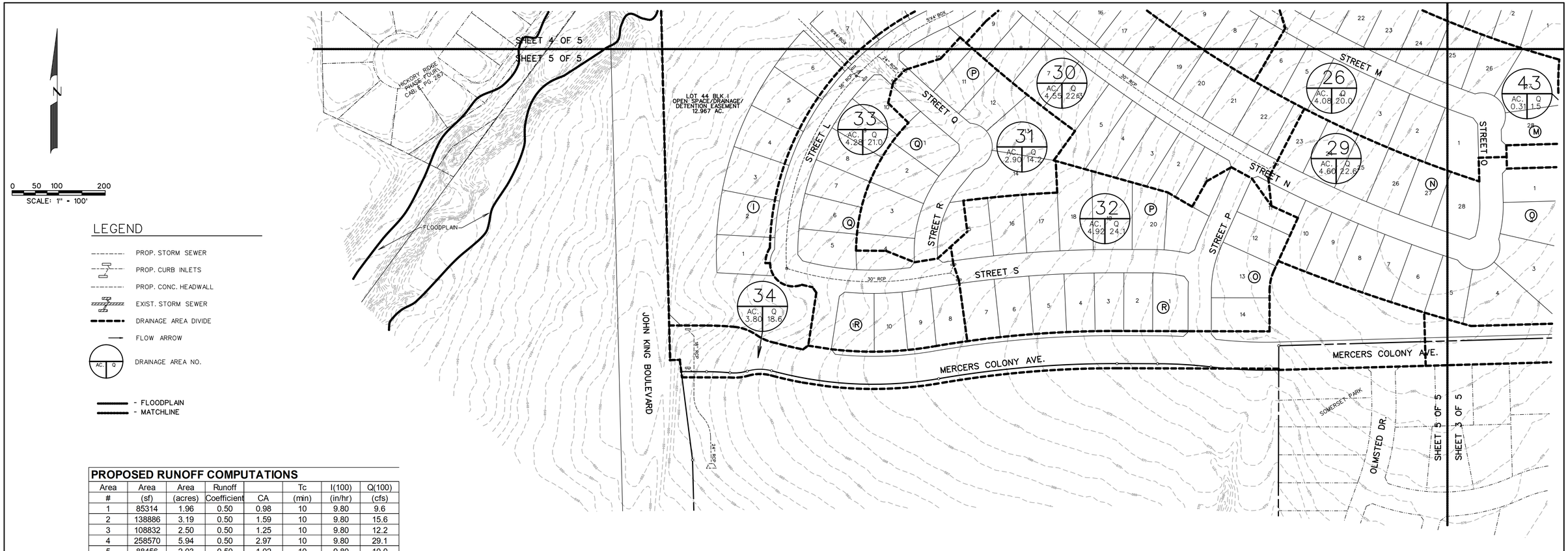
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469-659-6150

FEBRUARY 2025 SCALE 1" = 100'

SHEET 4 OF 5



PROPOSED RUNOFF COMPUTATIONS

Area #	Area (sf)	Area (acres)	Runoff Coefficient	CA	Tc (min)	I(100) (in/hr)	Q(100) (cfs)
1	85314	1.96	0.50	0.98	10	9.80	9.6
2	138886	3.19	0.50	1.59	10	9.80	15.6
3	108832	2.50	0.50	1.25	10	9.80	12.2
4	258570	5.94	0.50	2.97	10	9.80	29.1
5	88456	2.03	0.50	1.02	10	9.80	10.0
6	134955	3.10	0.50	1.55	10	9.80	15.2
7	189377	4.35	0.50	2.17	10	9.80	21.3
8	64087	1.47	0.50	0.74	10	9.80	7.2
9	136781	3.14	0.50	1.57	10	9.80	15.4
10	119703	2.75	0.50	1.37	10	9.80	13.5
11	96747	2.22	0.50	1.11	10	9.80	10.9
12	156501	3.59	0.50	1.80	10	9.80	17.6
13	90168	2.07	0.50	1.03	10	9.80	10.1
14	128056	2.94	0.50	1.47	10	9.80	14.4
15	303346	6.96	0.50	3.48	10	9.80	34.1
16	284100	6.52	0.50	3.26	10	9.80	32.0
17	1325906	30.44	0.50	15.22	10	9.80	149.1
18	38440	0.88	0.50	0.44	10	9.80	4.3
19	92815	2.13	0.50	1.07	10	9.80	10.4
20	54871	1.26	0.50	0.63	10	9.80	6.2
21	151541	3.48	0.50	1.74	10	9.80	17.0
22	213647	4.90	0.50	2.45	10	9.80	24.0
23	199806	4.59	0.50	2.29	10	9.80	22.5
24	180838	4.15	0.50	2.08	10	9.80	20.3
25	89535	2.06	0.50	1.03	10	9.80	10.1
26	177814	4.08	0.50	2.04	10	9.80	20.0
27	137306	3.15	0.50	1.58	10	9.80	15.4
28	113979	2.62	0.50	1.31	10	9.80	12.8
29	200547	4.60	0.50	2.30	10	9.80	22.6
30	198029	4.55	0.50	2.27	10	9.80	22.3
31	126496	2.90	0.50	1.45	10	9.80	14.2
32	214284	4.92	0.50	2.46	10	9.80	24.1
33	186648	4.28	0.50	2.14	10	9.80	21.0
34	165583	3.80	0.50	1.90	10	9.80	18.6
35	1813103	41.62	0.50	20.81	10	9.80	204.0

PRELIMINARY DRAINAGE AREA MAP
OF
JUNIPER
LOTS 1-12, BLOCK A
LOTS 1-9, BLOCK B
LOTS 1-41, BLOCK C
LOTS 1-15, BLOCK D
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ROCKWALL COUNTY, TEXAS

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200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

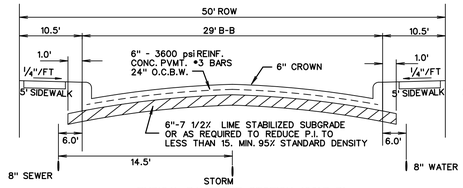
FEBRUARY 2025 SCALE 1" = 100'

OWNER
QUALICO DEVELOPMENTS (U.S.), INC.
2 GREENSIDE AT CRAIG RANCH
6950 TPC DRIVE, STE. 150
McKINNEY, TEXAS 75070
469-659-6150

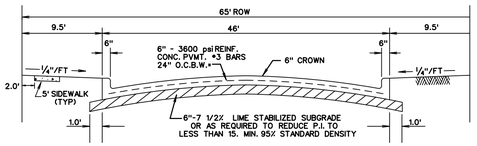
SHEET 5 OF 5

LEGEND

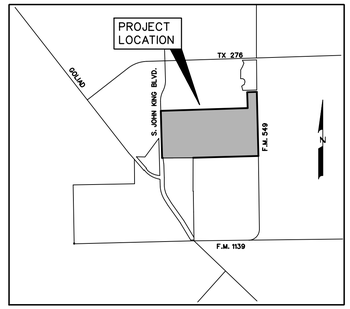
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- STREET NAME CHANGE
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- MATCHLINE



TYPICAL PAVEMENT SECTION (29' B-B)
N.T.S.

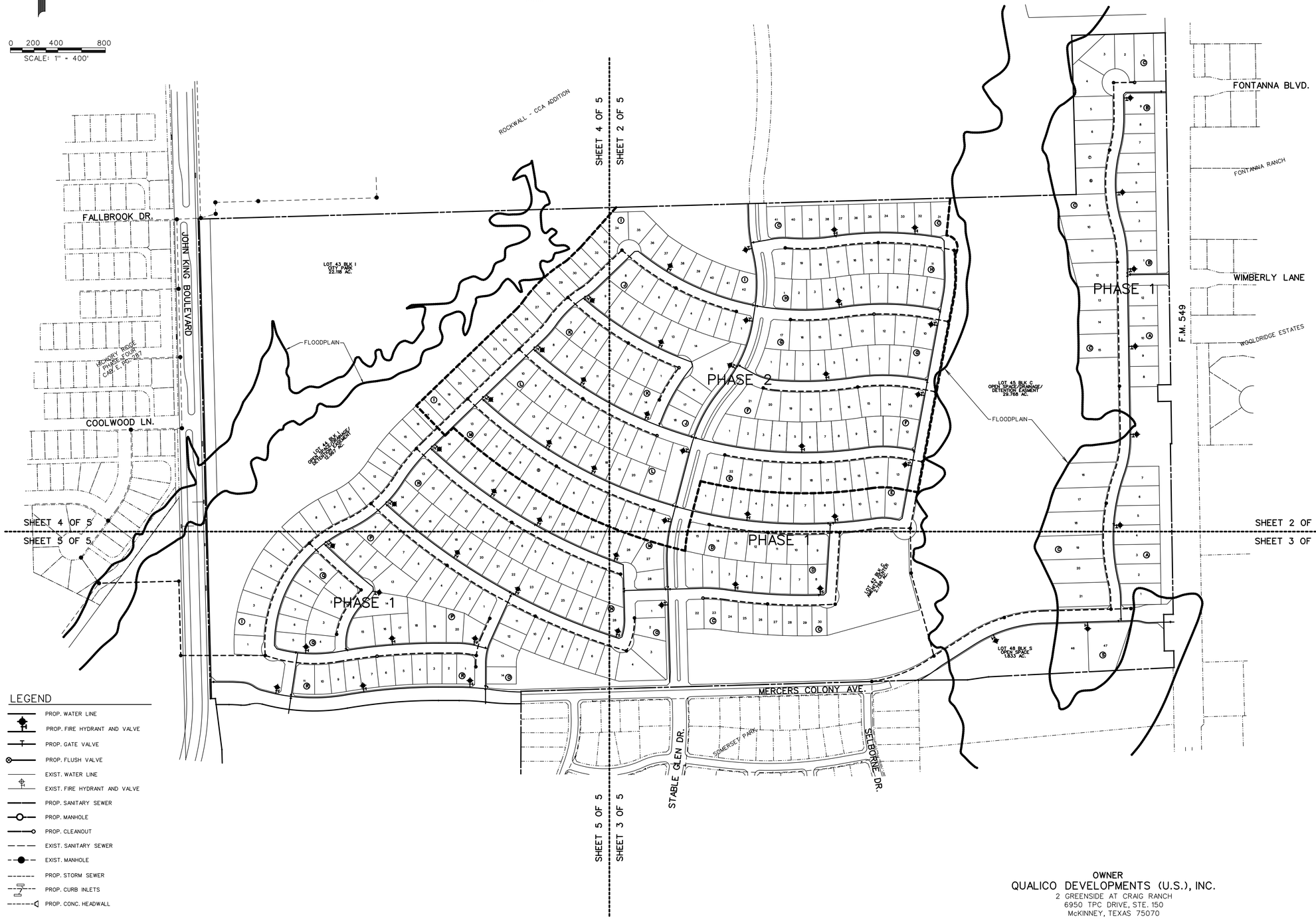


TYPICAL PAVEMENT SECTION
N.T.S.
STREET DD & STREET KK



LOCATION MAP
N.T.S.

0 200 400 800
SCALE: 1" = 400'



LEGEND

- PROP. WATER LINE
- PROP. FIRE HYDRANT AND VALVE
- PROP. GATE VALVE
- PROP. FLUSH VALVE
- EXIST. WATER LINE
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- PROP. CONC. HEADWALL

PRELIMINARY
WATER & SANITARY SEWER PLAN
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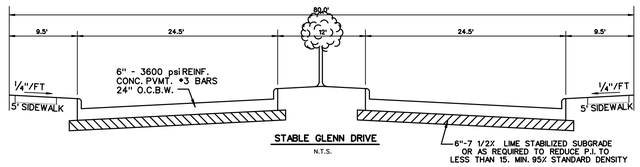
FEBRUARY 2025 SCALE 1" = 400'

OWNER

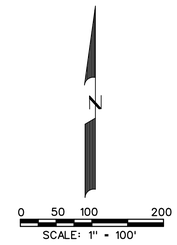
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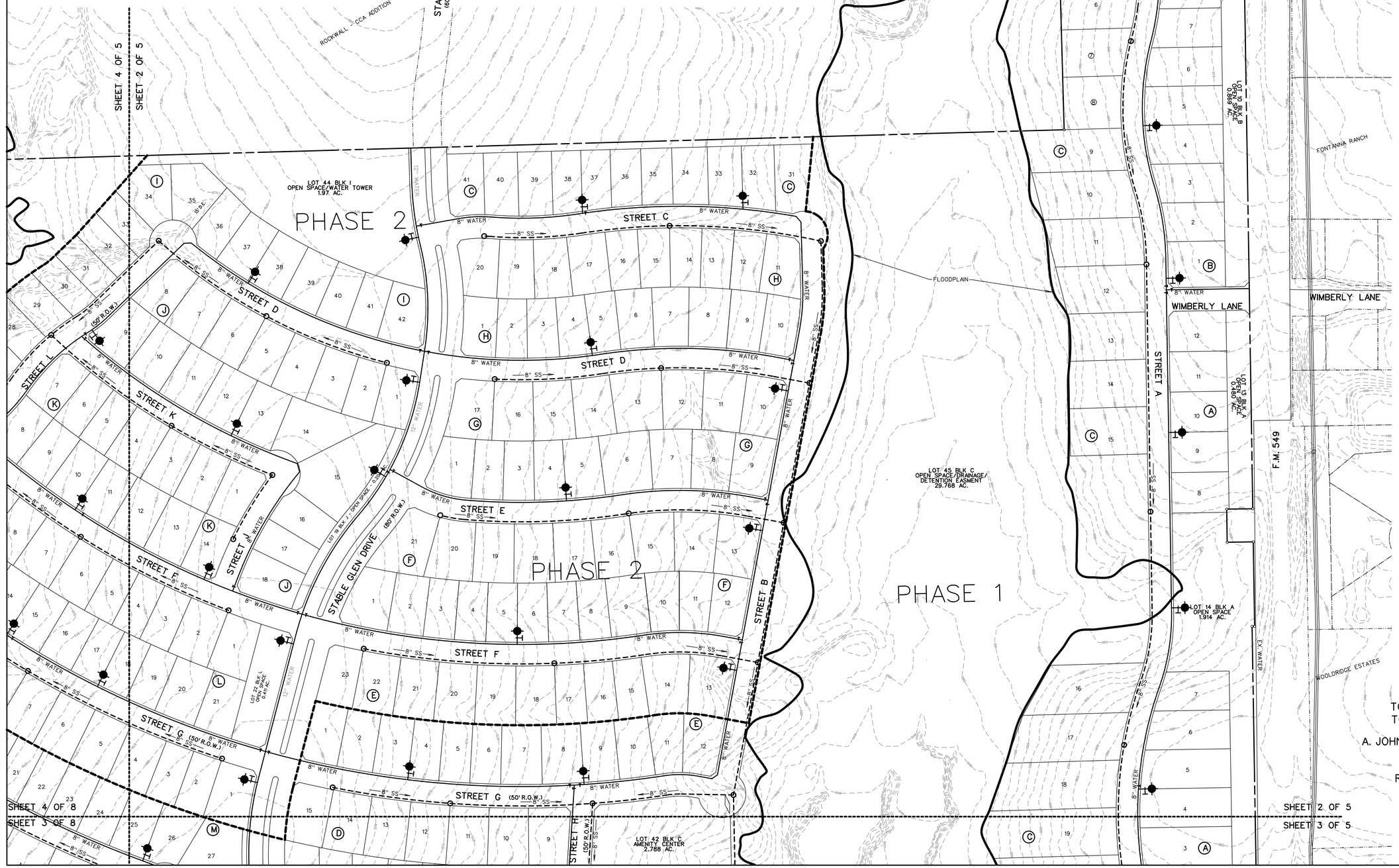
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POINT OF BEGINNING TRACT 1



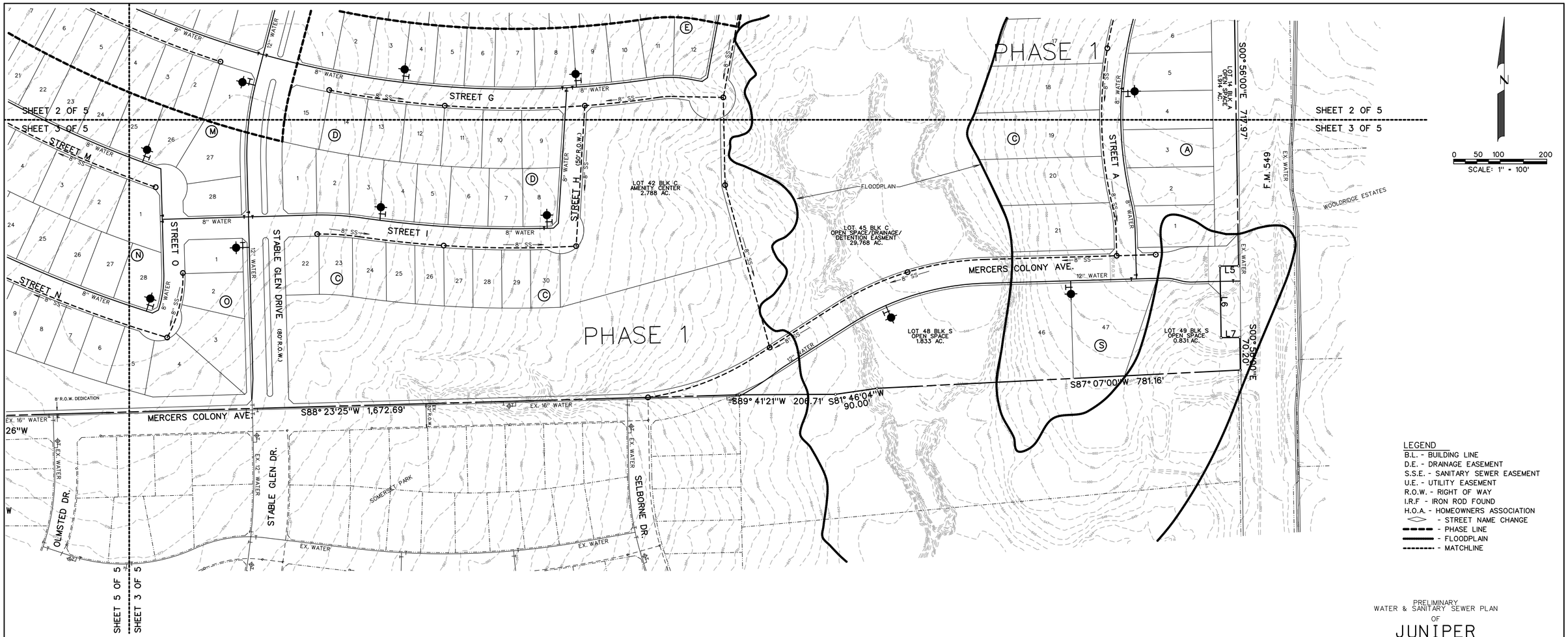
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PROP. CONC. HEADWALL



PRELIMINARY
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SHEET 2 OF 5



LEGEND

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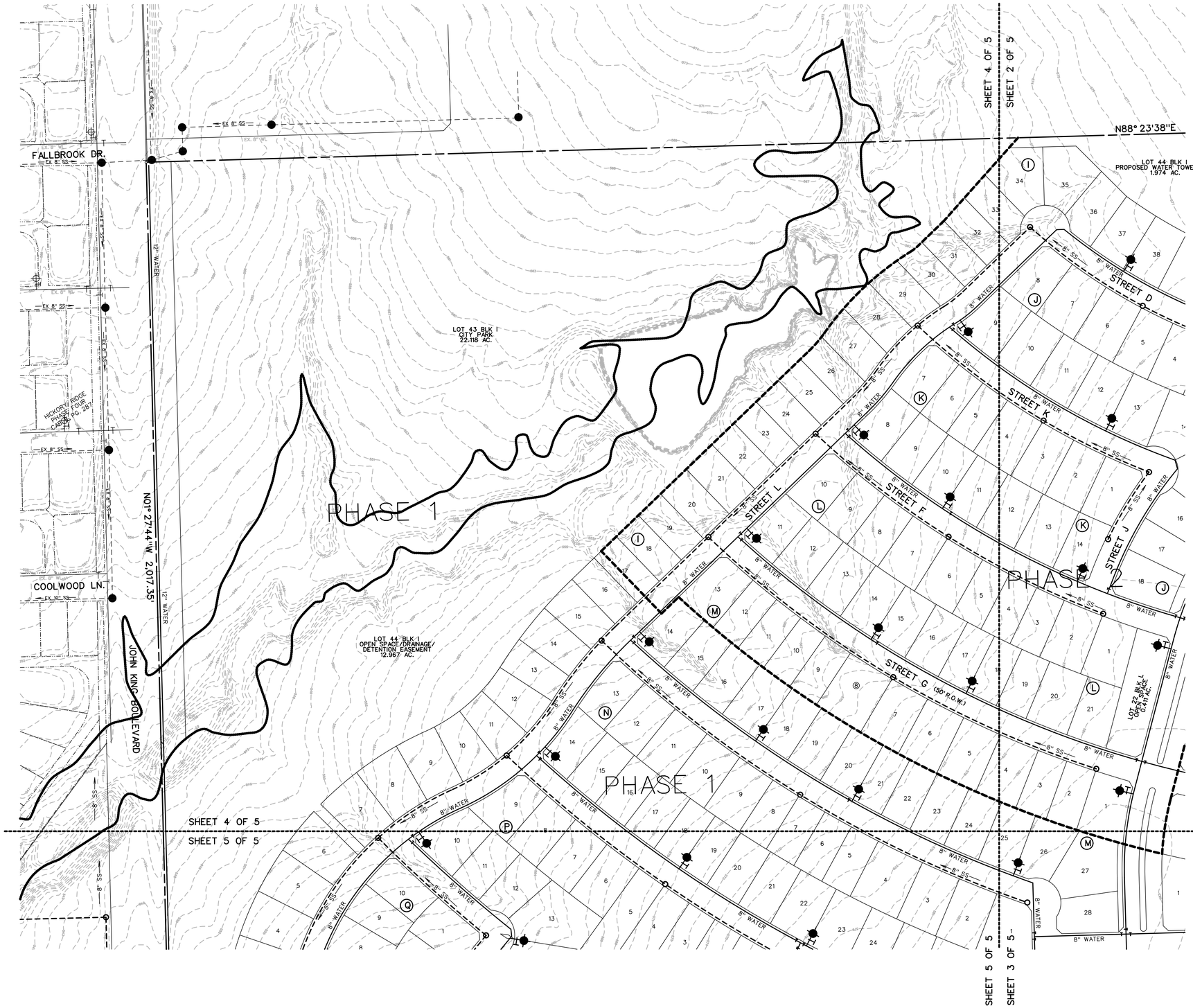
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SHEET 3 OF 5



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N

0 50 100 200
SCALE: 1" = 100'

LEGEND

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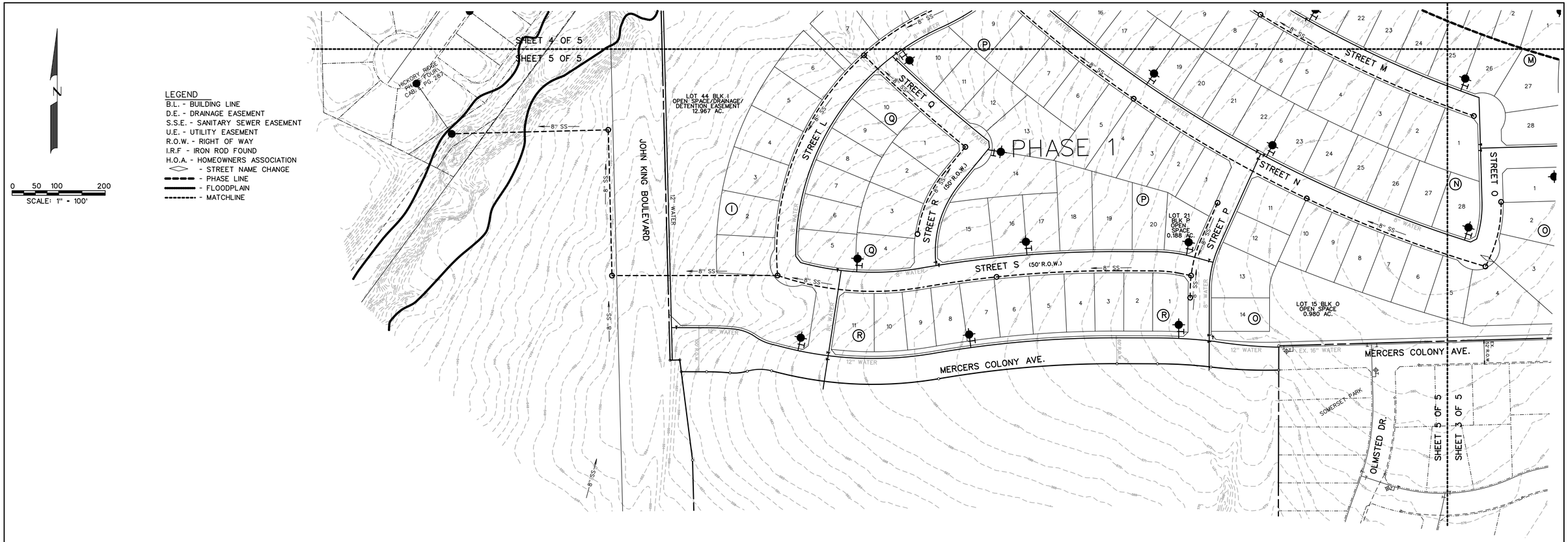
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SHEET 4 OF 5



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FEBRUARY 2025 SCALE 1" = 400'

SHEET 5 OF 5

0 100 200 400
SCALE: 1" = 200'

N

JOHN KING BOULEVARD

F.M. 549

LEGEND

TYPICAL LOT SIZES

- TYPE 'D' - 0.50 AC. - 8 LOTS
- TYPE 'E' - 100' X 150' - 65 LOTS
- TYPE 'F' - 82' X 125' - 247 LOTS
- TYPE 'G' - 72' X 125' - 249 LOTS
- TYPE 'H' - 62' X 125' - 258 LOTS
- OPEN SPACE - 135.97 Ac.
- AMENITY CENTER - 6.4 Ac.

P2025-004

PRELIMINARY PLAT

OF

JUNIPER

LOTS 1-11, BLOCK A
LOTS 1-9, BLOCK B
LOTS 1-43, BLOCK C
LOTS 1-15, BLOCK D
LOTS 1-22, BLOCK E
LOTS 1-21, BLOCK F
LOTS 1-17, BLOCK G
LOTS 1-20, BLOCK H
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FEBRUARY 2025 SCALE 1" = 400'

CITY OF ROCKWALL

CITY COUNCIL COMMISION 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:	March 17, 2025
APPLICANT:	Ryan Joyce; *Michael Joyce Properties*
CASE NUMBER:	P2025-005; *Master Plat for the Juniper Subdivision*

SUMMARY

Consider a request by Ryan Joyce of Michael Joyce Properties on behalf of John Vick of Qualico Developments (US), Inc. for the approval of a *Master Plat* for the Juniper Subdivision consisting of 870 single-family residential lots on a 526.778-acre tract of land identified as Tracts 3 & 3-1 of the A. Johnson Survey, Abstract No. 123 [*355.146-acres*]; Tract 7 of the W. H. Baird Survey, Abstract No. 25 [*20.3942-acres*]; and Tracts 3 & 4 of the J. R. Johnson Survey, Abstract No. 128 [*144.00-acres*], City of Rockwall, Rockwall County, Texas, zoned Planned Development District 103 (PD-103) for Single-Family 10 (SF-10) and limited General Retail (GR) District land uses, situated within the SH-205 Overlay (SH-205) and SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located on the east and west side of S. Goliad Street [*SH-205*] at the corner of the intersection of John King Boulevard and S. Goliad Street [*SH-205*], and take any action necessary.

PLAT INFORMATION

☑ *Purpose*. The applicant is requesting approval of a *Master Plat* for the Juniper Subdivision. Based on the proposed *Master Plat*, the Juniper Subdivision will be constructed in six (6) phases that will consist of 870 single-family residential lots, two (2) commercial lots, 46 open space lots, and two (2) amenity centers. In addition to the *Master Plat*, the applicant submitted a *Parks and Open Space Plan*. This plan delineates the 7.42-miles of trials proposed for the Juniper Subdivision. 2.38-miles of these trails will be ten (10) feet wide and 5.04-miles of these trails will be eight (8) feet wide. In addition, the *Master Plat* delineates the open space lots that are proposed for this subdivision. Staff should note that in conjunction with the submittal of this *Master Plat*, the applicant has also submitted a *Preliminary Plat* [*Case No. P2025-004*] for Phase 1 & 2 of the Juniper Subdivision.

☑ *Background*. The portions of the subject property adjacent to the current alignment of S. Goliad Street [*SH-205*] were annexed into the City on May 19, 1986 by *Ordinance No. 86-37* [*Case No. A1986-005*]. The remainder of the subject property, north of S. Goliad Street [*SH-205*], was annexed into the City on June 15, 1998 by *Ordinance No. 98-20* [*Ordinance No. A1998-002*]. The portion of the subject property southeast of S. Goliad Street [*SH-205*] was annexed into the City on August 30, 1999 by *Ordinance No. 99-33* [*i.e. Case No. A1999-001*]. At the time of annexation, the subject property was zoned Agricultural (AG) District. On January 6, 2025, the City Council approved a zoning change [*Case No. Z2024-060*] for the subject property changing the zoning from an Agricultural (AG) District to Planned Development District 103 (PD-103) for Single-Family 10 (SF-10) and limited General Retail (GR) District land uses. This zoning change was approved by a vote of 4-3, with Council Members McCallum, Jorif, and Campbell dissenting. The property has remained vacant since annexation.

☑ *Parks Board*. In accordance with Section 38-7(2), *Master Plat*, of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances, the applicant has submitted a *Parks and Open Space Plan* with the *Master Plat* for the Juniper Subdivision. Included with the *Parks and Open Space Plan* was a trail plan that delineates all of the proposed trails within the Juniper Subdivision. On March 4, 2025, the Parks Board recommended approval of the *Parks and Open Space Plan*.

☑ *Conformance to the Subdivision Ordinance*. The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

☑ *Conditional Approval*. Conditional approval of this *Master 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 *Master Plat* for the Juniper Subdivision, 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 *Master Plat*; and,

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

PLANNING AND ZONING COMMISSION

On March 11, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the Master Plat by a vote of 7-0.

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:
- ☒ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	East & West of Intersection at S Goliad St & S John King Blvd
SUBDIVISION	W.H. Baird Survey, Ab. No. 25; A. Johnson Survey, Ab No. 121 J.R. Johnson Survey, Block A Ab No. 128
GENERAL LOCATION	At Intersection of Goliad & S. John King Blvd

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD-103	CURRENT USE	
PROPOSED ZONING		PROPOSED USE	Single Family, Commercial
ACREAGE	526.778	LOTS [CURRENT]	
LOTS [PROPOSED]	868		

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

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

☐ OWNER	Qualico Developments (US), Inc	☒ APPLICANT	Michael Joyce Properties
CONTACT PERSON	John Vick	CONTACT PERSON	Ryan Joyce
ADDRESS	6950 TPC Drive, Suite 150	ADDRESS	767 Justin Road
CITY, STATE & ZIP	McKinney, TX 75070	CITY, STATE & ZIP	Rockwall, TX 75087
PHONE		PHONE	512-965-6280
E-MAIL		E-MAIL	ryan@michaeljoyceproperties.com

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ 8,001.67 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 12th *DAY OF* February *20*25*. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."*

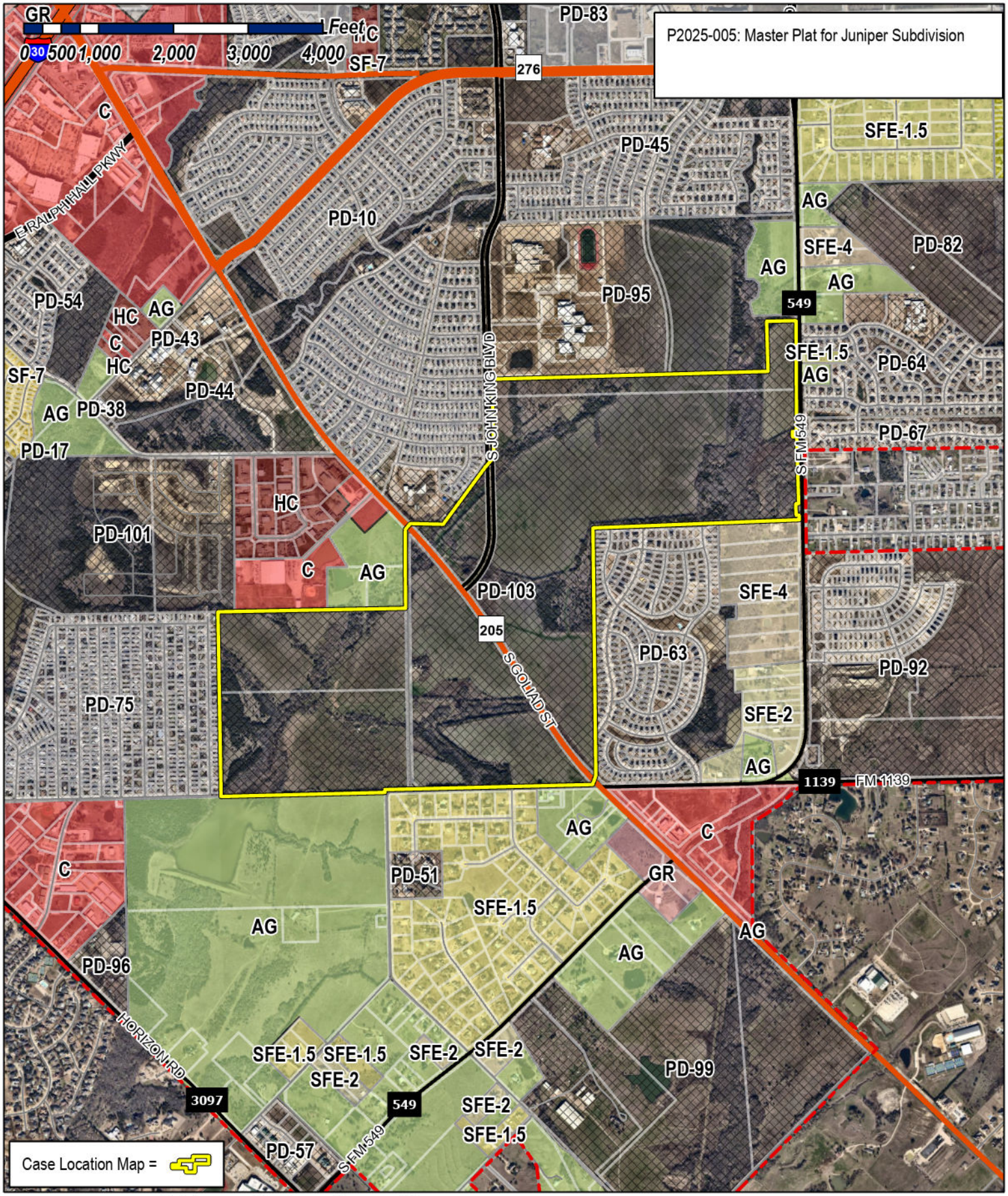
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 12th *DAY OF* February *, 20*25*.*

OWNER'S SIGNATURE John Vick

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Sondra Dosier Meeks

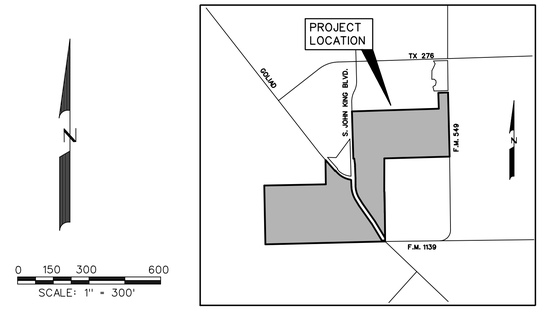
MY COMMISSION EXPIRES

SONDRA DOSIER MEEKS
Notary Public, State of Texas
Comm. Expires 06-15-2027
Notary ID 134410500



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.



LOCATION MAP
N.T.S.

0 150 300 600
SCALE: 1" = 300'

TOTAL ACRES	519.53
TOTAL RESIDENTIAL LOTS	870
DENSITY	1.67
ZONING ORDINANCE	PD-103
TOTAL OPEN SPACE ACRES	139.34
LAND USE	SINGLE FAMILY DEVELOPMENT

APPROVED:
I hereby certify that the above and forgoing Master Plat was reviewed by the planning and zoning commission and approved by the city council of the City of Rockwall, Texas on the_____day of_____, 2025.

_____
MAYOR
CITY OF ROCKWALL

_____
PLANNING & ZONING COMMISSION CHAIRMAN

NOTE:
WATER, WASTEWATER, ROADWAY & DRAINAGE FACILITIES WILL BE SERVED BY THE CITY OF ROCKWALL.

LEGEND
- TREED AREA
- CITY LIMITS
- PHASE LINE
- FLOODPLAIN

OWNER
QUALICO DEVELOPMENTS (U.S.), INC.
2 GREENSIDE AT CRAIG RANCH
6950 TPC DRIVE, STE. 150
McKINNEY, TEXAS 75070
469-659-6150

P2025-005
MASTER PLAT
OF
JUNIPER

LOTS 1-12, BLOCK A
LOTS 1-9, BLOCK B
LOTS 1-41, BLOCK C
LOTS 1-15, BLOCK D
LOTS 1-23, BLOCK E
LOTS 1-21, BLOCK F
LOTS 1-17, BLOCK G
LOTS 1-20, BLOCK H
LOTS 1-42, BLOCK I
LOTS 1-18, BLOCK J
LOTS 1-14, BLOCK K
LOTS 1-21, BLOCK L
LOTS 1-28, BLOCK M
LOTS 1-28, BLOCK N
LOTS 1-14, BLOCK O
LOTS 1-20, BLOCK P
LOTS 1-10, BLOCK Q
LOTS 1-11, BLOCK R
LOTS 1-47, BLOCK S
LOTS 1-37, BLOCK T
LOTS 1-10, BLOCK U
LOTS 1-21, BLOCK V
LOTS 1-19, BLOCK W
LOTS 1-18, BLOCK X
LOTS 1-14, BLOCK Y
LOTS 1-10, BLOCK Z
LOTS 1-12, BLOCK AA
LOTS 1-37, BLOCK BB
LOTS 1-36, BLOCK CC
LOTS 1-29, BLOCK DD
LOTS 1-14, BLOCK EE
LOTS 1-8, BLOCK FF
LOTS 1-9, BLOCK GG
LOTS 1-16, BLOCK HH
LOTS 1-18, BLOCK II
LOTS 1-25, BLOCK JJ
LOTS 1-50, BLOCK KK
LOTS 1-18, BLOCK LL
LOTS 1-18, BLOCK MM
LOTS 1-18, BLOCK NN
LOTS 1-20, BLOCK OO

TOTAL ACRES 519.53
TOTAL RESIDENTIAL LOTS 870
TOTAL OPEN SPACE LOTS 46

SITUATED IN THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
A. JOHNSON SURVEY, ABSTRACT NO. 123
J.R. JOHNSON SURVEY, ABSTRACT NO. 128
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

FEBRUARY 2025 SCALE 1"=300'

CALLOUTS LEGEND:

- 10'-0" WIDTH CONCRETE TRAIL SYSTEM. (APPROXIMATELY 2.38 MILES)
- 8'-0" WIDTH CONCRETE TRAIL SYSTEM. (APPROXIMATELY 5.04 MILES)
- 5'-0" WIDTH CONCRETE SIDEWALK ALONG COLLECTOR ROAD.
- SECONDARY ENTRY SIGNAGE; REFER TO SHEET 3 FOR ELEVATION.
- ENCLAVE ENTRY SIGNAGE; REFER TO SHEET 3 FOR ELEVATION.
- TRAIL STOP; REFER TO SHEET 4 FOR ELEVATION.
- MAIN ENTRY MONUMENT WITHIN MEDIAN; REFER TO SHEET 3 FOR ELEVATION.



NORTH

SCALE: 1" = 300'-0"

JUNIPER / MASTER PARKS PLAN

City of Rockwall, Rockwall County, Texas

SHEET 1 OF 1
Owner Submittal 2-12-2025

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

City of Rockwall
The New Horizon

MEMORANDUM

TO: **Mary Smith, City Manager**

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

DATE: **March 17, 2025**

SUBJECT: **General Service Agreement for Supervisory Control and Data Acquisition**

Supervisory Control and Data Acquisition (SCADA) computer systems gather and analyzing real-time data. Examples of the numerous functions the City's SCADA systems provide are monitor and control school zone lights, water levels and usage in the City water storage systems, and monitoring the multiple lift stations throughout the City. SCADA allows employees to control operations from a computer and notifies employees of issues 24/7 through cell phones.

The contract with Cummings Electrical, LP will ensure the SCADA system is updated annually with the latest technology and replace any components associated with the systems.

Staff requests the City Council consider authorizing the City Manager to execute a general services agreement with Cummings Electrical, LP to be funded from the Water and Sewer Fund.

Cummings Electrical, LP

Maintenance and Service Agreement

Cummings Electrical, LP “Cummings” agrees to provide and the “CUSTOMER” agrees to accept, under the terms and conditions of this agreement, electrical service work on a ’Time and Material" basis as defined hereafter.

This agreement is effective for the period of one (1) year starting on _____. This agreement may be canceled by either party with thirty (30) days written notice to the other party. The agreement shall be renewed automatically unless either party wishes to terminate\renegotiate by mutual consent one (1) month in advance of expiration of said agreement.

1) Service Categories

a. Scheduled Service:
Schedule Service is defined as non-critical services scheduled with one (1) week prior notice. A minimum of two (2) hours will be charged for Scheduled Services.

b. Emergency Service:
Emergency Services is defined as providing a technician (or crew) on-site within twenty-four (24) hours of call. Emergency service requests will be returned by telephone within one (1) hour of contact from the customer. Cummings shall make every effort to provide requested services in a timely manner. On- Site response to requests for emergency services shall be expected within 4-6 hours. Communication between the technician and customer will remain open during this time period. Upon an emergency service call, a minimum of four (4) hours will be charged.

c. Time and Material Projects (Not to Exceed Quotes)
For "Special Projects" that are non-emergency related, a meeting between Cummings and “CUSTOMER” will be conducted to determine project scope, project schedule and budget\GMP pricing. “CUSTOMER” staff is responsible for ensuring compliance with District Purchasing Policy.

2) Service Rates:

	Regular Hours	Overtime	Doubletime	
Master Electrician	$110.00	$165.00	$220.00	Regular Hours -
Industrial Journeyman	$95.00	$142.50	$190.00	Monday through Friday
Helper / Apprentice	$69.00	$103.50	$138.00	
I/C Technician	$105.00	$165.00	$220.00	7:00am to 4:00pm
IR Scanning Technician	$105.00	$195.00	$260.00	Excluding holidays
Fiber Technician	$105.00	$157.50	$210.00	
Automation Specialist	$130.00	$157.50	$210.00	
Designer/CAD	$110.00	$157.50	$210.00	
			holidays	
Project Superintendent	$120.00			
Project Manager	$140.00			
Purchasing	$45.00			
Equipment and Material	15% markup on trade service price			
Subcontracts	15% markup on the subcontract total			

The above listed labor rates include all payroll taxes, benefits, hand tools, overhead and profit. Straight

time rates apply for all hours worked during the normal eight (8) hour day, Monday through Friday. Overtime will be billed at "Time and a Half' (standard rate X 1.5) and shall apply for all hours worked in excess of the normal eight (8) hour day and all-day Saturday and Sunday.

3) Invoicing

a. Change of Rate

All rates and charges specified are those currently in effect and will not change for the period of this agreement. Cummings retains the right to review and modify any change of rate at the renewal of this agreement.

b. Invoicing

Invoicing shall be monthly and include a recap of all services provided and related supporting documentation. Invoicing will be job/ project specific and will denote the physical location of the work. Invoices not in dispute shall be due on Net 30 terms.

(c) Taxes

Applicable sales tax will be billed as a separate line item unless a proper resale or exemption certificate is provided.

4) Insurance and Liability

Cummings agrees to obtain and maintain insurance with the following minimum coverages:

Workers Compensation	Statutory
General Liability	$1,000,000 / $2,000,000
Automobile (all autos)	$1,000,000
Umbrella	$5,000,000

A certificate of insurance shall be provided upon request.

a. Conduct and Performance

Cummings shall assume full responsibility for the conduct and performance of our employees and/or subcontractors.

b. Disclaimer and Limitation of Liability

Cummings shall not be responsible for consequential or special damages resulting from any work, or lack thereof, carried out on the equipment covered by this agreement, except that damage which is determined to be caused directly by negligence on the part of Cummings employees or agents thereof. In any event, liability shall be limited to repair or replacement of damaged equipment.

Cummings Electrical, LP	_____
Subcontractor	Customer
By: _____	By: _____
Name: Brandon Barajas	Name: _____
Title: Vice President	Title: _____
Date: 3/3/2025	Date: _____

City of Rockwall

MEMORANDUM

TO: **Mayor and City Council Members**

FROM: **Misty Farris, Purchasing Agent**

DATE: **March 17, 2025**

SUBJECT: **Purchase of Aerial Ladder Truck**

The purchase of a new Aerial Ladder Truck and the associated loose equipment funded from General Fund Reserves was approved in the 2024 budget. On November 6, 2023, Council approved the execution of a purchase order in the amount of $2,066,658 for this apparatus.

The purchase of a new Ladder Truck in the 2025 budget in lieu of the one identified in the 2024 budget is part of a strategic shift in the management and operation of the fleet. The new truck is slightly shorter and more maneuverable than the one previously identified, while still providing the same reach. In addition, it is $128,992 less expensive. This new Ladder Truck will replace our current 2013 model Ladder 2. Build time on the new Ladder Truck will be approximately 42-43 months from order date. Acceptance by and delivery to the Fire Department is estimated to be late December 2028. Cost is $1,937,666.00

The 2025 model apparatus have been competitively bid and available for purchase from Siddons-Martin/Pierce through the Houston-Galveston Area Council of Governments (H-GAC) Cooperative Purchasing Program contract FS12-19 (FIRE) and FS12-19A (FIRE). The City, as a member and participant in this cooperative program, has met all formal bidding requirements pertaining to the purchase of this apparatus.

For Council consideration is the bid award for the new Ladder Truck to Siddons-Martin/Pierce for $1,937,666.00 as well as pre-authorization to buy the loose equipment from various vendors and authorize the City Manager to execute a purchase order for the new apparatus and associated equipment.

ATTACHMENTS:
None

CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: **Mary Smith, City Manager**

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

DATE: **March 17, 2025**

SUBJECT: **Grounds Maintenance Services Contract Bid**

The current small landscape maintenance services contract provides for mowing, weed eating, trimming and debris removal at City facilities, parks, street medians, ROW and thoroughfares. Maintenance includes but is not limited to all trees, shrubs, ground cover, beds, turf, mulch and application of some herbicides and insecticides. These contracts provide for an annual extension at end of the initial contract period for up to three consecutive years should the scope of work and contracted bid conditions remain the same; and both parties agree to the extension. Staff has determined that it is in the best interest of the City to renew these contracts, but 2025 requires a re-bid as all renewals have been utilized.

Small Contract

The small service contract expires in April 2025 that was awarded to SRH Landscape in March 2021. The current contract amount was $100,945.16 and a 5% increase was figured into the 2024-2025 budget for the re-bid. Bids were as follows:

Yellowstone Landscape: $145,700.02
Green World Care: $159,741.30
SLM Landscaping: $161,060.00
SRH Landscape: $161,540.00
Chief Landscaping: $242,670.00

Bids were advertised per purchasing procedures and bids were opened on Thursday, March 13, 2025 at 2:00pm. The best value bid was submitted by Yellowstone in the amount of $145,700.02. Best value scoring matrix was utilized that averages all scoring sheets from the three panel members that scored the bids under the supervision of Misty Farris. Yellowstone Landscape will be a new contractor for Rockwall in 2025-2026. The overage in the new contract amount will be absorbed by extra mowing cycles due to weather and extra funds for new sites during the budget year that were calculated during the 2024-2025 budget process to cover unexpected expenses. Also, the large mowing contract was awarded under budget during this budget cycle.

Staff asks City Council to consider authorizing the City Manager to execute this contract with Yellowstone Landscape for a period of one-year with three one-year renewal options for the new 2025-2026 projected cost.

City of Rockwall
The New Horizon

MEMORANDUM

TO: **Mary Smith, City Manager**

FROM: **Edward Fowler, Chief of Police**

DATE: **February 25, 2025**

SUBJECT: **2024 Racial Profiling Comparative Analysis**

In compliance with Texas Code of Criminal Procedure the Police Department's 2024 Racial Profiling Report has been completed and is attached with this memo. The full analysis has also been submitted to the Texas Commission on Law Enforcement (TCOLE), which is the designated central repository for all such reports. Below is a cursory breakdown of some of the data points and attached is the analysis of our data that was prepared by Del Carmen Consulting LLC.

The Department received no racial profiling complaints surrounding traffic stops, during the 2024 Calendar Year. The department did receive and investigate one external complaint alleging race biased policing surrounding a call for service during the 2024 Calendar Year, which was unfounded. In reviewing the Police Department's public education efforts concerning the racial profiling complaint process, both printed and electronic information on the process to file a racial profiling complaint was found in the Police Department's lobby and website. In addition, a review of the data supported the fact that the patrol supervisors were actively reviewing and auditing the activity of those officers that fell under their chain of command. The data supported the fact that the officers were acting in accordance with state law and/or established Departmental policies.

The conclusion based upon the information that has been gleaned from the comparison is that the officers and supervisors of the Rockwall Police Department are following the procedures set forth by the Rockwall Police Department's General Order 412.00 Bias Based Profiling. In addition, the report found that the Department is abiding by all set rules and is in compliance with the Texas Racial Profiling Law and all of its requirements.

Attachment:
Rockwall Police Department 2024 Racial Profiling Report-Del Carmen Consulting

RACIAL PROFILING REPORT

2024

ROCKWALL

Police Department



DEL CARMEN Consulting, LLC.

LAW ENFORCEMENT EXPERTS

"Dr. Alex del Carmen's work on racial profiling exemplifies the very best of the Sandra Bland Act, named after my daughter. My daughter's pledge to fight for injustice is best represented in the high quality of Dr. del Carmen's reports which include, as required by law, the data analysis, audits, findings and recommendations. I commend the agencies that work with him as it is clear that they have embraced transparency and adherence to the law."

-Quote by Geneva Reed (Mother of Sandra Bland)



February 4, 2025

Rockwall City Council
385 S Goliad St.
Rockwall, TX 75087

Dear Distinguished Members of the City Council,

The Texas Racial Profiling Law was enacted by the Texas Legislature in 2001, with the intent of addressing the issue of racial profiling in policing. During the last calendar year, the Rockwall Police Department, in accordance with the law, has collected and reported traffic and motor vehicle related contact data for the purpose of identifying and addressing (if necessary) areas of concern regarding racial profiling practices. In the 2009 Texas legislative session, the Racial Profiling Law was modified, and additional requirements were implemented. Further, in 2017 the Sandra Bland Act was passed and signed into law (along with HB 3051, which introduced new racial and ethnic designations). The Sandra Bland Law currently requires that law enforcement agencies in the state collect additional data and provide a more detailed analysis. I am pleased to report that all of these requirements have been met by the Rockwall Police Department and are included in this report.

In this annual report, you will find three sections with information on motor vehicle-related contacts. In addition, when applicable, documentation is included which demonstrates the way the Rockwall Police Department has complied with the Texas Racial Profiling Law. In section one, you will find the table of contents. Section two documents compliance by the Rockwall Police Department relevant to the requirements established in the Texas Racial Profiling Law. That is, you will find documents relevant to the training of all police personnel on racial profiling prevention and the institutionalization of the compliment and complaint processes, as required by law.

Section three contains statistical data relevant to contacts (as defined by the law) which were made during motor vehicle stops that took place between 1/1/24 and 12/31/24. Further, this section includes the Tier 2 form, which is required to be submitted to TCOLE (Texas Commission on Law Enforcement) and the law enforcement agency's local governing authority by March 1 of each year. The data in this report has been fully analyzed and compared to information derived from the U.S. Census Bureau's Fair Roads Standard. The final analysis and recommendations are also included in this report.

In the last section of the report, you will find the original draft of the Texas Racial Profiling Law, SB1074, as well as the Sandra Bland Act (current law). Also in this section, a list of requirements relevant to the Racial Profiling Law, as established by TCOLE is included. The findings in this report support the Rockwall Police Department's commitment to comply with the Texas Racial Profiling Law.

Sincerely,

Alex del Carmen, Ph.D.

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Public Education on Responding to Compliments and Complaints

Informing the Public on the Process of Filing a Compliment or Complaint with the Rockwall Police Department

The Texas Racial Profiling Law requires that police agencies provide information to the public regarding the manner in which to file a compliment or racial profiling complaint. In an effort to comply with this particular component, the Rockwall Police Department launched an educational campaign aimed at informing the public on issues relevant to the racial profiling complaint process.

The police department made available, in the lobby area and on its web site, information relevant to filing a compliment and complaint on a racial profiling violation by an Rockwall Police Officer. In addition, each time an officer issues a citation, ticket or warning, information on how to file a compliment or complaint is given to the individual cited. This information is in the form of a web address (including in the document issued to the citizen), which has instructions and details specifics related to the compliment or complaint processes.

It is believed that through these efforts, the community has been properly informed of the new policies and the complaint processes relevant to racial profiling.

All Rockwall Police Officers have been instructed, as specified in the Texas Racial Profiling Law, to adhere to all Texas Commission on Law Enforcement (TCOLE) training and the Law Enforcement Management Institute of Texas (LEMIT) requirements. To date, all sworn officers of the Rockwall Police Department have completed the TCOLE basic training on racial profiling. The main outline used to train the officers of Rockwall has been included in this report.

It is important to recognize that the Chief of the Rockwall Police Department has also met the training requirements, as specified by the Texas Racial Profiling Law, in the completion of the LEMIT program on racial profiling. The satisfactory completion of the racial profiling training by the sworn personnel of the Rockwall Police Department fulfills the training requirement as specified in the Education Code (96.641) of the Texas Racial Profiling Law.

Racial Profiling Course 3256
Texas Commission on Law Enforcement

September 2001

Racial Profiling 3256

Instructor's Note:

You may wish to teach this course in conjunction with Asset Forfeiture 3255 because of the related subject matter and applicability of the courses. If this course is taught in conjunction with Asset Forfeiture, you may report it under Combined Profiling and Forfeiture 3257 to reduce data entry.

Abstract

This instructor guide is designed to meet the educational requirement for racial profiling established by legislative mandate: 77R-SB1074.

Target Population: Licensed law enforcement personnel in Texas

Prerequisites: Experience as a law enforcement officer

Length of Course: A suggested instructional time of 4 hours

Material Requirements: Overhead projector, chalkboard and/or flip charts, video tape player, handouts, practical exercises, and demonstrations

Instructor Qualifications: Instructors should be very knowledgeable about traffic stop procedures and law enforcement issues

Evaluation Process and Procedures

An examination should be given. The instructor may decide upon the nature and content of the examination. It must, however, sufficiently demonstrate the mastery of the subject content by the student.

Reference Materials

Reference materials are located at the end of the course. An electronic copy of this instructor guide may be downloaded from our web site at http://www.tcleose.state.tx.us.

Racial Profiling 3256

1.0 RACIAL PROFILING AND THE LAW

1.1 UNIT GOAL: The student will be able to identify the legal aspects of racial profiling.

1.1.1 LEARNING OBJECTIVE: The student will be able to identify the legislative requirements placed upon peace officers and law enforcement agencies regarding racial profiling.

Racial Profiling Requirements:

Racial profiling CCP 3.05
Racial profiling prohibited CCP 2.131
Law enforcement policy on racial profiling CCP 2.132
Reports required for traffic and pedestrian stops CCP 2.133
Liability CCP 2.136
Racial profiling education for police chiefs Education Code 96.641
Training program Occupations Code 1701.253
Training required for intermediate certificate Occupations Code 1701.402
Definition of "race or ethnicity" for form Transportation Code 543.202

A. Written departmental policies

1. Definition of what constitutes racial profiling
2. Prohibition of racial profiling
3. Complaint process
4. Public education
5. Corrective action
6. Collection of traffic-stop statistics
7. Annual reports

B. Not prima facie evidence

C. Feasibility of use of video equipment

D. Data does not identify officer

E. Copy of complaint-related video evidence to officer in question

F. Vehicle stop report

1. Physical description of detainees: gender, race or ethnicity
2. Alleged violation
3. Consent to search
4. Contraband
5. Facts supporting probable cause
6. Arrest
7. Warning or citation issued

G. Compilation and analysis of data

H.Exemption from reporting – audio/video equipment

I. Officer non-liability

J. Funding

K. Required training in racial profiling

1. Police chiefs

2. All holders of intermediate certificates and/or two-year-old licenses as of 09/01/2001 (training to be completed no later than 09/01/2003) – see legislation 77R-SB1074



1.1.2 LEARNING OBJECTIVE: The student will become familiar with Supreme Court decisions and other court decisions involving appropriate actions in traffic stops.

A. Whren v. United States, 517 U.S. 806, 116 S.Ct. 1769 (1996)

1. Motor vehicle search exemption
2. Traffic violation acceptable as pretext for further investigation
3. Selective enforcement can be challenged

B. Terry v. Ohio, 392 U.S. 1, 88 S.Ct. 1868 (1968)

1. Stop & Frisk doctrine
2. Stopping and briefly detaining a person
3. Frisk and pat down

C. Other cases

1. Pennsylvania v. Mimms, 434 U.S. 106, 98 S.Ct. 330 (1977)
2. Maryland v. Wilson, 117 S.Ct. 882 (1997)
3. Graham v. State, 119 MdApp 444, 705 A.2d 82 (1998)
4. Pryor v. State, 122 Md.App. 671 (1997) cert. denied 352 Md. 312, 721 A.2d 990 (1998)
5. Ferris v. State, 355 Md. 356, 735 A.2d 491 (1999)
6. New York v. Belton, 453 U.S. 454 (1981)



2.0 RACIAL PROFILING AND THE COMMUNITY

2.1 UNIT GOAL: The student will be able to identify logical and social arguments against racial profiling.

2.1.1 LEARNING OBJECTIVE: The student will be able to identify logical and social arguments against racial profiling.

A. There are appropriate reasons for unusual traffic stops (suspicious behavior, the officer's intuition, MOs, etc.), but police work must stop short of cultural stereotyping and racism.

B. Racial profiling would result in criminal arrests, but only because it would target all members of a race randomly – the minor benefits would be far outweighed by the distrust and anger towards law enforcement by minorities and the public as a whole.

C. Racial profiling is self-fulfilling bad logic: if you believed that minorities committed more crimes, then you might look for more minority criminals, and find them in disproportionate numbers.

D. Inappropriate traffic stops generate suspicion and antagonism towards officers and make future stops more volatile – a racially-based stop today can throw suspicion on tomorrow's legitimate stop.

E. By focusing on race, you would not only be harassing innocent citizens, but overlooking criminals of all races and backgrounds – it is a waste of law enforcement resources.

3.0 RACIAL PROFILING VERSUS REASONABLE SUSPICION

3.1 UNIT GOAL: The student will be able to identify the elements of both inappropriate and appropriate traffic stops.

3.1.1 LEARNING OBJECTIVE: The student will be able to identify elements of a racially motivated traffic stop.

A. Most race-based complaints come from vehicle stops, often since race is used as an inappropriate substitute for drug courier profile elements

B. "DWB" – "Driving While Black" – a nickname for the public perception that a Black person may be stopped solely because of their race (especially with the suspicion that they are a drug courier), often extended to other minority groups or activities as well ("Driving While Brown," "Flying While Black," etc.)

C. A typical traffic stop resulting from racial profiling

1. The vehicle is stopped on the basis of a minor or contrived traffic violation which is used as a pretext for closer inspection of the vehicle, driver, and passengers

2. The driver and passengers are questioned about things that do not relate to the traffic violation

3. The driver and passengers are ordered out of the vehicle

4. The officers visually check all observable parts of the vehicle

5. The officers proceed on the assumption that drug courier work is involved by detaining the driver and passengers by the roadside

6. The driver is asked to consent to a vehicle search – if the driver refuses, the officers use other procedures (waiting on a canine unit, criminal record checks, license-plate checks, etc.), and intimidate the driver (with the threat of detaining him/her, obtaining a warrant, etc.)



3.1.2 LEARNING OBJECTIVE: The student will be able to identify elements of a traffic stop which would constitute reasonable suspicion of drug courier activity.

A. Drug courier profile (adapted from a profile developed by the DEA)

1. Driver is nervous or anxious beyond the ordinary anxiety and cultural communication styles
2. Signs of long-term driving (driver is unshaven, has empty food containers, etc.)
3. Vehicle is rented
4. Driver is a young male, 20-35
5. No visible luggage, even though driver is traveling
6. Driver was over-reckless or over-cautious in driving and responding to signals
7. Use of air fresheners

B. Drug courier activity indicators by themselves are usually not sufficient to justify a stop

3.1.3 LEARNING OBJECTIVE: The student will be able to identify elements of a traffic stop which could constitute reasonable suspicion of criminal activity.

A. Thinking about the totality of circumstances in a vehicle stop

B. Vehicle exterior

1. Non-standard repainting (esp. on a new vehicle)
2. Signs of hidden cargo (heavy weight in trunk, windows do not roll down, etc.)
3. Unusual license plate suggesting a switch (dirty plate, bugs on back plate, etc.)
4. Unusual circumstances (pulling a camper at night, kids' bikes with no kids, etc.)

C. Pre-stop indicators

1. Not consistent with traffic flow
2. Driver is overly cautious, or driver/passengers repeatedly look at police car
3. Driver begins using a car- or cell-phone when signaled to stop
4. Unusual pull-over behavior (ignores signals, hesitates, pulls onto new street, moves objects in car, etc.)

D. Vehicle interior

1. Rear seat or interior panels have been opened, there are tools or spare tire, etc.
2. Inconsistent items (anti-theft club with a rental, unexpected luggage, etc.)

Resources

Proactive Field Stops Training Unit – Instructor's Guide, Maryland Police and Correctional Training Commissions, 2001. (See Appendix A.)

Web address for legislation 77R-SB1074: 

Report on Compliments and Racial Profiling Complaints



Report on Complaints

The following table contains data regarding officers that have been the subject of a complaint, during the time period of 1/1/24-12/31/24 based on allegations outlining possible violations related to the Texas Racial Profiling Law. The final disposition of the case is also included.



A check above indicates that the Rockwall Police Department has not received any complaints, on any members of its police services, for having violated the Texas Racial Profiling Law during the time period of 1/1/24-12/31/24.

Complaints Filed for Possible Violations of The Texas Racial Profiling Law

Complaint Number	Alleged Violation	Disposition of the Case

Additional Comments:
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Tables Illustrating Motor Vehicle-Related Contacts
TIER 2 DATA

TOTAL STOPS: 9,683

STREET ADDRESS OR APPROXIMATE LOCATION OF STOP.

City Street	6,698
US Highway	704
State Highway	1,498
County Road	9
Private Property	774

WAS RACE OR ETHNICITY KNOWN PRIOR TO STOP?

Yes	221
No	9,462

RACE OR ETHNICITY

Alaska Native/American Indian	81
Asian/Pacific Islander	209
Black	2,001
White	4,903
Hispanic/Latino	2,489

GENDER

Female Total: 3,611

Alaska Native/American Indian	34
Asian/Pacific Islander	84
Black	801
White	2,035
Hispanic/Latino	657

Male Total: 6,072

Alaska Native/American Indian	47
Asian/Pacific Islander	125
Black	1,200
White	2,868
Hispanic/Latino	1,832

REASON FOR STOP?

Violation of Law Total: 180

Alaska Native/American Indian	0
Asian/Pacific Islander	4
Black	33
White	93
Hispanic/Latino	50

Pre-existing Knowledge Total: 215

Alaska Native/American Indian	2
Asian/Pacific Islander	4
Black	49
White	115
Hispanic/Latino	45

Moving Traffic Violation Total: 5,047

Alaska Native/American Indian	55
Asian/Pacific Islander	142
Black	947
White	2,713
Hispanic/Latino	1,190

TIER 2 DATA

Vehicle Traffic Violation Total: 4,241

Alaska Native/American Indian	24
Asian/Pacific Islander	59
Black	972
White	1,982
Hispanic/Latino	1,204

WAS SEARCH CONDUCTED?

	YES	NO
Alaska Native/American Indian	1	80
Asian/Pacific Islander	2	207
Black	142	1,859
White	95	4,808
Hispanic/Latino	95	2,394
TOTAL	**335**	**9,348**

REASON FOR SEARCH?

Consent Total: 93

Alaska Native/American Indian	0
Asian/Pacific Islander	0
Black	28
White	28
Hispanic/Latino	37

Contraband (in plain view) Total: 4

Alaska Native/American Indian	0
Asian/Pacific Islander	0
Black	2
White	1
Hispanic/Latino	1

Probable Cause Total: 198

Alaska Native/American Indian	0
Asian/Pacific Islander	2
Black	103
White	54
Hispanic/Latino	39

Inventory Total: 25

Alaska Native/American Indian	0
Asian/Pacific Islander	0
Black	4
White	8
Hispanic/Latino	13

Incident to Arrest Total: 15

Alaska Native/American Indian	1
Asian/Pacific Islander	0
Black	5
White	4
4	5

TIER 2 DATA

WAS CONTRABAND DISCOVERED?

	YES	NO
Alaska Native/American Indian	0	1
Asian/Pacific Islander	2	0
Black	72	70
White	45	50
Hispanic/Latino	33	62
TOTAL	**152**	**183**

Did the finding result in arrest?

	YES	NO
Alaska Native/American Indian	0	0
Asian/Pacific Islander	1	1
Black	46	26
White	23	22
Hispanic/Latino	17	16
TOTAL	**87**	**65**

DESCRIPTION OF CONTRABAND

Drugs Total: 115

Alaska Native/American Indian	0
Asian/Pacific Islander	0
Black	60
White	31
Hispanic/Latino	24

Currency Total: 3

Alaska Native/American Indian	0
Asian/Pacific Islander	2
Black	1
White	0
Hispanic/Latino	0

Weapons Total: 10

Alaska Native/American Indian	0
Asian/Pacific Islander	0
Black	6
White	1
Hispanic/Latino	3

Alcohol Total: 17

Alaska Native/American Indian	0
Asian/Pacific Islander	0
Black	4
White	8
Hispanic/Latino	5

TIER 2 DATA

Stolen Property Total: 0

Alaska Native/American Indian	0
Asian/Pacific Islander	0
Black	0
White	0
Hispanic/Latino	0

Other Total: 12

Alaska Native/American Indian	0
Asian/Pacific Islander	0
Black	3
White	7
Hispanic/Latino	2

RESULT OF THE STOP

Verbal Warning Total: 7,092

Alaska Native/American Indian	54
Asian/Pacific Islander	161
Black	1,505
White	3,691
Hispanic/Latino	1,681

Written Warning Total: 34

Alaska Native/American Indian	0
Asian/Pacific Islander	3
Black	6
White	17
Hispanic/Latino	8

Citation Total: 2,403

Alaska Native/American Indian	26
Asian/Pacific Islander	44
Black	425
White	1,145
Hispanic/Latino	763

Written Warning and Arrest Total: 0

Alaska Native/American Indian	0
Asian/Pacific Islander	0
Black	0
White	0
Hispanic/Latino	0

Citation and Arrest Total: 3

Alaska Native/American Indian	0
Asian/Pacific Islander	0
Black	0
White	2
Hispanic/Latino	1

Arrest Total: 151

Alaska Native/American Indian	1
Asian/Pacific Islander	1
Black	65
White	48
Hispanic/Latino	36

TIER 2 DATA

ARREST BASED ON
Violation of Penal Code Total: 111

Alaska Native/American Indian	0
Asian/Pacific Islander	1
Black	50
White	38
Hispanic/Latino	22

Violation of Traffic Law Total: 7

Alaska Native/American Indian	0
Asian/Pacific Islander	0
Black	4
White	2
Hispanic/Latino	1

Violation of City Ordinance Total: 1

Alaska Native/American Indian	0
Asian/Pacific Islander	0
Black	0
White	1
Hispanic/Latino	0

Outstanding Warrant Total: 35

Alaska Native/American Indian	1
Asian/Pacific Islander	0
Black	11
White	9
Hispanic/Latino	14

Was physical force used resulting in bodily injury during the stop?

	YES	NO
Alaska Native/American Indian	0	81
Asian/Pacific Islander	0	209
Black	0	2,001
White	2	4,901
Hispanic/Latino	0	2,489
TOTAL	**2**	**9,681**

Tables Illustrating Motor Vehicle Related Contact Data

Table 1. Citations and Warnings

Race/ Ethnicity	All Contacts	Citations	Verbal Warning	Written Warning	Contact Percent	Citation Percent	Verbal Percent	Written Percent
Alaska Native/ American Indian	81	26	54	0	1%	1%	1%	0%
Asian/ Pacific Islander	209	44	161	3	2%	2%	2%	9%
Black	2,001	425	1,505	6	21%	18%	21%	18%
White	4,903	1,147	3,691	17	51%	48%	52%	50%
Hispanic/ Latino	2,489	764	1,681	8	26%	32%	24%	24%
TOTAL	9,683	2,406	7,092	34	100%	100%	100%	100%



Table 2. Motor Vehicle Contacts and Fair Roads Standard Comparison

Comparison of motor vehicle-related contacts with households that have vehicle access.

Race/Ethnicity	Contact Percentage	Households with Vehicle Access
Alaska Native/American Indian	1%	0%
Asian/Pacific Islander	2%	5%
Black	21%	14%
White	51%	60%
Hispanic/Latino	26%	19%
TOTAL	100%	98%

Table 3. Motor Vehicle Searches and Arrests.

Race/Ethnicity	Searches	Consent Searches	Arrests
Alaska Native/American Indian	1	0	1
Asian/Pacific Islander	2	0	1
Black	142	28	65
White	95	28	50
Hispanic/Latino	95	37	37
TOTAL	335	93	154

Table 4. Instances Where Peace Officers Used Physical Force Resulting in Bodily Injury

Instances Where Peace Officers Used Physical Force that Resulted in Bodily Injury	Arrest	Location of Stop	Reason for Stop
1	02/29/24	City Street	Vehicle Traffic Violation
2	10/28/24	State Highway	Moving Traffic Violation

Table 5. Search Data

Race/ Ethnicity	Searches	Contraband Found Yes	Contraband Found No	Arrests	Percent Searches	Percent Contraband Found	Percent No Contraband	Percent Arrest
Alaska Native/ American Indian	1	0	1	1	0%	0%	1%	1%
Asian/ Pacific Islander	2	2	0	1	1%	1%	0%	1%
Black	142	72	70	65	42%	47%	38%	42%
White	95	45	50	50	28%	30%	27%	32%
Hispanic/ Latino	95	33	62	37	28%	22%	34%	24%
TOTAL	335	152	183	154	100%	100%	100%	100%

Table 6. Report on Audits.

The following table contains data regarding the number and outcome of required data audits during the period of 1/1/24-12/31/24.

Audit Data	Number of Data Audits Completed	Date of Completion	Outcome of Audit
1	1	03/01/24	Data was valid and reliable
2	1	06/01/24	Data was valid and reliable
3	1	09/01/24	Data was valid and reliable
4	1	12/01/24	Data was valid and reliable

ADDITIONAL COMMENTS:

Table 7. Instance Where Force Resulted in Bodily Injury.

Race/Ethnicity	Number	Percent
Alaska Native/American Indian	0	0%
Asian/Pacific Islander	0	0%
Black	0	0%
White	2	100%
Hispanic/Latino	0	0%
TOTAL	2	100%

Table 8. Reason for Arrests from Vehicle Contact

Race/ Ethnicity	Violation of Penal Code	Violation of Traffic Law	Violation of City Ordinance	Outstanding Warrant	Percent Penal Code	Percent Traffic Law	Percent City Ordinance	Percent Warrant
Alaska Native/ American Indian	0	0	0	1	0%	0%	0%	3%
Asian / Pacific Islander	1	0	0	0	1%	0%	0%	0%
Black	50	4	0	11	45%	57%	0%	31%
White	38	2	1	9	34%	29%	100%	26%
Hispanic/ Latino	22	1	0	14	20%	14%	0%	40%
TOTAL	111	7	1	35	100%	100%	100%	100%

Table 9. Contraband Hit Rate

Race/ Ethnicity	Searches	Contraband Found Yes	Contraband Hit Rate	Search Percent	Contraband Percent
Alaska Native/ American Indian	1	0	0%	0%	0%
Asian/ Pacific Islander	2	2	100%	1%	1%
Black	142	72	51%	42%	47%
White	95	45	47%	28%	30%
Hispanic/Latino	95	33	35%	28%	22%

Analysis and Interpretation of Data

As previously noted, in 2001, the Texas Legislature passed Senate Bill 1074, which eventually became the Texas Racial Profiling Law. This particular law came into effect on January 1, 2002, and required all police departments in Texas to collect traffic-related data and report this information to their local governing authority by March 1 of each year. This version of the law remained in place until 2009, when it was modified to include the collection and reporting of all motor vehicle-related contacts in which a citation was issued, or an arrest was made. Further, the modification to the law further requires that all police officers indicate whether or not they knew the race or ethnicity of the individuals before detaining them. In addition, it became a requirement that agencies report motor vehicle-related data to their local governing authority and to the Texas Commission on Law Enforcement (TCOLE) by March 1 of each year. The purpose in collecting and disclosing this information is to determine if police officers in any particular municipality are engaging in the practice of racially profiling minority motorists.

One of the main requirements of the law is that police departments interpret motor vehicle-related data. Even though most researchers would likely agree that it is within the confines of good practice for police departments to be accountable to the citizenry while carrying a transparent image before the community, it is in fact very difficult to determine if individual police officers are engaging in racial profiling from a review and analysis of aggregate/institutional data. In other words, it is challenging for a reputable researcher to identify specific “individual” racist behavior from aggregate-level “institutional” data on traffic or motor vehicle-related contacts.

As referenced earlier, in 2009 the Texas Legislature passed House Bill 3389, which modified the Racial Profiling Law by adding new requirements; this took effect on January 1, 2010. The changes included, but are not limited to, the re-definition of a contact to include motor vehicle-related contacts in which a citation was issued, or an arrest was made. In addition, it required police officers to indicate if they knew the race or ethnicity of the individual before detaining them. The 2009 law also required adding "Middle Eastern" to the racial and ethnic category and submitting the annual data report to TCOLE before March 1 of each year.

In 2017, the Texas Legislators passed HB 3051 which removed the Middle Eastern data requirement while standardizing the racial and ethnic categories relevant to the individuals that came in contact with police. In addition, the Sandra Bland Act (SB 1849) was passed and became law. Thus, the most significant legislative mandate (Sandra Bland Act) in Texas history regarding data requirements on law enforcement contacts became law and took effect on January 1, 2018. The Sandra Bland Act not only currently requires the extensive collection of data relevant to police motor vehicle contacts, but it also mandates for the data to be analyzed while addressing the following:

1. A comparative analysis of the information compiled (under Article 2.133):

a. Evaluate and compare the number of motor vehicle stops, within the applicable jurisdiction, of persons who are recognized as racial or ethnic minorities and persons who are not recognized as racial or ethnic minorities;

b. Examine the disposition of motor vehicle stops made by officers employed by the agency, categorized according to the race or ethnicity of the affected persons, as appropriate, including any searches resulting from stops within the applicable jurisdiction;

c. Evaluate and compare the number of searches resulting from motor vehicle stops within the applicable jurisdiction and whether contraband or other evidence was discovered in the course of those searches.

2. *Information related to each complaint filed with the agency alleging that a peace officer employed by the agency has engaged in racial profiling*.

In an effort to comply with The Texas Racial Profiling/Sandra Bland Law, the Rockwall Police Department commissioned the analysis of its 2024 contact data. Hence, two different types of data analyses were performed. The first of these involved a careful evaluation of the 2024 motor vehicle-related data. This particular analysis measured, as required by law, the number and percentage of Whites, Blacks, Hispanics or Latinos, Asians and Pacific Islanders, Alaska Natives and American Indians, who came in contact with police in the course of a motor vehicle-related contact and were either issued a ticket, citation, or warning or an arrest was made. Also included in this data were instances when a motor vehicle contact took place for an alleged violation of the law or ordinance. The Tier 2 data analysis included, but was not limited to, information relevant to the number and percentage of contacts by race/ethnicity, gender, reason for the stop, location of stop, searches while indicating the type of search performed, result of stop, basis of an arrest, and use of physical force resulting in bodily injury.

The analysis on the data performed in this report, was based on a comparison of the 2024 motor vehicle contact data with a specific baseline. When reading this particular analysis, one should consider that there is disagreement in the literature regarding the appropriate baseline to be used when analyzing motor vehicle-related contact information. Of the baseline measures available, the Rockwall Police Department agreed with our recommendation to rely in part, as a baseline measure, on the Fair Roads Standard. This particular baseline is established on data obtained through the U.S. Census Bureau (2020) relevant to the number of households that have access to vehicles while controlling for the race and ethnicity of the heads of households.

It should be noted that the census data presents challenges to any effort made at establishing a fair and accurate racial profiling analysis. That is, census data contains information on all residents of a particular community, regardless whether they are among the driving population. Further, census data, when used as a baseline of comparison, presents the challenge that it captures information related to city residents only, thus excluding individuals who may have come in contact with the Rockwall Police Department in 2024 but live outside city limits. In some jurisdictions the percentage of the population that comes in contact with the police but lives outside city limits represents a substantial volume of all motor vehicle-related contacts made in a given year.

In 2002, major civil rights groups in Texas expressed their concern and made recommendations to the effect that all police departments should rely, in their data analysis, on the Fair Roads Standard. This source contains census data specific to the number of "households" that have access to vehicles. Thus, proposing to compare "households" (which may have multiple residents and only a few vehicles) with "contacts" (an individual-based count). In essence this constitutes a comparison that may result in ecological fallacy. Despite this risk, as noted earlier, the Rockwall Police Department accepted the recommendation to utilize this form of comparison (i.e., census data relevant to households with vehicles) in an attempt to demonstrate its "good will" and "transparency" before the community. Thus, the Fair Roads Standard data obtained and used in this study is specifically relevant to the Dallas Fort-Worth (DFW) Metroplex.

Tier 2 (2024) Motor Vehicle-Related Contact Analysis

When examining the enhanced and more detailed Tier 2 data collected in 2024, it was evident that most motor vehicle-related contacts were made with Whites, followed by Hispanics. Of those who came in contact with police, most tickets or citations were issued to Whites and Hispanics; this was followed by Blacks. However, in terms of written warnings, most of these were issued to Whites, followed by Hispanics.

While reviewing searches and arrests, the data showed that most searches took place among Blacks. When considering all searches, most were consented by Hispanics, while most custody arrests were of Blacks. Overall, most searches did not result in contraband; of those that produced contraband, most were of Blacks; this was followed by Whites. Of the searches that did not produce contraband, most were of Blacks. Most arrests were made of Blacks. Most of the arrests that originated from a violation of the penal code involved Blacks. Overall, the police department reports two instances where force was used that resulted in bodily injury.

Comparative Analysis

A comprehensive analysis of the motor vehicle contacts made in 2024 to the census data relevant to the number of "households" in DFW who indicated in the 2020 census that they had access to vehicles, produced interesting findings. Specifically, the percentage of Whites and Asians who came in contact with police was the same or lower than the percentage of White and Asian households in DFW that claimed in the last census to have access to vehicles. The opposite was true of Blacks, Hispanics, and American Indians. That is, a higher percentage of Blacks, Hispanics, and American Indians came in contact with police than the percentage of Black, Hispanic, and American Indian households in DFW that claimed in the last census to have access to vehicles. It should be noted that the percentage difference among American Indian contacts with households is of less than 3%; thus, deemed by some as statistically insignificant.

The comprehensive analysis of the searches resulting in contraband shows that the most significant contraband hit rate is of Asians. This was followed by Blacks and Whites. This means that among all searches performed in 2024, the most significant percentage of these that resulted in contraband was among Asians. The lowest contraband hit rate was among American Indians.

Summary of Findings

As previously noted, the most recent Texas Racial Profiling Law requires that police departments perform data audits in order to validate the data being reported. Consistent with this requirement, the Rockwall Police Department has engaged del Carmen Consulting, LLC in order to perform these audits in a manner consistent with normative statistical practices. As shown in Table 6, the audit performed reveals that the data is valid and reliable. Further, as required by law, this report also includes an analysis on the searches performed. This analysis includes information on whether contraband was found as a result of the search while controlling for race/ethnicity. The search analysis demonstrates that the police department is engaging in search practices consistent with national trends in law enforcement.

While considering the findings produced as a result of this analysis, it is recommended that the Rockwall Police Department should continue to collect and evaluate additional information on motor vehicle contact data (i.e., reason for probable cause searches, contraband detected), which may prove to be useful when determining the nature of the contacts police officers are making with all individuals.

As part of this effort, the Rockwall Police Department should continue to:

1) Perform an independent analysis on contact and search data in the upcoming year.

2) Commission data audits in 2025 in order to assess data integrity; that is, to ensure that the data collected is consistent with the data being reported.

The comprehensive data analysis performed serves as evidence that the Rockwall Police Department has complied with the Texas Racial Profiling Law and all of its requirements. Further, the report demonstrates that the police department has incorporated a comprehensive racial profiling policy, currently offers information to the public on how to file a compliment or complaint, commissions quarterly data audits in order to ensure validity and reliability, collects and commissions the analysis of Tier 2 data, and ensures that the practice of racial profiling will not be accepted or tolerated.

Checklist

The following requirements were met by the Rockwall Police Department in accordance with The Texas Racial Profiling Law:

- ✓ **Implement a Racial Profiling Policy citing act or actions that constitute racial profiling.**
- ✓ **Include in the racial profiling policy, a statement indicating prohibition of any peace officer employed by the Rockwall Police Department from engaging in racial profiling.**
- ✓ **Implement a process by which an individual may file a complaint regarding racial profiling violations.**
- ✓ **Provide public education related to the compliment and complaint process.**
- ✓ **Implement disciplinary guidelines for officers found in violation of the Texas Racial Profiling Law.**
- ✓ **Collect, report and analyze motor vehicle data (Tier 2).**
- ✓ **Commission Data Audits and a Search Analysis.**
- ✓ **Indicate total number of officers who knew and did not know, the race/ethnicity of individuals before being detained.**
- ✓ **Produce an annual report on police contacts (Tier 2) and present this to the local governing body and TCOLE by March 1, 2025.**
- ✓ **Adopt a policy, if video/audio equipment is installed, on standards for reviewing video and audio documentation.**

Legislative & Administrative



TCOLE GUIDELINES

Guidelines for Compiling and Reporting Data under Senate Bill 1074

Background

Senate Bill 1074 of the 77th Legislature established requirements in the Texas Code of Criminal Procedure (TCCP) for law enforcement agencies. The Commission developed this document to assist agencies in complying with the statutory requirements.

The guidelines are written in the form of standards using a style developed from accreditation organizations including the Commission on Accreditation for Law Enforcement Agencies (CALEA). The standards provide a description of ***what*** must be accomplished by an agency but allows wide latitude in determining ***how*** the agency will achieve compliance with each applicable standard.

Each standard is composed of two parts: the standard statement and the commentary. The *standard statement* is a declarative sentence that places a clear-cut requirement, or multiple requirements, on an agency. The commentary supports the standard statement but is not binding. The commentary can serve as a prompt, as guidance to clarify the intent of the standard, or as an example of one possible way to comply with the standard.

Standard 1

Each law enforcement agency has a detailed written directive that:

- clearly defines acts that constitute racial profiling;
- strictly prohibits peace officers employed by the agency from engaging in racial profiling;
- implements a process by which an individual may file a complaint with the agency if the individual believes a peace officer employed by the agency has engaged in racial profiling with respect to the individual filing the complaint;
- provides for public education relating to the complaint process;
- requires appropriate corrective action to be taken against a peace officer employed by the agency who, after investigation, is shown to have engaged in racial profiling in violation of the agency's written racial profiling policy; and
- requires the collection of certain types of data for subsequent reporting.

Commentary

Article 2.131 of the TCCP prohibits officers from engaging in racial profiling, and article 2.132 of the TCCP now requires a written policy that contains the elements listed in this standard. The article also specifically defines a law enforcement agency as it applies to this statute as an " agency of the state, or of a county, municipality, or other political subdivision of the state, that employs peace officers who make traffic stops in the routine performance of the officers' official duties."

The article further defines race or ethnicity as being of "a particular descent, including Caucasian, African, Hispanic, Asian, or Native American." The statute does not limit the required policies to just these ethnic groups.

This written policy is to be adopted and implemented no later than January 1, 2002.

Standard 2

Each peace officer who stops a motor vehicle for an alleged violation of a law or ordinance regulating traffic, or who stops a pedestrian for any suspected offense reports to the employing law enforcement agency information relating to the stop, to include:

- a physical description of each person detained, including gender and the person's race or ethnicity, as stated by the person, or, if the person does not state a race or ethnicity, as determined by the officer's best judgment;
- the traffic law or ordinance alleged to have been violated or the suspected offense;
- whether the officer conducted a search as a result of the stop and, if so, whether the person stopped consented to the search;
- whether any contraband was discovered in the course of the search, and the type of contraband discovered;
- whether probable cause to search existed, and the facts supporting the existence of that probable cause;
- whether the officer made an arrest as a result of the stop or the search, including a statement of the offense charged;
- the street address or approximate location of the stop; and
- whether the officer issued a warning or citation as a result of the stop, including a description of the warning or a statement of the violation charged.

Commentary

The information required by 2.133 TCCP is used to complete the agency reporting requirements found in Article 2.134. A peace officer and an agency may be exempted from this requirement under Article 2.135 TCCP Exemption for Agencies Using Video and Audio Equipment. An agency may be exempt from this reporting requirement by applying for the funds from the Department of Public Safety for video and audio equipment and the State does not supply those funds. Section 2.135 (a)(2) states, "the governing body of the county or municipality served by the law enforcement agency, in conjunction with the law enforcement agency, certifies to the Department of Public Safety, not later than the date specified by rule by the department, that the law enforcement agency needs funds or video and audio equipment for the purpose of installing video and audio equipment as described by Subsection (a) (1) (A) and the agency does not receive from the state funds for video and audio equipment sufficient, as determined by the department, for the agency to accomplish that purpose."

Standard 3

The agency compiles the information collected under 2.132 and 2.133 and analyzes the information identified in 2.133.

Commentary

Senate Bill 1074 from the 77th Session of the Texas Legislature created requirements for law enforcement agencies to gather specific information and to report it to each county or municipality served. New sections of law were added to the Code of Criminal Procedure regarding the reporting of traffic and pedestrian stops. Detained is defined as when a person stopped is not free to leave.

Article 2.134 TCCP requires the agency to compile and provide and analysis of the information collected by peace officer employed by the agency. The report is provided to the governing body of the municipality or county no later than March 1 of each year and covers the previous calendar year.

There is data collection and reporting required based on Article 2.132 CCP (tier one) and Article 2.133 CCP (tier two).

The minimum requirements for "tier one" data for traffic stops in which a citation results are:

1) the race or ethnicity of individual detained (race and ethnicity as defined by the bill means of "a particular descent, including Caucasian, African, Hispanic, Asian, or Native American");
2) whether a search was conducted, and if there was a search, whether it was a consent search or a probable cause search; and
3) whether there was a custody arrest.

The minimum requirements for reporting on "tier two" reports include traffic and pedestrian stops. Tier two data include:

1) the detained person's gender and race or ethnicity;
2) the type of law violation suspected, e.g., hazardous traffic, non-hazardous traffic, or other criminal investigation (the Texas Department of Public Safety publishes a categorization of traffic offenses into hazardous or non-hazardous);
3) whether a search was conducted, and if so whether it was based on consent or probable cause;
4) facts supporting probable cause;
5) the type, if any, of contraband that was collected;
6) disposition of the stop, e.g., arrest, ticket, warning, or release;
7) location of stop; and
8) statement of the charge, e.g., felony, misdemeanor, or traffic.

Tier one reports are made to the governing body of each county or municipality served by the agency an annual report of information if the agency is an agency of a county, municipality, or other political subdivision of the state. Tier one and two reports are reported to the county or municipality not later than March 1 for the previous calendar year beginning March 1, 2003. Tier two reports include a comparative analysis between the race and ethnicity of persons detained to see if a differential pattern of treatment can be discerned based on the disposition of stops

including searches resulting from the stops. The reports also include information relating to each complaint filed with the agency alleging that a peace officer employed by the agency has engaged in racial profiling. An agency may be exempt from the tier two reporting requirement by applying for the funds from the Department of Public Safety for video and audio equipment and the State does not supply those funds [See 2.135 (a)(2) TCCP].

Reports should include both raw numbers and percentages for each group. Caution should be exercised in interpreting the data involving percentages because of statistical distortions caused by very small numbers in any particular category, for example, if only one American Indian is stopped and searched, that stop would not provide an accurate comparison with 200 stops among Caucasians with 100 searches. In the first case, a 100% search rate would be skewed data when compared to a 50% rate for Caucasians.

Standard 4

If a law enforcement agency has video and audio capabilities in motor vehicles regularly used for traffic stops, or audio capabilities on motorcycles regularly used to make traffic stops, the agency:

- adopts standards for reviewing and retaining audio and video documentation; and
- promptly provides a copy of the recording to a peace officer who is the subject of a complaint on written request by the officer.

Commentary

The agency should have a specific review and retention policy. Article 2.132 TCCP specifically requires that the peace officer be promptly provided with a copy of the audio or video recordings if the officer is the subject of a complaint and the officer makes a written request.

Standard 5

Agencies that do not currently have video or audio equipment must examine the feasibility of installing such equipment.

Commentary

None

Standard 6

Agencies that have video and audio recording capabilities are exempt from the reporting requirements of Article 2.134 TCCP and officers are exempt from the reporting requirements of Article 2.133 TCCP provided that:

- the equipment was in place and used during the proceeding calendar year; and
- video and audio documentation is retained for at least 90 days.

Commentary

The audio and video equipment and policy must have been in place during the previous calendar year. Audio and video documentation must be kept for at least 90 days or longer if a complaint has been filed. The documentation must be retained until the complaint is resolved. Peace officers are not exempt from the requirements under Article 2.132 TCCP.

Standard 7

Agencies have citation forms or other electronic media that comply with Section 543.202 of the Transportation Code.

Commentary

Senate Bill 1074 changed Section 543.202 of the Transportation Code requiring citations to include:

- race or ethnicity, and
- whether a search of the vehicle was conducted and whether consent for the search was obtained.

The Texas Law on Racial Profiling

S.B. No. 1074 - An Act relating to the prevention of racial profiling by certain peace officers.
BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

SECTION 1. Chapter 2, Code of Criminal Procedure, is amended by adding Articles 2.131 through 2.138 to read as follows:

Art. 2.131. RACIAL PROFILING PROHIBITED. A peace officer may not engage in racial profiling.

Art. 2.132. LAW ENFORCEMENT POLICY ON RACIAL PROFILING. (a) In this article:

(1) "Law enforcement agency" means an agency of the state, or of a county, municipality, or other political subdivision of the state, that employs peace officers who make traffic stops in the routine performance of the officers' official duties.

(2) "Race or ethnicity" means of a particular descent, including Caucasian, African, Hispanic, Asian, or Native American descent.

(b) Each law enforcement agency in this state shall adopt a detailed written policy on racial profiling. The policy must:

(1) clearly define acts constituting racial profiling;

(2) strictly prohibit peace officers employed by the agency from engaging in racial profiling;

(3) implement a process by which an individual may file a complaint with the agency if the individual believes that a peace officer employed by the agency has engaged in racial profiling with respect to the individual;

(4) provide public education relating to the agency's complaint process;

(5) require appropriate corrective action to be taken against a peace officer employed by the agency who, after an investigation, is shown to have engaged in racial profiling in violation of the agency's policy adopted under this article;

(6) require collection of information relating to traffic stops in which a citation is issued and to arrests resulting from those traffic stops, including information relating to:

(A) the race or ethnicity of the individual detained; and

(B) whether a search was conducted and, if so, whether the person detained consented to the search; and

(7) require the agency to submit to the governing body of each county or municipality served by the agency an annual report of the information collected under Subdivision (6) if the agency is an agency of a county, municipality, or other political subdivision of the state.

(c) The data collected as a result of the reporting requirements of this article shall not constitute prima facie evidence of racial profiling.

(d) On adoption of a policy under Subsection (b), a law enforcement agency shall examine the feasibility of installing video camera and transmitter-activated equipment in each agency law enforcement motor vehicle regularly used to make traffic stops and transmitter-activated equipment in each agency law enforcement motorcycle regularly used to make traffic stops. If a law enforcement agency installs video or audio equipment as provided by this subsection, the

policy adopted by the agency under Subsection (b) must include standards for reviewing video and audio documentation.

(e) A report required under Subsection (b)(7) may not include identifying information about a peace officer who makes a traffic stop or about an individual who is stopped or arrested by a peace officer. This subsection does not affect the collection of information as required by a policy under Subsection (b)(6).

(f) On the commencement of an investigation by a law enforcement agency of a complaint described by Subsection (b)(3) in which a video or audio recording of the occurrence on which the complaint is based was made, the agency shall promptly provide a copy of the recording to the peace officer who is the subject of the complaint on written request by the officer.

Art. 2.133. REPORTS REQUIRED FOR TRAFFIC AND PEDESTRIAN STOPS. (a) In this article:

(1) "Race or ethnicity" has the meaning assigned by Article 2.132(a).

(2) "Pedestrian stop" means an interaction between a peace officer and an individual who is being detained for the purpose of a criminal investigation in which the individual is not under arrest.

(b) A peace officer who stops a motor vehicle for an alleged violation of a law or ordinance regulating traffic or who stops a pedestrian for any suspected offense shall report to the law enforcement agency that employs the officer information relating to the stop, including:

(1) a physical description of each person detained as a result of the stop, including:

(A) the person's gender; and

(B) the person's race or ethnicity, as stated by the person or, if the person does not state the person's race or ethnicity, as determined by the officer to the best of the officer's ability;

(2) the traffic law or ordinance alleged to have been violated or the suspected offense;

(3) whether the officer conducted a search as a result of the stop and, if so, whether the person detained consented to the search;

(4) whether any contraband was discovered in the course of the search and the type of contraband discovered;

(5) whether probable cause to search existed and the facts supporting the existence of that probable cause;

(6) whether the officer made an arrest as a result of the stop or the search, including a statement of the offense charged;

(7) the street address or approximate location of the stop; and

(8) whether the officer issued a warning or a citation as a result of the stop, including a description of the warning or a statement of the violation charged.

Art. 2.134. COMPILATION AND ANALYSIS OF INFORMATION COLLECTED.

(a) In this article, "pedestrian stop" means an interaction between a peace officer and an individual who is being detained for the purpose of a criminal investigation in which the individual is not under arrest.

(b) A law enforcement agency shall compile and analyze the information contained in each report received by the agency under Article 2.133. Not later than March 1 of each year, each local law enforcement agency shall submit a report containing the information compiled

during the previous calendar year to the governing body of each county or municipality served by the agency in a manner approved by the agency.

(c) A report required under Subsection (b) must include:

(1) a comparative analysis of the information compiled under Article 2.133 to:

(A) determine the prevalence of racial profiling by peace officers employed by the agency; and

(B) examine the disposition of traffic and pedestrian stops made by officers employed by the agency, including searches resulting from the stops; and

(2) information relating to each complaint filed with the agency alleging that a peace officer employed by the agency has engaged in racial profiling.

(d) A report required under Subsection (b) may not include identifying information about a peace officer who makes a traffic or pedestrian stop or about an individual who is stopped or arrested by a peace officer. This subsection does not affect the reporting of information required under Article 2.133(b)(1).

(e) The Commission on Law Enforcement Officer Standards and Education shall develop guidelines for compiling and reporting information as required by this article.

(f) The data collected as a result of the reporting requirements of this article shall not constitute prima facie evidence of racial profiling.

Art. 2.135. EXEMPTION FOR AGENCIES USING VIDEO AND AUDIO EQUIPMENT. (a) A peace officer is exempt from the reporting requirement under Article 2.133 and a law enforcement agency is exempt from the compilation, analysis, and reporting requirements under Article 2.134 if:

(1) during the calendar year preceding the date that a report under Article 2.134 is required to be submitted:

(A) each law enforcement motor vehicle regularly used by an officer employed by the agency to make traffic and pedestrian stops is equipped with video camera and transmitter-activated equipment and each law enforcement motorcycle regularly used to make traffic and pedestrian stops is equipped with transmitter-activated equipment; and

(B) each traffic and pedestrian stop made by an officer employed by the agency that is capable of being recorded by video and audio or audio equipment, as appropriate, is recorded by using the equipment; or

(2) the governing body of the county or municipality served by the law enforcement agency, in conjunction with the law enforcement agency, certifies to the Department of Public Safety, not later than the date specified by rule by the department, that the law enforcement agency needs funds or video and audio equipment for the purpose of installing video and audio equipment as described by Subsection (a)(1)(A) and the agency does not receive from the state funds or video and audio equipment sufficient, as determined by the department, for the agency to accomplish that purpose.

(b) Except as otherwise provided by this subsection, a law enforcement agency that is exempt from the requirements under Article 2.134 shall retain the video and audio or audio documentation of each traffic and pedestrian stop for at least 90 days after the date of the stop. If a complaint is filed with the law enforcement agency alleging that a peace officer employed by the agency has engaged in racial profiling with respect to a traffic or pedestrian stop, the agency shall retain the video and audio or audio record of the stop until final disposition of the complaint.

(c) This article does not affect the collection or reporting requirements under Article 2.132.

Art. 2.136. LIABILITY. A peace officer is not liable for damages arising from an act relating to the collection or reporting of information as required by Article 2.133 or under a policy adopted under Article 2.132.

Art. 2.137. PROVISION OF FUNDING OR EQUIPMENT.

(a) The Department of Public Safety shall adopt rules for providing funds or video and audio equipment to law enforcement agencies for the purpose of installing video and audio equipment as described by Article 2.135(a)(1)(A), including specifying criteria to prioritize funding or equipment provided to law enforcement agencies. The criteria may include consideration of tax effort, financial hardship, available revenue, and budget surpluses. The criteria must give priority to:

(1) law enforcement agencies that employ peace officers whose primary duty is traffic enforcement;

(2) smaller jurisdictions; and

(3) municipal and county law enforcement agencies.

(b) The Department of Public Safety shall collaborate with an institution of higher education to identify law enforcement agencies that need funds or video and audio equipment for the purpose of installing video and audio equipment as described by Article 2.135(a)(1)(A). The collaboration may include the use of a survey to assist in developing criteria to prioritize funding or equipment provided to law enforcement agencies.

(c) To receive funds or video and audio equipment from the state for the purpose of installing video and audio equipment as described by Article 2.135(a)(1)(A), the governing body of a county or municipality, in conjunction with the law enforcement agency serving the county or municipality, shall certify to the Department of Public Safety that the law enforcement agency needs funds or video and audio equipment for that purpose.

(d) On receipt of funds or video and audio equipment from the state for the purpose of installing video and audio equipment as described by Article 2.135(a)(1)(A), the governing body of a county or municipality, in conjunction with the law enforcement agency serving the county or municipality, shall certify to the Department of Public Safety that the law enforcement agency has installed video and audio equipment as described by Article 2.135(a)(1)(A) and is using the equipment as required by Article 2.135(a)(1).

Art. 2.138. RULES. The Department of Public Safety may adopt rules to implement Articles 2.131-2.137.

SECTION 2. Chapter 3, Code of Criminal Procedure, is amended by adding Article 3.05 to read as follows:

Art. 3.05. RACIAL PROFILING. In this code, "racial profiling" means a law enforcement-initiated action based on an individual's race, ethnicity, or national origin rather than on the individual's behavior or on information identifying the individual as having engaged in criminal activity.

SECTION 3. Section 96.641, Education Code, is amended by adding Subsection (j) to read as follows:

(j) As part of the initial training and continuing education for police chiefs required under this section, the institute shall establish a program on racial profiling. The program must include an examination of the best practices for:

(1) monitoring peace officers' compliance with laws and internal agency policies relating to racial profiling;

(2) implementing laws and internal agency policies relating to preventing racial profiling; and

(3) analyzing and reporting collected information.

SECTION 4. Section 1701.253, Occupations Code, is amended by adding Subsection (e) to read as follows:

(e) As part of the minimum curriculum requirements, the commission shall establish a statewide comprehensive education and training program on racial profiling for officers licensed under this chapter. An officer shall complete a program established under this subsection not later than the second anniversary of the date the officer is licensed under this chapter or the date the officer applies for an intermediate proficiency certificate, whichever date is earlier.

SECTION 5. Section 1701.402, Occupations Code, is amended by adding Subsection (d) to read as follows:

(d) As a requirement for an intermediate proficiency certificate, an officer must complete an education and training program on racial profiling established by the commission under Section 1701.253(e).

SECTION 6. Section 543.202, Transportation Code, is amended to read as follows:

Sec. 543.202. FORM OF RECORD. (a) In this section, "race or ethnicity" means of a particular descent, including Caucasian, African, Hispanic, Asian, or Native American descent.

(b) The record must be made on a form or by a data processing method acceptable to the department and must include:

(1) the name, address, physical description, including race or ethnicity, date of birth, and driver's license number of the person charged;

(2) the registration number of the vehicle involved;

(3) whether the vehicle was a commercial motor vehicle as defined by Chapter 522 or was involved in transporting hazardous materials;

(4) the person's social security number, if the person was operating a commercial motor vehicle or was the holder of a commercial driver's license or commercial driver learner's permit;

(5) the date and nature of the offense, including whether the offense was a serious traffic violation as defined by Chapter 522;

(6) whether a search of the vehicle was conducted and whether consent for the search was obtained;

(7) the plea, the judgment, and whether bail was forfeited;

(8) [~~(7)~~] the date of conviction; and

(9) [~~(8)~~] the amount of the fine or forfeiture.

SECTION 7. Not later than January 1, 2002, a law enforcement agency shall adopt and implement a policy and begin collecting information under the policy as required by Article 2.132, Code of Criminal Procedure, as added by this Act. A local law enforcement agency shall first submit information to the governing body of each county or municipality served by the agency as required by Article 2.132, Code of Criminal Procedure, as added by this Act, on March 1, 2003. The first submission of information shall consist of information compiled by the agency during the period beginning January 1, 2002, and ending December 31, 2002.

SECTION 8. A local law enforcement agency shall first submit information to the governing body of each county or municipality served by the agency as required by Article 2.134, Code of Criminal Procedure, as added by this Act, on March 1, 2004. The first submission of information shall consist of information compiled by the agency during the period beginning January 1, 2003, and ending December 31, 2003.

SECTION 9. Not later than January 1, 2002:

(1) the Commission on Law Enforcement Officer Standards and Education shall establish an education and training program on racial profiling as required by Subsection (e), Section 1701.253, Occupations Code, as added by this Act; and

(2) the Bill Blackwood Law Enforcement Management Institute of Texas shall establish a program on racial profiling as required by Subsection (j), Section 96.641, Education Code, as added by this Act.

SECTION 10. A person who on the effective date of this Act holds an intermediate proficiency certificate issued by the Commission on Law Enforcement Officer Standards and Education or has held a peace officer license issued by the Commission on Law Enforcement Officer Standards and Education for at least two years shall complete an education and training program on racial profiling established under Subsection (e), Section 1701.253, Occupations Code, as added by this Act, not later than September 1, 2003.

SECTION 11. An individual appointed or elected as a police chief before the effective date of this Act shall complete a program on racial profiling established under Subsection (j), Section 96.641, Education Code, as added by this Act, not later than September 1, 2003.

SECTION 12. This Act takes effect September 1, 2001

_____ _____

President of the Senate Speaker of the House

I hereby certify that S.B. No. 1074 passed the Senate on April 4, 2001, by the following vote: Yeas 28, Nays 2; May 21, 2001, Senate refused to concur in House amendments and requested appointment of Conference Committee; May 22, 2001, House granted request of the Senate; May 24, 2001, Senate adopted Conference Committee Report by a viva-voce vote.

_____
Secretary of the Senate

I hereby certify that S.B. No. 1074 passed the House, with amendments, on May 15, 2001, by a non-record vote; May 22, 2001, House granted request of the Senate for appointment of Conference Committee; May 24, 2001, House adopted Conference Committee Report by a non-record vote.

_____
Chief Clerk of the House

Approved:

_____
Date

_____
Governor

Modifications to the Original Law (H.B. 3389)

Amend CSHB 3389 (Senate committee report) as follows:

(1) Strike the following SECTIONS of the bill:

(A) SECTION 8, adding Section 1701.164, Occupations Code (page 4, lines 61-66);

(B) SECTION 24, amending Article 2.132(b), Code of Criminal Procedure (page 8, lines 19-53);

(C) SECTION 25, amending Article 2.134(b), Code of Criminal Procedure (page 8, lines 54-64);

(D) SECTION 28, providing transition language for the amendments to Articles 2.132(b) and 2.134(b), Code of Criminal Procedure (page 9, lines 40-47).

(2) Add the following appropriately numbered SECTIONS to the bill and renumber subsequent SECTIONS of the bill accordingly: SECTION ____. Article 2.132, Code of Criminal Procedure, is amended by amending Subsections (a),(b), (d), and (e) and adding Subsection (g) to read as follows:

(a) In this article:

(1) "Law enforcement agency" means an agency of the state, or of a county, municipality, or other political subdivision of the state, that employs peace officers who make motor vehicle[~~traffic~~] stops in the routine performance of the officers' official duties.

(2) "Motor vehicle stop" means an occasion in which a peace officer stops a motor vehicle for an alleged violation of a law or ordinance.

(3) "Race or ethnicity" means of a particular descent, including Caucasian, African, Hispanic, Asian, [~~or~~] Native American, or Middle Eastern descent.

(b) Each law enforcement agency in this state shall adopt a detailed written policy on racial profiling. The policy must:

(1) clearly define acts constituting racial profiling;

(2) strictly prohibit peace officers employed by the agency from engaging in racial profiling;

(3) implement a process by which an individual may file a complaint with the agency if the individual believes that a peace officer employed by the agency has engaged in racial profiling with respect to the individual;

(4) provide public education relating to the agency's complaint process;

(5) require appropriate corrective action to be taken against a peace officer employed by the agency who, after an investigation, is shown to have engaged in racial profiling in violation of the agency's policy adopted under this article;

(6) require collection of information relating to motor vehicle [~~traffic~~] stops in which a citation is issued and to arrests made as a result of [~~resulting from~~] those [~~traffic~~] stops, including information relating to:

(A) the race or ethnicity of the individual detained; and

(B) whether a search was conducted and, if so, whether the individual [~~person~~] detained consented to the search; and

(C) whether the peace officer knew the race or ethnicity of the individual detained before detaining that individual; and

(7) require the chief administrator of the agency, regardless of whether the administrator is elected, employed, or appointed, to submit [~~to the governing body of each county or~~

~~municipality served by the agency~~] an annual report of the information collected under Subdivision (6) to:

(A) the Commission on Law Enforcement Officer Standards and Education; and

(B) the governing body of each county or municipality served by the agency, if the agency is an agency of a county, municipality, or other political subdivision of the state.

(d) On adoption of a policy under Subsection (b), a law enforcement agency shall examine the feasibility of installing video camera and transmitter-activated equipment in each agency law enforcement motor vehicle regularly used to make motor vehicle [~~traffic~~] stops and transmitter activated equipment in each agency law enforcement motorcycle regularly used to make motor vehicle [~~traffic~~] stops. If a law enforcement agency installs video or audio equipment as provided by this subsection, the policy adopted by the agency under Subsection (b) must include standards for reviewing video and audio documentation.

(e) A report required under Subsection (b)(7) may not include identifying information about a peace officer who makes a motor vehicle [~~traffic~~] stop or about an individual who is stopped or arrested by a peace officer. This subsection does not affect the collection of information as required by a policy under Subsection (b)(6).

(g) On a finding by the Commission on Law Enforcement Officer Standards and Education that the chief administrator of a law enforcement agency intentionally failed to submit a report required under Subsection (b)(7), the commission shall begin disciplinary procedures against the chief administrator.

SECTION ____. Article 2.133, Code of Criminal Procedure, is amended to read as follows:

Art. 2.133. REPORTS REQUIRED FOR MOTOR VEHICLE [~~TRAFFIC AND PEDESTRIAN~~] STOPS. (a) In this article, "race[~~:~~

[~~(1) "Race~~] or ethnicity" has the meaning assigned by Article 2.132(a).

[~~(2) "Pedestrian stop" means an interaction between a peace officer and an individual who is being detained for the purpose of a criminal investigation in which the individual is not under arrest.~~]

(b) A peace officer who stops a motor vehicle for an alleged violation of a law or ordinance [~~regulating traffic or who stops a pedestrian for any suspected offense~~] shall report to the law enforcement agency that employs the officer information relating to the stop, including:

(1) a physical description of any [~~each~~] person operating the motor vehicle who is detained as a result of the stop, including:

(A) the person's gender; and

(B) the person's race or ethnicity, as stated by the person or, if the person does not state the person's race or ethnicity, as determined by the officer to the best of the officer's ability;

(2) the initial reason for the stop [~~traffic law or ordinance alleged to have been violated or the suspected offense~~];

(3) whether the officer conducted a search as a result of the stop and, if so, whether the person detained consented to the search;

(4) whether any contraband or other evidence was discovered in the course of the search and a description [~~the type~~] of the contraband or evidence [~~discovered~~];

(5) the reason for the search, including whether:

(A) any contraband or other evidence was in plain view;

(B) any probable cause or reasonable suspicion existed to perform the search; or

(C) the search was performed as a result of the towing of the motor vehicle or the arrest of any person in the motor vehicle [~~existed and the facts supporting the existence of that probable cause~~];
(6) whether the officer made an arrest as a result of the stop or the search, including a statement of whether the arrest was based on a violation of the Penal Code, a violation of a traffic law or ordinance, or an outstanding warrant and a statement of the offense charged;
(7) the street address or approximate location of the stop; and
(8) whether the officer issued a written warning or a citation as a result of the stop[~~, including a description of the warning or a statement of the violation charged~~].
SECTION ____. Article 2.134, Code of Criminal Procedure, is amended by amending Subsections (a) through (e) and adding Subsection (g) to read as follows:
(a) In this article:
(1) "Motor vehicle[~~, "pedestrian~~] stop" has the meaning assigned by Article 2.132(a) [~~means an interaction between a peace officer and an individual who is being detained for the purpose of a criminal investigation in which the individual is not under arrest~~].
(2) "Race or ethnicity" has the meaning assigned by Article 2.132(a).
(b) A law enforcement agency shall compile and analyze the information contained in each report received by the agency under Article 2.133. Not later than March 1 of each year, each [~~local~~] law enforcement agency shall submit a report containing the incident-based data [~~information~~] compiled during the previous calendar year to the Commission on Law Enforcement Officer Standards and Education and, if the law enforcement agency is a local law enforcement agency, to the governing body of each county or municipality served by the agency [~~in a manner approved by the agency~~].
(c) A report required under Subsection (b) must be submitted by the chief administrator of the law enforcement agency, regardless of whether the administrator is elected, employed, or appointed, and must include:
(1) a comparative analysis of the information compiled under Article 2.133 to:
(A) evaluate and compare the number of motor vehicle stops, within the applicable jurisdiction, of persons who are recognized as racial or ethnic minorities and persons who are not recognized as racial or ethnic minorities [~~determine the prevalence of racial profiling by peace officers employed by the agency~~]; and
(B) examine the disposition of motor vehicle [~~traffic and pedestrian~~] stops made by officers employed by the agency, categorized according to the race or ethnicity of the affected persons, as appropriate, including any searches resulting from [~~the~~] stops within the applicable jurisdiction; and
(2) information relating to each complaint filed with the agency alleging that a peace officer employed by the agency has engaged in racial profiling.
(d) A report required under Subsection (b) may not include identifying information about a peace officer who makes a motor vehicle [~~traffic or pedestrian~~] stop or about an individual who is stopped or arrested by a peace officer. This subsection does not affect the reporting of information required under Article 2.133(b)(1).
(e) The Commission on Law Enforcement Officer Standards and Education, in accordance with Section 1701.162, Occupations Code, shall develop guidelines for compiling and reporting information as required by this article.

(g) On a finding by the Commission on Law Enforcement Officer Standards and Education that the chief administrator of a law enforcement agency intentionally failed to submit a report required under Subsection (b), the commission shall begin disciplinary procedures against the chief administrator.

SECTION ____. Article 2.135, Code of Criminal Procedure, is amended to read as follows:

Art. 2.135. PARTIAL EXEMPTION FOR AGENCIES USING VIDEO AND AUDIO EQUIPMENT. (a) A peace officer is exempt from the reporting requirement under Article 2.133 and the chief administrator of a law enforcement agency, regardless of whether the administrator is elected, employed, or appointed, is exempt from the compilation, analysis, and reporting requirements under Article 2.134 if:

(1) during the calendar year preceding the date that a report under Article 2.134 is required to be submitted:

(A) each law enforcement motor vehicle regularly used by an officer employed by the agency to make motor vehicle [~~traffic and pedestrian~~] stops is equipped with video camera and transmitter-activated equipment and each law enforcement motorcycle regularly used to make motor vehicle [~~traffic and pedestrian~~] stops is equipped with transmitter-activated equipment; and

(B) each motor vehicle [~~traffic and pedestrian~~] stop made by an officer employed by the agency that is capable of being recorded by video and audio or audio equipment, as appropriate, is recorded by using the equipment; or

(2) the governing body of the county or municipality served by the law enforcement agency, in conjunction with the law enforcement agency, certifies to the Department of Public Safety, not later than the date specified by rule by the department, that the law enforcement agency needs funds or video and audio equipment for the purpose of installing video and audio equipment as described by Subsection (a)(1)(A) and the agency does not receive from the state funds or video and audio equipment sufficient, as determined by the department, for the agency to accomplish that purpose.

(b) Except as otherwise provided by this subsection, a law enforcement agency that is exempt from the requirements under Article 2.134 shall retain the video and audio or audio documentation of each motor vehicle [~~traffic and pedestrian~~] stop for at least 90 days after the date of the stop. If a complaint is filed with the law enforcement agency alleging that a peace officer employed by the agency has engaged in racial profiling with respect to a motor vehicle [~~traffic or pedestrian~~] stop, the agency shall retain the video and audio or audio record of the stop until final disposition of the complaint.

(c) This article does not affect the collection or reporting requirements under Article 2.132.

(d) In this article, "motor vehicle stop" has the meaning assigned by Article 2.132(a).

SECTION ____. Chapter 2, Code of Criminal Procedure, is amended by adding Article 2.1385 to read as follows:

Art. 2.1385. CIVIL PENALTY. (a) If the chief administrator of a local law enforcement agency intentionally fails to submit the incident-based data as required by Article 2.134, the agency is liable to the state for a civil penalty in the amount of $1,000 for each violation. The attorney general may sue to collect a civil penalty under this subsection.

(b) From money appropriated to the agency for the administration of the agency, the executive director of a state law enforcement agency that intentionally fails to submit the incident-based

data as required by Article 2.134 shall remit to the comptroller the amount of $1,000 for each violation.

(c) Money collected under this article shall be deposited in the state treasury to the credit of the general revenue fund.

SECTION ____. Subchapter A, Chapter 102, Code of Criminal Procedure, is amended by adding Article 102.022 to read as follows:

Art. 102.022. COSTS ON CONVICTION TO FUND STATEWIDE REPOSITORY FOR DATA RELATED TO CIVIL JUSTICE. (a) In this article, "moving violation" means an offense that:

(1) involves the operation of a motor vehicle; and

(2) is classified as a moving violation by the Department of Public Safety under Section 708.052, Transportation Code.

(b) A defendant convicted of a moving violation in a justice court, county court, county court at law, or municipal court shall pay a fee of 10 cents as a cost of court.

(c) In this article, a person is considered convicted if:

(1) a sentence is imposed on the person;

(2) the person receives community supervision, including deferred adjudication; or

(3) the court defers final disposition of the person's case.

(d) The clerks of the respective courts shall collect the costs described by this article. The clerk shall keep separate records of the funds collected as costs under this article and shall deposit the funds in the county or municipal treasury, as appropriate.

(e) The custodian of a county or municipal treasury shall:

(1) keep records of the amount of funds on deposit collected under this article; and

(2) send to the comptroller before the last day of the first month following each calendar quarter the funds collected under this article during the preceding quarter.

(f) A county or municipality may retain 10 percent of the funds collected under this article by an officer of the county or municipality as a collection fee if the custodian of the county or municipal treasury complies with Subsection (e).

(g) If no funds due as costs under this article are deposited in a county or municipal treasury in a calendar quarter, the custodian of the treasury shall file the report required for the quarter in the regular manner and must state that no funds were collected.

(h) The comptroller shall deposit the funds received under this article to the credit of the Civil Justice Data Repository fund in the general revenue fund, to be used only by the Commission on Law Enforcement Officer Standards and Education to implement duties under Section 1701.162, Occupations Code.

(i) Funds collected under this article are subject to audit by the comptroller.

SECTION ____. (a) Section 102.061, Government Code, as reenacted and amended by Chapter 921 (H.B. 3167), Acts of the 80th Legislature, Regular Session, 2007, is amended to conform to the amendments made to Section 102.061, Government Code, by Chapter 1053 (H.B. 2151), Acts of the 80th Legislature, Regular Session, 2007, and is further amended to read as follows:

Sec. 102.061. ADDITIONAL COURT COSTS ON CONVICTION IN STATUTORY COUNTY COURT: CODE OF CRIMINAL PROCEDURE. The clerk of a statutory county court shall collect fees and costs under the Code of Criminal Procedure on conviction of a defendant as follows:

(1) a jury fee (Art. 102.004, Code of Criminal Procedure) . . . $20;

(2) a fee for services of the clerk of the court (Art. 102.005, Code of Criminal Procedure) . . . $40;

(3) a records management and preservation services fee (Art. 102.005, Code of Criminal Procedure) . . . $25;
(4) a security fee on a misdemeanor offense (Art. 102.017, Code of Criminal Procedure) . . . $3;
(5) a juvenile delinquency prevention and graffiti eradication fee (Art. 102.0171, Code of Criminal Procedure) . . . $50 [~~$5~~]; [~~and~~]
(6) a juvenile case manager fee (Art. 102.0174, Code of Criminal Procedure) . . . not to exceed $5; and
(7) a civil justice fee (Art. 102.022, Code of Criminal Procedure) . . . $0.10.
(b) Section 102.061, Government Code, as amended by Chapter 1053 (H.B. 2151), Acts of the 80th Legislature, Regular Session, 2007, is repealed. Section 102.061, Government Code, as reenacted and amended by Chapter 921 (H.B. 3167), Acts of the 80th Legislature, Regular Session, 2007, to reorganize and renumber that section, continues in effect as further amended by this section.
SECTION ____. (a) Section 102.081, Government Code, as amended by Chapter 921 (H.B. 3167), Acts of the 80th Legislature, Regular Session, 2007, is amended to conform to the amendments made to Section 102.081, Government Code, by Chapter 1053 (H.B. 2151), Acts of the 80th Legislature, Regular Session, 2007, and is further amended to read as follows:
Sec. 102.081. ADDITIONAL COURT COSTS ON CONVICTION IN COUNTY COURT: CODE OF CRIMINAL PROCEDURE. The clerk of a county court shall collect fees and costs under the Code of Criminal Procedure on conviction of a defendant as follows:

(1) a jury fee (Art. 102.004, Code of Criminal Procedure) . . . $20;
(2) a fee for clerk of the court services (Art. 102.005, Code of Criminal Procedure) . . . $40;
(3) a records management and preservation services fee (Art. 102.005, Code of Criminal Procedure) . . . $25;
(4) a security fee on a misdemeanor offense (Art. 102.017, Code of Criminal Procedure) . . . $3;
(5) a juvenile delinquency prevention and graffiti eradication fee (Art. 102.0171, Code of Criminal Procedure) . . . $50 [~~$5~~]; [~~and~~]
(6) a juvenile case manager fee (Art. 102.0174, Code of Criminal Procedure) . . . not to exceed $5; and
(7) a civil justice fee (Art. 102.022, Code of Criminal Procedure) . . . $0.10.
(b) Section 102.081, Government Code, as amended by Chapter 1053 (H.B. 2151), Acts of the 80th Legislature, Regular Session, 2007, is repealed. Section 102.081, Government Code, as amended by Chapter 921 (H.B. 3167), Acts of the 80th Legislature, Regular Session, 2007, to reorganize and renumber that section, continues in effect as further amended by this section.
SECTION ____. Section 102.101, Government Code, is amended to read as follows:
Sec. 102.101. ADDITIONAL COURT COSTS ON CONVICTION IN JUSTICE COURT: CODE OF CRIMINAL PROCEDURE. A clerk of a justice court shall collect fees and costs under the Code of Criminal Procedure on conviction of a defendant as follows:
(1) a jury fee (Art. 102.004, Code of Criminal Procedure) . . . $3;
(2) a fee for withdrawing request for jury less than 24 hours before time of trial (Art. 102.004, Code of Criminal Procedure) . . . $3;
(3) a jury fee for two or more defendants tried jointly (Art. 102.004, Code of Criminal Procedure) . . . one jury fee of $3;

(4) a security fee on a misdemeanor offense (Art. 102.017, Code of Criminal Procedure) . . . $4;
(5) a fee for technology fund on a misdemeanor offense (Art. 102.0173, Code of Criminal Procedure) . . . $4;
(6) a juvenile case manager fee (Art. 102.0174, Code of Criminal Procedure) . . . not to exceed $5;
(7) a fee on conviction of certain offenses involving issuing or passing a subsequently dishonored check (Art. 102.0071, Code of Criminal Procedure) . . . not to exceed $30; [~~and~~]
(8) a court cost on conviction of a Class C misdemeanor in a county with a population of 3.3 million or more, if authorized by the county commissioners court (Art. 102.009, Code of Criminal Procedure) . . . not to exceed $7; and
(9) a civil justice fee (Art. 102.022, Code of Criminal Procedure) . . . $0.10.
SECTION ____. Section 102.121, Government Code, is amended to read as follows:
Sec. 102.121. ADDITIONAL COURT COSTS ON CONVICTION IN MUNICIPAL COURT: CODE OF CRIMINAL PROCEDURE. The clerk of a municipal court shall collect fees and costs on conviction of a defendant as follows:
(1) a jury fee (Art. 102.004, Code of Criminal Procedure) . . . $3;
(2) a fee for withdrawing request for jury less than 24 hours before time of trial (Art. 102.004, Code of Criminal Procedure) . . . $3;
(3) a jury fee for two or more defendants tried jointly (Art. 102.004, Code of Criminal Procedure) . . . one jury fee of $3;
(4) a security fee on a misdemeanor offense (Art. 102.017, Code of Criminal Procedure) . . . $3;
(5) a fee for technology fund on a misdemeanor offense (Art. 102.0172, Code of Criminal Procedure) . . . not to exceed $4; [~~and~~]
(6) a juvenile case manager fee (Art. 102.0174, Code of Criminal Procedure) . . . not to exceed $5; and
(7) a civil justice fee (Art. 102.022, Code of Criminal Procedure) . . . $0.10.
SECTION ____. Subchapter D, Chapter 1701, Occupations Code, is amended by adding Section 1701.164 to read as follows:
Sec. 1701.164. COLLECTION OF CERTAIN INCIDENT-BASED DATA SUBMITTED BY LAW ENFORCEMENT AGENCIES. The commission shall collect and maintain incident-based data submitted to the commission under Article 2.134, Code of Criminal Procedure, including incident-based data compiled by a law enforcement agency from reports received by the law enforcement agency under Article 2.133 of that code. The commission in consultation with the Department of Public Safety, the Bill Blackwood Law Enforcement Management Institute of Texas, the W. W. Caruth, Jr., Police Institute at Dallas, and the Texas Police Chiefs Association shall develop guidelines for submitting in a standard format the report containing incident-based data as required by Article 2.134, Code of Criminal Procedure.
SECTION ____. Subsection (a), Section 1701.501, Occupations Code, is amended to read as follows:
(a) Except as provided by Subsection (d), the commission shall revoke or suspend a license, place on probation a person whose license has been suspended, or reprimand a license holder for a violation of:
(1) this chapter;

(2) the reporting requirements provided by Articles 2.132 and 2.134, Code of Criminal Procedure; or

(3) a commission rule.

SECTION ____. (a) The requirements of Articles 2.132, 2.133, and 2.134, Code of Criminal Procedure, as amended by this Act, relating to the compilation, analysis, and submission of incident-based data apply only to information based on a motor vehicle stop occurring on or after January 1, 2010.

(b) The imposition of a cost of court under Article 102.022, Code of Criminal Procedure, as added by this Act, applies only to an offense committed on or after the effective date of this Act. An offense committed before the effective date of this Act is covered by the law in effect when the offense was committed, and the former law is continued in effect for that purpose. For purposes of this section, an offense was committed before the effective date of this Act if any element of the offense occurred before that date.

Racial and Ethnic Designations (H.B. 3051)

H.B. No. 3051 - An Act relating to the categories used to record the race or ethnicity of persons stopped for or convicted of traffic offenses.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

SECTION 1. Article 2.132(a)(3), Code of Criminal Procedure, is amended to read as follows:

(3) "Race or ethnicity" means the following categories:

(A) Alaska native or American Indian;

(B) [~~of a particular descent, including Caucasian, African, Hispanic,~~] Asian or Pacific Islander;

(C) black;

(D) white; and

(E) Hispanic or Latino [~~, Native American, or Middle Eastern descent~~].

SECTION 2. Section 543.202(a), Transportation Code, is amended to read as follows:

(a) In this section, "race or ethnicity" means the following categories:

(1) Alaska native or American Indian;

(2) [~~of a particular descent, including Caucasian, African, Hispanic,~~] Asian or Pacific Islander;

(3) black;

(4) white; and

(5) Hispanic or Latino [~~, or Native American descent~~].

SECTION 3. This Act takes effect September 1, 2017.

_____ _____

President of the Senate Speaker of the House

I certify that H.B. No. 3051 was passed by the House on May 4, 2017, by the following vote: Yeas 143, Nays 2, 2 present, not voting.

_____

Chief Clerk of the House

I certify that H.B. No. 3051 was passed by the Senate on May 19, 2017, by the following vote: Yeas 31, Nays 0.

_____

Secretary of the Senate

APPROVED: _____

Date

_____

Governor

The Sandra Bland Act
(S.B. 1849)

S.B. No. 1849

An Act relating to interactions between law enforcement and individuals detained or arrested on suspicion of the commission of criminal offenses, to the confinement, conviction, or release of those individuals, and to grants supporting populations that are more likely to interact frequently with law enforcement.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

ARTICLE 1. SHORT TITLE

SECTION 1.01. SHORT TITLE. This Act shall be known as the Sandra Bland Act, in memory of Sandra Bland.

ARTICLE 2. IDENTIFICATION AND DIVERSION OF AND SERVICES FOR PERSONS SUSPECTED OF HAVING A MENTAL ILLNESS, AN INTELLECTUAL DISABILITY, OR A SUBSTANCE ABUSE ISSUE

SECTION 2.01. Article 16.22, Code of Criminal Procedure, is amended to read as follows:

Art. 16.22. EARLY IDENTIFICATION OF DEFENDANT SUSPECTED OF HAVING MENTAL ILLNESS OR INTELLECTUAL DISABILITY [MENTAL RETARDATION]. (a)(1) Not later than 12 [72] hours after receiving credible information that may establish reasonable cause to believe that a defendant committed to the sheriff's custody has a mental illness or is a person with an intellectual disability [mental retardation], including observation of the defendant's behavior immediately before, during, and after the defendant's arrest and the results of any previous assessment of the defendant, the sheriff shall provide written or electronic notice of the information to the magistrate. On a determination that there is reasonable cause to believe that the defendant has a mental illness or is a person with an intellectual disability [mental retardation], the magistrate, except as provided by Subdivision

(2), shall order the local mental health or intellectual and developmental disability [mental retardation] authority or another qualified mental health or intellectual disability [mental retardation] expert to:

(A) collect information regarding whether the defendant has a mental illness as defined by Section 571.003,

Health and Safety Code, or is a person with an intellectual disability [mental retardation] as defined by Section 591.003, Health and Safety Code, including information obtained from any previous assessment of the defendant; and

(B) provide to the magistrate a written assessment of the information collected under Paragraph (A).

(2) The magistrate is not required to order the collection of information under Subdivision

(1) if the defendant in the year preceding the defendant's applicable date of arrest has been determined to have a mental illness or to be a person with an intellectual disability [mental retardation] by the local mental health or intellectual and developmental disability [mental retardation] authority or another mental health or intellectual disability [mental retardation] expert described by Subdivision

(1). A court that elects to use the results of that previous determination may proceed under Subsection (c).

(3) If the defendant fails or refuses to submit to the collection of information regarding the defendant as required under Subdivision (1), the magistrate may order the defendant to submit to an examination in a mental health facility determined to be appropriate by the local mental health or intellectual and developmental disability [mental retardation] authority for a reasonable period not to exceed 21 days. The magistrate may order a defendant to a facility operated by the Department of State Health Services or the Health and Human Services Commission [Department of Aging and Disability Services] for examination only on request of the local mental health or intellectual and developmental disability [mental retardation] authority and with the consent of the head of the facility. If a defendant who has been ordered to a facility operated by the Department of State Health Services or the Health and Human Services Commission [Department of Aging and Disability Services] for examination remains in the facility for a period exceeding 21 days, the head of that facility shall cause the defendant to be immediately transported to the committing court and placed in the custody of the sheriff of the county in which the committing court is located. That county shall reimburse the facility for the mileage and per diem expenses of the personnel required to transport the defendant calculated in accordance with the state travel regulations in effect at the time.

(b) A written assessment of the information collected under Subsection (a)(1)(A) shall be provided to the magistrate not later than the 30th day after the date of any order issued under Subsection (a) in a felony case and not later than the 10th day after the date of any order issued under that subsection in a misdemeanor case, and the magistrate shall provide copies of the written assessment to the defense counsel, the prosecuting attorney, and the trial court. The written assessment must include a description of the procedures used in the collection of information under Subsection (a)(1)(A) and the applicable expert's observations and findings pertaining to:

(1) whether the defendant is a person who has a mental illness or is a person with an intellectual disability [mental retardation];

(2) whether there is clinical evidence to support a belief that the defendant may be incompetent to stand trial and should undergo a complete competency examination under Subchapter B, Chapter 46B; and

(3) recommended treatment.

(c) After the trial court receives the applicable expert's written assessment relating to the defendant under Subsection (b) or elects to use the results of a previous determination as described by Subsection (a)(2), the trial court may, as applicable:

(1) resume criminal proceedings against the defendant, including any appropriate proceedings related to the defendant's release on personal bond under Article 17.032;

(2) resume or initiate competency proceedings, if required, as provided by Chapter 46B

or other proceedings affecting the defendant's receipt of appropriate court-ordered mental health or intellectual disability [mental retardation] services, including proceedings related to the defendant's receipt of outpatient mental health services under Section 574.034, Health and Safety Code; or

(3) consider the written assessment during the punishment phase after a conviction of the offense for which the defendant was arrested, as part of a presentence investigation report, or in connection with the impositions of conditions following placement on community supervision, including deferred adjudication community supervision.

(d) This article does not prevent the applicable court from, before, during, or after the collection of information regarding the defendant as described by this article: (1) releasing a defendant who has a mental illness [mentally ill] or is a person with an intellectual disability [mentally retarded defendant] from custody on personal or surety bond; or

(2) ordering an examination regarding the defendant's competency to stand trial.

SECTION 2.02. Chapter 16, Code of Criminal Procedure, is amended by adding Article 16.23 to read as follows:

Art. 16.23. DIVERSION OF PERSONS SUFFERING MENTAL HEALTH CRISIS OR SUBSTANCE ABUSE ISSUE. (a) Each law enforcement agency shall make a good faith effort to divert a person suffering a mental health crisis or suffering from the effects of substance abuse to a proper treatment center in the agency's jurisdiction if:

(1) there is an available and appropriate treatment center in the agency's jurisdiction to which the agency may divert the person;

(2) it is reasonable to divert the person;

(3) the offense that the person is accused of is a misdemeanor, other than a misdemeanor involving violence; and

(4) the mental health crisis or substance abuse issue is suspected to be the reason the person committed the alleged offense.

(b) Subsection (a) does not apply to a person who is accused of an offense under Section 49.04, 49.045, 49.05, 49.06, 49.065,
49.07, or 49.08, Penal Code.

SECTION 2.03. Section 539.002, Government Code, is amended to read as follows:

Sec. 539.002. GRANTS FOR ESTABLISHMENT AND EXPANSION OF COMMUNITY COLLABORATIVES. (a) To the extent funds are appropriated to the department for that purpose, the department shall make grants to entities, including local governmental entities, nonprofit community organizations, and faith-based community organizations, to establish or expand community collaboratives that bring the public and private sectors together to provide services to persons experiencing homelessness, substance abuse issues, or [and] mental illness. [The department may make a maximum of five grants, which must be made in the most populous municipalities in this state that are located in counties with a population of more than one million.] In awarding grants, the department shall give special consideration to entities:

(1) establishing [a] new collaboratives; or

(2) establishing or expanding collaboratives thatserve two or more counties, each with a population of less than 100,000 [collaborative].

(b) The department shall require each entity awarded a grant under this section to:

(1) leverage additional funding from private sources in an amount that is at least equal to the amount of the grant awarded under this section; [and]

(2) provide evidence of significant coordination and collaboration between the entity, local mental health authorities, municipalities, local law enforcement agencies, and other community stakeholders in establishing or expanding a community collaborative funded by a grant awarded under this section; and

(3) provide evidence of a local law enforcement policy to divert appropriate persons from jails or other detention facilities to an entity affiliated with a community collaborative for the purpose of providing services to those persons.

SECTION 2.04. Chapter 539, Government Code, is amended by adding Section 539.0051 to read as follows:

Sec. 539.0051. PLAN REQUIRED FOR CERTAIN COMMUNITY COLLABORATIVES. (a) The governing body of a county shall develop and make public a plan detailing:

(1) how local mental health authorities, municipalities, local law enforcement agencies, and other community stakeholders in the county could coordinate to establish or expand a community collaborative to accomplish the goals of Section 539.002;

(2) how entities in the county may leverage funding from private sources to accomplish the goals of Section 539.002 through the formation or expansion of a community collaborative; and

(3) how the formation or expansion of a community collaborative could establish or support resources or services to help local law enforcement agencies to divert persons who have been arrested to appropriate mental health care or substance abuse treatment.

(b) The governing body of a county in which an entity that received a grant under Section 539.002 before September 1, 2017, is located is not required to develop a plan under Subsection (a).

(c) Two or more counties, each with a population of less than 100,000, may form a joint plan under Subsection (a).

ARTICLE 3. BAIL, PRETRIAL RELEASE, AND COUNTY JAIL STANDARDS

SECTION 3.01. The heading to Article 17.032, Code of Criminal Procedure, is amended to read as follows:

Art. 17.032. RELEASE ON PERSONAL BOND OF CERTAIN [MENTALLY ILL] DEFENDANTS WITH MENTAL ILLNESS OR INTELLECTUAL DISABILITY.

SECTION 3.02. Articles 17.032(b) and (c), Code of Criminal Procedure, are amended to read as follows:

(b) A magistrate shall release a defendant on personal bond unless good cause is shown

otherwise if the:

(1) defendant is not charged with and has not been previously convicted of a violent offense;

(2) defendant is examined by the local mental health or intellectual and developmental disability [mental retardation] authority or another mental health expert under Article 16.22 [of this code];

(3) applicable expert, in a written assessment submitted to the magistrate under Article 16.22:

(A) concludes that the defendant has a mental illness or is a person with an intellectual disability [mental retardation] and is nonetheless competent to stand trial; and

(B) recommends mental health treatment or intellectual disability treatment for the defendant, as applicable; and

(4) magistrate determines, in consultation with the local mental health or intellectual and developmental disability [mental retardation] authority, that appropriate community-based mental health or intellectual disability [mental retardation] services for the defendant are available through the [Texas] Department of State [Mental] Health Services [and Mental Retardation] under Section 534.053, Health and Safety Code, or through another mental health or intellectual disability [mental retardation] services provider.

(c) The magistrate, unless good cause is shown for not requiring treatment, shall require as a condition of release on personal bond under this article that the defendant submit to outpatient or inpatient mental health or intellectual disability [mental retardation] treatment as recommended by the local mental health or intellectual and developmental disability [mental retardation] authority if the defendant's:

(1) mental illness or intellectual disability [mental retardation] is chronic in nature; or

(2) ability to function independently will continue to deteriorate if the defendant is not treated.

SECTION 3.03. Article 25.03, Code of Criminal Procedure, is amended to read as follows:

Art. 25.03. IF ON BAIL IN FELONY. When the accused, in case of felony, is on bail at the time the indictment is presented, [it is not necessary to serve him with a copy, but] the clerk shall [on request] deliver a copy of the indictment [same] to the accused or the accused's [his] counsel[,] at the earliest possible time.

SECTION 3.04. Article 25.04, Code of Criminal Procedure, is amended to read as follows:

Art. 25.04. IN MISDEMEANOR. In misdemeanors, the clerk shall deliver a copy of the indictment or information to the accused or the accused's counsel at the earliest possible time before trial [it shall not be necessary before trial to furnish the accused with a copy of the indictment or information; but he or his counsel may demand a copy, which shall be given as early as possible

SECTION 3.05. Section 511.009(a), Government Code, as amended by Chapters 281 (H.B. 875), 648 (H.B. 549), and 688 (H.B. 634), Acts of the 84th Legislature, Regular Session, 2015, is reenacted and amended to read as follows:

(a) The commission shall:

(1) adopt reasonable rules and procedures establishing minimum standards for the construction, equipment, maintenance, and operation of county jails;

(2) adopt reasonable rules and procedures establishing minimum standards for the custody, care, and treatment of prisoners;

(3) adopt reasonable rules establishing minimum standards for the number of jail supervisory personnel and for programs and services to meet the needs of prisoners;

(4) adopt reasonable rules and procedures establishing minimum requirements for programs of rehabilitation, education, and recreation in county jails;

(5) revise, amend, or change rules and procedures if necessary;

(6) provide to local government officials consultation on and technical assistance for county jails;

(7) review and comment on plans for the construction and major modification or renovation of county jails;

(8) require that the sheriff and commissioners of each county submit to the commission, on a form prescribed by the commission, an annual report on the conditions in each county jail within their jurisdiction, including all information necessary to determine compliance with state law, commission orders, and the rules adopted under this chapter;

(9) review the reports submitted under Subdivision (8) and require commission employees to inspect county jails regularly to ensure compliance with state law, commission orders, and rules
and procedures adopted under this chapter;

(10) adopt a classification system to assist sheriffs and judges in determining which defendants are low-risk and consequently suitable participants in a county jail work release program under Article 42.034, Code of Criminal Procedure;

(11) adopt rules relating to requirements for segregation of classes of inmates and to capacities for county jails;

(12) require that the chief jailer of each municipal lockup submit to the commission, on a form prescribed by the commission, an annual report of persons under 17 years of age securely detained in the lockup, including all information necessary to determine compliance with state law concerning secure confinement of children in municipal lockups;

(13) at least annually determine whether each county jail is in compliance with the rules and procedures adopted under this chapter;

(14) require that the sheriff and commissioners court of each county submit to the commission, on a form prescribed by the commission, an annual report of persons under 17 years of age securely detained in the county jail, including all information necessary to determine compliance with state law concerning secure confinement of children in county jails;

(15) schedule announced and unannounced inspections of jails under the commission's jurisdiction using the risk assessment plan established under Section 511.0085 to guide the inspections process;

(16) adopt a policy for gathering and distributing to jails under the commission's jurisdiction information regarding:

(A) common issues concerning jail administration;

(B) examples of successful strategies for maintaining compliance with state law and the rules,

standards, and procedures of the commission; and
(C) solutions to operational challenges for jails;

(17) report to the Texas Correctional Office on Offenders with Medical or Mental Impairments on a jail's compliance with Article 16.22, Code of Criminal Procedure;

(18) adopt reasonable rules and procedures establishing minimum requirements for jails to:
(A) determine if a prisoner is pregnant; and
(B) ensure that the jail's health services plan addresses medical and mental health care, including nutritional requirements, and any special housing or work assignment needs for persons who are confined in the jail and are known or determined to be pregnant;

(19) provide guidelines to sheriffs regarding contracts between a sheriff and another entity for the provision of food services to or the operation of a commissary in a jail under the commission's jurisdiction, including specific provisions regarding conflicts of interest and avoiding the appearance of impropriety; [and]

(20) adopt reasonable rules and procedures establishing minimum standards for prisoner visitation that provide each prisoner at a county jail with a minimum of two in-person, noncontact visitation periods per week of at least 20 minutes duration each;

(21) [(20)] require the sheriff of each county to:
(A) investigate and verify the veteran status of each prisoner by using data made available from the Veterans Reentry Search Service (VRSS) operated by the United States Department of Veterans Affairs or a similar service; and
(B) use the data described by Paragraph (A) to assist prisoners who are veterans in applying for federal benefits or compensation for which the prisoners may be eligible under a program administered by the United States Department of Veterans Affairs;

(22) [(20)] adopt reasonable rules and procedures regarding visitation of a prisoner at a county jail by a guardian, as defined by Section 1002.012, Estates Code, that:
(A) allow visitation by a guardian to the same extent as the prisoner's next of kin, including placing the guardian on the prisoner's approved visitors list on the guardian's request and providing the guardian access to the prisoner during a facility's standard visitation hours if the prisoner is otherwise eligible to receive visitors; and
(B) require the guardian to provide the sheriff with letters of guardianship issued as provided by Section 1106.001, Estates Code, before being allowed to visit the prisoner; and

(23) adopt reasonable rules and procedures to ensure the safety of prisoners, including rules and procedures that require a county jail to:
(A) give prisoners the ability to access a mental health professional at the jail through a telemental health service 24 hours a day;
(B) give prisoners the ability to access a health professional at the jail or through a telehealth service 24 hours a day or, if a health professional is unavailable at the jail or through a telehealth service, provide for a prisoner to be transported to access a health professional; and
(C) if funding is available under Section 511.019, install automated electronic sensors or cameras to ensure accurate and timely in-person checks of cells or groups of cells confining at-risk individuals.

SECTION 3.06. Section 511.009, Government Code, is amended by adding Subsection (d) to read

as follows:

(d) The commission shall adopt reasonable rules and procedures establishing minimum standards regarding the continuity of prescription medications for the care and treatment of prisoners. The rules and procedures shall require that a qualified medical professional shall review as soon as possible any prescription medication a prisoner is taking when the prisoner is taken into custody.

SECTION 3.07. Chapter 511, Government Code, is amended by adding Sections 511.019, 511.020, and 511.021 to read as follows:

Sec. 511.019. PRISONER SAFETY FUND. (a) The prisoner safety fund is a dedicated account in the general revenue fund.

(b) The prisoner safety fund consists of:

(1) appropriations of money to the fund by the legislature; and

(2) gifts, grants, including grants from the federal government, and other donations received for the fund.

(c) Money in the fund may be appropriated only to the commission to pay for capital improvements that are required under Section 511.009(a)(23).

(d) The commission by rule may establish a grant program to provide grants to counties to fund capital improvements described by Subsection (c). The commission may only provide a grant to a county for capital improvements to a county jail with a capacity of not more than 96 prisoners.

Sec. 511.020. SERIOUS INCIDENTS REPORT. (a) On or before the fifth day of each month, the sheriff of each county shall report to the commission regarding the occurrence during the preceding month of any of the following incidents involving a prisoner in the county jail:

(1) a suicide;

(2) an attempted suicide;

(3) a death;

(4) a serious bodily injury, as that term is defined by Section 1.07, Penal Code;

(5) an assault;

(6) an escape;

(7) a sexual assault; and

(8) any use of force resulting in bodily injury, as that term is defined by Section 1.07, Penal Code.

(b) The commission shall prescribe a form for the report required by Subsection (a).

(c) The information required to be reported under Subsection (a)(8) may not include the name or other identifying information of a county jailer or jail employee.

(d) The information reported under Subsection (a) is public information subject to an open records request under Chapter 552.

Sec. 511.021. INDEPENDENT INVESTIGATION OF DEATH OCCURRING IN COUNTY JAIL. (a) On the death of a prisoner in a county jail, the commission shall appoint a law enforcement agency, other

than the local law enforcement agency that operates the county jail, to investigate the death as soon as possible.

(b) The commission shall adopt any rules necessary relating to the appointment of a law enforcement agency under Subsection (a), including rules relating to cooperation between law enforcement agencies and to procedures for handling evidence.

SECTION 3.08. The changes in law made by this article to Article 17.032, Code of Criminal Procedure, apply only to a personal bond that is executed on or after the effective date of this Act. A personal bond executed before the effective date of executed, and the former law is continued in effect for that purpose.

SECTION 3.09. Not later than January 1, 2018, the Commission on Jail Standards shall:

(1) adopt the rules and procedures required by Section 511.009(d), Government Code, as added by this article, and the rules required by Section 511.021(b), Government Code, as added by this article; and

(2) prescribe the form required by Section 511.020(b), Government Code, as added by this article.

SECTION 3.10. Not later than September 1, 2018, the Commission on Jail Standards shall adopt the rules and procedures required by Section 511.009(a)(23), Government Code, as added by this article. On and after September 1, 2020, a county jail shall comply with any rule or procedure adopted by the Commission on Jail Standards under that subdivision.

SECTION 3.11. To the extent of any conflict, this Act prevails over another Act of the 85th Legislature, Regular Session, 2017, relating to non-substantive additions to and corrections in enacted codes.

ARTICLE 4. PEACE OFFICER AND COUNTY JAILER TRAINING

SECTION 4.01. Chapter 511, Government Code, is amended by adding Section 511.00905 to read as follows:

Sec. 511.00905. JAIL ADMINISTRATOR POSITION; EXAMINATION REQUIRED. (a) The Texas Commission on Law Enforcement shall develop and the commission shall approve an examination for a person assigned to the jail administrator position overseeing a county jail.

(b) The commission shall adopt rules requiring a person, other than a sheriff, assigned to the jail administrator position overseeing a county jail to pass the examination not later than the 180th day after the date the person is assigned to that position. The rules must provide that a person who fails the examination may be immediately removed from the position and may not be reinstated until the person passes the examination.

(c) The sheriff of a county shall perform the duties of the jail administrator position at any time there is not a person available who satisfies the examination requirements of this

section.

(d) A person other than a sheriff may not serve in the jail administrator position of a county jail unless the person satisfies the examination requirement of this section.

SECTION 4.02. Section 1701.253, Occupations Code, is amended by amending Subsection (j) and adding Subsection (n) to read as follows: commission shall require an officer to complete a 40-hour statewide education and training program on de-escalation and crisis intervention techniques to facilitate interaction with persons with mental impairments. An officer shall complete the program not later than the second anniversary of the date the officer is licensed under this chapter or the date the officer applies for an intermediate proficiency certificate, whichever date is earlier. An officer may not satisfy the requirements of this subsection [section] or Section 1701.402(g) by taking an online course on de-escalation and crisis intervention techniques to facilitate interaction with persons with mental impairments.

(n) As part of the minimum curriculum requirements, the commission shall require an officer to complete a statewide education and training program on de-escalation techniques to facilitate interaction with members of the public, including techniques for limiting the use of force resulting in bodily injury.

SECTION 4.03. Section 1701.310(a), Occupations Code, is amended to read as follows:

(a) Except as provided by Subsection (e), a person may not be appointed as a county jailer, except on a temporary basis, unless the person has satisfactorily completed a preparatory training program, as required by the commission, in the operation of a county jail at a school operated or licensed by the commission. The training program must consist of at least eight hours of mental health training approved by the commission and the Commission on Jail Standards.

SECTION 4.04. Section 1701.352(b), Occupations Code, is amended to read as follows:

(b) The commission shall require a state, county, special district, or municipal agency that appoints or employs peace officers to provide each peace officer with a training program at least once every 48 months that is approved by the commission and consists of:

(1) topics selected by the agency; and

(2) for an officer holding only a basic proficiency certificate, not more than 20 hours of education and training that contain curricula incorporating the learning objectives developed by the commission regarding:

(A) civil rights, racial sensitivity, and cultural diversity;

(B) de-escalation and crisis intervention techniques to facilitate interaction with persons with mental impairments; [and]

(C) de-escalation techniques to facilitate interaction with members of the public, including techniques for limiting the use of force resulting in bodily injury; and

(D) unless determined by the agency head to be inconsistent with the officer's assigned duties:

(i) the recognition and documentation of cases that involve child abuse or neglect, family violence, and sexual assault; and

(ii) issues concerning sex offender characteristics.

SECTION 4.05. Section 1701.402, Occupations Code, is amended by adding Subsection (n) to read

as follows:

(n) As a requirement for an intermediate proficiency certificate or an advanced proficiency certificate, an officer must complete the education and training program regarding de-escalation techniques to facilitate interaction with members of the public established by the commission under Section 1701.253(n).

SECTION 4.06. Not later than March 1, 2018, the Texas Commission on Law Enforcement shall develop and the Commission on Jail Standards shall approve the examination required by Section 511.00905, Government Code, as added by this article.

SECTION 4.07. (a) Not later than March 1, 2018, the Texas Commission on Law Enforcement shall establish or modify training programs as necessary to comply with Section 1701.253, Occupations Code, as amended by this article.

(b) The minimum curriculum requirements under Section 1701.253(j), Occupations Code, as amended by this article, apply only to a peace officer who first begins to satisfy those requirements on or after April 1, 2018.

SECTION 4.08. (a) Section 1701.310, Occupations Code, as amended by this article, takes effect January 1, 2018.

(b) A person in the position of county jailer on September 1, 2017, must comply with Section 1701.310(a), Occupations Code, as amended by this article, not later than August 31, 2021.

ARTICLE 5. MOTOR VEHICLE STOPS, RACIAL PROFILING, AND ISSUANCE OF CITATIONS

SECTION 5.01. Article 2.132, Code of Criminal Procedure, is amended by amending Subsections (b) and (d) and adding Subsection (h) to read as follows:

(b) Each law enforcement agency in this state shall adopt a detailed written policy on racial profiling. The policy must:

(1) clearly define acts constituting racial profiling;

(2) strictly prohibit peace officers employed by the agency from engaging in racial profiling;

(3) implement a process by which an individual may file a complaint with the agency if the individual believes that a peace officer employed by the agency has engaged in racial profiling with respect to the individual;

(4) provide public education relating to the agency's compliment and complaint process, including providing the telephone number, mailing address, and e-mail address to make a compliment or complaint with respect to each ticket, citation, or warning issued by a peace officer;

(5) require appropriate corrective action to be taken against a peace officer employed by the agency who, after an investigation, is shown to have engaged in racial profiling in violation of the agency's policy adopted under this article;

(6) require collection of information relating to motor vehicle stops in which a ticket, citation, or warning is issued and to arrests made as a result of those stops, including information

relating to:
(A) the race or ethnicity of the individual detained;
(B) whether a search was conducted and, if so, whether the individual detained consented to the search; [and]
(C) whether the peace officer knew the race or ethnicity of the individual detained before detaining that individual;
(D) whether the peace officer used physical force that resulted in bodily injury, as that term is defined by Section 1.07, Penal Code, during the stop;
(E) the location of the stop; and
(F) the reason for the stop; and

(7) require the chief administrator of the agency, regardless of whether the administrator is elected, employed, or appointed, to submit an annual report of the information collected under Subdivision (6) to:
(A) the Texas Commission on Law Enforcement; and
(B) the governing body of each county or municipality served by the agency, if the agency is an agency of a county, municipality, or other political subdivision of the state.

(d) On adoption of a policy under Subsection (b), a law enforcement agency shall examine the feasibility of installing video camera and transmitter-activated equipment in each agency law enforcement motor vehicle regularly used to make motor vehicle stops and transmitter-activated equipment in each agency law enforcement motorcycle regularly used to make motor vehicle stops. The agency also shall examine the feasibility of equipping each peace officer who regularly detains or stops motor vehicles with a body worn camera, as that term is defined by Section 1701.651, Occupations Code. If a law enforcement agency installs video or audio equipment or equips peace officers with body worn cameras as provided by this subsection, the policy adopted by the agency under Subsection (b) must include standards for reviewing video and audio documentation.

(h) A law enforcement agency shall review the data collected under Subsection (b)(6) to identify any improvements the agency could make in its practices and policies regarding motor vehicle stops.

SECTION 5.02. Article 2.133, Code of Criminal Procedure, is amended by amending Subsection (b) and adding Subsection (c) to read as follows:

(b) A peace officer who stops a motor vehicle for an alleged violation of a law or ordinance shall report to the law enforcement agency that employs the officer information relating to the stop, including:

(1) a physical description of any person operating the motor vehicle who is detained as a result of the stop, including:
(A) the person's gender; and
(B) the person's race or ethnicity, as stated by the person or, if the person does not state the person's race or ethnicity, as determined by the officer to the best of the officer's ability;

(2) the initial reason for the stop;

(3) whether the officer conducted a search as a result of the stop and, if so, whether the person detained consented to the search;

(4) whether any contraband or other evidence was discovered in the course of the search

and a description of the contraband or evidence;

(5) the reason for the search, including whether:

(A) any contraband or other evidence was in plain view;

(B) any probable cause or reasonable suspicion existed to perform the search; or

(C) the search was performed as a result of the towing of the motor vehicle or the arrest of any person in the motor vehicle;

(6) whether the officer made an arrest as a result of the stop or the search, including a statement of whether the arrest was based on a violation of the Penal Code, a violation of a traffic law or ordinance, or an outstanding warrant and a statement of the offense charged;

(7) the street address or approximate location of the stop; [and]

(8) whether the officer issued a verbal or written warning or a ticket or citation as a result of the stop; and

(9) whether the officer used physical force that resulted in bodily injury, as that term is defined by Section 1.07, Penal Code, during the stop.

(c) The chief administrator of a law enforcement agency, regardless of whether the administrator is elected, employed, or appointed, is responsible for auditing reports under Subsection (b)
to ensure that the race or ethnicity of the person operating the motor vehicle is being reported.

SECTION 5.03. Article 2.134(c), Code of Criminal Procedure, is amended to read as follows:

(c) A report required under Subsection (b) must be submitted by the chief administrator of the law enforcement agency, regardless of whether the administrator is elected, employed, or appointed, and must include:

(1) a comparative analysis of the information compiled under Article 2.133 to:

(A) evaluate and compare the number of motor vehicle stops, within the applicable jurisdiction, of persons who are recognized as racial or ethnic minorities and persons who are not recognized as racial or ethnic minorities; [and]

(B) examine the disposition of motor vehicle stops made by officers employed by the agency, categorized according to the race or ethnicity of the affected persons, as appropriate, including any searches resulting from stops within the applicable jurisdiction; and

(C) evaluate and compare the number of searches resulting from motor vehicle stops within the applicable jurisdiction and whether contraband or other evidence was discovered in the course of those searches; and

(2) information relating to each complaint filed with the agency alleging that a peace officer employed by the agency has engaged in racial profiling.

SECTION 5.04. Article 2.137, Code of Criminal Procedure, is amended to read as follows:

Art. 2.137. PROVISION OF FUNDING OR EQUIPMENT. (a) The Department of Public Safety shall adopt rules for providing funds or video and audio equipment to law enforcement agencies for the purpose of installing video and audio equipment in law enforcement motor vehicles and motorcycles or equipping peace officers with body worn cameras [as described by Article 2.135(a)(1)(A)], including specifying criteria to prioritize funding or equipment provided to law enforcement agencies. The criteria may include consideration of tax effort, financial hardship,

available revenue, and budget surpluses. The criteria must give priority to:

(1) law enforcement agencies that employ peace officers whose primary duty is traffic enforcement;

(2) smaller jurisdictions; and

(3) municipal and county law enforcement agencies.

(b) The Department of Public Safety shall collaborate with an institution of higher education to identify law enforcement agencies that need funds or video and audio equipment for the purpose of installing video and audio equipment in law enforcement motor vehicles and motorcycles or equipping peace officers with body worn cameras [as described by Article 2.135(a)(1)(A)]. The collaboration may include the use of a survey to assist in developing criteria to prioritize funding or equipment provided to law enforcement agencies.

(c) To receive funds or video and audio equipment from the state for the purpose of installing video and audio equipment in law enforcement motor vehicles and motorcycles or equipping peace officers with body worn cameras [as described by Article 2.135(a)(1)(A)], the governing body of a county or municipality, in conjunction with the law enforcement agency serving the county or municipality, shall certify to the Department of Public Safety that the law enforcement agency needs funds or video and audio equipment for that purpose.

(d) On receipt of funds or video and audio equipment from the state for the purpose of installing video and audio equipment in law enforcement motor vehicles and motorcycles or equipping peace officers with body worn cameras [as described by Article 2.135(a)(1)(A)], the governing body of a county or municipality, in conjunction with the law enforcement agency serving the county or municipality, shall certify to the Department of Public Safety that the law enforcement agency has taken the necessary actions to use and is using [installed] video and audio equipment and body worn cameras for those purposes [as described by Article 2.135(a)(1)(A) and is using the equipment as required by Article 2.135(a)(1)].

SECTION 5.05. Article 2.1385(a), Code of Criminal Procedure, is amended to read as follows:

(a) If the chief administrator of a local law enforcement agency intentionally fails to submit the incident-based data as required by Article 2.134, the agency is liable to the state for a civil penalty in an [the] amount not to exceed $5,000 [of $1,000] for each violation. The attorney general may sue to collect a civil penalty under this subsection.

SECTION 5.06. Article 2.135, Code of Criminal Procedure, is repealed.

SECTION 5.07. Articles 2.132 and 2.134, Code of Criminal Procedure, as amended by this article, apply only to a report covering a calendar year beginning on or after January 1, 2018.

SECTION 5.08. Not later than September 1, 2018, the Texas Commission on Law Enforcement shall:

(1) evaluate and change the guidelines for compiling and reporting information required under Article 2.134, Code of Criminal Procedure, as amended by this article, to enable the guidelines to better withstand academic scrutiny; and

(2) make accessible online:

(A) a downloadable format of any information submitted under Article 2.134(b), Code of Criminal

Procedure, that is not exempt from public disclosure under Chapter 552, Government Code; and (B) a glossary of terms relating to the information to make the information readily understandable to the public. This Act takes effect September 1, 2017.

_____ _____ President of the Senate Speaker of the House

I hereby certify that S.B. No. 1849 passed the Senate on May 11, 2017, by the following vote: Yeas 31, Nays 0.

_____

Secretary of the Senate

I hereby certify that S.B. No. 1849 passed the House on May 20, 2017, by the following vote: Yeas 137, Nays 0, one present not voting.

ARTICLE 6. EFFECTIVE DATE

SECTION 6.01. Except as otherwise provided by this Act,

Approved:

_____

Date

_____

Governor

_____

Chief Clerk of the House

ROCKWALL
POLICE DEPARTMENT
RACIAL PROFILING POLICY

supervisor. All employees shall maintain a telephone either at their residence or a cell phone on their person.

F. An employee shall not feign illness or injury. If injured or ill when duty has been scheduled, the employee shall remain at his residence except to consult a physician, attend a medical facility, or obtain prescriptions. If convalescence is to be at a location other than their residence, they will notify the department.

G. Except in emergencies, an employee shall not leave a post, beat or other assignment without having been properly relieved. An employee, who has cause to leave his post, beat or other assignment because of an emergency without being relieved shall notify or cause notification of his supervisor as soon as possible of the absence, the reason for it, and the employee's present whereabouts and activity.

H. Every employee receiving a subpoena or instructions to appear in court or at any hearing shall do so at the time and place designated. An employee who is unable to comply will notify or cause to be notified his supervisor and the appropriate court as soon as possible.

I. Employees shall advise their supervisors of any unusual activity, situations, or problem in which the department would logically be concerned.

J. Except when other duties prevent it, officers shall patrol and take enforcement actions in accordance with the tenets of selective enforcement aimed at accident reduction.

K. Whenever it is reasonably possible, all required reports or forms relating to daily activities, such as citations, accident investigations, recovered or stored vehicles, arrests, radio transmissions and assignments, shall be completed and submitted at the end of the tour of duty during which such activities were performed by the employee responsible for such reports. When such completion and submission is not possible, reports shall be submitted in preliminary form and shall be completed during the next tour of duty unless a supervisor directs otherwise.

411.00 DEPARTMENTAL RIGHT TO ENTER AND INSPECT

A. Employees may be assigned department-owned vehicles, lockers, desks, file cabinets, and/or similar equipment. The department does not relinquish its control of rights to such items and reserves the right to enter and inspect the aforementioned property. Employees shall have no expectation of privacy in the above property.

B. Supervisory staff may conduct inspections as they deem necessary.

412.00 BIAS BASED PROFILING

The purpose of this policy is to reaffirm the Rockwall Police Department's commitment to unbiased policing in all its encounters between officer and any person, to reinforce procedures that serve to ensure public confidence and mutual trust through the provision of services in a fair and equitable fashion, and to protect our officers from unwarranted accusations of misconduct when they act within the dictates of departmental policy and the law.

A. It is the policy of this department to police in a proactive manner and, to aggressively investigate suspected violations of the law. Officers shall actively enforce state and federal laws in a responsible and professional manner, without regard to race, ethnicity or national origin. Officers are strictly prohibited from engaging in bias based profiling, and especially bias based profiling as defined in this policy. Bias based profiling is an unacceptable police tactic and will not be condoned.

B. This General Order is adopted in compliance with requirements of Articles 2.131 through 2.138, Texas Code of Criminal Procedure, which prohibits Texas peace officers from engaging in bias based profiling.

412.01 DEFINITIONS

A. Bias Based Profiling - A law enforcement-initiated action based on an individual's cultural group, sexual orientation, economic status, age, gender, background, or any other identifiable group rather than on the individual's behavior or on information identifying the individual as having engaged in criminal activity. Bias based profiling pertains to persons who are viewed as suspects or potential suspects of criminal behavior. The term is not relevant as it pertains to witnesses, complainants, persons needing assistance or other citizen contacts.

B. Race or Ethnicity – Persons of particular descent, including Alaska Native or American Indian, White, Black, Hispanic or Latino, Asian or Pacific Islander.

C. Acts Constituting Bias Based Profiling – Acts initiating law enforcement action, such as a traffic stop, a detention, a search, issuance of a citation or an arrest based solely upon an individual's race, ethnicity or national origin or on the basis of racial or ethnic stereotypes, rather than upon the individual's behavior, information identifying the individual as having possibly engaged in criminal activity, or other lawful reasons for the law enforcement action.

D. Motor Vehicle Contacts – Means an occasion in which a peace officer stops a motor vehicle for an alleged violation of law or ordinance.

412.02 PROHIBITION

A. Officers of the Rockwall Police Department are strictly prohibited from engaging in bias based profiling. The prohibition against bias based profiling does not preclude the use of race, ethnicity or national origin as factors in such a decision when used as part of a description of a suspect or witness for whom an officer is searching.

B. Officers of the Rockwall Police Department shall not engage in profiling based solely on gender, sexual orientation, religion, economic status, age, culture or any other identifiable group.

412.03 COMPLAINT PROCESS

A. No person shall be discouraged, intimidated or coerced from filing a complaint, nor discriminated against because they filed such a complaint.

B. Any person who believes that a peace officer employed by the Rockwall Police Department has engaged in bias based profiling with respect to that person, may file a complaint in accordance with the provisions of General Order 507, Complaint Processing and Investigation.

1. An employee who is contacted regarding a complaint against an officer shall follow the procedures set forth in General Orders 507, Section 507.01, Action upon Receipt of Complaint.
2. Citizens who appear in person wishing to file a complaint shall be provided with a departmental brochure, "Bias Based Profiling Complaint Procedures". Brochures are maintained in the Rockwall Police Department lobby and at Rockwall City Hall. Citizens may also be directed to the departmental website to file a complaint.

C. Any supervisor who becomes aware of an alleged or suspected violation of the General Order shall report the alleged violation in accordance with General Order 504, Responsibilities in Internal Complaints, Section 504.01, Supervisors Responsibilities.

D. Complaints of bias based profiling shall be investigated by the Internal Affairs Division, unless otherwise directed by the Chief of Police. A log of all Bias based profiling Complaints will be maintained by the Internal Affairs Division.

412.04 DISCIPLINARY AND CORRECTIVE ACTIONS

A. Any officer of this department, who is found, after investigation, to have engaged in bias based profiling in violation of the General Order, may be subject to disciplinary action, up to and

including termination. Disciplinary or corrective actions may include diversity, sensitivity or other appropriate training or counseling, as determined by the Chief of Police.

412.05 PUBLIC EDUCATION

A. This department shall provide education to the public concerning the bias based profiling complaint process. The primary method of public education shall be through a brochure, "Bias Based Profiling Complaint Procedures", which are maintained in the lobby of the Rockwall Police Department and at the Rockwall City Hall. These brochures are available in both English and Spanish versions. Other education methods may be utilized to inform the public include local newspapers, news media, service or civic presentations, the Internet, as well as City Council Meetings.

B. This department shall provide public education relating to our agency's compliment and complaint process, including providing the:

1. Telephone number
2. Mailing address
3. Email address

412.06 COLLECTION OF INFORMATION AND ANNUAL REPORT WHEN CITATION ISSUED, ARREST MADE, OR WARNING ISSUED

A. For each motor vehicle contact in which a citation or warning is issued and/or for each arrest resulting from a motor vehicle contact, an officer involved in the stop shall collect the following information:

1. The physical description of any person operating the motor vehicle who is being detained as well as a result of the stop, including:
    a. Gender
    b. Race or Ethnicity (as stated by the person or as determined by the officer to the best of the officer's ability)
2. Race or Ethnicity means the following categories:
    a. White
    b. Black
    c. Hispanic or Latino
    d. Asian or Pacific Islander
    e. Alaska Native or American Indian
3. Initial reason for the stop:
    a. Violation of the law
    b. Pre-existing knowledge (i.e. warrant)
    c. Moving Traffic Violation
    d. Vehicle Traffic Violation (Equipment, Inspection, Registration)
4. If a search was conducted as a result of the stop?
    a. If so, did the person detained consent to the search?
5. Was contraband or other evidence discovered as a result of the search?
6. Description of the contraband or evidence found?
    a. Illegal drugs/drug paraphernalia
    b. Currency
    c. Weapons
    d. Alcohol
    e. Stolen Property

f. Other

7. Reason for search:
    a. Consent
    b. Contraband/Evidence in Plain Sight
    c. Probable Cause or Reasonable Suspicion
    d. Inventory Search Performed as a Result of Towing
    e. Incident to Arrest/Warrant

8. Information on arrests:
    a. Did officer make an arrest as a result of the stop or search?
    b. Reasons for Arrest:
        i. Violation of Penal Code
        ii. Violation of Traffic Law
        iii. Violation of City Ordinance
        iv. Outstanding Warrant

9. Street address or approximate location of the stop:
    a. City Street
    b. US Highway
    c. County Road
    d. Private Property or Other

10. Verbal or Written Warning or a Ticket or Citation as a result of the stop?
11. Whether the peace officer used physical force that resulted in bodily injury, as that term is defined by Section 1.07, Penal Code ("means physical pain, illness, or any impairment of physical condition"), during the stop;
    a. The location of the stop, and
    b. The reason for the stop

B. The information collected shall be entered in to a database by entering Bias Based Profiling data utilizing the in-car Mobile Data Computer (MDC) or the computers available in the department. All contacts requiring Bias Based Profiling data collection must be entered.
    1. In the event the data is unable to be collected electronically, the data will be recorded on temporary forms and entered in the database at a later date.

C. The Assistant Chief of Police shall ensure all Bias Based Profiling Data is collected and reported to the Chief of Police. The data collected shall be compiled in an annual report covering the period January 1 through December 31 of each year, and shall be submitted to the governing body of the City of Rockwall no later than March 1 of the following year. The report must include:
    1. A comparative analysis of the information compiled (under Article 2.133):
        a. Evaluate and compare the number of motor vehicle stops, within the applicable jurisdiction, of persons who are recognized as racial or ethnic minorities and persons who are not recognized as racial or ethnic minorities;
        b. Examine the disposition of motor vehicle stops made by officers employed by the agency, categorized according to the race or ethnicity of the affected persons, as appropriate, including any searches resulting from stops within the applicable jurisdiction;
        c. Evaluate and compare the number of searches resulting from motor vehicle stops within the applicable jurisdiction and whether contraband or other evidence was discovered in the course of those searches (SEARCH ANALYSIS).
    2. Information related to each complaint filed with the agency alleging that a peace officer employed by the agency has engaged in racial profiling.
    3. Number of searches that were consensual;

4. Number of citations that resulted in custodial arrest; and
5. Public education efforts concerning the Bias Based Profiling complaint process.

D. The annual report shall not include identifying information about any individual stopped or arrested, and shall not include identifying information about any peace officer involved in a stop or arrest.

E. Bias based profiling Data will also be reported to the Texas Commission on Law Enforcement (TCOLE) by March 1 of each year, following the Commission's prescribed format.

412.07 AUDIO AND VIDEO EQUIPMENT

A. Each motor vehicle regularly used by this department to make motor vehicle contacts shall be equipped with a mobile video camera system capable of recording video and audio, and each motorcycle regularly used by this department to make motor vehicle contacts shall be equipped with video and audio recording equipment.

B. Each motor vehicle contact made by an officer of this department capable of being recorded by video and audio, shall be recorded, both on the in car video and issued body worn camera.

C. Supervisors and officers shall ensure that mobile video camera equipment and/or audio equipment is properly functioning prior to commencing their tour of duty. Police units with malfunctioning or inoperable mobile video camera equipment shall not be utilized under normal circumstances.

D. This department shall retain the video and audiotape of each motor vehicle stop. If a complaint is filed with this department alleging that one of our officers has engaged in bias based profiling with respect to a motor vehicle contact, this department shall retain the video and audiotapes, or the audiotape of the stop until final disposition of the complaint.

412.08 REVIEW OF VIDEO AND AUDIO DOCUMENTATION

A. The Patrol Lieutenants shall ensure that all audio and recordings are properly stored and retained in accordance with applicable laws and this General Order.

B. If a complaint is received alleging that an officer has engaged in bias based profiling, the audio/video recording shall be forwarded through the Chain of Command to the Internal Affairs Division. The Internal Affairs Division shall retain the video until final disposition of the complaint has been made.

C. Supervisors will ensure officers of this department are recording their motor vehicle contacts. A recording of each officer will be reviewed at least once every thirty (30) days.

1. Written documentation shall include:
   a. The names of the officers whose contacts were reviewed;
   b. The date(s) of the videos reviewed;
   c. The date the actual review was conducted; and
   d. The name of the person conducting the review.
2. The Patrol Division Lieutenants shall forward the required documentation to the Internal Affairs Division.
3. The Internal Affairs Division shall maintain a file of all video review documentation performed, in compliance with this General Order.

D. In reviewing audio and video recordings, the Patrol Division Lieutenant or his designee, shall seek to determine if the officer(s) reviewed have engaged in a pattern of Bias Based Profiling, which includes multiple acts constituting bias based profiling for which there no reasonable, credible explanation is based on established police and law enforcement procedures.

E. This agency shall review the data collected to identify any improvements this agency could make in its practices and policies regarding motor vehicle stops.

412.09 TRAINING

A. Each peace officer employed by the department shall complete the comprehensive education and training program on bias based profiling established by the Texas Commission of Law Enforcement (TCOLE) no later than the second anniversary of the date the officer was licensed, or the date the officer applies for an Intermediate Proficiency Certificate, whichever date is earlier. A person, who on September 1, 2001, held a TCOLE Intermediate Proficiency Certificate, or who had held a peace officer license issued by TCOLE for at least two years, shall complete a TCOLE training and education program on bias based profiling not later than September 1, 2003.

B. The Chief of Police shall, in completing the training required by Section 96.941, Texas Education Code, complete the program on Bias Based Profiling established by the Bill Blackwood Law Enforcement Management Institute of Texas (LEMIT), not later than September 1, 2003.

500.00 INTERNAL INVESTIGATIONS AND DISCIPLINARY PROCESS

501.00 PHILOSOPHY OF DISCIPLINE

A. The Chief of Police is charged with the responsibility and has the authority to maintain discipline within the Department. The policy of the Rockwall Police Department is to provide citizens with a fair and effective avenue of redress with their legitimate grievances against members of this Department. At the same time, members of this Department must be protected from false charges of misconduct or wrongdoing, and must be provided with *due process* safeguards. The Department seeks to maintain its integrity and that of its employees. In doing so, the Department will not hesitate to impose severe disciplinary actions on those found guilty of any violation such as untruthfulness or dishonesty, which is contrary to the ethics of this Department. The Department will remove from employment those individuals who prove to be unfit for their assignment and dismiss unjustified allegations against innocent members of this Department.

B. All members will comply with City and Department rules, regulations, directives and orders. Employees will be held strictly accountable for properly exercising the authority they have been given to protect the rights, lives, and the property of individuals.

C. The Rockwall Police Department is committed to providing high quality law enforcement services applied efficiently, fairly, impartially, and with empathy. In doing so, employees are held to the highest standards of official and professional conduct and are expected to respect the rights of all citizens. Employees' voluntary adherence to these standards, motivated by an ethical obligation to perform their job to the best of their ability, is eminently desirable and an ultimate objective to this Department.

D. If an employee does not adhere to the standards of official conduct, either through deliberate action or negligence, corrective action will be applied in a prompt and certain manner. This corrective action will be applied consistently and fairly to all employees at all times.

502.00 REQUIREMENTS FOR MAKING COMPLAINTS

A. Personnel complaints will be handled in accordance with the Texas Government Code, Section 614.021 – 614.023.

1. A signed letter of complaint will be sufficient after verifying that it is not a fictitious letter signed with a fictitious name.
2. A signed memo to the Chief from a supervisor, or other employee, who is aware of the facts of an incident will fulfill the requirements for an internally originated complaint.

B. Complaints will not be accepted more than sixty (60) days after the alleged incident with the following exceptions:

1. The complaint involves a criminal matter in which the statute of limitations will prevail;
2. The complainant can show good cause;
3. The complainant alleges racial profiling from a traffic stop. The Texas Code of Criminal Procedure Art. 2.135 requires law enforcement agencies to retain audio and video recordings for ninety (90) days and longer until the final disposition of any complaint. For that reason, allegations of racial profiling will be accepted up to ninety (90) days following the incident.

C. Complaint Restrictions

1. Complaints related to differences of opinion over the issuance of a traffic citation will not be investigated;
2. Complaints relative to the difference of opinion over guilt or innocence of a citizen will not be investigated, but will be properly adjudicated within the judicial system;
3. Complaints involving a citizens' misunderstanding of Department Policy, which can be explained and resolved by a supervisor; or
4. Complaints relative to differences of opinion regarding contributing factors listed on an accident report will not be investigated.

1. The Incident Section is intended to capture basic information about the pursuit and conditions.
2. The Police Personnel Section is intended to capture information about any police officers and/or supervisors actually involved in the pursuit or involved in the management of the pursuit.
3. The Other Persons Section is intended to capture information about any persons involved in or injured as a result of the pursuit.
4. The Reporting Officer's Narrative Section is intended to capture narrative details about the decision to initiate the pursuit, continue/discontinue it and how/why it ended or any other narrative information that may be required. It is not necessary to repeat any information that is already in this report or documented in any attached, associated report.

B. The Supervisor Review:

1. The Supervisor Review is intended to capture additional information about the initiating officer, the officer's assignment, property damage assessment, policy violations, reviewing supervisor's comments and/or conclusions and forward through the chain of command.
2. The Controlling Supervisor's Narrative (Supervisor on duty) is intended to capture narrative details regarding policy violations, property damage, other agency involvement, Inter-jurisdictional pursuit agreement violation(s), your conclusion, and other pertinent information. The controlling supervisor will forward a copy of the form to the initiating officer's immediate supervisor.
3. Policy Violations is intended to capture information about alleged policy violations committed by any officer listed on the front of the form.
4. Chain of Command Review is intended to capture information regarding the chain review of the pursuit and space for reviewing supervisor's comments and/or conclusions. The Intermediate Supervisor is defined as the Division Commander (Patrol Lieutenant), Assistant Chief and the Chief.

C. Annual Pursuit Report

1. Every calendar year, an annual report will be completed by the Patrol Division Commander documenting the number of incidents requiring a Pursuit Report. This annual report will be completed and forwarded through the chain of command to the Chief of Police no later than the 15th day of February of the following calendar year.

2. The report will include any identified trends in use of force by agency personnel, as well as identified training or equipment needs, and any recommendations to policy revisions.

308.10 EMERGENCY ESCORTS

A. An emergency escort is the use of an emergency vehicle to lead other non-emergency vehicles on the roadway. Because of the hazard and liability, this department does not permit emergency escorts. If necessary, an officer may lead a motorist to a destination if that is appropriate and a judicious use of time, but not doing so using emergency equipment. The motorist should be advised that such assistance does not allow violation of any laws.

B. A supervisor on duty will determine a code response to be utilized for police vehicles while escorting dignitaries or other processions.

309.00 MOBILE VIDEO RECORDING EQUIPMENT

309.01 USE OF EQUIPMENT

A. Mobile video/audio equipment has proven valuable in the prosecution of traffic violations and related offenses; in evaluation of officer performance; and in training. In order to ensure the most

efficient and effective use of MVR equipment, officers shall follow the procedures set forth in this directive.

309.02 DEFINITIONS:

A. MVR – Mobile Video/Audio Recording equipment
B. PVR – Portable Video/Audio Recording equipment

309.03 PROCEDURES

A. Program Objectives

The Rockwall Police Department has adopted the use of in-car video/audio recording systems in order to accomplish several objectives. The objectives include, but are not limited to:

1. The enhancement of officer safety;
2. The enhancement of officer reporting, evidence collection, and court testimony through audio/video documentation of events, actions, conditions, and statements made during arrests and critical incidents;
3. The enhanced ability to review probable cause for arrest, arrest procedures, officer and suspect interaction, and evidence for investigative purposes;
4. The protection from false claims of impropriety; and
5. For officer evaluation and training.

B. General Statements

1. All patrol vehicles are equipped with MVR systems.
2. The MVR will automatically activate when the vehicle's emergency warning devices are in operation and will remain in operation until the conclusion of the incident. An officer may not deactivate the MVR video during an incident unless approved by a supervisor.
3. The MVR equipment may be manually deactivated during non-enforcement activities such as when protecting accident scenes from other vehicular traffic, during parades, escorts, etc.
4. Recordings are to be used for official use only and copies must be obtained only through formal channels specified by this directive.

C. Applications

Shall Use To:

1. Record all traffic stops;
2. Record all enforcement actions;
3. Record the actions of suspects during calls for service, interviews, and sobriety checks; and
4. Record family violence/disturbance calls.

May Use To:

1. Document the circumstances at crime and accident scenes or other events such as confiscation and documentation of evidence or contraband; and
2. During other circumstances in which documentation of the suspect's or officer's actions may prove to be useful in court.

D. Officer Responsibilities

1. MVR equipment installed in vehicles is the responsibility of the officer assigned to the vehicle and will be maintained according to manufacturer's recommendation.
2. At the beginning of each shift, officers shall determine whether the MVR equipment is working satisfactorily by doing the following:

    a. Officers will log into the MVR system using their name and password;

b. Ensure the body cam is synced with the MVR system and working properly in order to capture audio;
c. Confirm the camera is properly positioned in order to capture incidents; and
d. Report any problem to the attention of their immediate supervisor. If another vehicle with a properly functioning MVR is available, the officer will change vehicles.

3. When an enforcement action has been taken, the officer must mark the recording when prompted to do so upon completion of the incident.

a. On traffic stops, officers will clear the system with Citation or Warning.
b. On pursuits, officers will clear the system with Pursuit.
c. On arrests, officers will clear the system with Class C or Class B and above.
d. For Class B and above arrests, the case number and the defendant's last name must be entered into the system.
e. Officers will also note in their offense report narrative and/or supplements whether or not the incident was captured on the MVR and if the incident was not captured, officers will explain the reason for not recording the incident, i.e.; equipment malfunction, distance from recording unit, etc.
f. All MVR systems are set up to auto upload the recordings. Officers are responsible for making sure recordings are uploaded by the end of their shift.
g. If recordings do no upload properly, the officer will notify the shift supervisor in order to complete a manual upload.

4. Portable Video/Audio Recorders

a. Motorcycle officers and other assigned officers are issued PVR units that can be worn on their uniform.
b. Officers will activate the PVR during the same circumstances as outlined for the MVR systems.
c. Officers will download the PVR at the Police Department prior to the end of their shift.

309.04 MANAGEMENT OF RECORDINGS

A. Evidentiary

1. Recordings for Class C citations/arrests are maintained for a period of one year.
2. Recordings for Class B and above arrests are maintained for a period of two years.
3. Recordings of pursuits are maintained for a period of two years.

B. Non-Evidentiary

1. Recordings not scheduled for court proceedings or departmental uses shall be maintained for a minimum of a 90 day period.

2. Officers may request a copy of a recording for training and/or demonstration purposes. These requests must be forwarded to a patrol lieutenant for approval.

C. Public Information Act Request

1. Recordings will be considered subject to Public Information Act requests as any other police record.
2. Requests are to be directed to the Records Department.
3. The Records Department Supervisor will be responsible for determining to what extent the contents of the recording are to be released.

For additional questions regarding the information presented in this report, please contact:

Del Carmen Consulting©
817.681.7840
www.texasracialprofiling.com
www.delcarmenconsulting.com

Disclaimer: The author of this report, Alejandro del Carmen/del Carmen Consulting ©, is not liable for any omissions or errors committed in the acquisition, analysis, or creation of this report. Further, Dr. del Carmen/del Carmen Consulting © is not responsible for the inappropriate use and distribution of information contained in this report. Further, no liability shall be incurred as a result of any harm that may be caused to individuals and/or organizations as a result of the information contained in this report.



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CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

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

TO:	Mayor and City Council
DATE:	March 17, 2025
APPLICANT:	Cory and Destiny Smith
CASE NUMBER:	Z2025-004; *Specific Use Permit (SUP) for a Guest Quarters and Agricultural Accessory Building at 2201 E. FM-550*

SUMMARY

Hold a public hearing to discuss and consider a request by Corey Smith on behalf of Destiny Smith for the approval of a *Specific Use Permit (SUP)* allowing a *Guest Quarters/Secondary Living Unit* and an *Agricultural Accessory Building/Barn* on a 10.00-acre tract of land identified as Tract 1-5 of the J. W. Pitman Survey, Abstract No. 181, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 2201 E. FM-550, and take any action necessary.

BACKGROUND

The subject property was annexed into the City of Rockwall on October 4, 2010 by *Ordinance No. 10-27* [*Case No. A2010-001*]. At the time of annexation, the subject property was zoned Agricultural (AG) District. According to the Rockwall Central Appraisal District (RCAD) there is a 5,260 SF single-family home constructed in 2016 situated on the subject property. The property has remained zoned Agricultural (AG) District since it was annexed.

On February 28, 2024 the Building Inspections Department issued a pool permit [*Permit No. RES2024-850*] for the subject property. At the time of final inspection on April 28, 2024, the Building Inspection Department failed the permit due to a pool barrier not being installed meeting the requirements of the International Building Code (IBC). Following this on December 18, 2024 the Neighborhood Improvement Services (NIS) Division initiated a code enforcement case for the lack of a pool barrier [*Case No. CE2024-6475*] and for an unpermitted accessory building [*Case No. CE2024-6477*]. The NIS Division subsequently issued three (3) citations and granted one (1) extension for the accessory building due to the failure to apply for a Specific Use Permit (SUP). This prompted the applicant to apply for the Specific Use Permit (SUP) on February 14, 2025.

PURPOSE

The applicants – *Cory and Destiny Smith* -- are requesting approval of a Specific Use Permit (SUP) for the purpose of allowing a 4,185 SF *Guest Quarters* and *Agricultural Accessory Building* to remain on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is located at 2201 E. FM-550. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is E. FM-550, which is identified as a A4D [*i.e. major arterial, four [4] lane, divided roadway*] on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is the Corporate Limits for the City of Rockwall followed by several vacant tracts of land that are situated within Rockwall County.

South: Directly south of the subject property is the Corporate Limits for the City of Rockwall. Beyond this are several vacant tracts of land situated within Rockwall County.

East: Directly east of the subject property is a vacant 10.00-acre tract of land [*i.e. Tract 1-21 of the J. W. Pitman Survey, Abstract No. 181*]. Beyond this is a 20.00-acre tract of land [*i.e. Tract 1-4 of the J. W. Pitman Survey, Abstract No.*

181] developed with a 7,973 SF single-family home. Following this is a 25.00-acre tract of land [*i.e. Tract 1-3 of the J. W. Pitman Survey, Abstract No. 181*] developed with a 4,192 SF single-family home and a 2,400 SF accessory building. All of these properties are zoned Agricultural (AG) District. East of this is the Corporate Limits for the City of Rockwall.

West: Directly west of the subject property is the Corporate Limits for the City of Rockwall. Beyond this are several tracts of land that are vacant or occupied with single-family homes that are situated within Rockwall County.

CHARACTERISTICS OF THE PROJECT

The applicant is requesting approval for a *Guest Quarters/Secondary Living Unit* and an *Agricultural Accessory Building/Barn* that have already been constructed. The structure is a total of 4,185 SF in size, where the *Guest Quarters* is 960 SF and the *Agricultural Accessory Building* is 3,225 SF. The accessory structure is situated on a concrete foundation, has an approximate total height of 20-feet, and incorporates a 4:12 and 1:12 roof pitch. The floor plan provided by the applicant indicates that the *Guest Quarters/Secondary Living Unit* incorporates living spaces, a restroom, and a kitchen. In accordance with the Article 11, *Development Applications and Review Procedures*, of the UDC, the applicant was required to pay a $1,000.00 non-compliant structure fee in addition to the Specific Use Permit (SUP) application fee.

CONFORMANCE TO THE HISTORIC DISTRICT GUIDELINES & CITY'S CODES

According to Article 13, *Definitions*, of the Unified Development Code (UDC) a *Guest Quarters/Secondary Living Unit* is defined as "(a)n accessory building designed for the temporary occupancy of guests of the primary dwelling for which there is no remuneration and is not rented or otherwise used as separate domicile." According to the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) a *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* is permitted as an accessory use in an Agricultural (AG) District, and -- *according to Subsection 02.03* -- is subject to the following *Conditional Land Use Standards*: [*1*] the structure must be ancillary to a single-family home, [*2*] the square footage of the structure shall not exceed 30.00% of the square footage of the primary structure, [*3*] the structure may not be sold or conveyed separately from the single-family home without meeting the zoning requirements for the district, and [*4*] the structure may not incorporate kitchen facilities (*e.g. a stove or oven, food preparation area, etc*.). In addition to these requirements, a *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* is subject to the dimensional requirements contained in Subsection 07.01, *Residential District Development Standards*, of Article 05, *District Development Standards*, and the parking requirements of Article 06, *Parking and Loading*, of the Unified Development Code (UDC). As stated above, *Guest Quarters/Secondary Living Unit* are permitted to be 30.00% of the square footage of the primary structure. In this case, the applicant is permitted a 1,578 SF *Guest Quarters/Secondary Living Unit* (*i.e. 5,260SF x 30.00% = 1,578 SF*) based on the operational conditions for a *Guest Quarters/Secondary Living Unit*. With that being said, the applicant is requesting a 960 SF *Guest Quarters/Secondary Living Unit*, which represents 18.25% of the primary structure. This is approximately 11.75% less than what the Unified Development Code (UDC) allows. In addition, given that the kitchen facilities are not permitted within the *Guest Quarters/Secondary Living Unit*, the applicant has indicated that this component has not been finished out and will not be installed.

According to Article 13, *Definitions*, of the Unified Development Code (UDC) an *Agricultural Accessory Building/Barn* is defined as "(a) barn or agricultural accessory building is a building that is located on a property that is a minimum of ten acres in size, zoned Agricultural (AG) District, and is intended to be used to store agricultural equipment used for animal production, crop production and/or other agricultural related uses." According to the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) an *Agricultural Accessory Building/Barn* requires approval of a Specific Use Permit (SUP) in an Agricultural (AG) District, and -- *according to Subsection 02.03* -- is subject to the following *Conditional Land Use Standards*: [*1*] the property shall be a minimum of ten (10) acres of more in size, [*2*] a structure shall be a minimum of 2,000 SF and a maximum of 4,999 SF in total size (*i.e. under roof*), and [*3*] the structure shall be located behind the front façade of the primary structure, and be subject to the same building setbacks as the primary structure. In this case, the applicant's request meets all of the *Conditional Land Use Standards* as required by the Unified Development Code (UDC).

According to Subsection 03.01, *General Residential District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(a)ll residential structures shall be constructed with a minimum 3:12 roof pitch." In this case, the majority of the proposed *Guest Quarters/Secondary Living Unit* and an *Agricultural Accessory Building/Barn* meets this requirement by incorporating a 4:12 roof pitch; however, the canopy utilizes a 1:12 roof pitch. The City Council pending a

recommendation from the Planning and Zoning Commission shall consider this roof pitch exception as part of the Specific Use Permit (SUP) request.

If the applicant's Specific Use Permit (SUP) is approved, staff has included operational conditions in the Specific Use Permit (SUP) ordinance that tie down the size, height, and general architecture of the proposed structure. With this being said, the approval of a Specific Use Permit (SUP) request is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On February 21, 2025, staff mailed four (4) property owner notifications to property owners and occupants within 500-feet of the subject property. There were no Homeowner's Associations (HOAs) or Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff has not received any notices in reference to the applicant's request.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the applicant's request for a *Specific Use Permit (SUP)* to construct a *Guest Quarters* and *Agricultural Accessory Building* on the subject property, then staff would propose the following conditions of approval:

(1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the *Specific Use Permit (SUP)* ordinance and which are detailed as follows:

  (a) The development of the *Subject Property* shall generally conform to the *Site Plan* as depicted in *Exhibit 'B'* of the SUP ordinance.

  (b) The *Guest Quarters/Secondary Living Unit* and *Agricultural Accessory Building/Barn* shall generally conform to the *Building Elevations* as depicted in *Exhibit 'C'* of the SUP ordinance.

  (c) The *Guest Quarters/Secondary Living Unit* and *Agricultural Accessory Building/Barn* shall not exceed a maximum size of 4,300 SF.

  (d) The *Guest Quarters/Secondary Living Unit* shall *not* have a kitchen, and the existing kitchen that was constructed without a building permit shall be removed prior to a *Building Permit* being completed for the structure.

  (e) The *Guest Quarters/Secondary Living Unit* and *Agricultural Accessory Building/Barn* shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.

(2) Any construction resulting from the approval of this *Specific Use Permit (SUP)* request 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 March 11, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the SUP by a vote of 7-0.

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☑ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	2201 E FM 550 Rockwall, Tx 75032				
SUBDIVISION		LOT		BLOCK	
GENERAL LOCATION					

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING		CURRENT USE			
PROPOSED ZONING		PROPOSED USE			
ACREAGE		LOTS [CURRENT]		LOTS [PROPOSED]	

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

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

☑ OWNER	Destiny Smith	☐ APPLICANT	Corey Smith
CONTACT PERSON		CONTACT PERSON	
ADDRESS	2201 E FM 550	ADDRESS	
CITY, STATE & ZIP	Rockwall Tx 75032	CITY, STATE & ZIP	
PHONE	972-762 3168	PHONE	972-295 0555
E-MAIL	Smiths42008@gmail.com	E-MAIL	

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ 350.00 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 4TH *DAY OF* FEBRUARY, 2025. *BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."*

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 4 DAY OF FEBRUARY, 2025

OWNER'S SIGNATURE: Destiny Smith

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS: LGladney

MY COMMISSION EXPIRES: 9/16/2025

LISA GLADNEY
Notary Public, State of Texas
Notary ID 13332909-4
My Commission Exp. 09-16-2025



City of Rockwall

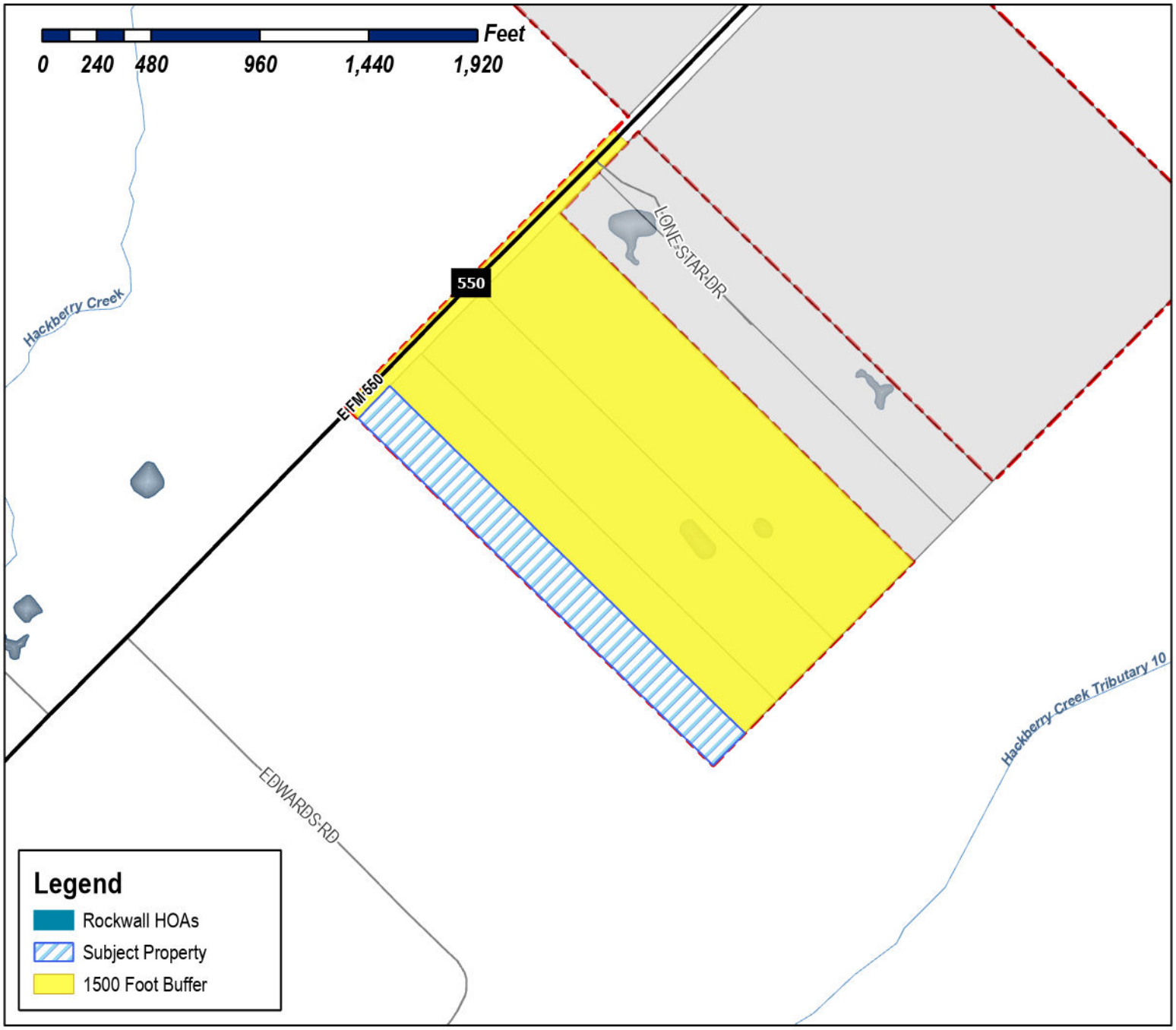
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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.

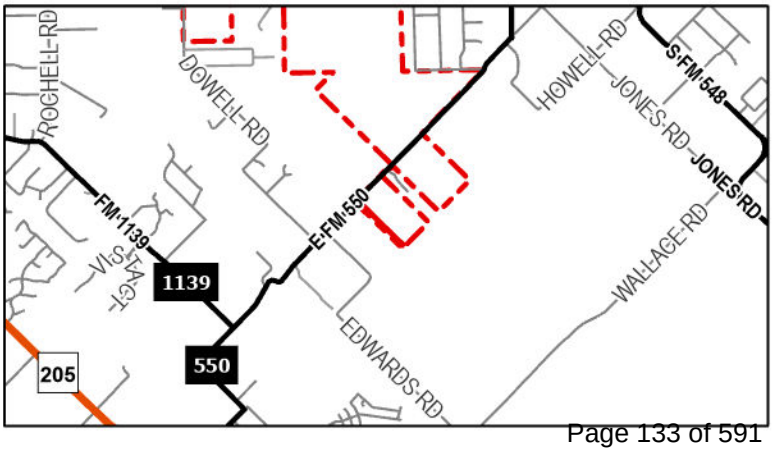
City of Rockwall

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Case Number: Z2025-004
Case Name: Specific Use Permit (SUP) to allow a Guest Quarters/ Secondary Living Unit
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 2201 E. FM-550

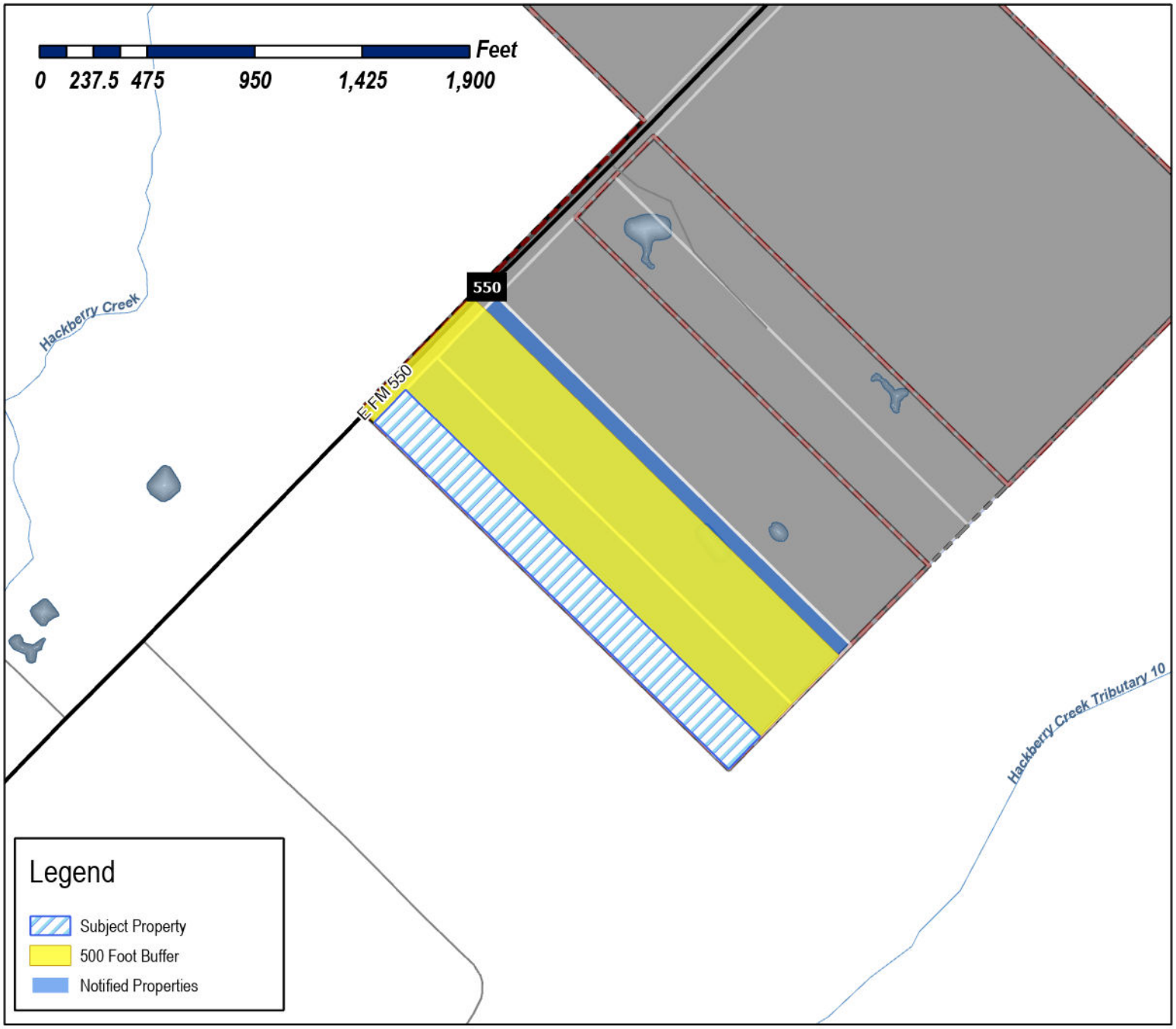


Date Saved: 2/13/2025
For Questions on this Case Call (972) 771-7745

City of Rockwall

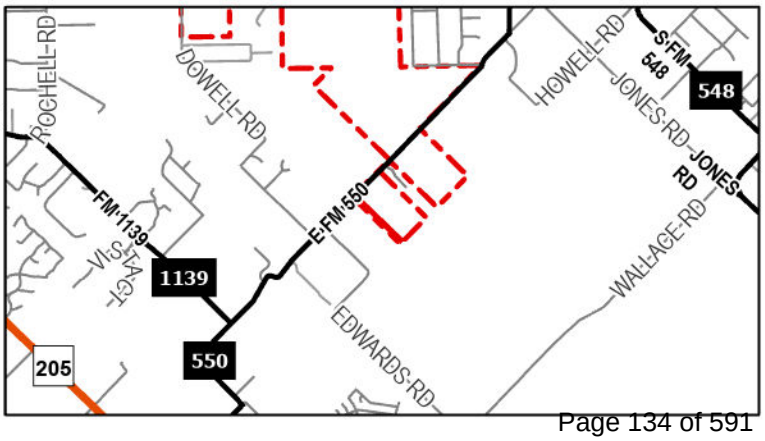
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Case Number: Z2025-004
Case Name: Specific Use Permit (SUP) to allow a Guest Quarters/ Secondary Living Unit
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 2201 E. FM-550

Date Saved: 2/13/2025
For Questions on this Case Call: (972) 771-7745



PURCELL VICTORIA
6705 Emerson Dr
Forney, TX 75126

SMITH COREY & DESTINY
2201 E FM 550
Rockwall, TX 75032

OLMSTEAD S MARK
2261 FM 550
ROYSE CITY, TX 75189

PURCELL VICTORIA
2253 E FM550
ROCKWALL, TX 75032

PUBLIC NOTICE

CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

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

Z2025-004: SUP for a Guest Quarters/Secondary Living Unit

Hold a public hearing to discuss and consider a request by Corey Smith on behalf of Destiny Smith for the approval of a *Specific Use Permit (SUP)* allowing a *Guest Quarters/Secondary Living Unit* and an *Agricultural Accessory Building/Barn* on a 10.00-acre tract of land identified as Tract 1-5 of the J. W. Pitman Survey, Abstract No. 181, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 2201 E. FM-550, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, March 11, 2025 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, March 17, 2025 2025 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

Henry Lee
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

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

Your comments must be received by *Monday, March 17, 2025 at 4:00 PM* to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

MORE INFORMATION ON THIS CASE CAN BE FOUND AT: https://sites.google.com/site/rockwallplanning/development/development-cases

PLEASE RETURN THE BELOW FORM

Case No. Z2025-004: SUP for a Guest Quarters/Secondary Living Unit

Please place a check mark on the appropriate line below:

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

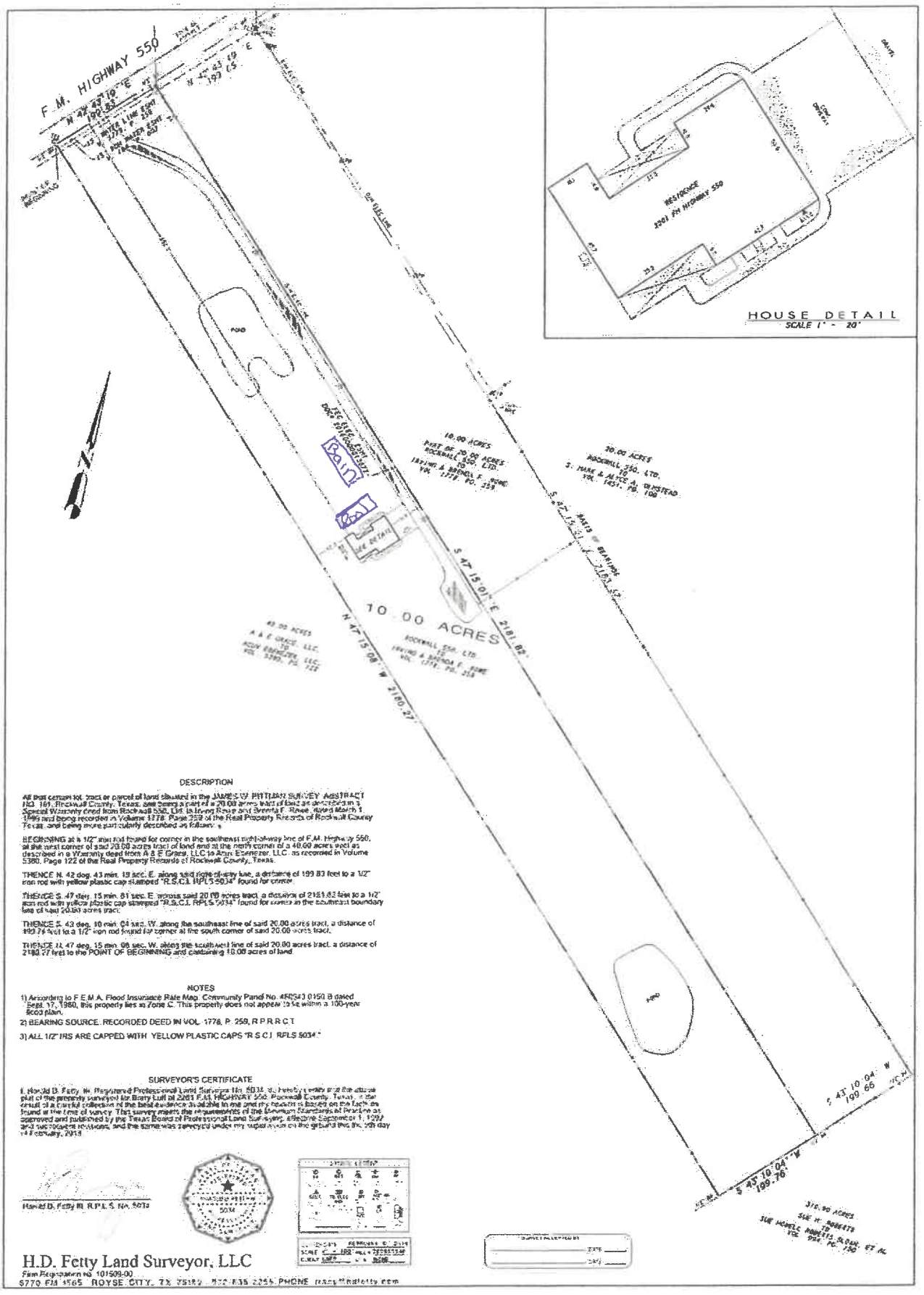
☐ I am opposed to the request for the reasons listed below.

Name:

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE



DESCRIPTION

All that certain lot, tract or parcel of land situated in the JAMES W. PITTMAN SURVEY, Abstract No. 161, Rockwall County, Texas, and being a part of a 20.00 acres tract of land as described in a Special Warranty deed from Rockwall 550, Ltd. to Irving Boone and Brenda F. Boone, dated March 1, 1995 and being recorded in Volume 1778, Page 259 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the southeast right-of-way line of F.M. Highway 550, at the west corner of said 20.00 acres tract of land and at the north corner of a 40.00 acres tract as described in a Warranty deed from A & E Grace, LLC to Acts Ebenezer, LLC. as recorded in Volume 5380, Page 122 of the Real Property Records of Rockwall County, Texas;

THENCE N. 42 deg. 43 min. 19 sec. E. along said right-of-way line, a distance of 199.83 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner;

THENCE S. 47 deg. 15 min. 01 sec. E. across said 20.00 acres tract, a distance of 2181.82 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner in the southeast boundary line of said 20.00 acres tract;

THENCE S. 43 deg. 10 min. 04 sec. W. along the southeast line of said 20.00 acres tract, a distance of 199.76 feet to a 1/2" iron rod found for corner at the south corner of said 20.00 acres tract;

THENCE N. 47 deg. 15 min. 08 sec. W. along the southwest line of said 20.00 acres tract, a distance of 2180.27 feet to the POINT OF BEGINNING and containing 10.00 acres of land.

NOTES

1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 480543 0150 B dated Sept. 17, 1980, this property lies in Zone C. This property does not appear to be within a 100-year flood plain.

2) BEARING SOURCE: RECORDED DEED IN VOL. 1778, P. 259, R.P.R.R.C.T.

3) ALL 1/2" IRS ARE CAPPED WITH "YELLOW PLASTIC CAPS "R.S.C.I. RPLS 5034".

SURVEYOR'S CERTIFICATE

I, Harold D. Fetty, III, Registered Professional Land Surveyor No. 5034, do hereby certify that the above plat of the property surveyed for Barry Luft at 2301 F.M. HIGHWAY 550, Rockwall County, Texas, is the result of a careful collection of the best evidence available to me and my research is based on the facts as found at the time of survey. This survey meets the requirements of the Minimum Standards of Practice as approved and published by the Texas Board of Professional Land Surveying, effective September 1, 1992 and subsequent revisions, and the same was surveyed under my supervision on the ground this the 15th day of February, 2013.

Harold D. Fetty III, R.P.L.S. No. 5034

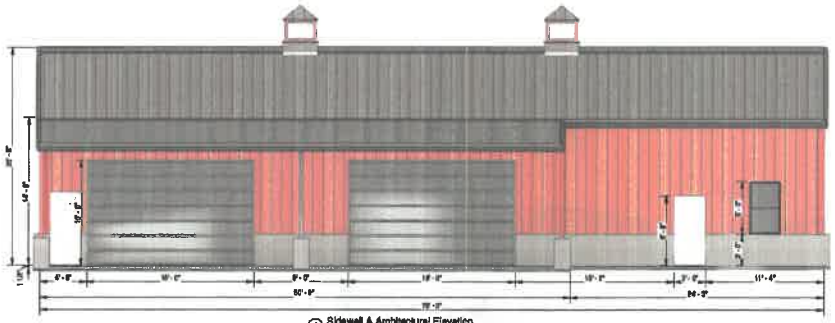
H.D. Fetty Land Surveyor, LLC

Firm Registration no. 101509-00

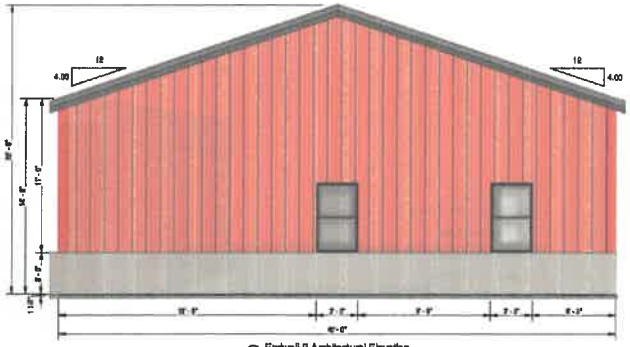
5770 FM 1565 ROYSE CITY, TX 75189 972-635-2355 PHONE

B.P. Initial

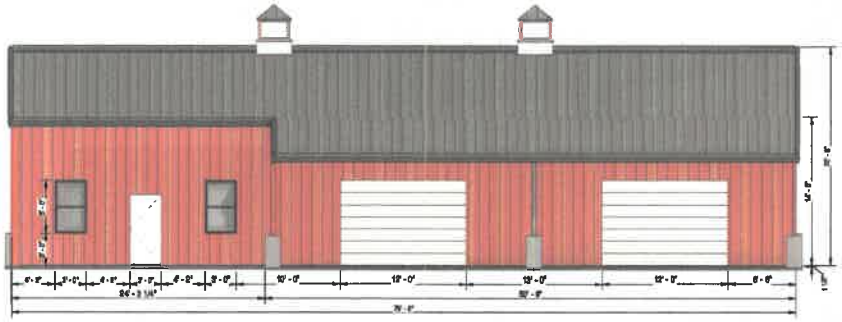
Cust. Initial



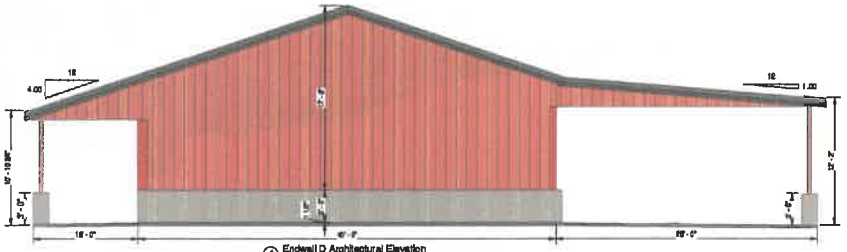
① Sidewall A Architectural Elevation
3/16" = 1'-0"



② Endwall B Architectural Elevation
1/4" = 1'-0"



③ Sidewall C Architectural Elevation
3/16" = 1'-0"



④ Endwall D Architectural Elevation
3/16" = 1'-0"

Wall Sheeting: PBR Rustic Red
Roof Sheeting: PBR Burnished Slate
Ridge: Burnished Slate
Rake: Burnished Slate
Corners: Rustic Red
Eave Trim:None
Head Trim: Rustic Red
Purlin Cap: Rustic Red
Gutters: Burnished Slate
Downspouts: Burnished Slate
Soffit Sheeting: None

9/15/2023 12:42:17 PM Printed

40' x 75' x 14' 4:12 w/ 2 Lean-To

Corey Smith

17-2147

RAFTER P CONSTRUCTION INC
6901 Wesley Street, Suite B, Greenville, TX 75402
phone: 903-454-8328 fax: 903-450-4795

Corey Smith
989 McDonald St. Heath, TX 75032
40' x 75' x 14' 4:12 w/ 2 Lean-To

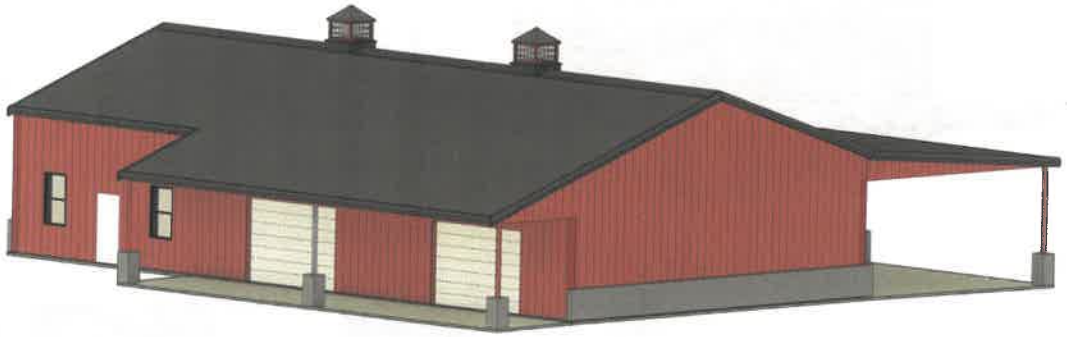
No.	Description	Date

Exterior Elevations

Project number	17-2147	A.02
Date	7/25/2017	
Drawn by	Zachary Pearson	
Checked by	Brad Pryor	Scale As Indicated

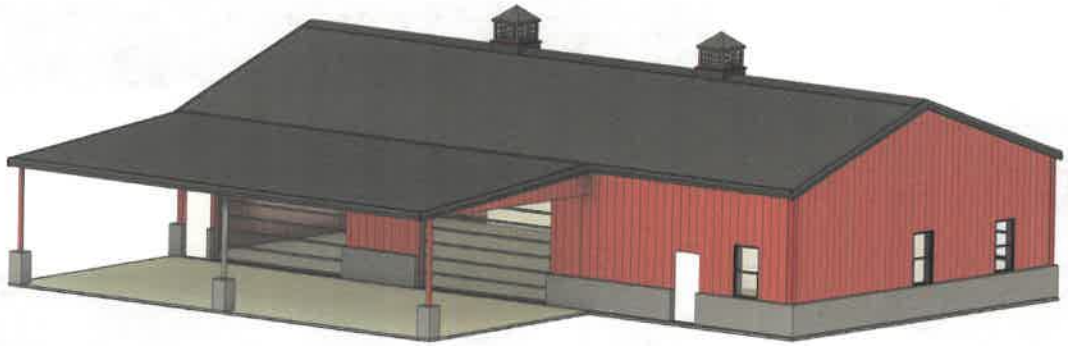
B.P. Initial

Cust. Initial



① Walls C & D

Drawing Schedule	
Sheet #	Sheet Name
A.01	Isometric
A.02	Exterior Elevations
A.03	Main Level Floor Plan



② Walls A & B

Notes:
Building Type: Shop

Building Dimensions: 40' x 75' x 14' 4:12 Pitch
Porch A Dimensions: 10' x 60' x 14' High Side x 10' 6" Low Side 4:12 Pitch
Porch C Dimensions: 25' x 60' x 14' High Side x 12' Low Side 1:12 Pitch
Weld Up: Yes

Doors:
2 - 16'x10' 4' High Lift/ Break Pitch, Glass Sectional Doors w/ Door Openers
2 - 12'x8' 6' High Lift/ Break Pitch, Glass Sectional Doors
1 - 3070 Metal Walk Door w/ Deadbolt
2 - 3068 Residential Walk Door

Windows:
5 - 3060 Single Hung, Vinyl, Low E, Argon Injected Color: TBD

Insulation: 3" VR-R Fiberglass Insulation

Cupolas: 2 - 40" x 40"

Ridge Vents: None

Skylights: None

Stone: Austin Stone Chopped

Wall Sheeting: PBR Rustic Red	
Roof Sheeting: PBR Burnished Slate	
Ridge: Burnished Slate	
Rake: Burnished Slate	
Corners: Rustic Red	
Base Trim:None	
Head Trim: Rustic Red	
Purlin Caps: Rustic Red	
Gutters: Burnished Slate	
Downspouts: Burnished Slate	
Soffit Sheeting: None	

RAFTER P CONSTRUCTION INC
5921 Wesley Street, Suite B, Greenville, TX 75402
phone: 903-454-5333 fax: 903-450-4788

Corey Smith
989 McDonald St. Heath, TX 75032
40' x 75' x 14' 4:12 w/ 2 Lean-To

No.	Description	Date

Isometric

Project number	17-2147
Date	7/12/2017
Drawn by	Zachary Pearson
Checked by	Brad Pryor

A.01

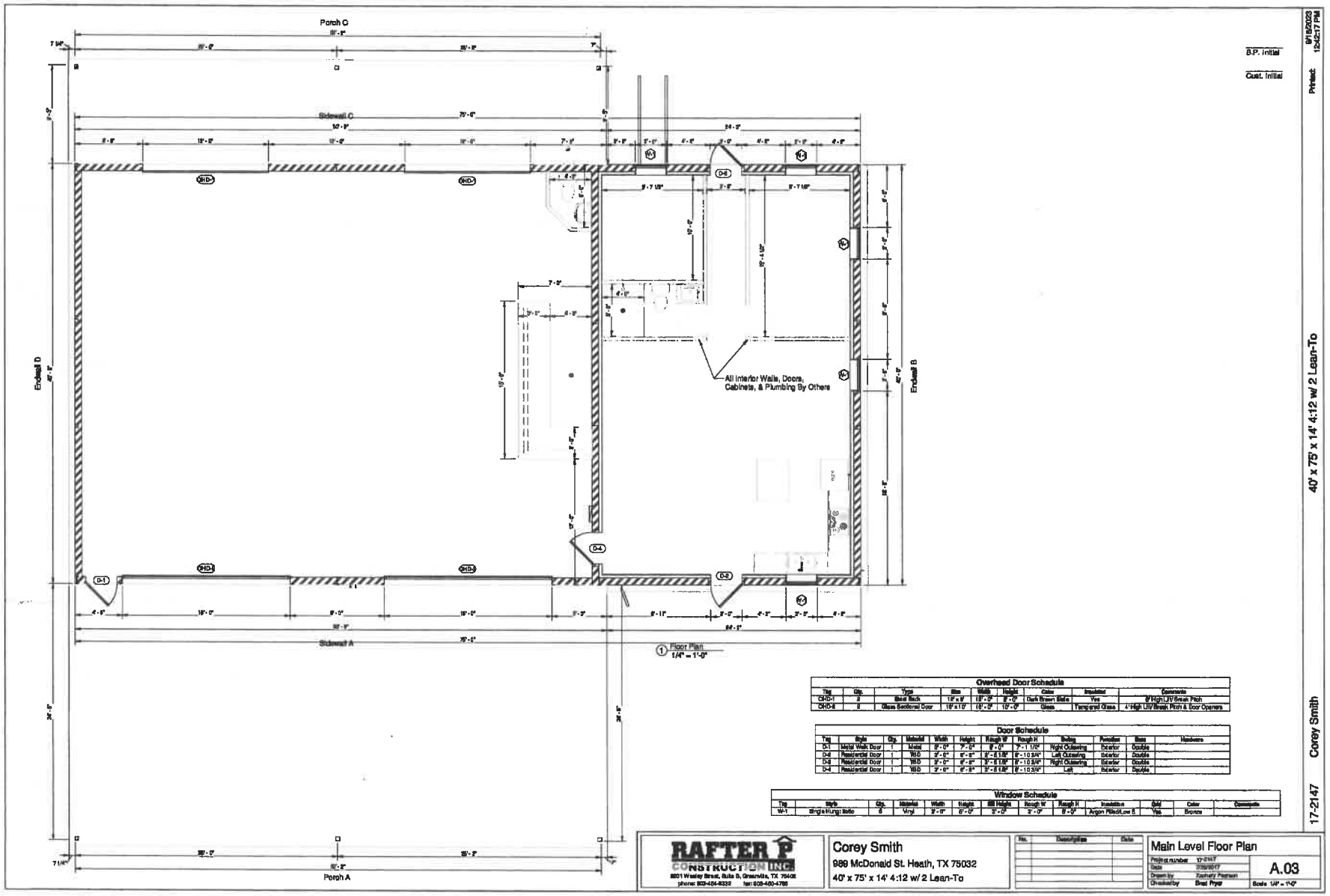
Scale

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40' x 75' x 14' 4:12 w/ 2 Lean-To

Corey Smith

17-2147



Overhead Door Schedule

Tag	Qty.	Type	Size	Width	Height	Color	Insulated	Comments
OHD-1	2	Steel Rack	10' x 8'	10' - 0"	8' - 0"	Dark Brown Slate	Yes	6" High LUV Break Pitch
OHD-2	2	Glass Sectional Door	10' x 10'	10' - 0"	10' - 0"	Glass	Tempered Glass	4" High LUV Break Pitch & Door Openers

Door Schedule

Tag	Style	Qty.	Material	Width	Height	Rough W	Rough H	Swing	Function	Size	Hardware
D-1	Metal Walk Door	1	Metal	3' - 0"	7' - 0"	4' - 0"	7' - 1 1/2"	Right Outswing	Exterior	Double	
D-2	Residential Door	1	Wood	3' - 0"	6' - 8"	3' - 0 1/8"	6' - 10 3/4"	Left Outswing	Exterior	Double	
D-3	Residential Door	1	Wood	3' - 0"	6' - 8"	3' - 0 1/8"	6' - 10 3/4"	Right Outswing	Exterior	Double	
D-4	Residential Door	1	Wood	3' - 0"	6' - 8"	3' - 0 1/8"	6' - 10 3/4"	Left	Exterior	Double	

Window Schedule

Tag	Style	Qty.	Material	Width	Height	Sill Height	Rough W	Rough H	Insulation	Grid	Color	Comments
W-1	Single Hung - Solo	8	Vinyl	3' - 0"	5' - 0"	3' - 0"	3' - 0"	5' - 0"	Argon Filled Low E	Yes	Bronze	

RAFTER P CONSTRUCTION INC
8801 Wesley Street, Suite B, Greenville, TX 75402
phone: 903-454-8330 fax: 903-400-4788

Corey Smith
989 McDonald St. Heath, TX 75032
40' x 75' x 14' 4:12 w/ 2 Lean-To

No.	Description	Date

Main Level Floor Plan

Project number 17-2147
Date 7/25/2017
Drawn by Zachary Pierson
Checked by Brad Pryor

A.03

Scale 1/4" = 1'-0"

9/15/2023 12:42:17 PM Printed:
40' x 75' x 14' 4:12 w/ 2 Lean-To
Corey Smith
17-2147

To The City of Rockwall,

We are submitting this application for approval on our barn/garage we had built. We will be using the barn as additional garage space for us.

Thanks

Corey and Destiny Smith



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 THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *GUEST QUARTERS/SECONDARY LIVING UNIT* AND AN *AGRICULTURAL ACCESSORY BUILDING* ON A 10.00-ACRE TRACT OF LAND, IDENTIFIED AS TRACT 1-5 OF THE J. W. PITMAN SURVEY, ABSTRACT NO. 181, 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 Corey Smith on behalf of Destiny Smith for the approval of a *Guest Quarters/Secondary Living Unit* and an *Agricultural Accessory Building* on a 10.00-acre tract of land identified as Tract 1-5 of the J. W. Pitman Survey, Abstract No. 181, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 2201 E. FM-550, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

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

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 02.01, *Agricultural (AG) District, and* Subsection 03.01, *General Residential District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] *-- as heretofore amended and may be amended in the future* -- and

DRAFT 03.17.2025

with the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the construction of a *Guest Quarters/Secondary Living Unit* and an *Agricultural Accessory Building* on the *Subject Property* and conformance to these operational conditions are required:

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

2) The *Guest Quarters/Secondary Living Unit* and *Agricultural Accessory Building/Barn* shall generally conform to the *Building Elevations* as depicted in *Exhibit 'D'* of this ordinance.

3) The *Guest Quarters/Secondary Living Unit* and *Agricultural Accessory Building/Barn* shall not exceed a maximum size of 4,300 SF.

4) The *Guest Quarters/Secondary Living Unit* shall *not* have a kitchen, and the existing kitchen that was constructed without a building permit shall be removed prior to a *Building Permit* being completed for the structure.

5) The *Guest Quarters/Secondary Living Unit* and *Agricultural Accessory Building/Barn* shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.

2.2 COMPLIANCE

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

1) Upon obtaining a *Building Permit*, should the contractor 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

DRAFT ORDINANCE 03-17-2025

any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 7th DAY OF APRIL, 2025.

_____
Trace Johannesen, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *March 17, 2025*

2nd Reading: *April 7, 2025*

DRAFT ORDINANCE 03.17.2025

Exhibit 'A':
Location Map

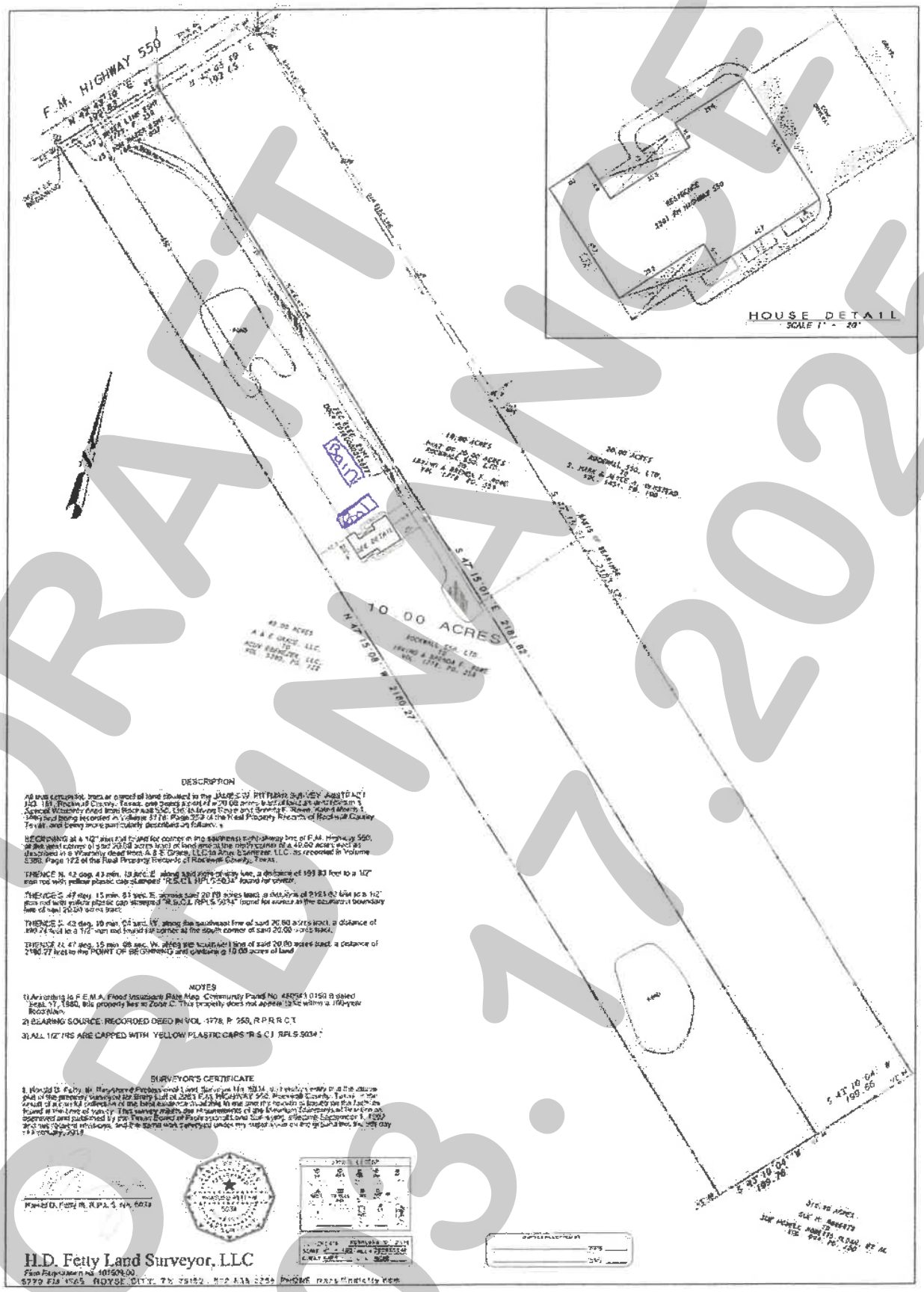
Address: *2201 E. FM-550*

Legal Description: *Tract 1-5 of the J. W. Pitman Survey, Abstract No. 181*



DRAFT 2025

Exhibit 'B':
Survey



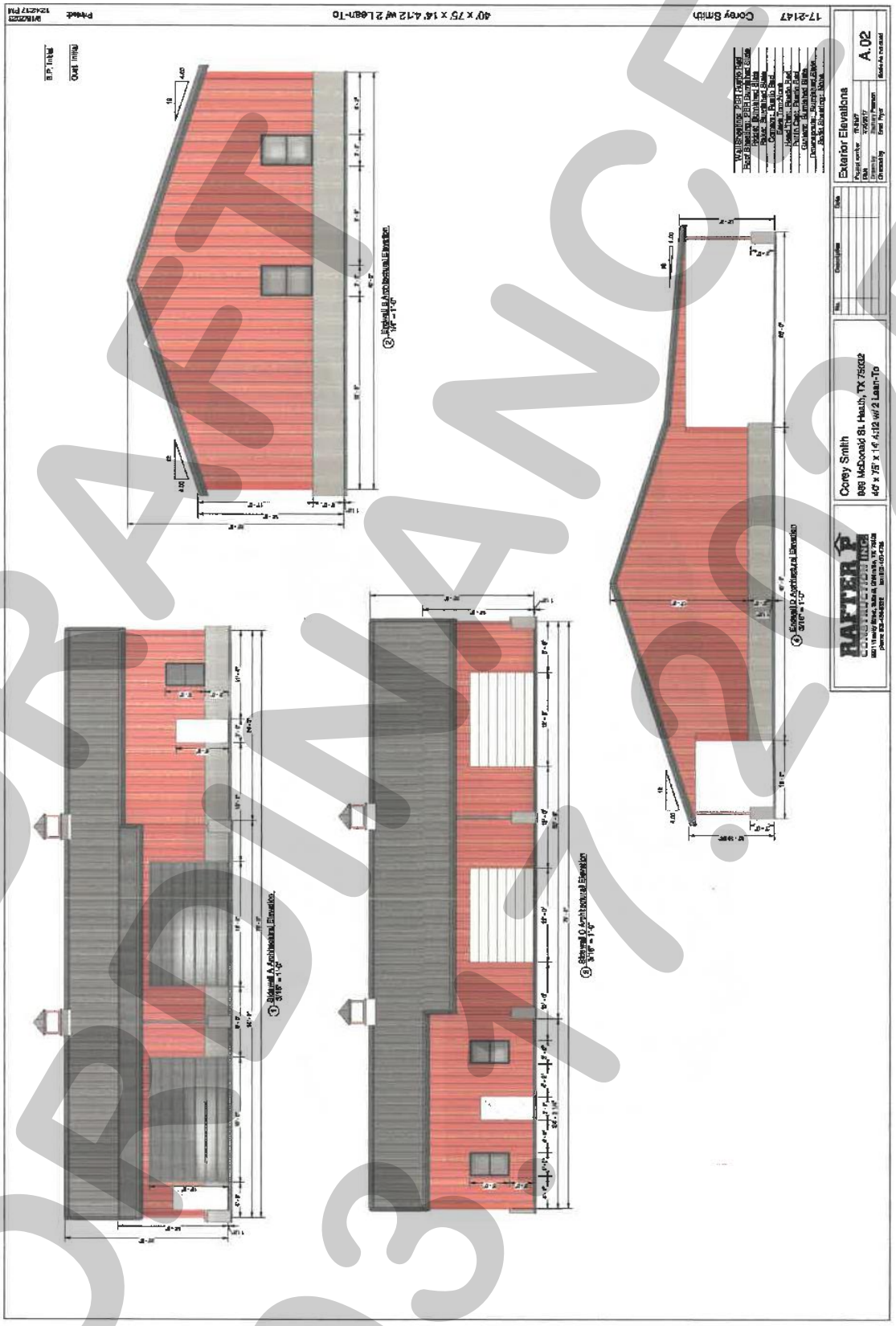
DRAFT
03.17.2025

Exhibit 'C':
Site Plan



DRAFT

Exhibit 'D':
Building Elevations



DRAFT ORDINANCE 03.17.2025

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:	March 17, 2025
APPLICANT:	Adam Buczek; *Skorburg Company*
CASE NUMBER:	Z2025-005; *Zoning Change (AG to PD) for the Erwin Farms Subdivision*

SUMMARY

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 a *Zoning Change* from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) District land uses on a 98.40-acre tract of land identified as a portion of 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.

BACKGROUND

The subject property was annexed on August 30, 1999 by *Ordinance No. 99-33* [*Case No. A1999-001*]. At the time of annexation, the subject property was zoned Agricultural (AG) District. According to the Rockwall Central Appraisal District (RCAD), currently situated on the subject property is: [*1*] a 3,200 SF single-family home, [*2*] a 720 SF attached carport, [*3*] a 2,025 SF barn, and [*4*] a 1,320 SF barn. The two (2) barns were constructed in 1960. The single-family home and attached carport were constructed in 1985. Beyond these structures, the subject property has remained largely undeveloped and the zoning designation has not changed since annexation.

PURPOSE

On February 14, 2025, the applicant -- *Adam Buczek of the Skorburg Company* -- submitted an application requesting to change the zoning of the subject property from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) District land uses. Specifically, the applicant is proposing to entitle the subject property for a 123-lot single-family, residential subdivision that will consist of three (3) lot sizes (*i.e. [A] 100, 100' x 120' lots; [B] 17, 120' x 230' lots; and [C] 6, 120' x 275' lots)*.

ADJACENT LAND USES AND ACCESS

The subject property is generally located on the southside of North Country Lane, east of the intersection of North Country Lane and FM-1141. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is North Country Lane, which is identified as an M4U (*i.e. major collector, four [4] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is the Nelson Lakes Subdivision, which consists of 262 single-family residential lots on 120.90-acres. This subdivision was filed with Rockwall County on February 28, 2023, and is zoned Planned Development District 90 (PD-90) for Single-Family 10 (SF-10) District land uses. Beyond this is FM-552, which is identified as an A4D (*i.e. arterial, four [4] lane, divided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

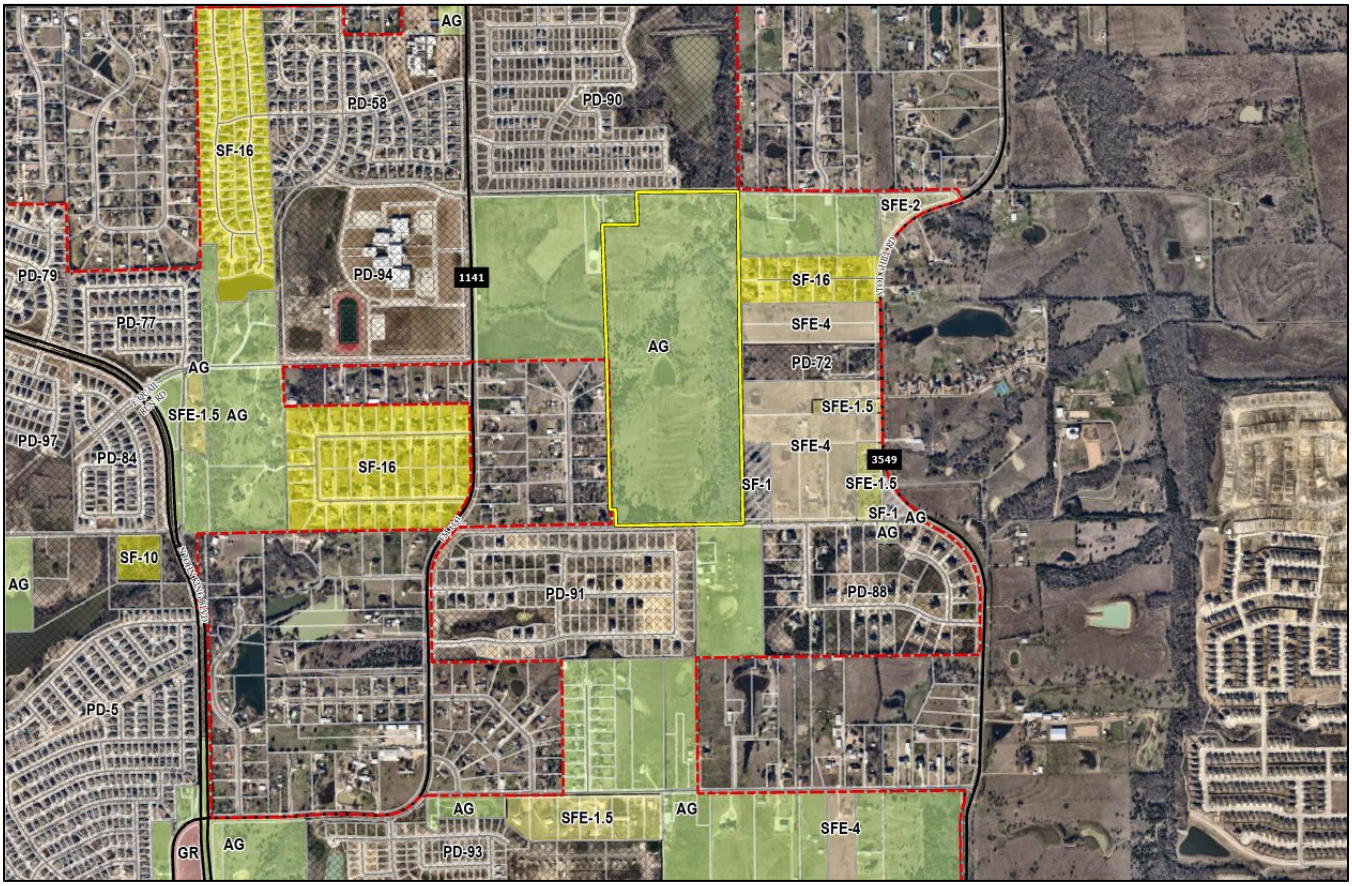
South: Directly south of the subject property is Clem Road, which is identified as a *Minor Collector* on the on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond that is the Winding Creek Subdivision, which consists of 138 single-family residential lots on 78.83-acres. This subdivision was filed with Rockwall County on January 10, 2024, and is zoned Planned Development District 91 (PD-91) for Single-Family 16 (SF-16) District land uses. Beyond this is Maytona Ranch Estates, which consists of 19 single-family residential lots

on 15.50-acres. This subdivision was filed with Rockwall County on September 26, 1983 before annexation into the city, and is currently zoned Agriculture (AG) District.

East: Directly east of the subject property are: [*1*] 12 residential lots, zoned Single-Family 16 (SF-16) District, that are in the Northcrest Estates, Phase 2 Addition; [*2*] three (3) residential lots, zoned Planned Development District 72 (PD-72) for Single-Family Estate 1.5 (SFE-1.5) District land uses, that are in the Watson Estates Addition; [*3*] six (6) residential lots, zoned Single-Family 1 (SF-1), Single-Family Estate 1.5 (SFE-1.5) and Single-Family Estates 4.0 (SFE-4.0) Districts, that are in the Mustang Acres Addition; [*4*] one (1) residential lot, zoned Single-Family 1 (SF-1) District, that is in the Blueberry Hill Estates Addition; and [*5*] nine (9) residential lots, zoned Agricultural (AG), Single-Family Estate 1.5 (SFE-1.5), Single-Family Estate 2.0 (SFE-2.0), Single-Family Estate 4.0 (SFE-4.0) Districts, that are unplatted. Beyond this is Stodghill Road [*FM-3549*], which is identified as an A4D (*i.e. arterial, four [4] lane, divided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

West: Directly west of the subject property is a two (2) acre tract of land (*i.e. Tract 14-10, Abstract No. 88, of the J.M Gass Survey*) owned by the City of Rockwall and developed with the North Country Water Tower. Beyond this is a 46.267-acre tract of land (*i.e. Tract 14, Abstract No. 88, of the J.M. Gass Survey*) owned by the City of Rockwall and dedicated as Alma Williams Park.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



CHARACTERISTICS OF THE REQUEST

The applicant has submitted a concept plan and development standards for the proposed residential subdivision. The concept plan shows that the 98.40-acre subject property will consist of 123 residential lots. These lots will consist of three (3) lot sizes (*i.e. [A] 100, 100' x 120' lots; [B] 17, 120' x 230' lots; and [C] 6, 120' x 275' lots*). This translates to a gross density of *1.25* dwelling units per gross acre (*i.e. 123 lots/98.40-acres = 1.25 dwelling units per gross acre*). The minimum dwelling unit size (*i.e. air-condition space*) will be 2,800 SF for all homes within the development. With regard to the proposed housing product,

staff has incorporated anti-monotony and masonry standards into the proposed Planned Development District ordinance. Specifically, the ordinance will require a minimum of 100% masonry, and the homes will be subject to the City's upgraded anti-monotony standards; however, the Planned Development District ordinance will also incorporate provisions that allow up to 50.00% cementitious fiberboard utilized in a horizontal lap-siding, *board-and-batten* siding, or decorative pattern to allow a variation of materials throughout the subdivision.

The following are some of the examples provided by the applicant of cementitious fiberboard that are contained within the Planned Development District ordinance:

FIGURE 1: EXAMPLES OF CEMENTITIOUS FIBERBOARD



Looking at the garage orientation proposed for the development, the applicant is proposing to require all garage doors will be oriented in a *J-Swing* (*or a Traditional Swing*) configuration or *Recessed Entry* configuration (*i.e. where the garage door is situated a minimum of 20-feet behind the front façade*). In addition, the applicant is proposing to incorporate upgraded finishes on all garage doors that include: [*1*] coach lighting, [*2*] decorative wood doors or wood overlays on insulated metal doors, and [*3*] driveways that are constructed with ornamental stamped concrete brick paver, stained finish, or salt finished. The following are some of the examples of the upgrades required in the Planned Development District ordinance:

FIGURE 2. EXAMPLE OF COACH LIGHTING



FIGURE 3: EXAMPLES OF UPGRADED OR ENHANCED FINISHES



DIVIDED BAYS



CARRIAGE HARDWARE



CEDAR CLADDING



ORNAMENTAL PAVING

FIGURE 4: EXAMPLES OF UPGRADED GARAGES









The proposed subdivision will be subject to the land uses and density and dimensional requirements stipulated for properties within a Single-Family 10 (SF-10) District unless otherwise specified in the Planned Development District ordinance. The following is a summary of the lot composition and density and dimensional standards contained in the proposed Planned Development District ordinance:

TABLE 1: LOT COMPOSITION

Lot Type	*Minimum Lot Size (FT)*	*Minimum Lot Size (SF)*	*Dwelling Units (#)*	*Dwelling Units (%)*
A	100' x 120'	12,000 SF	100	81.30%
B	120' x 230'	32,670 SF	17	13.82%
C	120' x 275'	43,560 SF	6	04.88%
		Maximum Permitted Units:	*123*	*100.00%*

TABLE 2: LOT DIMENSIONAL REQUIREMENTS

Lot Type (see Concept Plan) ►	***A***	***B***	***C***
MINIMUM LOT WIDTH [1]	100'	120'	120'
MINIMUM LOT DEPTH	120'	230'	275'
MINIMUM LOT AREA	12,000 SF	32,670 SF	43,560 SF
MINIMUM FRONT YARD SETBACK [2], [5] & [6]	25'	30'	30'
MINIMUM SIDE YARD SETBACK	10'	10'	10'
MINIMUM SIDE YARD SETBACK ADJACENT TO A STREET [2], [5], & [6]	20'	20'	20'
MINIMUM LENGTH OF DRIVEWAY PAVEMENT	25'	25'	25'
MAXIMUM HEIGHT [3]	36'	36'	36'
MINIMUM REAR YARD SETBACK [4]	10'	10'	10'
MINIMUM AREA/DWELLING UNIT (SF) [7]	2,800 SF	3,000 SF	3,000 SF
MAXIMUM LOT COVERAGE	65%	60%	60%

GENERAL NOTES:

[1]: Lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may have the front lot width reduced by 20% as measured at the *Front Yard Building Setback*. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced by up to ten (10) percent, but shall meet the minimum lot size for each lot type referenced in *Table 1*.

[2]: The location of the *Front Yard Building Setback* as measured from the front property line.

[3]: The *Maximum Height* shall be measured to the eave or top plate (*whichever is greater*) of the single-family home.

[4]: The location of the *Rear Yard Building Setback* as measured from the rear property line.

[5]: Sunrooms, porches, stoops, bay windows, balconies, masonry clad chimneys, eaves and similar architectural features may encroach beyond the *Front Yard Building Setback* by up to ten (10) feet for any property; however, the encroachment shall not exceed five (5) feet on *Side Yard Setbacks*. A sunroom is an enclosed room no more than 15-feet in width that has glass on at least 50% of each of the encroaching faces.

[6]: All *Corner Lots* that back to a lot that fronts onto the same street that the *Corner Lot* sides to (*i.e. a Keystone Lot*), shall have a side setback that is equal to the front setback of the fronting lot. In addition, no solid fence shall be situated within this setback.

[7]: Air-Conditioned Space.

The proposed concept plan shows that the development will consist of a total of 33.19-acres open space that includes 17.15-acres of private open space, and 16.04-acres of floodplain. This translates to an open space percentage of 25.58% (*i.e. 16.04-acres of floodplain/2 + 17.15-acres of open space = 25.17-acres/98.40 = 25.579%*). In addition, the applicant has incorporated an eight (8) foot trail along N. County Lane, Clem Road, the floodplain on the subject property, and connecting to Alma Williams Park. The applicant has also incorporated an eight (8) foot walking trail throughout the subdivision.

INFRASTRUCTURE

Based on the applicant's concept plan and the proposed density, the following infrastructure is required to be constructed to provide adequate public services for the proposed development:

(1) *Roadways*. All residential streets are required to be constructed to an R2 (*i.e. residential, two [2] lane, undivided roadway*) standard, which is a 29-foot *back-to-back* concrete street centered within a 50-foot right-of-way with a minimum five (5) foot concrete sidewalk on either side of the street. Each parallel parking space shall be a minimum of 22-feet in length and nine (9) feet in width and shall be the responsibility of the Homeowner's Association (HOA) to repair and/or replace. With regard to the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan, the applicant will be required to construct the following:

(a) *North Country Lane.* North Country Lane is identified as an M4U (*i.e. major collector, four [4] lane, undivided roadway*), which requires a minimum of a 65-foot right-of-way with a 45-foot *back-to-back* concrete street centered within the right-of-way. This means the applicant will be required to dedicate the remaining right-of-way to ensure that the full right-of-way width of 65-feet is provided, and construct a minimum of 24-feet of paving.

(b) *Clem Road.* Clem Road is identified as a *Minor Collector*, which requires a 60-foot right-of-way with 41-foot *back-to-back* concrete street centered in the right-of-way. This means the applicant will be required to dedicate the remaining right-of-way to ensure that the full right-of-way width of 60-feet is provided, and construct a minimum of 24-feet of paving.

All of these streets are required to be curb and gutter, and any medians are required to be curbed with the streets draining away from the medians. In addition to these roadways, the applicant will be required to perform a Traffic Impact Analysis (TIA) that is prepared in accordance with the requirements of the Engineering Department's *Design and Construction Manual*.

(2) *Water*. The applicant shall submit an *Infrastructure Study* to the City's water/wastewater consultant. At a minimum, the applicant will be required to loop an eight (8) inch water line through the property, and install a minimum 12-inch water main and dedicate any necessary easements in accordance with the with the City's *Master Water Distribution Plan* and the approved *Infrastructure Study*.

(3) *Wastewater*. The applicant shall submit for an *Infrastructure Study* to the City's water/wastewater consultant. At a minimum, the applicant will need to install an eight (8) inch sewer main in accordance with the City's *Wastewater Collection Plan* and the approved *Infrastructure Study*. In addition, a minimum eight (8) inch sewer line will need to extend through the site to the property lines. In addition, the applicant will be required to pay a $86.44 per acre pro-rata fee for the wastewater improvements that were previously installed. However, if the applicant's request for *On-Site Sewage Facilities* (OSSF) is approved, the applicant would not be required to extend the minimum eight (8) inch sewer line through the south end of the development.

(4) *Drainage*. The applicant shall be required to perform a flood study to delineate the fully developed 100-year localized floodplain for all ponds, creeks or streams, and draws on the subject property. Detention will be required and sized per the required detention study, and be situated *outside* the floodplain and erosion hazard setback. The applicant will also be required to perform a Wetlands and Waters of the United States (WOTUS) study for any existing ponds on the subject property. Any changes to the existing floodplain will require approval from the Natural Resource Conservation Service (NRCS), the City of Rockwall, and the Federal Emergency Management Agency (FEMA). All residential lots shall be exclusive of the erosion hazard setback and the floodplain. The floodplain and erosion hazard set-back shall be located within a lot and be maintained by the Home Owners Association (HOA).

CONFORMANCE TO THE CITY'S CODES

The proposed Planned Development District conforms to the majority of the City's code requirements; however, it should be noted that the development standards contained within the Planned Development District ordinance deviate from the requirements of the Unified Development Code (UDC), the Municipal Code of Ordinances, and the Engineering Department's *Standards of Design and Construction Manual* in the following ways:

(1) *Alleyways*. The Engineering Department's *Standards of Design and Construction Manual* stipulates that "(a)lleys shall be provided in all residential areas and shall be paved with steel reinforced concrete…" The code does grant the City Council the ability to "… waive the residential alley requirement, if it is in the best interest of the City." [*Page 14; Section 2.11 of the Standards of Design and Construction Manual*]

(2) Streets Adjacent to a School or a Park. Section 38.09, *Subdivision Requirements*, of the *Municipal Code of Ordinances* stipulates that "(i)n cases where a perimeter or internal street is adjacent to a public or private school or public park or open space, the city engineer or director of the planning and zoning department may require a minimum of a 41-foot street (*as measured from back-of-curb to back-of-curb*) to facilitate proper traffic circulation."

Applicant's Response to (2): Staff has requested that the applicant provide a 41-foot street adjacent to Alma Williams Park and the private open space lot that runs east/west on the concept plan. In lieu of providing the requested 41-foot streets, the applicant is proposing to provide 29-foot *back-to-back* concrete streets throughout the development. As a compensatory measure the applicant is proposing additional parallel parking spaces adjacent to the amenity area and an eight (8) foot walking trail that loops around the amenity area.

With regard to the applicant's request for *On-Site Sewage Facilities* (OSSF), the City Rockwall has an Interlocal Agreement with Rockwall County for OSSF inspections. Per this agreement, Rockwall County will issue permits and perform OSSF inspections on new and existing septic systems per the County's *Rules for Regulation of On-Site Sewage Facilities*, which stipulates a minimum lot size of 1½-acres. According to Subsection 44-243(d) of Article IV, *Sewers and Sewage Disposal*, of the Municipal Code of Ordinances, "(n)o permit for the installation of an on-site sewage facility (OSSF) will be issued for property of less than

1½-acre, unless an exception is granted by the City Council on the grounds that undue hardship will be created if said lot is not connected to an OSSF." Staff should note that Rockwall County has stated that they will *not* inspect OSSF's that are on lots less than 1½-acres. It should also be noted that the City Council has granted OSSF systems for developments (*e.g. Planned Development District 76 [PD-76], Planned Development District 78 [PD-78]*) proposing lots less than 1½-acre in size, but greater than one (1) acre when the developer proposes [*1*] the OSSF systems are designed by a licensed OSSF professional (*i.e. licensed engineer, sanitarian, etc.*), [*2*] a stamped and signed copy of the OSSF plan indicating the full limits of the septic field be submitted to the City at the time of building permit on a *lot-by-lot* basis, and [*3*] all OSSF are inspected by a City approved inspector. In this case, the applicant is requesting to install OSSF's on lots that range in size from 0.75-acres to 1.00-acres (*with the majority of the lots being less than one [1] acre in size*), and has included language generally in compliance with the aforementioned stipulations. In addition, the applicant has included language that will [*1*] ensure all *Septic Systems* shall be designed by a licensed *On-Site Sewage Facility (OSSF)* professional (*e.g. licensed engineer, sanitarian, etcetera*), [2] ensure that a stamped and signed copy of the *Septic System* plans indicating the full limits of the septic field shall be submitted to the city at the time of building permit on a *lot-by-lot* basis, and [3] All *Septic Systems* shall be inspected and approved by the City's chosen inspector. The applicant has stated the reason for the OSSF request is to be able to incorporate the estate-sized lots at the south-end of the proposed subdivision.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

According to the *Land Use Plan* contained in the OURHometown Vision 2040 Comprehensive Plan, the subject property is located within the *Northeast Residential District* and is designated for *Low Density Residential* land uses. The plan defines *Low Density Residential* land uses as "… residential subdivisions that are two (2) units per gross acre or less; however, a density of up to two and one-half (2½) units per gross acre may be permitted for developments that incorporate increased amenity and a mix of land uses …" In this case, the applicant is proposing a total density of *1.25* dwelling units per acre. Based on this the applicant's request is in conformance with the *Low-Density Residential* designation indicated for the subject property.

In addition, the applicant is proposing to incorporate walking trails and 25.57% open space, as well as amenities that will feature two (2) multi-use sport court (*e.g. pickle ball and basketball court*), two (2) retention ponds with fountains, one (1) 16' X 54' pavilion, and two (2) park benches.

FIGURE 6: PAVILION



According to the *District Strategies* for *Suburban Residential* in the *Northeast Residential District*, "…(a)ny new Suburban Residential developments should include a mix of larger to mid-sized lots. Lots in these developments should not be smaller than existing Suburban Residential in this district". In this case, the subject property is directly adjacent to Nelson Lake Estates and Winding Creek Subdivisions. Contained within the Winding Creek subdivision are lots that are 90' x 100' (*or a minimum of*

16,000 SF) and within the Nelson Lakes Estates Subdivision lots range from 60' x 120' (*or a minimum of 7,000 SF*) to 72' x 120' (*or a minimum of 8,600 SF*). This means that the applicant is proposing lots that are equal to or larger than the lots in the adjacent subdivisions with the larger lots at the north and south property lines; however, the applicant's lot mix does *not* appear to be in conformance with the housing tree model. Based on this, this aspect of the applicant's remains a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

With regard to the policies and goals for residential development contained in the Comprehensive Plan, the applicant's request incorporates the majority of these policies and goals (*e.g. minimum of six [6] foot side yard setbacks on all lot types, 25-foot setback for front entry garages, etc.*); however, staff has identified the following non-conformities on the original concept plan and provided the following recommendations to the applicant:

RED: NOT INCORPORATED INTO THE PLANNED DEVELOPMENT DISTRICT ORDINANCE.
BLUE: INCORPORATED INTO THE PLANNED DEVELOPMENT DISTRICT ORDINANCE.

(1) CH. 1; Section 2.02; Goal #2 | Policy #4 (Page 1-2). At a minimum, new residential development should be equal to or of a higher quality than the existing surrounding residential development.

Staff's Response: The development should use similar architectural styles (i.e. Traditional Neighborhood Design principles, modern tutor, craftsman or farmhouse architectural styles/material mixes, etc.) and lot sizes as the adjacent Nelson Lakes, Northgate, and Winding Creek Subdivisions and the larger estates lots to create a consistent development theme throughout the area.

(3) *CH. 8; Section 2.02; Goal #1 | Policy #4 (Page 8-2).* Developments should be encouraged to provide a mixture of lot sizes throughout each phase to ensure that maximum value accrues for all properties. This is particularly important in developments that propose clusters of smaller lots.

Staff's Response: The development has three (3) lot sizes that are clustered next to each other and do not provide a mixture throughout the development. This is in part due to requesting the On-Site Sanitary Facilities (OSSF) for the lots on the south side of the development.

(4) *CH. 8; Section 2.02; Goal #2 | Policy #1 (Page 8-2).* When planning a residential development, open space, drainage areas, trails and tree groupings should be identified prior to laying out the development. This will lead to a development that places an emphasis on preserving the natural environment.

Staff's Response: The applicant has identified the open space, drainage areas, trails and floodplain. *In addition, the applicant has provided an update concept plan showing the tree groupings that are intended to be preserved.*

(5) *CH. 8; Section 2.02; Goal #3 | Policy #4 (Page 8-2).* All parks and open space should provide an integrated trail system that serves the adjacent neighborhood areas.

Staff's Response: The original concept plan provided shows an integrated trail system; however, staff suggested strengthening the plan by providing a trail that loops around the amenity area. *The applicant implemented the trail that was suggested by staff.*

(6) CH. 8; Section 2.03; Goal #1 | Policy #2 (Page 8-3). To maximize the value of properties that are directly adjacent to or across the street from a park and/or public open space, the house on the property should face onto the park and/or public open space, and should not back or side to the park and/or open space.

Staff's Response: The majority of lots within the concept plan do not incorporate houses that face onto parks and/or public open space; however, about 15% of the lots that are directly adjacent to or across the street from a park or public open space conform to this policy.

(7) *CH. 8; Section 2.03; Goal #1 | Policy #5 (Page 8-3).* Design neighborhoods utilizing the *Housing Tree Model*.

Staff's Response: *The concept plan is not designed utilizing the Housing Tree Model. The current design includes three (3) lot sizes that are clustered next to each other and do not provide a mixture throughout each phase. This is in part due to requesting the On-Site Sanitary Facilities (OSSF) for the lots on the south side of the development.*

The applicant's request does appear to conform to the majority of the Unified Development Code (UDC), the Municipal Code of Ordinances, the Standards of Design and Construction Manual, and the OURHometown Vision 2040 Comprehensive Plan; however, the plan does have some deviations from the City's codes and does not fully conform to the Comprehensive Plan, and -- *since this is a request for a zoning change* -- the request is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On February 21,2025, staff mailed 125 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Dalton Ranch Homeowner's Association (HOA), which is the only HOA's within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff has received the following:

(1) One (1) response from a property owner within the 500-foot notification buffer opposed to the applicant's request.
(2) One (1) response from a property owner outside the 500-foot notification buffer in favor of the applicant's request.
(3) Seven (7) responses from six (6) property owners outside the 500-foot notification buffer opposed to the applicant's request.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the applicant's request to rezone the subject property from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) District land uses, then staff would propose the following conditions of approval:

(1) The applicant shall be responsible for maintaining compliance with the concept plan and development standards contained in the Planned Development District ordinance.

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

PLANNING AND ZONING COMMISSION

On March 11, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the *Zoning Change* by a vote of 7-0.

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☑ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	379 N Country Ln, Rockwall, TX 75087				
SUBDIVISION	J.A. Ramsey, Abstract No. 186, Tract 6	LOT	-	BLOCK	-
GENERAL LOCATION	East of FM 1141 between N Country Ln and Clem Rd				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Agricultural (AG)	CURRENT USE	Vacant Land		
PROPOSED ZONING	Planned Development (SF-8.4)	PROPOSED USE	Single Family Residential		
ACREAGE	98.40	LOTS [CURRENT]	N/A	LOTS [PROPOSED]	123

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

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

☐ OWNER	Estate of Karl W Erwin	☑ APPLICANT	Skorburg Company
CONTACT PERSON	Dr. Karl Erwin, Executor	CONTACT PERSON	Adam Buczek
ADDRESS	2030 Crosswood Ln	ADDRESS	8214 Westchester Dr
			Suite 900
CITY, STATE & ZIP	Irving, Tx 75063	CITY, STATE & ZIP	Dallas, Tx 75225
PHONE	(469) 877-4307	PHONE	(214) 522-4945
E-MAIL	kderwindpa@live.com	E-MAIL	abuczek@skorburgcompany.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Dr. Karl Erwin, Executor [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $1,676 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 10th *DAY OF* FEBRUARY, 2025. *BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."*

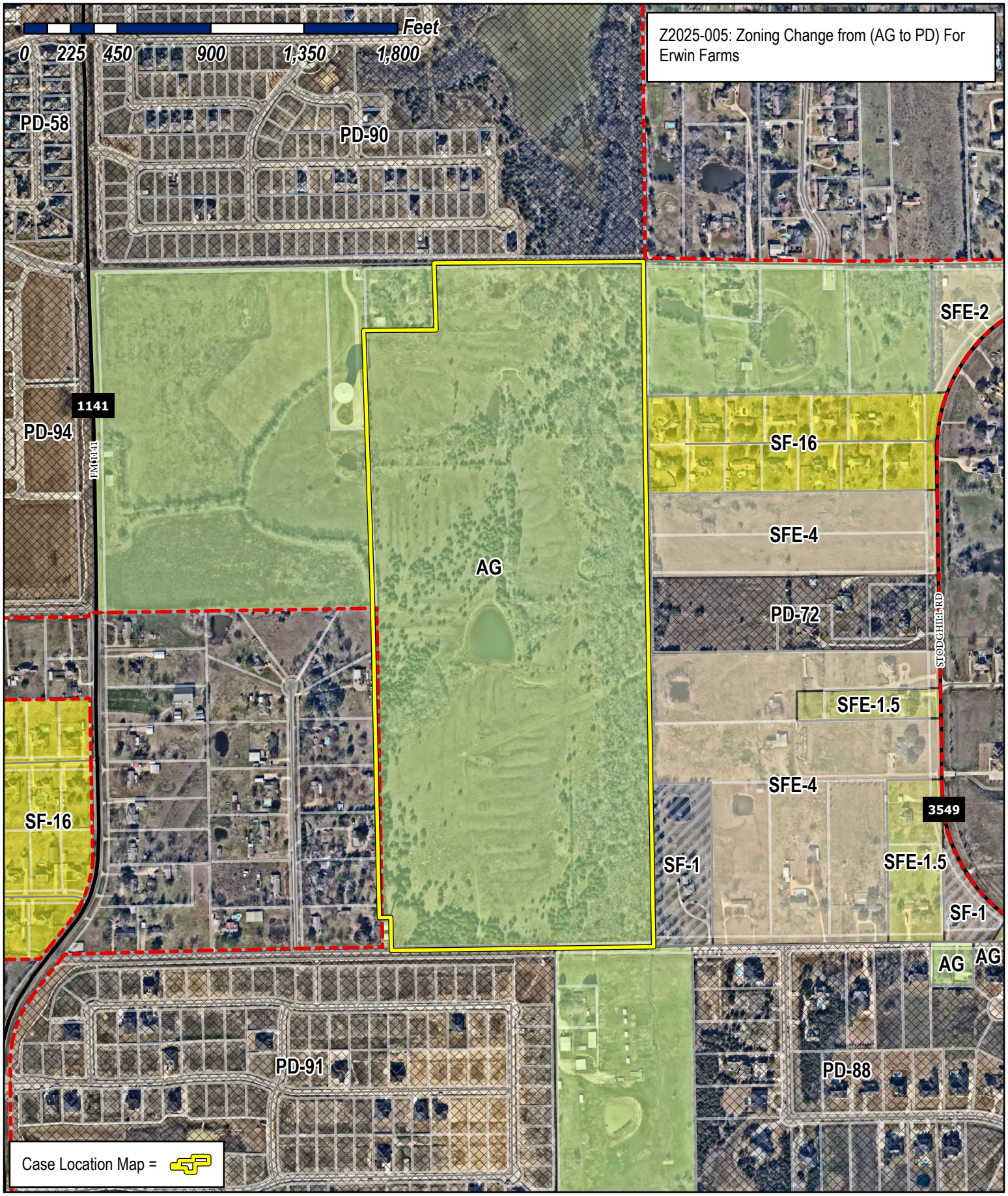
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 10th DAY OF February, 2025

OWNER'S SIGNATURE Karl D Erwin MD

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Madeline Dunklin

MY COMMISSION EXPIRES

MADELINE C DUNKLIN
Notary ID #132454324
My Commission Expires
April 28, 2028



City of Rockwall

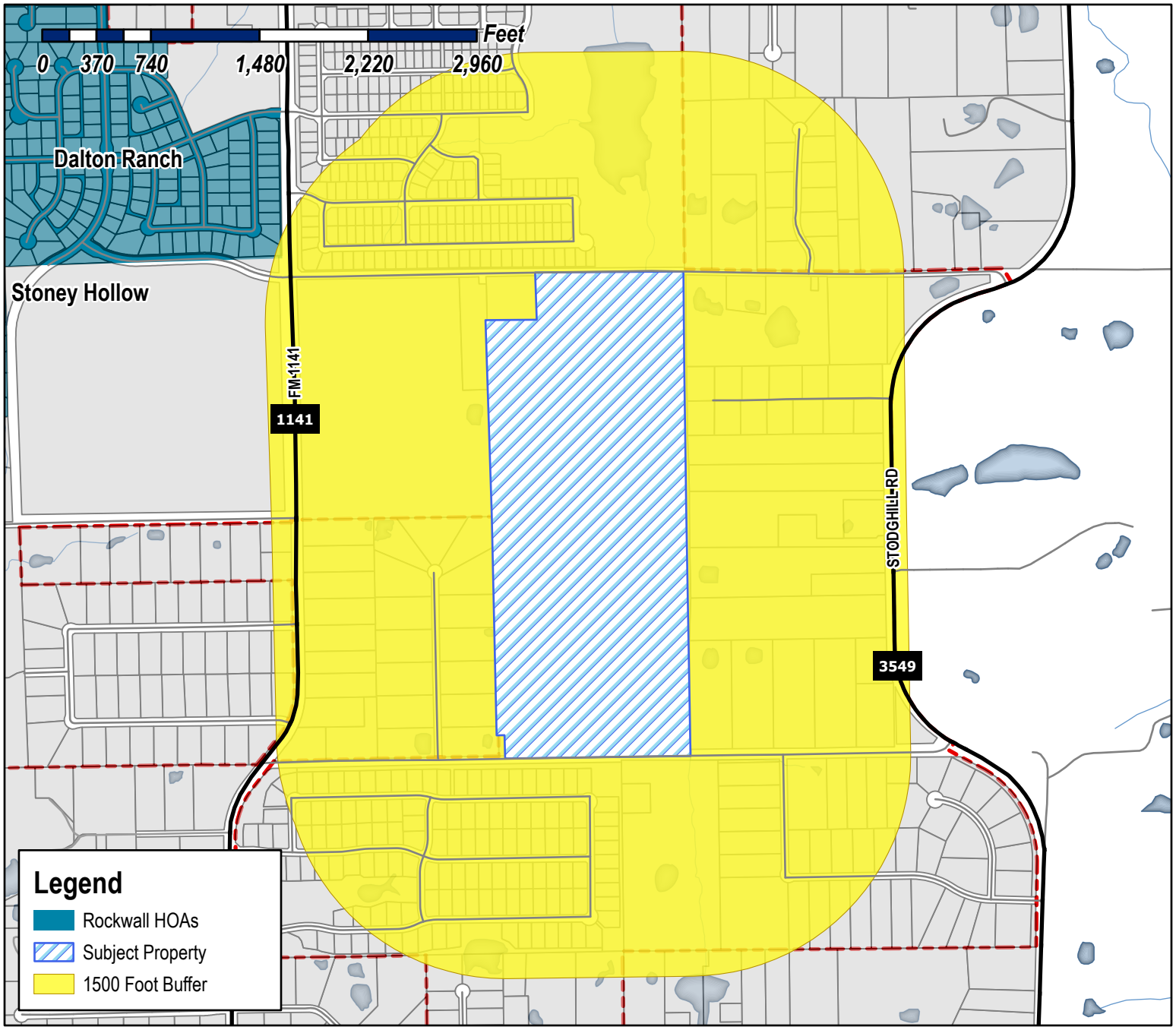
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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.

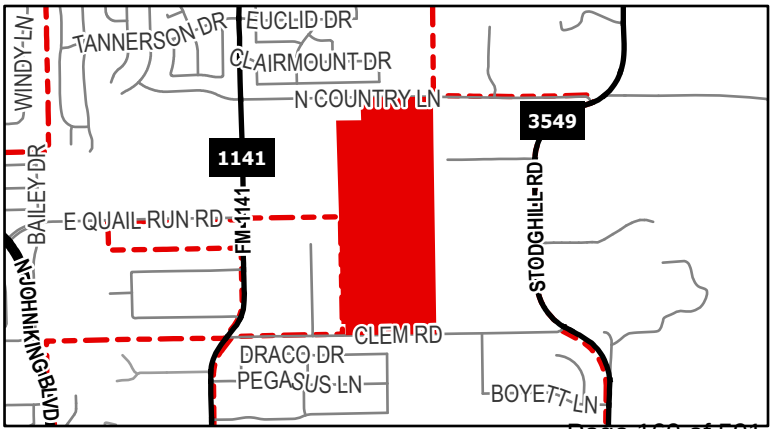
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Case Number: Z2025-005
Case Name: Zoning Change from (AG to PD) for Erwin Farms
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 379 N Country Ln.



Date Saved: 2/14/2025
For Questions on this Case Call (972) 771-7745

Outlook

Neighborhood Notification Program {Z2025-007]

From Zavala, Melanie <MZavala@rockwall.com>
Date Thu 2/20/2025 3:43 PM
Cc Miller, Ryan <RMiller@rockwall.com>; Lee, Henry <HLee@rockwall.com>; Ross, Bethany <bross@rockwall.com>; Guevara, Angelica <AGuevara@Rockwall.com>

2 attachments (1 MB)
HOA Map (02.13.2025).pdf; Public Notice (02.18.2025).pdf;

HOA/Neighborhood Association Representative:

Per your participation in the *Neighborhood Notification Program*, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on *Friday, February 21, 2025*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, March 11, 2025 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, March 17, 2025 at 6:00 PM*. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

Z2025-007: SUP to allow a Church/ House of Worship
Hold a public hearing to discuss and consider a request by Tzemach Moshe Kalmenson for the approval of a *Specific Use Permit (SUP)* allowing a *Church/House of Worship* on a 0.5010-acre tract of land identified as Block 29 of the Gardner Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) [*Ordinance No. 25-07*], situated within the North Goliad Corridor Overlay (NGC OV) District, addressed as 917 N. Goliad Street, and take any action necessary.

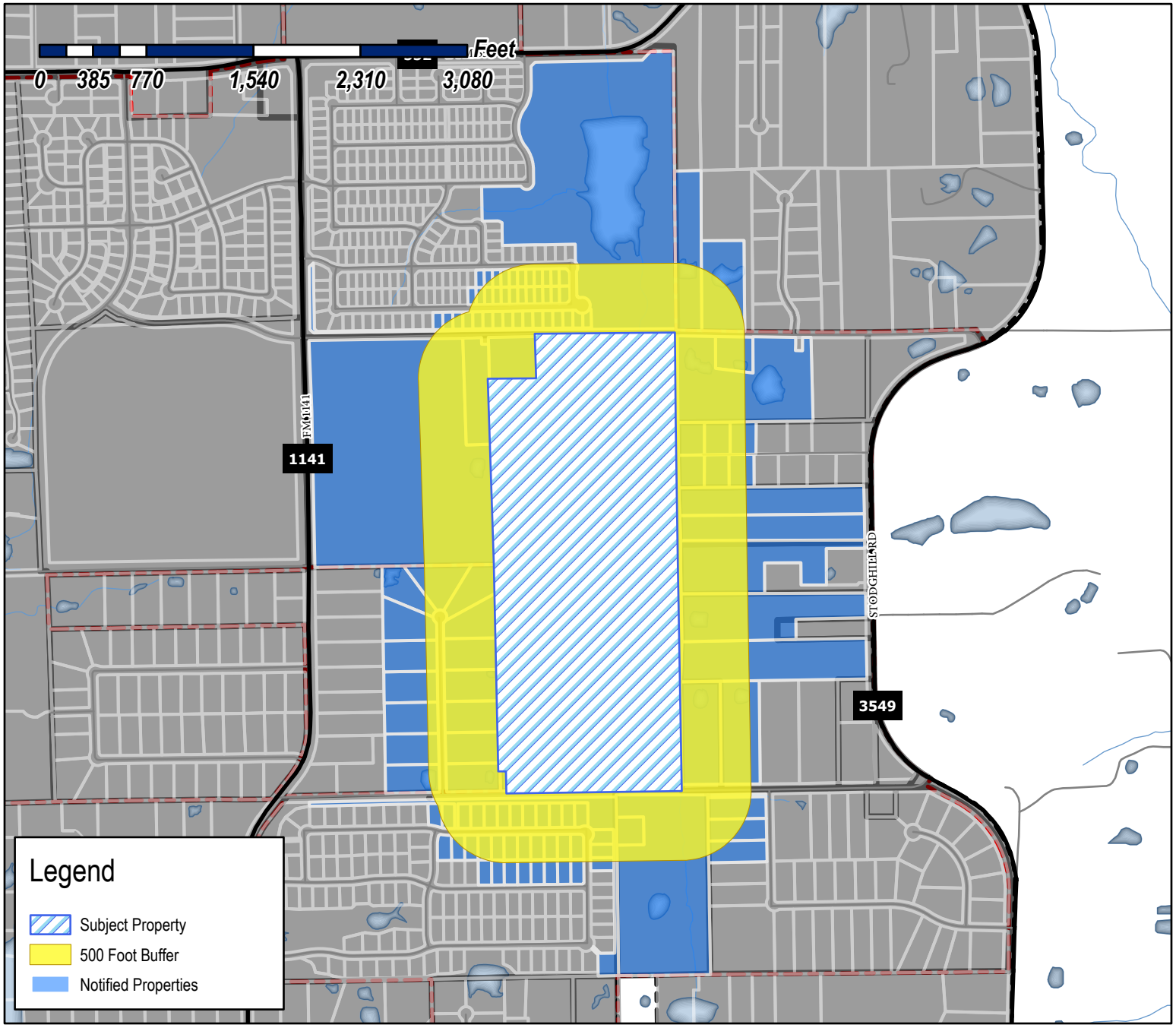
Thank you,

Melanie Zavala
Planning & Zoning Coordinator | Planning Dept.| City of Rockwall
385 S. Goliad Street | Rockwall, TX 75087
Planning & Zoning Rockwall
972-771-7745 Ext. 6568

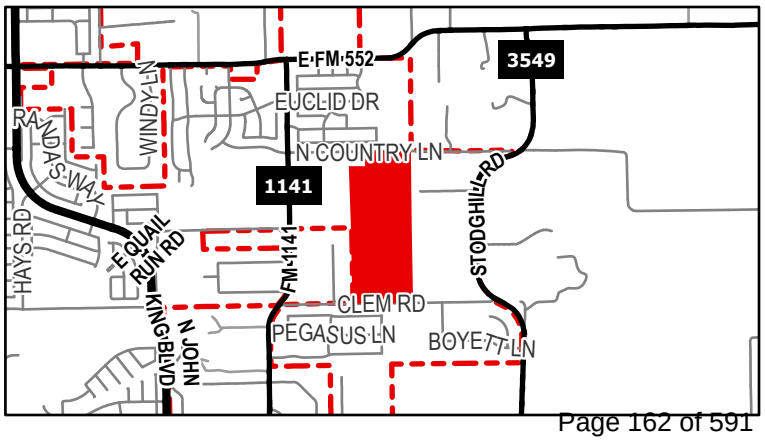
City of Rockwall

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

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



Case Number: Z2025-005
Case Name: Zoning Change from (AG to PD) for Erwin Farms
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 379 N Country Ln.



Date Saved: 2/14/2025
For Questions on this Case Call: (972) 771-7745

RESIDENT
FM1141
ROCKWALL, TX 75087

RESIDENT
FM3549 STODGHILL RD
ROCKWALL, TX 75087

RESIDENT
10 CRESTVIEW CIR
ROCKWALL, TX 75087

ERBERT STEPHEN RICHARD & PATRICIA ERBERT
1004 CEDAR GLEN TRL
ROCKWALL, TX 75032

ERBERT STEPHEN RICHARD & PATRICIA ERBERT
1004 CEDAR GLEN TRL
ROCKWALL, TX 75032

NORTHGATE ROCKWALL HOMEOWNERS ASSOCIATIONS INC
1189 WATERS EDGE DRIVE
ROCKWALL, TX 75087

PACESETTER HOMES LLC
14400 THE LAKES BLVD BUILDING C SUITE 200
PFLUGERVILLE, TX 78660

RESIDENT
1506 QUASAR DR
ROCKWALL, TX 75087

RESIDENT
1510 QUASAR DR
ROCKWALL, TX 75087

RESIDENT
1514 QUASAR DR
ROCKWALL, TX 75087

RESIDENT
1518 QUASAR DR
ROCKWALL, TX 75087

MCCALLUM CRAIG WILLIAM
1983 N STODGHILL RD
ROCKWALL, TX 75087

ERWIN KARL DANIEL EXECUTOR
KARL W ERWIN ESTATE
2030 CROSSWOOD LANE
IRVING, TX 75063

CITY OF ROCKWALL
205 W RUSK ST
ROCKWALL, TX 75087

RESIDENT
2105 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2109 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2109 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2110 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2113 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2113 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2114 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2116 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2117 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2117 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2120 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2121 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2121 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2122 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2124 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2125 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2125 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2128 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2129 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2129 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2132 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2201 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2201 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2202 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2203 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2203 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2204 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2205 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2206 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2206 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2207 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2207 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2207 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2209 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2210 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2210 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2211 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2211 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2213 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2214 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2214 PEGASUS LN
ROCKWALL, TX 75087

RESIDENT
2214 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2215 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2215 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2215 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2218 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2218 PEGASUS LN
ROCKWALL, TX 75087

RESIDENT
2218 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2219 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2219 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2219 SANDERSON LN
ROCKWALL, TX 75087

RESIDENT
2219 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2220 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2222 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2222 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2223 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2223 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2225 SANDERSON LN
ROCKWALL, TX 75087

RESIDENT
2226 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2227 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2227 WICKERSHAM RD
ROCKWALL, TX 75087

ZAMBRANO PEDRO A & LAURA R
2227 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2230 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2231 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2231 WICKERSHAM RD
ROCKWALL, TX 75087

SWIATKIEWICZ CHRISTINE AND GABRIEL
2231 SANDERSON LN
ROCKWALL, TX 75087

RESIDENT
2235 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2239 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2301 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2302 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2304 PEGASUS LN
ROCKWALL, TX 75087

RESIDENT
2305 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2306 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2308 PEGASUS LN
ROCKWALL, TX 75087

RESIDENT
2309 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2310 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2312 PEGASUS LN
ROCKWALL, TX 75087

RESIDENT
2313 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2314 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2316 PEGASUS LN
ROCKWALL, TX 75087

RESIDENT
2317 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2318 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2320 PEGASUS LN
ROCKWALL, TX 75087

RESIDENT
2321 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2322 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2324 PEGASUS LN
ROCKWALL, TX 75087

SHADDOCK HOMES LTD
2400 DALLAS PKWY STE 560
PLANO, TX 75093

GAIL PROPERTIES LLC
2422 BROOKSIDE DR
ROWLETT, TX 75088

OWNBY MITCH AND SANDRA
255 COUNTRY CLUB DR
HEATH, TX 75032

CONNER KEVIN AND AMY
2652 N FM 3549
ROCKWALL, TX 75087

VALK JAMES WILLIAM JR & RENEE LUCILLE BURNS
TRUSTEES OF JAMES WILLIMA VALK JR LIVING TRUST
2730 FM 3549 STODGHILL RD
ROCKWALL, TX 75087

WATSON STANLEY & PATRICIA
2826 FM 3549 STODGHILL RD
ROCKWALL, TX 75087

RESIDENT
325 N COUNTRY LN
ROCKWALL, TX 75087

RESIDENT
379 N COUNTRY LN
ROCKWALL, TX 75087

CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

ROCKWELL TX LLC
4250 W LOVERS LN STE 150
DALLAS, TX 75209

HANKS MICHAEL JOEL AND BATINA L
5 CRESTVIEW CIR
ROCKWALL, TX 75087

WINDSOR HOMES CUMBERLAND LLC
5310 HARVEST HILL RD SUITE 162
DALLAS, TX 75230

LENZI LEWIS B AND MARY K
6 CRESTVIEW CIRCLE
ROCKWALL, TX 75087

RESIDENT
611 CLEM RD
ROCKWALL, TX 75087

RESIDENT
611 CLEM RD
ROCKWALL, TX 75087

RESIDENT
656 N COUNTRY LN
ROCKWALL, TX 75087

GIPSON ANTHONY D & JOYCE E
7 CRESTVIEW CIR
ROCKWALL, TX 75087

CANAVAN JOHN P & RITA
714 CLEM RD
ROCKWALL, TX 75087

PEARCE CAROL ALLEY
721 N COUNTRY LN
ROCKWALL, TX 75087

PEARCE CAROL ALLEY &
BRIAN S & NICOLE DEJARNETT
721 N COUNTRY LN
ROCKWALL, TX 75087

BELL SALLY REDDICK
768 CLEM RD
ROCKWALL, TX 75087

PRITCHARD BRIAN E AND JENNIFER L
8 CRESTVIEW CIR
ROCKWALL, TX 75087

FALCON PLACE SF LTD
8214 WESTCHESTER DRIVE SUITE 900
DALLAS, TX 75225

BUTLER ZACHARY AND COURTNEY
9 CRESTVIEW CIR
ROCKWALL, TX 75087

BENEDETTO MATTHEW & STEPHANIE
914 IVY LN
ROCKWALL, TX 75087

PUBLIC NOTICE

CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

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

Z2025-005: Zoning Change from AG to PD

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 a *Zoning Change* from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) District land uses on a 98.40-acre tract of land identified as a portion of 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.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, March 11, 2025 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, March 17, 2025 2025 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

Bethany Ross
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

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

Your comments must be received by *Monday, March 17, 2025 at 4:00 PM* to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

MORE INFORMATION ON THIS CASE CAN BE FOUND AT: https://sites.google.com/site/rockwallplanning/development/development-cases

PLEASE RETURN THE BELOW FORM

Case No. Z2025-005: Zoning Change from AG to PD

Please place a check mark on the appropriate line below:

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

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

Name:

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

ZONING & SPECIFIC USE PERMIT
INFORMATION FORM

CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

CASE NUMBER Z2025-005

PLEASE PLACE A CHECK MARK ON THE APPROPRIATE LINE BELOW.

- ☐ I am in favor of the request
- ☑ I am in opposition of the request

NAME Angela Henson

ADDRESS Rockwall

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

Rockwall does have the infrastructure to support more neighborhoods at this time.

PLEASE CHECK ALL THAT APPLY.

- ☐ I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☐ I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☐ I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☐ I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☐ Other:

HOW DID YOU HEAR ABOUT THIS ZONING OR SPECIFIC USE PERMIT (SUP) REQUEST?

- ☐ I received a property owner notification in the mail
- ☐ I read about the request on the City's website
- ☐ I saw a zoning sign on the property
- ☐ I read about the request in the Rockwall Herald Banner
- ☐ My neighbors told me about the request
- ☑ Other:

ZONING & SPECIFIC USE PERMIT
INFORMATION FORM

CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

CASE NUMBER Z2025-005

PLEASE PLACE A CHECK MARK ON THE APPROPRIATE LINE BELOW.

- ☐ I am in favor of the request
- ☑ I am in opposition of the request

NAME Bethany Nixon

ADDRESS 3015 Deer Ridge Dr, Rockwall, TX, 75032, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

Rockwall is way too crowded for yet another development

PLEASE CHECK ALL THAT APPLY.

- ☐ I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☐ I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☑ I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☐ I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☐ Other:

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- ☐ I saw a zoning sign on the property
- ☐ I read about the request in the Rockwall Herald Banner
- ☐ My neighbors told me about the request
- ☑ Other: Text message

ZONING & SPECIFIC USE PERMIT
INFORMATION FORM

CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

CASE NUMBER Z2025-005

PLEASE PLACE A CHECK MARK ON THE APPROPRIATE LINE BELOW.

- ☐ I am in favor of the request
- ☑ I am in opposition of the request

NAME Dudley Nosworthy II,

ADDRESS 2901 Wild Oak Ln, Rockwall, TX, 75032, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

We are too crowded. Cannot support the in volume of people…

PLEASE CHECK ALL THAT APPLY.

- ☐ I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☐ I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☑ I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☐ I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☐ Other:

HOW DID YOU HEAR ABOUT THIS ZONING OR SPECIFIC USE PERMIT (SUP) REQUEST?

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- ☐ I saw a zoning sign on the property
- ☐ I read about the request in the Rockwall Herald Banner
- ☐ My neighbors told me about the request
- ☑ Other: Email

ZONING & SPECIFIC USE PERMIT
INFORMATION FORM

CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

CASE NUMBER Z2025-005

PLEASE PLACE A CHECK MARK ON THE APPROPRIATE LINE BELOW.

- ☐ I am in favor of the request
- ☑ I am in opposition of the request

NAME Ella Henson

ADDRESS Rockwall

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

Rockwall does not have the infrastructure to support any more neighborhoods at this time.

PLEASE CHECK ALL THAT APPLY.

- ☑ I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☐ I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☐ I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☐ I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☐ Other:

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- ☐ I saw a zoning sign on the property
- ☐ I read about the request in the Rockwall Herald Banner
- ☐ My neighbors told me about the request
- ☑ Other:

ZONING & SPECIFIC USE PERMIT
INFORMATION FORM

CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

CASE NUMBER Z2025-005

PLEASE PLACE A CHECK MARK ON THE APPROPRIATE LINE BELOW.

- ☐ I am in favor of the request
- ☑ I am in opposition of the request

NAME Jimmy Smith

ADDRESS 1290 Grandview, Rockwall, TX, 75087, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

I am concerned about the pace at which new homes are being built without the road infrastructure in place to support the additional traffic. I have nothing against this development in the long run, but I think it would be wise to pause new home construction (and hopefully eliminate new apartment complexes) until a better road system is in place to handle the auto traffic.

PLEASE CHECK ALL THAT APPLY.

- ☑ I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☐ I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☐ I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☐ I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☐ Other:

HOW DID YOU HEAR ABOUT THIS ZONING OR SPECIFIC USE PERMIT (SUP) REQUEST?

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- ☐ I saw a zoning sign on the property
- ☐ I read about the request in the Rockwall Herald Banner
- ☑ My neighbors told me about the request
- ☐ Other:

ZONING & SPECIFIC USE PERMIT
INFORMATION FORM

CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

CASE NUMBER Z2025-005

PLEASE PLACE A CHECK MARK ON THE APPROPRIATE LINE BELOW.

- ☑ I am in favor of the request
- ☐ I am in opposition of the request

NAME John Germer

ADDRESS 601 Miramar Dr, Rockwall, TX, 75087, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

I'm not really in favor of this, but I am sick and tired of the text messages from that council member that talks too much about himself. I don't even know how I got subscribed to these text messages.

PLEASE CHECK ALL THAT APPLY.

- ☑ I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☐ I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☐ I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☐ I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☐ Other:

HOW DID YOU HEAR ABOUT THIS ZONING OR SPECIFIC USE PERMIT (SUP) REQUEST?

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- ☐ I read about the request on the City's website
- ☐ I saw a zoning sign on the property
- ☐ I read about the request in the Rockwall Herald Banner
- ☐ My neighbors told me about the request
- ☑ Other: Stupid texts

ZONING & SPECIFIC USE PERMIT
INFORMATION FORM

CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

CASE NUMBER Z2025-005

PLEASE PLACE A CHECK MARK ON THE APPROPRIATE LINE BELOW.

- ☐ I am in favor of the request
- ☑ I am in opposition of the request

NAME Kevin Conner

ADDRESS 2652 N Stodghill Rd, Rockwall, TX, 75087, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

The development purposed is to dense. This will affect the way of life in the surrounding areas.

PLEASE CHECK ALL THAT APPLY.

- ☑ I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☐ I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☐ I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☐ I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☐ Other:

HOW DID YOU HEAR ABOUT THIS ZONING OR SPECIFIC USE PERMIT (SUP) REQUEST?

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- ☐ I read about the request on the City's website
- ☐ I saw a zoning sign on the property
- ☐ I read about the request in the Rockwall Herald Banner
- ☐ My neighbors told me about the request
- ☑ Other: Text message

ZONING & SPECIFIC USE PERMIT
INFORMATION FORM

CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

CASE NUMBER Z2025-005

PLEASE PLACE A CHECK MARK ON THE APPROPRIATE LINE BELOW.

- ☐ I am in favor of the request
- ☑ I am in opposition of the request

NAME Pamela Ward

ADDRESS 4920 Bear Claw Ln, Rockwall, TX, 75032, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

WE DO NOT HAVE ENOUGH INFRASTRUCTURE TO HOLD ALL THESE PEOPLE IN ROCKWALL AS IT IS NOW. DO YOU COUNSEL MEMBERS EVER DRIVE DOWN THE SOUTH SIDE OF TOWN AND SEE HOW BAD THE TRAFFIC IS ON THIS SIDE OF TOWN? I LIVE LITERALLY 3 MILES FTOM COSTCO AND IT TAKES ME 30 MINUTES TO GET THERE AND ANOTHER 30 TO GET BACK HOME. IT IS RIDICULOUS HOW MUCH TRAFFIC THERE IS FOR THIS ROAD TO HANDEL. AGAIN I HAVE CALLED TXDOT AND THEY HAVE NO IDEA WHEN 205 WILL BE WIDENED AND THERE IS NO WIDENING IF THESE COUNTRY ROADS. YOU HAVE US IN GRIDLOCK TRAFFIC JUST LIKE DALLAS BUT WE HAVE NO MORE ROOM TO GROW. PLEASE STOP THIS INSANITY!!

PLEASE CHECK ALL THAT APPLY.

- ☐ I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☐ I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☑ I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☐ I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☐ Other:

HOW DID YOU HEAR ABOUT THIS ZONING OR SPECIFIC USE PERMIT (SUP) REQUEST?

- ☐ I received a property owner notification in the mail
- ☐ I read about the request on the City's website
- ☐ I saw a zoning sign on the property
- ☐ I read about the request in the Rockwall Herald Banner
- ☑ My neighbors told me about the request
- ☐ Other:

ZONING & SPECIFIC USE PERMIT
INFORMATION FORM

CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

CASE NUMBER Z2025-005

PLEASE PLACE A CHECK MARK ON THE APPROPRIATE LINE BELOW.

- ☐ I am in favor of the request
- ☑ I am in opposition of the request

NAME Robert Powers

ADDRESS 1606 Amesbury Ln, Rockwall, TX, 75087, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

Routes and on-ramps to IH-30 are minimal and cumbersome. This will create severe traffic issues. Traffic congestion in the downtown area will worsen and essentially hinder free movement in the downtown area and for families at intersections of Lakeshore Drive and 66, all the way into Rowlett.

PLEASE CHECK ALL THAT APPLY.

- ☑ I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☐ I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☐ I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☐ I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☐ Other:

HOW DID YOU HEAR ABOUT THIS ZONING OR SPECIFIC USE PERMIT (SUP) REQUEST?

- ☐ I received a property owner notification in the mail
- ☐ I read about the request on the City's website
- ☐ I saw a zoning sign on the property
- ☐ I read about the request in the Rockwall Herald Banner
- ☐ My neighbors told me about the request
- ☑ Other: Text message from city counsel

SKORBURG
COMPANY
Skorburg Company
8214 Westchester Dr., Ste. 900
Dallas, TX 75225
Phone: 214/522-4945
Fax: 214/522-7244

February 27, 2025

City of Rockwall
Attn: Ryan Miller, AICP
385 S Goliad St
Rockwall, TX 75087

Dear Mr. Miller,

Please include this letter in the Planning & Zoning Commissioners and City Councilmembers' packets for the remaining public hearings to be held pertaining to Case No. Z2025-005 (Erwin Farms).

The purpose of this letter is to explain that the primary reason behind the few remaining deviations from the City's Comprehensive Plan as cited in staff's report (other than the alley waiver) is because we wanted to incorporate estate-sized lots based on feedback we received from neighbors and the Planning & Zoning Commission in our previous submittals.

The twenty-three (23) estate lots in our current PD are entirely located south of the Atmos gas line easement and will require On-Site Sewage Facilities ("OSSF") systems (so they cannot be commingled with the 100' wide lot type).

We look forward to continuing to work with the City to bring this high-quality community to fruition.

Sincerely,

Skorburg Company

By: _____
Adam J. Buczek, President

Lot Count	
100' Wide Lot	100
3/4 acres	17
1 acre	6
Total	123

NOTES

* DETENTION, FLOODPLAIN, EROSION HAZARD SETBACKS AND ASSOCIATED EASEMENTS SHALL NOT BE LOCATED WITHIN ANY RESIDENTIAL LOT, BUT FULLY WITHIN AN HOA LOT
* DETENTION PONDS SHALL NOT BE LOCATED WITHIN THE FLOODPLAIN NOR THE EROSION HAZARD SETBACK
* IRRIGATION WATER METERS ARE REQUIRED TO MAINTAIN POND WATER SURFACE ELEVATION TO NORMAL LEVEL (STORM WATER MAY NOT BE USED TO MAINTAIN RETENTION VOLUME)
* PARALLEL PARKING TO BE MAINTAINED BY HOA

0 300′ 600′

NELSON LAKES

CITY OF ROCKWALL PARK

N COUNTRY LN

8′ CONCRETE TRAIL

30′ LANDSCAPE BUFFER

FOUNTAIN

RETENTION POND

TREE PRESERVATION AREAS

10′ LANDSCAPE BUFFER

8′ CONCRETE TRAIL

8′ CONCRETE TRAIL

100-YEAR FLOODPLAIN (PRE-DEVELOPMENT)

12 PARKING STALLS

30′ LANDSCAPE BUFFER

PROPOSED GAS EASEMENT

RETENTION POND

FOUNTAIN

10′ LANDSCAPE BUFFER

30′ LANDSCAPE BUFFER

8′ CONCRETE TRAIL

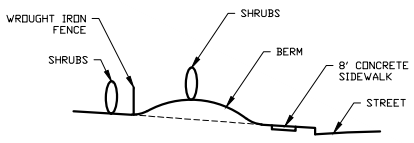
WINDING CREEK

30′ LANDSCAPE BUFFER

8′ CONCRETE TRAIL

CLEM RD

PERIMETER LANDSCAPE BUFFER CROSS-SECTION



Total Acreage	98.40
Total Floodplain Acreage	17.44
Open Space Acreage inside Floodplain	16.04
Open Space Acreage outside Floodplain	17.15
Open Space Percentage (16.04 / 2 + 17.15) / 98.4 = .256 = 25.6%	25.6%
Gross Density	1.25
Net Density 123 / (98.40 - 17.44) = 1.52	1.52

EVERGREENS

SHRUBS

PRIMARY ENTRY MONUMENT (2)

SECONDARY ENTRY MONUMENT (1)

PAVILION (16′x54′)

SPORT COURTS (2)

PARK BENCHES (2)

TUBULAR STEEL FENCING (EVERYTHING ELSE WOOD FENCING)

ERWIN FARMS

CONCEPT PLAN

CITY OF ROCKWALL

FEBRUARY 27, 2025

11 NORTHEAST RESIDENTIAL DISTRICT

DISTRICT DESCRIPTION

The *Northeast Residential District* is characterized by its established low-density residential subdivisions and rural/estate style lots. This district is anticipated to be a future growth center for the City, having several large vacant tracts of land suitable for low-density, residential development. In addition, the City currently owns a large tract of land that will be a northern community park and serve this district in the future.

DISTRICT STRATEGIES

The *Northeast Residential District* being mostly an established residential district, is not anticipated to change or transition. The strategies for this district are:

1. *Estate and Rural Residential*. The maintenance of the *Estate* and *Rural Residential* housing types are important to balancing the diversity of suburban lots to large lot housing within the City. These areas also provide rural reserves for the City and create a natural transition zone to the east, towards FM-3549.
2. *Suburban Residential*. Any new *Suburban Residential* developments should include a mix of larger to mid-sized lots. Lots in these developments should not be smaller than existing *Suburban Residential* in this district.
3. *Infill Development*. Residential infill development within this district should be compatible with the surrounding structures and should generally follow the guidelines for low density, suburban housing or rural/estate housing.
4. *Neighborhood/Convenience Centers*. The commercial in this district is intended to support the existing residential subdivisions and should be compatible in scale with the adjacent residential structures.
5. *John King Boulevard Trail Plan*. A ten (10) foot hike/bike trail should be incorporated along John King Boulevard with rest stops and signage as indicated in *Appendix 'B'* of this Comprehensive Plan.

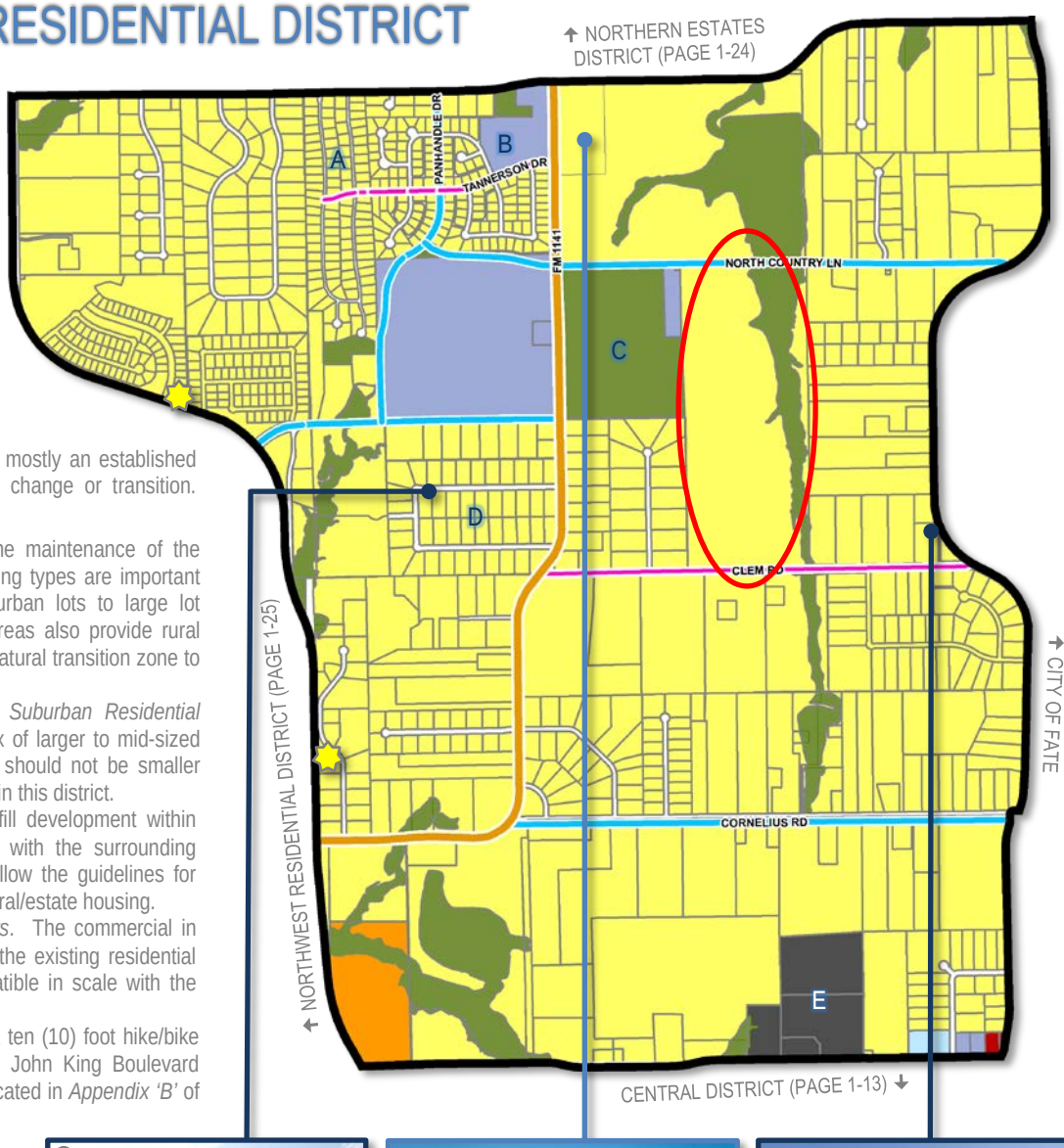
POINTS OF REFERENCE

A. Stoney Hollow Subdivision
B. Celia Hays Elementary School
C. North Country Lane Park
D. Saddlebrook Estates Subdivision
E. Resthaven Funeral Home

LAND USE PALETTES

Current Land Use
Future Land Use

John King Boulevard Trail Plan
Rest Stop/Trailblazer Pylon




2 Current Suburban Residential

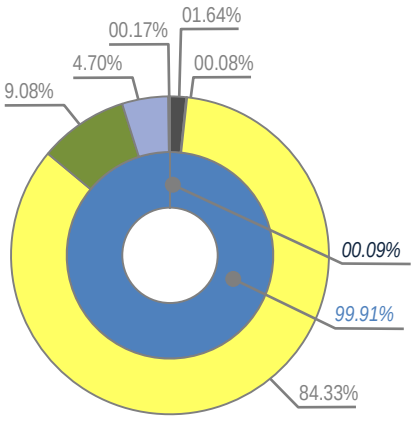

2 Future Suburban Residential


1 Current Rural Residential

BUILD OUT
1,964
5,794

% OF ROCKWALL
3.13%
0.99%
3.10%

CURRENT
625
18
1,844



MINOR COLLECTOR	
M4U	
M4D	

COMMERCIAL	0.09%
RESIDENTIAL	99.91%
MIXED USE	0.00%

CEMETERY (CEM)	32.34-ACRES
COMMERCIAL/RETAIL (CR)	1.52-ACRES
LOW DENSITY RESIDENTIAL (LDR)	1,658.33-ACRES
PARKS AND OPEN SPACE (OS)	178.54-ACRES
PUBLIC (P)	92.45-ACRES
QUASI-PUBLIC (QP)	3.25-ACRES

01.01 RESIDENTIAL

LOW DENSITY RESIDENTIAL (LDR)

The *Low Density Residential* land use category consists of residential subdivisions that are two (2) units per gross acre or less; however, a density of up to two and one-half (2½) units per gross acre may be permitted for developments that incorporate increased amenity and a mix of land uses (*see Chapter 8, Residential Developments, of this Comprehensive Plan*).

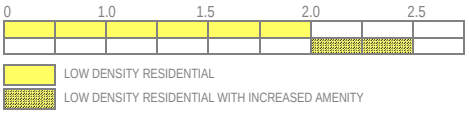
DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Suburban, Estate and Rural Residential (*i.e. Single-Family Detached Homes*)
2. *Secondary Land Uses:* Amenities, Parks, Open Space, and Institutional/Civic Land Uses
3. *Zoning Districts:* All Single-Family Estate (SFE) Districts (i.e. SFE 1.5, 2.0 & 4.0), certain Planned Development (PD) Districts and the Single-Family One (SF-1) District.

EXISTING LAND USE EXAMPLES

1. Breezy Hill Subdivision
2. Stone Creek Subdivision
3. Oaks of Buffalo Way Subdivision

RESIDENTIAL DENSITY CHART



MEDIUM DENSITY RESIDENTIAL (MDR)

The *Medium Density Residential* land use category consists of residential subdivisions that are greater than two and one-half (2½) units per gross acre, but not higher than three (3) units per gross acre; however, a density of up to three and one-half (3½) units per gross acre may be permitted for developments that incorporate increased amenity and a mix of land uses (*see Chapter 8, Residential Developments, of this Comprehensive Plan*).

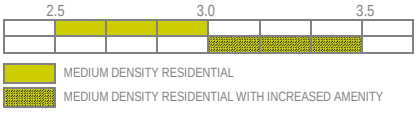
DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Suburban Residential (*i.e. Single-Family Detached Homes*)
2. *Secondary Land Uses:* Amenities, Parks, Open Space, and Institutional/Civic Land Uses
3. *Zoning Districts:* Certain Planned Development (PD) Districts and the Single-Family 16 (SF-16) District

EXISTING LAND USE EXAMPLES

1. Caruth Lakes Subdivision
2. Lago VistaSubdivision
3. Park Place Subdivision

RESIDENTIAL DENSITY CHART



HIGH DENSITY RESIDENTIAL (HDR)

The *High Density Residential* land use category may consist of single-family residential homes, duplexes, townhomes, apartments, lofts, condominiums or other forms of housing that exceed three and one-half (3½) units per gross acre. These developments should contain increased amenities and open space, and incorporate pedestrian connectivity to adjacent land uses.

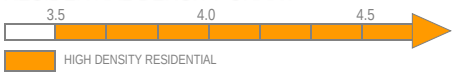
DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Suburban and Urban Residential (*i.e. Single-Family Detached, Single-Family Attached, Zero Lot Line Homes, Townhomes, Duplexes, Condominiums and Multi-Family Apartments*)
2. *Secondary Land Uses:* Amenities, Parks, Open Space, and Institutional/Civic Land Uses
3. *Zoning Districts:* Certain Planned Development (PD) Districts, Single-Family 10 (SF-10) District, Single-Family 8.4 (SF-8.4) District, Single-Family 7 (SF-7) District, Zero Lot Line (ZL-5) District, Two Family (2F) District, and the Multi-Family 14 (MF-14) District.

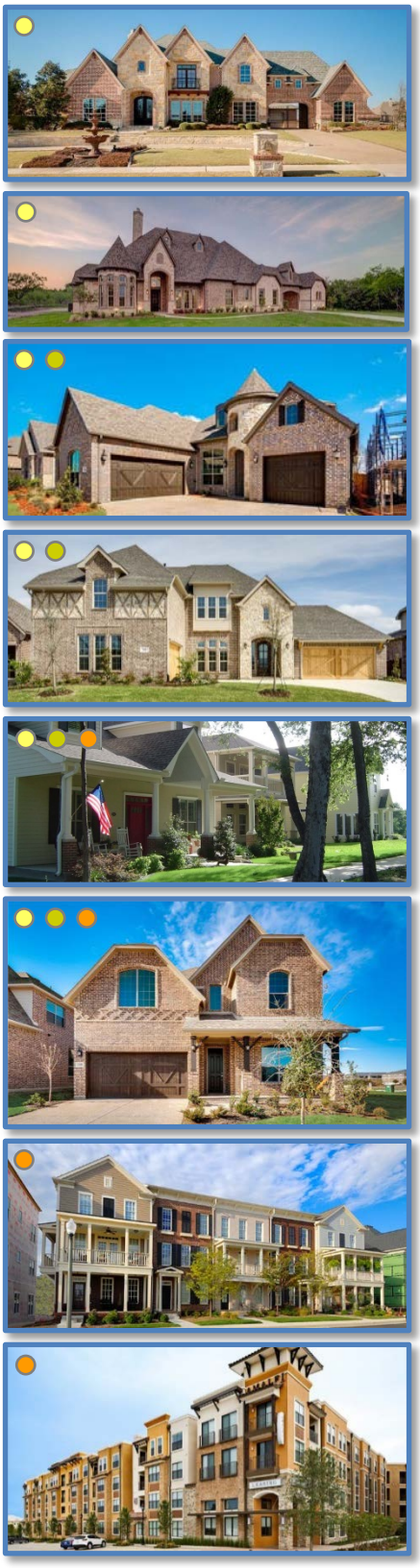
EXISTING LAND USE EXAMPLES

1. Turtle Cove Subdivision
2. Sixteen50 @ Lake Ray Hubbard Apartments
3. Mission Rockwall Apartment Complex

RESIDENTIAL DENSITY CHART



NOTE: HIGH DENSITY RESIDENTIAL REQUIRES INCREASED AMENITY



CITY OF ROCKWALL

ORDINANCE NO. 25-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO PLANNED DEVELOPMENT DISTRICT XX (PD-XX) FOR SINGLE-FAMILY 10 (SF-10) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 98.316-ACRE TRACT OF LAND IDENTIFIED AS TRACT 4 OF THE J. M. GASS SURVEY, ABSTRACT NO. 88, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'* AND DEPICTED HEREIN BY *EXHIBIT 'B'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Adam Buczek of the Skorburg Company on behalf of Dr. Karl Erwin of the Estate of Karl Erwin for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) District land uses on a 98.316-acre tract of land identified as Tract 4 of the J. M. Gass Survey, Abstract No. 88, 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 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 *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District 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 2. That development of the *Subject Property* shall generally be in accordance with the *Concept Plan*, depicted in *Exhibit 'B'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'B'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 3. That development of the *Subject Property* shall generally be in accordance with the *Density and Development Standards*, outlined in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of

DRAFT 03.17.25

approval of the amended zoning classification for the *Subject Property*;

SECTION 4. That a *Master Parks and Open Space Plan* for the *Subject Property*, prepared in accordance with this ordinance and consistent with the *Planned Development Concept Plan* described in *Exhibit 'C'* of this ordinance, shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.

SECTION 5. That development of the *Subject Property* shall be in conformance with the schedule listed below (*except as set forth below with regard to simultaneous processing and approvals*).

(a) The procedures set forth in the City's subdivision regulations on the date this ordinance is approved by the City, as amended by this ordinance [*including Subsections 5(b) through 5(g) below*], shall be the exclusive procedures applicable to the subdivision and platting of the *Subject Property*.

(b) The following plans and plats shall be required in the order listed below (*except as set forth below with regard to simultaneous processing and approvals*). The City Council shall act on an application for a *Master Parks and Open Space Plan* in accordance with the time period specified in *Section 212.009* of the *Texas Local Government Code*.

(1) Master Parks and Open Space Plan
(2) Master Plat
(3) Preliminary Plat
(4) PD Site Plan
(5) Final Plat

(c) *Master Parks and Open Space Plan.* A *Master Parks and Open Space Plan* for the *Subject Property*, as depicted in *Exhibit 'B'* of this ordinance, prepared in accordance with this ordinance, shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.

(d) *Master Plat.* A *Master Plat* for the *Subject Property*, as depicted in *Exhibit 'B'* of this ordinance, shall be submitted and shall identify the proposed timing of each phase of the proposed development. A *Master Plat* application may be processed by the City concurrently with a *Master Parks and Open Space Plan* application for the development.

(e) *Preliminary Plat.* A *Preliminary Plat* for each phase of the *Subject Property*, as depicted in *Exhibit 'B'* of this ordinance, shall be submitted in accordance with the phasing plan established by the *Master Plat* and shall include a *Treescape Plan* for the phase being *Preliminary Platted*. A *Preliminary Plat* application may be processed by the City concurrently with a *Master Plat* and a *Master Parks and Open Space Plan* application for the development.

(f) *PD Site Plan.* A *PD Site Plan* for each phase of the development of the *Subject Property*, as depicted in *Exhibit 'B'* of this ordinance, shall be submitted and shall identify all site/landscape/hardscape plan(s) for all open space, neighborhood parks, trail systems, street buffers and entry features. A *PD Site Plan* application may be processed by the City concurrently with a *Final Plat* application for the development.

DRAFT ORDINANCE 09.17.2025

(g) *Final Plat.* Prior to the issuance of any building permits, a *Final Plat*, conforming to the *Preliminary Plat*, shall be submitted for approval.

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

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

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 7th DAY OF APRIL, 2025.

_____
Trace Johannesen, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *March 17, 2025*

2nd Reading: *April 7, 2025*

DRAFT ORDINANCE 03.17.2025

Exhibit 'A':
Legal Description

Being a tract of land situated in the John M. Gass Survey, Abstract Number 88, in the City of Rockwall, Rockwall County, Texas, being part of a tract of land described in the Special Warranty Deed to Karl Daniel Erwin, Trustee of Sub-Trust A of the Karl W. Erwin Family Trust, recorded in Volume 6424, Page 27, Deed Records of Rockwall County Texas (D.R.R.C.T.) and being more particularly described as follows:

BEGINNING at mag nail set in asphalt pavement in the approximate center of Clem Road (by use and occupation) at the southeast corner of said Erwin tract;

THENCE South 89 degrees 12 minutes 22 seconds West, with the approximate center of Clem Road and the south line of said Erwin tract, a distance of 1262.89 feet to a mag nail set in asphalt pavement at the southeast corner of a tract of land described in the Warranty Deed to Mt. Zion Water Supply Corp. recorded in Volume 1810, Page 34, D.R.R.C.T.;

THENCE North 01 degrees 14 minutes 17 seconds West, with the east line of said Mt. Zion Water Supply Corp. tract and the west line of said Erwin tract, a distance of 159.00 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the northeast corner of said Mt. Zion Water Supply Corp. tract;

THENCE South 89 degrees 12 minutes 22 seconds West, with the north line of said Mt. Zion Water Supply Corp. tract and the west line of said Erwin tract, a distance of 55.00 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the northwest corner of said Mt. Zion Water Supply Corp. tract, also being in the east line of J. L. Peoples Subdivision, an addition to the County of Rockwall, Texas, according to the plat recorded in Cabinet A, Page 109, Plat Records of Rockwall County, Texas (P.R.R.C.T.);

THENCE North 01 degrees 14 minutes 17 seconds West, with the east line of said J. L. Peoples Subdivision and the west line of said Erwin tract; a distance of 1498.13 feet to a 1/2-inch iron rod found at the northeast corner of said J. L. Peoples Subdivision, also being the southeast corner of a tract of land described in the Warranty Deed to City of Rockwall recorded in Volume 4695, Page 35, D.R.R.C.T.;

THENCE North 01 degrees 51 minutes 41 seconds West, with the west line of said Erwin tract, the east line of said City of Rockwall tract (Volume 4695, Page 35), and the east line of a tract of land described in the Warranty Deed to City of Rockwall recorded in Volume 2434, Page 53, D.R.R.C.T., a distance of 1330.51 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set;

THENCE North 89 degrees 34 minutes 35 seconds East, crossing said Erwin tract, a distance of 349.11 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set;

THENCE North 01 degrees 51 minutes 41 seconds West, crossing said Erwin tract, a distance of 322.10 feet to a mag nail set in asphalt pavement in the approximate center of North Country Lane (by use and occupation), also being the north line of said Erwin tract;

THENCE North 89 degrees 34 minutes 35 seconds East, with the north line of said Erwin tract and the approximate center of said North Country Lane, a distance of 1009.37 feet to a mag nail set in asphalt at the northeast corner of said Erwin tract;

THENCE South 00 degrees 29 minutes 57 seconds East, with the east line of said Erwin tract and generally with the west line of a tract of land awarded to Carol Alley Dejarnett and described as Tract 2 in the Clarified Final Decree of Divorce recorded in Volume 2216, Page 197, D.R.R.C.T., a distance of 644.60 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the southwest corner of said Tract 2, also being the northwest corner of Northcrest Estates Addition II, an addition to the County of Rockwall, Texas, according to the plat recorded in Cabinet A, Page 303, P.R.R.C.T.;

DRAFT ORDINANCE 05.07.2025

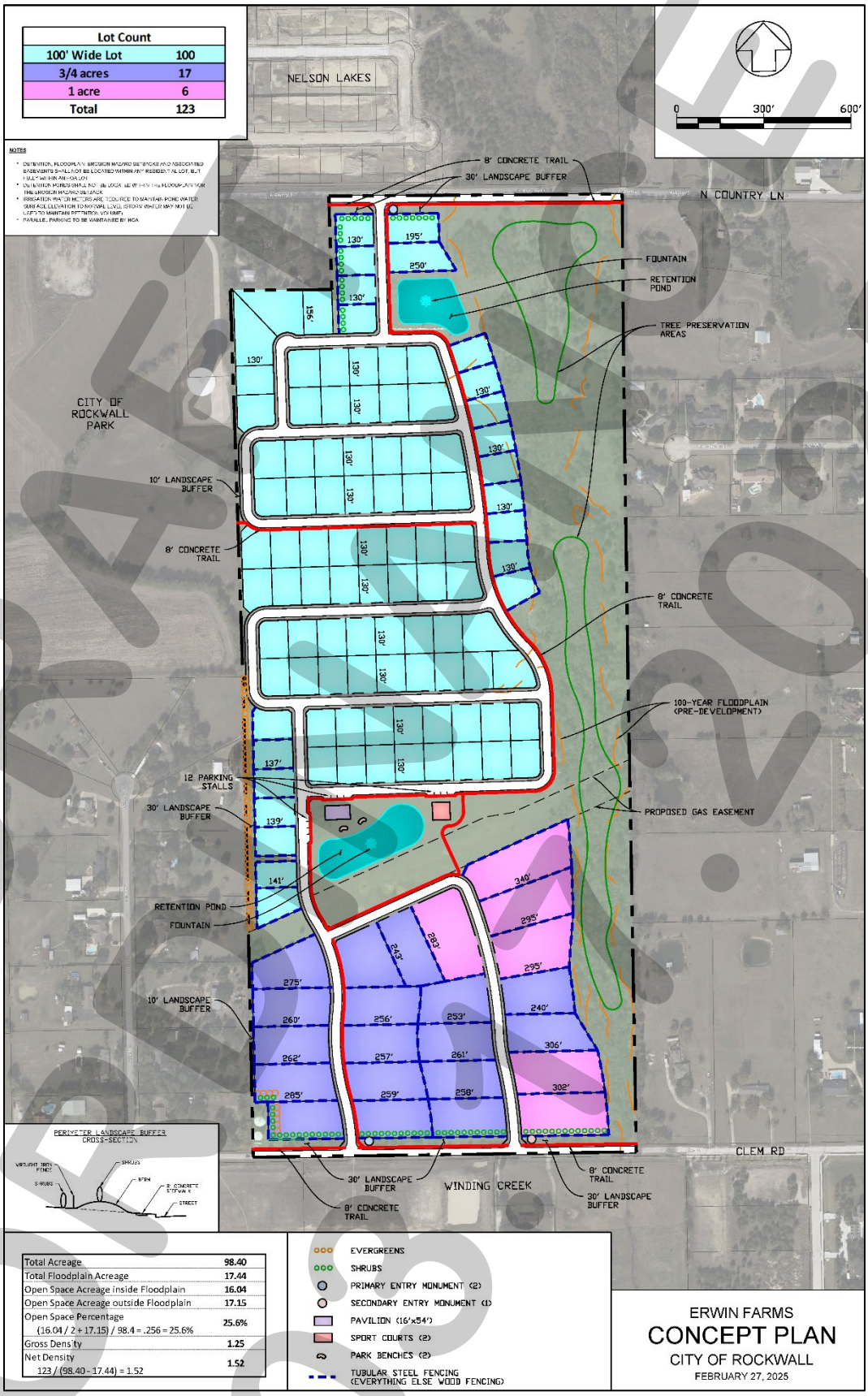
Exhibit 'A':
Legal Description

THENCE South 00 degrees 49 minutes 09 seconds East, with the east line of said Erwin tract, the west line of said Northcrest Estates Addition II, the west line of a tract of land described in the Warranty Deed to Stephen Richard Erbert and Patricia Erbert recorded in Volume 5722, Page 62, D.R.R.C.T., and the west line of Watson Estates, an addition to the County of Rockwall, Texas, according to the plat recorded in Cabinet G, Page 319, P.R.R.C.T., a distance of 984.98 feet to a 1/2-inch iron rod found;

THENCE South 00 degrees 59 minutes 53 seconds East, with the east line of said Erwin tract, the west line of said Watson Estates, the west line of a tract of land described in the Warranty Deed to James William Valk, Jr. and Renee Lucille Burns, as Trustees of the James William Valk, Jr. Living Trust, recorded in Volume 6107, Page 305, D.R.R.C.T., the west line of a tract of land described in the General Warranty Deed to Kevin Conner and Amy Conner recorded in Document Number 20140000015800, Official Public Records of Rockwall County, Texas, and the west line of Mustang Acres Subdivision, an addition to the County of Rockwall, Texas, according to the plat recorded in Cabinet A, Page 54, P.R.R.C.T., a distance of 1671.08 feet to the POINT OF BEGINNING and containing 4,277,500 square feet (98.198 acres) of land.

DRAFT ORDINANCE 03.17.2025

Exhibit 'B':
Concept Plan



DRAFT
02.05.2025

Density and Development Standards.

(1) *Permitted Uses*. Unless specifically provided by this Planned Development District ordinance, only those uses permitted within the Single Family 10 (SF-10) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), are allowed on the *Subject Property*.

(2) *Lot Composition and Layout*. The lot layout and composition shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* and stated in *Table 1*, which is as follows:

TABLE 1: LOT COMPOSITION

Lot Type	Minimum Lot Size (FT)	Minimum Lot Size (SF)	Dwelling Units (#)	Dwelling Units (%)
A	100' x 120'	12,000 SF	100	81.30%
B	120' x 230'	32,670 SF	17	13.82%
C	120' x 275'	43,560 SF	6	04.88%
		Maximum Permitted Units:	123	100.00%

Density and Dimensional Requirements. Unless specifically provided by this Planned Development District ordinance, the development standards stipulated by the Single Family 10 (SF-10) District, as specified by Article 05, *District Development Standards*, of the Unified Development Code (UDC) are applicable to all development on the *Subject Property.* The maximum permissible density for the *Subject Property* shall not exceed *1.25* dwelling units per gross acre of land; however, in no case should the proposed development exceed *123* units. All lots shall conform to the standards depicted in *Table 2*, which are as follows:

TABLE 2: LOT DIMENSIONAL REQUIREMENTS

Lot Type (see Concept Plan) ►	A	B	C
Minimum Lot Width [1]	100'	120'	120'
Minimum Lot Depth	120'	230'	275'
Minimum Lot Area	12,000 SF	32,670 SF	43,560 SF
Minimum Front Yard Setback [2] & [5]	25'	30'	30'
Minimum Side Yard Setback	10'	10'	10'
Minimum Side Yard Setback Adjacent to a Street [2], [5], & [6]	20'	20'	20'
Minimum Length of Driveway Pavement	25'	30'	30'
Maximum Height [3]	36'	36'	36'
Minimum Rear Yard Setback [4]	10'	30'	30'
Minimum Area/Dwelling Unit (SF) [7]	2,800 SF	3,000 SF	3,000 SF
Maximum Lot Coverage	65%	60%	60%

General Notes:

[1]: Lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may have the front lot width reduced by 20% as measured at the *Front Yard Building Setback*. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced by up to ten (10) percent, but shall meet the minimum lot size for each lot type referenced in *Table 1*.

[2]: The location of the *Front Yard Building Setback* as measured from the front property line.

[3]: The *Maximum Height* shall be measured to the eave or top plate (*whichever is greater*) of the single-family home.

[4]: The location of the *Rear Yard Building Setback* as measured from the rear property line.

[5]: Sunrooms, porches, stoops, bay windows, balconies, masonry clad chimneys, eaves and similar architectural features may encroach beyond the *Front Yard Building Setback* by up to ten (10) feet for any property; however, the encroachment shall not exceed five (5) feet on *Side Yard Setbacks*. A sunroom is an enclosed room no more than 15-feet in width that has glass on at least 50% of each of the encroaching faces.

[6]: All *Corner Lots* that back to a lot that fronts onto the same street that the *Corner Lot* sides to (*i.e. a Keystone Lot*), shall have a side setback that is equal to the front setback of the fronting lot. In addition, no solid fence shall be situated within this setback.

[7]: Air-Conditioned Space.

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(3) *Building Standards*. All development shall adhere to the following building standards:

(a) *Masonry Requirement*. The minimum masonry requirement for the exterior façade of all buildings shall be 100.00% (*excluding dormers and walls over roof areas*). For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementitious fiberboard (*e.g. HardiBoard or Hardy Plank*) in a horizontal lap-siding, *board-and-batten* siding, or a decorative pattern (*see examples below*) may be used for up to 50.00% of the masonry requirement; however, a Specific Use Permit (SUP) may be requested for housing plans that utilize cementitious fiberboard in excess of 50.00% of the masonry requirement.

FIGURE 1: EXAMPLES OF CEMENTITIOUS FIBERBOARD



(b) *Roof Pitch*. A minimum of an *8:12* roof pitch is required on all structures with the exception of dormers, sunrooms and porches, which shall have a minimum of a *4:12* roof pitch.

(c) *Garage Orientation and Garage Doors*. This development shall adhere to the following garage design and orientation requirements

(1) *Type 'A', 'B' & 'C' Lots (all Lot types)*. All lots as depicted in *Exhibit 'B'* may be oriented in a traditional swing (or j-swing) garage configuration -- *where the two (2) car garage is stated facing the side property line and the driveway swings into the garage in a 'J' configuration*. In a *traditional swing* (*or j-swing*) garage configuration, a second (single or double) garage door facing the street is permitted if it is behind the width of the double garage door in the *traditional swing* (*or j-swing*) configuration.

(2) All garage configurations not conforming to the aforementioned garage configurations shall meet the requirements stipulated by Article 06, *Parking and Loading*, of the Unified Development Code (UDC). In addition, all garage configurations shall have upgraded finishes that consist of the following architectural elements: [*1*] coach lighting, [*2*] decorative wood doors or wood overlays on insulated metal doors, [*3*] include two (2) of the upgraded or enhanced finishes from *Figure 3 & 4* below, and [*4*] driveways that are constructed with ornamental stamped concrete brick pavers, stained finished, or salt finished. [*see Figures 1 – 3 for examples of the aforementioned garage and driveway features*].

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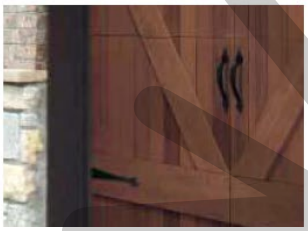
FIGURE 2. EXAMPLE OF COACH LIGHTING



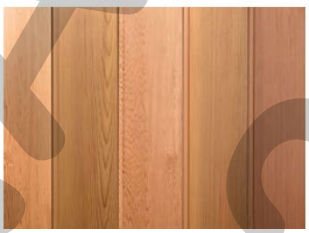
FIGURE 3: EXAMPLES OF UPGRADED OR ENHANCED FINISHES



DIVIDED BAYS



CARRIAGE HARDWARE



CEDAR CLADDING

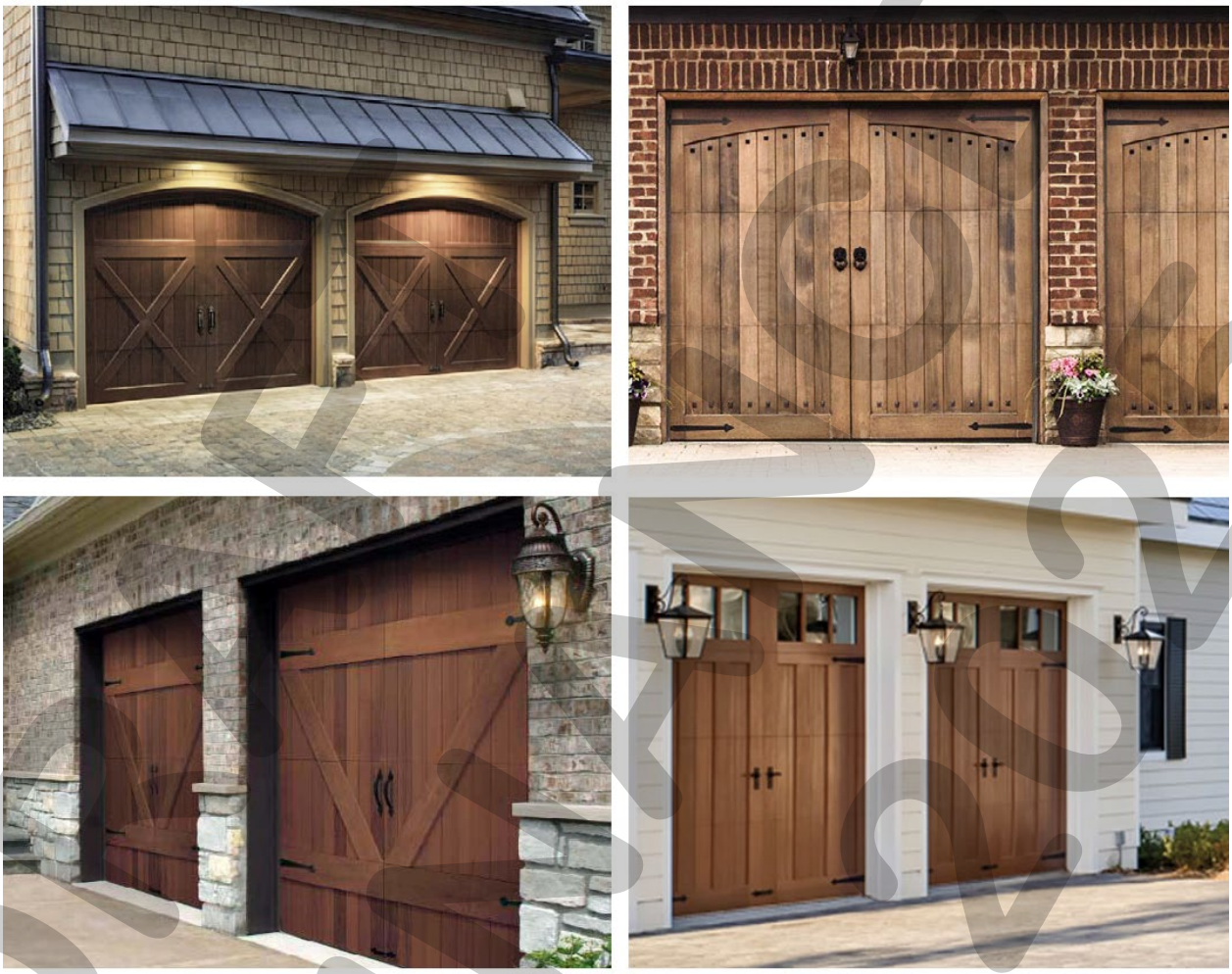


ORNAMENTAL PAVING

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FIGURE 4: EXAMPLES OF UPGRADED GARAGES



(4) *Anti-Monotony Restrictions*. The development shall adhere to the Anti-Monotony Matrix depicted in Table 3 below (*for spacing requirements see Figures 5 & 6 below*).

TABLE 3: ANTI-MONOTONY MATRIX

Lot Type	*Minimum Lot Size*	*Elevation Features*
A	100' x 120'	(1), (2), (3), (4)
B	120' x 230'	(1), (2), (3), (4)
C	120' x 275'	(1), (2), (3), (4)

(a) Identical brick blends or paint colors may not occur on adjacent (*side-by-side*) properties along any block face without at least five (5) intervening homes of differing materials on the same side of the street beginning with the adjacent property and six (6) intervening homes of differing materials on the opposite side of the street.

(b) Front building elevations shall not repeat along any block face without at least five (5) intervening homes of differing appearance on the same side of the street and six (6) intervening homes of differing appearance on the opposite side of the street. The rear elevation of homes backing to open spaces or Clem Road or North Country Lane shall not repeat without at least five (5) intervening homes of differing appearance. Homes

are considered to have a differing appearance if any of the following two (2) items deviate:

(1) Number of Stories
(2) Permitted Encroachment Type and Layout
(3) Roof Type and Layout
(4) Articulation of the Front Façade

(c) Permitted encroachment (*i.e. porches and sunroom*) elevations shall not repeat or be the same along any block face without at least five (5) intervening homes of sufficient dissimilarity on the same side of the street beginning with the home adjacent to the subject property and six (6) intervening homes beginning with the home on the opposite side of the street.

(d) Each phase of the subdivision will allow for a maximum of four (4) compatible roof colors, and all roof shingles shall be an architectural or dimensional shingle (*3-Tab Roofing Shingles are prohibited*).

FIGURE 5: PROPERTIES LINE UP ON THE OPPOSITE SIDE OF THE STREET. WHERE RED IS THE SUBJECT PROPERTY.

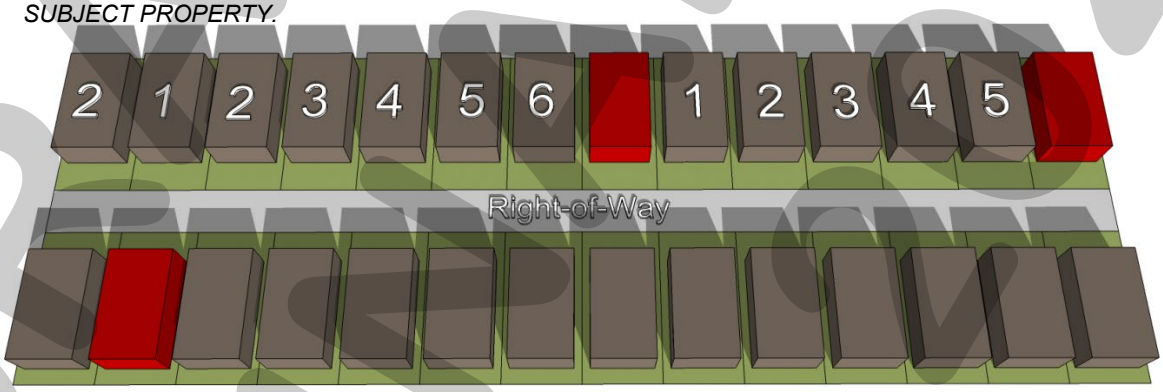
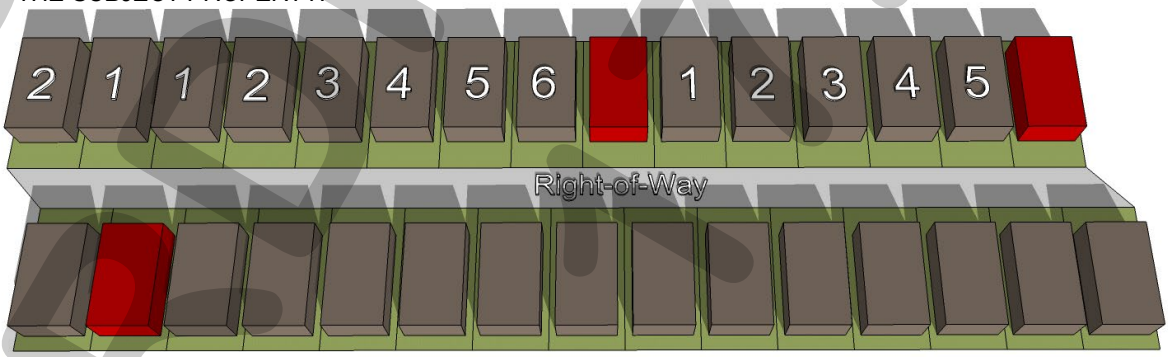


FIGURE 6: PROPERTIES DO NOT LINE UP ON OPPOSITE SIDE OF THE STREET. WHERE RED IS THE SUBJECT PROPERTY.



(5) *Fencing Standards*. All individual residential fencing and walls shall be architecturally compatible with the design, materials and colors of the primary structure on the same lot, adhere to the *Concept Plan* depicted in *Exhibit 'B'*, and meet the following standards:

(a) *Front Yard Fences*. Front yard fences shall be prohibited.

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(b) *Wood Fences*. All solid fencing shall be constructed utilizing standard cedar fencing materials (*spruce fencing is prohibited*) that are a minimum of ½-inch or greater in thickness. Fences shall be *board-on-board* panel fence that is constructed a minimum of six (6) feet in height and a maximum of eight (8) feet in height. Posts, fasteners, and bolts shall be formed from hot dipped galvanized or stainless steel. All cedar pickets shall be placed on the public side (*i.e. facing streets, alleys, open space, parks, and/or neighboring properties*). All posts and/or framing shall be placed on the private side (*i.e. facing towards the home*) of the fence. All wood fences shall be smooth finished, free of burs and splinters, and be stained and sealed on both sides of the fence. Painting a fence with oil or latex based paint shall be prohibited.

(c) *Wrought Iron/Tubular Steel*. Lots located along the perimeter of roadways (*i.e. North Country Lane and Clem Road*), abutting open space contiguous to perimeter roads, greenbelts and parks shall be required to install a wrought iron or tubular steel fence as depicted in the *Concept Plan* in *Exhibit 'B'* of this ordinance. Wrought iron/tubular steel fences can be a maximum of six (6) feet in height and a minimum of four (4) feet in height.

(d) *Corner Lots*. Corner lot fences (*i.e. adjacent to the street*) shall provide masonry columns evenly spaced along the side and/or rear property line – *with columns not exceeding 45-foot centers* -- that begin at the rear of the property line. A maximum of six (6) foot solid *board-on-board panel* fence constructed utilizing cedar fencing shall be allowed between the masonry columns along the side and/or rear lot adjacent to a street. The property owner shall be required to maintain both sides of the fence.

(e) *Solid Fences (including Wood Fences)*. All solid fences shall incorporate a decorative top rail or cap detailing into the design of the fence.

(f) *Fence in Easements*. No fencing shall be constructed in or across a franchise utility or the City of Rockwall's easements.

(6) *Landscape and Hardscape Standards*.

(a) *Landscape*. Landscaping shall be reviewed and approved with the *PD Site Plan*. All *Canopy/Shade Trees* planted within this development shall be a minimum of four (4) caliper inches in size and all *Accent/Ornamental/Under-Story Trees* shall be a minimum of four (4) feet in total height.

(1) Any residential lot that sides or backs to a major roadway where wrought iron/tubular steel fencing is required, shall also be required to plant a row of shrubs adjacent to the wrought iron/tubular fence within the required 30-foot landscape buffer (*i.e. on the Homeowner's Associations' [HOAs'] property*). These shrubs shall be maintained by the Homeowner's Association (HOA).

(2) Any residential lot that sides or backs to a major roadway where wrought iron/tubular steel fencing is required shall also be required to plant a row of shrubs within the residential lot located along the wrought iron/tubular fencing that abuts the required 30-foot HOA maintained landscape buffer, which shall be maintained by the homeowner.

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(3) The four (4) residential lots with a rear lot line that backs up to the 30-foot wide HOA maintained landscape buffer (*which shall include a 20-foot utility easement*) near the entrance off N. Country Lane (*as depicted on Exhibit 'B'*) shall be required to plant a row of shrubs within the residential lot along the rear yard wrought iron/tubular fencing and shall be maintained by the homeowner.

(4) A minimum 30-foot HOA maintained landscape buffer (*which shall include a 20' drainage easement*) shall be incorporated between the *Type 'A'* Lots abutting the existing residences located in the City of Rockwall extraterritorial jurisdiction as depicted on Exhibit 'B'. This landscape buffer shall incorporate a solid living screen utilizing evergreen trees – *either Eastern Red Cedar or Leland Cypress unless otherwise approved by the Director of Planning and Zoning* -, a minimum of four (4) caliper inches in size at the time of planting, that will be planted on 20-foot centers.

(b) *Landscape Buffers*. All landscape buffers and plantings located within the buffers shall be maintained by the Homeowner's Association (HOA). All *Canopy/Shade Trees* planted within this development shall be a minimum of four (4) caliper inches in size and all *Accent/Ornamental/Under-Story Trees* shall be a minimum of four (4) feet in total height. All trail locations shall generally be in accordance with *Exhibit 'B'* of this ordinance.

(1) *Landscape Buffer and Sidewalks (North Country Lane)*. A minimum of a 30-foot landscape buffer shall be provided along North Country Lane (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and shrubbery along the entire length of the frontage. Berms shall have a minimum height of 30-inches and a maximum height of 48-inches. No berms shall be allowed on water or sanitary sewer lines. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering eight (8) foot trail shall be constructed within the 30-foot landscape buffer.

(2) *Landscape Buffer and Sidewalks (Clem Road)*. A minimum of a 30-foot landscape buffer shall be provided along Clem Road (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and shrubbery along the entire length of the frontage. Berms shall have a minimum height of 30-inches and a maximum height of 48-inches. No berms shall be allowed on water or sanitary sewer lines. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering eight (8) foot trail shall be constructed within the 30-foot landscape buffer.

(3) *Landscape Buffer Adjacent to Open Spaces and Public Parks*. A minimum of a ten (10) foot landscape buffer shall be provided along the roadway adjacent to the public park. This landscape buffer shall incorporate ground cover and shrubbery along the entire length of the adjacent street frontage. In addition, one (1) canopy tree and one (1) accent tree shall be planted per 50-linear feet.

(c) *Street Trees*. The Homeowner's Association (HOA) shall be responsible for the maintenance of all street trees and will be required to maintain a minimum of 14-feet vertical clearance height for any trees overhanging a public right-of-way. Street trees shall be planted a minimum of five (5) feet from public water, sanitary sewer and storm lines that are less than ten (10) inches in size, and ten (10) feet from public water, sanitary sewer, and storm lines that are ten (10) inches and greater. In addition, no

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street trees shall be allowed to be located within public right-of-way. All street trees shall be reviewed with the *PD Site Plan*.

(d) *Residential Lot Landscaping*. Prior to the issuance of a Certificate of Occupancy (CO), any residential lots depicted on *Exhibit 'B'* shall be landscaped with a minimum of two (2), four (4) inch caliper canopy trees (*as measured per Article 08, Landscape and Fence Standards, of the Unified Development Code [UDC]*) within the front yard. In addition, corner lots shall be required to add a minimum of one (1), four (4) inch caliper canopy trees (*as measured per Article 08, Landscape and Fence Standards, of the Unified Development Code [UDC]*) within the side yard facing the street.

(e) *Irrigation Requirements*. Irrigation shall be installed for all required landscaping located within detention areas, common areas, landscape buffers and/or open space. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or landscape architect and shall be maintained by the Homeowner's Association (HOA).

(f) *Hardscape*. Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the *PD Site Plan*.

(7) *Street*. All streets (*excluding drives, fire lanes and private parking areas*) shall be built according to City street standards.

(8) *Parallel Parking*. All parallel parking shall be a minimum of 22' x 9' *face-to-face*, be within a *Parking Maintenance Easement*, built to the City's design standards, and be maintained, repaired and replaced by the Homeowner's Association (HOA).

(9) *Lighting*. Light poles shall not exceed 20-feet in total height (*i.e. base and lighting standard*). All fixtures shall be directed downward and be positioned to contain all light within the development area.

(10) *Sidewalks*. All sidewalks adjacent to a street shall be a maximum of two (2) feet inside the right-of-way line and be five (5) feet in overall width; however, trails adjacent to residential lots -- *as depicted in Exhibit 'B' of this ordinance* -- shall be eight (8) feet in width and shall be permitted to extend up to two (2) feet outside the right-of-way, inside the residential lot, in a pedestrian access easement.

(11) *Buried Utilities*. New distribution power-lines required to serve the *Subject Property* and the existing power-lines adjacent to North Country Lane shall be placed underground, whether such lines are located internally or along the perimeter of the *Subject Property*, unless otherwise authorized by the City Council. Temporary power-lines constructed across undeveloped portions of the *Subject Property* to facilitate development phasing and looping may be allowed above ground, but shall not be considered existing lines at the time the area is developed, and if they are to become permanent facilities, such lines shall be placed underground pursuant to this paragraph. Franchise utilities shall be placed within a ten (10) foot public utility easement behind the sidewalk, between the home and the property line.

(12) *On-Site Sewage Facilities*. *Septic Systems* are permitted on *Lot Types 'B'* & *'C' per Table 1 and* as depicted on the *Concept Plan* in *Exhibit 'B'* of this ordinance pending conformance to the following standards:

(a) All *Septic Systems* shall be designed by a licensed *On-Site Sewage Facility (OSSF)* professional (*e.g. licensed engineer, sanitarian, etcetera*).

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(b) A stamped and signed copy of the *Septic System* plans indicating the full limits of the septic field shall be submitted to the city at the time of building permit on a *lot-by-lot* basis.

(c) All *Septic Systems* shall be inspected and approved by the City's chosen inspector.

(13) *Open Space*. The development shall consist of a minimum of 20.00% open space (*or a minimum of 19.68 acres -- as calculated by the formula stipulated in the Comprehensive Plan*), and generally conform to the Concept Plan contained in *Exhibit 'B'* of this ordinance. All open space areas (*including landscape buffers*) shall be included in the open space calculation, and maintained by the Homeowner's Association (HOA).

(14) *Trails*. A minimum of an eight (8) foot concrete trail system shall be constructed generally in the same location as the trail system depicted in *Exhibit 'B'* of this ordinance.

(15) *Amenities*. Amenities shall be constructed in generally the same areas as depicted in *Exhibit 'B'* of this ordinance, and shall be maintained by the Homeowner's Association (HOA). The design and layout of the amenities shall be approved with the *PD Site Plan*; however, the proposed pavilion shall be of a quality that is better than or equal to the pavilion picture in *Figure 6* below. The amenities will feature at least one (1) pavilion, two (2) multi-use sport courts (e.g. pickle ball and basketball courts), two (2) retention ponds each with a fountain, and two (2) benches.

FIGURE 6: PAVILION



(16) *Neighborhood Signage and Enhancements*. Permanent subdivision identification signage shall be required at all major entry points for the proposed subdivision. Final design and location of any entry features shall be reviewed and approved with the *PD Site Plan*; however, the design of the two (2) primary entry monuments shall be substantial and at a minimum be equal to or better than the representative monument signage examples in *Figure 7 & 8*. The developer shall provide enhanced landscaping areas at all entry points to the *Subject Property*. The final design of these areas shall be provided on the *PD Site Plan.*

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FIGURE 7 & 8: REPRESENTATIVE EXAMPLES OF PRIMARY ENTRY MONUMENT SIGNAGE





(17) *Homeowner's Association (HOA)*. A Homeowner's Association (HOA) shall be created to enforce the restrictions established in accordance with the requirements of *Section 38-15* of the *Subdivision Regulations* contained within the Municipal Code of Ordinances of the City of Rockwall. The HOA shall also maintain all private neighborhood parks, trails, open space and common areas (*including drainage facilities*), floodplain areas, irrigation, landscaping, screening fences, parallel parking and neighborhood signage associated with this development. These areas are required to be delineated on the *PD Site Plan*.

(18) *Variances*. The variance procedures and standards for approval that are set forth in the Unified Development Code (UDC) shall apply to any application for variances to this ordinance.

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CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

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

TO:	Mayor and City Council
DATE:	March 17, 2025
APPLICANT:	Lisa Brooks and Rene'e Holland; *Makeway, LLC*
CASE NUMBER:	Z2025-006; *Zoning Change from Agricultural (AG) District to General Retail (GR) District*

SUMMARY

Hold a public hearing to discuss and consider a request by Lisa Brooks and Rene'e Holland of Makeway, LLC for the approval of a *Zoning Change* from an Agricultural (AG) District to a General Retail (GR) District for a 2.751-acre tract of land identified as Tract 1-04 of the S. R. Barnes Survey, Abstract No. 13, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located at the southeast corner of the intersection of John King Boulevard and Quail Run Road, and take any action necessary.

BACKGROUND

The subject property was annexed into the City on March 16, 1998 by *Ordinance No. 98-10* [*Case No. A1998-001*]. At the time of annexation, the subject property was zoned Agricultural (AG) District. On September 20, 2021, the City Council denied a zoning change [*Case No. Z2021-035*] proposing to rezone the subject property from Agricultural (AG) District to Neighborhood Services (NS) District. Currently, the subject property is a 2.751-acre vacant tract of land.

PURPOSE

On February 14, 2025, the applicants -- *Lisa Brooks and Rene'e Holland of Makeway, LLC* -- submitted an application requesting to change the zoning of the subject property from an Agricultural (AG) District to a General Retail (GR) District. The purpose of this request is to accommodate the future construction of a *daycare facility* on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is located at the southeast corner of the intersection of John King Boulevard and Quail Run Road. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is E. Quail Run Road, which is identified as a *A4U (i.e. arterial, four [4] lane, undivided roadway)* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Continuing north is the Gideon Grove Subdivision, which was established on May, 3, 2019, consists of 72 single-family residential lots on 29.18-acres, and is zoned Planned Development District 77 (PD-77) for Single-Family 10 (SF-10) District land uses. Beyond this is a residential subdivision that is located outside of the corporate limits of the City of Rockwall.

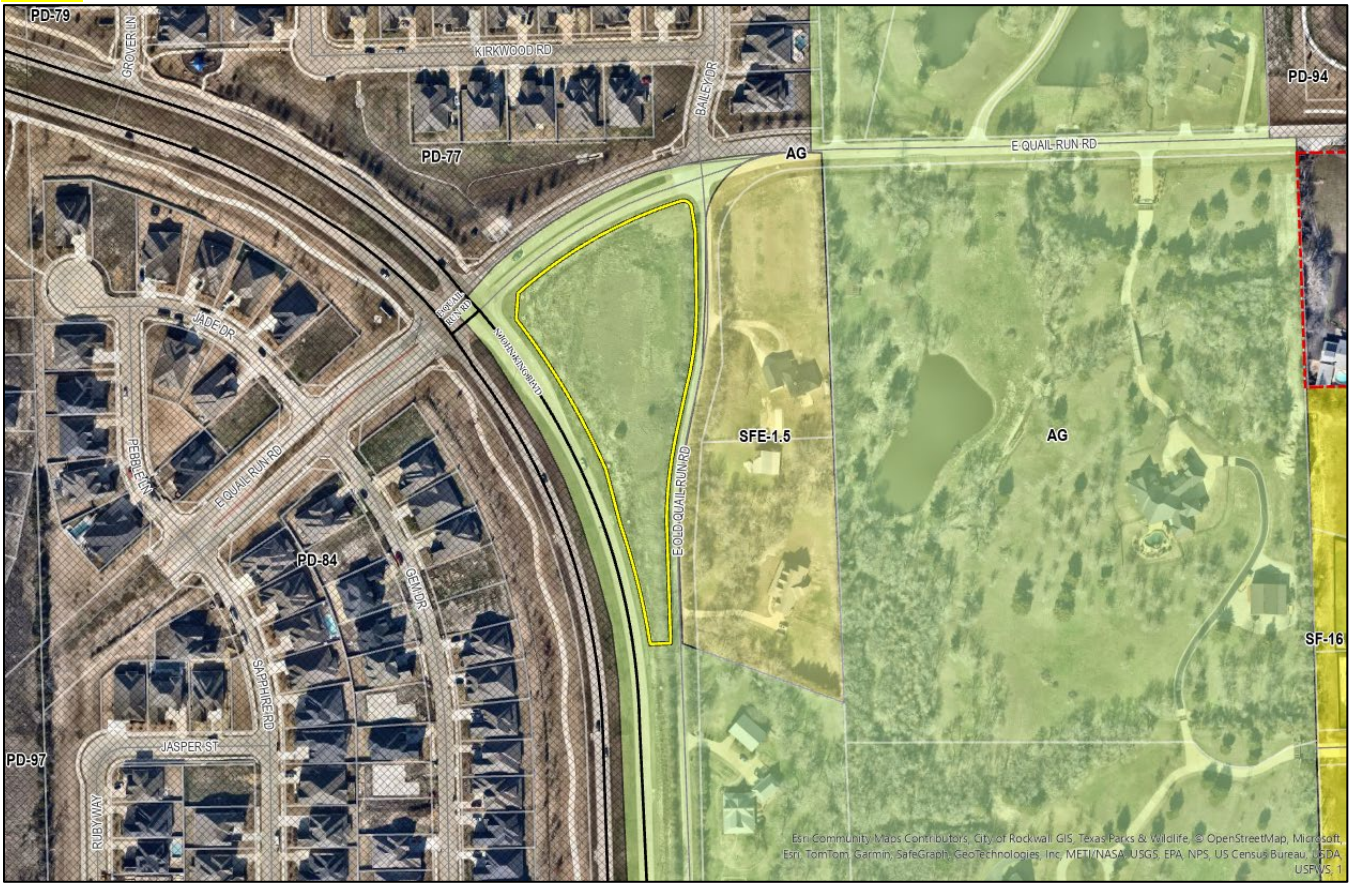
South: Directly south of the subject property is John King Boulevard, which is identified as a *P6D* (*i.e. principle arterial, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Continuing south is Phase 8A of the Caruth Lake Subdivision, which was established on December 20, 2012, consists of 63 single-family residential lots on 22.66-acres, and is zoned Planned Development District 5 (PD-5) for Single-Family 8.4 (SF-8.4) District land uses.

East: Directly east of the subject property is E. Old Quail Run Road, which is identified as a *R2* [*i.e. residential, two (2) lane, undivided roadway*] on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Continuing east are two (2) lots (*i.e. Lot 1 [1.82-acres], and Lot 2 [2.12-acres], Block A, Utley*

Addition) zoned Single-Family Estate 1.5 (SFE-1.5) District. Beyond this is a 17.51-acre tract of land (*i.e. Lot 1, Block A, Cox Acres*), which has a single-family home situated on the property and is zoned Agricultural (AG) District.

West: Directly west of the subject property is John King Boulevard, which is identified as a *P6D* (*i.e. principle arterial, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Continuing west is Phase 2 of the Gideon Grove Subdivision, which was established on March 22, 2022, consists of 96 single-family residential lots on 30.06-acres, and is zoned Planned Development District 84 (PD-84) for Single-Family 7 (SF-7) District land uses.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



CHARACTERISTICS OF THE REQUEST

The applicant is requesting to rezone the 2.751-acre parcel of land from an Agricultural (AG) District to a General Retail (GR) District for the purpose of constructing a *daycare facility* on the subject property. If approved, this development would then be subject to the land uses and development standards stipulated for the General Retail (GR) District as outlined by Article 04, *Permissible Uses*, and Subsection 04.04, *General Retail (GR) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC). A summary of the proposed development standards is as follows:

TABLE 1: GENERAL RETAIL (GR) DISTRICT STANDARDS

MINIMUM LOT AREA	6,000 SF
MINIMUM LOT WIDTH	60'
MINIMUM LOT DEPTH	100'
MINIMUM FRONT YARD SETBACK (1) & (2)	15'
MINIMUM SIDE YARD SETBACK (3)	10'
MINIMUM REAR YARD SETBACK (3)	10'
MINIMUM BETWEEN BUILDINGS (3)	10'
MAXIMUM BUILDING HEIGHT (4)	36'

MAXIMUM BUILDING SIZE [5]	25,000 SF
MAXIMUM LOT COVERAGE	40%
MINIMUM LANDSCAPING	20%
RESIDENTIAL ADJACENCY SCREENING [6]	20'

GENERAL NOTES:

[1]: FROM FUTURE RIGHT-OF-WAY AS SHOWN ON THE ADOPTED MASTER THOROUGHFARE PLAN OR AS ACTUALLY EXISTS, WHICHEVER IS GREATER.

[2]: PARKING SHOULD NOT BE LOCATED BETWEEN THE FRONT FAÇADE AND THE PROPERTY LINE.

[3]: THE SETBACK CAN BE REDUCED TO ZERO (0) FEET WITH A FIRE RATED WALL.

[4]: BUILDING HEIGHT MAY BE INCREASED UP TO 60-FEET IF APPROVED THROUGH A SPECIFIC USE PERMIT (SUP) BY THE PLANNING AND ZONING COMMISSION AND CITY COUNCIL.

[5]: A MAXIMUM BUILDING SIZE OF 25,000 SF IN AREA, UNLESS OTHERWISE APPROVED THROUGH A SPECIFIC USE PERMIT (SUP) BY THE PLANNING AND ZONING COMMISSION AND CITY COUNCIL.

[6]: ANY NON-RESIDENTIAL OR PARKING AREA THAT HAS A SIDE OR REAR CONTIGUOUS TO ANY RESIDENTIALLY ZONED OR USED PROPERTY SHALL BE SCREENED WITH A MASONRY FENCE A MINIMUM OF SIX (6) FEET IN HEIGHT WITH CANOPY TREES PLANTED ON 20-FOOT CENTERS. AS AN ALTERNATIVE, THE PLANNING AND ZONING COMMISSION MAY APPROVE AN ALTERNATIVE SCREENING METHOD THAT INCORPORATES A WROUGHT IRON FENCE AND THREE (3) TIERED SCREENING.

INFRASTRUCTURE

Based on the applicant's submittal the following infrastructure would be required to be constructed if this request is approved:

(1) *Water Improvements*. The development will be required to tie into the existing 12-inch waterline on the west side of E. Old Quail Run Road.

(2) *Sewer Improvements*. The development will be required to tie to the existing ten (10) inch sanitary sewer line located adjacent to and along the eastern property line of the subject property and along the west side of John King Boulevard. Additionally, the applicant will be required to pay pro-rata for sewer improvements in the amount of $279.00 plus $593.37 per acre.

(3) *Roadways*. E. Quail Run Road is a M4D (*i.e. major collector, four [4] lane, divided roadway*), which requires a minimum of an 85-foot right-of-way and a four (4) lane divided concrete street. Old E. Quail Run Road is identified as a R2U (*i.e. residential, two [2] lane, undivided roadway*), which requires a minimum right-of-way width of 50-feet. The applicant will need to verify the right-of-way of both of these roadways and ensure the required right-of-way has been dedicated (*i.e. 42.5-feet as measured from the centerline of the roadway for E. Quail Run Road and 25-feet as measured from the centerline for Old E. Quail Run Road*). If additional right-of-way is needed this will be required to be dedicated at the time of final plat. If the proposed development takes access off of Old E. Quail Run Road, the applicant will be required to rebuild the road at a minimum of a 24-foot pavement width along the full frontage of the property along Old E. Quail Run Road.

(4) *Drainage*. Detention will be required and sized per the Engineering Department's *Standards of Design and Construction Manual*.

CONFORMANCE WITH THE CITY'S CODES

According to Subsection 04.04, *General Retail (GR) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(t)he General Retail (GR) District is a zoning district intended to provide limited retail and service uses … [*that*] include most types of retail and office activity, and are typically located on/at the intersections of major thoroughfares. This district does *not* include strip commercial/retail centers, large shopping centers, wholesaling operations, lumberyards, contractor yards, and or warehouses with high volumes of truck traffic." This section goes on to state that "(t)he General Retail (GR) District is not a major commercial/retail district and should try to avoid intensive commercial land uses that carry large volumes of retail traffic. The noise, traffic, litter, late night hours, and other influences that could be harmful to residential areas requires adequate buffering and screening from residential areas. Traffic from land uses in this district should not pass through residential areas, except on arterial or major collectors." In this case, the subject property has adjacency to three (3) roadways, E. Quail Run Road which is identified as a M4D (*i.e. major collector, four [4] lane, divided roadway*), John King Boulevard, which is identified as a *P6D* (*i.e. principle arterial, six [6] lane, divided roadway*), and Old E. Quail Run Road which is identified as a R2U (*i.e. residential, two [2] lane, undivided roadway*).

Given that Old Quail Run Road provides direct access to existing residential properties, staff strongly recommends that access to the proposed *daycare facility* (*or any other non-residential land use*) *not* be taken from Old E. Quail Run Road. This would prevent cut-through traffic that could negatively impact the existing residential neighborhoods. Instead, access should be focused along John King Boulevard and/or E. Quail Run Road, which are designed to accommodate higher traffic volumes and commercial development. If this zoning change is approved, the future site plan review and traffic circulation design should ensure that no commercial traffic is directed onto Old Quail Run Road in order to maintain the integrity and character of the adjacent residential area.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

According to the OURHometown Vision 2040 Comprehensive Plan, the subject property is designated for *Low Density Residential* land uses and is situated within the *Northeast Residential District*. The *Northeast Residential District*, is "…characterized by its established low-density residential subdivisions and rural/estate style lots. This district is anticipated to be a future growth center for the City, having several large vacant tracts of land suitable for low-density residential development." Currently, the subject property is designated for *Low Density Residential* land uses, which is defined as two (2) to two and one-half (2 ½) dwelling units per acre. If approved, the applicants' proposed request would require this designation to be changed from *Low Density Residential* to a *Commercial/Retail* designation. According to the *Land Use Designations* contained in the Comprehensive Plan, "(t)he *Commercial/Retail* land use category is characterized by single to multi-tenant commercial retail centers along major arterials at key intersections. These areas are typically considered to be convenience shopping centers and serve adjacent residential subdivisions … (t)hese areas should be designed with the pedestrian in mind and provide connections between the commercial land use and the adjacent residential subdivisions."

When looking at the *District Strategies* for the *Northeast Residential District*, *District Strategy #4* does address the establishment of *Neighborhood/Convenience Centers* stating that "…commercial in this district is intended to support the existing residential subdivisions and should be compatible in scale with the adjacent residential structures…" In addition, when examining strategies for existing residential developments, the *Housing* section of the Comprehensive Plan states that the City should "…(p)rotect existing single-family residential subdivisions from the negative effects of non-residential developments by requiring separation and screening using large berms, landscaping, and buffers to create a natural transition." [*Policy #3, Goal 01; Section 02.01, Chapter 08*]. In addition, the *Non-Residential* section of the Comprehensive Plan states that "(n)on-residential buildings adjacent to residential properties should be designed to a residential scale to assist the transition of land uses, and mitigate any potential negative visual impacts of the commercial development." [*Policy 3, Goal 04; Chapter 09].*

In summary, the applicants' request does make a compelling argument to change the Future Land Use Map based on the definition of the *Commercial/Retail* land use. Furthermore, the current land use designation of the property -- *Low Density Residential* -- also does *not* appear to be consistent with the location of the property. More specifically, the property is oddly shaped and is situated on a future six (6) lane roadway (*i.e. John King Boulevard*); however, since this request does not conform to the current future land use designation stipulated by the *Future Land Use Plan*, this request is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission..

STAFF ANALYSIS

The applicant's request to rezone the subject property from Agricultural (AG) District to General Retail (GR) District aligns with the intended use for a *daycare facility*; however, given the proximity of existing residential neighborhoods, the proposed zoning change raises concerns regarding compatibility of the other land uses permitted within the General Retail (GR) District with surrounding land uses. While the General Retail (GR) District does allow for the proposed *daycare facility*, it also permits a broader range of commercial activities that may not be suitable adjacent to residential properties. The Neighborhood Services (NS) District, by contrast, is designed to accommodate small-scale retail and service establishments that support residential areas while maintaining a more appropriate transition between commercial and residential uses. The Neighborhood Services (NS) District also allows the *daycare facility* as a *by-right*, and provide the ability to request a Specific Use Permit (SUP) for buildings that exceed 5,000 SF in size. Staff should point out that per the concept plan the applicant does appear to be looking at a building that would exceed 5,000 SF in size, and that would require a Specific Use Permit (SUP).

The City's Comprehensive Plan designates this area for *Low-Density Residential* land uses. A change to *Commercial/Retail* would be required to support this request. While the Comprehensive Plan does recognize the need for neighborhood-serving commercial uses, it also emphasizes the importance of ensuring that commercial development remains compatible with adjacent

residential areas by incorporating appropriate screening, buffering, and scaled-down development. This appears to be consistent with the Neighborhood Services (NS) District zoning designation.

Given these considerations, staff recommends that the City Council evaluate whether the General Retail (GR) District is the most appropriate zoning district for this location. The Neighborhood Services (NS) District may offer a more balanced approach, providing the applicant the ability to establish the *daycare facility* while maintaining a scale and intensity of development that better integrates with the surrounding residential properties. Ultimately, the decision on rezoning remains a discretionary decision for the City Council, following a recommendation by the Planning and Zoning Commission. To assist in the decision-making process, staff has provided a comparison of land use for both the General Retail (GR) District and the Neighborhood Services (NS) District for review.

NOTIFICATIONS

On February 21, 2025, staff notified 71 property owners and occupants within 500-feet of the subject property. Staff also notified the Caruth Lakes (*Caruth Ridge Estates*), Stoney Hollow, and Dalton Ranch Homeowners Association (HOA), which are the only Homeowner's Associations (HOAs) or Neighborhood Groups participating in the Neighborhood Notification Program that are within 1,500-feet of the subject property. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was written, staff has received four (4) notices in opposition of the applicant's request. All of these notices were within the 500-foot notification buffer.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the applicant's request to rezone the subject property from an Agricultural (AG) District to a General Retail (GR) District, then staff would propose the following conditions of approval:

(1) By approving this zoning change, the City Council will effectively be approving changes to the Comprehensive Plan and Future Land Use Map. Specifically, this will change the designation of the subject property from a *Low Density Residential* designation to a *Commercial/Retail* designation; and,

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

PLANNING AND ZONING COMMISSION

On March 11, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the *Zoning Change*, but recommending the zoning designation be changed to Neighborhood Services (NS) District as opposed to General Retail (GR) District. This motion was approved by a vote of 7-0.

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☑ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 &2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	SE Corner John King & E Quail Run (A0012 SR Barnes, Tract 1-04)				
SUBDIVISION	DR Taylor Addition	LOT	1	BLOCK	A
GENERAL LOCATION	Southeast corner of John King & E Quail Run				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Agriculture	CURRENT USE	Vacant
PROPOSED ZONING		PROPOSED USE	Childcare Facility
ACREAGE	2.751	LOTS [CURRENT]	N/A	LOTS [PROPOSED]	N/A

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

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

☒ OWNER	Makeway LLC	☒ APPLICANT	Makeway LLC
CONTACT PERSON	Lisa Brooks & Rene'e Holland	CONTACT PERSON	Lisa Brooks & Rene'e Holland
ADDRESS	1215 Ridge Road West	ADDRESS	1215 Ridge Road West
CITY, STATE & ZIP	Rockwall, Texas 75087	CITY, STATE & ZIP	Rockwall, Texas 75087
PHONE	L - 214-402-2349; R - 214-402-6511	PHONE	L - 214-402-2349; R - 214-402-6511
E-MAIL	L - aalcbrooks@yahoo.com R - jholland1977@yahoo.com	E-MAIL	L - aalcbrooks@yahoo.com R - jholland1977@yahoo.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED LISA BROOKS + RENE'E HOLLAND [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ 341.25 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 12th *DAY OF* February 2025 *BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."*

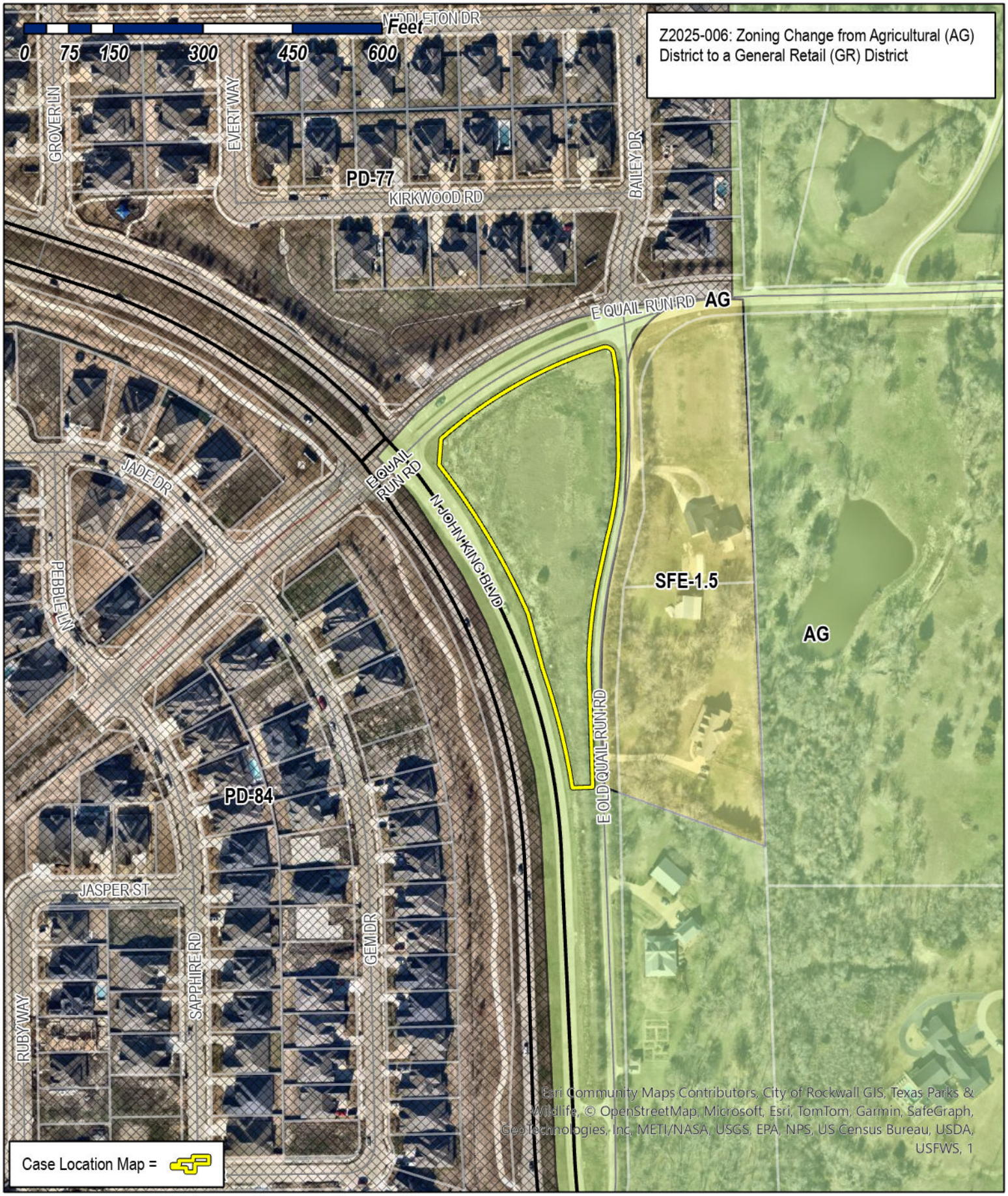
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 12TH *DAY OF* FEBUARY 2025

OWNER'S SIGNATURE Brooks Rene'e Holland

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

COLTON KEARBY
Notary ID #133909449
My Commission Expires
August 15, 2026

MY COMMISSION EXPIRES 08/15/2026



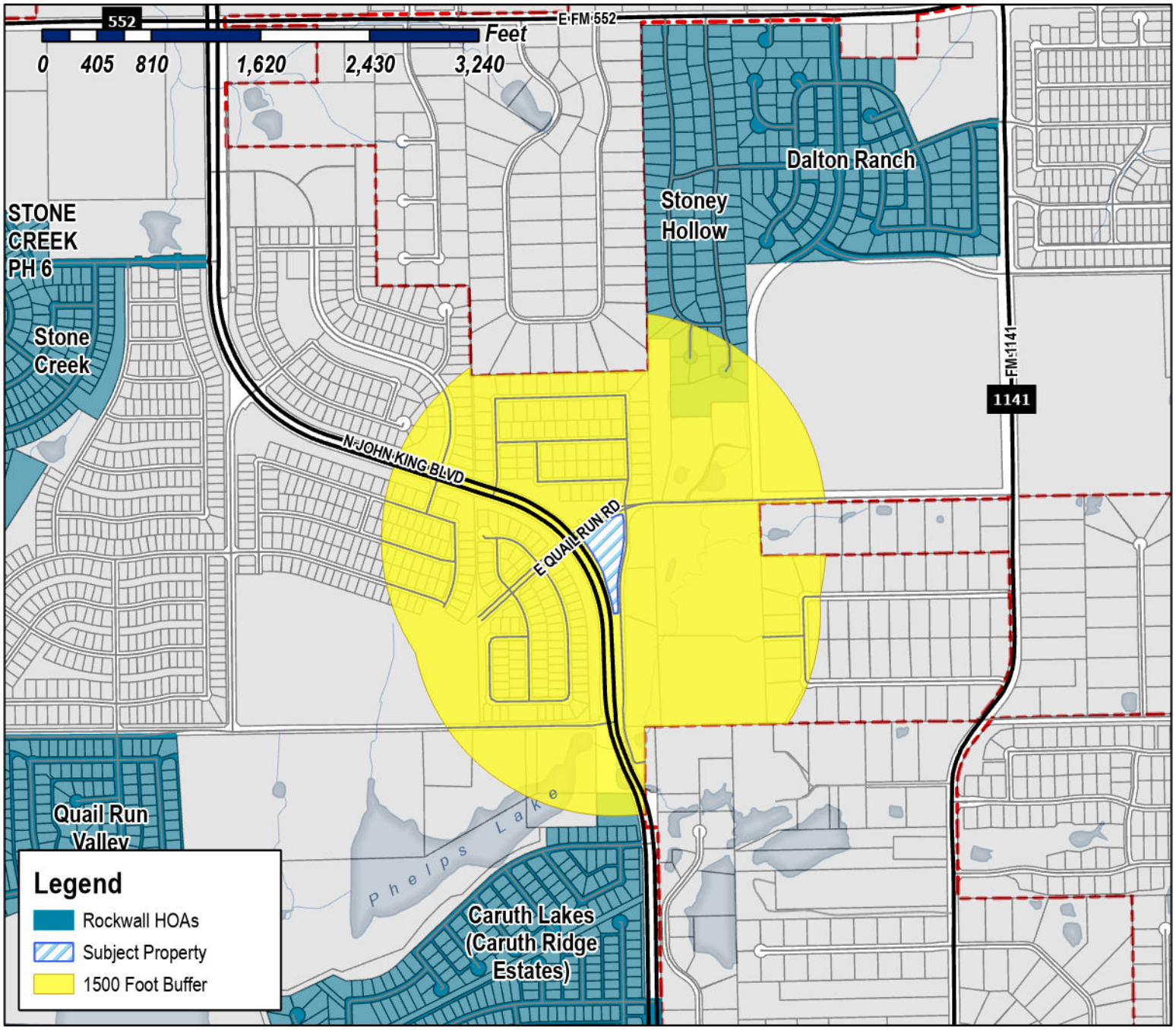
City of Rockwall
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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.

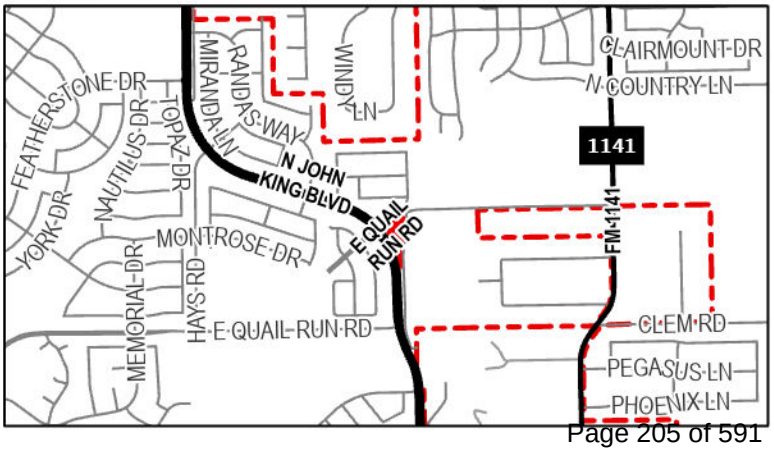
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Case Number: Z2025-006
Case Name: Zoning Change from Agricultural (AG) District to a General Retail (GR) District
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: Intersection of John King and Quail Run



Date Saved: 2/14/2025
For Questions on this Case Call (972) 771-7745

Outlook

Neighborhood Notification Program {Z2025-006]

From Zavala, Melanie <MZavala@rockwall.com>
Date Thu 2/20/2025 3:32 PM
Cc Miller, Ryan <RMiller@rockwall.com>; Lee, Henry <HLee@rockwall.com>; Ross, Bethany <bross@rockwall.com>; Guevara, Angelica <AGuevara@Rockwall.com>

2 attachments (1,002 KB)
HOA Map (02.14.2025).pdf; Public Notice (02.18.2025).pdf;

HOA/Neighborhood Association Representative:

Per your participation in the *Neighborhood Notification Program*, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on *Friday, February 21, 2025*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, March 11, 2025 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, March 17, 2025 at 6:00 PM*. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

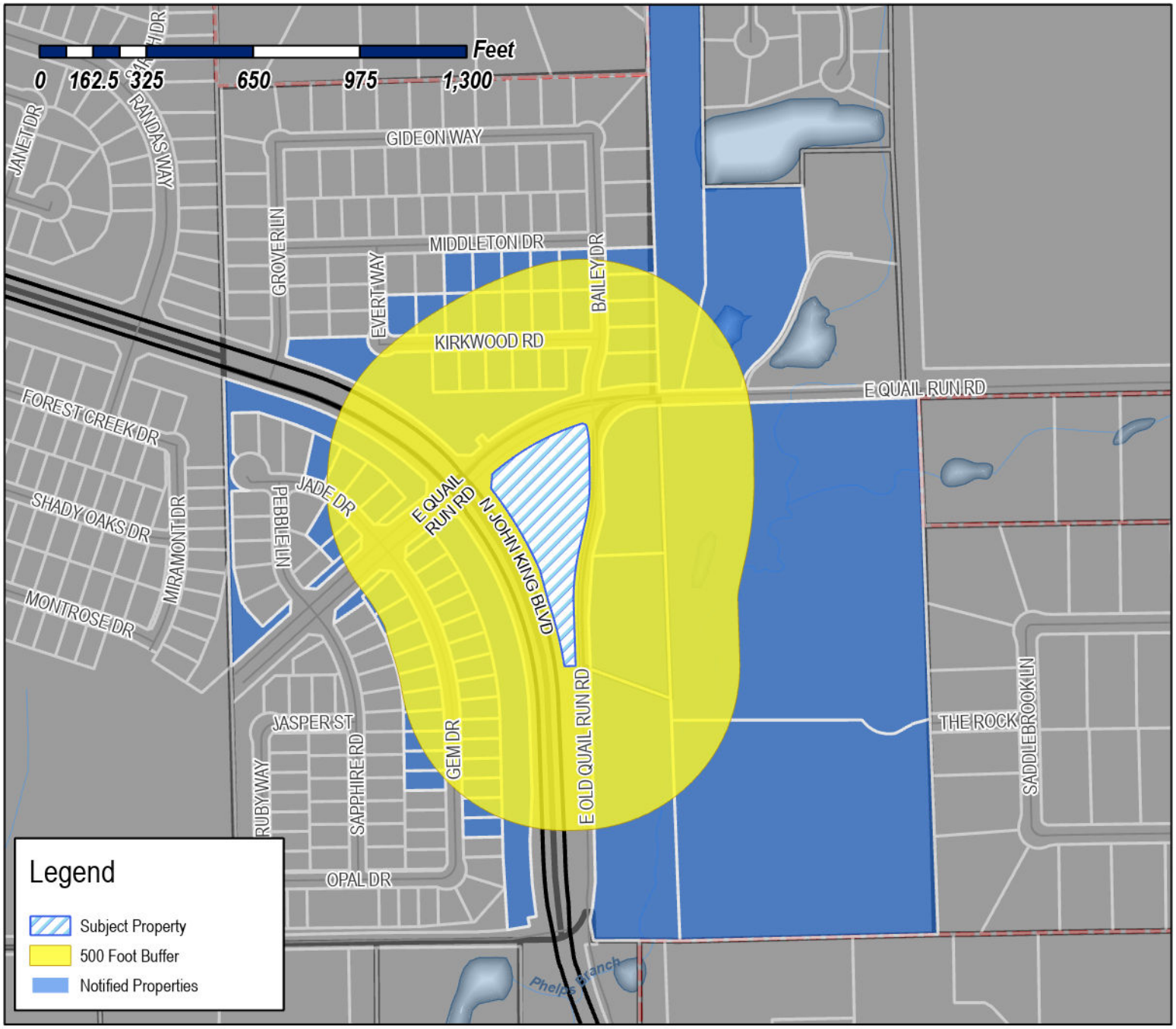
Z2025-006: Zoning Change from AG to GR
Hold a public hearing to discuss and consider a request by Lisa Brooks and Rene'e Holland of Makeway, LLC for the approval of a *Zoning Change* from an Agricultural (AG) District to a General Retail (GR) District for a 2.751-acre tract of land identified as Tract 1-04 of the S. R. Barnes Survey, Abstract No. 13, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located at the southeast corner of the intersection of John King Boulevard and Quail Run Road, and take any action necessary.

Melanie Zavala
Planning & Zoning Coordinator | Planning Dept.| City of Rockwall
385 S. Goliad Street | Rockwall, TX 75087
Planning & Zoning Rockwall
972-771-7745 Ext. 6568

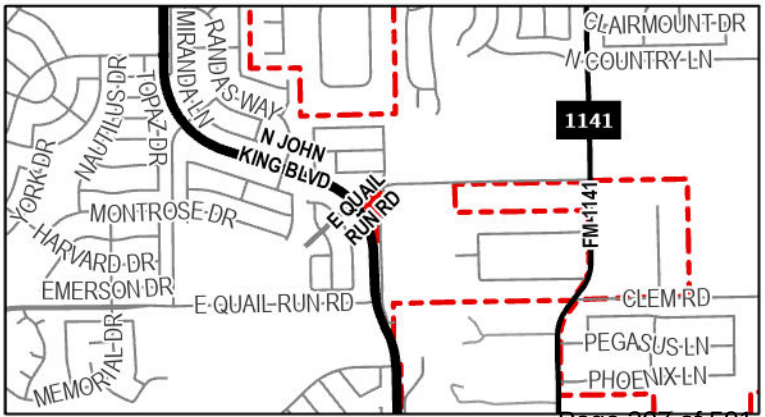
City of Rockwall

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Case Number: Z2025-006
Case Name: Zoning Change from Agricultural (AG) District to a General Retail (GR) District
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: Intersection of John King and Quail Run



Date Saved: 2/14/2025
For Questions on this Case Call: (972) 771-7745

GIDEON GROVE HOMEOWNERS ASSOCIATION INC
1024 S Greenville Ave Ste 230
Allen, TX 75002

HUNTER MICHELLE ZERBE AND TRACY GIL HUNTER
1304 KIRKWOOD ROAD
ROCKWALL, TX 75087

VALENCIA BRANDON AND AMANDA
1308 KIRKWOOD ROAD
ROCKWALL, TX 75087

SMITH SAMUEL CURTIS & CHRISTEN SWEARENGIN
1309 Kirkwood Rd
Rockwall, TX 75087

ABU BAKR BILAL & NADIA BILAL
1311 MIDDLETON DRIVE
ROCKWALL, TX 75087

MCDANIEL TIMMY E & SHIRLEY G
1312 KIRKWOOD RD
ROCKWALL, TX 75087

WOLFGRAM FAMILY LIVING TRUST
MARK WOLFGRAM AND TIFFANY WOLFGRAM - TRUSTEES
1313 KRIKWOOD ROAD
ROCKWALL, TX 75087

STOCK EDWARD J AND KAREN G
1315 MIDDLETON DRIVE
ROCKWALL, TX 75087

CLEMENT MICHAEL BRENT AND ANDREA KRISTINA
1316 KIRKWOOD RD
ROCKWALL, TX 75087

PETTY STEPHEN E AND SHIRLENE L
1317 KIRKWOOD ROAD
ROCKWALL, TX 75087

FARRELL SALLY A AND JOHN T
1319 MIDDLETON DRIVE
ROCKWALL, TX 75087

FARRELL ERIN ELIZABETH AND TIMOTHY DANIEL
1320 KIRKWOOD ROAD
ROCKWALL, TX 75087

RUTTER KENT DOUGLAS AND MARIA ELENA
1321 KIRKWOOD ROAD
ROCKWALL, TX 75087

JORDAN RAYSHAWN AND LANDRIA
1323 MIDDLETON DRIVE
ROCKWALL, TX 75087

BOLES GEORGE AND JANET
1324 KIRKWOOD ROAD
ROCKWALL, TX 75087

KANDIMALLA RAHUL
1325 KIRKWOOD
ROCKWALL, TX 75087

SMALLWOOD GENE R AND SHIRLEY J
1327 MIDDLETON DR
ROCKWALL, TX 75087

LAMPI MATTHEW OLAVI AND LISA CHARMAGNE
1328 KIRKWOOD RD
ROCKWALL, TX 75087

KOUVELIS HILDA & PETER
1415 E QUAIL RUN RD
ROCKWALL, TX 75087

LARRIVIERE MICHAEL R & LISA J
1425 E QUAIL RUN RD
ROCKWALL, TX 75087

PACESETTER HOMES LLC
14400 THE LAKES BLVD BUILDING C SUITE 200
PFLUGERVILLE, TX 78660

TYLER WILLIAM L AND VANITA RAE
1501 THE ROCK
ROCKWALL, TX 75087

LEFERE MARCY NICOLE AND ALIDOR PHILLIP IV
1691 OLD EAST QUAIL RUN RD
ROCKWALL, TX 78087

AZBILL THOMAS & CHRISTINA CHEW
1714 GEM DR
ROCKWALL, TX 75087

BONNER URSULA L
1720 Gem Dr
Rockwall, TX 75087

DFW FARMLAND ESTATES LLC
1722 PREAKNESS DR
ROCKWALL, TX 75032

HOLLOWAY BETTYE
1726 GEM DR
ROCKWALL, TX 75087

BOGISAM VENKATA RAMESHBABU & SIREESHA KANDULA
1727 GEM DR
ROCKWALL, TX 75087

GIBSON JASON M & CAMIE
1732 GEM DR
ROCKWALL, TX 75087

RESIDENT
1733 GEM DR
ROCKWALL, TX 75087

JONES CHRISTOPHER JR & JUSTICE JONES
1738 Gem Dr
Rockwall, TX 75087

RESIDENT
1739 GEM DR
ROCKWALL, TX 75087

SKINNER PATRICIA KAY
1744 Gem Dr
Rockwall, TX 75087

VAIRAGYAM RAHUL & LAKSHMI NARAYANACHARI SRIRAMACHARI
1745 Gem Dr
Rockwall, TX 75087

PICHARDO ROGER FRANCISCO AND COURTNEY RAE
1751 E QUAIL RUN
ROCKWALL, TX 75087

RESIDENT
1800 E QUAIL RUN RD
ROCKWALL, TX 75087

JENNINGS RYNE THOMAS
1804 GEM DR
ROCKWALL, TX 75087

RESIDENT
1805 GEM DR
ROCKWALL, TX 75087

NGUYEN JASON &
KATHY HOANG DOAN
1810 GEM DR
ROCKWALL, TX 75087

RESIDENT
1815 E OLD QUAIL RUN RD
ROCKWALL, TX 75087

GREWAL MANJINDER S MANJIT K GREWAL
1815 Gem Dr
Rockwall, TX 75087

SAMUEL JOY C & DICKSON I
1816 GEM DR
ROCKWALL, TX 75087

RESIDENT
1822 GEM DR
ROCKWALL, TX 75087

RESIDENT
1823 GEM DR
ROCKWALL, TX 75087

RESIDENT
1828 GEM DR
ROCKWALL, TX 75087

RESIDENT
1831 GEM DR
ROCKWALL, TX 75087

GRACEVILLA BLESSY KUNJUMON
1832 Gem Dr
Rockwall, TX 75087

RESIDENT
1837 GEM DR
ROCKWALL, TX 75087

SCHULZE KYLER W AND
JANETTE SCHULZE
1838 GEM DR
ROCKWALL, TX 75087

PITTI VIKRAM AND
PRATHIBHA ANKALA
1844 GEM DR
ROCKWALL, TX 75087

RESIDENT
1845 GEM DR
ROCKWALL, TX 75087

RESIDENT
1850 GEM DR
ROCKWALL, TX 75087

RESIDENT
1906 JADE DR
ROCKWALL, TX 75087

RESIDENT
1907 JADE DR
ROCKWALL, TX 75087

JARAMILLO JOE & NORA
1912 JADE DR
ROCKWALL, TX 75087

BRUMFIELD ADRIENNE & STANLEY BRUMFIELD
1913 Jade Dr
Rockwall, TX 75087

LOPEZ MICHAEL A & TYLER C SMOCK-LOMBARDI
1918 Jade Dr
Rockwall, TX 75087

SIMMONS LAKEYA
1924 Jade Dr
Rockwall, TX 75087

BERHE MERHAWI
2002 BAILEY DRIVE
ROCKWALL, TX 75087

GARDNER-NEWELL FAMILY TRUST
JAMES K GARDNER JR AND KARIN B NEWELL-COTRUSTEES
2006 BAILEY DRIVE
ROCKWALL, TX 75087

DEAPEN RICHARD AND ALICIA
2010 BAILEY DRIVE
ROCKWALL, TX 75087

HARRIS ALBERT G AND JENNIFER O
2014 BAILEY DRIVE
ROCKWALL, TX 75087

WIMPEE JAKE M AND REBECCA K
2018 BAILEY DRIVE
ROCKWALL, TX 75087

SHANE HOMES (TEXAS) INC
325 N SAINT PAUL ST STE 3100 # 2901
DALLAS, TX 75201

SHANE HOMES (TEXAS) INC
325 N SAINT PAUL ST STE 3100 # 2901
DALLAS, TX 75201

SHANE HOMES INC
325 N SAINT ST STE 3100 #2901
DALLAS, TX 75201

SHANE HOMES INC
325 N SAINT ST STE 3100 #2901
DALLAS, TX 75201

WINDSOR HOMES CUMBERLAND LLC
5310 Harvest Hill Rd Ste 162
Dallas, TX 75230

WINDSOR HOMES CUMBERLAND LLC
5310 Harvest Hill Rd Ste 162
Dallas, TX 75230

MAKEWAY LLC
805 EAGLE PASS
HEATH, TX 75032

COX GERALD GLEN AND ROSALBA CARRASCO
815 T L Townsend Dr Ste 101
Rockwall, TX 75087

PUBLIC NOTICE

CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

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

Z2025-006: Zoning Change from AG to GR

Hold a public hearing to discuss and consider a request by Lisa Brooks and Rene'e Holland of Makeway, LLC for the approval of a *Zoning Change* from an Agricultural (AG) District to a General Retail (GR) District for a 2.751-acre tract of land identified as Tract 1-04 of the S. R. Barnes Survey, Abstract No. 13, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located at the southeast corner of the intersection of John King Boulevard and Quail Run Road, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, March 11, 2025 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, March 17, 2025 2025 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

Bethany Ross
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

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

Your comments must be received by *Monday, March 17, 2025 at 4:00 PM* to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

MORE INFORMATION ON THIS CASE CAN BE FOUND AT: https://sites.google.com/site/rockwallplanning/development/development-cases

PLEASE RETURN THE BELOW FORM

Case No. Z2025-006: Zoning Change from AG to GR

Please place a check mark on the appropriate line below:

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

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

Name:

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

ZONING & SPECIFIC USE PERMIT
INFORMATION FORM

CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

CASE NUMBER Z2025-006

PLEASE PLACE A CHECK MARK ON THE APPROPRIATE LINE BELOW.

- ☐ I am in favor of the request
- ☑ I am in opposition of the request

NAME Nicholas Grant

ADDRESS 1569 E Old Quail Run Rd

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

This request for General Retail is surrounded by neighborhoods (Gideon Grove I and II) and single family residences. General Retail is overly broad and would allow retail businesses not compatible with the area. Neighborhood Services zoning is better suited to the environment and protects residents/property owners from retail businesses that negatively impact their property value and area esthetics. A daycare (over 7) is allowed under Neighborhood Services and could meet the applicants proposal of 10,000 s/f with an SUP while protecting the current residents/property owner from General Retail categories.

PLEASE CHECK ALL THAT APPLY.

- ☑ I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☐ I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☑ I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☐ I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☐ Other:

HOW DID YOU HEAR ABOUT THIS ZONING OR SPECIFIC USE PERMIT (SUP) REQUEST?

- ☐ I received a property owner notification in the mail
- ☐ I read about the request on the City's website
- ☑ I saw a zoning sign on the property
- ☐ I read about the request in the Rockwall Herald Banner
- ☐ My neighbors told me about the request
- ☐ Other:

ZONING & SPECIFIC USE PERMIT
INFORMATION FORM

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CASE NUMBER Z2025-006

PLEASE PLACE A CHECK MARK ON THE APPROPRIATE LINE BELOW.

- ☐ I am in favor of the request
- ☑ I am in opposition of the request

NAME Alidor Lefere

ADDRESS 1691 E Old Quail Run Rd, Rockwall, TX, 75087, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

When are we going to stop building, building, building?? If this does pass, who are we helping? I know the neighborhoods surrounding this.
Thank you.
Alidor

PLEASE CHECK ALL THAT APPLY.

- ☑ I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☐ I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- ☐ I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☐ Other:

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ZONING & SPECIFIC USE PERMIT
INFORMATION FORM

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CASE NUMBER Z2025-006

PLEASE PLACE A CHECK MARK ON THE APPROPRIATE LINE BELOW.

- ☐ I am in favor of the request
- ☑ I am in opposition of the request

NAME Jason Nguyen

ADDRESS 1810 Gem Dr, Rockwall, TX, 75087, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

General Retail (GR) will definitely create unsafe environment and heavy traffic for the neighborhoods. Additionally, GR will be a attracting place for crimes.

PLEASE CHECK ALL THAT APPLY.

- ☑ I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☐ I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☑ I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☐ I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
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Case No. Z2025-006: Zoning Change from AG to GR

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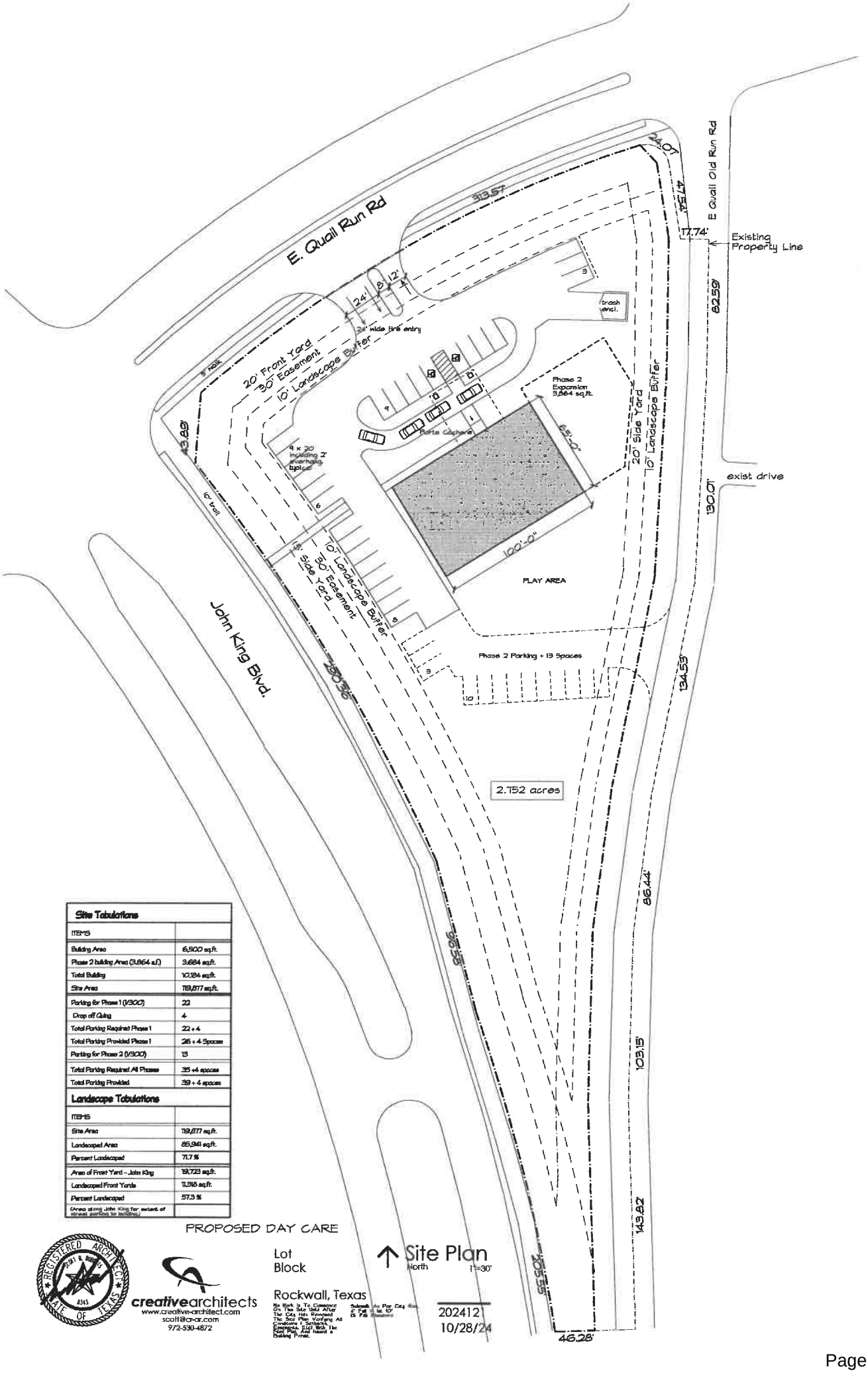
This is a quiet neighborhood. Traffic will increase if you add turn outs on Quail Run. We are retired and chose this location for privacy and no businesses. Thank you!

Name: Jimmy McDaniel

Address: 1312 Kirkwood Rd. Rockwall, TX. 75087

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE



Site Tabulations	
ITEMS	
Building Area	6,500 sq.ft.
Phase 2 building Area (3,864 s.f.)	3,684 sq.ft.
Total Building	10,184 sq.ft.
Site Area	119,877 sq.ft.
Parking for Phase 1 (1/300)	22
Drop off Quing	4
Total Parking Required Phase 1	22 + 4
Total Parking Provided Phase 1	26 + 4 Spaces
Parking for Phase 2 (1/300)	13
Total Parking Required All Phases	35 +4 spaces
Total Parking Provided	39 + 4 spaces
Landscape Tabulations	
ITEMS	
Site Area	119,877 sq.ft.
Landscaped Area	85,961 sq.ft.
Percent Landscaped	71.7 %
Area of Front Yard - John King	19,723 sq.ft.
Landscaped Front Yards	11,316 sq.ft.
Percent Landscaped	57.3 %
(Area along John King for extent of street parking to building)	

PROPOSED DAY CARE

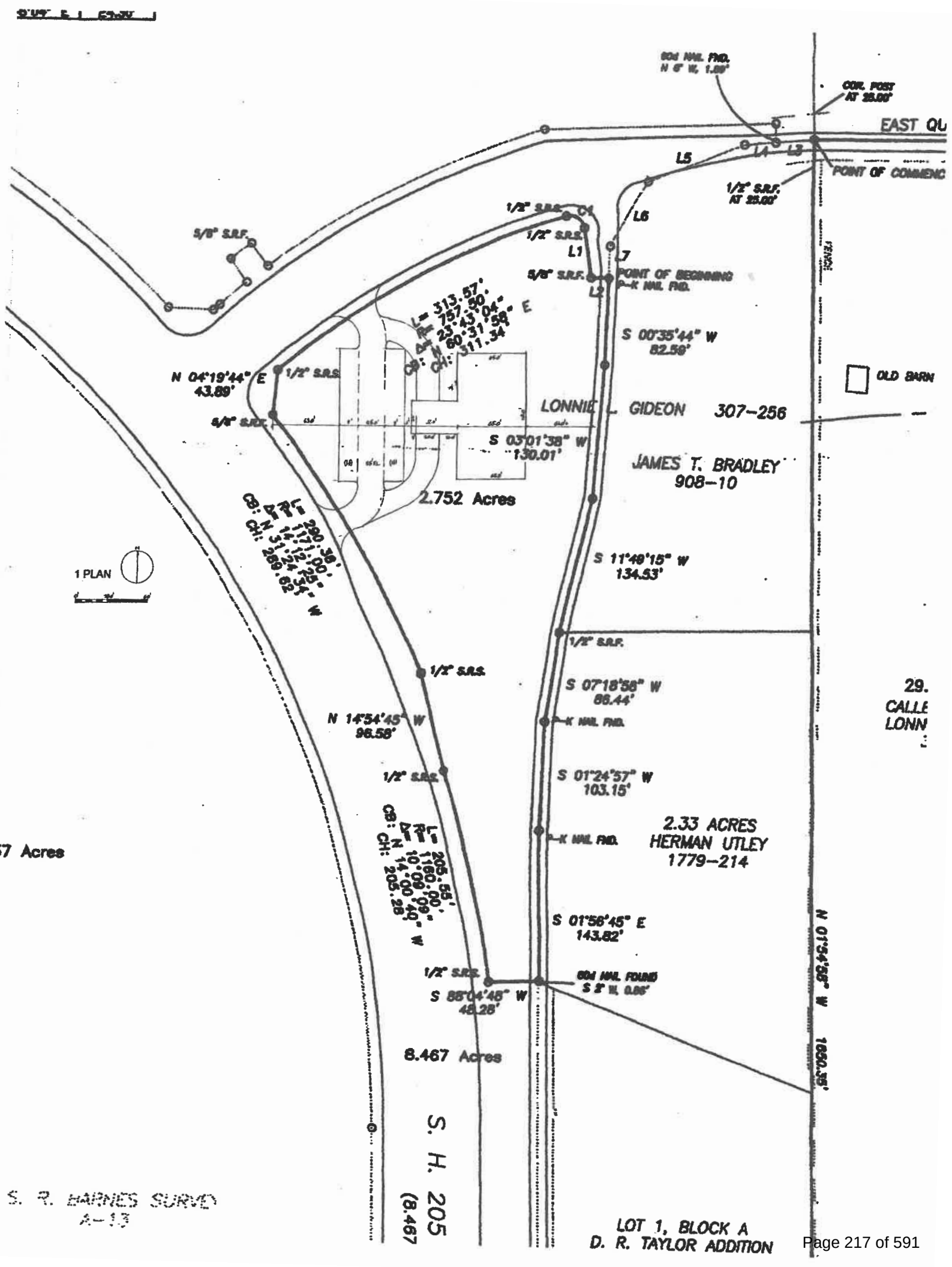
Lot
Block

Rockwall, Texas

Site Plan
North 1"=30'

202412
10/28/24

creativearchitects
www.creative-architect.com
scott@cr-ar.com
972-530-4872


EAST QU
POINT OF COMMENC
1/2" S.R.F. AT 25.00'
COR. POST AT 25.00'
POINT OF BEGINNING
P-K NAIL FND.
5/8" S.R.F.
1/2" S.R.S.
L1
L2
L3
L4
L5
L6
C1
C2
L= 313.57'
R= 757.50'
Δ= 23°43'04"
CB: N 60°31'59" E
CH: 311.34'
S 00°35'44" W
82.59'
N 04°19'44" E
43.89'
OLD BARN
LONNIE L. GIDEON 307-256
S 03°01'38" W
130.01'
JAMES T. BRADLEY
908-10
2.752 Acres
S 11°49'15" W
134.53'
1 PLAN
S 07°18'58" W
86.44'
N 14°54'45" W
96.58'
S 01°24'57" W
103.15'
2.33 ACRES
HERMAN UTLEY
1779-214
S 01°56'45" E
143.82'
S 88°04'48" W
48.28'
8.467 Acres
537 Acres
N 01°54'55" W 1650.35'
S. H. 205 (8.467
S. R. BARNES SURVEY
A-13
LOT 1, BLOCK A
D. R. TAYLOR ADDITION

February 11, 2025

Lisa Brooks & Rene'e Holland
1215 Ridge Road West
Rockwall, Texas 75087

Planning and Zoning Commission
City of Rockwall, Texas
385 S Goliad Street
Rockwall, TX 75087

Subject: Request for Rezoning Approval – Proposed Childcare Facility

Dear Planning and Zoning Commission,

I am writing to formally request the rezoning of the property at the southeast corner of John King and East Quail Run (A0012 SR Barnes, Tract 1-04) to allow for the construction and operation of a childcare facility. We intend to improve the land and provide a much-needed neighborhood service by establishing a high-quality childcare center that will support the growing needs of families in our community.

Currently, the property does not have the appropriate zoning designation for the facility and services we plan to offer. However, there is a clear and pressing demand for childcare in this area:

- There are seven schools within a two-mile radius, with Rockwall ISD planning an additional elementary school in the northern part of town.
- The surrounding area is experiencing significant residential growth, with hundreds of new homes and developed lots.
- The site is located on John King Boulevard, a major thoroughfare for parents commuting to and from work. Additionally, John King will eventually become State Highway 205, further increasing accessibility and visibility for families needing childcare services.
- There are currently no childcare facilities along John King Boulevard, leaving a gap in essential services for families in the area.

We believe this rezoning request aligns with the city's vision for responsible growth and development. Our facility will not only enhance the surrounding neighborhood but also provide a valuable resource to families, supporting working parents and contributing to the overall well-being of our community.

Thank you for your time and consideration. We appreciate the opportunity to work with the Planning and Zoning Commission and look forward to discussing our proposal further. Please do not hesitate to reach out if additional information is needed.

Sincerely,
Lisa Brooks & Rene'e Holland

11 NORTHEAST RESIDENTIAL DISTRICT

DISTRICT DESCRIPTION

The *Northeast Residential District* is characterized by its established low-density residential subdivisions and rural/estate style lots. This district is anticipated to be a future growth center for the City, having several large vacant tracts of land suitable for low-density, residential development. In addition, the City currently owns a large tract of land that will be a northern community park and serve this district in the future.

DISTRICT STRATEGIES

The *Northeast Residential District* being mostly an established residential district, is not anticipated to change or transition. The strategies for this district are:

1. *Estate and Rural Residential*. The maintenance of the *Estate* and *Rural Residential* housing types are important to balancing the diversity of suburban lots to large lot housing within the City. These areas also provide rural reserves for the City and create a natural transition zone to the east, towards FM-3549.
2. *Suburban Residential*. Any new *Suburban Residential* developments should include a mix of larger to mid-sized lots. Lots in these developments should not be smaller than existing *Suburban Residential* in this district.
3. *Infill Development*. Residential infill development within this district should be compatible with the surrounding structures and should generally follow the guidelines for low density, suburban housing or rural/estate housing.
4. *Neighborhood/Convenience Centers*. The commercial in this district is intended to support the existing residential subdivisions and should be compatible in scale with the adjacent residential structures.
5. *John King Boulevard Trail Plan*. A ten (10) foot hike/bike trail should be incorporated along John King Boulevard with rest stops and signage as indicated in *Appendix 'B'* of this Comprehensive Plan.

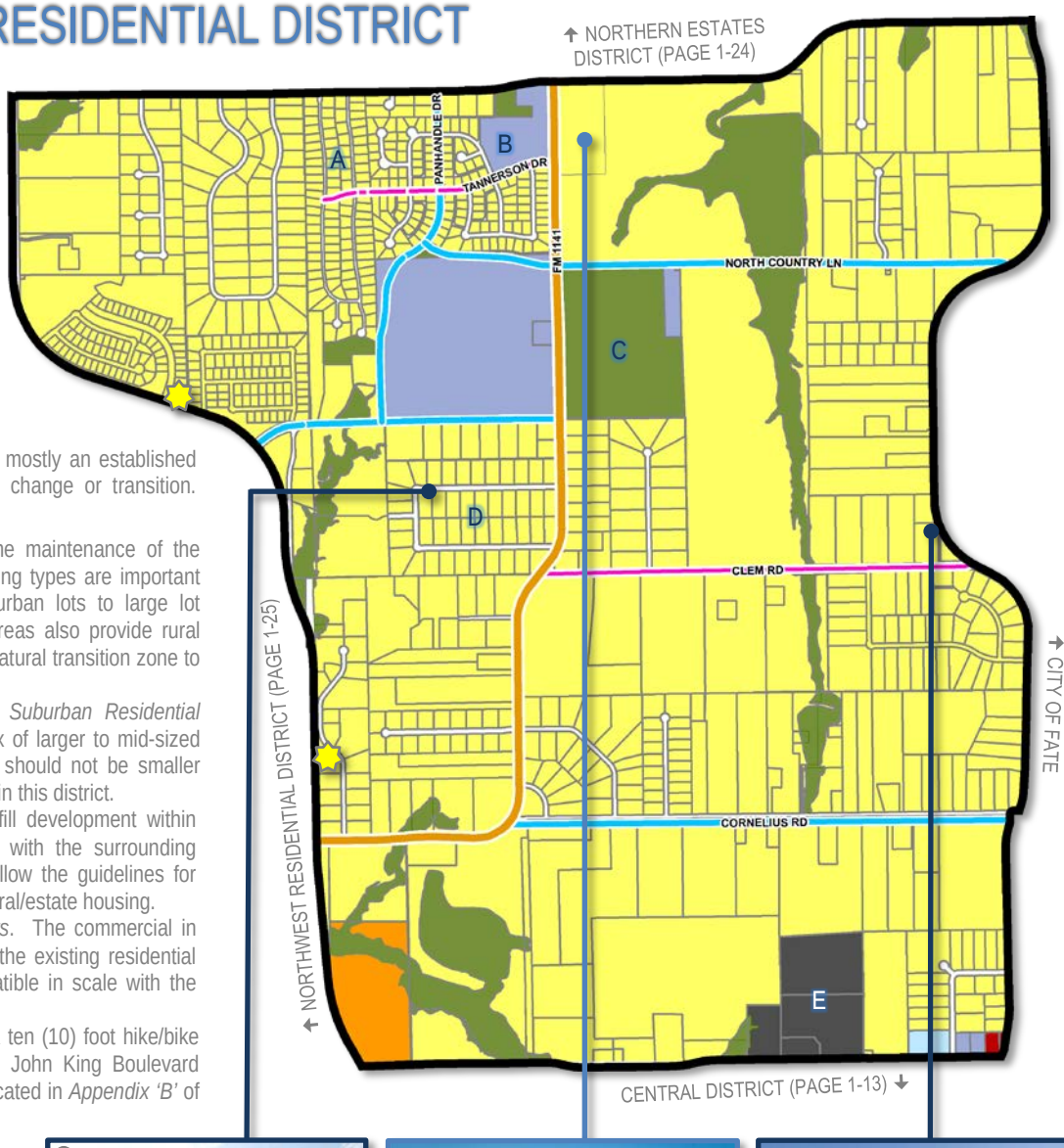
POINTS OF REFERENCE

A. Stoney Hollow Subdivision
B. Celia Hays Elementary School
C. North Country Lane Park
D. Saddlebrook Estates Subdivision
E. Resthaven Funeral Home

LAND USE PALETTES

Current Land Use
Future Land Use

John King Boulevard Trail Plan
Rest Stop/Trailblazer Pylon




2 Current Suburban Residential

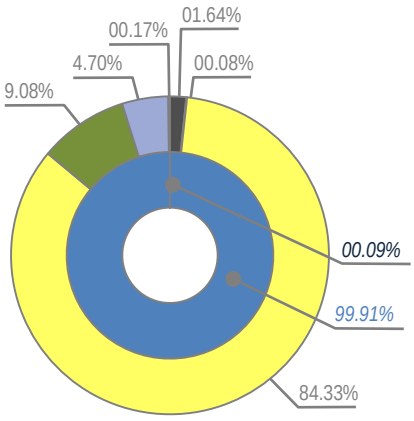

2 Future Suburban Residential


1 Current Rural Residential

BUILD OUT
1,964
5,794

% OF ROCKWALL
3.13%
0.99%
3.10%

CURRENT
625
18
1,844



MINOR COLLECTOR	
M4U	
M4D	

COMMERCIAL	0.09%
RESIDENTIAL	99.91%
MIXED USE	0.00%

CEMETERY (CEM)	32.34-ACRES
COMMERCIAL/RETAIL (CR)	1.52-ACRES
LOW DENSITY RESIDENTIAL (LDR)	1,658.33-ACRES
PARKS AND OPEN SPACE (OS)	178.54-ACRES
PUBLIC (P)	92.45-ACRES
QUASI-PUBLIC (QP)	3.25-ACRES

01.01 RESIDENTIAL

LOW DENSITY RESIDENTIAL (LDR)

The *Low Density Residential* land use category consists of residential subdivisions that are two (2) units per gross acre or less; however, a density of up to two and one-half (2½) units per gross acre may be permitted for developments that incorporate increased amenity and a mix of land uses (*see Chapter 8, Residential Developments, of this Comprehensive Plan*).

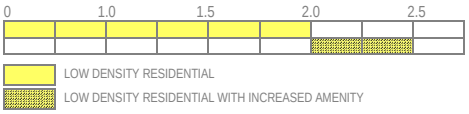
DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Suburban, Estate and Rural Residential (*i.e. Single-Family Detached Homes*)
2. *Secondary Land Uses:* Amenities, Parks, Open Space, and Institutional/Civic Land Uses
3. *Zoning Districts:* All Single-Family Estate (SFE) Districts (i.e. SFE 1.5, 2.0 & 4.0), certain Planned Development (PD) Districts and the Single-Family One (SF-1) District.

EXISTING LAND USE EXAMPLES

1. Breezy Hill Subdivision
2. Stone Creek Subdivision
3. Oaks of Buffalo Way Subdivision

RESIDENTIAL DENSITY CHART



MEDIUM DENSITY RESIDENTIAL (MDR)

The *Medium Density Residential* land use category consists of residential subdivisions that are greater than two and one-half (2½) units per gross acre, but not higher than three (3) units per gross acre; however, a density of up to three and one-half (3½) units per gross acre may be permitted for developments that incorporate increased amenity and a mix of land uses (*see Chapter 8, Residential Developments, of this Comprehensive Plan*).

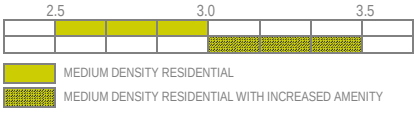
DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Suburban Residential (*i.e. Single-Family Detached Homes*)
2. *Secondary Land Uses:* Amenities, Parks, Open Space, and Institutional/Civic Land Uses
3. *Zoning Districts:* Certain Planned Development (PD) Districts and the Single-Family 16 (SF-16) District

EXISTING LAND USE EXAMPLES

1. Caruth Lakes Subdivision
2. Lago VistaSubdivision
3. Park Place Subdivision

RESIDENTIAL DENSITY CHART



HIGH DENSITY RESIDENTIAL (HDR)

The *High Density Residential* land use category may consist of single-family residential homes, duplexes, townhomes, apartments, lofts, condominiums or other forms of housing that exceed three and one-half (3½) units per gross acre. These developments should contain increased amenities and open space, and incorporate pedestrian connectivity to adjacent land uses.

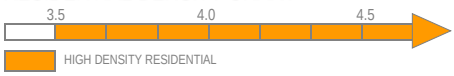
DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Suburban and Urban Residential (*i.e. Single-Family Detached, Single-Family Attached, Zero Lot Line Homes, Townhomes, Duplexes, Condominiums and Multi-Family Apartments*)
2. *Secondary Land Uses:* Amenities, Parks, Open Space, and Institutional/Civic Land Uses
3. *Zoning Districts:* Certain Planned Development (PD) Districts, Single-Family 10 (SF-10) District, Single-Family 8.4 (SF-8.4) District, Single-Family 7 (SF-7) District, Zero Lot Line (ZL-5) District, Two Family (2F) District, and the Multi-Family 14 (MF-14) District.

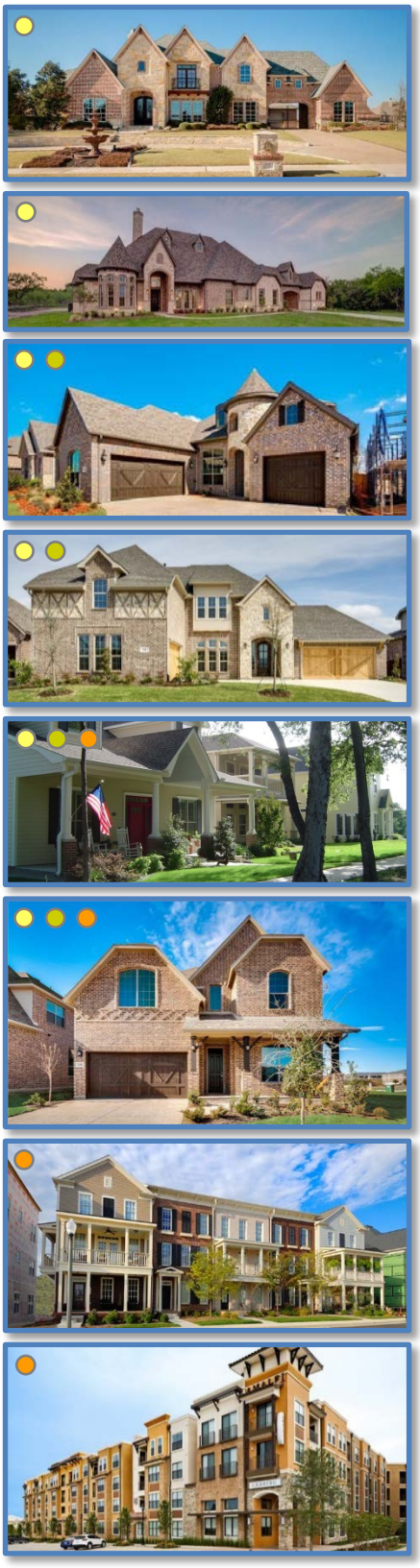
EXISTING LAND USE EXAMPLES

1. Turtle Cove Subdivision
2. Sixteen50 @ Lake Ray Hubbard Apartments
3. Mission Rockwall Apartment Complex

RESIDENTIAL DENSITY CHART



NOTE: HIGH DENSITY RESIDENTIAL REQUIRES INCREASED AMENITY



LEGEND:	
	Land Use *NOT* Permitted
P	Land Use Permitted *By-Right*
P	Land Use Permitted with Conditions
S	Land Use Permitted Specific Use Permit (SUP)
X	Land Use Prohibited by Overlay District
A	Land Use Permitted as an Accessory Use

PERMITTED LAND USES IN A GENERAL RETAIL (GR) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, *Definitions*]	CONDITIONAL USE REFERENCE Reference [Article 04, *Permissible Uses*]	GENERAL RETAIL (GR) DISTRICT
AGRICULTURAL AND ANIMAL RELATED LAND USES	2.02(A)	2.03(A)	
Agricultural Uses on Unplatted Land	(1)		P
Animal Boarding/Kennel without Outside Pens	(2)	(2)	S
Animal Clinic for Small Animals without Outdoor Pens	(3)	(3)	P
Animal Hospital or Clinic	(4)		S
Community Garden	(11)	(7)	S
Urban Farm	(12)	(8)	S
RESIDENTIAL AND LODGING LAND USES	2.02(B)	2.03(B)	
Caretakers Quarters/Domestic or Security Unit	(3)		P
Convent, Monastery, or Temple	(4)		P
Commercial Parking Garage	(6)		A
Limited-Service Hotel	(10)		S
Full-Service Hotel	(11)	(8)	S
Residence Hotel	(12)		S
Motel	(13)		S
Private Sports Court with Standalone or Dedicated Lighting	(22)	(18)	P
INSTITUTIONAL AND COMMUNITY SERVICE LAND USES	2.02(C)	2.03(C)	
Assisted Living Facility	(1)	(1)	S
Blood Plasma Donor Center	(2)		P
Cemetery/Mausoleum	(3)		P
Church/House of Worship	(4)	(2)	S
Convalescent Care Facility/Nursing Home	(6)		P
Congregate Care Facility/Elderly Housing	(7)	(3)	S
Daycare with Seven (7) or More Children	(9)	(4)	P
Emergency Ground Ambulance Services	(10)		P
Group or Community Home	(11)	(5)	P
Government Facility	(12)		P
Hospice	(14)		P
Hospital	(15)		P
Public Library, Art Gallery or Museum	(16)		P
Mortuary or Funeral Chapel	(17)		P
Local Post Office	(18)		P
Public or Private Primary School	(21)	(7)	P
Public or Private Secondary School	(22)	(8)	P
Temporary Education Building for a Public or Private School	(23)	(9)	S
Trade School	(24)		S
Social Service Provider (*Except Rescue Mission or Homeless Shelter*)	(26)		S
OFFICE AND PROFESSIONAL LAND USES	2.02(D)	2.03(D)	
Financial Institution with Drive-Through	(1)	(1)	P
Financial Institution without Drive-Through	(1)		P

LEGEND:

	Land Use *NOT* Permitted
P	Land Use Permitted *By-Right*
P	Land Use Permitted with Conditions
S	Land Use Permitted Specific Use Permit (SUP)
X	Land Use Prohibited by Overlay District
A	Land Use Permitted as an Accessory Use

PERMITTED LAND USES IN A GENERAL RETAIL (GR) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, *Definitions*]	CONDITIONAL USE REFERENCE Reference [Article 04, *Permissible Uses*]	GENERAL RETAIL (GR) DISTRICT
Office or Medical Office Building less than 5,000 SF	(2) & (3)		P
Office or Medical Office Building 5,000 SF or Greater	(2) & (3)		P
RECREATION, ENTERTAINMENT AND AMUSEMENT LAND USES	2.02(E)	2.03(E)	
Temporary Carnival, Circus, or Amusement Ride	(1)	(1)	P
Indoor Commercial Amusement/Recreation	(2)	(2)	S
Outdoor Commercial Amusement/Recreation	(3)	(3)	S
Public or Private Community or Recreation Club as an Accessory Use	(4)		P
Private Country Club	(5)		S
Golf Driving Range	(6)		S
Temporary Fundraising Events by Non-Profit	(7)	(4)	P
Indoor Gun Club with Skeet or Target Range	(8)	(5)	S
Health Club or Gym	(9)		P
Private Club, Lodge or Fraternal Organization	(10)	(6)	S
Public Park or Playground	(12)		P
Tennis Courts (*i.e. Not Accessory to a Public or Private Country Club*)	(14)		S
Theater	(15)		S
RETAIL AND PERSONAL SERVICES LAND USES	2.02(F)	2.03(F)	
Alcoholic Beverage Package Sales	(1)	(1)	P
Antique/Collectible Store	(3)		P
Astrologer, Hypnotist, or Psychic	(4)		P
Banquet Facility/Event Hall	(5)		P
Portable Beverage Service Facility	(6)	(3)	S
Brew Pub	(7)		P
Business School	(8)		P
Catering Service	(9)		P
Temporary Christmas Tree Sales Lot and/or Similar Uses	(10)	(4)	P
Copy Center	(11)		P
Craft/Micro Brewery, Distillery and/or Winery	(12)	(5)	S
Incidental Display	(13)	(6)	P
Food Trucks/Trailers	(14)	(7)	P
Garden Supply/Plant Nursery	(15)		P
General Personal Service	(16)	(8)	P
General Retail Store	(17)		P
Hair Salon and/or Manicurist	(18)		P
Laundromat with Dropoff/Pickup Services	(19)		P
Self Service Laundromat	(20)		P
Massage Therapist	(21)		P
Private Museum or Art Gallery	(22)		P
Night Club, Discotheque, or Dance Hall	(23)		S
Permanent Cosmetics	(25)	(9)	A

LEGEND:	
	Land Use *NOT* Permitted
P	Land Use Permitted *By-Right*
P	Land Use Permitted with Conditions
S	Land Use Permitted Specific Use Permit (SUP)
X	Land Use Prohibited by Overlay District
A	Land Use Permitted as an Accessory Use

PERMITTED LAND USES IN A GENERAL RETAIL (GR) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, *Definitions*]	CONDITIONAL USE REFERENCE Reference [Article 04, *Permissible Uses*]	GENERAL RETAIL (GR) DISTRICT
Pet Shop	(26)		P
Temporary Real Estate Sales Office	(27)		P
Rental Store without Outside Storage and/or Display	(28)	(10)	S
Restaurant with less than 2,000 SF with Drive-Through or Drive-In	(29)	(11)	S
Restaurant with less than 2,000 SF without Drive-Through or Drive-In	(30)		P
Restaurant with 2,000 SF or more with Drive-Through or Drive-In	(29)	(12)	S
Restaurant with 2,000 SF or more without Drive-Through or Drive-In	(30)		P
Retail Store with Gasoline Sales that has Two (2) or less Dispensers (*i.e. a Maximum of Four [4] Vehicles*)	(31)	(13)	P
Retail Store with Gasoline Sales that has more than Two (2) Dispensers	(32)	(13)	S
Secondhand Dealer	(33)		P
Art, Photography, or Music Studio	(33)		P
Tailor, Clothing, and/or Apparel Shop	(34)		P
COMMERCIAL AND BUSINESS SERVICES LAND USES	2.02(G)	2.03(G)	
Electrical, Watch, Clock, Jewelry and/or Similar Repair	(6)		P
Locksmith	(11)		P
Shoe and Boot Repair and Sales	(16)		P
Temporary On-Site Construction Office	(18)	(6)	P
AUTO AND MARINE RELATED LAND USES	2.02(H)	2.03(H)	
Minor Auto Repair Garage	(2)	(2)	S
Full Service Car Wash and Auto Detail	(5)	(4)	S
Self Service Car Wash	(5)	(4)	S
Non-Commercial Parking Lot	(9)		P
Service Station	(11)	(8)	P
INDUSTRIAL AND MANUFACTURING LAND USES	2.02(I)	2.03(I)	
Temporary Asphalt or Concrete Batch Plant	(2)	(2)	P
Mining and Extraction of Sand, Gravel, Oil and/or Other Materials)	(12)	(5)	S
UTILITIES, COMMUNICATIONS AND TRANSPORTATION LAND USES	2.02(K)	2.03(K)	
Antenna for an Amateur Radio	(3)	(2)	A
Antenna Dish	(4)	(3)	A
Freestanding Commercial Antenna (*i.e. Monopole or a Similar Structure*)	(5)	(4)	P
Mounted or Attached Commercial Antenna	(6)	(5)	P
Helipad	(9)		S
Utilities (*Non-Municipally Owned or Controlled*), Including Sanitary Landfill, Water Treatment, and Supply, and Wastewater Treatment	(10)		S
Municipally Owned or Controlled Facilities, Utilities and Uses (*Includes Utilities with a Franchise Utility Agreement with the City of Rockwall*)	(11)		P
Private Streets	(12)		S
Radio Broadcasting	(13)		P
Railroad Yard or Shop	(14)		S
Recording Studio	(15)		S

LEGEND:		PERMITTED LAND USES IN A GENERAL RETAIL (GR) DISTRICT		
	Land Use *NOT* Permitted			
P	Land Use Permitted *By-Right*			
P	Land Use Permitted with Conditions			
S	Land Use Permitted Specific Use Permit (SUP)			
X	Land Use Prohibited by Overlay District			
A	Land Use Permitted as an Accessory Use			
LAND USE SCHEDULE		LAND USE DEFINITION REFERENCE [Reference Article 13, *Definitions*]	CONDITIONAL USE REFERENCE Reference [Article 04, *Permissible Uses*]	GENERAL RETAIL (GR) DISTRICT
Satellite Dish		(16)		A
Solar Energy Collector Panels and Systems		(17)	(7)	A
Transit Passenger Facility		(18)		S
TV Broadcasting and Other Communication Service		(20)		S
Utilities Holding a Franchise from the City of Rockwall		(21)		S
Utility Installation Other than Listed		(22)		S
Utility/Transmission Lines		(23)		S

LEGEND:	
	Land Use *NOT* Permitted
P	Land Use Permitted *By-Right*
P	Land Use Permitted with Conditions
S	Land Use Permitted Specific Use Permit (SUP)
X	Land Use Prohibited by Overlay District
A	Land Use Permitted as an Accessory Use

PERMITTED LAND USES IN A NEIGHBORHOOD SERVICES (NS) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, *Definitions*]	CONDITIONAL USE REFERENCE Reference [Article 04, *Permissible Uses*]	NEIGHBORHOOD SERVICES (NS) DISTRICT
AGRICULTURAL AND ANIMAL RELATED LAND USES	2.02(A)	2.03(A)	
Agricultural Uses on Unplatted Land	(1)		P
Animal Boarding/Kennel without Outside Pens	(2)	(2)	S
Animal Clinic for Small Animals without Outdoor Pens	(3)	(3)	S
Community Garden	(11)	(7)	S
Urban Farm	(12)	(8)	S
RESIDENTIAL AND LODGING LAND USES	2.02(B)	2.03(B)	
Bed and Breakfast	(2)	(2)	S
Commercial Parking Garage	(6)		A
INSTITUTIONAL AND COMMUNITY SERVICE LAND USES	2.02(C)	2.03(C)	
Assisted Living Facility	(1)	(1)	S
Cemetery/Mausoleum	(3)		P
Church/House of Worship	(4)	(2)	P
Convalescent Care Facility/Nursing Home	(6)		P
Congregate Care Facility/Elderly Housing	(7)	(3)	S
Daycare with Seven (7) or More Children	(9)	(4)	P
Group or Community Home	(11)	(5)	P
Hospice	(14)		P
Public Library, Art Gallery or Museum	(16)		P
Local Post Office	(18)		P
Public or Private Primary School	(21)	(7)	P
Public or Private Secondary School	(22)	(8)	P
Temporary Education Building for a Public or Private School	(23)	(9)	S
OFFICE AND PROFESSIONAL LAND USES	2.02(D)	2.03(D)	
Financial Institution with Drive-Through	(1)	(1)	S
Financial Institution without Drive-Through	(1)		P
Office or Medical Office Building less than 5,000 SF	(2) & (3)		P
Office or Medical Office Building 5,000 SF or Greater	(2) & (3)		S
RECREATION, ENTERTAINMENT AND AMUSEMENT LAND USES	2.02(E)	2.03(E)	
Temporary Carnival, Circus, or Amusement Ride	(1)	(1)	S
Public or Private Community or Recreation Club as an Accessory Use	(4)		S
Private Country Club	(5)		S
Golf Driving Range	(6)		S
Temporary Fundraising Events by Non-Profit	(7)	(4)	P
Health Club or Gym	(9)		S
Private Club, Lodge or Fraternal Organization	(10)	(6)	S
Public Park or Playground	(12)		P
Tennis Courts (*i.e. Not Accessory to a Public or Private Country Club*)	(14)		S
RETAIL AND PERSONAL SERVICES LAND USES	2.02(F)	2.03(F)	
Alcoholic Beverage Package Sales	(1)	(1)	S

LEGEND:	
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P	Land Use Permitted *By-Right*
P	Land Use Permitted with Conditions
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X	Land Use Prohibited by Overlay District
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PERMITTED LAND USES IN A NEIGHBORHOOD SERVICES (NS) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, *Definitions*]	CONDITIONAL USE REFERENCE Reference [Article 04, *Permissible Uses*]	NEIGHBORHOOD SERVICES (NS) DISTRICT
Antique/Collectible Store	(3)		S
Astrologer, Hypnotist, or Psychic	(4)		P
Brew Pub	(7)		P
Catering Service	(9)		S
Temporary Christmas Tree Sales Lot and/or Similar Uses	(10)	(4)	S
Copy Center	(11)		P
Incidental Display	(13)	(6)	P
Food Trucks/Trailers	(14)	(7)	S
Garden Supply/Plant Nursery	(15)		S
General Personal Service	(16)	(8)	P
General Retail Store	(17)		P
Hair Salon and/or Manicurist	(18)		P
Laundromat with Dropoff/Pickup Services	(19)		P
Self Service Laundromat	(20)		P
Massage Therapist	(21)		P
Private Museum or Art Gallery	(22)		S
Permanent Cosmetics	(25)	(9)	A
Pet Shop	(26)		P
Temporary Real Estate Sales Office	(27)		P
Restaurant with less than 2,000 SF with Drive-Through or Drive-In	(29)	(11)	S
Restaurant with less than 2,000 SF without Drive-Through or Drive-In	(30)		P
Restaurant with 2,000 SF or more with Drive-Through or Drive-In	(29)	(12)	S
Restaurant with 2,000 SF or more without Drive-Through or Drive-In	(30)		S
Art, Photography, or Music Studio	(33)		P
Tailor, Clothing, and/or Apparel Shop	(34)		P
COMMERCIAL AND BUSINESS SERVICES LAND USES	2.02(G)	2.03(G)	
Electrical, Watch, Clock, Jewelry and/or Similar Repair	(6)		S
Shoe and Boot Repair and Sales	(16)		P
Temporary On-Site Construction Office	(18)	(6)	P
AUTO AND MARINE RELATED LAND USES	2.02(H)	2.03(H)	
Full Service Car Wash and Auto Detail	(5)	(4)	S
Non-Commercial Parking Lot	(9)		S
Service Station	(11)	(8)	S
INDUSTRIAL AND MANUFACTURING LAND USES	2.02(I)	2.03(I)	
Temporary Asphalt or Concrete Batch Plant	(2)	(2)	P
Mining and Extraction of Sand, Gravel, Oil and/or Other Materials	(12)	(5)	S
UTILITIES, COMMUNICATIONS AND TRANSPORTATION LAND USES	2.02(K)	2.03(K)	
Antenna for an Amateur Radio	(3)	(2)	A
Antenna Dish	(4)	(3)	A
Freestanding Commercial Antenna (*i.e. Monopole or a Similar Structure*)	(5)	(4)	S

LEGEND:	
	Land Use *NOT* Permitted
P	Land Use Permitted *By-Right*
P	Land Use Permitted with Conditions
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PERMITTED LAND USES IN A NEIGHBORHOOD SERVICES (NS) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, *Definitions*]	CONDITIONAL USE REFERENCE Reference [Article 04, *Permissible Uses*]	NEIGHBORHOOD SERVICES (NS) DISTRICT
Mounted or Attached Commercial Antenna	(6)	(5)	S
Utilities (*Non-Municipally Owned or Controlled*), Including Sanitary Landfill, Water Treatment, and Supply, and Wastewater Treatment	(10)		S
Municipally Owned or Controlled Facilities, Utilities and Uses (*Includes Utilities with a Franchise Utility Agreement with the City of Rockwall*)	(11)		P
Private Streets	(12)		S
Railroad Yard or Shop	(14)		S
Satellite Dish	(16)		A
Solar Energy Collector Panels and Systems	(17)	(7)	A
Transit Passenger Facility	(18)		S
Utilities Holding a Franchise from the City of Rockwall	(21)		S
Utility Installation Other than Listed	(22)		S
Utility/Transmission Lines	(23)		S

CITY OF ROCKWALL

ORDINANCE NO. 25-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A CHANGE IN ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO A GENERAL RETAIL (GR) DISTRICT FOR A 2.751-ACRE TRACT OF LAND IDENTIFIED AS TRACT 1-04 OF THE S. R. BARNES SURVEY, ABSTRACT NO. 13, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* AND *EXHIBIT 'B'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Lisa Brooks and Rene'e Holland of Makeway, LLC for the approval of a *Zoning Change* from an Agricultural (AG) District to a General Retail (GR) District for a 2.751-acre tract of land identified as Tract 1-04 of the S. R. Barnes Survey, Abstract No. 13, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located at the southeast corner of the intersection of John King Boulevard and Quail Run Road, and more fully described and depicted in *Exhibit 'A'* and *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, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall should be amended as follows:

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

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to change the zoning of the *Subject Property f*rom an Agricultural (AG) District to a General Retail (GR) District;

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes provided for a *General Retail (GR) District* as stipulated in Subsection 01.01*, Use of Land and Buildings,* of Article 04*, Permissible Uses*, and Subsection 04.04*, General Retail (GR) District,* and Subsection 06.10, *SH-205 By-Pass Overlay (SH-205 BY OV) District*, of Article 05*, District Development Standards,* of the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as maybe amended in the future;

DRAFT 05.14.2025

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

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

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

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 7TH DAY OF APRIL, 2025.

_____
Trace Johannesen, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *March 17, 2025*

2nd Reading: *April 7, 2025*

DRAFT ORDINANCE 03.17.2025

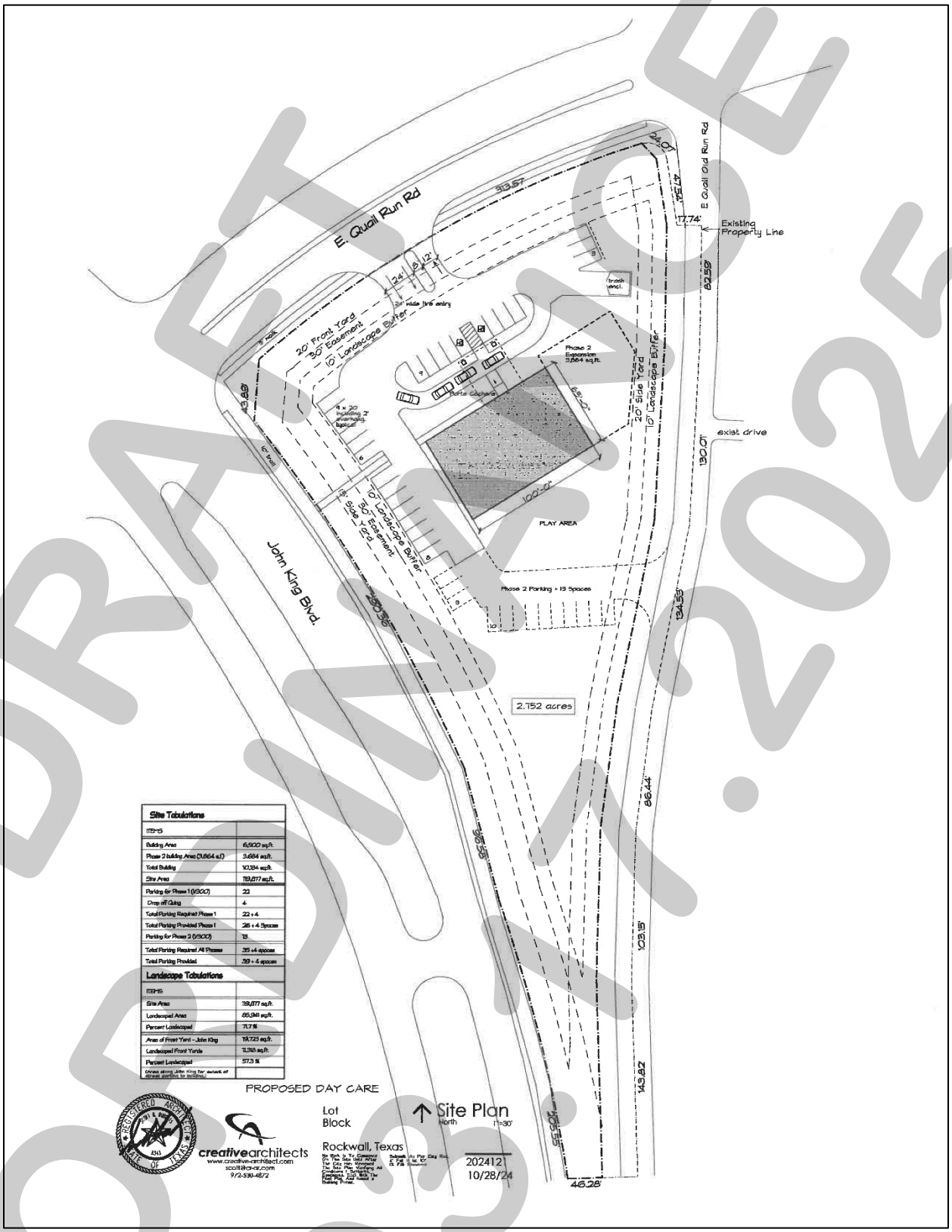
Exhibit 'A'
Legal Description

Legal Description: Tract 1-04, Abstract No. 13, of the S.R. Barnes Survey



DRAFT 05.07.2025

Exhibit 'B'
Concept Plan/Survey



DRAFT ODINANCE 03.17.2025

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:	March 17, 2025
APPLICANT:	Tzemach Moshe Kalmenson
CASE NUMBER:	Z2025-007; *Specific Use Permit for a Church/House of Worship at 917 N. Goliad Street*

SUMMARY

Hold a public hearing to discuss and consider a request by Tzemach Moshe Kalmenson for the approval of a *Specific Use Permit (SUP)* allowing a *Church/House of Worship* on a 0.5010-acre tract of land identified as Block 29 of the Gardner Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) [*Ordinance No. 25-07*], situated within the North Goliad Corridor Overlay (NGC OV) District, addressed as 917 N. Goliad Street, and take any action necessary.

BACKGROUND

Based on the Historic Sanborn Maps, the subject property was annexed sometime between April 1934 and June 20, 1959. According to the Rockwall County Appraisal District (RCAD) there is a 906 SF single-family home, a 400 SF detached garage, and a 529 SF detached carport located on the subject property. According to the January 3, 1972 zoning map, the subject property was zoned Single-Family 2 (SF-2) District. This zoning designation changed to a Single-Family 3 (SF-3) District sometime between January 3, 1972 and January 22, 1982 based on the City's historic zoning maps. The zoning designation of the subject property again changed from a Single-Family 3 (SF-3) District to a Single-Family 7 (SF-7) District sometime between January 22, 1982 and May 16, 1983 based on the City's historic zoning maps. On August 20, 2007, the City Council approved a zoning change [*Case No. Z2007-018; Ordinance No. 07-29*] that incorporate the subject property into Planned Development District 50 (PD-50). Since the property has been within Planned Development District 50 (PD-50), the ordinance has been amended four (4) times [*Ordinance No. 16-15, 17-19, 23-60, & 25-07*] in order to establish new permitted uses within the district. The last amendment was approved on February 3, 2025 [*i.e. Case No. Z2024-060; Ordinance No. 25-07*] by the City Council. This amendment to the Planned Development District updated the permitted land uses to allow a *Church/House of Worship* by Specific Use Permit (SUP).

PURPOSE

The applicant -- *Tzemach Moshe Kalmenson* -- is requesting the approval of a Specific Use Permit (SUP) to allow a *Church/House of Worship* within Planned Development District 50 (PD-50) on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 917 N. Goliad Street. The land uses adjacent to the subject property are as follows:

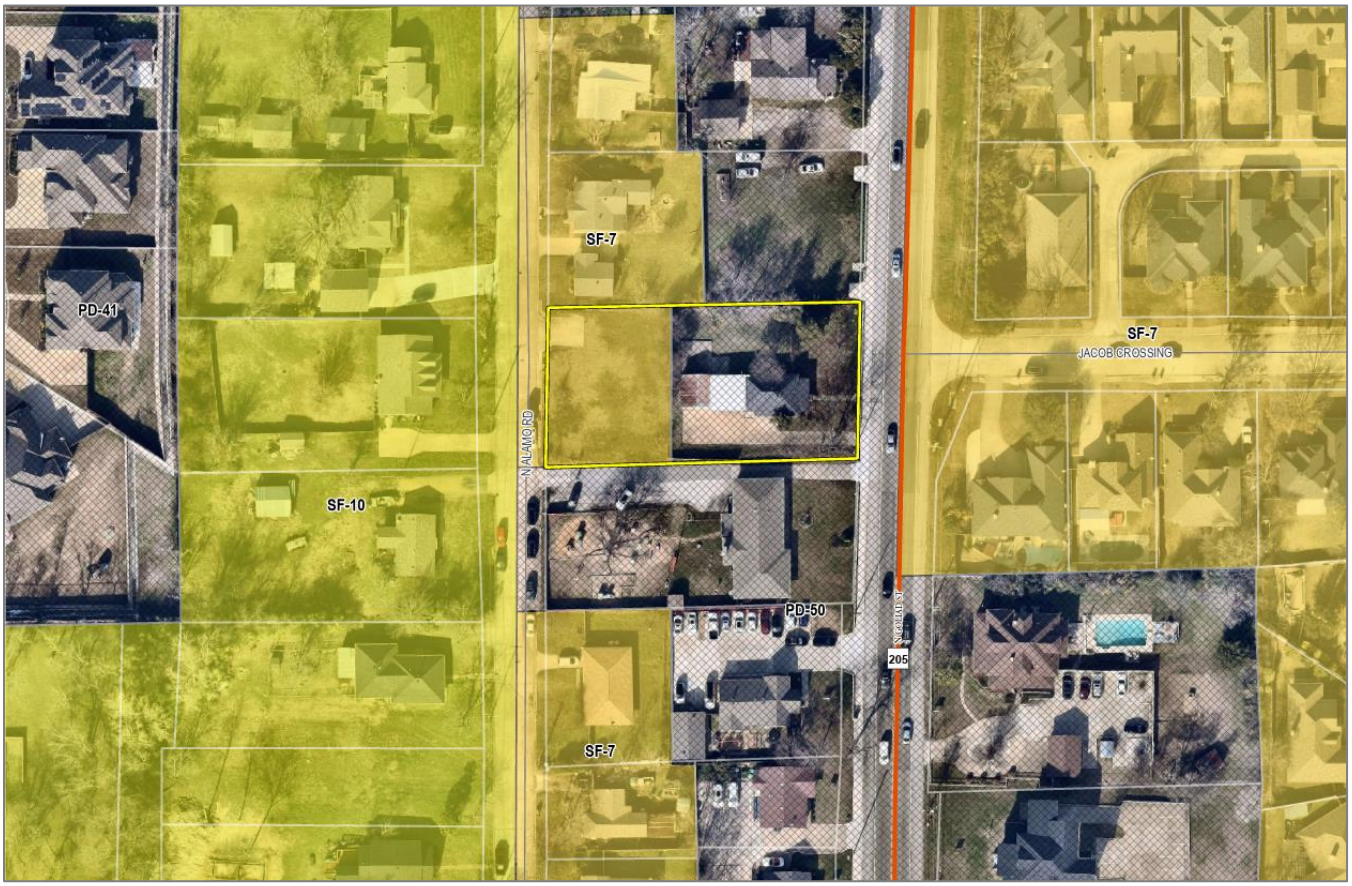
North: Directly north of the subject property is a vacant 0.257-acre parcel of land (*i.e. Lot 2, Block A, Rakich Addition*). Beyond this is a 0.31-acre parcel of land (*i.e. Block 32 of the Garner Addition*) developed with 2,320 SF single-family home. Following this is a 1.00-acre parcel of land (*i.e. Lot 1, Block A, Isaac Pena Addition*) developed with a 4,471 SF *Office Building*. North of this is Live Oak Street, which is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. All of these properties are zoned Planned Development District 50 (PD-50) for Residential Office (RO) District land uses.

South: Directly south of the subject property are four (4) parcels of land (*i.e. Part of Block 29 of the Garner Addition; Lot 3, Block 3, Adams Addition; Lot 1, Block 1, Misty Addition; Lot 1, Block 1, Henry Addition*) developed with non-residential land uses (*i.e. Daycare and Office*). Beyond this are two (2) vacant parcels of land (*i.e. Block 26 and part of Block 27 of the Garner Addition*). Following this is W. Heath Street, which is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. All of these properties are zoned Planned Development District 50 (PD-50) for Residential Office (RO) District land uses.

East: Directly east of the subject property is N. Goliad Street [*SH-205*], which is classified as a A5D (*i.e. arterial, five [5] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is the North Town Addition, which is comprised of 41 single-family homes that are zoned Single-Family 7 (SF-7) District.

West: Directly west of the subject property is N. Alamo Road, which is classified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Following this is a 0.4940-acre parcel of land (*i.e. Lot 1 of the Jayroe Addition*) developed with a 1,988 SF single-family home zoned Single-Family 10 (SF-10) District. Following this is Phase 1 of the Preserve Subdivision, which is comprised of 135 single-family homes that are zoned Planned Development District 41 (PD-41) for Single-Family 10 (SF-10) District land uses.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



CHARACTERISTICS OF THE REQUEST

The applicant has submitted an application and a concept plan requesting a Specific Use Permit (SUP) for a *Church/House of Worship* on the subject property. According to the Rockwall Central Appraisal District (RCAD) there is an existing 906 SF single-family home, a 400 SF detached garage, and a 529 SF detached carport situated on the subject property. The applicant's letter details that the subject property is intended to be used as a "… sanctuary space ... for weekly services …" of

10-20 people. In addition, the applicant has indicated to staff that the intent of this property is to serve the current needs of the organization. The proposed concept plan details the proposed locations for parking and the existing access drives on N. Goliad Street and N. Alamo Road.

CONFORMANCE WITH THE CITY'S CODES

Subsection 02.02(C), *Institutional and Community Service Land Uses*, of Article 13, *Definitions*, of the Unified Development Code (UDC), defines a *Church/House of Worship* as "(a) facility or area primarily used for religious gatherings, ceremonies, and worship services. It typically includes a sanctuary or worship hall, administrative offices, classrooms for religious education, and often ancillary facilities such as a fellowship hall, kitchen, and parking lot. These facilities serve as places for spiritual practice, community gatherings, and religious observance for adherents of a particular faith or denomination." In this case, the applicant's proposed use falls under this classification. According to the *Permissible Use Charts* contained in Article 04, *Permitted Uses*, of the Unified Development Code (UDC), a *Church/House of Worship* is not permitted in a Residential Office (RO) District; however, given that the subject property is located within Planned Development District 50 (PD-50) the *Church/House of Worship* land use is permitted by Specific Use Permit (SUP). The Planned Development District 50 (PD-50) ordinance was recently amended [*i.e. Case No. Z2024-060; Ordinance No. 25-07*] to permit the *Church/House of Worship* land use by Specific Use Permit (SUP) at the request of the applicant. This was done to acknowledge that the *Church/House of Worship* land use is ***may*** be appropriate within PD-50, but the City Council should have discretionary oversite with regard to this land use and its impacts on PD-50.

STAFF ANALYSIS

In review of the proposed concept plan, it appears that the proposed parking field should accommodate the parking requirements outlined in Table 5, *Parking Requirement Schedule*, of Article 06, *Parking and Loading*, of the Unified Development Code (UDC); however, this will be finalized at the time of site plan. In addition, the concept plan indicates the southern driveway will be removed and a shared access drive will be utilized as the primary access point from N. Goliad Street. The applicant will be required to install this driveway and plat this as a cross-access easement. The concept plan also shows that the rear access drive onto N. Alamo Road will be utilized. The City Council -- *following a recommendation from the Planning and Zoning Commission* -- should consider the implications of allowing a non-residential land use to use a roadway that primarily serves single-family homes. With this being said, N. Alamo Road is classified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan, and there are three (3) other non-residential properties that have access off of N. Alamo Road. The approval of a Specific Use Permit (SUP) is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

According to the *Land Use Plan* contained in the OURHometown Vision 2040 Comprehensive Plan, the subject is situated within the ***Downtown District***. This district includes the *North Goliad Corridor*, otherwise known as Planned Development District 50 (PD-50). The OURHometwon Vision 2040 Comprehensive Plan describes the ***Downtown District*** as "… a unique Live/Work corridor that supports a range of small boutiques (*with a SUP*) and offices, and represents a successful adaptive reuse effort by the City." In this case, the applicant is requesting to convert a single-family home into a *Church/House of Worship*. Given that the applicant intends to adaptively reuse the single-family home, and not change the building footprint or the exterior of the building, it appears that the intent of the *North Goliad Corridor* is maintained. That being said, this is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On February 21, 2025, staff mailed 109 notices to property owners and occupants within 500-feet of the subject property. In addition, staff notified The Preserve, Caruth Lakes, and Lakeview Summit Homeowner's Association (HOA), which are the only HOAs within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At this time, staff has received one (1) notice in favor of the applicant's request.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the applicant's request for a Specific Use Permit (SUP) for a *Church/House of Worship* within Planned Development District 50 (PD-50), then staff would propose the following conditions of approval:

(1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the SUP ordinance and which are detailed as follows:

   (a) The proposed *Church/House of Worship* shall be limited to the area depicted in *Exhibit 'B'* of the SUP ordinance; and

   (b) The proposed *Church/House of Worship* shall be required to plat the property before the issuance of a Certificate of Occupancy (CO).

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

PLANNING AND ZONING COMMISSION

On March 11, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the SUP by a vote of 7-0.

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☑ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	917 N Goliad / 918 N Alamo Rockwall, TX 75087				
SUBDIVISION		LOT		BLOCK	
GENERAL LOCATION	N Goliad Corridor				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD 50		CURRENT USE	R/O	
PROPOSED ZONING			PROPOSED USE	SUP for House of Worship	
ACREAGE	.3/.2	LOTS [CURRENT]		LOTS [PROPOSED]	

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

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

☑ OWNER		☐ APPLICANT	
CONTACT PERSON	Tzemach Moshe Kalmenson	CONTACT PERSON	
ADDRESS	1950 Hidden Valley	ADDRESS	
CITY, STATE & ZIP	Rockwall, TX 75087	CITY, STATE & ZIP	
PHONE	469-350-5735	PHONE	
E-MAIL	rabbi@jewishrockwall.com	E-MAIL	

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ 215, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 13 DAY OF February, 2025. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

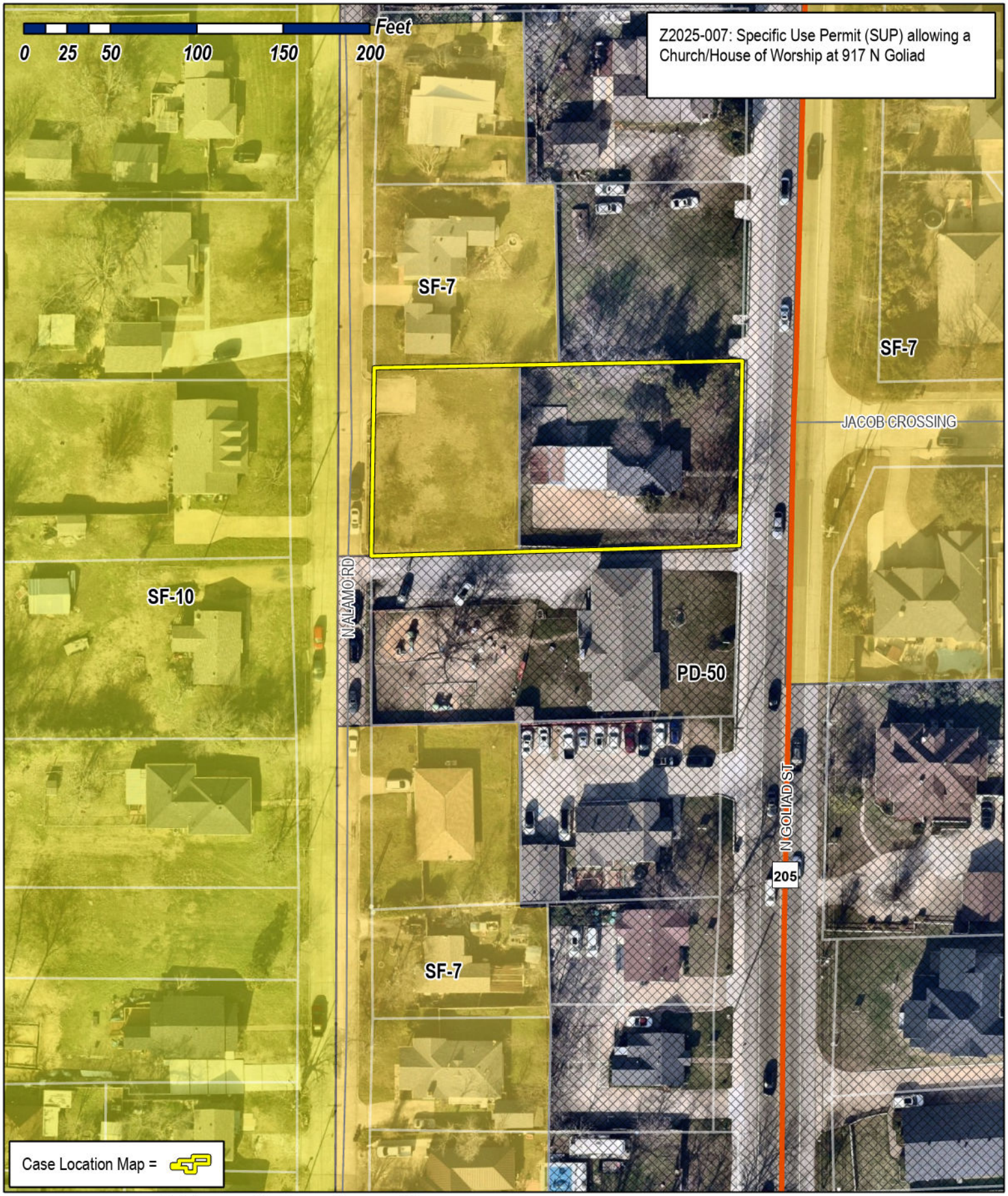
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13 DAY OF February, 2025

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NOTARY PUBLIC STATE OF TEXAS
KAREN PORTER
Notary ID #133883341
My Commission Expires
July 28, 2026

MY COMMISSION EXPIRES 07/28/2026



City of Rockwall

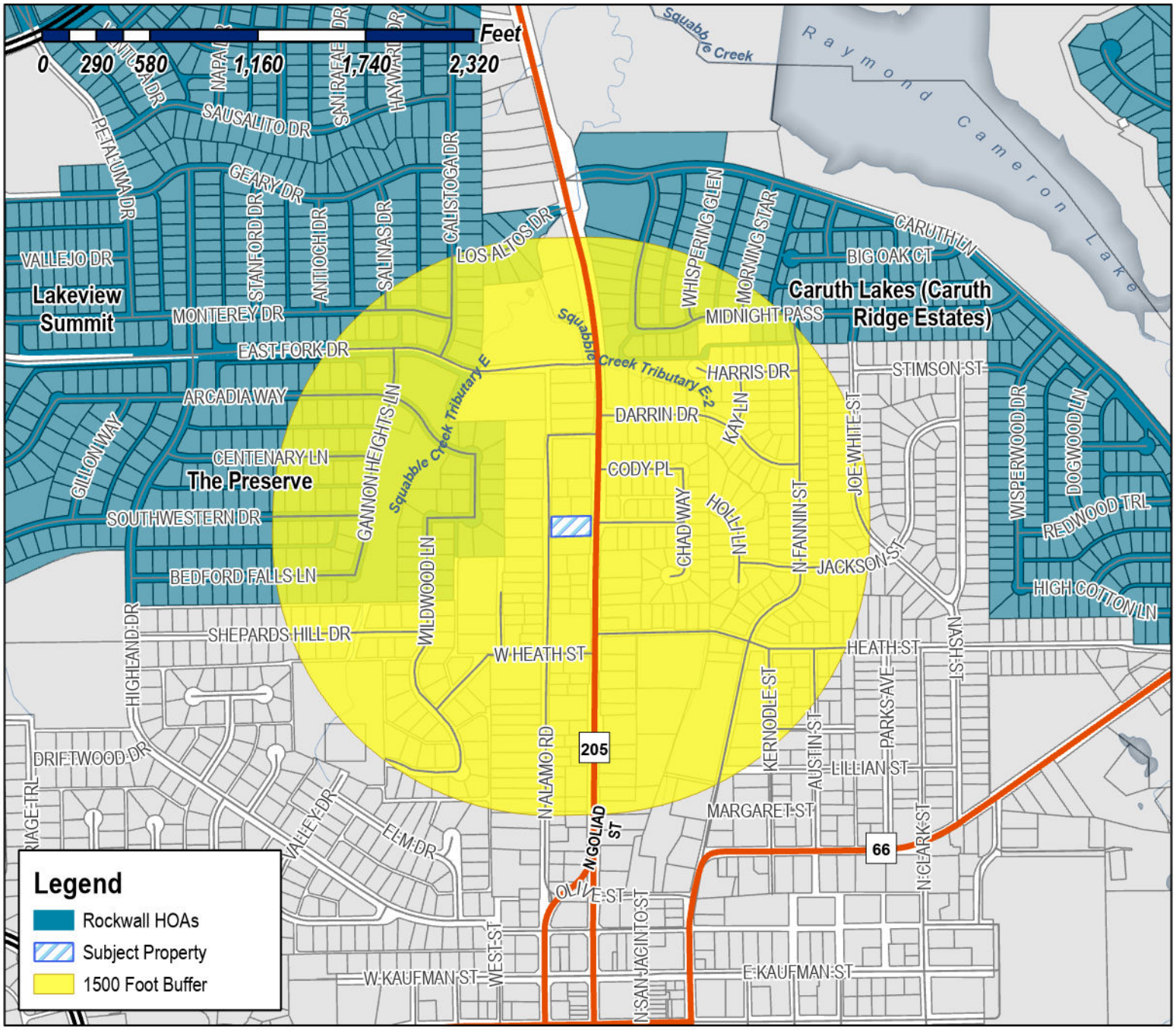
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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.

City of Rockwall

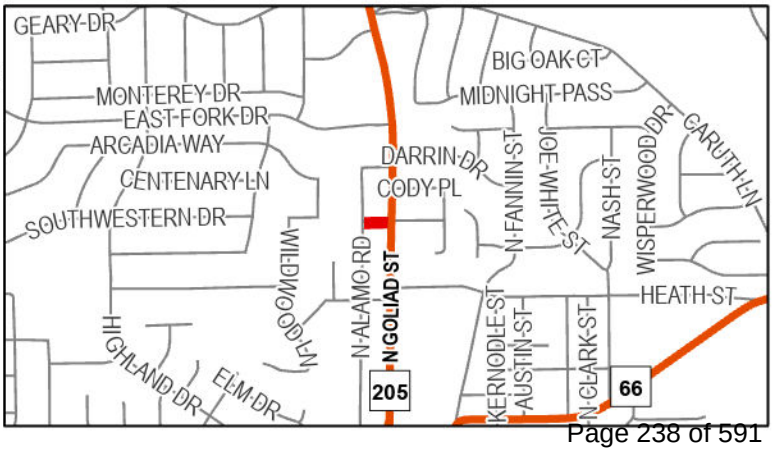
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Case Number: Z2025-007
Case Name: Specific Use Permit (SUP) allowing a Church/ House of Worship
Case Type: Zoning
Zoning: Planned Development District 50 (PD-50)
Case Address: 917 N. Goliad Street

Date Saved: 2/13/2025
For Questions on this Case Call (972) 771-7745



From:	Zavala, Melanie
Cc:	Miller, Ryan; Lee, Henry; Ross, Bethany; Guevara, Angelica
Subject:	Neighborhood Notification Program {Z2025-007]
Date:	Thursday, February 20, 2025 3:43:55 PM
Attachments:	HOA Map (02.13.2025).pdf Public Notice (02.18.2025).pdf

HOA/Neighborhood Association Representative:

Per your participation in the Neighborhood Notification Program, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on Friday, February 21, 2025. The Planning and Zoning Commission will hold a public hearing on Tuesday, March 11, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, March 17, 2025 at 6:00 PM. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

Z2025-007: SUP to allow a Church/ House of Worship
Hold a public hearing to discuss and consider a request by Tzemach Moshe Kalmenson for the approval of a Specific Use Permit (SUP) allowing a Church/House of Worship on a 0.5010-acre tract of land identified as Block 29 of the Gardner Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) [Ordinance No. 25-07], situated within the North Goliad Corridor Overlay (NGC OV) District, addressed as 917 N. Goliad Street, and take any action necessary.

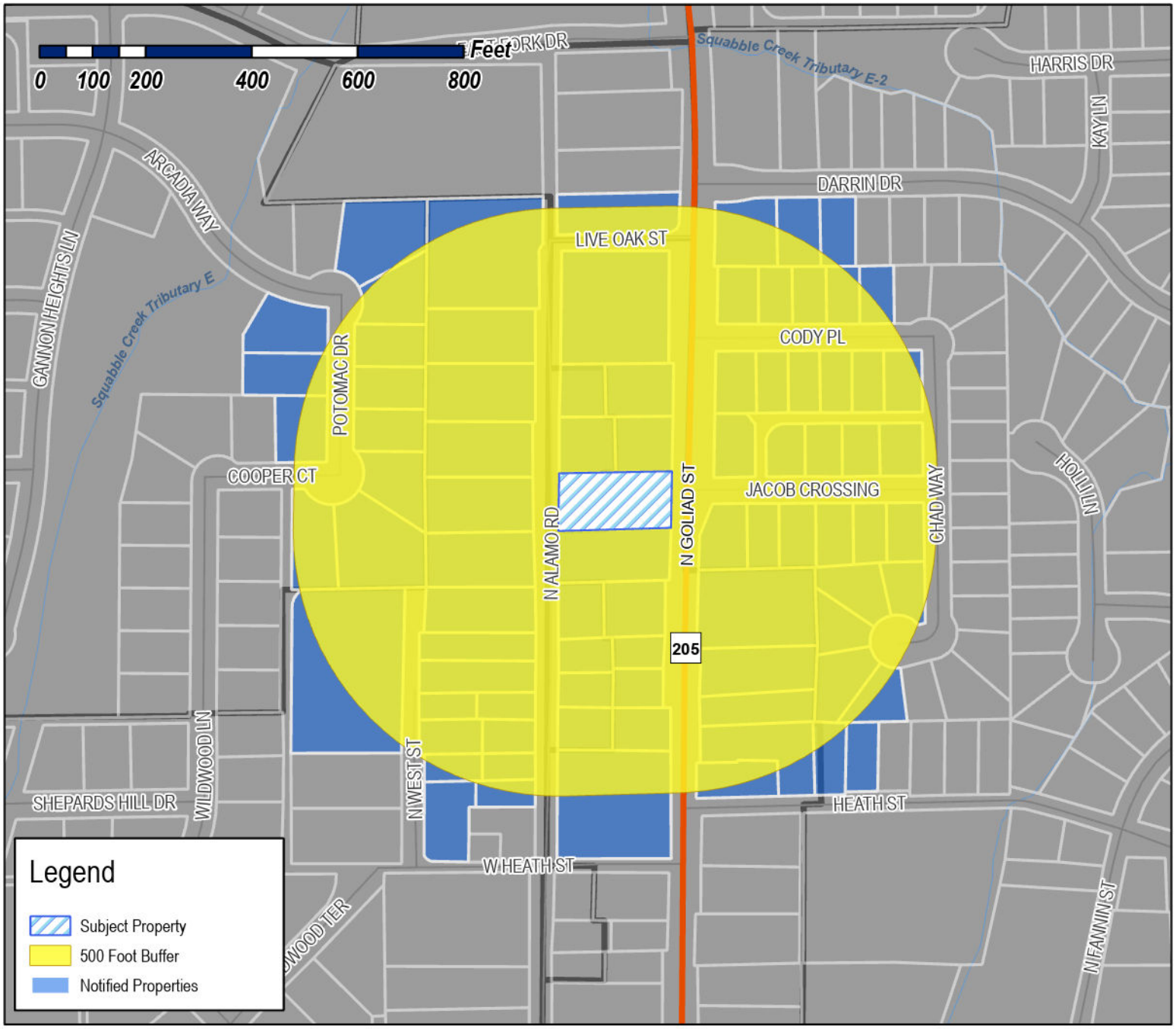
Thank you,

Melanie Zavala
Planning & Zoning Coordinator | Planning Dept.| City of Rockwall
385 S. Goliad Street | Rockwall, TX 75087
Planning & Zoning Rockwall
972-771-7745 Ext. 6568

City of Rockwall

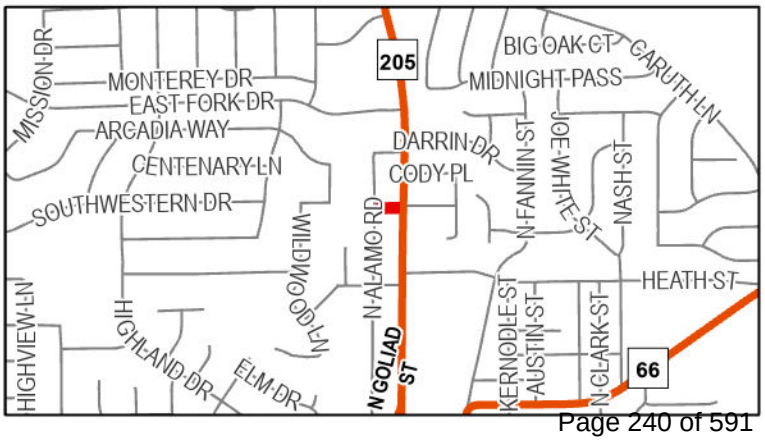
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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Case Number: Z2025-007
Case Name: Specific Use Permit (SUP) allowing a Church/ House of Worship
Case Type: Zoning
Zoning: Planned Development District 50 (PD-50)
Case Address: 917 N. Goliad Street

Date Saved: 2/13/2025
For Questions on this Case Call: (972) 771-7745



RESIDENT
1001 N GOLIAD
ROCKWALL, TX 75087

CALLIER JENNA AND LOGAN
104 RUSH CREEK
HEATH, TX 75032

HILL TOBY VERN H & ANGELA DAWN
113 E HEATH ST
ROCKWALL, TX 75087

RESIDENT
115 E HEATH ST
ROCKWALL, TX 75087

HPA TEXAS SUB 2017-1 LLC
120 S RIVERSIDE PLZ STE 2000
CHICAGO, IL 60606

DAFFRON JAMES R AND DEBBIE A
12207 DARK HOLLOW RD
ROCKWALL, TX 75087

380 PROPERTY INC
12207 DARK HOLLOW RD
ROCKWALL, TX 75087

VANDERSLICE R D AND LYNN
1408 S LAKESHORE DR
ROCKWALL, TX 75087

VANDERSLICE ROBERT
1408 S LAKESHORE DRIVE
ROCKWALL, TX 75087

STRATEGIC MANAGEMNET SERVICES LLC
14124 EDGECREST DR
DALLAS, TX 75254

DOUBLE T VENTURES LLC
1500 S KREYMER LN
WYLIE, TX 75098

DOUBLE T VENTURES LLC
1500 S KREYMER LN
WYLIE, TX 75098

BARNETT JOSEPH RODNEY & LADONNA
1855 HIDDEN HILLS
ROCKWALL, TX 75087

CARLON WILLIAM ANDREW
192 JACOB CROSSING
ROCKWALL, TX 75087

FRYER WILLIAM L III AND LAUREN S
193 JACOB CROSSING
ROCKWALL, TX 75087

RESIDENT
194 CODY PLACE
ROCKWALL, TX 75087

CROY DANNY L
195 CODY PL
ROCKWALL, TX 75087

RESIDENT
196 JACOB CROSSING
ROCKWALL, TX 75087

STEWART DEBORAH LYNN
196 DARRIN DR
ROCKWALL, TX 75087

RESIDENT
198 CODY PLACE
ROCKWALL, TX 75087

KANSIER GAYLE
198 DARRIN DR
ROCKWALL, TX 75087

KEANE PARKER F
199 Cody Pl
Rockwall, TX 75087

CHARLES & JANE SIEBERT LIVING TRUST
CHRISTOPHER CHARLES SIEBERT & JANE M
SIEBERT - TRUSTEES
199 JACOB XING
ROCKWALL, TX 75087

917 PROPERTIES LLC
2 MANOR COURT
HEATH, TX 75032

VANILLA BEAN PROPERTIES SERIES 5 LLC
2 MANOR COURT
HEATH, TX 75032

RESIDENT
200 JACOB CROSSING
ROCKWALL, TX 75087

SELLERS ROBERT STEVEN
200 DARRIN DRIVE
ROCKWALL, TX 75087

MILLER ROBERT AND KATY
202 CODY PL
ROCKWALL, TX 75087

RESIDENT
203 JACOB CROSSING
ROCKWALL, TX 75087

CLAY KAREN L
203 CODY PL
ROCKWALL, TX 75087

PHILLIPS TERESA
204 JACOB CROSSING
ROCKWALL, TX 75087

BASCO JUSTIN AND PAMELA
206 Cody Pl
Rockwall, TX 75087

PRITCHETT JOHNETTA
206 W HEATH ST
ROCKWALL, TX 75087

RESIDENT
207 JACOB CROSSING
ROCKWALL, TX 75087

MITCHELL KELLI A &
RYAN S WENZEL
207 CODY PL
ROCKWALL, TX 75087

RESIDENT
208 JACOB CROSSING
ROCKWALL, TX 75087

ADAMS FAITH INVESTMENT LLC
208 SUMMIT RIDGE
ROCKWALL, TX 75087

CONFIDENTIAL
210 CODY PL
ROCKWALL, TX 75087

CALDWELL KARISSA A
211 CODY PLACE
ROCKWALL, TX 75087

MOFFATT DANA MICHELLE
211 JACOB CROSSING
ROCKWALL, TX 75087

RESIDENT
212 JACOB CROSSING
ROCKWALL, TX 75087

SHIPLEY JASON P & ELIZABETH
212 JACOB XING
ROCKWALL, TX 75087

FOSTER EDWARD M & TERI L
214 CODY PL
ROCKWALL, TX 75087

DAVIS RICHARD S & LYNDELL R
2175 LAKE FOREST DR
ROCKWALL, TX 75087

WEST MICHAEL
299 SHENNENDOAH LANE
ROCKWALL, TX 75087

AUSTIN MICHAEL CAIN 2005 TRUST
301 COOPER COURT
ROCKWALL, TX 75087

MATTINGLY LESLIE G AND JENNIFER S TRUSTEES
2023 G J MATTINGLY REVOCABLE TRUST
302 ARCADIA WAY
ROCKWALL, TX 75087

HARKLAU CAROLINE
312 DARTBROOK
ROCKWALL, TX 75087

METOYER GREGORY K AND FRANCES M
317 COOPER STREET
ROCKWALL, TX 75087

WEBER MARY JANE
318 COOPER CT
ROCKWALL, TX 75087

RB40 INVESTMENTS LLC
400 CHIPPENDALE DRIVE
HEATH, TX 75032

TURNER KYLE RADEY
4002 BROWNSTONE CT
DALLAS, TX 75204

ADAT ESTATE LLC
482 ARCADIA WAY
ROCKWALL, TX 75087

FRENCH MELISSA AND JACOB AARON
5582 YARBOROUGH DR
FORNEY, TX 75126

CANUP DAVID & PATRICIA
602 W RUSK ST
ROCKWALL, TX 75087

RECSA 911 NORTH GOLIAD STREET SERIES
750 Justin Rd
Rockwall, TX 75087

MASON MARK S & TAMARA M
802 POTOMAC DRIVE
ROCKWALL, TX 75087

STEPHEN PRAMELA AND STEPHEN JOHN
818 POTOMAC DR
ROCKWALL, TX 75087

AIBKHANOV ASHOT AND JOLI RASHID
834 POTOMAC DR
ROCKWALL, TX 75087

MCCULLEY LIVING TRUST
DARREN WAYNE MCCULLEY & MICHELE JUNE
MCCULLEY - CO-TRUSTEES
837 POTOMAC DR
ROCKWALL, TX 75087

KUNJACHEN BLESSY AND SHIBU
852 POTOMAC DRIVE
ROCKWALL, TX 75087

MAYTAK LINA & MARK HILSTAD
853 POTOMAC DRIVE
ROCKWALL, TX 75087

PALMER WINDY E AND DONALD L
868 POTOMAC DRIVE
ROCKWALL, TX 75087

ASHMOREX2 LLC
902 N GOLIAD ST
ROCKWALL, TX 75087

MOMSEN KIMBERLY
903 N ALAMO ROAD
ROCKWALL, TX 75087

RESIDENT
904 N GOLIAD ST
ROCKWALL, TX 75087

HAM JOSHUA L
905 N ALAMO RD
ROCKWALL, TX 75087

WILLIAMS RICKY AND ELIZABETH
906 N ALAMO RD
ROCKWALL, TX 75087

WILLIAMS RICKY AND ELIZABETH
906 N ALAMO RD
ROCKWALL, TX 75087

TCB CONSTRUCTION GROUP LLC
MANNY LOZANO
906 N GOLIAD ST
ROCKWALL, TX 75087

BRIONES RONALD AND THERESA
906 N WEST
ROCKWALL, TX 75087

RESIDENT
907 N GOLIAD ST
ROCKWALL, TX 75087

JC GAERLAN LLC
907 NORTH ALAMO ROAD
ROCKWALL, TX 75087

PIERCE CAROLYN AND RUSSELL DAVID
908 N Alamo Rd
Rockwall, TX 75087

HEAVENLY HANDS BIRTHING CENTER PLLC
908 N GOLIAD ST
ROCKWALL, TX 75087

MARTINKUS NICOLE
908 N WEST ST
ROCKWALL, TX 75087

MOLINA JOE C II
909 N ALAMO
ROCKWALL, TX 75087

RESIDENT
909 N GOLIAD
ROCKWALL, TX 75087

MCFADIN SARA TERESA
909 N WEST STREET
ROCKWALL, TX 75087

ZAVALA VICTOR V
910 N ALAMO RD
ROCKWALL, TX 75087

PERRY RUBY DELL
910 N WEST ST
ROCKWALL, TX 75087

WHITE TIMOTHY E
9104 PRIVATE ROAD 2325
TERRELL, TX 75160

LEWIS BEN
911 N ALAMO
ROCKWALL, TX 75087

RESIDENT
911 N GOLIAD
ROCKWALL, TX 75087

JONES PAMELA J
912 N ALAMO RD
ROCKWALL, TX 75087

RESIDENT
912 N GOLIAD
ROCKWALL, TX 75087

RESIDENT
913 N ALAMO RD
ROCKWALL, TX 75087

ROGERS JOSHUA WAYNE & EMELIA &
DAVIS JOHN DANIEL & EMELIA SUZANNE
915 N ALAMO RD
ROCKWALL, TX 75087

RESIDENT
915 N GOLIAD
ROCKWALL, TX 75087

RESIDENT
917 N ALAMO
ROCKWALL, TX 75087

RESIDENT
917 N GOLIAD
ROCKWALL, TX 75087

RESIDENT
918 N ALAMO
ROCKWALL, TX 75087

RESIDENT
919 N ALAMO
ROCKWALL, TX 75087

RESIDENT
919 N GOLIAD
ROCKWALL, TX 75087

BLOCK AMY AND TRAVIS
921 N Alamo Rd
Rockwall, TX 75087

BARRY BARBARA
922 N ALAMO RD
ROCKWALL, TX 75087

HUDSON SHELI O
923 N ALAMO
ROCKWALL, TX 75087

CHAVEZ ENRIQUE
923 N GOLIAD ST
ROCKWALL, TX 75087

RESIDENT
924 N ALAMO
ROCKWALL, TX 75087

CRAWFORD JUANITA LIFE ESTATE AND
MICHAEL CRAWFORD
925 N ALAMO
ROCKWALL, TX 75087

RESIDENT
925 N GOLIAD
ROCKWALL, TX 75087

TAILLAC JEAN ANTHONY
944 CHAD WAY
ROCKWALL, TX 75087

RICE JOSHUA M
947 CHAD WAY
ROCKWALL, TX 75087

PRINGLE PHYLLIS M
948 CHAD WAY
ROCKWALL, TX 75087

CORENO FRANCISCO R
951 CHAD WAY
ROCKWALL, TX 75087

MCCROSKEY DEE DEE RAYE
955 CHAD WAY
ROCKWALL, TX 75087

RESIDENT
975 N ALAMO
ROCKWALL, TX 75087

CFPC INVESTMENTS LLC
PO BOX 1731
MARBLE FALLS, TX 78654

WOMEN IN NEED INC
PO BOX 349
GREENVILLE, TX 75403

PUBLIC NOTICE

CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

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

Z2025-007: SUP for a Church/House of Worship

Hold a public hearing to discuss and consider a request by Tzemach Moshe Kalmenson for the approval of a *Specific Use Permit (SUP)* allowing a *Church/House of Worship* on a 0.5010-acre tract of land identified as Block 29 of the Gardner Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) [*Ordinance No. 25-07*], situated within the North Goliad Corridor Overlay (NGC OV) District, addressed as 917 N. Goliad Street, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, March 11, 2025 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, March 17, 2025 2025 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

Henry Lee
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

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

Your comments must be received by *Monday, March 17, 2025 at 4:00 PM* to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

MORE INFORMATION ON THIS CASE CAN BE FOUND AT: https://sites.google.com/site/rockwallplanning/development/development-cases

PLEASE RETURN THE BELOW FORM

Case No. Z2025-007: SUP for a Church/ House of Worship

Please place a check mark on the appropriate line below:

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

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

Name:

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

Outlook

Sara Mcfadin , 909 N West Street, Rockwall 75087

From Sara McFadin [redacted]
Date Wed 2/26/2025 10:04 AM
To Planning <planning@rockwall.com>

Z2025-007 Sup for a Church/House of Worship

I am in favor of the request.

Z2025-010 Zoning Change from AG to GR

I am in favor of the request.

Rockwall is growing at a fast pace, great for our economy, communities and our great City. The downside being the infrastructure cannot handle the additional traffic. Goliad Street really needs widening for the safety of the traveling public. I'm sure the City has plans to handle the congestion on this major street,hopefully sooner than later.

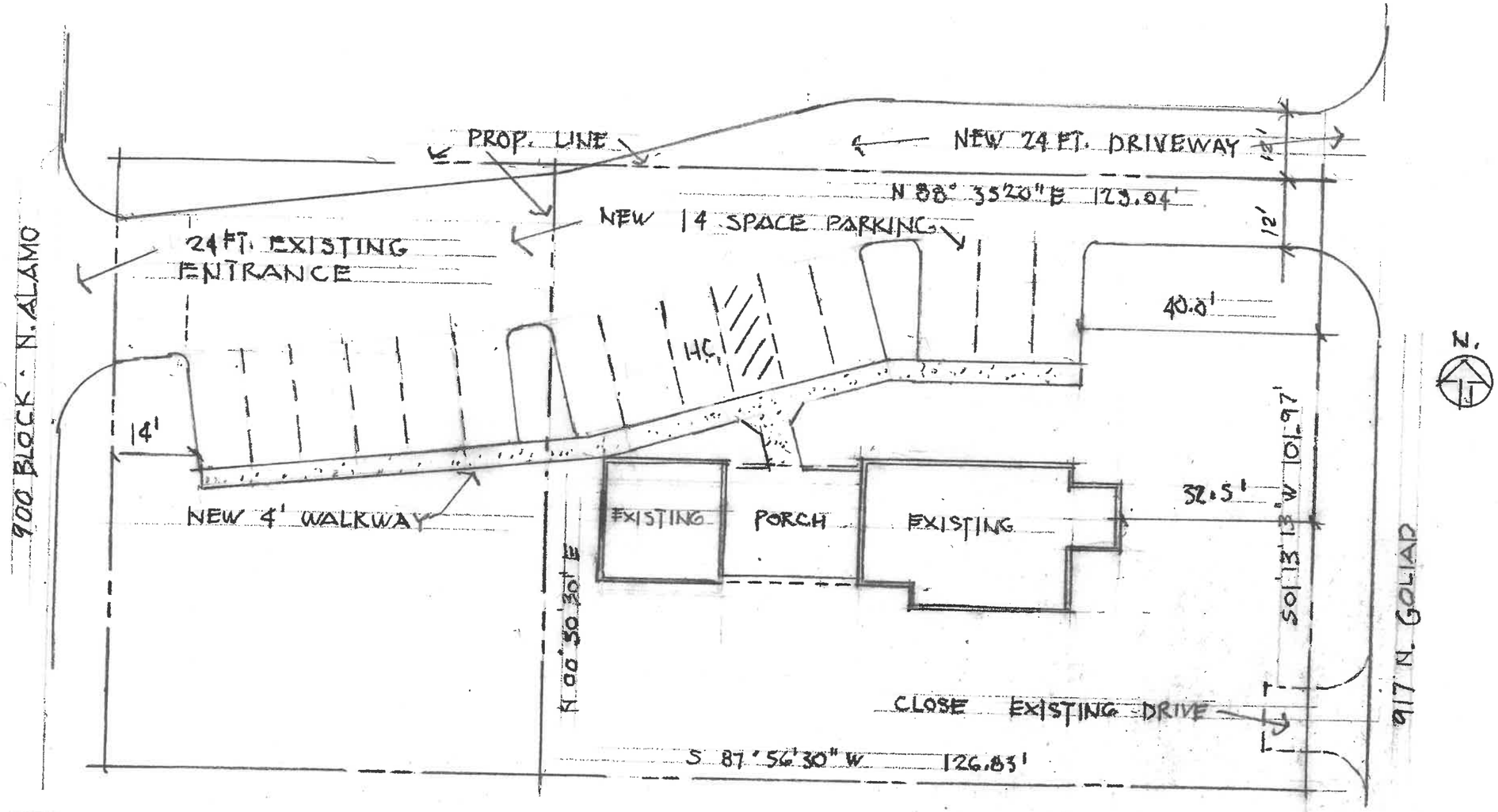
Sincerely,

Sara Mcfadin

,

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.



REGISTERED ARCHITECT
ROSS I. RAMSAY
2449
STATE OF TEXAS

RAMSAY
SCALE 1"=20'
DECEMBER 10, 2024
r7ramsay@yahoo.com
469-974-8589

SITE PLAN
917 N. GOLIAD
ROCKWALL TEXAS

Chabad
Rockwall County

BH

11 Kislev 5785 / December 11, 2024

Chabad of Rockwall County

Rabbi Moishy Kalmenson
Executive Director

Chana Kalmenson
Co-Director

469-350-5735
info@jewishrockwall.com

To Whom It May Concern:

My name is Moishy Kalmenson and I serve as Rabbi of the local Jewish community. Together with my wife Chana, we direct Chabad of Rockwall County, a non-profit organization and house of worship for Jews across the county.

We moved just over four years ago to Rockwall. Currently, we operate out of our home. We are under contract on 917 N Goliad/918 N Alamo. Our plan for this property is to use it as our house of worship(synagogue)/community center.

Currently, the zoning for 917 N Goliad is PD 50: RO, without an allowance for house of worship. We are applying to change the zoning code to allow for a house of worship with an SUP.

A house of worship strengthens the bonds, roots, and values of a community, and enhances and deepens the quality of life for the entire community.

Our plan would be to provide ample parking on the lot (total of half acre), above the required amount for our sanctuary size. Additionally, as per Jewish law, some of our community members actually walk to synagogue, further alleviating parking concerns.

The scale of our community is small; there are only a few hundred Jews in the county. (Our religious services are geared for Jewish congregants, while classes and other activities are open to the community.) The space would be a total of 1300 sq ft, with a sanctuary space of 400 square ft. For weekly services we have 10-20 attendees. Even with projected growth over the upcoming years, this would not be adding a significant burden to the traffic on the 205.

(Additionally, our services are on Saturday, which would not coincide with any Sunday Church traffic.)

For these reasons we are asking to amend the zoning to allow a house of worship in PD50 with a SUP.

This would allow the city to ensure that in the future there won't be traffic/parking concerns, while still enabling houses of worship to serve the wonderful Rockwall community.

Thank you for your consideration!

Tzemach Moshe (Moishy) Kalmenson
Rabbi and Director
Chabad of Rockwall County

CITY OF ROCKWALL

ORDINANCE NO. 25-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 50 (PD-50) [*ORDINANCE NO. 25-07*] AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW AN *CHURCH/HOUSE OF WORSHIP* ON A 0.5010-ACRE TRACT OF LAND IDENTIFIED AS BLOCK 29 OF THE GARDNER ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a request has been made by Tzemach Moshe Kalmenson for the approval of a *Specific Use Permit (SUP)* for a *Church/House of Worship* on a 0.5010-acre tract of land identified as Block 29 of the Gardner Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) [*Ordinance No. 25-07*], situated within the North Goliad Corridor Overlay (NGC OV) District, addressed as 917 N. Goliad Street, 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 50 (PD-50) [*Ordinance No. 25-07*] the Unified Development Code [*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 50 (PD-50) [*Ordinance No. 25-07*] and the Unified Development Code [*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) allowing for the establishment of a *Church/House of Worship* as stipulated by Article 04*, Permissible Uses,* of the Unified Development Code [*Ordinance No. 20-02*] on the *Subject Property*; and

SECTION 2. That the *Subject Property* shall be used and developed only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance and as specifically set forth in Planned Development District 50 (PD-50) [*Ordinance No. 25-07*] and Subsection 01.01*, Land Use Schedule,* of Article 04*, Permissible Uses,* and Subsection 04.01*, General Commercial District Standards*; and Subsection 04.02, *Residential Office (RO) District,* of Article 05*, District Development Standards,* of the Unified Development Code [*Ordinance No. 20-02*] of the City of

DRAFT ORDINANCE 03.17.2025

Rockwall -- *as heretofore amended and may be amended in the futur*e -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *Church/House of Worship* on the *Subject Property* and conformance to these requirements is necessary for continued operations:

1) The proposed *Church/House of Worship* shall be limited to the area depicted in *Exhibit 'B'* of this ordinance.

2) The proposed *Church/House of Worship* shall be required to plat the property before the issuance of a Certificate of Occupancy.

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

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

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

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

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 7th DAY OF APRIL, 2025.

DRAFT ORDINANCE 03.17.2025

Trace Johannesen, *Mayor*

ATTEST:

_____

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____

Frank J. Garza, *City Attorney*

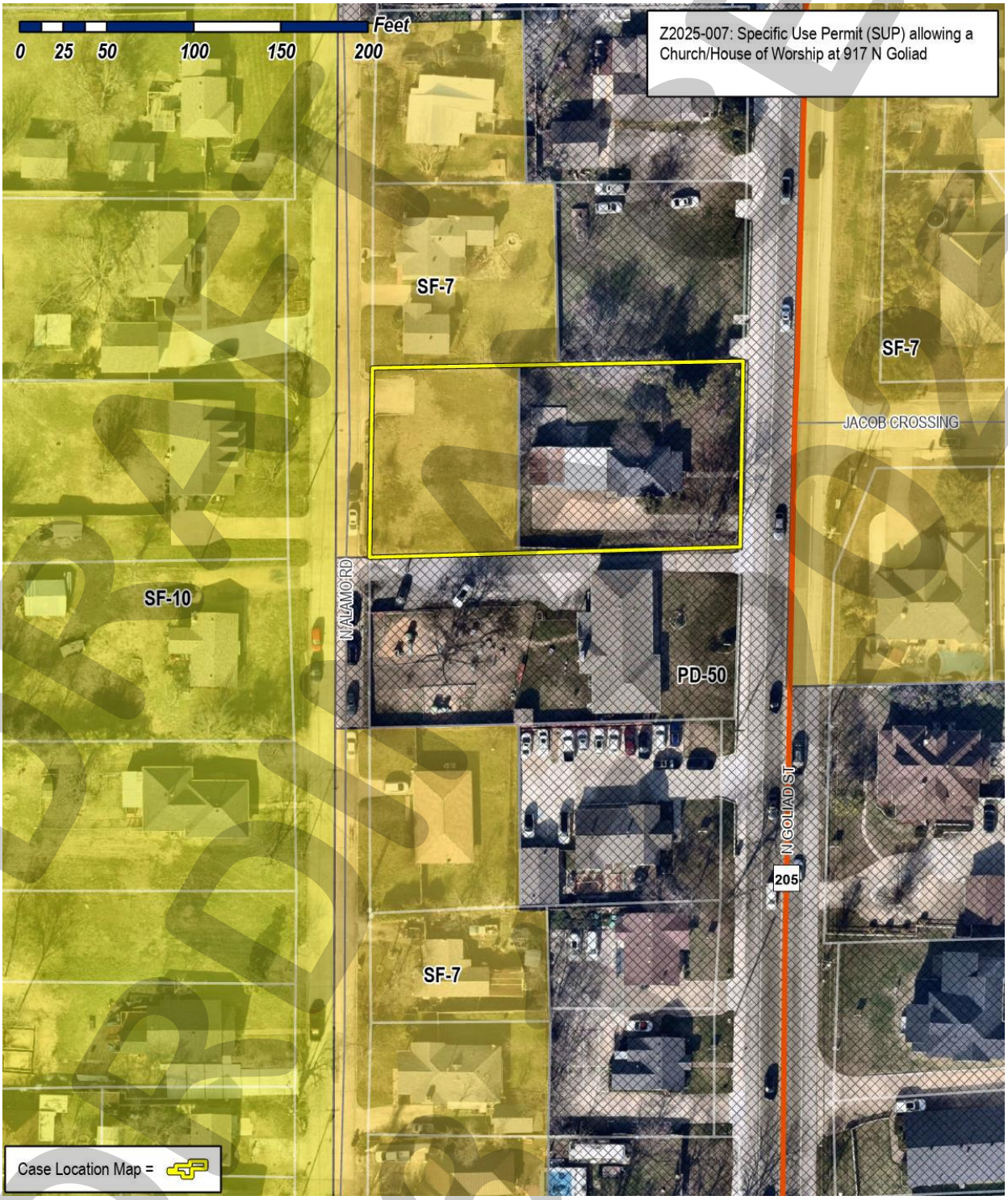
1st Reading: *March 17, 2025*

2nd Reading: *April 7, 2025*

DRAFT ORDINANCE 03.17.2025

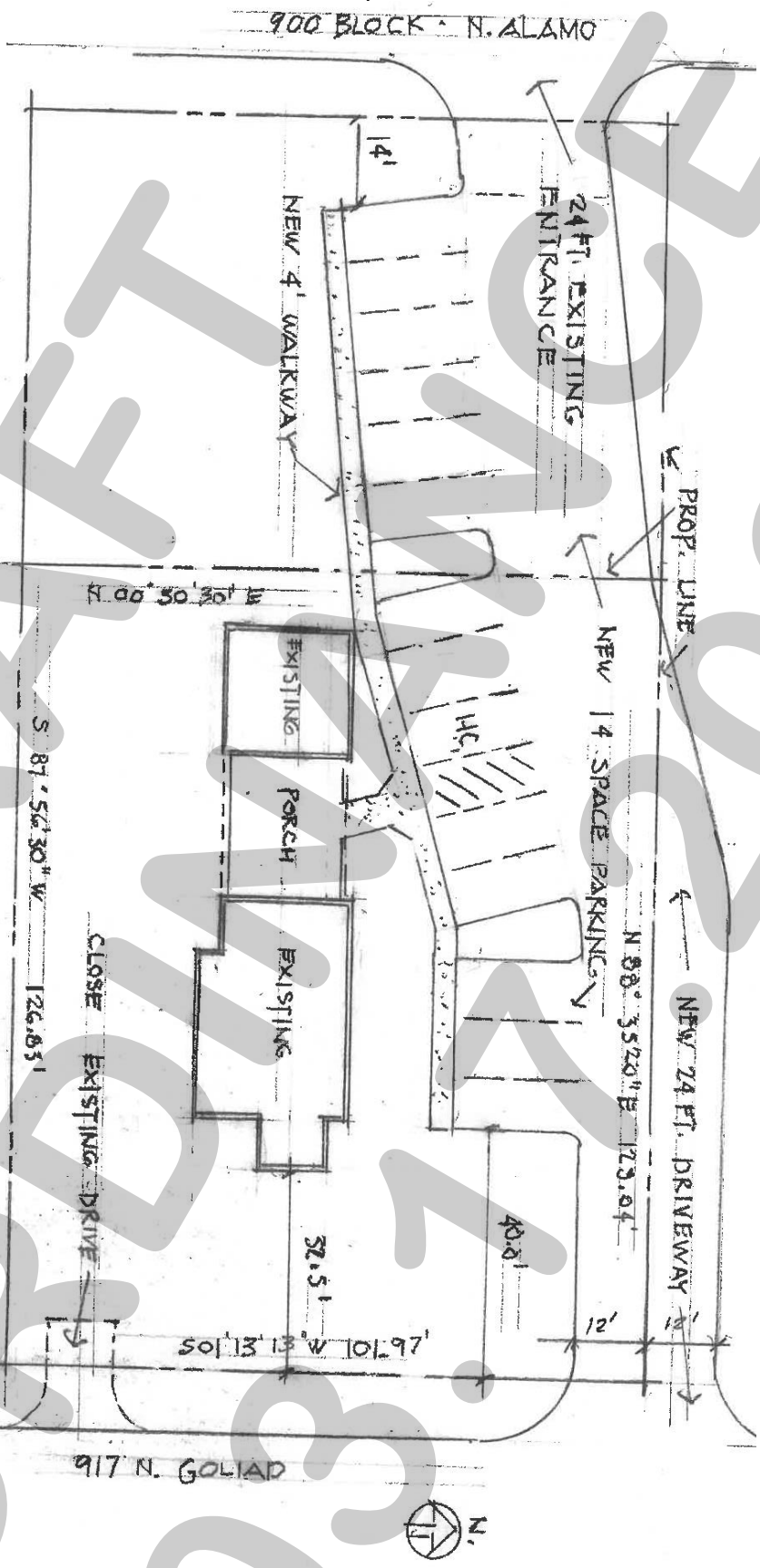
Exhibit 'A':
Location Map

LEGAL DESCRIPTION: Block 29 of the Gardner Addition
ADDRESS: 917 N. Goliad Street



DRAFT 03-05-25

Exhibit 'B':
Concept Plan



DRAFT ORDINANCE 03.17.2025

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:	March 17, 2025
APPLICANT:	Pat Atkins; *Saddle Star Land Development*
CASE NUMBER:	Z2025-008; *Zoning Change from Agricultural (AG) District to General Retail (GR) District*

SUMMARY

Hold a public hearing to discuss and consider a request by Pat Atkins of Saddle Star Land Development on behalf of Betty Thompson for the approval of a *Zoning Change* from an Agricultural (AG) District to a General Retail (GR) District for a 6.511-acre identified as Tract 1-1 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located at the southeast corner of the intersection of John King Boulevard and FM-552, and take any action necessary.

BACKGROUND

On October 4, 2021, the city council approved the voluntary annexation [*Case No. A2021-006*] of the subject property through *Ordinance No. 21-47.* Upon annexation, the subject property was zoned Agricultural (AG) District. According to Rockwall County Appraisal District (RCAD), there is a 2,930 SF single-family home that was built in 1992 currently situated on the property.

PURPOSE

On February 14, 2025, the applicant -- *Pat Atkins of Saddle Star Land Development* -- submitted an application requesting to change the zoning of the subject property from an Agricultural (AG) District to a General Retail (GR) District.

ADJACENT LAND USES AND ACCESS

The subject property is located at the southeast corner of the intersection of John King Boulevard and FM-552. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is FM-552, which is identified as a *A4D (i.e. arterial, four [4] lane, divided roadway)* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Continuing north is a 17.375-acre vacant tract of land zoned Planned Development District 74 (PD-74) for limited General Retail (GR) District land uses. Beyond this is Phase 10 of the Breezy Hill Subdivision, which was established on March 6, 2018 and consists of 82 single-family residential lots. This subdivision is zoned Planned Development District 74 (PD-74) for Single-Family 10 (SF-10) District land uses.

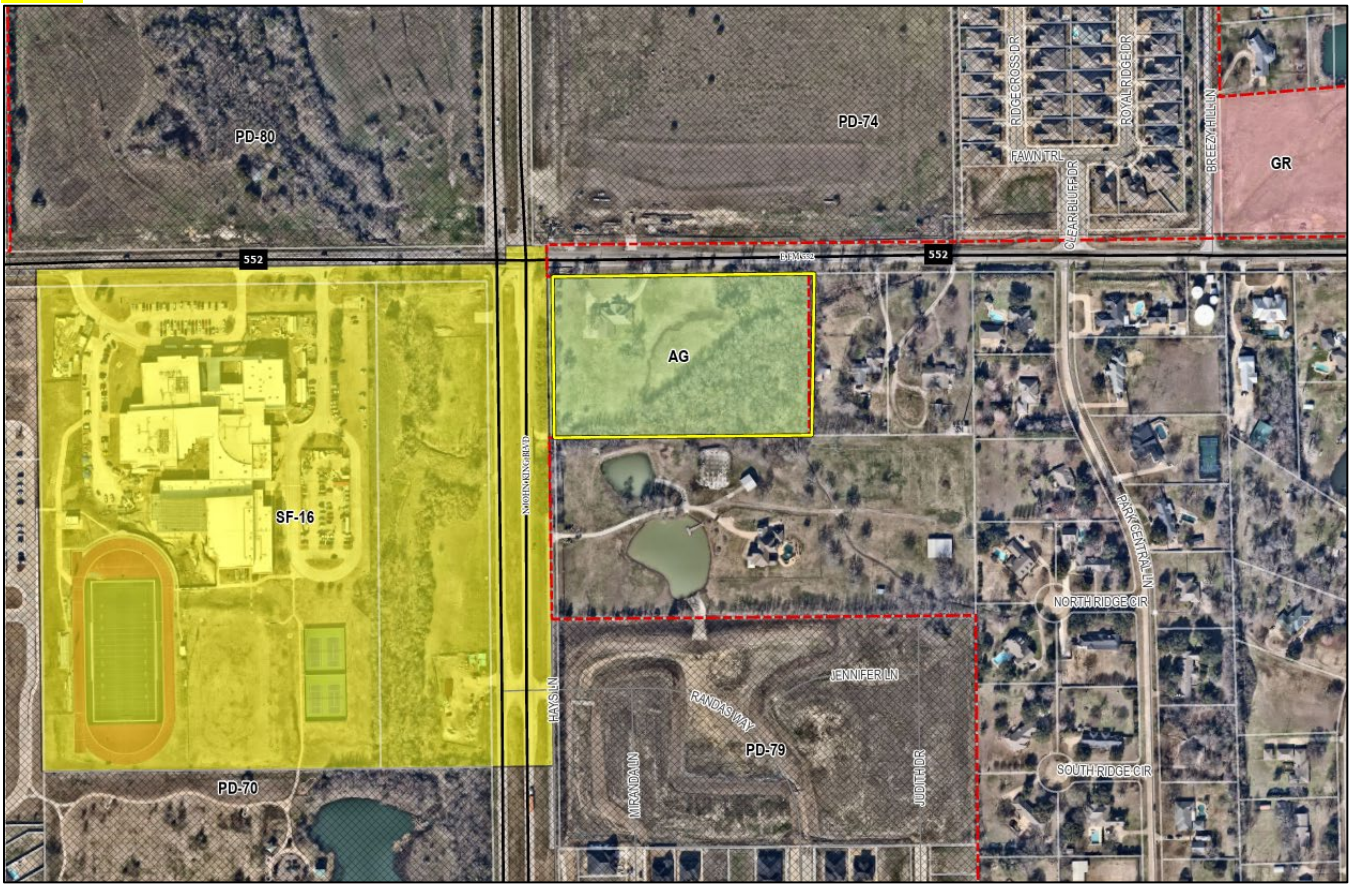
South: Directly south of the subject property is a residential lot located outside the corporate limits of the City of Rockwall. Directly south of this is a 15.00-acre tract of land that is zoned Planned Development District 79 (PD-79) for Single Family 8.4 (SF-8.4) District land uses. This is the future Phase 3 of Saddle Star Estates Subdivision.

East: Directly east of the subject property are two (2) residential lots located outside the corporate limits of the City of Rockwall. Beyond this is the Park Ridge Estates Subdivision, which is also located outside the corporate limits of the City of Rockwall.

West: Directly west of the subject property is John King Boulevard, which is identified as a *P6D* (*i.e. principle arterial, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Continuing west is a 12.362-acre vacant parcel of land (*i.e. Lot 2, Block A, Rockwall Middle*

School #4 Addition) which is zoned Single-Family 16 (SF-16) District. Beyond this is a 25.4231-acre parcel of land (*i.e. Lot 1, Block 1, Rockwall Middle School #4 Addition*), which is developed with a 149,569 SF *Public Secondary School* (*i.e. JW Williams Middle School*). This property is also zoned Single-Family 16 (SF-16) District.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



CHARACTERISTICS OF THE REQUEST

The applicant is requesting to rezone the 6.511-acre tract of land from an Agricultural (AG) District to a General Retail (GR) District. If approved, this development would then be subject to the land uses and development standards stipulated for the General Retail (GR) District as outlined by Article 04, *Permissible Uses*, and Subsection 04.04, *General Retail (GR) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC). A summary of the proposed development standards is as follows:

TABLE 1: GENERAL RETAIL (GR) DISTRICT STANDARDS

MINIMUM LOT AREA	6,000 SF
MINIMUM LOT WIDTH	60'
MINIMUM LOT DEPTH	100'
MINIMUM FRONT YARD SETBACK (1) & (2)	15'
MINIMUM SIDE YARD SETBACK (3)	10'
MINIMUM REAR YARD SETBACK (3)	10'
MINIMUM BETWEEN BUILDINGS (3)	10'
MAXIMUM BUILDING HEIGHT (4)	36'
MAXIMUM BUILDING SIZE (5)	25,000 SF
MAXIMUM LOT COVERAGE	40%
MINIMUM LANDSCAPING	20%
RESIDENTIAL ADJACENCY SCREENING (6)	20'

GENERAL NOTES:

[1]: FROM FUTURE RIGHT-OF-WAY AS SHOWN ON THE ADOPTED MASTER THOROUGHFARE PLAN OR AS ACTUALLY EXISTS, WHICHEVER IS GREATER.

[2]: PARKING SHOULD NOT BE LOCATED BETWEEN THE FRONT FAÇADE AND THE PROPERTY LINE.

[3]: THE SETBACK CAN BE REDUCED TO ZERO (0) FEET WITH A FIRE RATED WALL.

[4]: BUILDING HEIGHT MAY BE INCREASED UP TO 60-FEET IF APPROVED THROUGH A SPECIFIC USE PERMIT (SUP) BY THE PLANNING AND ZONING COMMISSION AND CITY COUNCIL.

[5]: A MAXIMUM BUILDING SIZE OF 25,000 SF IN AREA, UNLESS OTHERWISE APPROVED THROUGH A SPECIFIC USE PERMIT (SUP) BY THE PLANNING AND ZONING COMMISSION AND CITY COUNCIL.

[6]: ANY NON-RESIDENTIAL OR PARKING AREA THAT HAS A SIDE OR REAR CONTIGUOUS TO ANY RESIDENTIALLY ZONED OR USED PROPERTY SHALL BE SCREENED WITH A MASONRY FENCE A MINIMUM OF SIX (6) FEET IN HEIGHT WITH CANOPY TREES PLANTED ON 20-FOOT CENTERS. AS AN ALTERNATIVE, THE PLANNING AND ZONING COMMISSION MAY APPROVE AN ALTERNATIVE SCREENING METHOD THAT INCORPORATES A WROUGHT IRON FENCE AND THREE (3) TIERED SCREENING.

INFRASTRUCTURE

Based on the applicant's submittal the following infrastructure would be required to be constructed if this request is approved:

(1) *Water Improvements*. The development will be required to tie into the existing 16-inch waterline along E. FM-552. In addition, a minimum eight (8) inch water line will need to be looped through the site and must be placed within a 20-foot wide easement.

(2) *Wastewater*. The applicant shall submit for an *Infrastructure Study* to the City's water/wastewater consultant. At a minimum, the applicant will need to install an eight (8) inch sewer service in accordance with the City's *Wastewater Collection Plan* and the approved *Infrastructure Study.* Additionally, the applicant will be required to pay a pro-rata for sewer improvements in the amount of $86.44 per acre.

(3) *Drainage*. Detention will be required and sized per the Engineering Department's *Standards of Design and Construction Manual*. The applicant shall be required to perform a flood study to delineate the fully developed 100-year localized floodplain for all ponds, creeks or streams, and draws on the subject property. Detention will be required and sized per the required detention study, and be situated *outside* the floodplain and erosion hazard setback. The applicant will also be required to perform a Wetlands and Waters of the United States (WOTUS) study for any existing ponds on the subject property. Any changes to the existing floodplain will require approval from the Natural Resource Conservation Service (NRCS), the City of Rockwall, and the Federal Emergency Management Agency (FEMA).

CONFORMANCE WITH THE CITY'S CODES

According to Subsection 04.04, *General Retail (GR) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(t)he General Retail (GR) District is a zoning district intended to provide limited retail and service uses … [*that*] include most types of retail and office activity, and are typically located on/at the intersections of major thoroughfares. This district does *not* include strip commercial/retail centers, large shopping centers, wholesaling operations, lumberyards, contractor yards, and or warehouses with high volumes of truck traffic." This section goes on to state that "(t)he General Retail (GR) District is not a major commercial/retail district and should try to avoid intensive commercial land uses that carry large volumes of retail traffic. The noise, traffic, litter, late night hours, and other influences that could be harmful to residential areas requires adequate buffering and screening from residential areas. Traffic from land uses in this district should not pass through residential areas, except on arterial or major collectors." In this case, the subject property has adjacency to two (2) major roadways, John King Boulevard, which is identified as a *P6D* (*i.e. principle arterial, six [6] lane, divided roadway*), and FM-552 which is identified as a *A4D (i.e. aerterial, four [4] lane, divided roadway).*

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

According to the OURHometown Vision 2040 Comprehensive Plan, the subject property is designated for *Low Density Residential* land uses and is situated within the *Northeast Residential District*. The *Northeast Residential District*, is "…characterized by its established low-density residential subdivisions and rural/estate style lots. This district is anticipated to be a future growth center for the City, having several large vacant tracts of land suitable for low-density residential development." Currently, the subject property is designated for *Low Density Residential* land uses, which is defined as two (2) to two and one-half (2 ½) dwelling units per acre. If approved, the applicants' proposed request would require this designation to be changed

from *Low Density Residential* to a *Commercial/Retail* designation. According to the *Land Use Designations* contained in the Comprehensive Plan, "(t)he *Commercial/Retail* land use category is characterized by single to multi-tenant commercial retail centers along major arterials at key intersections. These areas are typically considered to be convenience shopping centers and serve adjacent residential subdivisions … (t)hese areas should be designed with the pedestrian in mind and provide connections between the commercial land use and the adjacent residential subdivisions." In this case, the majority of the subject property is in floodplain with only approximately two (2) acres of land outside the floodplain. It would be difficult to develop this with residential homes designated as *Low Density Residential* as the two (2) acres would only allow for limited number of residential lots, and these lots would face on to major roadways (*i.e. FM-552 or John King Boulevard*).

When looking at the *District Strategies* for the *Northeast Residential District*, *District Strategy #4* does address the establishment of *Neighborhood/Convenience Centers* stating that "…commercial in this district is intended to support the existing residential subdivisions and should be compatible in scale with the adjacent residential structures…" In addition, when examining strategies for existing residential developments, the *Housing* section of the Comprehensive Plan states that the City should "…(p)rotect existing single-family residential subdivisions from the negative effects of non-residential developments by requiring separation and screening using large berms, landscaping, and buffers to create a natural transition." [*Policy #3, Goal 01; Section 02.01, Chapter 08*]. The *Non-Residential* section of the Comprehensive Plan also states that "(n)on-residential buildings adjacent to residential properties should be designed to a residential scale to assist the transition of land uses, and mitigate any potential negative visual impacts of the commercial development." [*Policy 3, Goal 04; Chapter 09].* In this case, the aforementioned floodplain area does offer a large natural buffer between any non-residential development on the subject property. In addition, the property adjacent to this property on the north side of FM-552 is zoned Planned Development District 74 (PD-74) for limited General Retail (GR) District land uses.

STAFF ANALYSIS

The subject property is located at a key intersection, adjacent to two (2) major roadways (*John King Boulevard and FM-552*) as well as established residential developments. While the applicant has requested a zoning change to General Retail (GR) District, staff has evaluated whether this designation is the most appropriate use given the site constraints, adjacent land uses, and conformance with the OURHometown Vision 2040 Comprehensive Plan. The property is primarily bordered by residential uses to the south and east, with a public middle school to the west as well as a vacant lot to the north that is zoned for limited General Retail (GR) District land uses. The General Retail (GR) District permits larger-scale commercial development, which could generate increased traffic, noise, and light pollution, potentially impacting adjacent to these established residential areas. The Neighborhood Services (NS) District, which allows for small-scale commercial and service-oriented businesses, could serve as a more suitable transitional zoning designation. A significant portion of the property lies within a floodplain, leaving only approximately two (2) acres of developable land. Given these limitations, a *Low Density Residential* designation is unlikely to be feasible, as it would support only a small number of residential lots fronting onto a major roadway.

While the General Retail (GR) District would accommodate larger commercial developments, its permitted uses may not be entirely compatible with adjacent residential properties. The property is currently designated *Low Density Residential* under the OURHometown Vision 2040 Comprehensive Plan, which prioritizes single-family residential development. Approving the request would require amending the *Future Land Use Map* to reflect a *Commercial/Retail* designation. The Comprehensive Plan's district strategies emphasize maintaining compatibility between commercial and residential uses. Specifically, *District Strategy #4* encourages the establishment of small-scale Neighborhood/Convenience Centers that complement residential areas and *Policy #3, Goal 01* recommends that buffering measures such as landscaping and screening be implemented to mitigate the impact of non-residential development on residential areas.

This being said, the adjacent property to the north is already zoned for limited General Retail (GR) District land uses within Planned Development District 74 (PD-74), which could justify extending commercial zoning southward. The presence of major thoroughfares at the site supports commercial development, as arterial roads are designed to accommodate higher traffic volumes associated with retail and service-oriented businesses; however, considering the scale of development allowed under General Retail (GR) District and its potential impacts, the Neighborhood Services (NS) District could serve as a more appropriate alternative, providing a transition between the residential areas and the commercial corridor. Given all of this, the Planning and Zoning Commission and City Council will need to evaluate whether a Neighborhood Services (NS) District designation may be more appropriate or if the site is acceptable for General Retail (GR) District zoning. To assist in this evaluation, staff has provided a comparison of permitted land uses for both General Retail (GR) and Neighborhood Services (NS) Districts for review. With

all this being said, this zoning change remains a discretionary request for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On February 21, 2025, staff notified eight (8) property owners and occupants within 500-feet of the subject property. Staff also notified the Stone Creek Homeowners Association (HOA), which is the only Homeowner's Associations (HOAs) or Neighborhood Group within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was written, staff has received four (4) notices in opposition of the applicant's request. All of the responses were outside of the 500-foot notification buffer.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the applicant's request to rezone the subject property from an Agricultural (AG) District to a General Retail (GR) District, then staff would propose the following conditions of approval:

(1) By approving this zoning change, the City Council will effectively be approving changes to the Comprehensive Plan and Future Land Use Map. Specifically, this will change the designation of the subject property from a *Low Density Residential* designation to a *Commercial/Retail* designation; and,

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

PLANNING AND ZONING COMMISSION

On March 11, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the *Zoning Change*, but recommending the zoning designation be changed to Neighborhood Services (NS) District as opposed to General Retail (GR) District. This motion was approved by a vote of 6-1, with Commissioner Hagaman dissenting.

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☑ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	911 E FM 552				
SUBDIVISION	PARCEL I.D	LOT		BLOCK	
GENERAL LOCATION	SE CORNER FM 552 & JOHN KING BLVD				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	AG	CURRENT USE	HOME		
PROPOSED ZONING	GR / GENERAL RETAIL	PROPOSED USE	RETAIL		
ACREAGE	6.511 ACRES	LOTS [CURRENT]	1	LOTS [PROPOSED]	2

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

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

☐ OWNER	BETTY L. THOMPSON	☐ APPLICANT	Saddle Star Land Dev.
CONTACT PERSON	FRED Thompson / PAT ATKINS	CONTACT PERSON	PAT ATKINS - PRESIDENT
ADDRESS	911 E FM 552	ADDRESS	604 Summer Oaks Dr.
			Rockwall, TX 75087
CITY, STATE & ZIP	Rockwall, Texas 75087	CITY, STATE & ZIP	
PHONE	[redacted] 214-693-9909	PHONE	972-388-6383
E-MAIL	DRFred2810@gmail.com	E-MAIL	KPATATKINS@Yahoo.com

NOTARY VERIFICATION [REQUIRED]

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

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

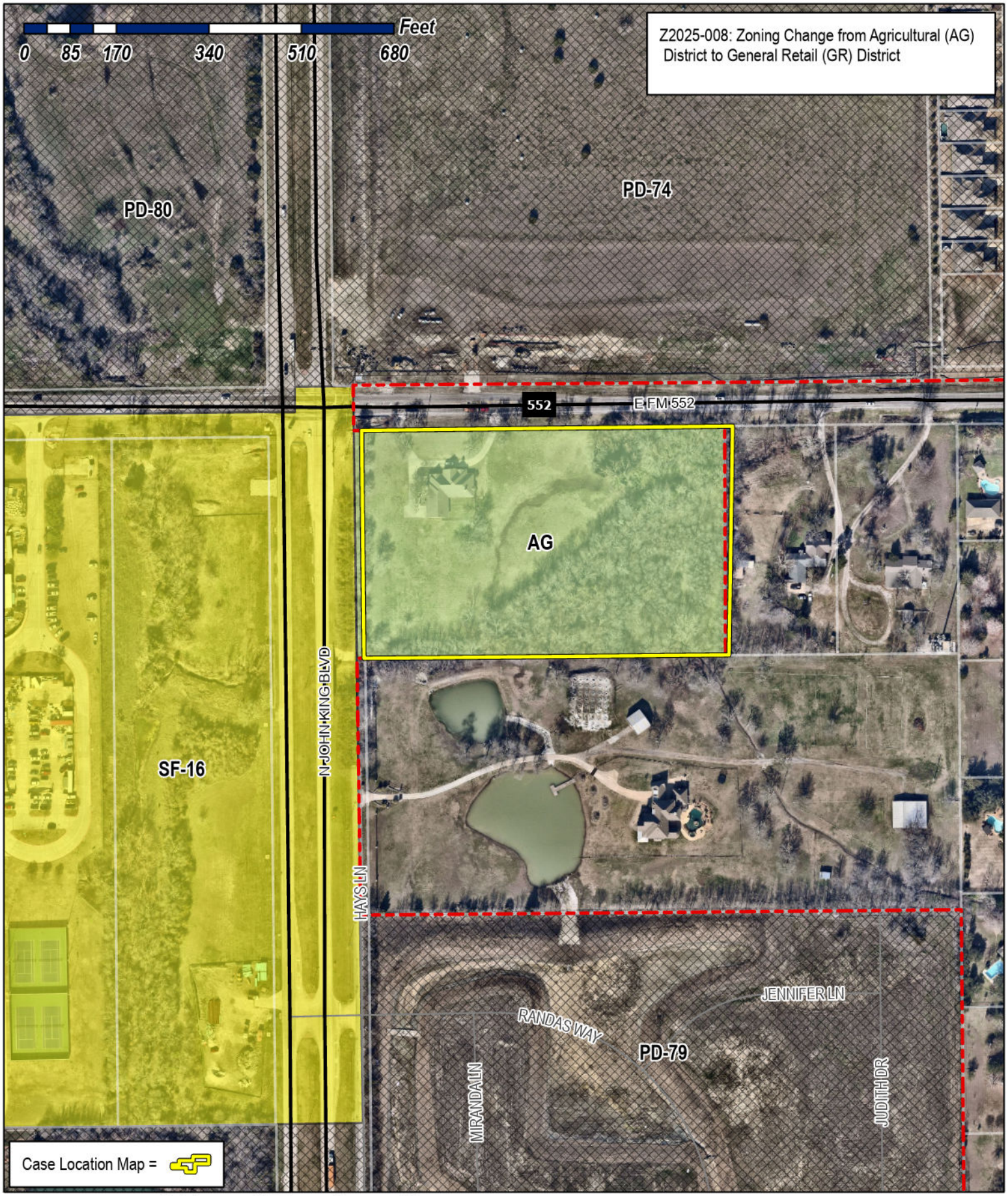
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 10 *DAY OF* Feb. *, 20*25.

OWNER'S SIGNATURE BETTY L. Thompson by Fred Thompson as power of Attorney

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Molly Ferraro

MOLLY FERRARO
Notary Public
State of Texas
ID # 129064821
My Comm. Expires 07-24-2028

MY COMMISSION EXPIRES 7-24-28



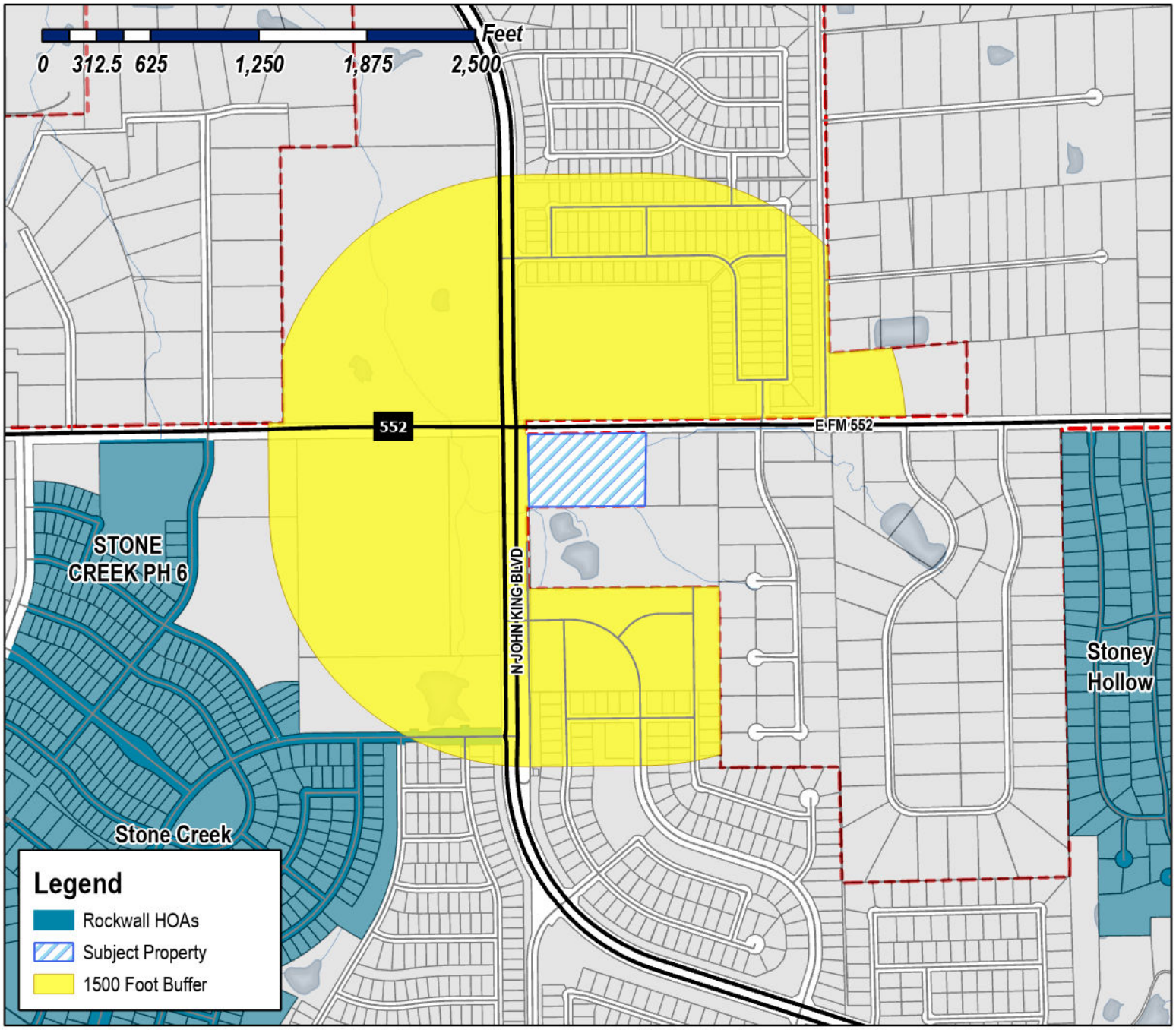
City of Rockwall
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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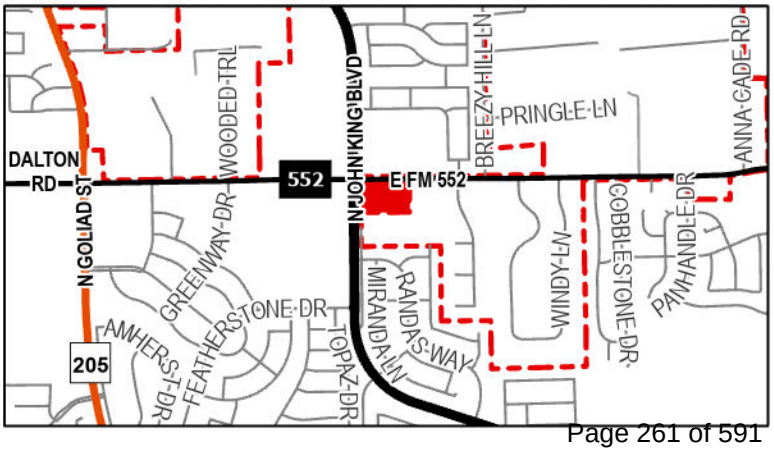
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Case Number: Z2025-008
Case Name: Zoning Change from Agricultural (AG) District to General Retail (GR) District
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: SE Corner of John King and FM 552



Date Saved: 2/14/2025
For Questions on this Case Call (972) 771-7745

Outlook

Neighborhood Notification Program {Z2025-008]

From Zavala, Melanie <MZavala@rockwall.com>
Date Thu 2/20/2025 3:32 PM
Cc Miller, Ryan <RMiller@rockwall.com>; Lee, Henry <HLee@rockwall.com>; Ross, Bethany <bross@rockwall.com>; Guevara, Angelica <AGuevara@Rockwall.com>

2 attachments (953 KB)
Public Notice (02.18.2025).pdf; HOA Map (02.14.2025).pdf;

HOA/Neighborhood Association Representative:

Per your participation in the *Neighborhood Notification Program*, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on *Friday, February 21, 2025*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, March 11, 2025 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, March 17, 2025 at 6:00 PM*. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

Z2025-008: Zoning Change from AG to GR
Hold a public hearing to discuss and consider a request by Pat Atkins of Saddle Star Land Development on behalf of Betty Thompson for the approval of a *Zoning Change* from an Agricultural (AG) District to a General Retail (GR) District for a 6.511-acre identified as Tract 1-1 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located at the southeast corner of the intersection of John King Boulevard and FM-552, and take any action necessary.

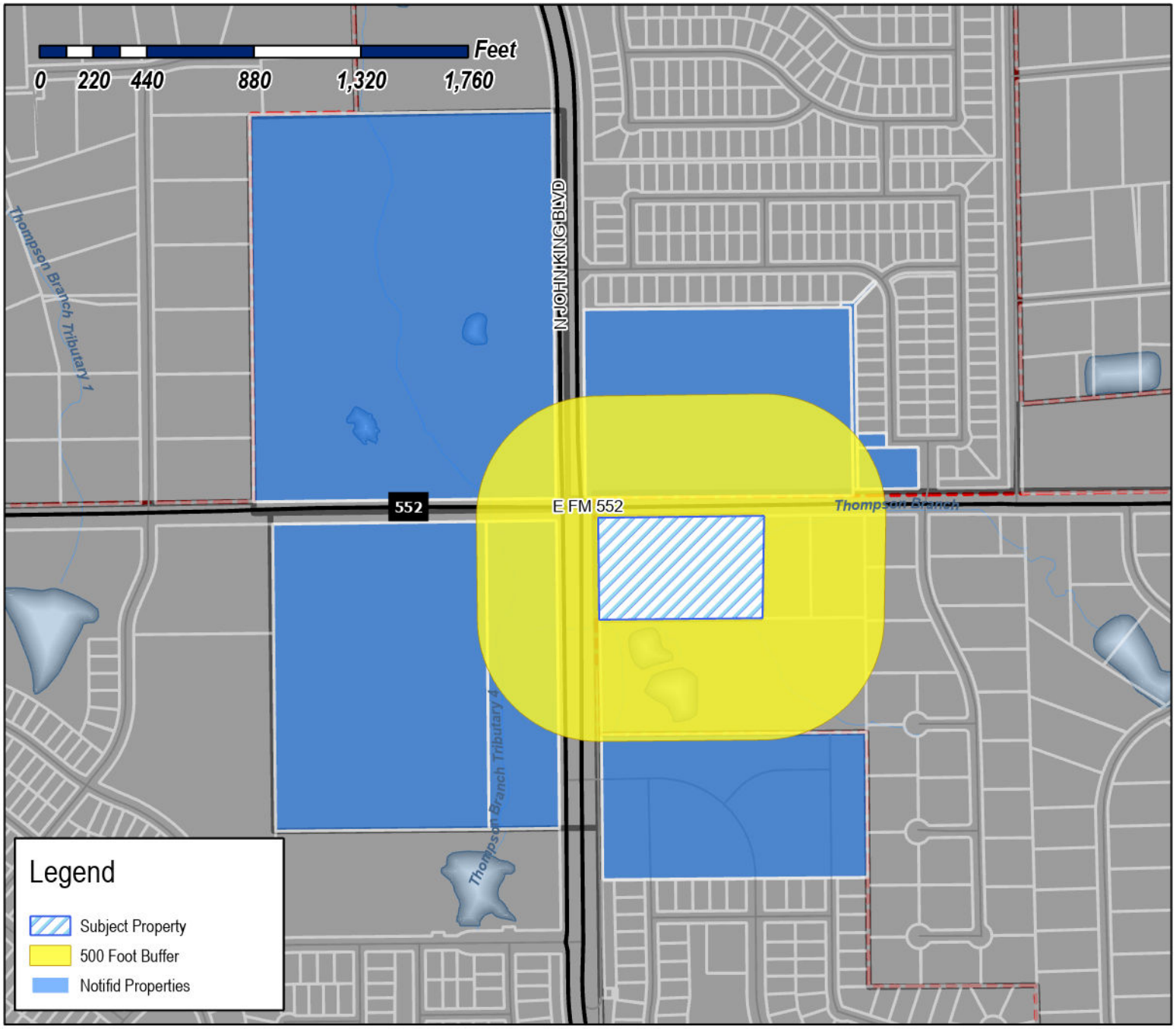
Thank you,

Melanie Zavala
Planning & Zoning Coordinator | Planning Dept.| City of Rockwall
385 S. Goliad Street | Rockwall, TX 75087
Planning & Zoning Rockwall
972-771-7745 Ext. 6568

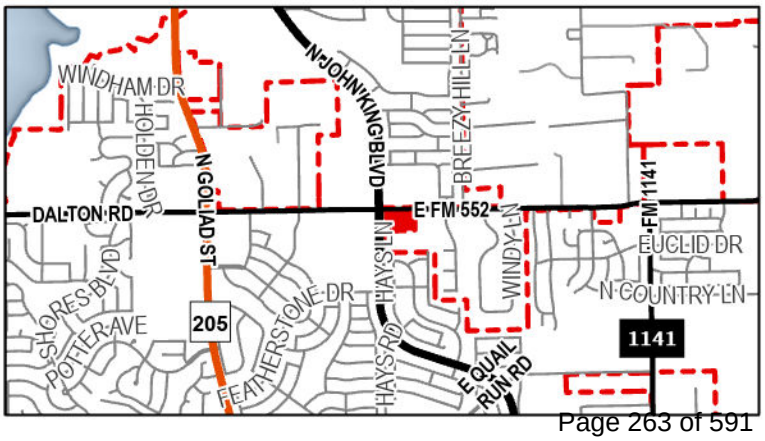
City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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Case Number: Z2025-008
Case Name: Zoning Change from Agricultural (AG) District to General Retail (GR) District
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: SE Corner of John King and FM 552



Date Saved: 2/14/2025
For Questions on this Case Call: (972) 771-7745

BREEZY HILL ESTATES HOMEOWNERS
ASSOCIATION INC
1024 S Greenville Ave Ste 230
Allen, TX 75002

BREEZY HILL ESTATES HOMEOWNERS
ASSOCIATION INC
1024 S Greenville Ave Ste 230
Allen, TX 75002

RESIDENT
3303 RIDGECROSS DR
ROCKWALL, TX 75087

KOPPANATI PRAVEEN KUMAR AND NIKITHA
NUKALA
3303 Ridgecross Dr
Rockwall, TX 75087

SADDLE STAR SOUTH HOLDINGS LL
C/O HINES INTERESTS LIMITED PARTNERSHIP
609 Main St Ste 2400
Houston, TX 77002

CDT ROCKWALL/2017 LLC
6925 FM 2515
KAUFMAN, TX 75142

NEC JOHN KING & 552 LP
7500 SAN JACINTO PLACE
PLANO, TX 75024

THOMPSON BETTY L
911 E FM 552
ROCKWALL, TX 75087

PUBLIC NOTICE

CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

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

Z2025-008: Zoning Change from AG to GR

Hold a public hearing to discuss and consider a request by Pat Atkins of Saddle Star Land Development on behalf of Betty Thompson for the approval of a *Zoning Change* from an Agricultural (AG) District to a General Retail (GR) District for a 6.511-acre identified as Tract 1-1 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located at the southeast corner of the intersection of John King Boulevard and FM-552, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, March 11, 2025 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, March 17, 2025 2025 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

Bethany Ross
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

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

Your comments must be received by *Monday, March 17, 2025 at 4:00 PM* to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

MORE INFORMATION ON THIS CASE CAN BE FOUND AT: https://sites.google.com/site/rockwallplanning/development/development-cases

PLEASE RETURN THE BELOW FORM

Case No. Z2025-008: Zoning Change from AG to GR

Please place a check mark on the appropriate line below:

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

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

Name:

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

ZONING & SPECIFIC USE PERMIT
INFORMATION FORM

CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

CASE NUMBER Z2025-008

PLEASE PLACE A CHECK MARK ON THE APPROPRIATE LINE BELOW.

- ☐ I am in favor of the request
- ☑ I am in opposition of the request

NAME Calvin Hale

ADDRESS 784 York Dr, Rockwall, TX, 75087, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

We do not need additional retail in this area.

PLEASE CHECK ALL THAT APPLY.

- ☑ I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☐ I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☐ I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☐ I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☐ Other:

HOW DID YOU HEAR ABOUT THIS ZONING OR SPECIFIC USE PERMIT (SUP) REQUEST?

- ☐ I received a property owner notification in the mail
- ☐ I read about the request on the City's website
- ☐ I saw a zoning sign on the property
- ☐ I read about the request in the Rockwall Herald Banner
- ☐ My neighbors told me about the request
- ☑ Other: HOA Notification

Outlook

RE: P&Z Meeting

From Miller, Ryan <RMiller@rockwall.com>
Date Thu 2/27/2025 4:11 PM
To Craig Wallwork <wallworkcraig@yahoo.com>
Cc Ross, Bethany <bross@rockwall.com>

Craig … No problem. I have CC'ed Bethany so that she can make sure your email is in the City Council packet. If you need anything else please let us know. Thanks.

RYAN C. MILLER, AICP
DIRECTOR OF PLANNING & ZONING • PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6441 OFFICE
RMILLER@ROCKWALL.COM
385 S. GOLIAD STREET • ROCKWALL, TX 75087

HELPFUL LINKS | CITY OF ROCKWALL WEBSITE | PLANNING & ZONING DIVISION WEBSITE | MUNICIPAL CODE WEBSITE
GIS DIVISION WEBSITE | UNIFIED DEVELOPMENT CODE

-

NOTES:

1) *APPOINTED AND ELECTED OFFICIALS*: BY *REPLYING ALL* TO THIS EMAIL YOU MAY BE IN VIOLATION OF THE TEXAS OPEN MEETINGS ACT. PLEASE REPLY ONLY TO THE SENDER.
2) PLEASE NOTE THAT ANY CORRESPONDENCE SENT TO CITY STAFF MAY BECOME PUBLIC RECORD.

From: Craig Wallwork <wallworkcraig@yahoo.com>
Sent: Thursday, February 27, 2025 3:35 PM
To: Miller, Ryan <RMiller@rockwall.com>
Subject: Re: P&Z Meeting

Hi Ryan

Thank you. I was speaking with Bethany about this case this morning. I was looking for clarification regarding the applicants claim that the Comprehensive Plan identifies this area as retail, but it shows it as residential. For what it's worth, I am opposed to this zoning change, as there are 17+ acres across the street slated for retail.

Appreciate you sending this my way though!

Regards,

Craig

On Thursday, February 27, 2025 at 02:02:46 PM CST, Miller, Ryan <rmiller@rockwall.com> wrote:

Craig … As a follow up we do have a zoning case to change the zoning from Agricultural (AG) District to General Retail (GR) District at the SOUTHEAST corner of John King Boulevard and FM-552. Its directly across from the property you asked about, but I though I would mention it. If you have any questions please let me know. Thanks.

RYAN C. MILLER, AICP
DIRECTOR OF PLANNING & ZONING • PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6441 OFFICE
RMILLER@ROCKWALL.COM
385 S. GOLIAD STREET • ROCKWALL, TX 75087

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From: Miller, Ryan
Sent: Thursday, February 27, 2025 1:21 PM
To: Craig Wallwork <wallworkcraig@yahoo.com>
Subject: RE: P&Z Meeting

Craig … We do *not* have a current application on this property and I have not heard any updates from the property owner. Hope this helps and if you have any additional questions please let me know. Thanks.

RYAN C. MILLER, AICP
DIRECTOR OF PLANNING & ZONING • PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6441 OFFICE
RMILLER@ROCKWALL.COM
385 S. GOLIAD STREET • ROCKWALL, TX 75087

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From: Craig Wallwork <wallworkcraig@yahoo.com>
Sent: Thursday, February 27, 2025 1:13 PM
To: Miller, Ryan <RMiller@rockwall.com>
Subject: Re: P&Z Meeting

Hi Ryan,

Hope you are well. Any movement on the planned development at the NE corner of FM 552 and John King? Thanks!

Regards,

Craig

On Thursday, May 9, 2024 at 06:22:00 AM CDT, Craig Wallwork <wallworkcraig@yahoo.com> wrote:

Good morning Ryan,

Hope all is well. Have there been any updates to the development at the NE corner of FM 552 and John King? Thanks!

Regards,

Craig

On Tuesday, March 26, 2024 at 11:36:53 AM CDT, Craig Wallwork <wallworkcraig@yahoo.com> wrote:

Thank you

Regards,

Craig

On Tuesday, March 26, 2024 at 11:33:31 AM CDT, Miller, Ryan <rmiller@rockwall.com> wrote:

Yes sir. Tonight at 6:00 PM in the City Council Chambers at City Hall. Thanks

RYAN C. MILLER, AICP
DIRECTOR OF PLANNING & ZONING • PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6441 OFFICE
RMILLER@ROCKWALL.COM
385 S. GOLIAD STREET • ROCKWALL, TX 75087

From: Craig Wallwork <wallworkcraig@yahoo.com>
Sent: Tuesday, March 26, 2024 11:32:14 AM
To: Miller, Ryan <RMiller@rockwall.com>
Subject: Re: P&Z Meeting

Hello Ryan,

Just want to confirm this P&Z meeting is taking place tonight. Thank you

Regards,

Craig

On Tuesday, March 12, 2024 at 12:42:13 PM CDT, Miller, Ryan <rmiller@rockwall.com> wrote:

Craig … The Planning and Zoning Commission will consider the request to postpone tonight. If they approve it, they will announce the new meeting date as *March 26, 2024* and take no further action. If for some reason they deny the request they will move forward; however, I don't think this is likely at this point and I believe they will postpone the case. With that being said, it will be at their discretion. If you have any additional questions please let me know. Thanks.

RYAN C. MILLER, AICP
DIRECTOR OF PLANNING & ZONING • PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6441 OFFICE
RMILLER@ROCKWALL.COM
385 S. GOLIAD STREET • ROCKWALL, TX 75087

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From: Craig Wallwork <wallworkcraig@yahoo.com>
Sent: Tuesday, March 12, 2024 12:34 PM
To: Miller, Ryan <RMiller@rockwall.com>
Subject: Re: P&Z Meeting

Thank you for the quick reply. When will this decision be final?

Regards,

Craig

On Tuesday, March 12, 2024 at 12:29:33 PM CDT, Miller, Ryan <rmiller@rockwall.com> wrote:

Craig … The applicant is requesting to postpone for another two (2) weeks because of Spring Break (*see attached memorandum*). Typically, staff would be opposed to extending beyond the 30-days; however, in this case we have heard from several residents on both sides of the issue stating they would prefer the case be tabled until after Spring Break. With this being said, the decision to do this is up to the Planning and Zoning Commission. I believe that the Planning and Zoning Commission will accept the request because there is only four (4) members that will be present tonight, but again it is at their discretion. If you have any additional questions please let me know. Thanks.

RYAN C. MILLER, AICP
DIRECTOR OF PLANNING & ZONING • PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6441 OFFICE
RMILLER@ROCKWALL.COM
385 S. GOLIAD STREET • ROCKWALL, TX 75087

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From: Craig Wallwork <wallworkcraig@yahoo.com>
Sent: Tuesday, March 12, 2024 12:00 PM
To: Miller, Ryan <RMiller@rockwall.com>
Subject: P&Z Meeting

Hi Ryan,

Is Z2024-003 still being discussed at tonight's P&Z meeting? Thank you

Regards,

Craig

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Outlook

RE: John King and FM 552, Saddle Star Zoning Request

From Robert Turner <robertturner@silveradearyray.com>
Date Tue 2/18/2025 3:01 PM
To Ross, Bethany <bross@rockwall.com>

Continued on next page...

Certainly would object to the change of Zoning, from a low density residential to retail. The developer bought the property fully aware of the Zoning as it existed at time of purchase.

Likewise, I bought property relying on the Zoning and that the property would not be commercial/retail. Looking for the City to uphold existing Zoning.

Robert Turner

Robert C. Turner
Partner

SILVERA DEARY RAY
17070 Dallas Parkway
Suite 100
Dallas, Texas 75248
(972) 715-1750 –Main
(972) 715-1767-Direct
(214) 563-3700 -Cell
robertturner@silveradearyray.com

SILVERA DEARY RAY

http://www.silveradearyray.com

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From: Ross, Bethany <bross@rockwall.com>
Sent: Tuesday, February 18, 2025 2:25 PM
To: Robert Turner <robertturner@silveradearyray.com>
Subject: Re: John King and FM 552, Saddle Star Zoning Request

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This email works fine or you can submit an objection on our website at https://survey123.arcgis.com/share/431d1296d0e442ad8a77d2779f1cc8db

Thank you,
Bethany Ross
Planner
City of Rockwall
972.772.6488 Office
bross@rockwall.com
City of Rockwall - Planning & Zoning

From: Robert Turner <robertturner@silveradearyray.com>
Sent: Tuesday, February 18, 2025 2:18 PM
To: Ross, Bethany <bross@rockwall.com>
Subject: RE: John King and FM 552, Saddle Star Zoning Request

Then how do I object to the Zoning Request change ?

Robert C. Turner
Partner

SILVERA DEARY RAY
17070 Dallas Parkway
Suite 100
Dallas, Texas 75248
(972) 715-1750 –Main
(972) 715-1767-Direct
(214) 563-3700 -Cell
robertturner@silveradearyray.com

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From: Ross, Bethany <bross@rockwall.com>
Sent: Tuesday, February 18, 2025 2:02 PM

To: Robert Turner <robertturner@silveradearyray.com>
Subject: Re: John King and FM 552, Saddle Star Zoning Request

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Robert,

This property is designated for *Low Density Residential* land uses, which is defined as two (2) to two and one-half (2 ½) dwelling units per acre. If the zoning change is approved, the applicants' proposed request would require this designation to be changed from Low Density Residential to a Commercial/Retail designation.

Thank you,
Bethany Ross
Planner
City of Rockwall
972.772.6488 Office
bross@rockwall.com
City of Rockwall - Planning & Zoning

From: Robert Turner <robertturner@silveradearyray.com>
Sent: Tuesday, February 18, 2025 1:11 PM
To: Ross, Bethany <bross@rockwall.com>
Subject: John King and FM 552, Saddle Star Zoning Request

In the long-term zoning plan, has this piece of property always been anticipated to remain Ag ?

Robert C. Turner
Partner

SILVERA DEARY RAY
17070 Dallas Parkway
Suite 100
Dallas, Texas 75248
(972) 715-1750 –Main
(972) 715-1767-Direct
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From: Seth Conner
To: Planning
Subject: Z2025-008: Zoning Change from AG to GR
Date: Monday, March 3, 2025 2:00:21 PM
Attachments: signature.asc

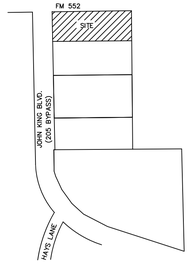
I strongly oppose the zoning change from AG to GR for several compelling reasons. John King is already a heavily traveled road, and this change will exacerbate traffic congestion unnecessarily. Moreover, the lack of transparency regarding the types of businesses intended for this tract raises serious concerns about the nature of future development. There is no necessity to build more in this area, as it will only lead to overdevelopment. I chose to move to Rockwall for its small-town charm, and I am determined to prevent it from becoming another Dallas, which is the likely outcome if AG zoned areas continue to be removed. This change could also cause significant harm to the ecosystem, further illustrating the detrimental impact of this zoning change.

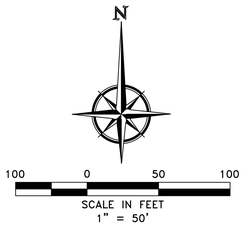
Seth Conner
4518 Lorion Drive

Sent with Proton Mail secure email.

I strongly oppose the zoning change from AG to GR for several compelling reasons. John King is already a heavily traveled road, and this change will exacerbate traffic congestion unnecessarily. Moreover, the lack of transparency regarding the types of businesses intended for this tract raises serious concerns about the nature of future development. There is no necessity to build more in this area, as it will only lead to overdevelopment. I chose to move to Rockwall for its small-town charm, and I am determined to prevent it from becoming another Dallas, which is the likely outcome if AG zoned areas continue to be removed. This change could also cause significant harm to the ecosystem, further illustrating the detrimental impact of this zoning change.

VICINITY MAP
NOT TO SCALE





NOTES:

1. Basis of Bearings = State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983. Adjustment Realization (CORS 2011).
2. This survey was prepared with the benefit of Title Commitment ~~GF No. TMD-TX-19108939LA, effective date of October 10, 2019, issued on October 25, 2019.~~ No research of record easements has been performed on this tract since the effective date of the policy mentioned above.
3. According to my interpretations of the Rockwall County, Texas and Incorporated Areas, Flood Insurance Rate Map Number 48397C0030L, dated September 26, 2008, a portion of the subject property lies within flood Zone "X" and AE as shown.
4. At the request of the client, only fences and other improvements were located along or near the property lines . All visible public utilities and paving were located as shown hereon. Other improvements such a buildings, driveways, and concrete were not located.

LEGAL DESCRIPTION

BEING 6.511 acres of land situated in the P.B. Harrison Survey, Abstract No. 97, Rockwall County, Texas, and all of a called 6.7 acre tract of land described in a Deed to Fred and Betty L. Thompson, recorded Volume 707, Page 71, Deed Records of Rockwall County, Texas (DRRCT), and being more particularly described as follows:

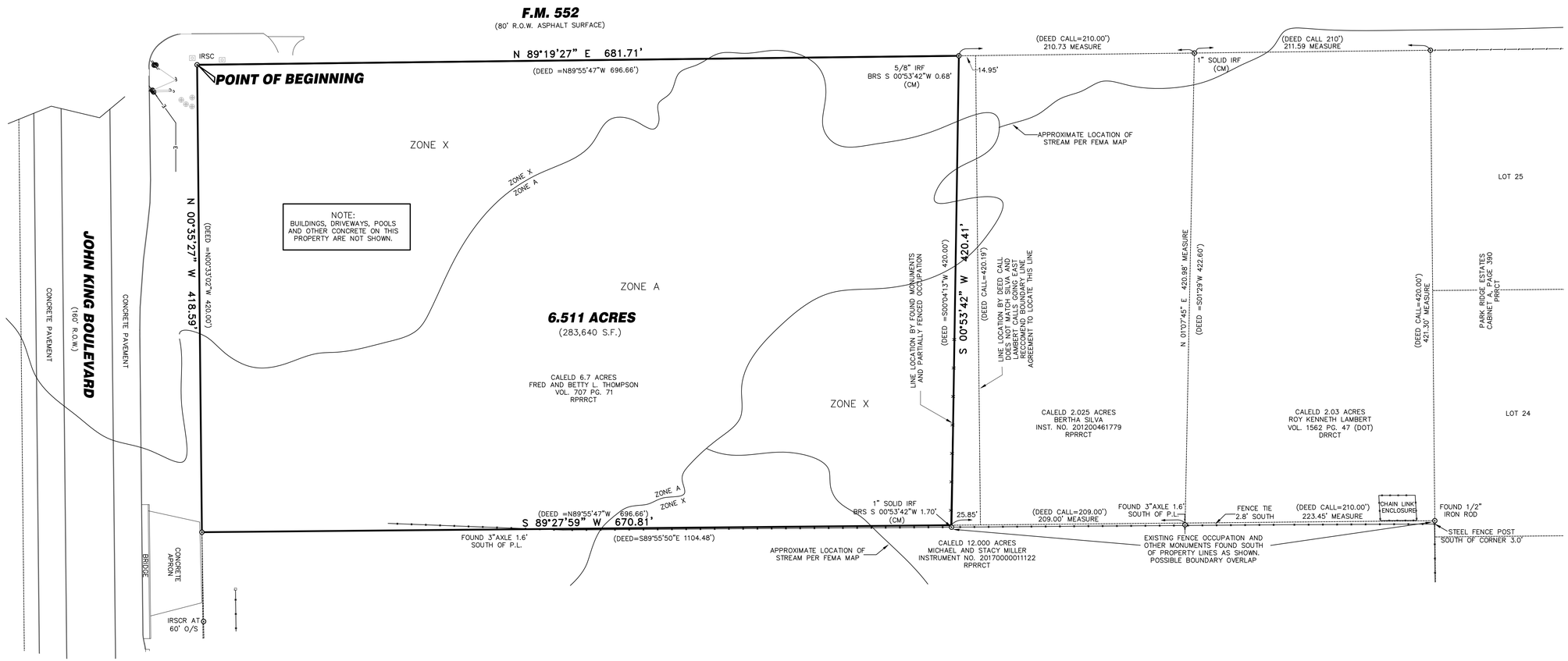
BEGINNING at a 5/8" iron rod with a yellow cap stamped "RPLS 3963" set for corner in the east line of John King Boulevard (160' wide right-of-way) at the northwest corner of said 6.7 acre tract, said point also being in the south right-of-way line of F.M. 552 (80' right-of-way);

THENCE N 89 degrees 19 minutes 27 seconds E, along the south right-of-way line of said F.M. 552, a distance of 681.71 feet, to a point for corner at the northwest corner of a called 2.025 acre tract described in a deed to Bertha Silva recorded as Instrument 201200461779, Real Property Records of Rockwall County, Texas, (RPRRCT), as marked by monument and occupied by partial fencing on the west line, from which a 1" solid iron rod found for reference bears S 00 degrees 53 minutes 42 seconds W, a distance of 0.68 feet;

THENCE S 00 degrees 53 minutes 42 seconds W, along the west line of said 2.025 acre tract as occupied and partially fenced, a distance of 420.41 feet, to a point for corner at the southwest corner thereof, from which a 1" solid iron rod found for reference bears S 00 degrees 53 minutes 42 seconds W, a distance of 1.70 feet, said point also being in the north line of a called 12.000 acre tract of land described in a deed to Michael and Stacy Miller recorded as Instrument No. 20170000011122 (RPRRCT).;

THENCE S 89 degrees 27 minutes 59 seconds W, along the common line of said 6.7 acre Thompson tract and said 12.000 acre tract, a distance of 670.81 feet, to a point for corner near the edge of a concrete apron, at the northwest corner of said 12.000 acre tract and being in the east right-of-way line of said John King Boulevard, from which a 5/8" iron rod with a yellow cap stamped "RPLS 3963" set for reference bears S 00°04'57" E, a distance of 60 feet;

THENCE N 00 degrees 35 minutes 27 seconds W, along the east right-of-way line of said John King Boulevard and the west line of said 6.7 acre tract a distance of 418.59 feet, to the POINT OF BEGINNING and containing 283,640 square Feet or 6.511 acres of land;



LEGEND	
CIRS	1/2" IRON ROD SET WITH YELLOW CAP STAMPED "RPLS 3963"
CIRF	CAPPED IRON ROD FOUND
IRF	IRON ROD FOUND
(CM)	CONTROL MONUMENT
A.E.	ACCESS EASEMENT
U.E.	UTILITY EASEMENT
W.L.E.	WATER LINE EASEMENT
	FIRE HYDRANT
	GUY WIRE
	POWER POLE
	SIGN
	TELEPHONE BOX
	STORM SEWER MANHOLE
	WATER METER/WATER MANHOLE
	UNDERGROUND CABLE MARKER
PRRCT	PLAT RECORDS, ROCKWALL COUNTY, TEXAS
DRRCT	DEED RECORDS, ROCKWALL COUNTY, TEXAS
E	OVERHEAD ELECTRIC LINE
X	WIRE OR BARBED WIRE FENCE
	CHAIN LINK FENCE
	METAL PIPE FENCE

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. This preliminary document was released 4/16/2021 for Client's review.

ROBERT C. MYERS R.P.L.S. NO. 3963

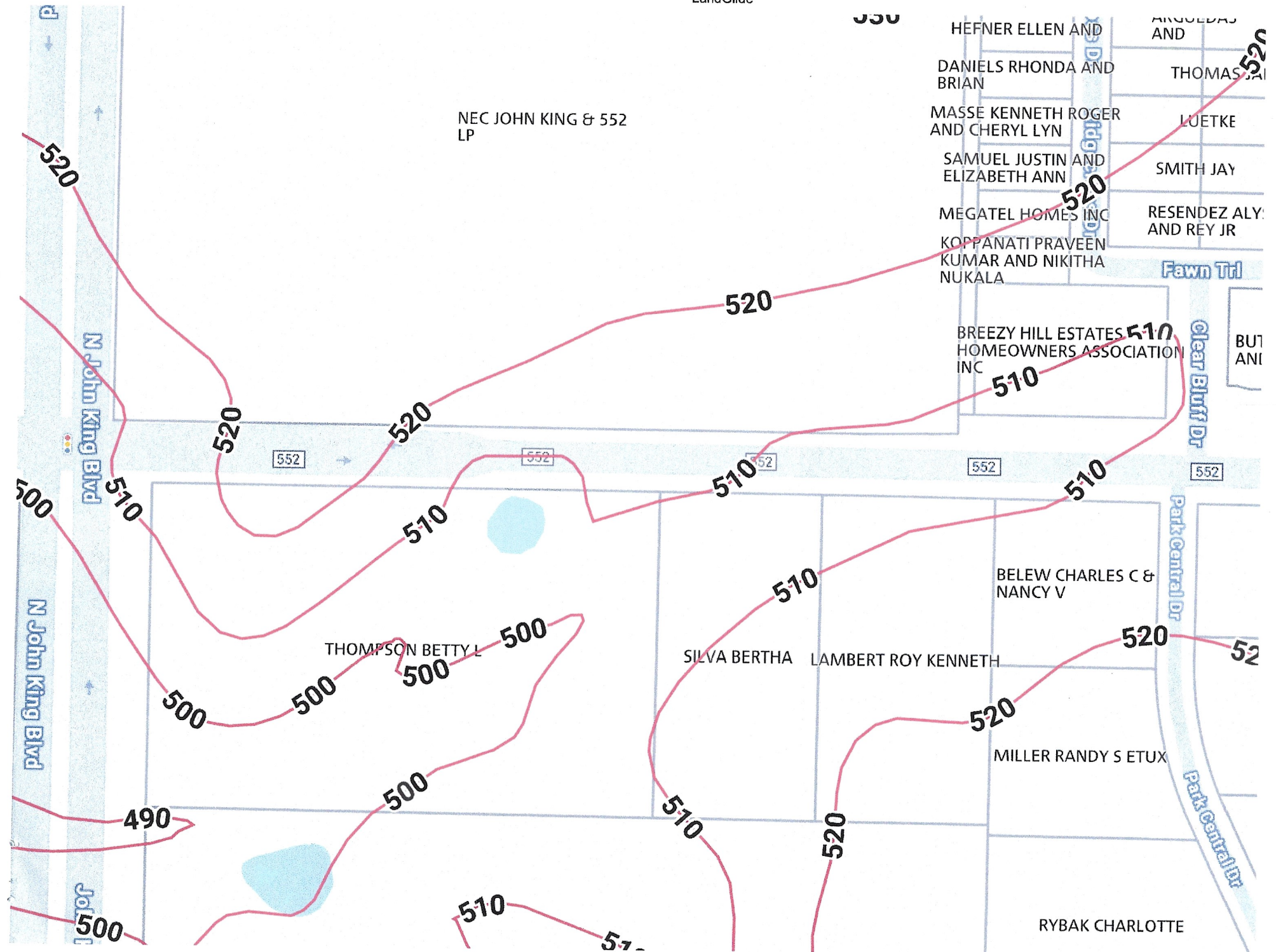
R.C. MYERS SURVEYING, LLC
"Registered Professional Land Surveyors"
488 ARROYO COURT
SUNNYVALE, TEXAS 75182
(214) 532-0636 Voice
Firm No. 10192300
Robert "Calvin" Myers, RPLS 3963
rcmsurveying@gmail.com

TEXAS REGISTERED SURVEYORS

Client: Saddle Star Land Development

Job No.: 355B-4	Drawn by: RCM	Date: 04/15/2021	Revised:

STANDARD LAND SURVEY
OF
6.511 ACRES
SITUATED IN THE
P.B. HARRISON SURVEY, ABST. NO. 97
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS


HEFNER ELLEN AND
DANIELS RHONDA AND BRIAN
MASSE KENNETH ROGER AND CHERYL LYN
SAMUEL JUSTIN AND ELIZABETH ANN
MEGATEL HOMES INC
KOPPANATI PRAVEEN KUMAR AND NIKITHA NUKALA
NEC JOHN KING & 552 LP
BREEZY HILL ESTATES HOMEOWNERS ASSOCIATION INC
BELEW CHARLES C & NANCY V
THOMPSON BETTY L
SILVA BERTHA
LAMBERT ROY KENNETH
MILLER RANDY S ETUX
RYBAK CHARLOTTE
N John King Blvd
Fawn Trl
Clear Bluff Dr
Park Central Dr
552
520
510
500
490

PAT ATKINS
Director of Land Development and Acquisitions
3076 Hays Lane
Rockwall
Texas 75087
972.388.6383
kpatatkins@yahoo.com

1-31-25

RE: 6.511 ACRES / S.E. CORNER OF F.M. 552-JOHN KING BLVD.S.H.205 Bypass

Rockwall , Texas

Mr. Miller,

The Rockwall Comprehensive Master Plan identifies Retail Use at said corner .

Saddle Star LLC. Intention is to provide Retail Developers at the SE corner meeting all of the City of Rockwall Development standards for General Retail .

Sincerely

Pat Atkins

Fred G. Morgan by Power of Attorney -

11 NORTHEAST RESIDENTIAL DISTRICT

DISTRICT DESCRIPTION

The *Northeast Residential District* is characterized by its established low-density residential subdivisions and rural/estate style lots. This district is anticipated to be a future growth center for the City, having several large vacant tracts of land suitable for low-density, residential development. In addition, the City currently owns a large tract of land that will be a northern community park and serve this district in the future.

DISTRICT STRATEGIES

The *Northeast Residential District* being mostly an established residential district, is not anticipated to change or transition. The strategies for this district are:

1. *Estate and Rural Residential*. The maintenance of the *Estate* and *Rural Residential* housing types are important to balancing the diversity of suburban lots to large lot housing within the City. These areas also provide rural reserves for the City and create a natural transition zone to the east, towards FM-3549.
2. *Suburban Residential*. Any new *Suburban Residential* developments should include a mix of larger to mid-sized lots. Lots in these developments should not be smaller than existing *Suburban Residential* in this district.
3. *Infill Development*. Residential infill development within this district should be compatible with the surrounding structures and should generally follow the guidelines for low density, suburban housing or rural/estate housing.
4. *Neighborhood/Convenience Centers*. The commercial in this district is intended to support the existing residential subdivisions and should be compatible in scale with the adjacent residential structures.
5. *John King Boulevard Trail Plan*. A ten (10) foot hike/bike trail should be incorporated along John King Boulevard with rest stops and signage as indicated in *Appendix 'B'* of this Comprehensive Plan.

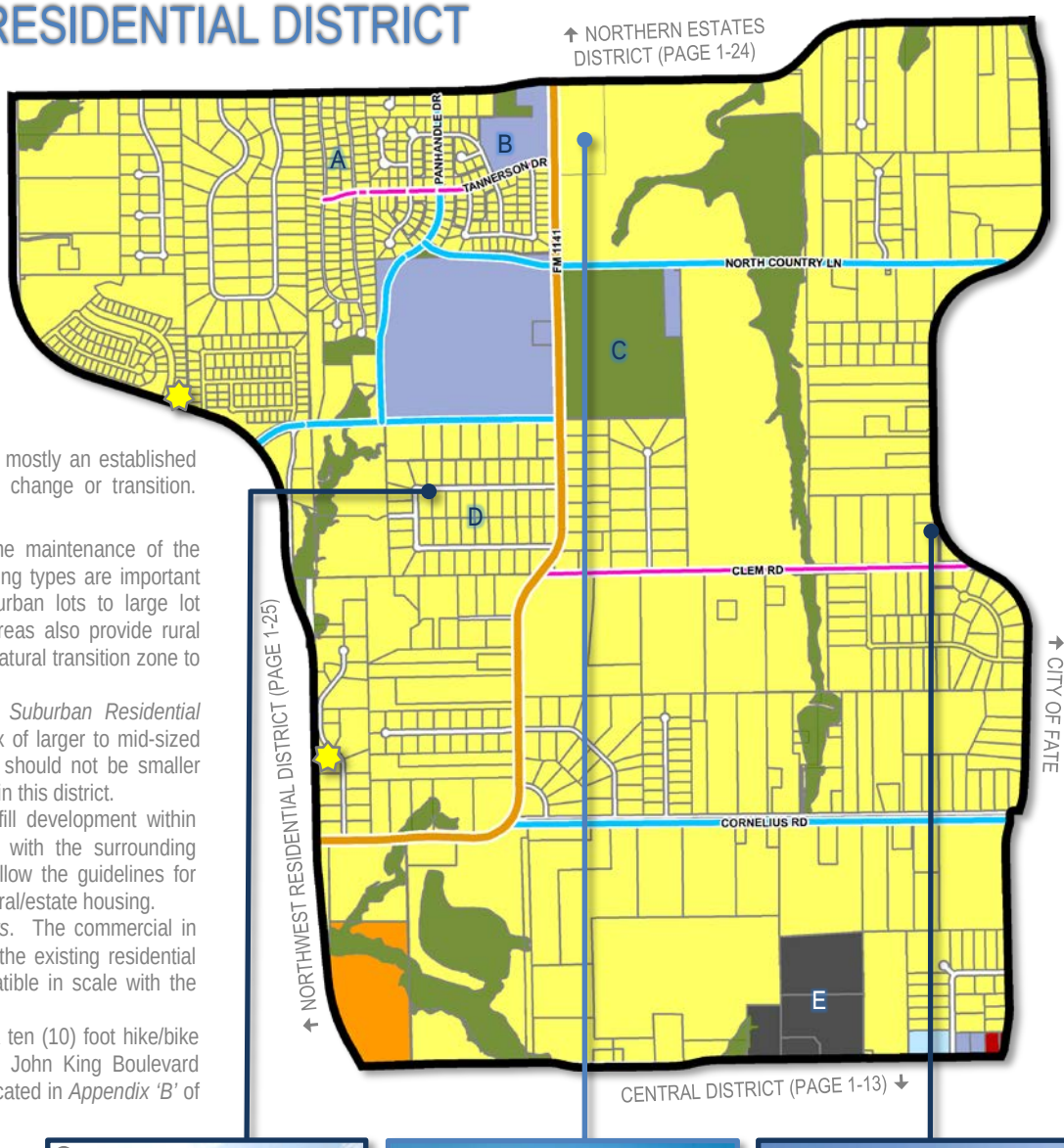
POINTS OF REFERENCE

A. Stoney Hollow Subdivision
B. Celia Hays Elementary School
C. North Country Lane Park
D. Saddlebrook Estates Subdivision
E. Resthaven Funeral Home

LAND USE PALETTES

Current Land Use
Future Land Use

John King Boulevard Trail Plan
Rest Stop/Trailblazer Pylon




2 Current Suburban Residential

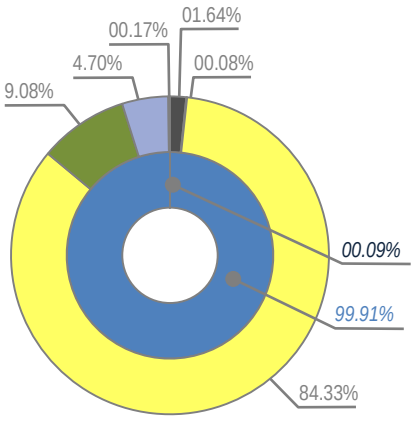

2 Future Suburban Residential


1 Current Rural Residential

BUILD OUT
1,964
5,794

% OF ROCKWALL
3.13%
0.99%
3.10%

CURRENT
625
18
1,844



MINOR COLLECTOR	
M4U	
M4D	

COMMERCIAL	0.09%
RESIDENTIAL	99.91%
MIXED USE	0.00%

CEMETERY (CEM)	32.34-ACRES
COMMERCIAL/RETAIL (CR)	1.52-ACRES
LOW DENSITY RESIDENTIAL (LDR)	1,658.33-ACRES
PARKS AND OPEN SPACE (OS)	178.54-ACRES
PUBLIC (P)	92.45-ACRES
QUASI-PUBLIC (QP)	3.25-ACRES

01.01 RESIDENTIAL

LOW DENSITY RESIDENTIAL (LDR)

The *Low Density Residential* land use category consists of residential subdivisions that are two (2) units per gross acre or less; however, a density of up to two and one-half (2½) units per gross acre may be permitted for developments that incorporate increased amenity and a mix of land uses (*see Chapter 8, Residential Developments, of this Comprehensive Plan*).

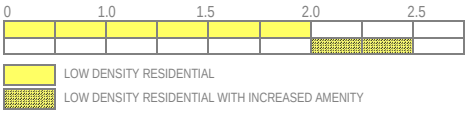
DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Suburban, Estate and Rural Residential (*i.e. Single-Family Detached Homes*)
2. *Secondary Land Uses:* Amenities, Parks, Open Space, and Institutional/Civic Land Uses
3. *Zoning Districts:* All Single-Family Estate (SFE) Districts (i.e. SFE 1.5, 2.0 & 4.0), certain Planned Development (PD) Districts and the Single-Family One (SF-1) District.

EXISTING LAND USE EXAMPLES

1. Breezy Hill Subdivision
2. Stone Creek Subdivision
3. Oaks of Buffalo Way Subdivision

RESIDENTIAL DENSITY CHART



MEDIUM DENSITY RESIDENTIAL (MDR)

The *Medium Density Residential* land use category consists of residential subdivisions that are greater than two and one-half (2½) units per gross acre, but not higher than three (3) units per gross acre; however, a density of up to three and one-half (3½) units per gross acre may be permitted for developments that incorporate increased amenity and a mix of land uses (*see Chapter 8, Residential Developments, of this Comprehensive Plan*).

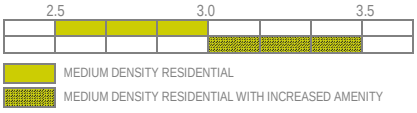
DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Suburban Residential (*i.e. Single-Family Detached Homes*)
2. *Secondary Land Uses:* Amenities, Parks, Open Space, and Institutional/Civic Land Uses
3. *Zoning Districts:* Certain Planned Development (PD) Districts and the Single-Family 16 (SF-16) District

EXISTING LAND USE EXAMPLES

1. Caruth Lakes Subdivision
2. Lago VistaSubdivision
3. Park Place Subdivision

RESIDENTIAL DENSITY CHART



HIGH DENSITY RESIDENTIAL (HDR)

The *High Density Residential* land use category may consist of single-family residential homes, duplexes, townhomes, apartments, lofts, condominiums or other forms of housing that exceed three and one-half (3½) units per gross acre. These developments should contain increased amenities and open space, and incorporate pedestrian connectivity to adjacent land uses.

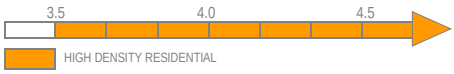
DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Suburban and Urban Residential (*i.e. Single-Family Detached, Single-Family Attached, Zero Lot Line Homes, Townhomes, Duplexes, Condominiums and Multi-Family Apartments*)
2. *Secondary Land Uses:* Amenities, Parks, Open Space, and Institutional/Civic Land Uses
3. *Zoning Districts:* Certain Planned Development (PD) Districts, Single-Family 10 (SF-10) District, Single-Family 8.4 (SF-8.4) District, Single-Family 7 (SF-7) District, Zero Lot Line (ZL-5) District, Two Family (2F) District, and the Multi-Family 14 (MF-14) District.

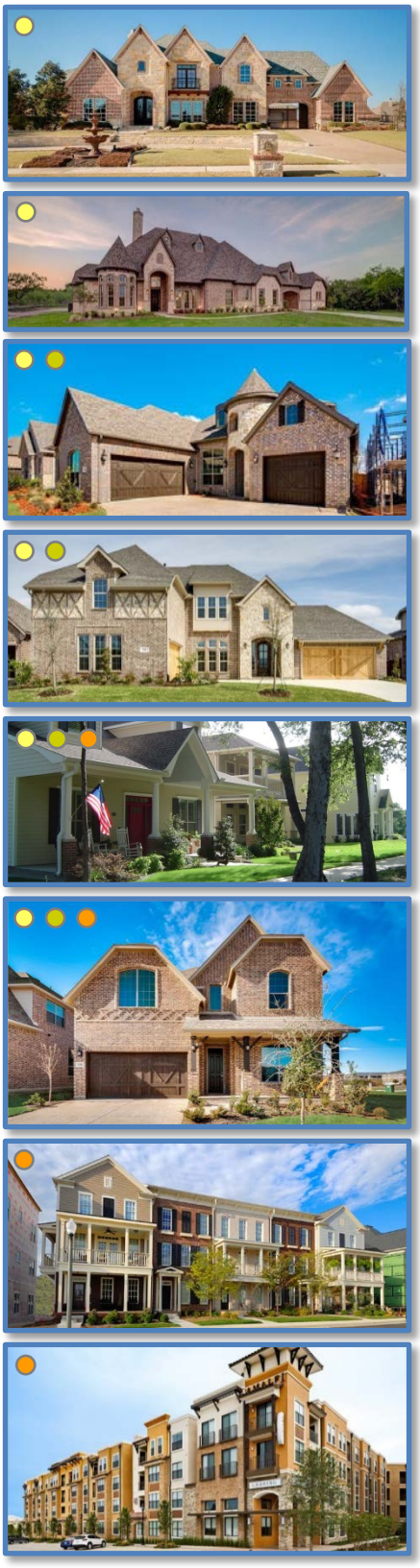
EXISTING LAND USE EXAMPLES

1. Turtle Cove Subdivision
2. Sixteen50 @ Lake Ray Hubbard Apartments
3. Mission Rockwall Apartment Complex

RESIDENTIAL DENSITY CHART



NOTE: HIGH DENSITY RESIDENTIAL REQUIRES INCREASED AMENITY



LEGEND:

	Land Use *NOT* Permitted
P	Land Use Permitted *By-Right*
P	Land Use Permitted with Conditions
S	Land Use Permitted Specific Use Permit (SUP)
X	Land Use Prohibited by Overlay District
A	Land Use Permitted as an Accessory Use

PERMITTED LAND USES IN A GENERAL RETAIL (GR) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, *Definitions*]	CONDITIONAL USE REFERENCE Reference [Article 04, *Permissible Uses*]	GENERAL RETAIL (GR) DISTRICT
AGRICULTURAL AND ANIMAL RELATED LAND USES	2.02(A)	2.03(A)	
Agricultural Uses on Unplatted Land	(1)		P
Animal Boarding/Kennel without Outside Pens	(2)	(2)	S
Animal Clinic for Small Animals without Outdoor Pens	(3)	(3)	P
Animal Hospital or Clinic	(4)		S
Community Garden	(11)	(7)	S
Urban Farm	(12)	(8)	S
RESIDENTIAL AND LODGING LAND USES	2.02(B)	2.03(B)	
Caretakers Quarters/Domestic or Security Unit	(3)		P
Convent, Monastery, or Temple	(4)		P
Commercial Parking Garage	(6)		A
Limited-Service Hotel	(10)		S
Full-Service Hotel	(11)	(8)	S
Residence Hotel	(12)		S
Motel	(13)		S
Private Sports Court with Standalone or Dedicated Lighting	(22)	(18)	P
INSTITUTIONAL AND COMMUNITY SERVICE LAND USES	2.02(C)	2.03(C)	
Assisted Living Facility	(1)	(1)	S
Blood Plasma Donor Center	(2)		P
Cemetery/Mausoleum	(3)		P
Church/House of Worship	(4)	(2)	S
Convalescent Care Facility/Nursing Home	(6)		P
Congregate Care Facility/Elderly Housing	(7)	(3)	S
Daycare with Seven (7) or More Children	(9)	(4)	P
Emergency Ground Ambulance Services	(10)		P
Group or Community Home	(11)	(5)	P
Government Facility	(12)		P
Hospice	(14)		P
Hospital	(15)		P
Public Library, Art Gallery or Museum	(16)		P
Mortuary or Funeral Chapel	(17)		P
Local Post Office	(18)		P
Public or Private Primary School	(21)	(7)	P
Public or Private Secondary School	(22)	(8)	P
Temporary Education Building for a Public or Private School	(23)	(9)	S
Trade School	(24)		S
Social Service Provider (*Except Rescue Mission or Homeless Shelter*)	(26)		S
OFFICE AND PROFESSIONAL LAND USES	2.02(D)	2.03(D)	
Financial Institution with Drive-Through	(1)	(1)	P
Financial Institution without Drive-Through	(1)		P

LEGEND:

	Land Use *NOT* Permitted
P	Land Use Permitted *By-Right*
P	Land Use Permitted with Conditions
S	Land Use Permitted Specific Use Permit (SUP)
X	Land Use Prohibited by Overlay District
A	Land Use Permitted as an Accessory Use

PERMITTED LAND USES IN A GENERAL RETAIL (GR) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, *Definitions*]	CONDITIONAL USE REFERENCE Reference [Article 04, *Permissible Uses*]	GENERAL RETAIL (GR) DISTRICT
Office or Medical Office Building less than 5,000 SF	(2) & (3)		P
Office or Medical Office Building 5,000 SF or Greater	(2) & (3)		P
RECREATION, ENTERTAINMENT AND AMUSEMENT LAND USES	2.02(E)	2.03(E)	
Temporary Carnival, Circus, or Amusement Ride	(1)	(1)	P
Indoor Commercial Amusement/Recreation	(2)	(2)	S
Outdoor Commercial Amusement/Recreation	(3)	(3)	S
Public or Private Community or Recreation Club as an Accessory Use	(4)		P
Private Country Club	(5)		S
Golf Driving Range	(6)		S
Temporary Fundraising Events by Non-Profit	(7)	(4)	P
Indoor Gun Club with Skeet or Target Range	(8)	(5)	S
Health Club or Gym	(9)		P
Private Club, Lodge or Fraternal Organization	(10)	(6)	S
Public Park or Playground	(12)		P
Tennis Courts (*i.e. Not Accessory to a Public or Private Country Club*)	(14)		S
Theater	(15)		S
RETAIL AND PERSONAL SERVICES LAND USES	2.02(F)	2.03(F)	
Alcoholic Beverage Package Sales	(1)	(1)	P
Antique/Collectible Store	(3)		P
Astrologer, Hypnotist, or Psychic	(4)		P
Banquet Facility/Event Hall	(5)		P
Portable Beverage Service Facility	(6)	(3)	S
Brew Pub	(7)		P
Business School	(8)		P
Catering Service	(9)		P
Temporary Christmas Tree Sales Lot and/or Similar Uses	(10)	(4)	P
Copy Center	(11)		P
Craft/Micro Brewery, Distillery and/or Winery	(12)	(5)	S
Incidental Display	(13)	(6)	P
Food Trucks/Trailers	(14)	(7)	P
Garden Supply/Plant Nursery	(15)		P
General Personal Service	(16)	(8)	P
General Retail Store	(17)		P
Hair Salon and/or Manicurist	(18)		P
Laundromat with Dropoff/Pickup Services	(19)		P
Self Service Laundromat	(20)		P
Massage Therapist	(21)		P
Private Museum or Art Gallery	(22)		P
Night Club, Discotheque, or Dance Hall	(23)		S
Permanent Cosmetics	(25)	(9)	A

LEGEND:	
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PERMITTED LAND USES IN A GENERAL RETAIL (GR) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, *Definitions*]	CONDITIONAL USE REFERENCE Reference [Article 04, *Permissible Uses*]	GENERAL RETAIL (GR) DISTRICT
Pet Shop	(26)		P
Temporary Real Estate Sales Office	(27)		P
Rental Store without Outside Storage and/or Display	(28)	(10)	S
Restaurant with less than 2,000 SF with Drive-Through or Drive-In	(29)	(11)	S
Restaurant with less than 2,000 SF without Drive-Through or Drive-In	(30)		P
Restaurant with 2,000 SF or more with Drive-Through or Drive-In	(29)	(12)	S
Restaurant with 2,000 SF or more without Drive-Through or Drive-In	(30)		P
Retail Store with Gasoline Sales that has Two (2) or less Dispensers (*i.e. a Maximum of Four [4] Vehicles*)	(31)	(13)	P
Retail Store with Gasoline Sales that has more than Two (2) Dispensers	(32)	(13)	S
Secondhand Dealer	(33)		P
Art, Photography, or Music Studio	(33)		P
Tailor, Clothing, and/or Apparel Shop	(34)		P
COMMERCIAL AND BUSINESS SERVICES LAND USES	2.02(G)	2.03(G)	
Electrical, Watch, Clock, Jewelry and/or Similar Repair	(6)		P
Locksmith	(11)		P
Shoe and Boot Repair and Sales	(16)		P
Temporary On-Site Construction Office	(18)	(6)	P
AUTO AND MARINE RELATED LAND USES	2.02(H)	2.03(H)	
Minor Auto Repair Garage	(2)	(2)	S
Full Service Car Wash and Auto Detail	(5)	(4)	S
Self Service Car Wash	(5)	(4)	S
Non-Commercial Parking Lot	(9)		P
Service Station	(11)	(8)	P
INDUSTRIAL AND MANUFACTURING LAND USES	2.02(I)	2.03(I)	
Temporary Asphalt or Concrete Batch Plant	(2)	(2)	P
Mining and Extraction of Sand, Gravel, Oil and/or Other Materials)	(12)	(5)	S
UTILITIES, COMMUNICATIONS AND TRANSPORTATION LAND USES	2.02(K)	2.03(K)	
Antenna for an Amateur Radio	(3)	(2)	A
Antenna Dish	(4)	(3)	A
Freestanding Commercial Antenna (*i.e. Monopole or a Similar Structure*)	(5)	(4)	P
Mounted or Attached Commercial Antenna	(6)	(5)	P
Helipad	(9)		S
Utilities (*Non-Municipally Owned or Controlled*), Including Sanitary Landfill, Water Treatment, and Supply, and Wastewater Treatment	(10)		S
Municipally Owned or Controlled Facilities, Utilities and Uses (*Includes Utilities with a Franchise Utility Agreement with the City of Rockwall*)	(11)		P
Private Streets	(12)		S
Radio Broadcasting	(13)		P
Railroad Yard or Shop	(14)		S
Recording Studio	(15)		S

LEGEND:	
	Land Use *NOT* Permitted
P	Land Use Permitted *By-Right*
P	Land Use Permitted with Conditions
S	Land Use Permitted Specific Use Permit (SUP)
X	Land Use Prohibited by Overlay District
A	Land Use Permitted as an Accessory Use

PERMITTED LAND USES IN A GENERAL RETAIL (GR) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, *Definitions*]	CONDITIONAL USE REFERENCE Reference [Article 04, *Permissible Uses*]	GENERAL RETAIL (GR) DISTRICT
Satellite Dish	(16)		A
Solar Energy Collector Panels and Systems	(17)	(7)	A
Transit Passenger Facility	(18)		S
TV Broadcasting and Other Communication Service	(20)		S
Utilities Holding a Franchise from the City of Rockwall	(21)		S
Utility Installation Other than Listed	(22)		S
Utility/Transmission Lines	(23)		S

LEGEND:		PERMITTED LAND USES IN A NEIGHBORHOOD SERVICES (NS) DISTRICT		
	Land Use *NOT* Permitted			
P	Land Use Permitted *By-Right*			
P	Land Use Permitted with Conditions			
S	Land Use Permitted Specific Use Permit (SUP)			
X	Land Use Prohibited by Overlay District			
A	Land Use Permitted as an Accessory Use			
LAND USE SCHEDULE		LAND USE DEFINITION REFERENCE [Reference Article 13, *Definitions*]	CONDITIONAL USE REFERENCE Reference [Article 04, *Permissible Uses*]	NEIGHBORHOOD SERVICES (NS) DISTRICT
AGRICULTURAL AND ANIMAL RELATED LAND USES		2.02(A)	2.03(A)	
Agricultural Uses on Unplatted Land		(1)		P
Animal Boarding/Kennel without Outside Pens		(2)	(2)	S
Animal Clinic for Small Animals without Outdoor Pens		(3)	(3)	S
Community Garden		(11)	(7)	S
Urban Farm		(12)	(8)	S
RESIDENTIAL AND LODGING LAND USES		2.02(B)	2.03(B)	
Bed and Breakfast		(2)	(2)	S
Commercial Parking Garage		(6)		A
INSTITUTIONAL AND COMMUNITY SERVICE LAND USES		2.02(C)	2.03(C)	
Assisted Living Facility		(1)	(1)	S
Cemetery/Mausoleum		(3)		P
Church/House of Worship		(4)	(2)	P
Convalescent Care Facility/Nursing Home		(6)		P
Congregate Care Facility/Elderly Housing		(7)	(3)	S
Daycare with Seven (7) or More Children		(9)	(4)	P
Group or Community Home		(11)	(5)	P
Hospice		(14)		P
Public Library, Art Gallery or Museum		(16)		P
Local Post Office		(18)		P
Public or Private Primary School		(21)	(7)	P
Public or Private Secondary School		(22)	(8)	P
Temporary Education Building for a Public or Private School		(23)	(9)	S
OFFICE AND PROFESSIONAL LAND USES		2.02(D)	2.03(D)	
Financial Institution with Drive-Through		(1)	(1)	S
Financial Institution without Drive-Through		(1)		P
Office or Medical Office Building less than 5,000 SF		(2) & (3)		P
Office or Medical Office Building 5,000 SF or Greater		(2) & (3)		S
RECREATION, ENTERTAINMENT AND AMUSEMENT LAND USES		2.02(E)	2.03(E)	
Temporary Carnival, Circus, or Amusement Ride		(1)	(1)	S
Public or Private Community or Recreation Club as an Accessory Use		(4)		S
Private Country Club		(5)		S
Golf Driving Range		(6)		S
Temporary Fundraising Events by Non-Profit		(7)	(4)	P
Health Club or Gym		(9)		S
Private Club, Lodge or Fraternal Organization		(10)	(6)	S
Public Park or Playground		(12)		P
Tennis Courts (*i.e. Not Accessory to a Public or Private Country Club*)		(14)		S
RETAIL AND PERSONAL SERVICES LAND USES		2.02(F)	2.03(F)	
Alcoholic Beverage Package Sales		(1)	(1)	S

LEGEND:	
	Land Use *NOT* Permitted
P	Land Use Permitted *By-Right*
P	Land Use Permitted with Conditions
S	Land Use Permitted Specific Use Permit (SUP)
X	Land Use Prohibited by Overlay District
A	Land Use Permitted as an Accessory Use

PERMITTED LAND USES IN A NEIGHBORHOOD SERVICES (NS) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, *Definitions*]	CONDITIONAL USE REFERENCE Reference [Article 04, *Permissible Uses*]	NEIGHBORHOOD SERVICES (NS) DISTRICT
Antique/Collectible Store	(3)		S
Astrologer, Hypnotist, or Psychic	(4)		P
Brew Pub	(7)		P
Catering Service	(9)		S
Temporary Christmas Tree Sales Lot and/or Similar Uses	(10)	(4)	S
Copy Center	(11)		P
Incidental Display	(13)	(6)	P
Food Trucks/Trailers	(14)	(7)	S
Garden Supply/Plant Nursery	(15)		S
General Personal Service	(16)	(8)	P
General Retail Store	(17)		P
Hair Salon and/or Manicurist	(18)		P
Laundromat with Dropoff/Pickup Services	(19)		P
Self Service Laundromat	(20)		P
Massage Therapist	(21)		P
Private Museum or Art Gallery	(22)		S
Permanent Cosmetics	(25)	(9)	A
Pet Shop	(26)		P
Temporary Real Estate Sales Office	(27)		P
Restaurant with less than 2,000 SF with Drive-Through or Drive-In	(29)	(11)	S
Restaurant with less than 2,000 SF without Drive-Through or Drive-In	(30)		P
Restaurant with 2,000 SF or more with Drive-Through or Drive-In	(29)	(12)	S
Restaurant with 2,000 SF or more without Drive-Through or Drive-In	(30)		S
Art, Photography, or Music Studio	(33)		P
Tailor, Clothing, and/or Apparel Shop	(34)		P
COMMERCIAL AND BUSINESS SERVICES LAND USES	2.02(G)	2.03(G)	
Electrical, Watch, Clock, Jewelry and/or Similar Repair	(6)		S
Shoe and Boot Repair and Sales	(16)		P
Temporary On-Site Construction Office	(18)	(6)	P
AUTO AND MARINE RELATED LAND USES	2.02(H)	2.03(H)	
Full Service Car Wash and Auto Detail	(5)	(4)	S
Non-Commercial Parking Lot	(9)		S
Service Station	(11)	(8)	S
INDUSTRIAL AND MANUFACTURING LAND USES	2.02(I)	2.03(I)	
Temporary Asphalt or Concrete Batch Plant	(2)	(2)	P
Mining and Extraction of Sand, Gravel, Oil and/or Other Materials	(12)	(5)	S
UTILITIES, COMMUNICATIONS AND TRANSPORTATION LAND USES	2.02(K)	2.03(K)	
Antenna for an Amateur Radio	(3)	(2)	A
Antenna Dish	(4)	(3)	A
Freestanding Commercial Antenna (*i.e. Monopole or a Similar Structure*)	(5)	(4)	S

LEGEND:		PERMITTED LAND USES IN A NEIGHBORHOOD SERVICES (NS) DISTRICT		
	Land Use *NOT* Permitted			
P	Land Use Permitted *By-Right*			
P	Land Use Permitted with Conditions			
S	Land Use Permitted Specific Use Permit (SUP)			
X	Land Use Prohibited by Overlay District			
A	Land Use Permitted as an Accessory Use			
LAND USE SCHEDULE		LAND USE DEFINITION REFERENCE [Reference Article 13, *Definitions*]	CONDITIONAL USE REFERENCE Reference [Article 04, *Permissible Uses*]	NEIGHBORHOOD SERVICES (NS) DISTRICT
Mounted or Attached Commercial Antenna		(6)	(5)	S
Utilities (*Non-Municipally Owned or Controlled*), Including Sanitary Landfill, Water Treatment, and Supply, and Wastewater Treatment		(10)		S
Municipally Owned or Controlled Facilities, Utilities and Uses (*Includes Utilities with a Franchise Utility Agreement with the City of Rockwall*)		(11)		P
Private Streets		(12)		S
Railroad Yard or Shop		(14)		S
Satellite Dish		(16)		A
Solar Energy Collector Panels and Systems		(17)	(7)	A
Transit Passenger Facility		(18)		S
Utilities Holding a Franchise from the City of Rockwall		(21)		S
Utility Installation Other than Listed		(22)		S
Utility/Transmission Lines		(23)		S

CITY OF ROCKWALL

ORDINANCE NO. 25-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A CHANGE IN ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO A GENERAL RETAIL (GR) DISTRICT FOR A 6.511-ACRE TRACT OF LAND IDENTIFIED AS TRACT 1-1 OF THE P. B. HARRISON SURVEY, ABSTRACT NO. 97, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* AND *EXHIBIT 'B'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Pat Atkins of Saddle Star Land Development on behalf of Betty Thompson for the approval of a *Zoning Change* from an Agricultural (AG) District to a General Retail (GR) District for a 6.511-acre identified as Tract 1-1 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located at the southeast corner of the intersection of John King Boulevard and FM-552, and more fully described and depicted in *Exhibit 'A'* and *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, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall should be amended as follows:

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

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to change the zoning of the *Subject Property* from an Agricultural (AG) District to a General Retail (GR) District;

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes provided for a *General Retail (GR) District* as stipulated in Subsection 01.01*, Use of Land and Buildings,* of Article 04*, Permissible Uses*, and Subsection 04.04*, General Retail (GR) District,* and Subsection 06.10, *SH-205 By-Pass Overlay (SH-205 BY OV) District*, of Article 05*, District Development Standards,* of the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as maybe amended in the future;

DRAFT 05.14.2025

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

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

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

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 7TH DAY OF APRIL, 2025.

_____
Trace Johannesen, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *March 17, 2025*

2nd Reading: *April 7, 2025*

DRAFT ORDINANCE 03.17.2025

Exhibit 'A'
Legal Description

BEING 6.511 acres of land situated in the P.B. Harrison Survey, Abstract No. 97, Rockwall County, Texas and all of a called 6.7m acre tract of land described in a deed to Fred and Betty L. Thompson, recorded Volume 707, Page 71, Deed Records of Rockwall County, Texas (DRRCT), being more particularly described as follows:

BEGINNING at a 5/8" iron rod with a yellow cap stamped "RPLS 3963" set for corner in the east line of John King Boulevard (160' wide right-of-way) at the northwest corner of said 6.7-acre tract, said point also being in the south right-of-way line of F.M. 552 (80' right-of-way);

THENCE N 89 degrees 19 minutes 27 seconds E, along the south right-of-way line of said F.M. 552, a distance of 681.71 feet, to a point for corner at the northwest corner of a called 2.025 acre tract described in a deed to Bertha Silva recorded as Instrument 201200461779, Real Property Records of Rockwall County, Texas, (RPRRCT), as marked by monument and occupied by partial fencing on the west line, from which a 1" solid iron rod found for reference bears S 00 degrees 53 minutes 42 seconds W, a distance of 0.68 feet;

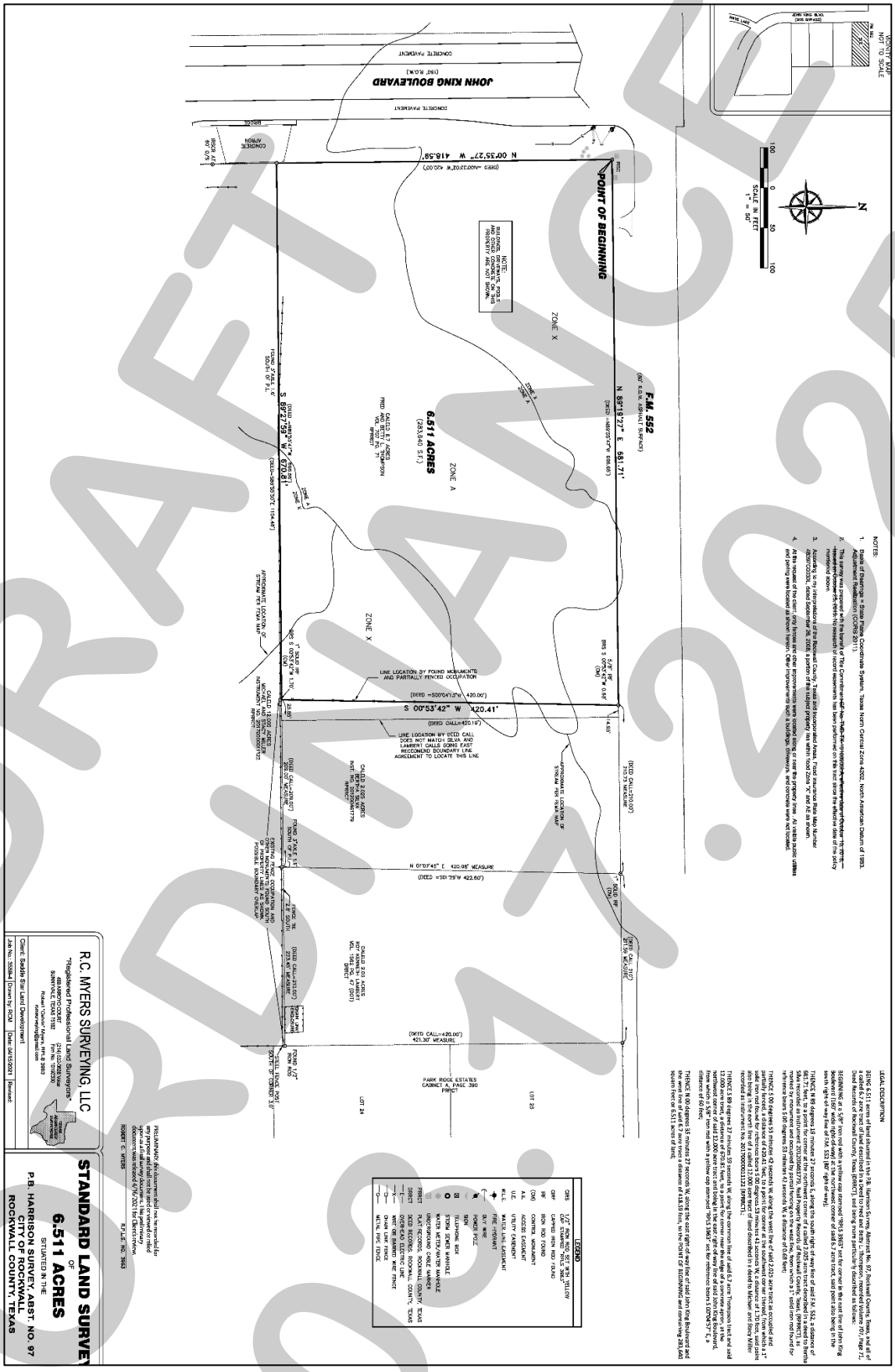
THENCE S 00 degrees 53 minutes 42 seconds W, along the west line of said 2.025 acre tract as occupied and partially fenced, a distance of 420.41 feet, to a point for corner at the southwest corner thereof, from which a 1" solid iron rod found for reference bears S 00 degrees 53 minutes 42 seconds W, a distance of 1.70 feet, said point also being in the north line of a called 12.000 acre tract of land described in a deed to Michael and Stacy Miller recorded as Instrument No. 20170000011122 (RPRRCT).;

THENCE S 89 degrees 27 minutes 59 seconds W, along the common line of said 6.7 acre Thompson tract and said 12.000 acre tract, a distance of 670.81 feet, to a point for corner near the edge of a concrete apron, at the northwest corner of said 12.000 acre tract and being in the east right-of-way line of said John King Boulevard, from which a 5/8" iron rod with a yellow cap stamped "RPLS 3963" set for reference bears S 00°04'57" E, a distance of 60 feet;

THENCE N 00 degrees 35 minutes 27 seconds W, along the east right-of-way line of said John King Boulevard and the west line of said 6.7-acre tract a distance of 418.59 feet, to the POINT OF BEGINNING and containing 283,640 square Feet or 6.511 acres of land;

DRAFT ORDINANCE 03.17.2025

Exhibit 'B'
Survey



DRAFT 02.17.2025

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:	March 17, 2025
APPLICANT:	Caprice Michelle
CASE NUMBER:	Z2025-009; *Specific Use Permit (SUP) for a Short-Term Rental at 1827 Mystic Street*

SUMMARY

Hold a public hearing to discuss and consider a request by Caprice Michelle for the approval of a *Specific Use Permit (SUP)* for a *Short-Term Rental* on a 0.1237-acre parcel of land identified as Lot 1, Block B, Newport Place Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 19 (PD-19), addressed as 1827 Mystic Street, and take any action necessary.

BACKGROUND

The subject property was annexed into the City of Rockwall on January 9, 1984 by *Ordinance No. 84-05* [*Case No. A1984-001*]. At the time of annexation, the subject property was zoned Agricultural (AG) District. On July 20, 1987, the subject property was rezoned from Agricultural (AG) District to Planned Development District 19 (PD-19) for zero-lot-line residential homes. On March 18, 1997, the subject property was platted as Lot 1, Block B, Newport Place Addition as part of *Case No. PZ1997-010-01*. According to the Rockwall Central Appraisal District (RCAD), there is currently an 1,834 SF single-family home situated on the subject property that was constructed in 1998.

PURPOSE

The applicant -- *Caprice Michelle* -- is requesting the approval of a *Specific Use Permit (SUP)* for the purpose of allowing a *Short-Term Rental (Non-Owner-Occupied Single-Family Home*) on the subject property, which is located within 1,000-feet of two (2) existing *Non-Owner-Occupied Short-Term Rentals*.

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 1827 Mystic Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is Mystic Street, which is classified as an R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are several lots developed with single-family homes that are zoned Planned Development District 19 (PD-19). North of this is the Lago Vista Subdivision, which was established on September 24, 1994 and consists of 92 single-family residential lots. All of the Lago Vista Subdivision is zoned Planned Development District 18 (PD-18) for Single Family 7 (SF-7) District land uses.

East: Directly east of the subject property are five (5) residential lots [*i.e. 1803, 1809, 1813, 1817, & 1821 Mystic Street*] developed with single-family homes. Beyond this is Newport Drive, which is classified as an R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. East of this are several residential lots developed with single-family homes. All of these properties are zoned Planned Development District 19 (PD-19) and are a part of the Newport Place Subdivision.

South: Directly south of the subject property is Summer Lee Drive, which is classified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is Signal Ridge, Phase 1 Addition, which consists of 39 condominium lots that were established on May 3, 1982. South of

this is Signal Ridge Place, which is classified as an R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

West: Directly west of the subject property is Summer Lee Drive, which is classified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is Signal Ridge, Phase 1 Addition, which consists of 39 condominium lots that were established on May 3, 1982. Beyond this is Portofino Circle, which is classified as an R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. East of this is The Harbor Rockwall Addition, which consists of seven (7) commercial lots and was established on April 5, 2005.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



CHARACTERISTICS OF THE REQUEST AND CONFORMANCE TO THE CITY'S CODES

On April 1, 2024, the City Council approved *Ordinance No. 24-10*, which amended both the Unified Development Code (UDC) and the Municipal Code of Ordinances for the purpose of creating zoning and regulatory restrictions for *Short-Term Rentals*. Specifically, this ordinance: [*1*] amended the *Permissible Land Use Charts* to create a *Short-Term Rental* land use, [*2*] created *Conditional Land Use Standards* for each type of *Short-Term Rental* (*i.e. Owner Occupied and Non-Owner Occupied*), [*3*] created a *Short-Term Rental Permit and Registration Program*, [*4*] created *General Standards* for *Short-Term Rentals*, [*5*] established a minimum general commercial insurance coverage requirement, [*6*] established enforcement and penalty procedures, [*7*] required a responsible party as part of the permit and registration, [*8*] created an appeal process, and [*9*] established non-conforming rights for properties that were in operation prior to the adoption of the ordinance. As part of this process, staff sent out notices to all existing *Short-Term Rentals* in the City of Rockwall, and established a *grace period* from April 1, 2024 to July 1, 2024 to allow existing *Short-Term Rentals* the ability to submit for a *Short-Term Rental Permit and Registration*. During this *grace period* existing *Short-Term Rentals* were exempted from the proximity requirements established by the zoning ordinance.

According to Article 13, *Definitions*, of the Unified Development Coe (UDC), a *Short-Term Rental* is defined as "… a residential dwelling unit, apartment, condominium, or *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* in which the entire structure or a portion thereof is offered for rent for a period exceeding 12-hours, but less than 30 consecutive days, to a particular occupant. In practice, a *Short-Term Rental* is considered to be a residential land use, and is not considered to be a *Limited-Service Hotel*, *Full-Service Hotel*, *Residence Hotel*, *Motel*, or *Bed and Breakfast* as defined in this Unified Development Code (UDC)." This definition section goes on to define a *Non-Owner Occupied Short-Term Rental* as "(a) single-family home, townhome, or duplex -- *or a portion thereof* -- in which the property owner or operator does not occupy the dwelling unit during the rental, or that the owner or property owner does not occupy another dwelling unit -- *or portion thereof* -- on the same property (*i.e. the property owner or operator is not on-site as an occupant during the rental of the property*)." According to the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), a *Non-Owner-Occupied Short-Term Rental* is permitted in a Single-Family 7 (SF-7) District with the following conditions:

(a) *Short-Term Rentals* that are *Non-Owner-Occupied* shall not be located within 1,000-feet of another *Short-Term Rental* that is *Non-Owner Occupied*; however, *Short-Term Rentals* that were in existence prior to April 1, 2024 that [*1*] meet the criteria established in Subsection 06.05, *Non-Conforming Short-Term Rentals*, of this Article, and [*2*] received a valid permit and registration -- in accordance with Article 2, *Short-Term Rentals*, of Chapter 13, *Rental Housing*, of the *Municipal Code of Ordinances* -- prior to July 1, 2024 shall be exempted from the proximity requirements.

(b) *Short-Term Rentals* that are *Non-Owner-Occupied* that do not meet proximity requirements may be considered on a case-by-case basis by the Planning and Zoning Commission and City Council through a *Specific Use Permit (SUP)*. In considering a *Specific Use Permit (SUP)* for a *Short-Term Rental* that is *Non-Owner-Occupied* the Planning and Zoning Commission and City Council shall consider the size, location, and impact of the proposed and existing *Short-Term Rentals* on the adjacent residential properties and their occupants.

(c) The *Short-Term Rental* shall not incorporate accessory land uses that are not permitted within the underlying zoning district (*e.g. Banquet Facility/Event Hall which includes meeting halls and wedding venues*) as stipulated by the Permissible Use Charts.

(d) In order to establish and operate a *Short-Term Rental* (*Non-Owner-Occupied Single-Family Home, Townhome, or Duplex*) in the City of Rockwall, a permit and registration shall be required in accordance with the requirements of Article 2, *Short-Term Rentals*, of Chapter 13, *Rental Housing*, of the *Municipal Code of Ordinances*.

In this case, the applicant submitted a request for a *Non-Owner-Occupied Short-Term Rental (STR)* at 1827 Mystic Street, and at the time of application it was determined that there were already two (2) permitted *Non-Owner-Occupied Short-Term Rentals* within 1,000-feet of the subject property, and that the applicant's request failed to meet the proximity requirements to allow another *Non-Owner-Occupied Short-Term Rental*. Based on this, the applicant was notified that a *Specific Use Permit (SUP)* would need to be requested before the *Short-Term Rental Permit* could be submitted and issued. In response to this, the applicant has provided the necessary permit application and photos of the property, which are included in the attached packet.

STAFF'S ANALYSIS

When evaluating a *Specific Use Permit (SUP)* for a *Non-Owner-Occupied Short-Term Rental*, the Planning and Zoning Commission and City Council should assess the size, location, and impact of both the proposed and existing *Short-Term Rentals* on nearby residential properties and their occupants. The proposed *Short-Term Rental* is located 329.5-feet from an existing, permitted *Non-Owner-Occupied Short-Term Rental* (*i.e. 2885 Newport Drive*) [*Permit No. STR2024-3781*] that accommodates up to ten (10) guests with four (4) bedrooms and three and a half (3 ½) bathrooms, and it is also located 793.3-feet from another existing, permitted *Non-Owner-Occupied Short-Term Rental* (*i.e.108 Reliance Court*) [*Permit No. STR2024-4311*] that has four (4) bedrooms and two and a half (2 ½) bathrooms. These two (2) *Non-Owner-Occupied Short-Term Rentals (STRs)* were in existence before the *Short-Term Rental (STR)* ordinance was adopted on April 1, 2024; however, only one *Non-Owner-Occupied Short-Term Rental* (*i.e. 2885 Newport Drive*) [*Permit No. STR2024-3781*] applied for the *Short-Term Rental (STR)* permit within the three (3) month grace period. The other *Non-Owner-*

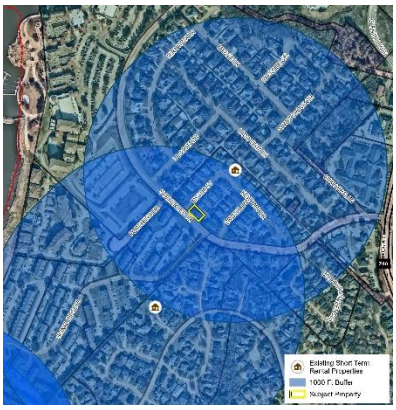


FIGURE 1: SUBJECT PROPERTY PROXIMITY TO TWO (2) EXISTING NON-OWNER-OCCUPIED SHORT-TERM RENTALS

Occupied Short-Term Rental (*i.e.108 Reliance Court*) [*Permit No. STR2024-4311*] is also within the 1,000-foot buffer from another permitted *Non-Owner-Occupied Short-Term Rental* but received approval for a Specific Use Permit (SUP) *[i.e. Case No. Z2024-046, Ordinance No. 24-17, S-347*] to allow it to continue functioning as a short-term rental. The proposed *Short-Term Rental* is a 1,834 SF single-family home that has four (4) bedrooms and two (2) bathrooms that accommodates up to six (6) guests. In this case, the City Council -- *pending a recommendation from the Planning and Zoning Commission* -- must consider if the request for the *Specific Use Permit (SUP)* for a *Non-Owner-Occupied Short-Term Rental (STR)* would constitute a proliferation of the land use within this subdivision. With all that being said, a Specific Use Permit (SUP) is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On February 19, 2025, staff mailed 137 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Lago Vista, Water's Edge at Lake Ray Hubbard, Signal Ridge, and Signal Ridge, Phase 4 Homeowners Associations (HOAs), which are the only Homeowners Associations (HOAs) or neighborhood organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff has received one (1) notice in favor (*which is from the property owner*) and nine (9) notices in opposition of the applicant's request.

CONDITIONS OF APPROVAL

If City Council chooses to approve of the applicant's request for a *Specific Use Permit (SUP)* for *a Non-Owner-Occupied Short-Term Rental (STR)*, then staff would propose the following conditions of approval:

(1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the *Specific Use Permit (SUP)* ordinance and which are detailed as follows:

  (1) The *Subject Property* shall conform to the information provided within the *Short-Term Rental Permit Application* depicted in *Exhibits 'B'* of this ordinance; and,

  (2) After the issuance of a *Short-Term Rental Permit and Registration* by the City of Rockwall, should the applicant allow this permit/registration to expire, lapse or be revoked by the City of Rockwall, this Specific Use Permit (SUP) shall automatically expire and be considered abandoned in accordance with Subsection 02.02, *Specific Use Permit (SUP)*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC).

(2) Upon obtaining a *Short-Term Rental Permit and Registration*, should the property owner/responsible party 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*].

PLANNING AND ZONING

On March 11, 2025, the Planning and Zoning Commission approved a motion to recommend denial of the *Specific Use Permit (SUP)* by a vote of 7-0.

Docusign Envelope ID: BC146299-13E6-4DAE-86C0-2EC07D05B8B2

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☒ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	1827 Mystic Street				
SUBDIVISION	Newport Place	LOT	1	BLOCK	B
GENERAL LOCATION	Walking distance to the habor				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Residential	CURRENT USE	Rental Property
PROPOSED ZONING	Residential	PROPOSED USE	
ACREAGE	.1237	LOTS [CURRENT]	5388.37
LOTS [PROPOSED]			

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

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

☒ OWNER	Pink Rockwall LLC	☒ APPLICANT	Caprice Michelle
CONTACT PERSON	Caprice Michelle	CONTACT PERSON	
ADDRESS	240 Willowcrest	ADDRESS	240 Willowcrest
CITY, STATE & ZIP	Rockwall, TX 75032	CITY, STATE & ZIP	Rockwall TX 75032
PHONE	214-789-7364	PHONE	214-789-7364
E-MAIL	Pinkrockwallllc@gmail.com	E-MAIL	Caprice michelle @ gmail.com

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ 215.00, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14th DAY OF February, 20__. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

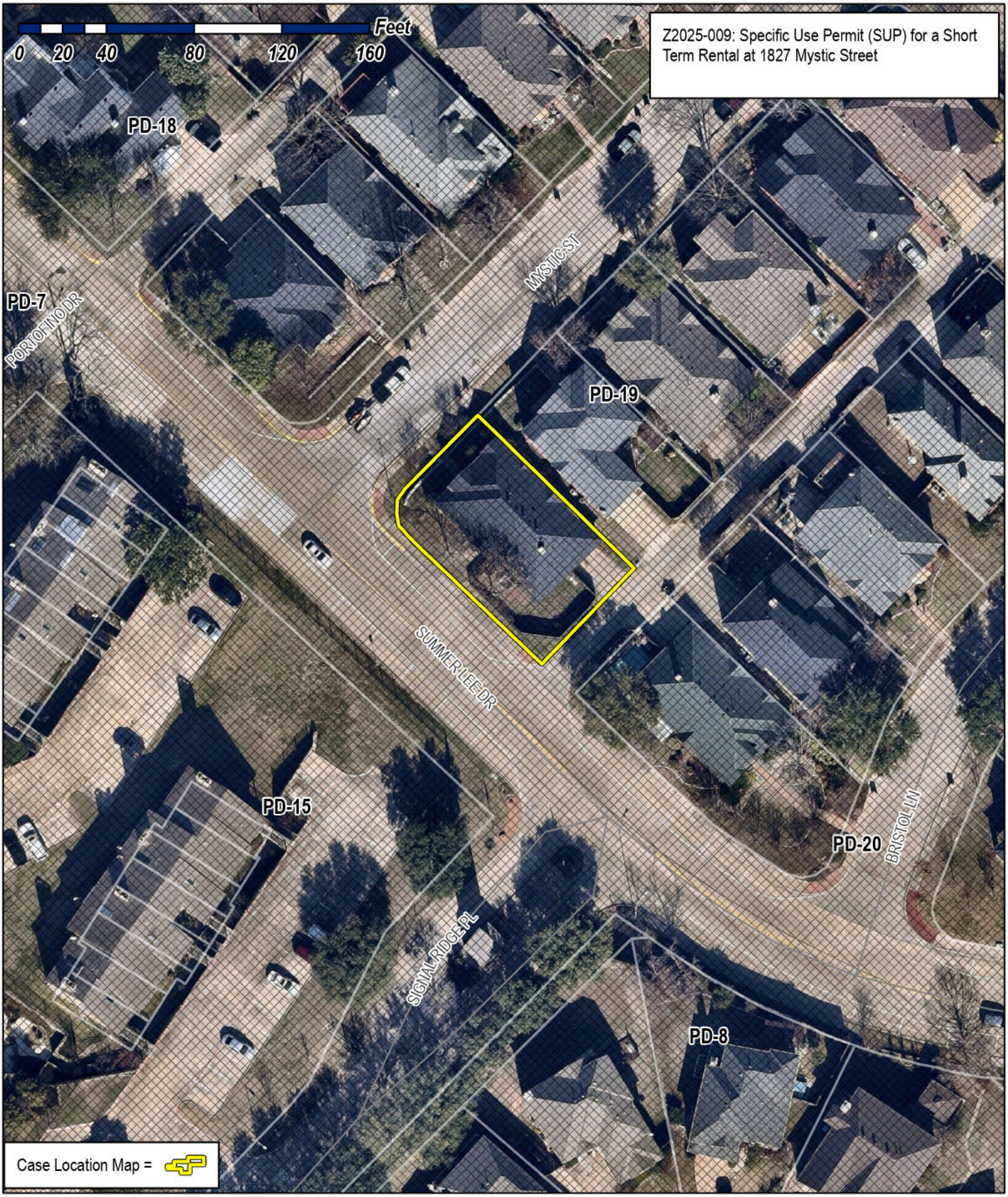
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14th DAY OF February 20 25

OWNER'S SIGNATURE Caprice Michelle

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Laura Perez

NOTARY PUBLIC STATE OF TEXAS
LAURA PEREZ
Notary Public
State of Texas
ID # 12537175-6
My Comm. Expires 07-25-2025

MY COMMISSION EXPIRES



City of Rockwall

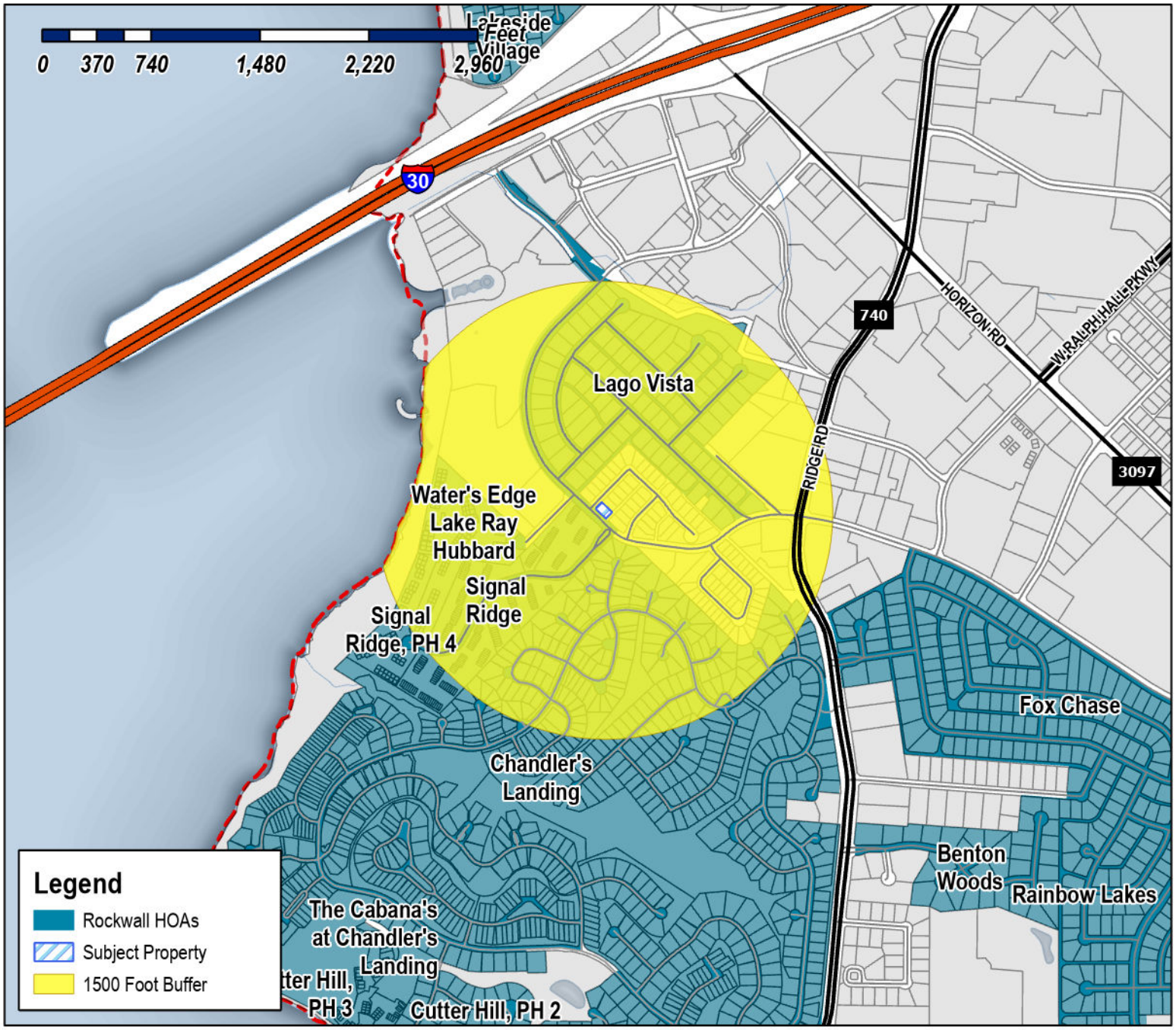
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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.

City of Rockwall

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Case Number: Z2025-009
Case Name: Specific Use Permit (SUP) for a Short Term Rental
Case Type: Zoning
Zoning: Planned Development District 19 (PD-19)
Case Address: 1827 Mystic Street

Date Saved: 2/14/2025
For Questions on this Case Call (972) 771-7745



From:	Zavala, Melanie
Cc:	Miller, Ryan; Lee, Henry; Ross, Bethany; Guevara, Angelica
Subject:	Neighborhood Notification Program {Z2025-009]
Date:	Thursday, February 20, 2025 3:31:12 PM
Attachments:	Public Notice (02.18.2025).pdf HOA Map (02.14.2025).pdf

HOA/Neighborhood Association Representative:

Per your participation in the Neighborhood Notification Program, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on Friday, February 21, 2025. The Planning and Zoning Commission will hold a public hearing on Tuesday, March 11, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, March 17, 2025 at 6:00 PM. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

Z2025-009: SUP for a Short-Term Rental
Hold a public hearing to discuss and consider a request by Caprice Michelle for the approval of a Specific Use Permit (SUP) for a Short-Term Rental on a 0.1237-acre parcel of land identified as Lot 1, Block B, Newport Place Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 19 (PD-19), addressed as 1827 Mystic Street, and take any action necessary.

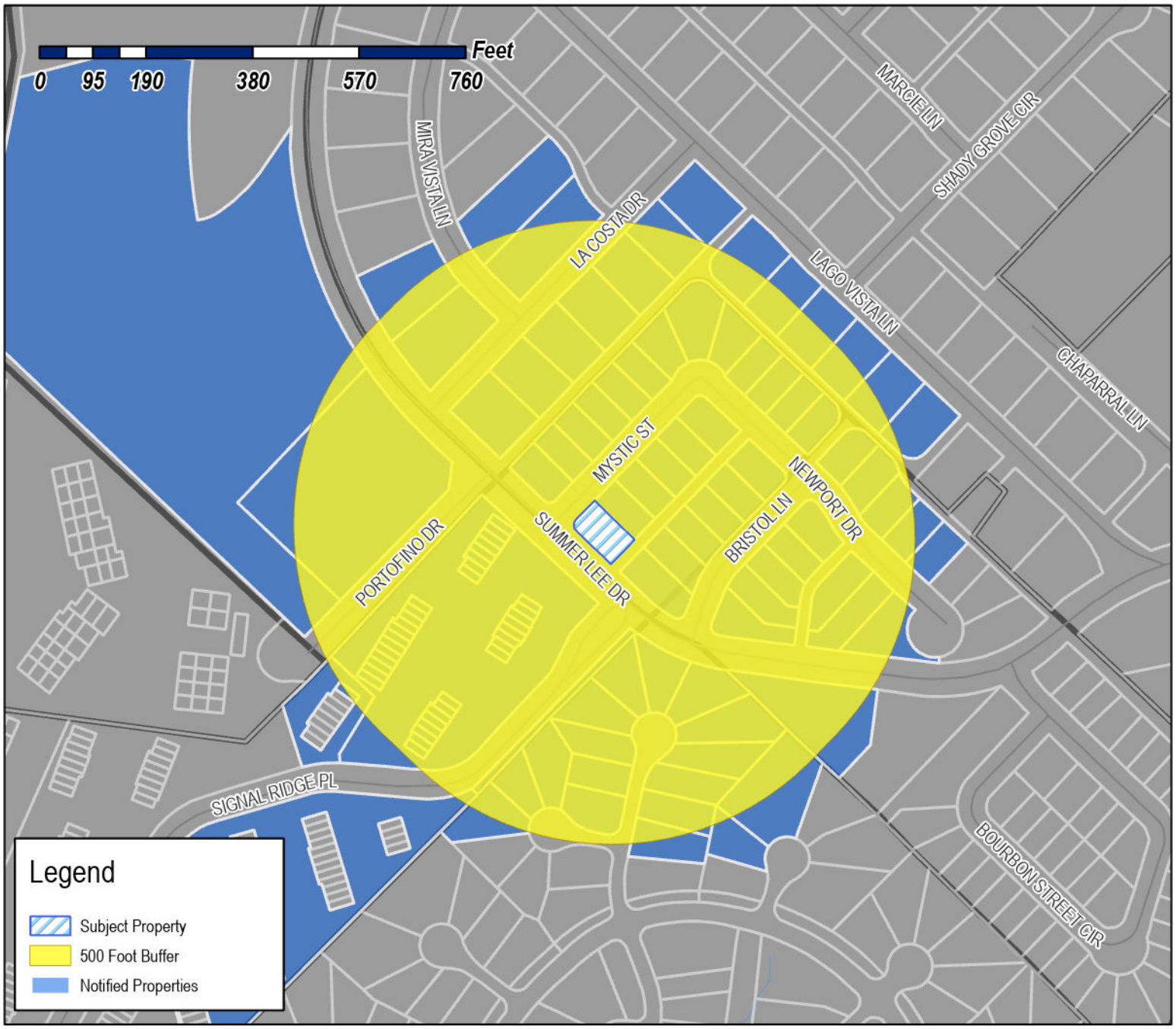
Thank you,

Melanie Zavala
Planning & Zoning Coordinator | Planning Dept.| City of Rockwall
385 S. Goliad Street | Rockwall, TX 75087
Planning & Zoning Rockwall
972-771-7745 Ext. 6568

City of Rockwall

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

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Case Number: Z2025-009
Case Name: Specific Use Permit (SUP) for a Short Term Rental
Case Type: Zoning
Zoning: Planned Development District 19 (PD-19)
Case Address: 1827 Mystic Street

Date Saved: 2/14/2025
For Questions on this Case Call: (972) 771-7745



HALAMA STEFAN & ANN
103 VALKYRIE PL
ROCKWALL, TX 75032

SMITH BRYAN
104 MAYFLOWER CT
ROCKWALL, TX 75032

O'CONNOR MICHAEL AND HEATHER DAWN
105 MAYFLOWER CT
ROCKWALL, TX 75032

RESIDENT
106 MAYFLOWER CT
ROCKWALL, TX 75087

ROPER JOHN & JENNIFER
107 MAYFLOWER CT
ROCKWALL, TX 75032

GARCIA ANTONIO JR & ROXANN D
107 VALKYRIE PL
ROCKWALL, TX 75032

SLATER THOMAS EVERETT
108 MAYFLOWER CT
ROCKWALL, TX 75032

NORTEX PROPERTIES INC
% JOSEPH L ZEHR
10808 LA CABREAH LN
FORT WAYNE, IN 46845

LYONS ELIZABETH
109 MAYFLOWER COURT
ROCKWALL, TX 75032

COOPER ELI T & RIKKI J
110 MAYFLOWER CT
ROCKWALL, TX 75032

CONFIDENTIAL OWNER
111 MAYFLOWER CT
ROCKWALL, TX 75032

SHERMAN THREASA L AND DOYLE
112 MAYFLOWER COURT
ROCKWALL, TX 75032

CASTRO CRISTINA
113 MAYFLOWER CT
ROCKWALL, TX 75032

EDAR-ALLRED CHRISTOPHER & CHERRYL
114 MAYFLOWER CT
ROCKWALL, TX 75032

JURCA JACOB S AND JACLYN J
115 MAYFLOWER CT
ROCKWALL, TX 75032

GONZALEZ KEITH R & DEANNA J
120 PURITAN CT
ROCKWALL, TX 75032

HPA BORROWER 2016-1 LLC
120 S RIVERSIDE PLZ SUITE 2000
CHICAGO, IL 60606

HORTON TREVOR L AND MEGAN
122 PURITAN COURT
ROCKWALL, TX 75032

POTISKA PATRICIA AND ANDREA
124 PURITAN CT
ROCKWALL, TX 75032

MORRIS NICOLE E
13724 Cordary Ave Unit 7
Hawthorne, CA 90250

SANTIAGO ABRAHAM
1715 Summer Lee Dr
Rockwall, TX 75032

RIKE RHONDA D & GARY R
1773 LA COSTA DR
ROCKWALL, TX 75032

AMIN MOHAMMAD N & SAJIDA
1781 LA COSTA DR
ROCKWALL, TX 75032

VANG DEBBIE AND YEE
1791 LA COSTA DR
ROCKWALL, TX 75032

BLOCKER JAMES ROBERT & MARY KATHERINE
TRUSTEES
JAMES & MARY BLOCKER FAMILY TRUST
1796 MYSTIC STREET
ROCKWALL, TX 75032

ANSARI MOHAMMAD TARIQ
1799 LA COSTA DR
ROCKWALL, TX 75032

MEDINA ALEJANDRO
1800 DALROCK #100
ROWLETT, TX 75088

TEEL ALVIN AND EUAMDEUANE
1802 MYSTIC ST
ROCKWALL, TX 75032

REYNOLDS MICHAEL W AND STEPHANE
1803 MYSTIC STREET
ROCKWALL, TX 75032

RESIDENT
1806 MYSTIC ST
ROCKWALL, TX 75087

MOSS WILLIAM B
1806 BRISTOL LN
ROCKWALL, TX 75032

DENYSSCHEN REGENALD R & SALLY
1807 LA COSTA DR
ROCKWALL, TX 75032

LORD DEE A
1809 BRISTOL LN
ROCKWALL, TX 75032

SHIELDS KENNETH L AND SANDRA J
1809 MYSTIC STREET
ROCKWALL, TX 75032

RESIDENT
1810 MYSTIC ST
ROCKWALL, TX 75087

RESIDENT
1812 BRISTOL LN
ROCKWALL, TX 75087

RIDDLE LARRY W & NANCY
1813 MYSTIC ST
ROCKWALL, TX 75032

RODRIGUEZ ELVIA
1814 MYSTIC ST
ROCKWALL, TX 75032

MARTIN GRAHAM S AND
SAMANTHA M BARTELL
1815 BRISTOL LANE
ROCKWALL, TX 75032

GATSON PATSY M
1816 Bristol Ln
Rockwall, TX 75032

LASPE FAMILY TRUST
FORREST ROBERT LASPE & NANCY KAY LASPE,
TRUSTEES
1817 LA COSTA DR
ROCKWALL, TX 75032

ESPINOZA CARLOS DAVID AND KATIE LYNN
1817 MYSTIC STREET
ROCKWALL, TX 75032

FITZGERALD LARRY AND JEANA MARIE
1818 MYSTIC STREET
ROCKWALL, TX 75032

WATERS KEESTON GLENN &
GLENN & TERESA WATERS
1819 BRISTOL LN
ROCKWALL, TX 75032

GONZALES KAYLEIGH AND RICHARD
1820 BRISTOL LANE
ROCKWALL, TX 75032

FUENTES DANIEL TREVINO
1821 MYSTIC STREET
ROCKWALL, TX 75032

WILSON PATRICIA
1822 MYSTIC ST
ROCKWALL, TX 75032

RESIDENT
1823 BRISTOL LN
ROCKWALL, TX 75087

PATRICK JANET
WILLIAMS PAUL KIRKLAND
1824 BRISTOL LN
ROCKWALL, TX 75032

FORD SAMUEL M & SUSAN D
1825 LA COSTA DR
ROCKWALL, TX 75032

RESIDENT
1827 MYSTIC ST
ROCKWALL, TX 75087

WHITE LISA
1828 MYSTIC ST
ROCKWALL, TX 75032

TIPPS MIGUEL
1829 BRISTOL LN
ROCKWALL, TX 75032

PHILLIPS DEBRA
1830 BRISTOL LN
ROCKWALL, TX 75032

1806 MYSTIC LLC
19185 PALM VIS
YORBA LINDA, CA 92886

RESIDENT
1995 SUMMER LEE DR
ROCKWALL, TX 75087

DASILVA JOHN M
2009 TOUCH GOLD CT
ROWLETT, TX 75088

RESIDENT
2055 SUMMER LEE DR
ROCKWALL, TX 75087

HENDERSON DON AND MARIA
234 BRISTOL CT
HEATH, TX 75032

AMERICAN HOMES 4 RENT PROPERTIES TWO
LLC
23975 Park Sorrento Ste 300
Calabasas, CA 91302

SWERCINSKY CAPRICE MICHELLE
240 WILLOWCREST
ROCKWALL, TX 75032

ROCKWALL LOT 3 OWNER LLC
255 Alhambra Cir Ste 760
Coral Gables, FL 33134

2055 SUMMER LEE ROCKWALL OWNER LLC
255 Alhambra Cir Ste 760
Coral Gables, FL 33134

CARPENTER REVOCABLE LIVING TRUST
2752 E FM 552
ROCKWALL, TX 75087

ROCHA GUADALUPE
2835 Mira Vista Ln
Rockwall, TX 75032

WOMBLE JOHN & GINGER
2836 MIRA VISTA LN
ROCKWALL, TX 75032

TAGGART MICHAEL AND KELLY
2843 MIRA VISTA LN
ROCKWALL, TX 75032

SOLERO DANIEL J AND ANDREA
2844 MIRA VISTA LN
ROCKWALL, TX 75032

SHANNON C BROWNING AND DONNA J
BROWNING JOINT REVOCABLE LIVING TRUST
DONNA J BROWNING - TRUSTEE
2872 LAGO VISTA LANE
ROCKWALL, TX 75032

STRICKLIN GINA LEIGH
2880 LAGO VISTA LN
ROCKWALL, TX 75032

SMITH MATTHEW PATRICK &
JESSIE LAINE NELSON
2881 Newport Dr
Rockwall, TX 75032

QUINTERO BERTHA L
2885 NEWPORT DR
ROCKWALL, TX 75032

GILGER LIVING TRUST
MAC J GILGER AND REBECCA L
2888 LAGO VISTA LN
ROCKWALL, TX 75032

RESIDENT
2889 NEWPORT DR
ROCKWALL, TX 75087

GWIE KIONG OEN & RONY THERESIA
2901 NEWPORT DR
ROCKWALL, TX 75032

WALLS DEREK P & KAREN J
2904 LAGO VISTA LN
ROCKWALL, TX 75032

DEVYANI SEEMA T
2905 NEWPORT DRIVE
ROCKWALL, TX 75032

VEGA EMANUEL M VILLA
2911 NEWPORT DRIVE
ROCKWALL, TX 75032

RESIDENT
2912 LAGO VISTA LN
ROCKWALL, TX 75087

RESIDENT
2917 NEWPORT DR
ROCKWALL, TX 75087

WAFFER DANNY KAY
2920 LAGO VISTA LANE
ROCKWALL, TX 75032

RESIDENT
2923 NEWPORT DR
ROCKWALL, TX 75087

HABERSTOCK CHRISTA & WILLIAM MAYER
2928 NEWPORT DR
ROCKWALL, TX 75032

HAGOS SELAMAWIT AND
EMANUELE DI STEFANO
2929 NEWPORT PLACE
ROCKWALL, TX 75032

MONSERATE REVOCABLE LIVING TRUST
2934 NEWPORT DR
ROCKWALL, TX 75032

NORTON MONICA JEAN
2935 NEWPORT DR
ROCKWALL, TX 75032

RESIDENT
2944 NEWPORT DR
ROCKWALL, TX 75087

LIECHTY SHIRLEY JEAN
C/O MRS AMY JENSEN
331 MOCKINGBIRD LN
AUBURN, AL 36830

LIECHTY SHIRLEY JEAN
C/O MRS AMY JENSEN
331 MOCKINGBIRD LN
AUBURN, AL 36830

NAIDOO PAUL
3904 Aspen Dr Apt 3123
Rowlett, TX 75088

YANO SHINYA
C/O OPEN HOUSE CO., LTD,
5050 Quorum Dr Ste 610
Dallas, TX 75254

KING LINDA D REV LIVING TR
LINDA D KING TRUSTEE
519 E INTERSTATE 30
ROCKWALL, TX 75087

KIBBY ROAD LLC
559 W MAIN ST
MERCED, CA 95340

ABARCA CARLOS A RIVERS AND TATIANA
CHAMORRO GARCIA
7709 Briarcrest Ct
Irving, TX 75063

ABARCA CARLOS ALBERTO RIVERS
7709 BRIARCREST CT
IRVING, TX 75063

BENTON EMILY AND
LORI BENTON
785 WINDING RIDGE LN
ROCKWALL, TX 75032

RESIDENT
801 SIGNAL RIDGE PL
ROCKWALL, TX 75087

LONON DEBORAH J
802 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

KILLGORE LEE A
803 Signal Ridge Pl
Rockwall, TX 75032

RESIDENT
804 SIGNAL RIDGE PL
ROCKWALL, TX 75087

BRYANT BLAIR WILLIAM JR
805 Signal Ridge Pl
Rockwall, TX 75032

WALKER RAYMOND B & PHYLLIS F REVOCABLE TRUST
RAYMOND B & PHYLLIS F WALKER TRUSTEES
806 Signal Ridge Pl Unit 806
Rockwall, TX 75032

POPP LEILA
807 SIGNAL RIDGE PL
ROCKWALL, TX 75032

PETERSON STEVEN R & DONNA R
808 SIGNAL RIDGE
ROCKWALL, TX 75032

BRAY SHAWN & HANNAH GRACE LEHMANN-BRAY
809 SIGNAL RIDGE
ROCKWALL, TX 75032

GERAULT JANET
810 Signal Ridge Pl
Rockwall, TX 75032

RESIDENT
811 SIGNAL RIDGE PL
ROCKWALL, TX 75087

RESIDENT
812 SIGNAL RIDGE PL
ROCKWALL, TX 75087

THOMPSON JOHN R AND REGINA B
813 SIGNAL RIDGE PLACE UNIT 813
ROCKWALL, TX 75032

BRASHEARS KARI
814 SIGNAL RIDGE PL
ROCKWALL, TX 75032

ANDREW JONATHON
815 SIGNAL RIDGE
ROCKWALL, TX 75032

RESIDENT
816 SIGNAL RIDGE PL
ROCKWALL, TX 75087

RESIDENT
901 SIGNAL RIDGE PL
ROCKWALL, TX 75087

LOYCE HOPKINS 2017 REVOCABLE TRUST
LOYCE ANN HOPKINS TRUSTEE
902 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

TURANO DEBRA SUE
903 SIGNAL RIDGE PL
ROCKWALL, TX 75032

IHSAN ISRAA
904 SIGNAL RIDGE PL
ROCKWALL, TX 75032

CHAPMAN LAURA J AND RONALD L
905 SIGNAL RIDGE PL
ROCKWALL, TX 75032

GOODALL JOYCE ANN & JILL NICOLE COOPER
906 SIGNAL RIDGE PLACE 5
ROCKWALL, TX 75032

BARRERA ALEXIS &
SETH LINGERFELT
907 SIGNAL RIDGE PL UNIT 907
ROCKWALL, TX 75032

EFFLE MANDY E
908 SIGNAL RIDGE PL
ROCKWALL, TX 75032

ADAMS GARY ALAN
909 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
910 SIGNAL RIDGE PL
ROCKWALL, TX 75087

BAIRD-SMIT JULIA GRAYSON
911 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

WHITE DEBORAH
912 SIGNAL RIDGE PL
ROCKWALL, TX 75032

DISMUKE JAMIE M
913 Signal Ridge Pl # 913
Rockwall, TX 75032

YANG JIE &
CHANGYUN LI
914 Signal Ridge Pl Unit 914
Rockwall, TX 75032

TUNNELL MEREDITH MICHELLE
915 Signal Ridge Pl
Rockwall, TX 75032

RESIDENT
916 SIGNAL RIDGE PL
ROCKWALL, TX 75087

DEZEE GENENE
917 SIGNAL
ROCKWALL, TX 75032

RESIDENT
918 SIGNAL RIDGE PL
ROCKWALL, TX 75087

LARAMORE ALLISON AND
KIMBERLY LARAMORE & BAYLIS H
919 SIGNAL RIGE PLACE
ROCKWALL, TX 75032

INZILLO FRANCA
920 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
921 SIGNAL RIDGE PL
ROCKWALL, TX 75087

ROMACK JEFFREY T AND KELLY R
M/R
ROCKWALL, TX

LOGAN PAULINE K
P.O. BOX 2198
ROCKWALL, TX 75087

HAQ REZA AHMED & SHELINA KARIM
PO BOX 6952
HUNTSVILLE, AL 35813

PARAMOUNT LAURELS LLC
PO BOX 786
WYLIE, TX 75098

PUBLIC NOTICE

CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

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

Z2025-009: SUP for a Short-Term Rental

Hold a public hearing to discuss and consider a request by Caprice Michelle for the approval of a *Specific Use Permit (SUP)* for a *Short-Term Rental* on a 0.1237-acre parcel of land identified as Lot 1, Block B, Newport Place Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 19 (PD-19), addressed as 1827 Mystic Street, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, March 11, 2025 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, March 17, 2025 2025 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

Angelica Guevara
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

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

Your comments must be received by *Monday, March 17, 2025 at 4:00 PM* to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

MORE INFORMATION ON THIS CASE CAN BE FOUND AT: https://sites.google.com/site/rockwallplanning/development/development-cases

PLEASE RETURN THE BELOW FORM

Case No. Z2025-009: SUP for a Short-Term Rental

Please place a check mark on the appropriate line below:

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

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

Name:

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

ZONING & SPECIFIC USE PERMIT
INFORMATION FORM

CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

CASE NUMBER Z2025-010

PLEASE PLACE A CHECK MARK ON THE APPROPRIATE LINE BELOW.

- ☑ I am in favor of the request
- ☐ I am in opposition of the request

NAME Caprice Michelle

ADDRESS 240 Willowcrest, Rockwall, TX, 75032, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

Approved

PLEASE CHECK ALL THAT APPLY.

- ☑ I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☐ I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☐ I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☐ I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☐ Other:

HOW DID YOU HEAR ABOUT THIS ZONING OR SPECIFIC USE PERMIT (SUP) REQUEST?

- ☑ I received a property owner notification in the mail
- ☐ I read about the request on the City's website
- ☐ I saw a zoning sign on the property
- ☐ I read about the request in the Rockwall Herald Banner
- ☐ My neighbors told me about the request
- ☐ Other:

Case No. Z2025-009: SUP for a Short-Term Rental

Please place a check mark on the appropriate line below:

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

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

Short term rentals have a reputation of becoming "Party Houses" drawing large crowds. Traffic and parking on Summer Lee Dr. is bad Today and would get worse if large parties were had at this location

Name: Forrest Laspe

Address: 1817 La Costa Dr., Rockwall, TX 75032

Tex. Loc. Gov. Code. Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

From: Jessie Nelson
To: Planning
Subject: Specific Use Permit: Case No. Z2025-009 SUP for a Short-Term Rental
Date: Monday, March 10, 2025 6:00:40 PM

To whom it may concern,

We are the homeowners at 2881 Newport Drive, Rockwall, TX, and received a letter from Ryan Miller informing us that a SUP has been applied to for the address of 1827 Mystic Street. We are opposed to the request as we believe allowing short term rental of a house in our neighborhood would disturb the quiet and peaceful family dynamic that our neighborhood offers and we so enjoy. Short term rentals typically result in additional noise, new people constantly coming and going creating safety concerns, and overall disregard for the neighborhood itself since the renters don't live here and care for it in the way the home owners do. Lastly, we fear this could have a negative impact on property values within our neighborhood which we wish to protect.

As we are about to welcome our first child, and specifically bought this house for its peaceful, safe, and family oriented neighborhood, we hope to hear that this SUP is declined.

Respectfully,

Jessie Nelson & Matthew Smith, homeowners of 2881 Newport Drive

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PLEASE RETURN THE BELOW FORM

Case No. Z2025-009: SUP for a Short-Term Rental

Please place a check mark on the appropriate line below:

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

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

1. Influx of Strangers into Neighborhood
2. Absent owner and lack of maintenance to property
3. Wild parties and carousing by guests, Increased noise
4. Increased traffic, strained infrastructure, Sex offenders

Name: Larry A. Fitzgerald / Jeana M. Fitzgerald

Address: 1818 Mystic St. Rockwall, TX 75032

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

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PUBLIC NOTICE

CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

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

Z2025-009: SUP for a Short-Term Rental

Hold a public hearing to discuss and consider a request by Caprice Michelle for the approval of a *Specific Use Permit (SUP)* for a *Short-Term Rental* on a 0.1237-acre parcel of land identified as Lot 1, Block B, Newport Place Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 19 (PD-19), addressed as 1827 Mystic Street, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, March 11, 2025 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, March 17, 2025 2025 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

Angelica Guevara
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

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

Your comments must be received by *Monday, March 17, 2025 at 4:00 PM* to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

MORE INFORMATION ON THIS CASE CAN BE FOUND AT: https://sites.google.com/site/rockwallplanning/development/development-cases

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Case No. Z2025-009: SUP for a Short-Term Rental

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

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

noise, parking, often management is offsite and can not see, much less control short term rental behavior. less long term rental availability for new residents to the community. this can lead to higher rental cost, leading to locals being priced out of being able to afford housing → leading to further need to live further away and more traffic in order to shop or work locally.

Name: Lee Killgore

Address: 803 Signal Ridge Place Rockwall TX 75032

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

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Case No. Z2025-009: SUP for a Short-Term Rental

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

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

I believe the ordinance says there has to be a distance of 1000 feet between short term rentals and there already is one less than 400 feet away

Name:

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

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CITY OF ROCKWALL • PLANNING AND ZONING DEPARTMENT • 385 S. GOLIAD STREET • ROCKWALL, TEXAS 75087 • P: (972) 771-7745 • E: PLANNING@ROCKWALL.COM

From: Mary Blocker
To: Planning
Subject: Protest of Z2025-009 SUP
Date: Monday, March 10, 2025 6:39:31 PM

Please accept this email as notification that I am OPPOSED to the request for the SUP for a short-term rental at 1827 Mystic Street for the following reasons -

In neighborhoods that are close to tourist destinations, such as this with Lake Ray Hubbard and the Harbor a short walk away, residents who do not own their homes often face inflated rental prices that force them to move because landlords are choosing to convert their long-term rentals into STRs. That is exactly what is happening with this property, as it has been a long-term rental property the entire time we've lived in the neighborhood. If you allow permits for 100 new STRs in 2025, then 100 new homes must be built to counterbalance the loss of those properties and keep up with housing demand.

With the Harbor being across the street and the ongoing construction around I30, traffic in the area is already extremely dense. There is a distinct lack of adequate parking, as is evident any night of the week when you see how many cars park on Summer Lee, blocking a lane of traffic and making it extremely dangerous to walk, and drive, in the neighborhood. This problem is much worse when special events are happening, like the Thursday night concerts at the Harbor during the Summer. Despite the signs that get posted at the end of each street saying "No Event Parking", there are always excess cars parked on the streets of the neighborhood during these events. I've stood on my front porch and watched people pull into the neighborhood, unpack chairs and picnic baskets from the trunk and proceed to walk toward the Harbor, despite the signs. If this home is turned into an STR, what is to stop the individual renters from exceeding occupancy limits and making the parking issue even worse?

This is a nice, quiet, family neighborhood that happens to be conveniently located to shopping, dining and the lake. Everyone respects each other's privacy but also looks out for each other and for suspicious activity in the neighborhood. We have a very low crime rate, despite our proximity to the Harbor and ease of access to the neighborhood. As it stands, most people who don't live here simply drive by and don't pay this neighborhood much attention. If this home is turned into an STR, we'll constantly have strangers whose true intentions are unknown added to the mix. Because tourists go on vacation to have a good time and party, they may affect the quality of life for the permanent residents of our neighborhood. Complaints regarding litter, illegal parking, and noise disturbances are most often higher in communities with STRs.

Large groups of unsupervised strangers with unknown backgrounds provide security risks for nearby families, leaving parents unable to let their kids safely use front and back yards. Shootings, sex offenders, drug deals etc. have been well documented issues at STRs. STRs don't screen occupants coming to the property and, while they may have rules in place about things like parking, noise and parties, there is no one on-site to make sure that the occupants are following these rules. It's left up to the permanent residents of the neighborhood to "police" the STR occupants. If someone decides to throw a party and disturb the entire neighborhood, it isn't the STR owner who is immediately affected but the rest of the neighborhood. If an argument gets out of hand and someone decides to settle it with gunfire, it

isn’t the property owner’s family at risk, it’s those of the permanent residents.

We moved into this neighborhood because of what it is: a quiet, family-oriented neighborhood in a wonderful location with long-term, caring neighbors all around. We ask that you respect our desire to maintain the integrity of our neighborhood and deny this application to turn this property into an STR.

Thank you,

Mary Blocker
1796 Mystic Street
Rockwall TX 75032

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

Several very good hotels are within walking distance of this residence on Mystic. There is no need to disrupt a stable single-family ~~residence~~ neighborhood with constantly changing traffic and occupants.

Name: Roxann D Gauer

Address: 107 Valkyrie Place, Rockwall, Texas 75032

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

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Case No. Z2025-009: SUP for a Short-Term Rental

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

There would be too much of chaotic activity in the neighbourhood, therefore property value would go down.

Name: Seema Devyani

Address: 2905 Newport Dr, Rockwall, TX-75032

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

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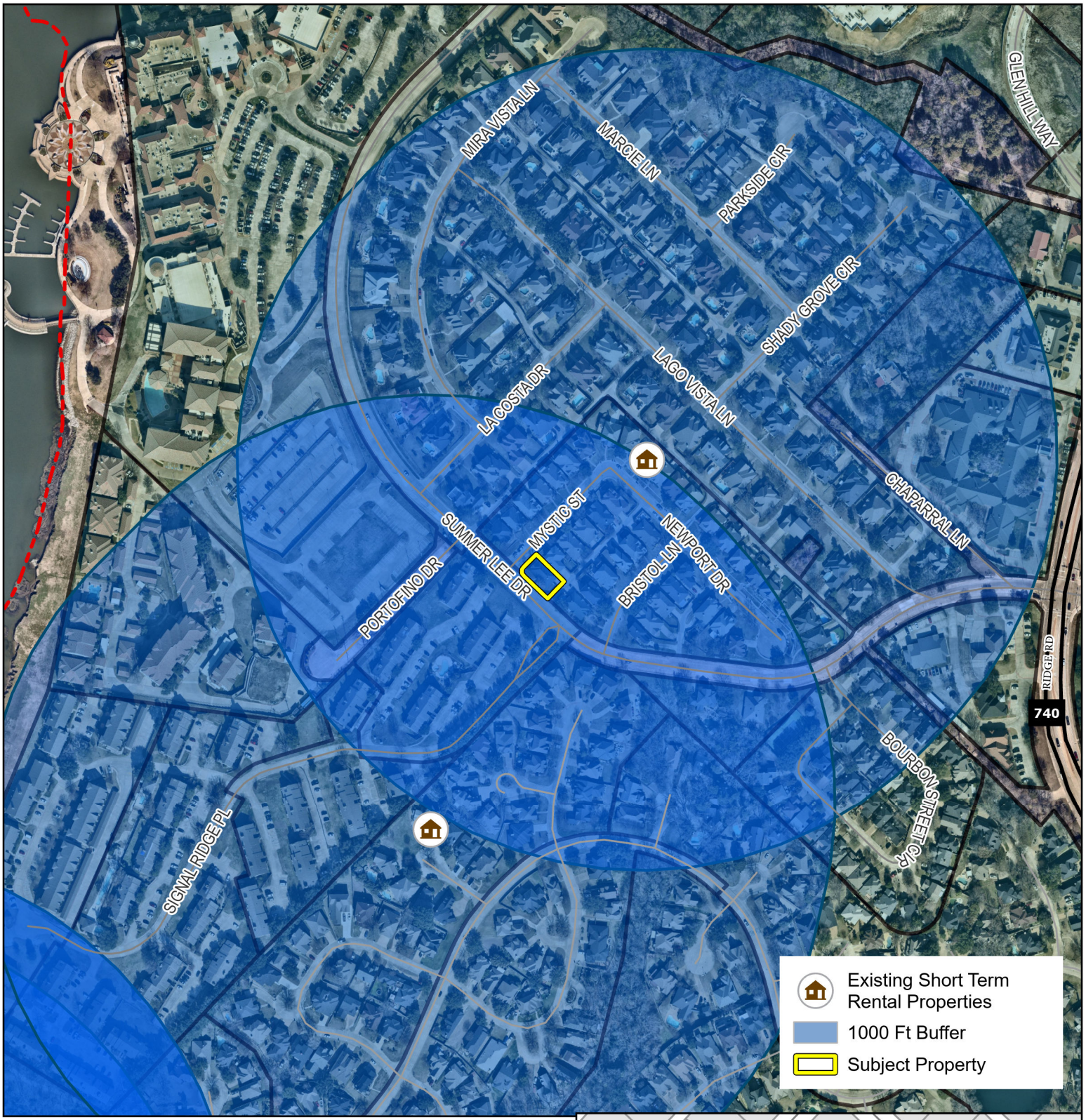
This is a well established upscale residential area, that maintained its character for over 25+ years. Allowing Short-Term Rentals (STR) would disrupt the peace and stability in the neighborhood by increasing noise & safety concern. STRs lead to transient occupancy, negatively impact property values, and set a precedent for zoning changes that undermine the residential nature of our community. If this request is approved our neighborhood's security and quality of life could be significantly compromised.

Name: SHELINA K. HAQ

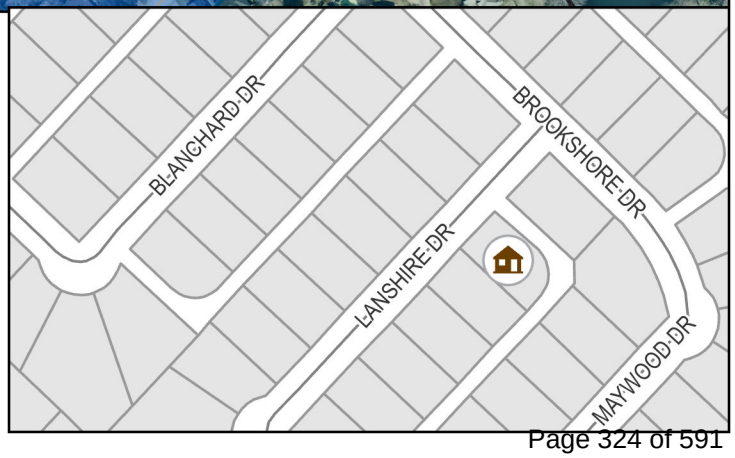
Address: 1812 BRISTOL LANE, ROCKWALL, TX 75032

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

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Case Number: Z2025-009
Case Name: SUP for a Short Term Rental
Case Type: Zoning
Zoning: Planned Development District 19 (PD-19)
Case Address: 1827 Mystic Street



Date Saved: 2/20/2025
For Questions on this Case Call (972) 771-7745


Hilton




1827
SMITH


1827




Downy
light
MAYTAG
MAYTAG
CENTENNIAL
WARNING
AVERTISSEMENT
ADVERTENCIA




CANDY LAND
Rummikub
Outwit
SORRY!
Sweet Revenge
Clue Jr.
MONOPOLY
SCRABBLE








This kitchen is for dancing











Concert Insurance Company

A Stock Insurance Company

Home Office
1701 Golf Road, Suite 1-1110
Rolling Meadows, IL 60008
847.307.6300

THIS POLICY JACKET WITH APPLICATION, DECLARATIONS PAGE AND ENDORSEMENTS, IF ANY, ISSUED TO FORM A PART THEREOF, COMPLETES YOUR POLICY.

CONCERT GROUP

PRIVACY POLICY DISCLOSURE

Concert Group Holdings, Inc. and its subsidiaries, including Concert Insurance Company and Concert Specialty Insurance Company ("Concert") respect your concerns about privacy. We have prepared this notice to advise you of the types of information about you ("personal information") we collect, how we may use that information, and with whom we may share it. This Privacy Policy also describes the measurers we take to protect this information.

We and our service providers ("We" or "Us") may obtain certain personal information about you in order to provide a product or service to you. Some of the information we receive may come directly from you, your agent, or from third parties. We will not share your personal information with others for their marketing purposes without your permission. We maintain controls to help prevent unauthorized use, access and disclosure of personal information.

What Information We Collect

We receive most of the information we need to provide our services in the application process. We may also receive information when you notify us of a claim under your policy. The information that you provide us may include, but is not limited to:

- Contact information, such as your name, postal address, email address, telephone number, and fax number, and other identifying numbers, such as your Social Security Number, Federal Employer Identification Number, and Driver's License Number;
- Claim and account information, such as account number, policy number, client ID, or access credentials;
- Information from consumer reporting agencies and other insurance support organizations to the extent permitted by law. This may include items such as credit history, credit-based insurance score, driving record, accident and motor vehicle conviction history, and claim history. Information given to us by an insurance support organization, including consumer reporting agencies, may be retained by them and disclosed to others.
- Your past insurance history, including information about your policies and claims, from insurance support organizations or your former insurers.
- Information regarding your property. We may obtain this through third party reports and through a property inspection. We or an independent inspector may visit the property to inspect its condition, or we may use an unmanned aircraft system. We may obtain geospatial information, and take pictures or video. If we need more details about the property, we may need to schedule an interior inspection.
- Information from government agencies or independent reporting companies.
- Other third party data relating to the insured risk, such as possible drivers and vehicles associated with your household and odometer readings associated with any vehicle(s).
- In some instances, we may need to know about your health. For example, if we need to know whether a physical limitation will affect your ability to drive, we may ask for a statement from your doctor.

How We Use Your Information

We will keep personal information we have about you in our insurance policy or other records. We will refer to and use that personal information in order to issue and service your insurance policies. We will also use it to settle claims. Generally, we will not disclose personal information about you in our records to any organization not affiliated with us without your prior permission. We will not sell your personal information to anyone. We do not disclose your personal information to third parties (people and companies that are not affiliated with us) for their own marketing purposes. For this reason, no "opt out" is required. If we share some personal information about you with third parties without your specific authorization, it is to provide you with products and services that you request or expect from us, and as otherwise permitted by law. However, we may, as allowed by law, share personal information about you contained in our records with certain persons or organizations that are not affiliated with us such as:

- your insurance representative;
- medical professionals;
- other insurance companies, agents or consumer reporting agencies as personal information is needed in connection with any insurance application, policy or claim involving you;
- independent claims adjusters or investigators;
- our affiliated companies;
- persons who represent you in a fiduciary capacity, including your attorney or trustee, or who have a legal interest in your insurance policy;
- persons or organizations who use the personal information to perform a business, professional or insurance function on our behalf;
- persons or organizations that conduct research, including actuarial or underwriting studies, provided that no individual personal information may be identified in any research study report;
- adjusters, appraisers, auditors, investigators and attorneys; and
- a court, state insurance department or other government agency pursuant to a summons, court order, search warrant, subpoena, or as otherwise required by law or regulation.

We may also share your personal information to comply with legal process, to address suspected fraud or other illegal activities, or to protect our rights, privacy, safety or property, and/or that of you or others.

How We Protect Your Personal Information

We maintain physical, electronic and administrative safeguards designed to help protect personal information. For example, we limit access to personal information and require those who have access to use it only for legitimate business purposes.

Email Communications

We will not send you an email in which we ask for personal information from you (such as a password or Social Security number) or link you to our website to ask you for such information unless we reference a specific transaction or information that you have requested. If you receive an unsolicited or suspicious email from Concert or one of its subsidiaries or affiliates, please forward the email to us at privacy@concertgroup.com.

How You Can Review and Correct the Personal Information We Have About You

If you have questions about what personal information we maintain about you, please make your request in writing and include your full name, mailing address, phone number and policy number. When

we receive your written request, we will respond within thirty (30) business days. We will describe the personal information we maintain, whom we know we've shared it with in the last two (2) years, and how you may request a correction, if necessary. If we requested a consumer report, we will tell you the name and address of the consumer reporting agency.

You may also see and copy the information we have, except for certain documents about claims and lawsuits. If you believe our information is incorrect, you must contact us in writing. We will review it, and, if we agree, we will correct it, notify you, and send a correction letter to anyone who received the original information. If we do not agree, you are allowed to file a letter with your comments. For questions about the right of access or correction to your information, please write to: Concert Group, 1701 Golf Road, Suite 1-1110, Rolling Meadows, IL 60008, Attention Chief Legal Officer.

POLICYHOLDER NOTICE

IMPORTANT CLAIM REPORTING INFORMATION

TO REPORT A CLAIM OR IF YOU HAVE ANY QUESTIONS RELATED TO A CLAIM, PLEASE REFER THESE MATTERS TO THE CLAIM ADMINISTRATORS AS OUTLINED BELOW:

CLAIM REPORTING OPTIONS

By Email: 9983Monoline@sedgwick.com
By Phone: 888.454.0005
Internet: app.monoline.com (agent submission)

- Log into agent/agency account at app.monoline.com
- Search customer policy and click into the policy page
- Complete First Notice of Loss submission via the “Start a Claim” button in Claims section on policy page

Please Provide:

- Monoline Policy number
- Named Insured
- Date of Loss
- Type of Loss
- Details of Claim
- Name & Contact information (phone & email) for underlying policy claims representative

An adjuster will be assigned to the claim, and after reviewing the information provided, will make personal contact.

CC MON FNOL 0923

Concert Insurance Company
Personal Umbrella Declarations

Policy Number: CC MPU 5443074-00

POLICY PERIOD

02/21/25 - 02/21/26
12:01 AM standard time at the address of the insured

COVERAGE A

Bodily Injury, Personal Injury, Advertising Injury and Property Damage Liability Coverage

Limit of Liability for Each Loss	$3,000,000

COVERAGE B

Excess Uninsured and Underinsured Motorists Bodily Injury Coverage

Limit of Liability for Each Loss	$1,000,000
Policy Total Limit	$1,000,000

SELF INSURED RETENTION	None ($0)

ANNUALIZED COST OF POLICY

Policy Premium	$1,039.62
Policy Administration Fee	$20.00
Policy Processing Fee	$31.19
Annualized Policy Premium, Taxes, Fees, and Discounts	$1,090.81

FORMS & ENDORSEMENTS

Attached to and Forming a Part of the Policy	CC PJ 00 0123 CC MON FNOL 0923 CC MON 0001 1122
Endorsements Attached to this Policy at Time of Issue	CC DEC MON 0123 CC MON 037 0224 TX CC MON 009 1223
State and Privacy Notices	CG PRIV 0122

Annualized Policy Premium, Fees, and Discounts

$1,090.81

Named Insured

Caprice Swercinsky
240 Willowcrest
Rockwall, TX 75032

Agency

NFP Property & Casualty Services, Inc
340 Madison Avenue
New York, NY 10173

Agency Contact

Brett Wilson
brett.wilson@nfp.com
317-808-7161

Program Administrator

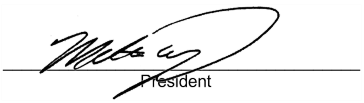
Monoline, Inc
11500 Wayzata Blvd. #1136
Minnetonka, MN 55305
monoline.com

Insurance Company

Concert Insurance Company
1701 Golf Road Suite, 1-1110
Rolling Meadows, IL 60008
(888) 598-7400

In Witness Whereof, Concert Insurance Company has caused this policy to be executed by its President and Secretary as our duly authorized representatives.


Secretary


President

All other policy terms and conditions apply.

Concert Insurance Company

Personal Umbrella Schedule

Policy Number: CC MPU 5443074-00

NAMED INSURED(S)

Name	Insured Type
Caprice Swercinsky	Individual
BRITON RENTALS LLC	LLC

HOUSEHOLD DRIVERS

Drivers declared in your application and are the only drivers who live in your household and/or regularly drive your vehicles.

Drivers	Date of Birth
Caprice Swercinsky	04/02/65

AUTOMOBILES AND MOTORCYCLES

Personal Automobiles and Motorcycles listed in this policy and covered under a personal auto policy.

Type	Year/Make/Model	Primary Insurer	Limit of Liability
Automobile	2002 Lexus SC430	State Farm Group	$250k/$500k/$100k
Automobile	2019 Lexus GX460	State Farm Group	$250k/$500k/$100k

PROPERTY

Locations declared in your application covered under a personal liability or homeowners policy.

Type	Address	Primary Insurer	Limit of Liability
Primary Residence	240 Willowcrest, Rockwall, TX 75032	State Farm Group	$500k CSL
Rental	1827 Mystic St Rockwall, TX 75032	Allstate Ins Group	$500k CSL
Rental	614 Ellingham Dr Katy, TX 77450	American Modern	$300k CSL

Losses arising out of a property, auto, unlicensed recreational vehicle that is acquired or leased during the policy period are covered by this policy if they are covered by your primary insurance listed above or another replacement insurance company A.M. Best rated B+ (VII) or higher.

CC DEC MON 0123

CONCERT INSURANCE COMPANY
Personal Umbrella Liability Policy

Various provisions in this policy may restrict coverage. Read the entire policy carefully to determine **your** rights and duties, and what is and is not covered.

Throughout this policy, the words **you** and **your** mean the Named Insured on the Personal Umbrella Declarations (hereinafter referred to as the Declarations Page) of this policy and the spouse, if a resident of the same household. The words **we**, **us**, and **our** refer to the insurance company named on the Declarations Page of this policy.

Other words or phrases that appear in **bold** in this policy or in endorsements to this policy have special meaning. These are explained in the Definitions section of this policy or in the endorsement.

If **you** have any questions or concerns about this policy, please ask **your** agent or broker.

AGREEMENT

We agree to provide the insurance described in this policy in return for the premium paid. **You** agree to comply with all responsibilities, conditions, and terms of this policy. **We** will not pay any sums or perform any acts or services unless expressly provided for in this policy.

PRIMARY INSURANCE REQUIREMENTS

1. **You** agree that all **primary insurance** described in this policy or the Personal Umbrella Schedule is in force for any:
    a. Personal residence or rental property owned, rented, or leased by **you** or any **covered person**; and
    b. **Auto**, **watercraft**, or **recreational vehicle** owned, leased, rented, or provided for the regular use of any covered person.
2. **You** agree that all **your primary insurance** will be maintained with the coverages and at the limits declared and described in the Personal Umbrella Schedule for all **covered persons**. If **your primary insurance** does not provide the limits indicated, the **covered person** will be responsible for the amount of the **net loss** up to the indicated limits of the **primary insurance** as described in the Umbrella Schedule.
3. In the event of bankruptcy or insolvency of any **primary insurer**, the insurance afforded by this policy shall not replace such **primary insurance**, but shall apply as if the **primary insurance** was valid and collectible.

WHAT THIS POLICY COVERS

Coverage A – Bodily Injury, Personal Injury, and Property Damage Liability.

1. This policy covers a **covered person's** legal obligation to pay damages for a covered **loss** over and above the **retained limit**.

    If a **covered person** is legally obligated to pay damages for a **loss** to which this policy applies, **we** will pay the **net loss** minus the **retained limit**.
2. The Limit of Liability as shown in this policy's Declarations Page for Coverage A is the most **we** will pay for any one **loss**, regardless of the number of **covered persons**, persons or organizations injured, claims made, **suits** brought, or organizations making claims or bringing **suits**.

Coverage B – Excess Uninsured and Underinsured Motorists Bodily Injury Insurance.

1. The terms, conditions, and exclusions of the uninsured motorists insurance (including underinsured motorists) of the **Auto** liability **primary insurance** policy listed in the Personal Umbrella Schedule also apply to this coverage.

2. **We** will pay those sums which a **covered person** or their legal representative shall become legally entitled to recover as damages because of **loss** which is covered by the uninsured motorists insurance (including underinsured motorists) of the **Auto** liability **primary insurance** policy listed in the Personal Umbrella Schedule, less the applicable limit of liability of uninsured or underinsured motorists insurance.
3. The Limit of Liability as shown in this policy's Declarations Page for Coverage B is the most **we** will pay for any one **loss**, regardless of the number of **covered persons**, persons or organizations injured, claims made, **autos** covered under this policy, **autos** involved in an accident, coverages under this policy, exposures, or premiums charged in the Declarations Page, or persons or organizations making claims or bringing **suits**.
4. The Policy Total Limit as shown in this policy's Declarations Page for Coverage B is the most **we** will pay for all **losses** during each annual policy period. The Policy Total Limit applies separately to the **Policy Period** and to each subsequent consecutive annual period unless the policy period is extended after issuance for an additional period of less than 12 months. In that case, the additional period will be deemed part of the last preceding period for purposes of determining the Policy Total Limit.

TERRITORIAL SCOPE

Coverage A – Bodily Injury, Personal Injury, and Property Damage Liability.

This insurance applies to **loss** anywhere in the world.

Coverage B – Excess Uninsured and Underinsured Motorists Bodily Injury Insurance.

This insurance applies to **loss** within the policy territory defined in the uninsured motorists insurance (including underinsured motorists) of the **Auto** liability **primary insurance policy** listed in the Personal Umbrella Schedule.

INVESTIGATION, SETTLEMENT AND DEFENSE

Coverage A – Bodily Injury, Personal Injury, and Property Damage Liability.

1. If a claim is made or a **suit** is brought against a **covered person** for damages because of a **loss** to which this insurance applies:
   a. At **our** discretion, **we** will investigate any **loss** and settle any claim or **suit**. **We** have a duty to provide a defense at **our** expense by counsel of **our** choice unless the **loss** is covered by **your primary insurance** or other insurance.
   b. **We** have the right but not the duty to join, at **our** expense, with the **covered person** or any primary insurer in the investigation, defense, or settlement of any claim or **suit** which **we** believe may require a payment under this policy. When **we** have no duty to provide a defense, **we** will not contribute to costs and expenses incurred by the **covered person** or any primary insurer, or which any primary insurer is obligated to provide.
   c. In any country where **we** are prevented from defending a **covered person** because of laws or other reasons, **we** will pay any expense incurred with **our** written consent for that defense.
2. When **we** have the duty to defend a claim or **suit** under this policy, **we** will:
   a. Pay premiums on bonds to release attachments up to the limit of this policy. **We** will also pay premiums on appeal bonds and the cost of bail bonds but **we** will not apply for or furnish such bonds.
   b. Pay interest, which accrues after the date of judgment and before **we** pay or tender, or deposit in court, that part of any judgment within this policy's applicable Limit of Liability.
   c. Pay all reasonable expenses incurred at **our** request. **We** will pay the **covered person** up to $200 per day, but not to exceed $10,000 in total for loss of earnings for attending hearings or trials at **our** request.
   d. Pay all expenses **we** incur and costs taxed against a **covered person** in any **suit we** defend.
   e. **Our** duty to defend any claim or **suit** arising out of a single **loss** ends when the applicable limit of liability is exhausted in the payment of judgments or settlements.

3. When **we** settle a claim, **we** will pay all settlement expenses **we** have agreed to pay.

Coverage B – Excess Uninsured and Underinsured Motorists Bodily Injury Insurance.

1. **We** have no duty or obligation to assume the responsibility for the investigation, settlement or defense of any claim made or any **suit** brought by or on behalf of any **covered person**.
2. However, **we** have the right and shall be given the opportunity to investigate and to be associated in the control of any claim or **suit** or **loss** which may, in **our** opinion, create liability on **our** part under the terms of this policy.

WHAT IS EXCLUDED

Under Coverage A – Bodily Injury, Personal Injury, and Property Damage Liability.

1. **WE** DO NOT PROVIDE COVERAGE UNLESS COVERED BY **YOUR PRIMARY INSURANCE** LISTED IN THE UMBRELLA SCHEDULE AND DESCRIBED IN THE UMBRELLA SCHEDULE FOR:
   a. **Loss** arising out of:
      i. **Autos** which are owned by, leased to, rented to, or provided for the regular use of a **covered person**;
      ii. **Recreational vehicles** which are owned by, leased to, rented to, or provided for the regular use of a **covered person**;
      iii. **Watercraft** which are owned by, leased to, rented to, or provided for the regular use of a **covered person**.

      However, the following **watercraft** do not need to be described in the Umbrella Schedule as long as coverage is provided in **your primary insurance** which is listed in the Umbrella Schedule:

      Watercraft of the following types if under 27 feet in overall length:

      - Without motors,
      - Rented inboard and inboard/outdrive of 50 horsepower or less,
      - Owned of 25 horsepower or less, or
      - Owned or rented sailboats; or

      iv. Residential property (including occasional residences).

      This exclusion (part 1.a.) does not apply if newly acquired, leased or rented by **you** during the policy period and are covered by the **primary insurance** listed in the Umbrella Schedule.
2. **WE** DO NOT PROVIDE COVERAGE UNLESS COVERED BY **YOUR PRIMARY INSURANCE** LISTED IN THE UMBRELLA SCHEDULE FOR:
   a. **Personal Injury**.

      However, this insurance will not provide coverage under any circumstance for any **personal injury**:

      i. Caused by or at the direction of a **covered person** with the knowledge that the act would violate the rights of another and would inflict **personal injury**;
      ii. Arising out of oral or written publication of material, if done by or at the direction of a **covered person** with knowledge of its falsity;
      iii. Arising out of oral or written publication of material whose first publication took place before the beginning of the **Policy Period**; or
      iv. Arising out of a criminal act committed by or at the direction of a **covered person**.
   b. Vicarious parental liability, whether or not statutorily imposed, for the actions of a child or minor.

c. **Loss** by reason of the assumption of liability in any contract or agreement. This exclusion does not apply to liability for damages, which would have been covered in the absence of the contract or agreement.

d. **Loss** arising out of, resulting from, caused by, or contributed to by any animal.

e. **Loss** arising out of, resulting from, caused by, or contributed to by trampolines or swimming pools.

f. Any **loss** resulting from any of the following, even if other events or happenings contributed concurrently or in sequence, to the **loss**:

Earth movement due to natural or man-made events, meaning earthquake, including land shock waves or tremors, before, during or after a volcanic eruption; mine subsidence; landslide; mud-slide; mud flow; or earth sinking, rising, or shifting.

3. **WE** DO NOT PROVIDE COVERAGE EXCEPT UNDER EXPRESS CONDITIONS FOR:

a. **Loss** or resulting damage either expected or intended by the **covered person**. This exclusion does not apply to **bodily injury** resulting from the use of reasonable force to protect persons or property.

b. **Loss** arising out of any **covered person's** act, error, or omission as a member of an organization's board of directors or as an officer of an organization. This exclusion does not apply if the **covered person** is an **individual** and the organization:

i. Was formed as a not-for-profit organization; and

ii. Such **covered person** serves without remuneration.

c. **Loss** arising out of the actual, alleged, or threatened discharge, dispersal, seepage, migration, release, or escape of pollutants or any **loss**, cost, or expense arising out of any:

i. Request, demand, or order that any **covered person** or others test for, monitor, clean up, remove, contain, treat, detoxify or neutralize, or in any way respond to or assess the effects of pollutants; or

ii. Claim or **suit** by or on behalf of a governmental authority or others for damages because of testing for, monitoring, cleaning up, removing, containing, treating, detoxifying or neutralizing, or in any way responding to or assessing the effects of pollutants.

Pollutants means any solid, liquid, gaseous, or thermal irritant or contaminant, including smoke, vapor, soot, fumes, acids, alkalis, chemicals, and waste. Waste includes materials to be recycled, reconditioned, or reclaimed.

This exclusion does not apply to **loss** arising out of heat, smoke, or fumes from a hostile fire if such **loss** is covered by **your primary insurance**. Hostile fire means one which becomes uncontrollable or breaks out from where it was intended to be.

d. **Loss** arising out of the use, sale, manufacture, delivery, transfer, or possession of a controlled substance(s) as defined by the Federal Food and Drug Law at 21 U.S.C.A. sections 811 and 812. Controlled substances include, but are not limited to, cocaine, LSD, marijuana and all narcotic drugs. However, this exclusion does not apply to the legitimate use of prescription drugs by a person following the orders of a licensed physician.

4. **WE** DO NOT PROVIDE COVERAGE OR DEFENSE FOR:

a. Liability that is payable or must be provided under any workers' or unemployment compensation, disability benefits or similar law.

b. **Loss** arising out of **business** operations.

c. Claims for **personal injury** or **bodily injury** to a **covered person**.

d. **Property damage** to any:

i. Property owned by, rented to or occupied by any **covered person**;

ii. Property which a **covered person** uses, has custody of, controls, or manages; or

iii. Premises any **covered person** sells, gives away, or abandons, if the **property damage** arises out of any part of those premises.

e. Ownership, chartering, renting or leasing, maintenance, use, operation (including loading or unloading), entrustment, or supervision of any **aircraft**.

f. Providing or failing to provide any professional service by or on behalf of any **covered person**.

g. **Loss** which is covered by a nuclear energy liability policy issued by a group such as one of those listed below, or which would have been covered by such a policy, if such policy had been acquired or if its limits had not been exhausted:

i. The American Nuclear Insurers;

ii. The Mutual Atomic Energy Liability Underwriters; or

iii. The Nuclear Insurance Association of Canada.

h. **Losses** arising out of:

i. The toxic or pathological properties of lead, lead compounds, or lead contained in any materials;

ii. Any cost or expense to abate, mitigate, remove, or dispose of lead, lead compounds or materials containing lead;

iii. Any supervision, instructions, recommendations, warnings, or advice given or which should have been given in connection with i. or ii. above; or

iv. Any obligation to share damages with or repay someone else who must pay damages in connection with i., ii. or iii. above.

i. **Losses** arising out of:

i. The toxic or pathological properties of asbestos, asbestos compounds, or asbestos contained in any materials;

ii. Any cost or expense to abate, mitigate, remove, or dispose of asbestos, asbestos compounds, or materials containing asbestos;

iii. Any supervision, instructions, recommendations, warnings, or advice given or which should have been given in connection with i. or ii. above; or

iv. Any obligation to share damages with or repay someone else who must pay damages in connection with i., ii. or iii. above.

j. **Loss** arising, directly or indirectly, out of:

i. War, including undeclared or civil war;

ii. Warlike action by a military force, including action in hindering or defending against an actual or expected attack by any government, sovereign, or other authority using military personnel or other agents; or

iii. Insurrection, rebellion, revolution, usurped power, or action taken by governmental authority in hindering or defending against any of these.

k. **Loss** arising out of discrimination including, but not limited to sexual preference, pregnancy, marital status, color, race, sex, age, disability, religion, or national origin.

l. **Loss** arising out of employment related practices, policies, acts or omissions, such as coercion, demotion, termination, evaluation, reassignment, discipline, defamation, harassment, humiliation or discrimination.

m. Transmission or alleged transmission by any **covered person** of a communicable sickness or disease.

n. Actual or threatened abuse or molestation including, but not limited to, mental, physical, or sexual abuse or molestation of any person while in the care, custody, or control of any **covered person**.

o. Ownership or operation of a farm.

p. Any **covered person's** share of any loss assessments charged against all members of an association, corporation, or community of property owners.

q. Loss arising out of any contracting or property development operations by or on behalf of any **covered person**.

r. Fines, penalties, punitive, or exemplary damages of any kind.

s. **Loss** for **bodily injury**, **property damage** or **personal injury** arising directly or indirectly out of any action or omission that violates or is alleged to violate:

   i. The Telephone Consumer Protection Act (TCPA), including any amendment of or addition to such law;

   ii. The CAN-SPAM Act of 2003, including any amendment of or addition to such law;

   iii. The Fair Credit Reporting Act (FCRA), and any amendment of or addition to such law, including the Fair and Accurate Credit Transaction Act (FACTA); or

   iv. Any statute, ordinance, or regulation, other than the TCPA or CAN-SPAM Act of 2003, that prohibits or limits the sending, transmitting, communicating or distribution of material or information.

t. **Loss** arising out of any:

   i. First party automobile personal injury protection, no-fault automobile coverage, or any similar coverage.

   ii. Medical payments as provided under any **primary insurance**.

   iii. Uninsured or underinsured motorists coverage or any similar coverage.

u. **Loss** sustained by an employee, prospective employee, former employee (or the beneficiaries or legal representatives of any of them) of any **covered person** caused by or arising out of improperly administering or failing to administer any employee benefit program.

v. **Loss** arising from **fungi** or bacteria:

   i. To any liability which would not have occurred, in whole or in part, but for the actual, alleged, or threatened inhalation of, contact with, exposure to, or presence of, any **fungi** or bacteria on or within a building or structure, including its contents, regardless of whether any other cause, event, material, or product contributed concurrently or in any sequence to such injury or damage.

   ii. Any **loss**, cost or expenses arising out of the abating, testing for, monitoring, cleaning up, removing, containing, treating, detoxifying, neutralizing, remediating, or disposing of, or in any way responding to, or assessing the effects of, **fungi** or bacteria, by any **covered person** or by any other person or entity.

   This exclusion does not apply to any **fungi** or bacteria that are, are on, or are contained in, a good or product intended for consumption.

w. Any **loss** or claim for damages arising out of or related to **bodily injury** or **property damage**, whether known or unknown by any **covered person**, any claimant or **us** if:

   i. Such **bodily injury** or **property damage** first occurred prior to the inception date of this policy; or

   ii. Such **bodily injury** or **property damage** is, or is alleged to be, in the process of occurring as of the inception date of this policy.

x. Any **loss** or claim for damages arising out of or related to **bodily injury** or **property damage**, whether known or unknown by any **covered person**, any claimant or **us**, which is in the process of settlement, adjustment, or a civil proceeding in which damages because of **bodily injury** or **property damage** to which this policy applies are alleged.

y. Employers' liability. If an employee of any **covered person** suffers a **loss** arising out of and in the course of their employment, **we** will not cover or defend against:

i. Claims made against a **covered person** as an employer or in any other capacity;

ii. Claims made against a **covered person** by a spouse, child, parent, brother or sister of a **covered person's** employee as a consequence of a **loss** sustained by the employee;

iii. Any obligation to share damages with or indemnify someone else for damages that arise from **loss**; or

iv. Any damages claimed for care or **loss** of services.

z. **Loss** arising out of racing activities involving the use of **autos**, **recreational vehicles**, or **watercraft** while they are being operated in, or practicing for, any prearranged or organized race, speed contest, or other similar competition. However, this exclusion does not apply to sailboats.

aa. Damages caused by, arising out of, or in any way involving, directly or indirectly:

i. The loss of, loss of use of, corruption of, inability to access, or reduction in functionality of a **computer system**, including, but not limited to:

a. Damage to or loss of data occurring on a **computer system**;

b. Unauthorized access of a **computer system**;

c. Computer malware on a **computer system**;

d. Human error affecting a **computer system**;

e. System failure occurring on a **computer system**;

f. A defect of a **computer system**;

g. Social engineering, including, but not limited to, any priming, pretexting, spoofing, or other fraudulent, manipulative, or deceptive communication; or

h. Cyber extortion;

ii. Any:

a. Access to or disclosure of (whether such access or disclosure is authorized or unauthorized); or

b. Theft, alteration, or corruption of;

any person's or organization's confidential, intellectual, or proprietary information or data, including, but not limited to, **personal data**, patents, trade secrets, processing methods, customer lists, or any other type of nonpublic information; or

iii. Any action or omission that violates or is alleged to violate any federal, state, or local statute, law, rule, ordinance, or regulation that addresses, prohibits, regulates, or limits the printing, interception, dissemination, disposal, collecting, recording, sending, transmitting, communicating, distribution, sharing, sale, storage, retaining, receiving, or protection of **personal data**, including, but not limited to:

a. The Illinois Biometric Information Privacy Act (BIPA);

b. The California Consumer Privacy Act (CCPA);

c. The California Invasion Of Privacy Act (CIPA);

d. The New York Stop Hacks and Improve Electronic Data Security Act (SHIELD Act);

e. The European Union General Data Protection Regulation (GDPR); or

f. Any similar or related federal, state, or local statute, law, rule, ordinance, or regulation;

including any amendments thereto.

This exclusion 4 aa shall apply even if damages are claimed for notification costs, credit monitoring or repair expenses, forensic expenses, public relation expenses, costs associated with the replacement or reissuance of payment cards, fines, penalties, loss of use of property that has not been physically damaged, or any other loss, cost, or expense incurred by the Insured or others arising out of that which is excluded above.

However, this exclusion 4 aa does not apply to liability for damages because of bodily **injury** or **property damage**

to tangible property of others. For the purpose of this exclusion, **electronic data** is not tangible property. The insurance afforded by this exception is excess over any other valid and collectible insurance available to the Insured, whether primary, excess, contingent, or issued on any other basis.

bb. **Loss** arising out of **day care services**.

cc. **Loss** arising out of any **auto** while operated, maintained, or used as part of personal vehicle sharing facilitated by a **personal vehicle sharing program**.

dd. Any **auto**:

i. While being used to carry persons or property for compensation or a fee, including but not limited to the delivery of food or any other products; or

ii. While being used for **ride-sharing**.

iii. Which has been rented or leased for the purpose of providing **ride-sharing** services. An **auto** is considered to have been rented or leased for the purpose of providing **ride-sharing** services, whether actually used for **ride-sharing** or not, if the rental or lease agreement specifically allows the **auto** to be used for **ride-sharing** with a **ride-sharing company**;

iv. Which is registered for use for **ride-sharing** and/or approved for use for **ride-sharing** with a **transportation network company**;

v. Which displays an interior marking or exterior marking that identifies the **auto** as a vehicle for hire.

This exclusion does not apply if the **auto** is covered by **your primary insurance** listed in the Umbrella Schedule and described in the Personal Umbrella Schedule (including license plate) and is not being used for **ride-sharing** at the time of **loss**.

ee. **Loss** arising out of business operations of the **limited liability company** or **trust**.

WHAT IS EXCLUDED

Under Coverage B – Excess Uninsured and Underinsured Motorists Bodily Injury Insurance.

WE DO NOT PROVIDE COVERAGE FOR:

1. **Loss** occurring at any time during which **you** do not maintain uninsured motorists (including underinsured motorists) **primary insurance**.
2. **Loss** which is not covered or collectible for any reason under **your** uninsured motorists (including underinsured motorists) **primary insurance**.
3. Fines, penalties, punitive damages, or exemplary damages of any kind.
4. **Loss** arising out of any:
   a. First party automobile personal injury protection or no-fault automobile coverage or any similar coverage.
   b. Medical payments as described in **your primary insurance**.
   c. Uninsured and underinsured motorists property damage, including any collision damage waiver coverage.
5. **Loss** arising out of business operations of the **limited liability company** or **trust**.

CLAIMS CONDITIONS

After a **loss**:

a. If a **loss** seems likely to involve this policy, **you** and any involved **covered person** must:

i. Notify **your** broker, **your** agent, or **us** as soon as possible. **We** may subsequently require a detailed written notice of **loss**. **We** should be given a full description of the **loss**, including the names and addresses of any persons injured and any witnesses.

ii. Promptly send **us** copies of any notices, legal papers, or other documents received or sent in connection with the **loss**.

iii. Cooperate with **us** in the investigation, settlement, and defense of any claim or **suit**. **We** do not have to provide coverage if **you** or any **covered person** involved refuses to assist **us**.

iv. Obtain **our** written consent before making any payments, assuming any obligations, or incurring any expenses with respect to a **loss** covered by this policy. If any **covered person** makes any payment, assumes any obligation, or incurs any expense with respect to a **loss** covered by this policy without **our** prior written consent, such **covered person** undertakes such actions voluntarily and at such **covered person's** own cost.

v. Assist **us** in the enforcement of any right against any person or organization who may be liable to **you** in connection with the **loss**.

b. If the insurer of any **primary insurance** denies coverage for any reason, **you** or the **covered person** must immediately notify **us** in writing and tell **us** the reason for such denial as stated by the **primary insurer**. Before making a claim under this policy, if **we** request it, the **covered person** must start legal proceedings at **our** expense against the **primary insurer** to determine, by final judgment, the legality of its position.

c. If the **covered person** breaches a **primary insurance** policy condition, and if such breach is not a breach of a condition of this policy, the insurance afforded by this policy shall apply as if the **primary insurance** had not been breached.

GENERAL CONDITIONS

1. Changing **Your** Policy

   Any change to this policy must be made by endorsement issued by **us**. **We** will adjust the premium if necessary. If **we** broaden the coverage in **our** umbrella liability program without increasing the premium, **we** will also apply the broadened coverage to **your** policy. The broadened coverage will apply only to **loss** that occur*s* after the date the coverage was added.

2. Premium

   The premium for this policy is determined in advance and is based on the exposures declared in the application. Changes which occur after the inception of the policy, in the number of drivers, **autos**, **recreational vehicles**, **watercraft**, or residential premises covered by the policy must be declared to **us** at the same time they are declared to **your primary insurance. We** will adjust the premium if necessary.

3. Cancelling **Your** Policy

   a. **We** can cancel this policy by giving **you** not less than thirty (30) days' written notice that states when the policy coverage will end. If **we** cancel for non-payment of premium or **your** material misrepresentation of facts in obtaining this policy or in presenting a claim, **we** will give **you** ten (10) days' written notice that states when the policy coverage will end. **We** will give **you our** reason for cancelling **your** policy at the same time **we** send **you** notice of cancellation.

   b. **You** can cancel this policy at any time by returning it to **us** or **your** agent or broker telling **us**, in writing, at what future time **you** want coverage to end.

   c. If **we** cancel this policy, **we** will compute unearned premium due to **you** as soon as possible following cancellation of **your** policy. If **you** cancel this policy, **we** will compute unearned premium at 90% of pro-rata and return any premium due to **you** as soon as possible following cancellation of **your** policy. If the result of computing unearned premium shows that **you** owe **us** unpaid premium, **you** agree to pay **us** as soon as **you** receive **our** bill for premium due.

4. Non-Renewal of **Your** Policy

We may decide not to renew **your** policy for another year. **We** will give **you** not less than sixty (60) days' written notice before the policy expiration date stated in the Declarations Page. **We** will give **you our** reason for non-renewal of **your** policy at the same time **we** send **you our** notice of non-renewal. If notice is mailed, proof of mailing will be sufficient proof of notice.

5. Transferring **Your** Policy

   You agree not to transfer or assign any of **your** rights under this policy without **our** written approval.

6. Bankruptcy, insolvency, or death

   This policy's coverage is not affected by **your** bankruptcy, insolvency or death. If **you** die or are declared bankrupt or insolvent, **your** estate and **your** legal representatives will be covered until the end of the **Policy Period**.

7. Appeals

   If a **covered person** or any insurer providing **primary insurance** elects not to appeal a judgment which exceeds the **retained limit**, **we** may do so at **our** own expense. **We** will pay all costs, taxes, expenses, and interest related to **our** appeal. The amounts **we** pay will be in addition to **our** limit of liability.

8. Legal Action Against **Us**

   No **covered person** may bring legal action against **us** concerning this policy unless such **covered person** has fully complied with all of its terms and conditions. No legal action may be brought against **us** until judgment against such **covered person** has been finally determined after trial or by agreement between the claimant or the claimant's legal representative and **us**. This policy does not give anyone the right to make **us** a party to any action to determine the liability of a **covered person**. **We** are not liable for damages that are not payable under the terms of this policy or that are in excess of the applicable limits of liability.

9. **Our** Right to Recover from Others

   After **we** have made payment under this policy, **we** have the right to recover the payment from anyone, other than **you**, who may be held responsible for the **loss**. A **covered person** will be required to sign any papers and do whatever else is necessary to transfer this right to **us.** Neither **you** nor anyone else **we** insure in this policy has the right to do anything after a **loss** to prejudice **our** right.

10. Sole Agent

    The Named Insured first shown on the Declarations Page is authorized to act on behalf of all **covered persons** with respect to giving notice of cancellation or non-renewal, receiving refunds and agreeing to any changes in this policy.

11. Other Insurance

    If other insurance applies to a **loss** covered by this policy or would have applied if this coverage did not exist, the insurance under this policy will be considered excess insurance and **we** will not make any payments until such other insurance is used up. This condition does not apply if the other insurance is specifically written to be excess over this policy.

12. Representations

    By accepting this policy, **you** agree

    a. that the statements in the Declarations Page and Umbrella Schedule are accurate and complete;

    b. those statements are based upon representations **you** made to **us** through **your** broker or agent whose name appears on the Declarations Page; and

    c. **we** have issued this policy in reliance upon **your** representations.

    In the event of any material untruth, misrepresentation or omission in connection with any of the statements in the

Declarations Page and Umbrella Schedule, this policy shall be void unless agreed otherwise by **you** and us.

13. Fraud

We do not provide coverage for any **covered person** who has made fraudulent statements or engaged in fraudulent conduct in connection with any **loss** for which coverage is sought under this policy.

If a **covered person** gives notice of loss under this policy knowing such notice to be false or fraudulent as regards amounts or otherwise, such loss shall be excluded from cover under the policy, and **we** shall have the right, in our sole and absolute discretion, to avoid its obligations under or void this policy in its entirety, and in such case, all cover for loss under the policy shall be forfeited and all premium deemed fully earned and non- refundable.

14. Trade Or Economic Sanctions

This insurance does not provide any coverage, and **we** shall not make payment of any claim or provide any benefit hereunder, to the extent that the provision of such coverage, payment of such claim or provision of such benefit would expose **Us** to a violation of any applicable trade or economic sanctions, laws or regulations, including but not limited to, those administered and enforced by the United States Treasury Department's Office of Foreign Assets Control (OFAC).

DEFINITIONS

Certain words in **your** policy and its endorsements are printed in **bold** type. This is to let **you** know these words have a defined meaning. Carefully read these definitions below or in the endorsement if one is included.

1. **Covered person** means:
   a. **You**;
   b. A **family member**;
   c. A **trust**. Trustees of the **trust** are also **covered persons**, but only with respect to their duties as trustees;
   d. A **limited liability company**. Members and managers of the **limited liability company** are also **covered persons**, but only with respect to the conduct of the **limited liability company**; and
   e. Any person or organization who is covered under **your primary insurance**, subject to the same coverage terms, conditions, limitations, and exclusions contained in **your primary insurance**.
2. **Aircraft** means any contrivance used or designed for flight, including, but not limited to, unmanned, model, or hobby aircraft.
3. **Auto** means a motorized land vehicle designed for travel on public roads, which requires motor vehicle registration and/or operator licensing, including attached trailers, travel trailers, motor homes, and **motorcycles**.
4. **Bodily injury** means bodily injury, sickness, or disease sustained by any person, including death, mental anguish, mental injury, shock or humiliation resulting from any of these at any time.
5. **Business** means any trade, profession, occupation, or farming activities.
6. **Computer system** means computer hardware, firmware, software, or any components thereof.
7. **Day care services** means the services provided to one or more persons in a **covered person's** care at any one time, for monetary or other compensation.
8. **Electronic Data** means information, facts or programs stored as or on, created or used on, or transmitted to or from computer software, including systems and applications software, hard or floppy disks, CD-ROMS, tapes, drives, cells, data processing devices, or any other media which are used with electronically controlled equipment.
9. **Family member** means a resident of **your** household who is:
   a. **Your** relative, including a ward or foster child; or
   b. Any person under the age of 21 and in the care of **you** or **your** spouse or **your** relative who is age 21 or over.

10. **Fungi** means, but is not limited to, any form or type of fungus, including mold or mildew and any mycotoxins, spores, scents. or byproducts produced or released by fungi.
11. **Limited liability company** means the entity shown in the Named Insured(s) section of the Declarations Page.
12. **Loss** means:
    a. An accident, including continuous or repeated exposure to substantially the same general harmful conditions, which results in **bodily injury** or **property damage** during the policy period;
    b. An offense, including a series of similar or related offenses, committed during the policy period, which results in **personal injury**.
13. **Motorcycle** means a motor vehicle registered for road use, having a seat or saddle for the use of the rider, designed to travel on not more than three wheels in contact with the ground, and weighing less than 1,500 pounds. A motor vehicle that has four wheels in contact with the ground, two of which are a functional part of a sidecar, is a **motorcycle**. For purposes of this policy, a motor scooter or moped is considered a **motorcycle**.
14. **Net loss** means:
    a. The amount the **covered person** is legally obligated to pay as damages as a result of a **loss**, and includes any **prejudgment interest** awarded against a **covered person**;
    b. All reasonable expenses the **covered person** incurs in the investigation, settlement, and defense of any claim or **suit** at **our** request. This does not include expenses covered by **primary insurance** or other insurance, expenses **we** incur under the Defense and Settlement Section of this policy, or salaries of employees of the **covered person**.
15. **Other Insurance** means insurance available to any **covered person** that covers a **loss** to which this policy applies, other than either **primary insurance** or insurance specifically purchased by **you** to be excess of the insurance afforded by this policy.
16. **Personal data** means information that identifies, relates to, describes, is capable of being associated with, or could reasonably be linked to a particular person or household, including, but not limited to:
    a. Identifiers such as a real name, alias, postal address, unique personal identifier, online identifier, Internet Protocol address, email address, password, account name, social security number, driver's license or state identification card number, passport number, telephone number, insurance policy number, employment, employment history, bank account number, credit card number, debit card number, or any other financial information, medical information, or health insurance information, or other similar identifiers, characteristics, or descriptors;
    b. Commercial information, including records of personal property, products, or services purchased, obtained, or considered, transactions occurring over a peer-to-peer electronic cash system, or other purchasing or consuming histories or tendencies;
    c. Biometric data or information (such as a fingerprint, voice print, retina or iris image, or other unique physical representation or digital representation of biometric data);
    d. Internet or other electronic network activity information, including, but not limited to, browsing history, search history, and information regarding a person's or household's interaction with an internet website, application, or advertisement;
    e. Geolocation data;
    f. Audio, electronic, visual, thermal, olfactory, or similar information;
    g. Professional or employment-related information that is not publicly available;
    h. Education information, defined as information that is not publicly available personally identifiable information as defined in the Family Educational Rights and Privacy Act (FERPA) (20 U.S.C. section 1232g; 34 CFR Part 99) including any amendments thereto;
    i. Identifiers set forth in any state or federal consumer protection or privacy statute or law including, but not limited to,

the identifiers shown in Paragraphs a. through h. above; or

j. Inferences drawn from any of the identifiers shown in Paragraphs a. through i. above to create a profile about a person or household reflecting such person's or household's preferences, characteristics, psychological trends, predispositions, behavior, attitudes, intelligence, abilities, or aptitudes.

17. **Personal injury** means physical or mental harm arising out of one or more of the following offenses, but only if the offense was committed during the policy period:

    a. False arrest, detention, or imprisonment;

    b. Malicious prosecution;

    c. Wrongful entry into or wrongful eviction from a room, dwelling or premises that a person, occupied, committed by or on behalf of its owner, landlord or lessor;

    d. Any oral or written publication that slanders or libels a person or organization or disparages a person's or organization's goods, products or services; or

    e. Any oral or written publication that violates a person's right of privacy.

18. **Policy Period** means the period specified in this policy's Declarations Page.

19. **Prejudgment interest** means interest added to a settlement, verdict, award, or judgment based on the time the **loss** occurred to the time of the settlement, verdict, award, or judgment, whether or not made part of the settlement, verdict, award, or judgment.

20. **Primary insurance** means the policies listed in this policy's Personal Umbrella Schedule.

21. **Primary insurer** means any insurer that issues a policy of **primary insurance**.

22. **Property damage** means:

    a. Physical injury to or destruction of tangible property, including all resulting loss of use of that property. All such loss of use shall be deemed to occur at the time of the physical injury that caused it; or

    b. Loss of use of tangible property that is not physically injured. All such loss of use shall be deemed to occur at the time of the accident, defined in part a. of the definition of **loss** that caused it.

    For the purposes of this insurance, **electronic data** is not tangible property.

23. **Recreational vehicle** means a motorized land vehicle which is designed for recreational use off public roads. A **recreational vehicle** does not include:

    a. A motor home or travel trailer which requires motor vehicle registration;

    b. A motor vehicle not intended for recreational use such as a bulldozer, farm equipment, cranes, forklifts, or other construction vehicles, machinery, or equipment; or

    c. A golf cart which is not registered for road use and used primarily on and around a golf facility, around a private residence and/or a private community.

24. **Retained limit** means the greater of:

    a. The sum of the applicable limit of liability of **your primary insurance** as it is shown in this policy's Personal Umbrella Schedule and the actual amount collectible under any other insurance which applies; or

    b. If this policy applies but **your** required **primary insurance** does not provide coverage for the **loss**, the amount shown on this policy's Declarations Page as the Self-Insured Retention.

25. **Ride-sharing** means the use of any vehicle by any **covered person** in connection with a **ride-sharing company** from the time a **covered person** logs on to or signs in to any computer or digital application or platform that connects or matches driver(s) with passenger(s) until the time a **covered person** logs out of or signs off of any such application or platform,

including while enroute to pick up passenger(s) and while transporting passenger(s).

26. **Ride-sharing company** means a legal entity facilitating and/or providing transportation services using a computer or digital application or platform to connect or match passengers with drivers of vehicles for hire for a fee.
27. **Suit** means any civil proceeding which alleges damages because of **loss**. **Suit** also includes:
    a. An arbitration proceeding alleging such damages and to which a **covered person** must submit or submits with **our** consent; or
    b. Any other alternative dispute resolution proceeding alleging such damages and to which the **covered person** submits with **our** consent.
28. **Trust** means the entity shown in the Named Insured(s) section of the Declarations Page.
29. **Watercraft** means a boat or craft principally designed to be propelled on or in the water by wind, engine power, or electric motor.

CONCERT INSURANCE COMPANY

THIS ENDORSEMENT CHANGES THE POLICY - PLEASE READ IT CAREFULLY

Texas Changes

This endorsement modifies insurance provided under the following:

PERSONAL UMBRELLA LIABILITY POLICY

I. Paragraph 1. under **WHAT THIS POLICY COVERS Coverage A – Bodily Injury, Personal Injury and Property Damage Liability** is deleted and replaced by the following:

1. This policy covers a **covered person's** legal obligation to pay damages for a covered loss over and above the **retained limit**. If a **covered person** is legally obligated to pay damages for a **loss** to which this policy applies, **we** will pay on behalf of the **covered person** the **net loss** minus the **retained limit**.

II. Paragraph 2.c. under **INVESTIGATION, SETTLEMENT AND DEFENSE**, **Coverage A – Bodily Injury, Personal Injury and Property Damage Liability** is deleted and replaced by the following:

2. When **we** have the duty to defend a claim or **suit** under this policy, **we** will:

c. Pay all reasonable expenses incurred at **our** request. **We** will pay the **covered person** up to $200 per day for loss of earnings for attending hearings or trials at **our** request.

III. The following is added to Paragraph 2. under **DEFENSE AND SETTLEMENT**, **Coverage A – Bodily Injury, Personal Injury and Property Damage Liability**:

2. When **we** have the duty to defend a claim or **suit** under this policy, **we** will:

f. Pay **prejudgment interest** awarded against the **covered person** on that part of the judgment **we** pay. If **we** make an offer to pay **our** limit of liability, **we** will not pay any **prejudgment interest** based on that period of time after the offer.

IV. Exclusion 3.a. under **WHAT IS EXCLUDED Under Coverage A – Bodily Injury, Personal Injury and Property Damage Liability** is deleted and replaced by the following:

3. **WE** DO NOT PROVIDE COVERAGE EXCEPT UNDER EXPRESS CONDITIONS FOR:

a. The **covered person** that intended the **Loss** or injury**,** or if the **Loss** or injury was so likely to result that intent may be inferred as a matter of law. This exclusion does not apply to **bodily injury** resulting from the use of reasonable force to protect persons or property.

V. Exclusion 3.c. under **WHAT IS EXCLUDED Under Coverage A – Bodily Injury, Personal Injury and Property Damage Liability** is deleted and replaced by the following:

3. **WE** DO NOT PROVIDE COVERAGE EXCEPT UNDER EXPRESS CONDITIONS FOR:

   c. **Loss** arising out of the actual, alleged or threatened discharge, dispersal, seepage, migration, release or escape of pollutants or any **loss,** cost or expense arising out of any:

      i. Request, demand or order that any **covered person** or others test for, monitor, clean up, remove, contain, treat, detoxify or neutralize, or in any way respond to or assess the effects of pollutants; or

      ii. Claim or **suit** by or on behalf of a governmental authority or others for damages because of testing for, monitoring, cleaning up, removing, containing, treating, detoxifying or neutralizing, or in any way responding to or assessing the effects of pollutants.

   Pollutants means any solid, liquid, gaseous or thermal irritant or contaminant, including smoke, vapor, soot, fumes, acids, alkalis, chemicals and waste. Waste includes materials to be recycled, reconditioned or reclaimed.

   This exclusion does not apply to **loss** if caused by:

      i. pollutants that escape from heating and air conditioning systems and appliances (HVAC);

      ii. common household chemicals used to maintain the residence premises;

      iii. heat, smoke, or fumes from a hostile fire if such **loss** is covered by **your primary insurance.** Hostile fire means one which becomes uncontrollable or breaks out from where it was intended to be;

      iv. spilled or leaked fluids necessary for the normal operation of an automobile and for the common household chemicals carried in the vehicle.

VI. Exclusion 4.m. under **WHAT IS EXCLUDED Under Coverage A – Bodily Injury, Personal Injury and Property Damage Liability** is deleted and replaced by the following:

4. **WE** DO NOT PROVIDE COVERAGE OR DEFENSE FOR:

   m. Transmission or alleged transmission by any **covered person** of a sickness or disease through sexual contact. However, **we** will not provide coverage for any transmission or alleged transmission by any **covered person** of any other type of communicable sickness or disease unless such coverage is also afforded by **your primary insurance** listed in the Umbrella Schedule.

   This exclusion does not apply to Personal Injury Protection Coverage.

VII. Paragraph 4.n. under **WHAT IS EXCLUDED Under Coverage A – Bodily Injury, Personal Injury and Property Damage Liability** is deleted and replaced by the following:

4. **WE** DO NOT PROVIDE COVERAGE OR DEFENSE FOR:

n. Actual or threatened abuse or molestation including, but not limited to mental, physical or sexual abuse or molestation of any person while in the care, custody or control of any **covered person**.

Abuse means an act which is committed with the intent to cause harm.

VIII. Exclusion 4.v. under **WHAT IS EXCLUDED Under Coverage A – Bodily Injury, Personal Injury and Property Damage Liability** is deleted and replaced by the following:

4. **WE** DO NOT PROVIDE COVERAGE OR DEFENSE FOR:

v. **Loss** arising from **fungi** or bacteria:

i. To any liability which would not have occurred, in whole or in part, but for the actual, alleged, or threatened inhalation of, contact with, exposure to, or presence of, any **fungi** or bacteria on or within a building or structure, including its contents, regardless of whether any other cause, event, material, or product contributed concurrently or in any sequence to such injury or damage.

ii. Any **loss**, cost or expenses arising out of the abating, testing for, monitoring, cleaning up, removing, containing, treating, detoxifying, neutralizing, remediating, or disposing of, or in any way responding to, or assessing the effects of, **fungi** or bacteria, by any **covered person** or by any other person or entity.

This exclusion does not apply to any **fungi** or bacteria that are, are on, or are contained in, a good or product intended for consumption, or to **fungi** or bacteria that ensues from a covered loss.

IX. Exclusion 4.w. under **WHAT IS EXCLUDED Under Coverage A – Bodily Injury, Personal Injury and Property Damage Liability** is deleted and replaced by the following:

4. **WE** DO NOT PROVIDE COVERAGE OR DEFENSE FOR:

w. Any **loss** or claim for damages arising out of or related to **bodily injury** or **property damage**, that was known to have occurred prior to the inception date of this policy by any **covered person,** any claimant or **us**.

If such **covered person,** claimant or **us** knew, prior to the inception date of this policy, that the **bodily injury** or **property damage** occurred, then any continuation, change or resumption of such **bodily injury** or **property damage** will also be deemed to have been known prior to the inception date of this policy and no coverage or defense will be provided by **us**.

X. Exclusion 4.x. under **WHAT IS EXCLUDED Under Coverage A – Bodily Injury, Personal Injury and Property Damage Liability** is deleted and replaced by the following:

4. **WE** DO NOT PROVIDE COVERAGE OR DEFENSE FOR:

x. Any **loss** or claim for damages arising out of or related to **bodily injury** or **property damage,** which is in the process of settlement, adjustment or a civil proceeding in which damages because of **bodily injury** or **property damage** to which this policy

applies are alleged.

XI. The following is added to Exclusion 4.dd. under **WHAT IS EXCLUDED Under Coverage A – Bodily Injury, Personal Injury and Property Damage Liability**:

This exclusion does not apply to a share-the-expense carpool.

XII. Paragraphs 3. Cancelling **Your** Policy and 4. Non-Renewal of **Your** Policy under **GENERAL CONDITIONS** are deleted and replaced by the following:

3. Cancelling **Your** Policy

a. **We** may cancel this policy only for the reasons stated below by letting **you** know in writing of the date cancellation takes effect. **We** may cancel this policy by mail or by delivering written notice to **you** at **your** mailing address shown in the Declarations or at **your** last address known to **us**. Proof of mailing will be sufficient proof of notice.

(1) When this policy has been in effect for 60 days or less and is not a renewal with **us**, **we** may cancel for any reason . **We** will let **you** know at least 10 days before the date cancellation takes effect. **We** will provide the reason for cancellation within **our** notice to **you**.

(2) Except as provided below, **we** may not cancel a policy of liability insurance that is a renewal or continuation policy or a policy of liability insurance that is in its initial policy period after the 60th day following the date on which the policy was issued:

(a) Fraud in obtaining coverage;

(b) **Your** failure to pay premiums when due;

(c) An increase in hazard within **your** control which would produce an increase in rate;

(d) Loss of **our** reinsurance covering all or part of the risk covered by the policy; or

(e) If **we** have been placed in supervision, conservatorship or receivership and the cancellation is approved or directed by the supervisor, conservator or receiver.

This can be done by letting **you** know at least 30 days before the date cancellation takes effect. **We** will provide the reason for cancellation within **our** notice to **you**.

b. Under the provisions of the Texas Insurance Code Section 551.152, **we** may not cancel this policy solely because the policyholder is an elected official.

c. **You** can cancel this policy at any time, by telling **us**, in writing, at what future time **you** want coverage to end.

d. If **we** cancel this policy, **we** will compute unearned premium due **you** as soon as possible following cancellation of **your** policy. If **you** cancel this policy, **we** will

compute unearned premium pro-rata and return any premium due **you** as soon as possible following cancellation of **your** policy. If the result of computing unearned premium shows that **you** owe **us** unpaid premium, **you** agree to pay **us** as soon as **you** receive **our** bill for premium due.

4. Non-Renewal of **Your** Policy

We may elect not to renew this policy. If **we** do not renew, **we** will deliver to **you**, or mail to **you** at **your** mailing address shown in the Declarations or at the last mailing address known to **us**, written notice of non-renewal at least 60 days before the expiration date of this policy. If notice is mailed or delivered less than 60 days before the expiration date, this policy will remain in effect until the 61st day after the date on which the notice is mailed or delivered. Earned premium for any period of coverage that extends beyond the expiration date will be computed pro rata based on the previous year's premium. The transfer of a policyholder between admitted companies within the same insurance group is not considered a refusal to renew.

Under the provisions of the Texas Insurance Code Section 551.152, **we** may not refuse to renew this policy solely because the policyholder is an elected official.

Proof of mailing will be sufficient proof of notice. **We** will provide the reason for non-renewal within **our** notice to **you**.

XIII. Paragraph 8. Legal Action Against **Us** under **GENERAL CONDITIONS** is deleted and replaced by the following:

8. Legal Action Against **Us**

No **covered person** may bring legal action against **us** concerning this policy unless such **covered person** has fully complied with all of its terms and conditions. Any legal action against us must be commenced within two years and one day of the date the cause of action first accrues. No legal action may be brought against **us** until judgment against such **covered person** has been finally determined after trial or by agreement between the claimant or the claimant's legal representative and **us**. If a legal action is brought asserting claims relating to the existence or amount of coverage, or the amount of damages for which coverage is sought, under different coverages of this policy, the claims relating to each coverage shall be treated as if they were separate actions for the purpose of the time limit to commence action.

This policy does not give anyone the right to make **us** a party to any action to determine the liability of a **covered person**. **We** are not liable for damages that are not payable under the terms of this policy or that are in excess of the applicable limits of liability.

XIV. Paragraph 13. Fraud under **GENERAL CONDITIONS** is deleted and replaced by the following:

13. Fraud

Pursuant to Texas Insurance Code Section 705.003(b), this policy is void from its inception if it was obtained or renewed through material misrepresentation, fraud or concealment of material fact. This means **we** shall not be liable for any claims or damages that would otherwise be covered. Such misrepresentation, fraud or concealment must be material to the risk or contribute to the contingency or event on which the policy became due and payable.

Pursuant to Texas Insurance Code Section 705.004(b), **we** may not provide coverage for any **covered person** who has made fraudulent statements or engaged in fraudulent conduct in connection with any **loss** for which coverage is sought under this policy. The statement or conduct must have been fraudulently made, misrepresented a fact material to the question of **our** liability under the policy, and misled **us** or caused **us** to waive or lose a valid defense to the policy.

XV. The following are added to **GENERAL CONDITIONS**:

Notice of Settlement of Liability Claim for **Coverage A – Bodily Injury, Personal injury, Advertising Injury and Property Damage Liability**.

a. **We** will notify **you** in writing of any initial offer to compromise or settle a claim against **you**. **We** will give **you** notice within 10 days after the offer is made.

b. **We** will notify **you** in writing of any settlement of a claim against **you** under the liability section of this policy. **We** will give **you** notice within 30 days after the date of the settlement.

Notice of Settlement of Claim for **Coverage B – Excess Uninsured and Underinsured Motorists Bodily Injury insurance**.

a. For the coverage afforded under the terms and conditions of this policy, **we** will pay **you** directly for any sums **you** are legally entitled to recover as damages. **We** will acknowledge all claims, and all investigation shall commence, no more than 15 days after **we** receive written notice of the claim.

b. **We** shall notify **you** in writing of the acceptance or rejection of a claim no later than 15 business days after **we** receive all requested items from **you**, including any statements and forms to secure final proof of **loss**. If **we** require additional time to accept or reject the claim, **we** will notify **you** of the reason of such extension, but will provide **you** with the acceptance or rejection of the claim no later than 45 days after the notification of extension.

c. Any notice of rejection will contain the reason for rejection.

d. If coverage is afforded under this policy, **we** will pay whole or part of the claim no later than 5 business days after **our** acceptance notification to **you**, or 5 business days after **you** perform a conditional act upon which the payment is based.

e. In addition, **we** will conform with the Texas Insurance Code 542.051 through 542.061 as applicable for the prompt payment of covered claims.

XVI. Definition 14. **Net Loss** under **DEFINITIONS** is deleted and replaced by the following:

14. **Net loss** means:

a. The amount the **covered person** is legally obligated to pay as damages as a result of a **loss**.

b. All reasonable expenses the **covered person** incurs in the investigation, settlement, and defense of any claim or **suit** at **our** request. This does not include expenses covered by **primary insurance** or **other insurance**, expenses **we** incur under the Defense and Settlement Section of this policy, or salaries of **employees** of the **covered person**.

XVII. The following are added to **DEFINITIONS:**

Business Day means a day other than a Saturday, Sunday, or holiday recognized by the state of Texas.

Transportation network company means a company or organization facilitating and/or providing transportation services using a computer or digital application or platform to connect or match passengers with drivers for compensation or a fee.

All other terms and conditions remain unchanged.

CONCERT INSURANCE COMPANY

TEXAS NOTICE TO POLICY HOLDERS POLLUTION EXCLUSION

This policy contains a Pollution Exclusion which restricts coverage as follows:

Loss arising out of the actual, alleged or threatened discharge, dispersal, seepage, migration, release or escape of pollutants or any **loss,** cost or expense arising out of any:

i. Request, demand or order that any **covered person** or others test for, monitor, clean up, remove, contain, treat, detoxify or neutralize, or in any way respond to or assess the effects of pollutants; or

ii. Claim or **suit** by or on behalf of a governmental authority or others for damages because of testing for, monitoring, cleaning up, removing, containing, treating, detoxifying or neutralizing, or in any way responding to or assessing the effects of pollutants.

Pollutants means any solid, liquid, gaseous or thermal irritant or contaminant, including smoke, vapor, soot, fumes, acids, alkalis, chemicals and waste. Waste includes materials to be recycled, reconditioned or reclaimed.

This exclusion does not apply to **loss** if caused by:

i. pollutants that escape from heating and air conditioning systems and appliances (HVAC);

ii. common household chemicals used to maintain the residence premises;

iii. heat, smoke, or fumes from a hostile fire if such **loss** is covered by **your primary insurance.** Hostile fire means one which becomes uncontrollable or breaks out from where it was intended to be;

iv. spilled or leaked fluids necessary for the normal operation of an automobile.

Please read the policy carefully to determine what is and is not covered. Please contact your agent or broker on any questions you may have.

This notice is for informational purposes only and does not become a part or condition of the attached document.

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 19 (PD-19) 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) TO ALLOW A *NON-OWNER-OCCUPIED SHORT-TERM RENTAL* ON A 0.1237-ACRE PARCEL OF LAND IDENTIFIED AS LOT 1, BLOCK B, NEWPORT PLACE ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DEPICTED AND DESCRIBED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (*$2,000.00*) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Caprice Michelle for the approval of a *Specific Use Permit (SUP)* for a *Non-Owner Occupied Short-Term Rental* on a 0.1237-acre parcel of land identified as Lot 1, Block B, Newport Place Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 19 (PD-19), addressed as 1827 Mystic Street, and being more specifically depicted and described in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that Planned Development District 19 (PD-19) 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 19 (PD-19) 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) allowing *a Non-Owner-Occupied Short-Term Rental* as stipulated by Subsection 01.02, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Planned Development District 19 (PD-19); Subsection 02.03, *Conditional Land Use Standards*, of Article 04, *Permissible Uses*, and Subsection 03.01, *General Residential Standards*, of Article

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05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*]; and, Article 02, *Short-Term Rentals*, of Chapter 13, *Rental Housing*, of the *Municipal Code of Ordinances -- as heretofore amended and as may be amended in the future* --, and with the following conditions:

2.1. OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *Non-Owner-Occupied Short-Term Rental* on the *Subject Property* and conformance to these conditions are required for continued operations:

(1) The *Subject Property* shall conform to the information provided within the *Short-Term Rental Permit Application* depicted in *Exhibits 'B'* of this ordinance.

(2) After the issuance of a *Short-Term Rental Permit and Registration* by the City of Rockwall, should the applicant allow this permit/registration to expire, lapse or be revoked by the City of Rockwall, this Specific Use Permit (SUP) shall automatically expire and be considered abandoned in accordance with Subsection 02.02, *Specific Use Permit (SUP)*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC).

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 compliance to the following:

(1) Upon obtaining a *Short-Term Rental Permit and Registration*, should the property owner/responsible party 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

DRAFT ORDINANCE 09.17.2025

ordinance shall remain in full force and effect.

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 7th DAY OF MARCH, 2025.

_____
Trace Johannesen, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *March 17, 2025*

2nd Reading: *April 7, 2025*

DRAFT ORDINANCE 03.17.2025

Exhibit 'A'
Legal Description

Address: *1827 Mystic Street*
Legal Description: *Lot 1, Block B, Newport Place Addition*

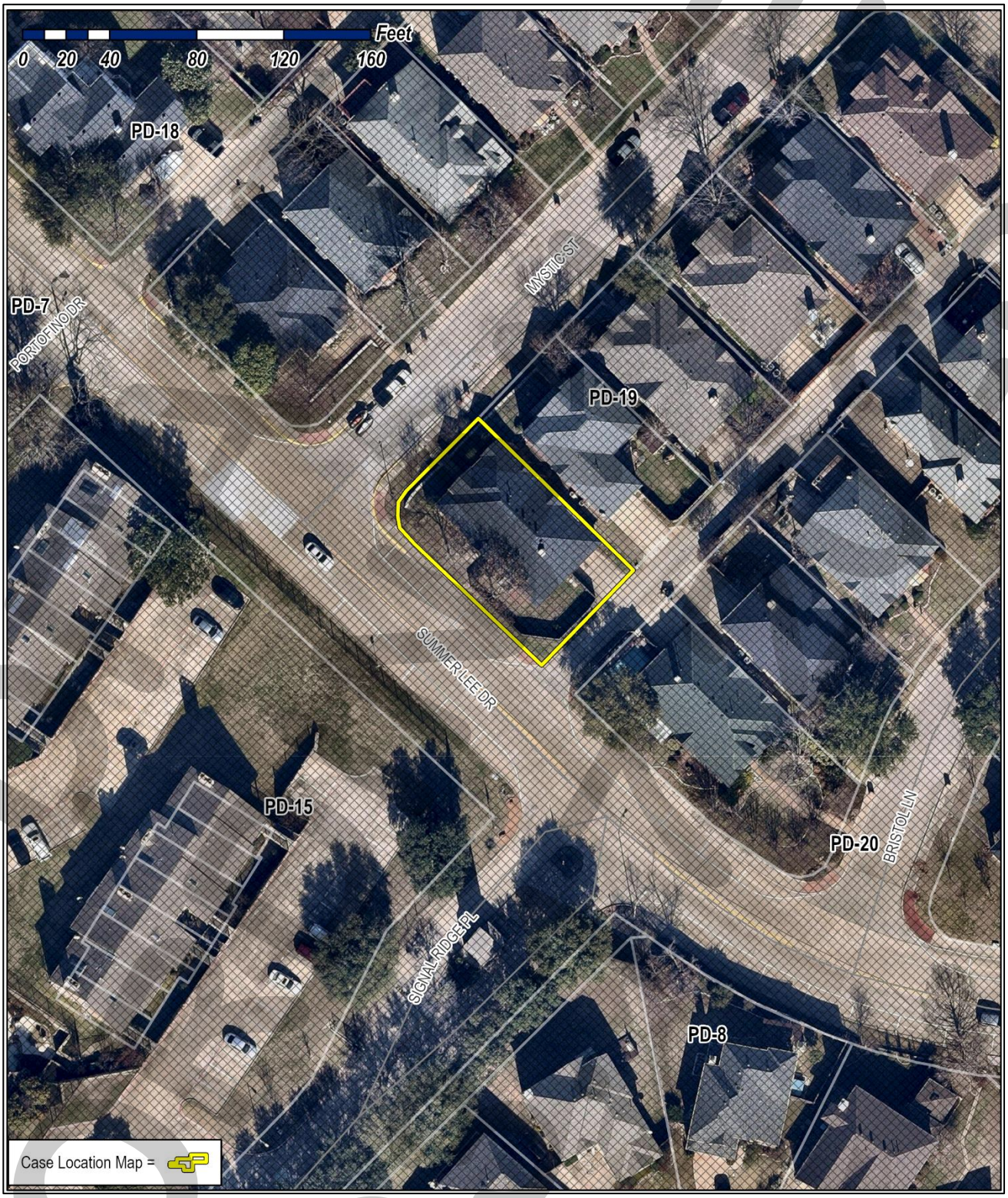


Exhibit 'B'
Short Term Rental Photographs







DRAFT
ORIGINAL
03.17.2025

CITY OF ROCKWALL

CITY COUNCIL MEMORANDUM

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

TO:	Mayor and City Council
DATE:	March 17, 2025
APPLICANT:	Price Pointer, *TCB Construction*
SUBJECT:	Z2025-010; *Amendment to Planned Development District 50 (PD-50)*

On February 14, 2025, the applicant -- *Price Pointer* -- submitted an application requesting to amend Planned Development District 50 (PD-50) to incorporate a 1.65-acre parcel of land (*i.e. Lot 1, Block A, Olive-Fannin Addition*) into the boundaries of the Planned Development District. The 1.65-acre parcel of land is currently zoned Downtown (DT) District and Single-Family 7 (SF-7) District, is situated within the Old Town Rockwall (OTR) Historic District, and is addressed as 201 Olive Street (*see Figure 1*). According to a letter provided by the property owner -- *Jay Odom* --, the purpose of the request is to build residentially scaled office buildings that will have a historic look, and that can blend with the adjacent residential properties in the Historic District.

According to the OURHometown Vision 2040 Comprehensive Plan the subject property is located within the *Downtown District*, and according to the *Future Land Use Map* contained within this document the subject property is designated for *Medium Density Residential (MDR)* and *Downtown (DT)* land uses. The *Downtown District* is described as "…the cultural heart of the community and embodies the small town atmosphere that is characteristic of the City of Rockwall." This section goes on to describe Planned Development District 50 (PD-50) as being "… a unique *Live/Work* corridor that supports a range of small boutiques (*with a SUP*) and offices, and represents a successful adaptive reuse effort by the City." The requested zoning change would require the subject property to be reclassified from a *Medium Density Residential (MDR)* and *Downtown (DT)* land use designation to a *Live/Work (LW)* land use designation, which is defined by the Comprehensive Plan as an area that is "… considered to be transitional and require[*s*] added flexibility for the purpose of maintaining a specific small town aesthetic along major roadways. These areas are used to buffer residential areas from major roadways or more intense commercial land uses …" Based on the requested changes to the *Future Land Use Map*, the applicant's request does *not* conform to the *Land Use Plan* contained within the OURHometown Vision 2040 Comprehensive Plan; however, the requested zoning change may have merit based on the following: [*1*] the land uses directly west of the subject property are currently designated for *Live/Work (LW)* land uses and the change would be consistent with this designation; [*2*] the dual designation (*i.e. MDR and DT designations*) on the *Future Land Use Plan* and the current zoning designation (*i.e. DT and SF-7*) of the subject property are not aligned with how the property was platted (*in addition this parcel may not be conducive for a single-family home based on its current configuration*); and, [*3*] the subject property is located within the Old Town Rockwall (OTR) Historic District, which will require additional oversight from the Historic Preservation Advisory Board (HPAB). In addition, staff should point out that the Residential-Office (RO) District -- *which is the base zoning district for Planned Development District 50 (PD-50)* -- is considered to be the most restrictive non-residential zoning classification due to it only allowing a small subsect of non-residential land uses. These uses are mostly restricted to office land uses; however, the Planned Development District does have some allowances for retail, restaurant, and banquet facility land uses through a Specific Use Permit (SUP). With all this being said, the fact that this is a request for a zoning change makes this a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission. The proposed change to the *Future Land Use Plan* can be considered a condition of approval of this case. On March 11, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the zoning case by a vote of 6-0, with Commissioner Odom recusing himself from the case.

Since the proposed case involves modifying the boundaries of Planned Development District 50 (PD-50), staff has notified all property owners and residents within the Planned Development District. In addition, staff mailed out notifications to all property owners and occupants within 500-feet of the boundary of Planned Development District 50 (PD-50) and the 1.65-acre subject property, and to all Homeowner's Associations (HOAs) within 1,500-feet of the boundaries of the zoning change (*i.e. Lakeview Summit, the Preserve, and the Caruth Lakes Homeowner's Associations*). This was done in accordance with the requirements of Subsection 02.03(A), *Notice of Public Hearing*, of Article 11, *Development Application and Review Procedures*, of the Unified Development Code (UDC). Of the 375 property owner notices staff mailed on February 24, 2025, staff has received [*1*] two (2) responses in favor and two (2) responses in opposition to the applicant's request inside the buffer, and [*2*] and two (2) responses

in favor of the applicant's request outside the buffer. Should the City Council have any questions, staff will be available at the *March 17, 2025* City Council meeting.

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☑ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	Olive Street				
SUBDIVISION	Fannin Addition / B.F. Boydstun	LOT	1	BLOCK	A, B-1, D-1
GENERAL LOCATION	Between Olive St., N. Goliad and N Fannin St				Block 122 B.F. Boydston.

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	DT and SF-7		CURRENT USE	Vacant	
PROPOSED ZONING	PD 50		PROPOSED USE	Office	
ACREAGE	1.65	LOTS [CURRENT]	See legal	LOTS [PROPOSED]	See legal

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

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

☑ OWNER	Jay Odom	☑ APPLICANT	TCB CONSTRUCTION
CONTACT PERSON	Jay Odom	CONTACT PERSON	PRICE POINTER
ADDRESS	601 N. Fannin St.	ADDRESS	906 N. Goliad St.
CITY, STATE & ZIP	Rockwall, TX 75087	CITY, STATE & ZIP	Rockwall, TX 75087
PHONE	214-202-4226	PHONE	214-708-2685
E-MAIL	jay@jayodom.com	E-MAIL	price@tcbconstructiongroup.com

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ 280.25 *, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 14 *DAY OF* Feb 25 *, 20___. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."*

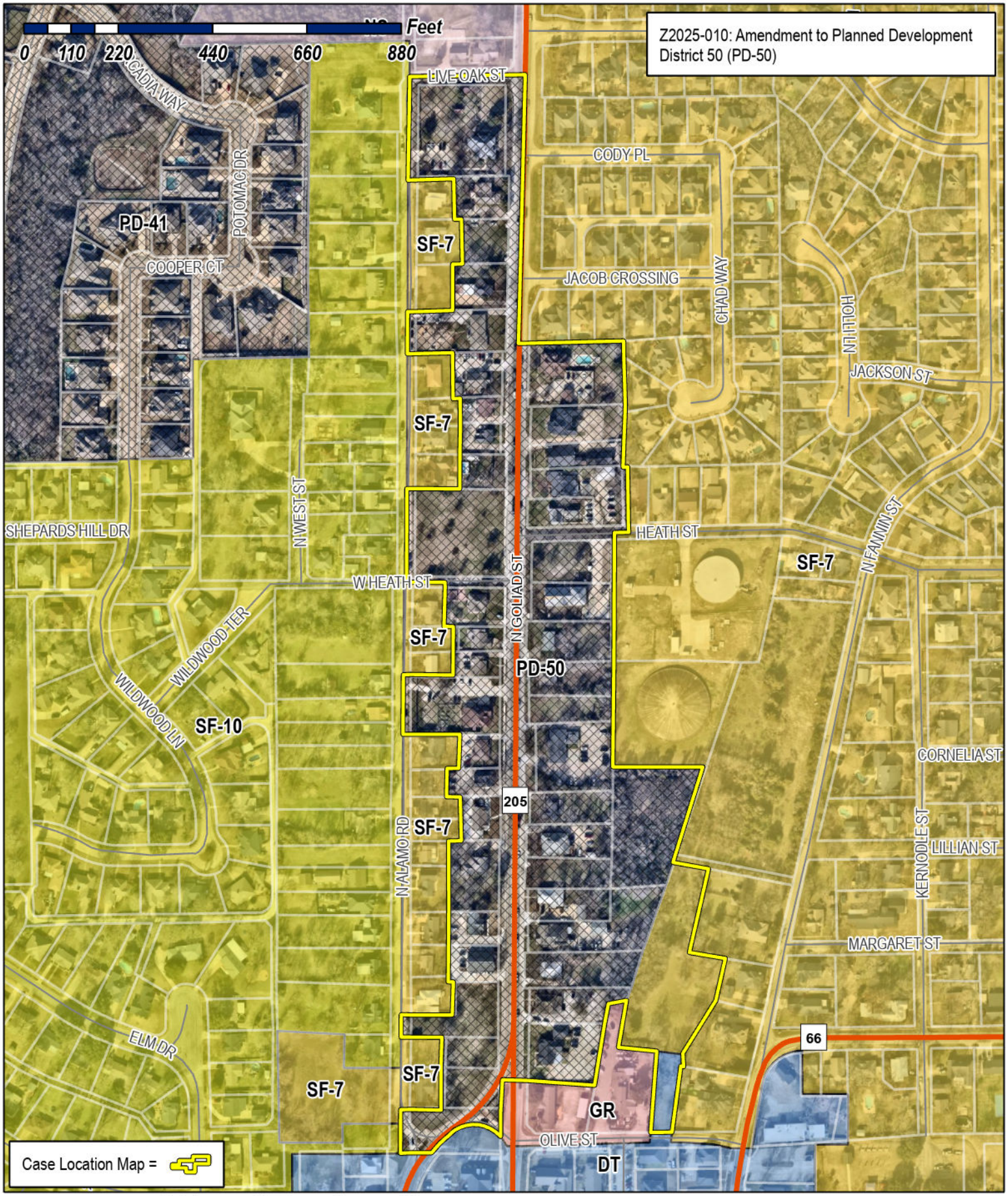
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14 *DAY OF* February *20* 25

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Rockwall County

MY COMMISSION EXPIRES 9-26-27

ROSE SHIPLEY NOTARY PUBLIC STATE OF TEXAS ID # 11741966 EXPIRES 09-26-2027



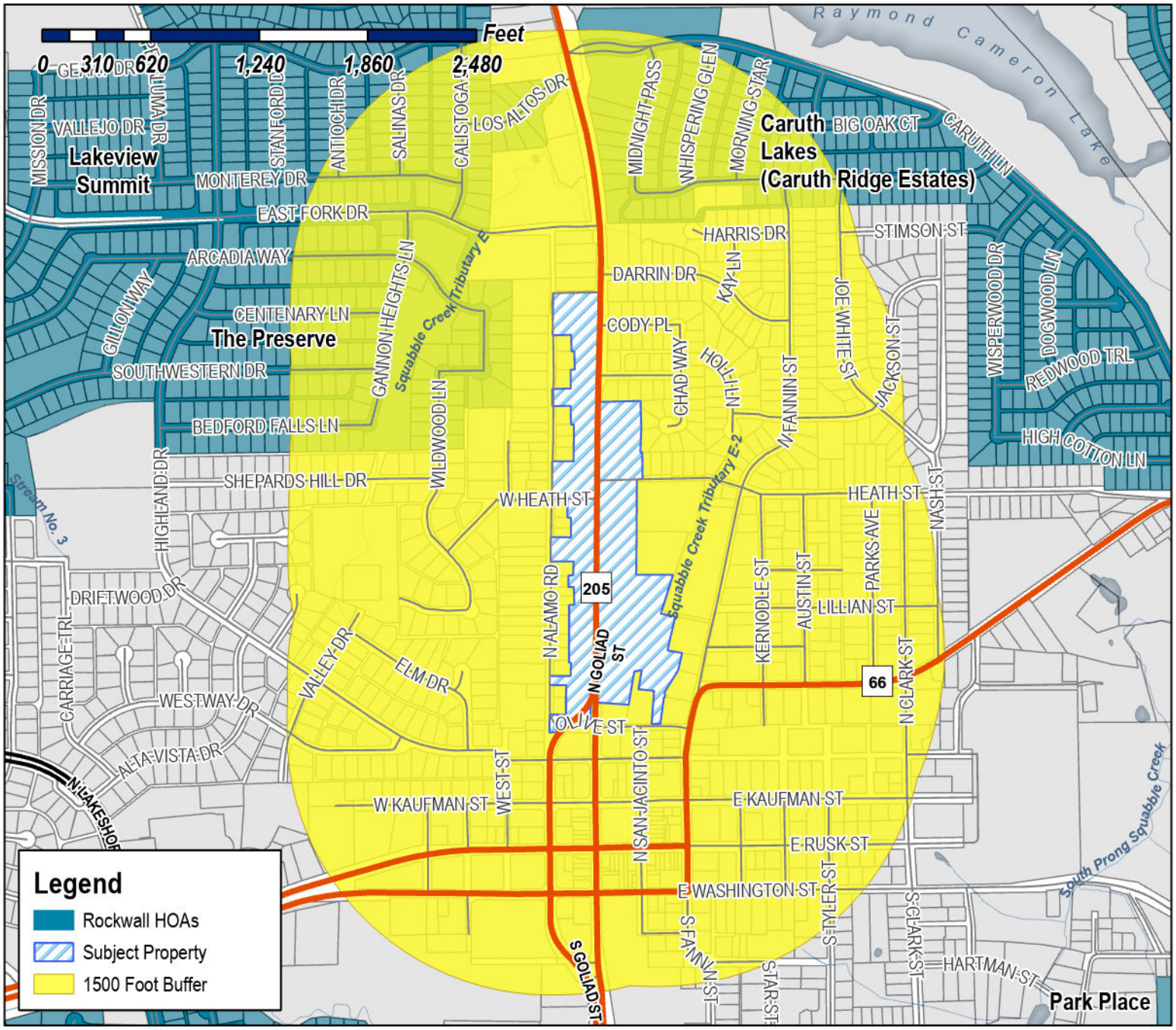
City of Rockwall
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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.

City of Rockwall

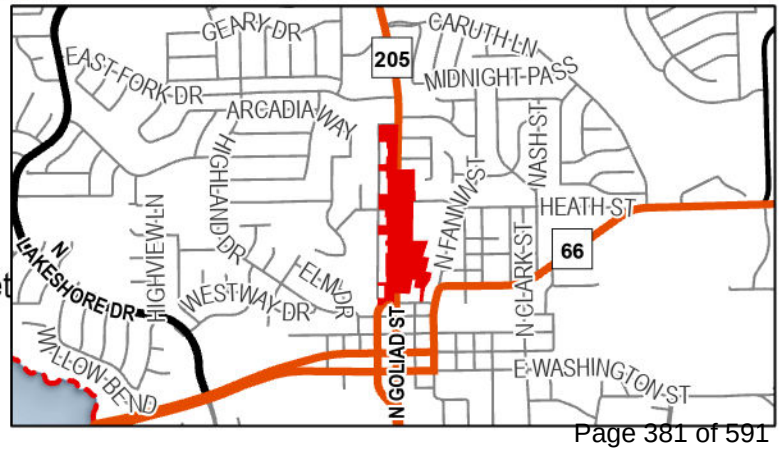
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Case Number: Z2025-010
Case Name: Amendment to Planned Development District 50 (PD-50)
Case Type: Zoning
Zoning: Planned Development District 50 (PD-50)
Case Address: Between Live Oak street and Olive Street

Date Saved: 2/18/2025
For Questions on this Case Call (972) 771-7745



From: Zavala, Melanie
Cc: Miller, Ryan; Lee, Henry; Ross, Bethany; Guevara, Angelica
Subject: Neighborhood Notification Program {Z2025-010]
Date: Thursday, February 20, 2025 3:33:28 PM
Attachments: Public Notice (02.18.2025).pdf
HOA Map (02.18.2025).pdf

HOA/Neighborhood Association Representative:

Per your participation in the Neighborhood Notification Program, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on Friday, February 21, 2025. The Planning and Zoning Commission will hold a public hearing on Tuesday, March 11, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, March 17, 2025 at 6:00 PM. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

Z2025-010: Amendment to Planned-Development District 50
Hold a public hearing to discuss and consider a request by Price Pointer of TCB Construction on behalf of Jay Odom for the approval of a Zoning Change amending Planned Development District 50 (PD-50) [Ordinance No. 25-07] to incorporate an additional 1.65-acre parcel of land within the district being a 22.19-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: [1] Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, [2] Single-Family 7 (SF-7) District, and [3] Downtown (DT) District, situated within the North Goliad Corridor Overlay (NGC OV) District and the Old Town Rockwall (OTR) Historic District, generally located along N. Goliad Street [SH-205], north of Olive Street and south of Live Oak Street, and take any action necessary.

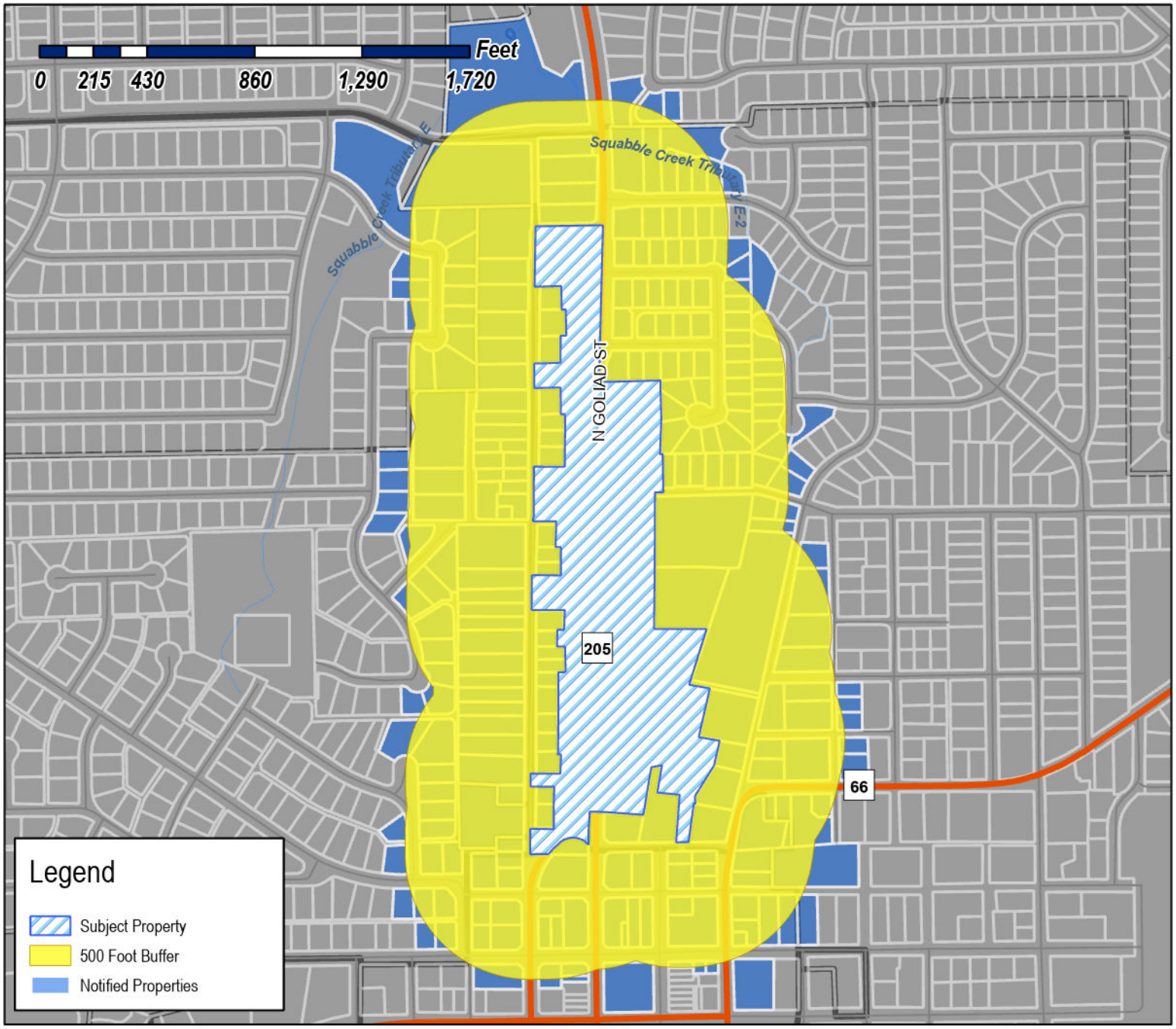
Thank you,

Melanie Zavala
Planning & Zoning Coordinator | Planning Dept.| City of Rockwall
385 S. Goliad Street | Rockwall, TX 75087
Planning & Zoning Rockwall
972-771-7745 Ext. 6568

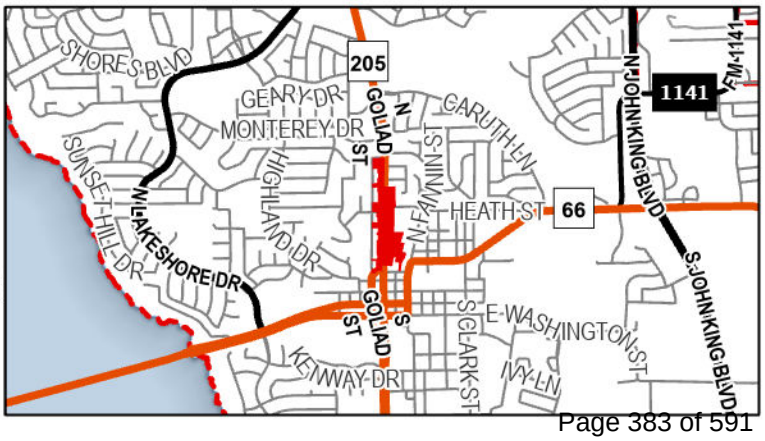
City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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Case Address: Between Live Oak street and Olive Street



Date Saved: 2/18/2025
For Questions on this Case Call: (972) 771-7745

RESIDENT
100 E HEATH
ROCKWALL, TX 75087

PAREDES FERNANDO
1001 HOLLI LANE
ROCKWALL, TX 75087

RESIDENT
1001 N GOLIAD
ROCKWALL, TX 75087

RHODES NANCY CLAYCOMB
1003 HOLLI LN
ROCKWALL, TX 75087

RESIDENT
1005 HOLLI LN
ROCKWALL, TX 75087

RESIDENT
101 E RUSK
ROCKWALL, TX 75087

MUMMEY MAURICE E ETUX
1010 HOLLI LANE
ROCKWALL, TX 75087

HIS COVENANT CHILDREN INC
102 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
102 W KAUFMAN
ROCKWALL, TX 75087

THE CANO REAL ESTATE INVESTMENT GROUP, LLC
1025 Michael Gdns
Rockwall, TX 75087

CALLIER JENNA AND LOGAN
104 RUSH CREEK
HEATH, TX 75032

RESIDENT
104 W KAUFMAN
ROCKWALL, TX 75087

CONFIDENTIAL OWNER
105 E KAUFMAN ST
ROCKWALL, TX 75087

RESIDENT
105 N ALAMO
ROCKWALL, TX 75087

RESIDENT
105 N FANNIN ST
ROCKWALL, TX 75087

MBK3 PROPERTY HOLDING CO LLC
105 OLIVE ST
ROCKWALL, TX 75087

WIMPEE JOE
105 W KAUFMAN ST
ROCKWALL, TX 75087

PRECISION GLOBAL CORPORATION
106 W Kaufman St
Rockwall, TX 75087

MANLEY MICHAEL J AND MARY F
1065 MIDNIGHT PASS
ROCKWALL, TX 75087

RESIDENT
107 E KAUFMAN
ROCKWALL, TX 75087

MORGAN JEFFREY E
1071 MIDNIGHT PASS
ROCKWALL, TX 75087

TANG SHIFANG AND
HAO DENG
1079 MIDNIGHT PASS
ROCKWALL, TX 75087

RESIDENT
108 INTERURBAN
ROCKWALL, TX 75087

RESIDENT
109 E KAUFMAN
ROCKWALL, TX 75087

CURANOVIC JOHN
109 ELM CREST DR
ROCKWALL, TX 75087

RESIDENT
109 N GOLIAD
ROCKWALL, TX 75087

RESIDENT
111 N GOLIAD ST
ROCKWALL, TX 75087

WAGNER GERALD P
112 LOS PECES
GUN BARRELL, TX 75156

HILL TOBY VERN H & ANGELA DAWN
113 E HEATH ST
ROCKWALL, TX 75087

KING BOBBY R ETUX
113 Summit Ridge Dr
Rockwall, TX 75087

RESIDENT
115 E HEATH ST
ROCKWALL, TX 75087

RESIDENT
116 N SAN JACINTO
ROCKWALL, TX 75087

STORY CATHERINE C
117 E HEATH ST
ROCKWALL, TX 75087

GARRISON MONA AND RONALD
119 E HEATH STREET
ROCKWALL, TX 75087

HPA TEXAS SUB 2017-1 LLC
120 S RIVERSIDE PLZ STE 2000
CHICAGO, IL 60606

SFR TEXAS ACQUISITIONS 3 LLC
120 S Riverside Plz Ste 2000
Chicago, IL 60606

FITE CENTRE LLC
1200 FRONTIER TRAIL
ROCKWALL, TX 75032

RAC OF ROCKWALL LLC
1220 CRESTCOVE
ROCKWALL, TX 75087

RAC OF ROCKWALL LLC
1220 CRESTCOVE
ROCKWALL, TX 75087

DAFFRON JAMES R AND DEBBIE A
12207 DARK HOLLOW RD
ROCKWALL, TX 75087

380 PROPERTY INC
12207 DARK HOLLOW RD
ROCKWALL, TX 75087

GROOVYS BUSINESS PROPERTIES LLC
138 SAWGRASS DR
ROCKWALL, TX 75032

GROOVYS BUSINESS PROPERTIES LLC
138 SAWGRASS DR
ROCKWALL, TX 75032

GROOVYS BUSINESS PROPERTIES LLC
138 SAWGRASS DR
ROCKWALL, TX 75032

VANDERSLICE R D AND LYNN
1408 S LAKESHORE DR
ROCKWALL, TX 75087

VANDERSLICE ROBERT
1408 S LAKESHORE DRIVE
ROCKWALL, TX 75087

ESTATE OF DOSVILLE PEOPLES
1410 S GOLIAD ST APT 1707
ROCKWALL, TX 75087

ESTATE OF DOSVILLE PEOPLES
1410 S GOLIAD ST APT 1707
ROCKWALL, TX 75087

ESTATE OF DOSVILLE PEOPLES
1410 S GOLIAD ST APT 1707
ROCKWALL, TX 75087

STRATEGIC MANAGEMNET SERVICES LLC
14124 EDGECREST DR
DALLAS, TX 75254

DOUBLE T VENTURES LLC
1500 S KREYMER LN
WYLIE, TX 75098

DOUBLE T VENTURES LLC
1500 S KREYMER LN
WYLIE, TX 75098

DOUBLE T VENTURES LLC
1500 S KREYMER LN
WYLIE, TX 75098

RAYWAY PROPERTIES LLC
1572 N MUNSON RD
ROYSE CITY, TX 75189

WRIGHT JOHN M & SUSAN L
1605 SEASCAPE CT
ROCKWALL, TX 75087

CGC GROUP INC
1690 LAKE FOREST DR
ROCKWALL, TX 75087

ARISTA KAUFMAN LLC
1717 Main St Ste 2950
Dallas, TX 75201

BARNETT JOSEPH RODNEY & LADONNA
1855 HIDDEN HILLS
ROCKWALL, TX 75087

CARLON WILLIAM ANDREW
192 JACOB CROSSING
ROCKWALL, TX 75087

FRYER WILLIAM L III AND LAUREN S
193 JACOB CROSSING
ROCKWALL, TX 75087

BLACK SHIRLEY M
193 PORT SAINT CLAIRE
ARANSAS PASS, TX 78336

RESIDENT
194 CODY PLACE
ROCKWALL, TX 75087

CROY DANNY L
195 CODY PL
ROCKWALL, TX 75087

STEWART DEBORAH LYNN
196 DARRIN DR
ROCKWALL, TX 75087

GALLEGOS JUAN ADOLFO
197 DARRIN DR
ROCKWALL, TX 75087

RESIDENT
198 CODY PLACE
ROCKWALL, TX 75087

KANSIER GAYLE
198 DARRIN DR
ROCKWALL, TX 75087

RESIDENT
199 DARRIN DR
ROCKWALL, TX 75087

KEANE PARKER F
199 Cody Pl
Rockwall, TX 75087

CHARLES & JANE SIEBERT LIVING TRUST
CHRISTOPHER CHARLES SIEBERT & JANE M
SIEBERT - TRUSTEES
199 JACOB XING
ROCKWALL, TX 75087

917 PROPERTIES LLC
2 MANOR COURT
HEATH, TX 75032

VANILLA BEAN PROPERTIES SERIES 5 LLC
2 MANOR COURT
HEATH, TX 75032

RESIDENT
200 JACOB CROSSING
ROCKWALL, TX 75087

SELLERS ROBERT STEVEN
200 DARRIN DRIVE
ROCKWALL, TX 75087

RESIDENT
201 OLIVE ST
ROCKWALL, TX 75087

MCWHIRTER CRAIG L
201 DARRIN DR
ROCKWALL, TX 75087

COMMUNITY BANK
201 E KAUFMAN ST
ROCKWALL, TX 75087

CITY LIFT STATION
201 E WASHINGTON ST
ROCKWALL, TX 75087

LUSH BEAUTY SALON
201 N ALAMO RD
ROCKWALL, TX 75087

MEYERS STUART A & BRENDA S
2010 INDUSTRIAL BLVD STE 611
ROCKWALL, TX 75087

RESIDENT
202 INTERURBAN ST
ROCKWALL, TX 75087

MILLER ROBERT AND KATY
202 CODY PL
ROCKWALL, TX 75087

GANDY GEORGIA KNEL
202 DARRIN DR
ROCKWALL, TX 75087

LOVELL CHRISTINE MARRE AND JOSHUA
202 E HEATH
ROCKWALL, TX 75087

RESIDENT
202 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
202 N SAN JACINTO
ROCKWALL, TX 75087

RESIDENT
202 N WEST ST
ROCKWALL, TX 75087

LAZY DALE PARTNERS LP
202 NORTH SAN JACINTO
ROCKWALL, TX 75087

RESIDENT
203 JACOB CROSSING
ROCKWALL, TX 75087

CLAY KAREN L
203 CODY PL
ROCKWALL, TX 75087

DAVIS ROBERT C
203 DARRIN
ROCKWALL, TX 75087

BLANKENSHIP JAMES WISE & LISA
203 E HEATH ST
ROCKWALL, TX 75087

RESIDENT
203 N ALAMO
ROCKWALL, TX 75087

NELSON THERESE D
204 DARRIN DR
ROCKWALL, TX 75087

RESIDENT
204 E KAUFMAN
ROCKWALL, TX 75087

PENRY TROY D AND ELIZABETH A
204 HARRIS DR
ROCKWALL, TX 75087

PHILLIPS TERESA
204 JACOB CROSSING
ROCKWALL, TX 75087

RESIDENT
204 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
204 N WEST ST
ROCKWALL, TX 75087

RESIDENT
204 W HEATH ST
ROCKWALL, TX 75087

DHANBAD MINING INFOMATICS LLC
2040 N BELT LINE RD STE 400
MESQUITE, TX 75150

DRAKE EDWARD J II & JENNIFER R
205 DARRIN DRIVE
ROCKWALL, TX 75087

BASCO JUSTIN AND PAMELA
206 Cody Pl
Rockwall, TX 75087

RUDOLPH COLLIN J
206 DARRIN DRIVE
ROCKWALL, TX 75087

RESIDENT
206 N FANNIN ST
ROCKWALL, TX 75087

CRISWELL BARBARA
206 S Clark St
Rockwall, TX 75087

PRITCHETT JOHNETTA
206 W HEATH ST
ROCKWALL, TX 75087

RESIDENT
207 DARRIN DR
ROCKWALL, TX 75087

RESIDENT
207 JACOB CROSSING
ROCKWALL, TX 75087

MITCHELL KELLI A &
RYAN S WENZEL
207 CODY PL
ROCKWALL, TX 75087

RESIDENT
208 JACOB CROSSING
ROCKWALL, TX 75087

ADAMS FAITH INVESTMENT LLC
208 SUMMIT RIDGE
ROCKWALL, TX 75087

RESIDENT
208 W HEATH ST
ROCKWALL, TX 75087

HENSON ORA LOUISE
209 DARRIN DR
ROCKWALL, TX 75087

CONFIDENTIAL
210 CODY PL
ROCKWALL, TX 75087

RESIDENT
211 JACOB CROSSING
ROCKWALL, TX 75087

CALDWELL KARISSA A
211 CODY PLACE
ROCKWALL, TX 75087

MOFFATT DANA MICHELLE
211 JACOB CROSSING
ROCKWALL, TX 75087

SHIPLEY JASON P & ELIZABETH
212 JACOB XING
ROCKWALL, TX 75087

FOSTER EDWARD M & TERI L
214 CODY PL
ROCKWALL, TX 75087

WELLS LEE E & LYNDA S
2146 HARRELL STREET
GREENVILLE, TX 75402

MURRAY JOHN DAVID
215 CODY PLACE
ROCKWALL, TX 75087

DAVIS RICHARD S & LYNDELL R
2175 LAKE FOREST DR
ROCKWALL, TX 75087

DUZAN TIMOTHY AND ANGELA
219 CODY PL
ROCKWALL, TX 75087

HILLTOP ESCAPES INC
2234 RANDAS WAY
ROCKWALL, TX 75087

KHATER CHARLES ETUX
2368 E FM 552
ROCKWALL, TX 75087

ROCKWALL RUSTIC RANCH LLC
240 WILLOWCREST
ROCKWALL, TX 75032

SEYMORE INVESTMENTS LLC
242 C NATIONAL DR
ROCKWALL, TX 75032

HOLLON GREGORY D
2778 S FM 549
ROCKWALL, TX 75032

TTAAM N ALAMO SERIES LLC
2801 NETWORK BLVD STE 300
FRISCO, TX 75034

WEST MICHAEL
299 SHENNENDOAH LANE
ROCKWALL, TX 75087

AUSTIN MICHAEL CAIN 2005 TRUST
301 COOPER COURT
ROCKWALL, TX 75087

ORTAMOND DONALD J & JANA R
301 MARGARET ST
ROCKWALL, TX 75087

BEDFORD TERRI W
301 N ALAMO RD
ROCKWALL, TX 75087

RESIDENT
301 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
301 N GOLIAD ST
ROCKWALL, TX 75087

RESIDENT
301 N SAN JACINTO
ROCKWALL, TX 75087

FERRIS BETH
301 WILDWOOD LN
ROCKWALL, TX 75087

MATTINGLY LESLIE G AND JENNIFER S TRUSTEES
2023 G J MATTINGLY REVOCABLE TRUST
302 ARCADIA WAY
ROCKWALL, TX 75087

LOFTUS GERALDINE J
302 E MARGARET ST
ROCKWALL, TX 75087

JOHNSON AMANDA DAWN
302 ELM DRIVE
ROCKWALL, TX 75087

WARREN PEGGY E
302 HIGHLAND DR
ROCKWALL, TX 75087

RESIDENT
302 N FANNIN ST
ROCKWALL, TX 75087

JOY LUTHERAN CHURCH
302 N GOLIAD ST
ROCKWALL, TX 75087

JOY LUTHERAN CHURCH
302 N GOLIAD ST
ROCKWALL, TX 75087

RESIDENT
302 N SAN JACINTO
ROCKWALL, TX 75087

CRANE KATHERINE LYNN
302 W KAUFMAN ST
ROCKWALL, TX 75087

RESIDENT
303 WILLIAMS ST
ROCKWALL, TX 75087

SMITH WENDY
303 DERICK DR
FATE, TX 75189

RESIDENT
303 E RUSK
ROCKWALL, TX 75087

WILLIAMS PATRICIA M
303 ELM DR
ROCKWALL, TX 75087

WHITE SANDRA JEAN
303 HIGHLAND DR
ROCKWALL, TX 75087

LEAL CAROL RHEA
303 N Alamo Rd
Rockwall, TX 75087

ANGLE GLENDA ANNE
303 WILDWOOD LN
ROCKWALL, TX 75087

CRAWFORD STEVE
3033 NECHES
CORPUS CHRISTI, TX 78414

RESIDENT
304 HIGHLAND DR
ROCKWALL, TX 75087

RESIDENT
304 WILLIAMS ST
ROCKWALL, TX 75087

GLASS KATHLEEN J
304 ELM DR
ROCKWALL, TX 75087

BLANCK SETH AND LACY
304 N Clark St
Rockwall, TX 75087

RESIDENT
304 N SAN JACINTO
ROCKWALL, TX 75087

STEFANKIEWICZ STEPHANIE MARIE & JASON DUANE
304 W Kaufman St
Rockwall, TX 75087

RESIDENT
305 WILDWOOD LN
ROCKWALL, TX 75087

KRONTZ CHRISTIAN MICHAEL & JILLIAN ABIGAIL WRIGHT
305 E KAUFMAN ST
ROCKWALL, TX 75087

WHITE RUNELLE
305 HIGHLAND DR
ROCKWALL, TX 75087

RESIDENT
305 N FANNIN ST
ROCKWALL, TX 75087

DEWAYNE CAIN CHILD'S TRUST, DEWAYNE CAIN-TRUSTEE, AMY DAWN CAIN 2012 L
PAT BEAIRD-TRUSTEE, CHRISTOPHER PAUL CAIN 2012 LONG TERM TRU
305 STONEBRIDGE DRIVE
ROCKWALL, TX 75087

RESIDENT
306 WILLIAMS ST
ROCKWALL, TX 75087

ROWAN KENNETH W & MELONY A
306 ELM DR
ROCKWALL, TX 75087

STANLEY PAUL & SHERI
306 HIGHLAND DR
ROCKWALL, TX 75087

RESIDENT
306 N FANNIN ST
ROCKWALL, TX 75087

SHIPMAN CLAYTON AUSTIN
306 Williams St
Rockwall, TX 75087

WILLESS JAMES L
307 E KAUFMAN ST
ROCKWALL, TX 75087

RESIDENT
307 N FANNIN ST
ROCKWALL, TX 75087

WATCHMEN REAL ESTATE LLC
3077 N GOLIAD
ROCKWALL, TX 75087

RESIDENT
308 FANNIN
ROCKWALL, TX 75087

SCHWEIKERT FERN ELLEN
308 ELM DR
ROCKWALL, TX 75087

PATRICIA A MAY LIVING TRUST
PATRICIA A MAY - TRUSTEES
308 Williams St
Rockwall, TX 75087

RESIDENT
310 WILLIAMS ST
ROCKWALL, TX 75087

FORTI CRYSTAL NICOLE & MICHAEL
310 Elm Dr
Rockwall, TX 75087

RESIDENT
312 ELM DR
ROCKWALL, TX 75087

UNION BANK & TRUST CO
SUCCESSOR TRUSTEE EMILY SUE WHITEHEAD
REV TRUST
312 Central Ave SE Ste 200
Minneapolis, MN 55414

HARKLAU CAROLINE
312 DARTBROOK
ROCKWALL, TX 75087

SOUTHERN ROOTS LLC
312 DARTBROOK
ROCKWALL, TX 75087

METOYER GREGORY K AND FRANCES M
317 COOPER STREET
ROCKWALL, TX 75087

WEAST BRIAN J AND
CYNTHIA C BROWN
318 ARCADIA WAY
ROCKWALL, TX 75087

WEBER MARY JANE
318 COOPER CT
ROCKWALL, TX 75087

HEALDAN GROUP INC
3460 Marron Rd Ste 103-144
Oceanside, CA 92056

RB40 INVESTMENTS LLC
400 CHIPPENDALE DRIVE
HEATH, TX 75032

TURNER KYLE RADEY
4002 BROWNSTONE CT
DALLAS, TX 75204

KMA LLC
401 COUNTRY RIDGE RD
ROCKWALL, TX 75087

GODINEZ RAUL K AND
MAGDALENA M GALVAN-DIAZ
401 E KAUFMAN ST
ROCKWALL, TX 75087

RESIDENT
401 N ALAMO
ROCKWALL, TX 75087

RESIDENT
401 N FANNIN ST
ROCKWALL, TX 75087

MORENO ANTONIO AND SUZANNE T
402 WILDWOOD LANE
ROCKWALL, TX 75087

RESIDENT
404 N GOLIAD
ROCKWALL, TX 75087

REED CHARLES & LISHA
404 WILDWOOD LN
ROCKWALL, TX 75087

RESIDENT
405 N ALAMO
ROCKWALL, TX 75087

NICHOLSON JACQUELYN SUE AND PAUL
EDWARD
405 N FANNIN STREET
ROCKWALL, TX 75087

RESIDENT
405 N GOLIAD
ROCKWALL, TX 75087

JONES GERWYN AND JANE
406 N ALAMO ROAD
ROCKWALL, TX 75087

RESIDENT
406 N GOLIAD
ROCKWALL, TX 75087

DAVENPORT RENTAL PROPERTIES LLC
407 CASTLE PINES DRIVE
HEATH, TX 75032

HOWELL RONALD & MICHELE
434 JORDAN FARM CIRCLE
ROCKWALL, TX 75087

CM FANNIN I LP
4514 Travis St Ste 326
Dallas, TX 75205

CM FANNIN I LP
4514 Travis St Ste 326
Dallas, TX 75205

CM FANNIN I LP
4514 Travis St Ste 326
Dallas, TX 75205

RICKY JOHN SMITH AND DEBORAH KAY SMITH
LIVING TRUST - 09/27/2008
AND AS AMENDED AND RESTATED ON
08/22/2016
4602 Candlestick Dr
Garland, TX 75043

105 N ALAMO LLC
4793 Secret Cv
Rockwall, TX 75032

ADAT ESTATE LLC
482 ARCADIA WAY
ROCKWALL, TX 75087

ADAT ESTATE LLC
482 ARCADIA WAY
ROCKWALL, TX 75087

ADAT ESTATE LLC
482 ARCADIA WAY
ROCKWALL, TX 75087

ADAT ESTATE LLC
482 ARCADIA WAY
ROCKWALL, TX 75087

EVOLVE ESTATES LLC
489 MONTEREY DRIVE
ROCKWALL, TX 75087

TREVINO BERTHA & LOUIS
4917 SAINT JAMES CT
MESQUITE, TX 75150

BAF ASSETS 5 LLC
5001 Plaza on the Lk Ste 200
Austin, TX 78746

RESIDENT
501 KERNODLE
ROCKWALL, TX 75087

HISTORIC OUR HOUSE-ROCKWALL LLC
501 Camp Creek Rd
Rockwall, TX 75087

RESIDENT
501 N ALAMO
ROCKWALL, TX 75087

RESIDENT
501 N GOLIAD
ROCKWALL, TX 75087

HERNANDEZ BLAS MEJIA AND ANA K
502 KERNODLE STREET
ROCKWALL, TX 75087

RESIDENT
502 N ALAMO
ROCKWALL, TX 75087

RESIDENT
502 N GOLIAD
ROCKWALL, TX 75087

SMITH MARY SUE
502 W RUSK ST
ROCKWALL, TX 75087

WOODARD CARL E ET UX
502 WILDWOOD TER
ROCKWALL, TX 75087

STRINGFELLOW HOLDINGS, LLC
5023 PARKVIEW PLACE
ADDISON, TX 75001

RESIDENT
503 N ALAMO
ROCKWALL, TX 75087

SEREGOW JAMES AND KATHLEEN
503 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
503 N GOLIAD ST
ROCKWALL, TX 75087

CONFIDENTIAL OWNER
504 N Alamo Rd
Rockwall, TX 75087

RESIDENT
504 N GOLIAD
ROCKWALL, TX 75087

NASH M CALVIN ETUX
504 WILDWOOD TER
ROCKWALL, TX 75087

RESIDENT
505 WILDWOOD TERRACE
ROCKWALL, TX 75087

TUCKER PAMELA
505 N ALAMO RD
ROCKWALL, TX 75087

RESIDENT
505 N GOLIAD
ROCKWALL, TX 75087

SOUTHERN ROOTS LLC
505 N GOLIAD STREET
ROCKWALL, TX 75087

SMITH ALAN E & JUDY ROPER SMITH
506 KERNODLE ST
ROCKWALL, TX 75087

LAYTON ERIC A AND APRIL L
506 N ALAMO
ROCKWALL, TX 75087

RESIDENT
506 N GOLIAD
ROCKWALL, TX 75087

HICKERSON JON D
506 WILDWOOD TER
ROCKWALL, TX 75087

RESIDENT
507 N GOLIAD
ROCKWALL, TX 75087

FLEMING HALLIE B
508 N ALAMO RD
ROCKWALL, TX 75087

ALTA VISTA BNB, LLC
519 E I30 PMB 422
ROCKWALL, TX 75087

RNDI COMPANIES INC
519 E INTERSATE 30 # 157
ROCKWALL, TX 75087

GRAY PEGGY JO
521 KATHY DR
MESQUITE, TX 75149

FANG PROPERTIES LLC
536 LOMA VISTA
HEATH, TX 75032

FANG PROPERTIES LLC
536 LOMA VISTA
HEATH, TX 75032

FANG PROPERTIES LLC
536 LOMA VISTA
HEATH, TX 75032

SIDDALL RYAN AND
TAYLOR GILSTRAP
5469 JEFFERSON DR
SACHSE, TX 75048

FRENCH MELISSA AND JACOB AARON
5582 YARBOROUGH DR
FORNEY, TX 75126

THE PRESERVE HOMEOWNERS ASSOCIATION INC
5763 STATE HIGHWAY 205 SUITE 102-B
ROCKWALL, TX 75032

STAR 2022 SFR3 BORROWER LP
591 WEST PUTNAM AVE
GREENWICH, CT 6830

GEN 39:2-6 LLC
599 BORDEAUX DRIVE
ROCKWALL, TX 75087

BROWN JONATHAN R & CHRISTY A
601 KERNODLE ST
ROCKWALL, TX 75087

RESIDENT
601 N ALAMO
ROCKWALL, TX 75087

ODOM JAY L & ALISON N
601 N Fannin St
Rockwall, TX 75087

ODOM JAY L AND ALISON N
601 N Fannin St
Rockwall, TX 75087

ODOM JAY & ALISON
601 N FANNIN ST
ROCKWALL, TX 75087

ODOM JAY L AND ALISON N
601 N Fannin St
Rockwall, TX 75087

GASKIN STEVE AND
MICHAEL FLANARY
602 KERNODLE STREET
ROCKWALL, TX 75087

CARDENAS CECILIO & CARMEN
602 N ALAMO ROAD
ROCKWALL, TX 75087

RESIDENT
602 N GOLIAD
ROCKWALL, TX 75087

CANUP DAVID & PATRICIA
602 W RUSK ST
ROCKWALL, TX 75087

HANSARD STANLEY E ETUX DALE
602 WILDWOOD LN
ROCKWALL, TX 75087

HAMILTON JOANN
603 N ALAMO RD
ROCKWALL, TX 75087

RESIDENT
603 N GOLIAD
ROCKWALL, TX 75087

RESIDENT
604 GOLIAD
ROCKWALL, TX 75087

FUNK TED FREDRICK AND REBECCA LYNN
604 KERNODLE
ROCKWALL, TX 75087

DOMINGUEZ, JOSE AND JOHANNA
604 N ALAMO RD
ROCKWALL, TX 75087

RESIDENT
604 N GOLIAD
ROCKWALL, TX 75087

KENDALL JESSICA
604 WILDWOOD LANE
ROCKWALL, TX 75087

RESIDENT
605 N ALAMO
ROCKWALL, TX 75087

POINTER PRICE
605 NAKOMA DR
ROCKWALL, TX 75087

MILLS WENDY K & MARC A
606 KERNODLE ST
ROCKWALL, TX 75087

WIGGINS BRIAN C
606 WILDWOOD LN
ROCKWALL, TX 75087

MULLINS CHRISTOPHER CHARLES AND ARYN ELISE
607 KERNODLE ST
ROCKWALL, TX 75087

JORDAN LARK & CAMERAN
608 Wildwood Ln
Rockwall, TX 75087

PEOPLES BILLY W JR
614 COVEY TRL
ROCKWALL, TX 75087

ROY LAWRENCE HANCE JR TRUST
ROY LAWRENCE HANCE JR- TRUSTEE
6946 SPERRY STREET
DALLAS, TX 75214

CASTRO MICHAEL AND RENE
700 WINDSONG LN
ROCKWALL, TX 75087

CTC TEXAN PROPERTIES LLC
7005 Chase Oaks Blvd Ste 180
Plano, TX 75025

SMITH G DAVID
702 N GOLIAD ST
ROCKWALL, TX 75087

DEBORAH C WINES FAMILY TRUST
DEBORAH C WINES - TRUSTEE
7025 Spanish Oaks Dr
North Richland Hills, TX 76182

TIBBETTS ELAINE
703 KERNODLE ST
ROCKWALL, TX 75087

RESIDENT
703 N ALAMO RD
ROCKWALL, TX 75087

RESIDENT
703 N ALAMO RD
ROCKWALL, TX 75087

REYNOLDS RACHEL AND WAYNE MARK
703 NORTH GOLIAD STREET
ROCKWALL, TX 75087

J-PEG PROPERTIES LLC
704 N GOLIAD
ROCKWALL, TX 75087

J-PEG PROPERTIES LLC
704 N GOLIAD
ROCKWALL, TX 75087

2021 B L GRAVES REVOCABLE TRUST
BRYAN JOSEPH GRAVES & LAUREN CHRISTINE GRAVES - TRUSTEES
705 KERNODLE ST
ROCKWALL, TX 75087

RESIDENT
705 N ALAMO RD
ROCKWALL, TX 75087

RESIDENT
705 N GOLIAD ST
ROCKWALL, TX 75087

RESIDENT
706 N ALAMO
ROCKWALL, TX 75087

CALABRESE CORINNA RAE
707 N ALAMO RD
ROCKWALL, TX 75087

RESIDENT
708 N ALAMO
ROCKWALL, TX 75087

RESIDENT
710 N ALAMO
ROCKWALL, TX 75087

RECSA 911 NORTH GOLIAD STREET SERIES
750 Justin Rd
Rockwall, TX 75087

BRUCE LIVING TRUST
DANA GLENN BRUCE & JEANNE L BRUCE- TRUSTEES
757 AVALON DR
HEATH, TX 75032

CHRISTENSEN VALERIE
801 N GOLIAD
ROCKWALL, TX 75087

GUEVARA CARLOS & MONICA A
802 N ALAMO RD
ROCKWALL, TX 75087

RESIDENT
802 N GOLIAD
ROCKWALL, TX 75087

MASON MARK S & TAMARA M
802 POTOMAC DRIVE
ROCKWALL, TX 75087

JOHNSON BRADLEY K AND GINGER M
803 KERNODLE ST
ROCKWALL, TX 75087

KUCERA TIMOTHY M
803 N ALAMO RD
ROCKWALL, TX 75087

RESIDENT
803 N GOLIAD ST
ROCKWALL, TX 75087

CONSELMAN EQUITIES LLC
804 N GOLIAD STREET
ROCKWALL, TX 75087

BUSHNELL MICHAEL S & TIFFANIE C
805 KERNODLE ST
ROCKWALL, TX 75087

NAVARRO FRANCISCO OCHOA AND
MELISSA ANN REDD
805 N ALAMO RD
ROCKWALL, TX 75087

ORTIZ ENRIQUE AROZLA
805 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
806 N GOLIAD
ROCKWALL, TX 75087

RESIDENT
807 N ALAMO RD
ROCKWALL, TX 75087

MEJIA JULIO & MARIA R
807 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
807 N GOLIAD
ROCKWALL, TX 75087

LEMMON LANDON &
CAITLIN WALKER
808 N ALAMO RD
ROCKWALL, TX 75087

RESIDENT
808 N GOLIAD
ROCKWALL, TX 75087

GARY DENNIS AND DIANNE
809 COUNTY CLUB DRIVE
HEATH, TX 75032

MARTINEZ RAQUEL P
809 N GOLIAD ST
ROCKWALL, TX 75087

SWIERCINSKY LEXUS M
810 N ALAMO RD
ROCKWALL, TX 75087

RESIDENT
810 N GOLIAD
ROCKWALL, TX 75087

AOUN PIERRE E
811 N GOLIAD ST
ROCKWALL, TX 75087

RESIDENT
812 N ALAMO
ROCKWALL, TX 75087

RESIDENT
812 N GOLIAD
ROCKWALL, TX 75087

CAIN JAMES O
815 N ALAMO RD
ROCKWALL, TX 75087

CAIN JAMES O
815 N ALAMO RD
ROCKWALL, TX 75087

STEPHEN PRAMELA AND STEPHEN JOHN
818 POTOMAC DR
ROCKWALL, TX 75087

AIBKHANOV ASHOT AND JOLI RASHID
834 POTOMAC DR
ROCKWALL, TX 75087

MCCULLEY LIVING TRUST
DARREN WAYNE MCCULLEY & MICHELE JUNE
MCCULLEY - CO-TRUSTEES
837 POTOMAC DR
ROCKWALL, TX 75087

KUNJACHEN BLESSY AND SHIBU
852 POTOMAC DRIVE
ROCKWALL, TX 75087

MAYTAK LINA & MARK HILSTAD
853 POTOMAC DRIVE
ROCKWALL, TX 75087

PALMER WINDY E AND DONALD L
868 POTOMAC DRIVE
ROCKWALL, TX 75087

WARDELL JAKE P AND MEREDITH K
880 SHORES BLVD
ROCKWALL, TX 75087

DE LOS SANTOS JENNIFER MENCHACA &
ARMANDO GUADALUPE
901 N ALAMO RD
ROCKWALL, TX 75087

CROWDER GERALDINE
901 N FANNIN ST
ROCKWALL, TX 75087

ASHMOREX2 LLC
902 N GOLIAD ST
ROCKWALL, TX 75087

EAGLE SEIKI SALES LTD
C/O ELIZABETH BURKS
902 PALO PINTO ST
WEATHERFORD, TX 76086

MOMSEN KIMBERLY
903 N ALAMO ROAD
ROCKWALL, TX 75087

HEMPHILL REBECCA AND TODD
903 NORTH FANNIN STREET
ROCKWALL, TX 75087

RESIDENT
904 N GOLIAD ST
ROCKWALL, TX 75087

HAM JOSHUA L
905 N ALAMO RD
ROCKWALL, TX 75087

RESIDENT
905 N GOLIAD
ROCKWALL, TX 75087

RESIDENT
905 N WEST ST
ROCKWALL, TX 75087

WILLIAMS RICKY AND ELIZABETH
906 N ALAMO RD
ROCKWALL, TX 75087

WILLIAMS RICKY AND ELIZABETH
906 N ALAMO RD
ROCKWALL, TX 75087

TCB CONSTRUCTION GROUP LLC
MANNY LOZANO
906 N GOLIAD ST
ROCKWALL, TX 75087

BRIONES RONALD AND THERESA
906 N WEST
ROCKWALL, TX 75087

RESIDENT
907 N GOLIAD ST
ROCKWALL, TX 75087

JC GAERLAN LLC
907 NORTH ALAMO ROAD
ROCKWALL, TX 75087

PIERCE CAROLYN AND RUSSELL DAVID
908 N Alamo Rd
Rockwall, TX 75087

HEAVENLY HANDS BIRTHING CENTER PLLC
908 N GOLIAD ST
ROCKWALL, TX 75087

MARTINKUS NICOLE
908 N WEST ST
ROCKWALL, TX 75087

MOLINA JOE C II
909 N ALAMO
ROCKWALL, TX 75087

RESIDENT
909 N GOLIAD
ROCKWALL, TX 75087

MCFADIN SARA TERESA
909 N WEST STREET
ROCKWALL, TX 75087

ZAVALA VICTOR V
910 N ALAMO RD
ROCKWALL, TX 75087

PERRY RUBY DELL
910 N WEST ST
ROCKWALL, TX 75087

WHITE TIMOTHY E
9104 PRIVATE ROAD 2325
TERRELL, TX 75160

LEWIS BEN
911 N ALAMO
ROCKWALL, TX 75087

RESIDENT
911 N GOLIAD
ROCKWALL, TX 75087

JONES PAMELA J
912 N ALAMO RD
ROCKWALL, TX 75087

RESIDENT
912 N GOLIAD
ROCKWALL, TX 75087

RESIDENT
913 N ALAMO RD
ROCKWALL, TX 75087

ROGERS JOSHUA WAYNE & EMELIA &
DAVIS JOHN DANIEL & EMELIA SUZANNE
915 N ALAMO RD
ROCKWALL, TX 75087

RESIDENT
915 N GOLIAD
ROCKWALL, TX 75087

RESIDENT
917 N ALAMO
ROCKWALL, TX 75087

RESIDENT
917 N GOLIAD
ROCKWALL, TX 75087

RESIDENT
918 N ALAMO
ROCKWALL, TX 75087

RESIDENT
919 N ALAMO
ROCKWALL, TX 75087

RESIDENT
919 N GOLIAD
ROCKWALL, TX 75087

BLOCK AMY AND TRAVIS
921 N Alamo Rd
Rockwall, TX 75087

BARRY BARBARA
922 N ALAMO RD
ROCKWALL, TX 75087

HUDSON SHELI O
923 N ALAMO
ROCKWALL, TX 75087

CHAVEZ ENRIQUE
923 N GOLIAD ST
ROCKWALL, TX 75087

RESIDENT
924 N ALAMO
ROCKWALL, TX 75087

CRAWFORD JUANITA LIFE ESTATE AND
MICHAEL CRAWFORD
925 N ALAMO
ROCKWALL, TX 75087

RESIDENT
925 N GOLIAD
ROCKWALL, TX 75087

TAILLAC JEAN ANTHONY
944 CHAD WAY
ROCKWALL, TX 75087

RICE JOSHUA M
947 CHAD WAY
ROCKWALL, TX 75087

PRINGLE PHYLLIS M
948 CHAD WAY
ROCKWALL, TX 75087

CORENO FRANCISCO R
951 CHAD WAY
ROCKWALL, TX 75087

BRUMIT COURTNEY M AND DARREN D
952 CHAD WAY
ROCKWALL, TX 75087

MCCROSKEY DEE DEE RAYE
955 CHAD WAY
ROCKWALL, TX 75087

ALLEN MARK C AND
DONNA K BOYD
956 CHAD WAY
ROCKWALL, TX 75087

LEFTEROV MARTIN AND
JESSICA LADD
960 CHAD WAY
ROCKWALL, TX 75087

TO TUAN QUOC
964 CHAD WAY
ROCKWALL, TX 75087

JENSEN MIKEL K & MICHELLE
968 CHAD WAY
ROCKWALL, TX 75087

WILCOX GORDON RICHARD AND GINGER R
974 CHAD WAY
ROCKWALL, TX 75087

RESIDENT
975 N ALAMO
ROCKWALL, TX 75087

LOWRY BRENDA
978 CHAD WAY
ROCKWALL, TX 75087

CLARK RYAN W & AMY B
982 CHAD WAY
ROCKWALL, TX 75087

GIBSON MONTE ROY & BELINDA K
986 CHAD WAY
ROCKWALL, TX 75087

SCHMIDT STEVEN R AND CORINNA A
990 CHAD WAY
ROCKWALL, TX 75087

RESIDENT
993 HOLLI LN
ROCKWALL, TX 75087

GAFFNEY BRIAN & HOPE
994 CHAD WAY
ROCKWALL, TX 75087

INGLE RHONDA NELL DOOLEY
995 HOLLI LN
ROCKWALL, TX 75087

RAWLINS DAN AND MERRIANNE
997 HOLLI LN
ROCKWALL, TX 75087

GAFFNEY RICHARD BENNETT AND MARY ANNE
998 CHAD WAY
ROCKWALL, TX 75087

MESSENGER BARNARD A & BONNIE
998 HOLLI LN
ROCKWALL, TX 75087

NELSON MICHAEL D
999 HOLLI LN
ROCKWALL, TX 75087

COUNTY OF ROCKWALL
COURTHOUSE
ROCKWALL, TX 75087

BOWEN JAMES A
P.O. BOX 385
CADDO MILLS, TX 75135

K'S ADVERTISING DALLAS INC THE
PO BOX 1238
ROCKWALL, TX 75087

BUTCHER MELVIN R
PO BOX 147
QUINLAN, TX 75474

CFPC INVESTMENTS LLC
PO BOX 1731
MARBLE FALLS, TX 78654

CONSELMAN EQUITIES LLC
PO BOX 2284
ROCKWALL, TX 75087

CONSELMAN EQUITIES LLC
PO BOX 2284
ROCKWALL, TX 75087

ROCK N' ROLL REALTY LLC
PO BOX 2571
ROCKWALL, TX 75087

WOMEN IN NEED INC
PO BOX 349
GREENVILLE, TX 75403

MILE HIGH BORROW 1 LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

LAND HEADQUARTERS COMPANY INC
C/O FAIR ROAD PROPERTIES INC
PO BOX 69
KEY BISCAYNE, FL 33149

RUTH DOWER LIVING TRUST DATED JUNE 3, 2014
RUTH DOWER TRUSTEE
PO BOX 871239
MESQUITE, TX 75187

PUBLIC NOTICE

CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

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

Z2025-010: Zoning Change from AG to GR

Hold a public hearing to discuss and consider a request by Price Pointer of TCB Construction on behalf of Jay Odom for the approval of a *Zoning Change* amending Planned Development District 50 (PD-50) [*Ordinance No. 25-07*] to incorporate an additional 1.65-acre parcel of land within the district being a 22.19-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: [*1*] Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, [*2*] Single-Family 7 (SF-7) District, and [*3*] Downtown (DT) District, situated within the North Goliad Corridor Overlay (NGC OV) District and the Old Town Rockwall (OTR) Historic District, generally located along N. Goliad Street [*SH-205*], north of Olive Street and south of Live Oak Street, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, March 11, 2025 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, March 17, 2025 2025 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

Ryan Miller
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

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

Your comments must be received by *Monday, March 17, 2025 at 4:00 PM* to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

MORE INFORMATION ON THIS CASE CAN BE FOUND AT: https://sites.google.com/site/rockwallplanning/development/development-cases

PLEASE RETURN THE BELOW FORM

Case No. Z2025-010: Zoning Change from AG to GR

Please place a check mark on the appropriate line below:

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

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

Name:

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

From: Carol Crow
To: Miller, Ryan
Subject: Fwd: J Odom Zoning Request
Date: Wednesday, March 5, 2025 10:55:13 PM

Dear Ryan,

I am writing in support of Jay Odom's Zoning Request change to Residential Office for his 1.6 acres of property located between N. Goliad and N. Fannin Streets, and north of Olive St. Case # Z 2025-010.

Since the property abuts Bin 303, a commercial business, and also the houses facing N. Goliad Streets that are currently zoned Residential Office, I believe that Residential Office Zoning is a natural zoning change for this property also.

I have seen the transformation of the many properties Jay has owned and renovated in Old Town. I have all the confidence in the world that this project will blend in with the surroundings of our Downtown and Old Town, while being a charming asset to the area.

Sincerely,

Carol Crow
504 Williams St.
Rockwall, Tx.

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ZONING & SPECIFIC USE PERMIT
INFORMATION FORM

CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

CASE NUMBER Z2025-010

PLEASE PLACE A CHECK MARK ON THE APPROPRIATE LINE BELOW.

- ☑ I am in favor of the request
- ☐ I am in opposition of the request

NAME Caprice Michelle

ADDRESS 240 Willowcrest, Rockwall, TX, 75032, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

Approved

PLEASE CHECK ALL THAT APPLY.

- ☑ I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☐ I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☐ I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☐ I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☐ Other:

HOW DID YOU HEAR ABOUT THIS ZONING OR SPECIFIC USE PERMIT (SUP) REQUEST?

- ☑ I received a property owner notification in the mail
- ☐ I read about the request on the City's website
- ☐ I saw a zoning sign on the property
- ☐ I read about the request in the Rockwall Herald Banner
- ☐ My neighbors told me about the request
- ☐ Other:

From: Joe Wimpee
To: Miller, Ryan
Subject: Case# Z2025-010- Rezoning Request by Applicant Price Pointer for Jay Odom, Downtown Rockwall, T
Date: Friday, March 7, 2025 1:11:19 PM

Hello,

I am writing to show my support for this property to be rezoned as PD50. I feel it is the best and least impactful zoning for this land. It makes sense to extend the adjacent PD50 and will have the least impact on the area. I think a few architecturally appropriate offices is a much better choice than several rent houses, as it could certainly end up being. The DT zoning on a part of this land up for rezoning could be even more of a negative impact on the area, and that is already zoned DT. I am located at 105 W Kaufman St, downtown, and am within 500 feet of the property in question.

Thank you and please contact me with any questions.

Joe Wimpee
972-771-8051

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PUBLIC NOTICE

CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

CORRECTED NOTICE 02/24/2025

Property Owner and/or Resident of the City of Rockwall:

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

Z2025-010: Amendment to PD-50

Hold a public hearing to discuss and consider a request by Price Pointer of TCB Construction on behalf of Jay Odom for the approval of a *Zoning Change* amending Planned Development District 50 (PD-50) [*Ordinance No. 25-07*] to incorporate an additional 1.65-acre parcel of land within the district being a 22.19-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: [*1*] Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, [*2*] Single-Family 7 (SF-7) District, and [*3*] Downtown (DT) District, situated within the North Goliad Corridor Overlay (NGC OV) District and the Old Town Rockwall (OTR) Historic District, generally located along N. Goliad Street [*SH-205*], north of Olive Street and south of Live Oak Street, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, March 11, 2025 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, March 17, 2025 2025 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

Ryan Miller
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

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

Your comments must be received by *Monday, March 17, 2025 at 4:00 PM* to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

MORE INFORMATION ON THIS CASE CAN BE FOUND AT: https://sites.google.com/site/rockwallplanning/development/development-cases

PLEASE RETURN THE BELOW FORM

Case No. Z2025-010: Amendment to PD-50

Please place a check mark on the appropriate line below:

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

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

Adding to economic development of Rockwall in general & the downtown Rockwall area PD-50 specifically is a good thing for our quality of life & taxes for the city & should be permitted

Name: Stuart Meyers

Address: 506 N. Goliad Rockwall

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

From: JAMES AND KATHLEEN SEREGOW
To: Planning; JAMES AND KATHLEEN SEREGOW
Subject: Case Number: Z2025-010
Date: Saturday, March 8, 2025 8:53:14 AM

Dear Planning Department:
Our residence is at 503 N Fannin St, Rockwall Historic District. We are opposed to the request from AG to GR zoning change behind our home. We would like to speak to the Planning and Zoning Commission at the public hearing on Tuesday, March 11, 2025 at 6:00 pm. It is our understanding that the property in question would change from residential to PD-50 if approved. Of the 3 properties adjacent to this parcel, our home would be impacted the most.
Thank you,
Jim & Kathy Seregow
425-301-6076

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PLEASE RETURN THE BELOW FORM

Case No. Z2025-010: Zoning Change from AG to GR

Please place a check mark on the appropriate line below:

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

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

Need turn lane for the whole distance of Hwy 205. Too much traffic to get out of neighborhood

Name: Michele + Mikel Jensen

Address: 9168 Chadway Rockwall Tx 75087

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

Jay Odom

601 N Fannin St

Rockwall, TX 75087

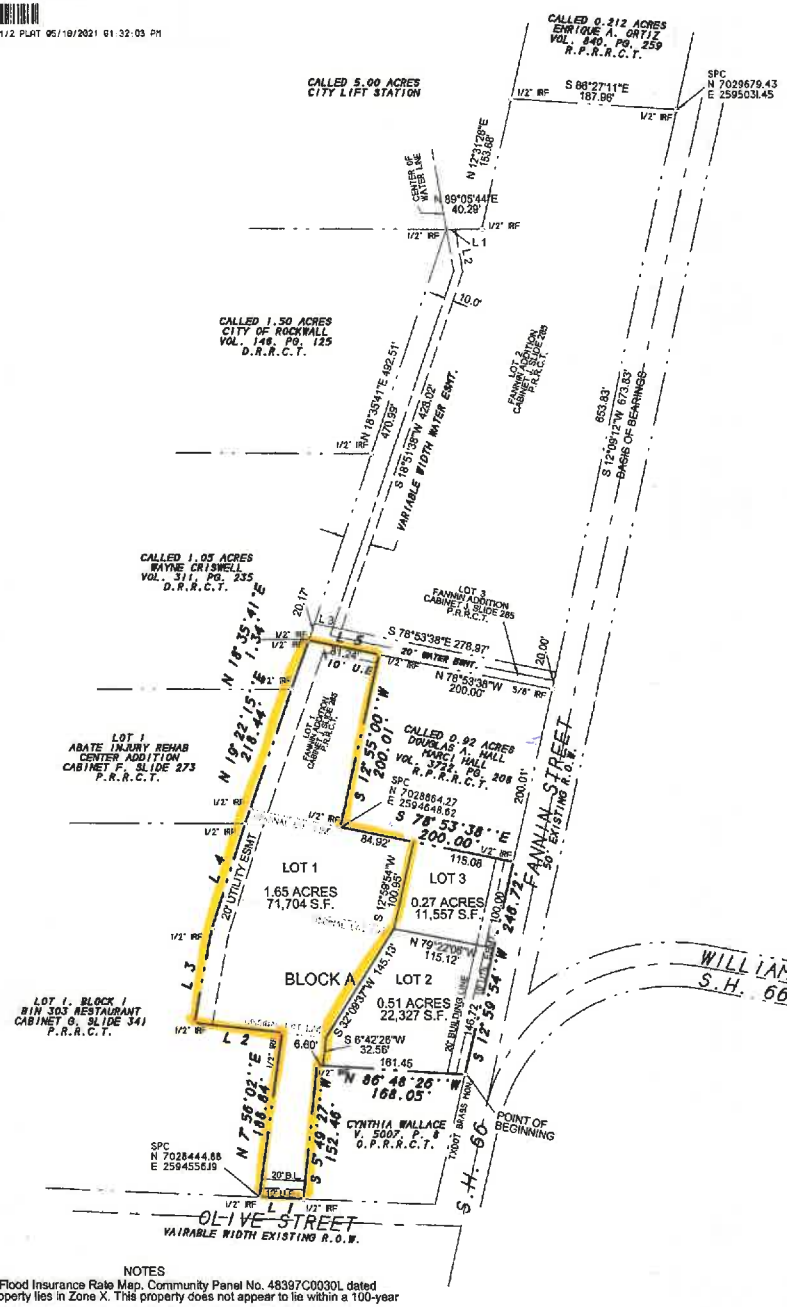
This letter is in regard to the zoning change request on my property off on Olive St in the downtown area of Rockwall. This property is surrounded by commercial properties including shops, restaurants and offices to the West and South. I would like to build offices on this land. I would like to build them in the historic, bungalow/frame style, which would compliment the area well. There are many examples of these type of offices throughout downtown and the North Goliad corridor. I live on property connected to this land, so it is important for me to protect the area which I care about very much. I spent six years on the Rockwall Historic Preservation Advisory Board protecting our downtown area. I believe offices on this property help protect the area from any type of high density type development which could ruin the historic integrity of my neighborhood.

Thank you for your consideration.



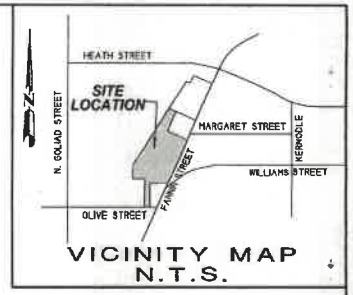
Jay Odom

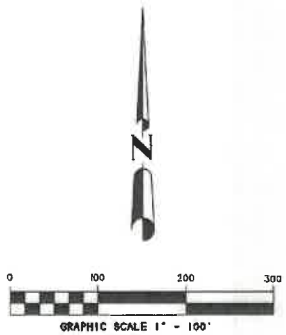
20210000013188 1/2 PLAT 05/10/2021 01:32:03 PM



VARIABLE WIDTH EASEMENT LINE TABE		
Line	Bearing	Distance
1	N 89°05'44"E	10.27'
2	S 10°13'14"E	48.32'
3	N 78°53'38"W	31.25'

BOUNDARY LINE TABLE		
Line	Bearing	Distance
1	N 87°53'14"W	49.97'
2	N 84°00'06"W	100.00'
3	N 10°32'01"E	108.67'
4	N 17°49'48"E	124.29'
5	S 78°53'38"E	61.24'





NOTES

1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0030L dated SEPT 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.

2) BEARING SOURCE: CITY OF ROCKWALL CONTROL MONUMENT SYSTEM.

3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."

4) Property owner shall be responsible for maintenance, repair, and reconstruction of drainage systems on-site.

FINAL PLAT

LOTS 1, 2 & 3, BLOCK A
OLIVE-FANNIN ADDITION

2.42 ACRES OR 105,589 S.F.
(3 LOTS)

BEING A REPLAT OF
LOT 1, BLOCK A, FANNIN ADDITION
LOTS A, B-1 & D-1, BLOCK 122 B.F. BOYDSTON

B. F. BOYDSTON SURVEY, ABSTRACT NO. 14
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 1 OF 2

OWNER:
JAY ODOM
ALISON ODOM
405 N. FANNIN STREET
ROCKWALL, TEXAS 75087



SURVEY DATE APRIL 27, 2021
SCALE 1" = 100' FILE # 20120458RP
CLIENT ODOM

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, Jay Odom and Alison Odom, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the B.F. BOYDSTUN SURVEY, ABSTRACT NO. 14, City of Rockwall, Rockwall County, Texas, and being Lot 1, Block A, Fannin Addition, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet J, Slide 285 of the Plat Records of Rockwall, County, Texas, and being all of those tracts of land as described in a Warranty deed from Cedo Rakich and Julia Rakich to Jay Odom and Alison Odom, as recorded in Document no. 20140000005613 of and Volume 7190, Page 296 of the Official Public Records of Rockwall County, Texas, and all of a tract of land as described in a Warranty deed from Polly Redden to Jay Odom and Alison Odom, as recorded in Document no. 20150000014075 of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a TXDOT brass disk monument found for corner in the west right-of-way line of N. Fannin Street, said point being at the southeast corner of said Rakich to Odom tract per Document no. 20150000014075 and at the northeast corner of a tract of land as described in a Warranty deed from Ronald D. Austin to Cynthia Wallace, as recorded in Volume 5007, Page 8 of the Official Public Records of Rockwall County, Texas;

THENCE N. 86 deg. 48 min. 26 sec. W. along the north boundary line of said Wallace tract, a distance of 186.05 feet to a 1/2" iron rod found for corner;

THENCE S. 05 deg. 49 min. 27 sec. W. a distance of 152.48 feet to a 1/2" iron rod found for corner in the north right-of-way line of Olive Street;

THENCE N. 87 deg. 53 min. 14 sec. W. along the north line of Olive Street, a distance of 49.97 feet to a 1/2" iron rod found for corner;

THENCE N. 07 deg. 56 min. 02 sec. E. a distance of 188.84 feet to a 1/2" iron rod found for corner;

THENCE N. 84 deg. 00 min. 06 sec. W. a distance of 100.00 feet to a 1/2" iron rod found for corner;

THENCE N. 10 deg. 32 min. 01 sec. E. a distance of 108.67 feet to a 1/2" iron rod found for corner;

THENCE N. 17 deg. 49 min. 48 sec. E. a distance of 124.29 feet to a 1/2" iron rod found for corner;

THENCE N. 19 deg. 22 min. 15 sec. E. a distance of 218.44 feet to a 1/2" iron rod found for corner;

THENCE N. 18 deg. 35 min. 41 sec. E. a distance of 1.34 feet to a 1/2" iron rod found for corner at the northwest corner of Lot 1;

THENCE S. 78 deg. 53 min. 38 sec. E. a distance of 81.24 feet to a 1/2" iron rod found for corner at the northeast corner of Lot 1;

THENCE S. 12 deg. 55 min. 00 sec. W. a distance of 200.01 feet to a 1/2" iron rod found for corner at the southeast corner of said Lot 1;

THENCE S. 78 deg. 53 min. 38 sec. E. a distance of 200.00 feet to a 1/2" iron rod found for corner in the west right-of-way line of N. Fannin Street;

THENCE S. 12 deg. 56 min. 54 sec. W. along said right-of-way line, a distance of 246.72 feet to the POINT OF BEGINNING and containing 105,589 square feet or 2.42 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as LOTS 1, 2 & 3, BLOCK A, OLIVE-FANNIN 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 further certify that all other parties who have a mortgage or lien interest in LOTS 1, 2 & 3, BLOCK A, OLIVE-FANNIN ADDITION, have been notified and signed this plat.

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 th eir 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, maint aining, 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 Roc kwall 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, sto rm 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 an d/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 p rogress 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.

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

JAY ODOM

ALISON ODOM

Filed and Recorded
Official Public Records
Jennifer Fogg, County Clerk
Rockwall County, Texas
05/19/2021 01:32:03 PM
$100.00
20210000013106

COPY

NOTE: 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 representa tion, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, as required under Ordinance 83-54.

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared JAY ODOM 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 17 day of May, 2021

Notary Public in and for the State of Texas

My Commission [redacted]

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared ALISON ODOM 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 17 day of May, 2021.

Notary Public in and for the State of Texas

My [redacted]

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, 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.

Harold D. Fetty, III
Registered Professional Land Surveyor No. 5034

STATE OF TEXAS
REGISTERED
HAROLD D. FETTY III
5034
PROFESSIONAL
LAND SURVEYOR

APPROVED

I hereby certify that the above and foregoing plat of LOTS 1, 2 & 3, BLOCK A, OLIVE-FANNIN ADDITION, an addition to the City of Rockwall, Texas, was approved by the City Planning Director of the City of Rockwall on the 18 day of May, 2021.

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.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

WITNESS OUR HANDS, this 18 day of May, 2021

Director of Planning & Zoning

Amy Williams, P.E.
City Engineer

FINAL PLAT

LOTS 1, 2 & 3, BLOCK A OLIVE-FANNIN ADDITION

2.42 ACRES OR 105,589 S.F.
(3 LOTS)

BEING A REPLAT OF
LOT 1, BLOCK A, FANNIN ADDITION
LOTS A, B-1 & D-1, BLOCK 122 B.F. BOYDSTON

B. F. BOYDSTON SURVEY, ABSTRACT NO. 14
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

OWNER:
JAY ODOM
ALISON ODOM
405 N. FANNIN STREET
ROCKWALL, TEXAS 75087

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SYMBOL LEGEND

SURVEY DATE APRIL 27, 2021
SCALE 1" = 100' FILE # 20120458P
CLIENT ODOM

CITY CASE P2021-021





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. 25-07*] 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 1.65-ACRE PARCEL OF LAND INTO THE DISTRICT BEING A 22.19-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 from Price Pointer of TCB Construction, on behalf of Jay Odom, requesting the approval of an amendment to Planned Development District 50 (PD-50) [*Ordinance No. 25-07*] for the purpose of incorporating an additional 1.65-acre parcel of land into the district being a 22.19-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. 25-07*] 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. 25-07*;

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;

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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 7TH DAY OF APRIL, 2025.

_____

Trace Johannesen, *Mayor*

ATTEST:

_____

Kristy Teague, *City Secretary*

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APPROVED AS TO FORM:

_____

Frank J. Garza, *City Attorney*

1st Reading: March 17, 2025

2nd Reading: April 7, 2025

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EXHIBIT 'A':
Legal Description

BEING 22.19 acres of land situated in Abstract 146, S.S. McCurry Survey and 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 northeast corner of Block A, Lot 1 of the Isaac Pena Addition (925 N. Goliad St.), or Texas State Plane Coordinates E 2,594,247.540', N 7,030,896.557' (Grid);

1 ***THENCE*** South 00°-15'-13" West, along the West Right of Way of North Goliad Street, a distance of 212.01 feet for a corner;
2 ***THENCE*** North 89°-29'-21" East, continuing along the West Right of Way of North Goliad Street, a distance of 9.348 feet for a corner;
3 ***THENCE*** South 00°-42'-57" West, a distance of 100.01 feet for a point;
4 ***THENCE*** South 01°-05'-44" West, a distance of 103.776 feet for a point;
5 ***THENCE*** South 00°-53'-50" West, a distance of 106.804 feet for a point;
6 ***THENCE*** South 01°-53'-06" West, a distance of 80.307 feet for a corner;
7 ***THENCE*** North 89°-29'-23" East, crossing North Goliad Street to the Southwestern corner of the North Towne Addition, a distance of 54.443 feet for a point;
8 ***THENCE*** North 88°-39'-12" East, along the North property line of Lot 3 of the Austin Addition, distance of 92.607 feet for a point;
9 ***THENCE*** North 88°-26'-16" East, a distance of 59.875 feet for a point;
10 ***THENCE*** North 88°-40'-43" East, a distance of 67.521 feet for a corner;
11 ***THENCE*** South 00°-44'-24" East, along the East property line of Lot 3 of the Austin Addition, a distance of 37.417 feet for a point;
12 ***THENCE*** South 01°-50'-12" East, a distance of 41.682 feet for a point;
13 ***THENCE*** South 01°-42'-25" East, a distance of 70.308 feet for a point;
14 ***THENCE*** South 01°-25'-05" West, a distance of 16.294 feet for a point;
15 ***THENCE*** South 02°-24'-05" West, a distance of 64.26 feet for a point;
16 ***THENCE*** South 01°-55'-17" West, a distance of 61.135 feet for a point;
17 ***THENCE*** North 86°-53'-45" West, a distance of 2.769 feet for a point;
18 ***THENCE*** South 01°-28'-03" East, a distance of 139.26 feet for a corner;
19 ***THENCE*** South 88°-34'-56" West, a distance of 26.08 feet for a corner;
20 ***THENCE*** South 00°-34'-11" West, crossing Heath Street, a distance of 32.761 feet for a point;
21 ***THENCE*** South 00°-43'-05" West, a distance of 101.948 feet for a point;
22 ***THENCE*** South 00°-23'-39" West, a distance of 88.33 feet for a point;
23 ***THENCE*** South 00°-20'-35" West, a distance of 92.791 feet for a point;
24 ***THENCE*** North 89°-28'-33" East, a distance of 3.192 feet for a point;
25 ***THENCE*** South 00°-27'-32" East, a distance of 82.208 feet for a point;
26 ***THENCE*** South 00°-20'-15" West, a distance of 57.808 feet for a point;
27 ***THENCE*** South 00°-18'-02" East, a distance of 106.852 feet for a corner;
28 ***THENCE*** North 89°-54'-16" East, along the North property line of Block 123, Lot F of the BF Boydstun Addition, a distance of 218.38 feet for a corner;
29 ***THENCE*** South 18°-44'-34" West, along the East property line of Block 123, Lot F of the BF Boydstun Addition, a distance of 237.657 feet for a corner;
30 ***THENCE*** North 38°-55'-51" East, a distance of 1.766 feet for a point;
31 ***THENCE*** South 79°-50'-00" East, a distance of 81.423 feet for a corner;
32 ***THENCE*** South 12°-54'-58" West, a distance of 200.01 feet for a corner;
33 ***THENCE*** South 80°-26'-27" East, a distance of 85.162 feet for a corner;
34 ***THENCE*** South 12°-49'-45" West, a distance of 100.827 feet for a point;
35 ***THENCE*** South 31°-59'-28" West, a distance of 144.954 feet for a point;
36 ***THENCE*** South 03°-33'-21" East, a distance of 30.835 feet for a point;
37 ***THENCE*** North 80°-23'-28" West, a distance of 6.6 feet for a corner;
38 ***THENCE*** South 07°-38'-23" West, a distance of 155.583 feet for a corner;
39 ***THENCE*** South 89°-15'-33" West, along the North Right of Way of Olive Street, a distance of 49.727 feet for a corner;
40 ***THENCE*** North 04°-15'-36" East, a distance of 190.176 feet for a corner;
41 ***THENCE*** North 84°-16'-51" West, a distance of 89.8 feet for a corner;

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ORDINANCE
05-19-2025

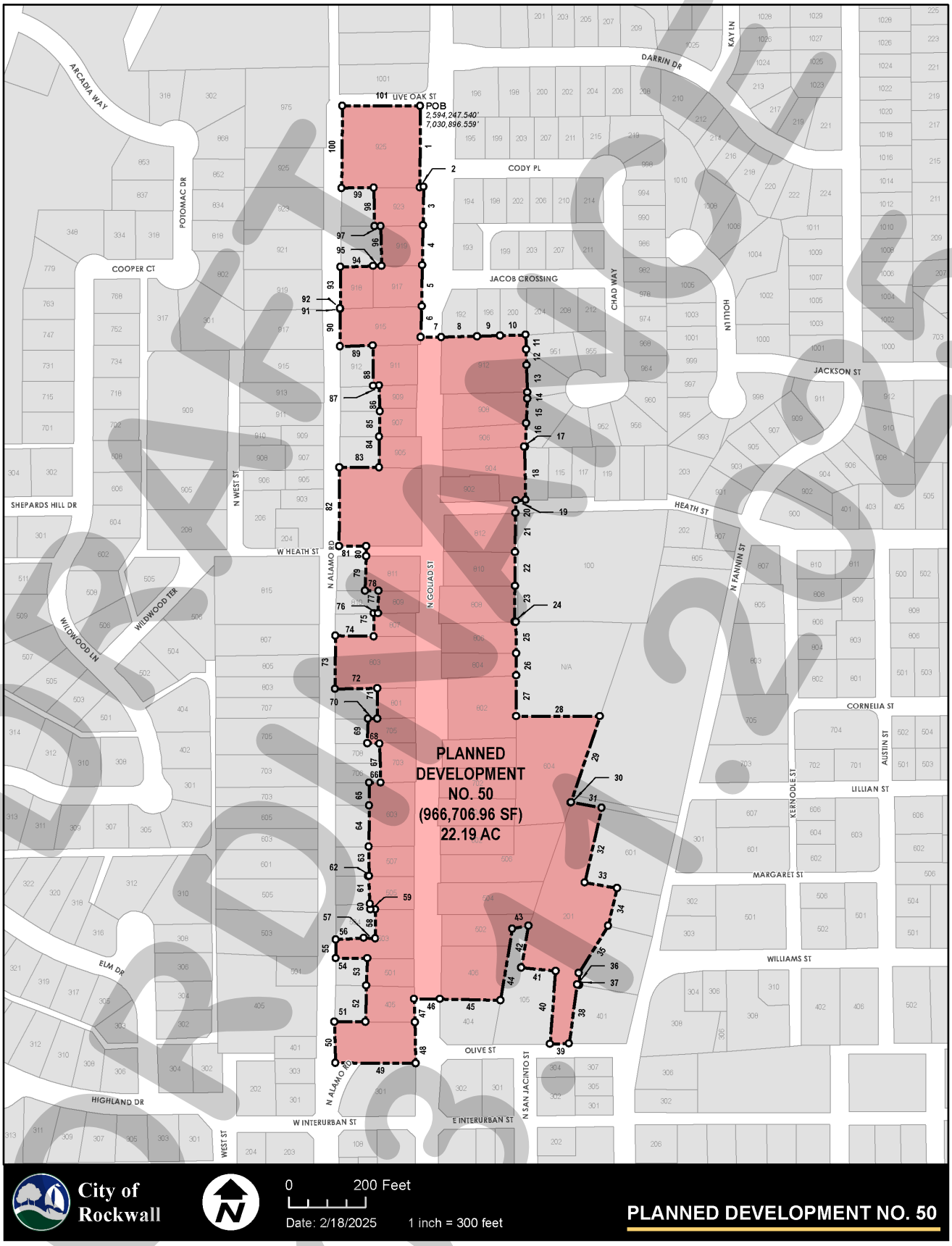
THENCE North 09°-43'-09" East, a distance of 111 feet for a corner;
THENCE South 79°-25'-20" West, a distance of 42.84 feet for a corner;
THENCE South 09°-15'-34" West, a distance of 188.846 feet for a corner;
THENCE North 88°-58'-49" West, a distance of 159.029 feet for a point;
THENCE North 89°-54'-24" West, crossing North Goliad Street, a distance of 66.081 feet for a corner;
THENCE South 01°-22'-36" East, along the West Right of Way of North Goliad Street, a distance of 60.108 feet for a point;
THENCE South 01°-09'-56" East, a distance of 107.267 feet for a corner;
THENCE North 89°-38'-32" West, along the North property line of Block A, Lot1 of the Dirkse Addition, a distance of 208.802 feet for a corner;
THENCE North 01°-34'-14" West, along the East Right of Way of North Alamo Road, a distance of 107.015 feet for a corner;
THENCE South 89°-48'-28" East, a distance of 81.111 feet for a corner;
THENCE North 01°-01'-35" East, a distance of 94.583 feet for a point;
THENCE North 02°-11'-56" East, a distance of 70.566 feet for a corner;
THENCE North 89°-29'-36" West, a distance of 82.39 feet for a corner;
THENCE North 00°-20'-39" East, a distance of 48.38 feet for a corner;
THENCE North 86°-48'-58" East, a distance of 73.1 feet for a point;
THENCE South 88°-56'-56" East, a distance of 30.19 feet for a corner;
THENCE North 00°-05'-56" West, following along property lines, a distance of 75.328 feet for a corner;
THENCE South 89°-41'-11" West, a distance of 13.306 feet for a corner;
THENCE North 01°-43'-14" West, a distance of 14.259 feet for a point;
THENCE North 03°-42'-44" West, a distance of 72.701 feet for a corner;
THENCE South 88°-32'-39" East, a distance of 2.44 feet for a corner;
THENCE North 00°-38'-31" West, a distance of 77.321 feet for a point;
THENCE North 00°-44'-24" East, a distance of 106.811 feet for a point;
THENCE North 00°-04'-02" West, a distance of 58.427 feet for a corner;
THENCE North 88°-36'-34" East, a distance of 29.61 feet for a corner;
THENCE North 01°-35'-35" West, a distance of 102.087 feet for a corner;
THENCE North 89°-07'-40" West, a distance of 31.895 feet for a corner;
THENCE North 01°-15'-26" East, a distance of 64.198 feet for a corner;
THENCE North 89°-16'-05" East, a distance of 24.602 feet for a corner;
THENCE North 00°-08'-40" East, a distance of 78.548 feet for a corner;
THENCE South 89°-15'-57" West, a distance of 110.141 feet for a corner;
THENCE North 00°-14'-19" East, a distance of 138.192 feet for a corner;
THENCE South 89°-14'-11" East, a distance of 100.056 feet for a corner;
THENCE North 00°-28'-22" East, a distance of 59.629 feet for a corner;
THENCE North 88°-47'-25" East, a distance of 10.941 feet for a corner;
THENCE North 00°-27'-45" East, a distance of 58.522 feet for a corner;
THENCE North 89°-31'-38" West, a distance of 34.39 feet for a corner;
THENCE North 01°-37'-43" East, a distance of 90.437 feet for a point;
THENCE North 00°-05'-15" West, a distance of 25.776 feet for a corner;
THENCE South 89°-58'-13" West, a distance of 70.505 feet for a corner;
THENCE North 00°-15'-03" East, a distance of 205.322 feet for a corner;
THENCE South 89°-37'-04" East, a distance of 103.923 feet for a corner;
THENCE North 00°-06'-55" East, a distance of 80.142 feet for a point;
THENCE North 01°-05'-13" East, a distance of 66.682 feet for a point;
THENCE North 01°-43'-52" West, a distance of 66.37 feet for a corner;
THENCE South 88°-08'-14" West, a distance of 15.221 feet for a corner;
THENCE North 00°-33'-05" West, a distance of 104.855 feet for a corner;
THENCE South 88°-38'-25" West, along the South property line of Block 29 of the Garner Addition, a distance of 85.688 feet for a corner;
THENCE North 00°-20'-01" East, along the East Right of Way of North Alamo Road, a distance of 98.019 feet for a point;
THENCE North 88°-10'-39" East, a distance of 0.97 feet for a point;

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THENCE North 63°-02'-46" West, a distance of 1.081 feet for a point;
THENCE North 00°-35'-17" East, a distance of 108.322 feet for a corner;
THENCE North 88°-52'-14" East, a distance of 84.238 feet for a point;
THENCE North 88°-29'-31" East, a distance of 22.662 feet for a corner;
THENCE North 01°-14'-44" West, a distance of 104.349 feet for a corner;
THENCE South 89°-40'-23" West, a distance of 16.16 feet for a corner;
THENCE North 01°-12'-30" West, a distance of 99.892 feet for a corner;
THENCE South 89°-23'-38" West, a distance of 83.627 feet for a corner;
THENCE North 00°-31'-24" East, along the boundary of the Isaac Pena Addition, a distance of 214.21 feet for a corner;
THENCE South 89°-59'-26" East, along said boundary and the South Right of Way of Live Oak Street, a distance of 203.05 feet to the ***POINT OF BEGINNING*** containing approximately **22.19 acres** (966,706.96 sf) of land more or less.

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EXHIBIT 'B':
Location Map



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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

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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.

DRAFT ORDINANCE 03.11.2025

CITY OF ROCKWALL

CITY COUNCIL MEMORANDUM

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

TO:	Mayor and City Council
DATE:	March 17, 2025
APPLICANT:	Tyler Adams; *Greenlight Studio*
CASE NUMBER:	Z2025-011; *PD Development Plan for Rockwall Townhomes*

On March 11, 2025, the Planning and Zoning Commission held a public hearing on *Case No. Z2025-011*, and approved a motion to continue the public hearing to the April 15, 2025 Planning and Zoning Commission meeting. The purpose of this action was to allow the applicant time to make changes to their concept plan and building elevation in order to address concerns raised by the Planning and Zoning Commission during the public hearing. According to Subsection 02.03, *Procedures for Zoning Applications*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "(a) public hearing may be continued by the Planning and Zoning Commission or City Council any time after the public hearing has commenced. The continuation of a public hearing shall be to a specific time and date no later than 30-days from the first or most recent public hearing. A continued public hearing shall be presumed to be held in the same location as the initial public hearing, unless a different location is announced. The announcement of a continuation at a public hearing shall be sufficient notice and no additional notice is required." This means the City Council will need to announce the new public hearing date of *April 21, 2025*. No further action or motions are required. Should the City Council have any questions, staff will be available at the *March 18, 2025* City Council Meeting.

CITY OF ROCKWALL

CITY COUNCIL MEMORANDUM

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

TO:	Mayor and City Council
CC:	Mary Smith, *City Manager* Joey Boyd, *Assistant City Manager*
FROM:	Ryan Miller, *Director of Planning and Zoning*
DATE:	March 17, 2025
SUBJECT:	MIS2025-004; *Variance to the Utility Standards along Corporate Crossing and SH-276*

The applicant -- *Phil Wagner of the Rockwall Economic Development Corporation (REDC)* -- has submitted a request to table *Case No. MIS2025-004*. This request is being made after the Planning and Zoning Commission approved a motion to recommend denial of this case by a vote of 5-0 (*with Commissioners Deckard and Thompson absent*) at their February 25, 2025 meeting. According to the applicant's letter, the REDC is requesting to further table the case to the *April 21, 2025* City Council meeting to all for both staff and the REDC board members to be present at the meeting. Since the City Council meeting date was announced at the last City Council meeting, staff has placed this case on the agenda to announce the new meeting date of *April 21, 2025*; however, the City Council does *not* need to take any action beyond announcing the new date. Should the City Council have any questions staff will be available at the meeting on *March 17, 2025*.

Miller, Ryan

From: Phil Wagner <pwagner@rockwalledc.com>
Sent: Thursday, March 6, 2025 1:12 PM
To: Miller, Ryan
Cc: Johannesen, Trace
Subject: REDC Power line variance

Follow Up Flag: Follow up
Flag Status: Flagged

Ryan,

After further consultation with REDC Board members, we'd like to make a request to discuss the powerline variance on April 21st – which is the first availability we have for both the staff and Board that plan to be at the meeting.

Please let me know if you have any questions or concerns.

Phil Wagner

President

2610 Observation Trail, Suite 104
Rockwall, TX 75032

Tel: +1 (972) 772 - 0025

Website: www.rockwalledc.com





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CITY OF ROCKWALL

CITY COUNCIL MEMORANDUM

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

TO:	Mayor and City Council
CC:	Mary Smith, *City Manager* Joey Boyd, *Assistant City Manager*
FROM:	Ryan Miller, *Director of Planning and Zoning*
DATE:	March 17, 2025
SUBJECT:	MIS2025-002; *Appeal of a Decision by the Planning and Zoning Commission Concerning an Exception to the Fence Requirements for 1511 Orion Drive*

On February 25, 2025, the Planning and Zoning Commission denied *Case No. MIS2025-002* by a vote of 4-1, with Commissioner Hagaman dissenting and Commissioners Thompson and Deckard absent. This case dealt with a request by Cameron Thatcher for an *Exception* to the fence requirements for the purpose of allowing a fence on a *Keystone Lot* to encroach ten (10) feet beyond the front yard building setback at 1511 Orion Drive. Staff has included the memorandum provided to the Planning and Zoning Commission that outlines the details of the request in the attached packet. In response to this denial, the applicant has submitted a letter requesting to appeal the decision of the Planning and Zoning Commission to the City Council. According to Subsection 09.01, *Exceptions to the General Standards*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "(i)f the Planning and Zoning Commission denies a request for an exception, the applicant may appeal the decision to the City Council by filing a written appeal to the Director of Planning and Zoning or his/her designee."

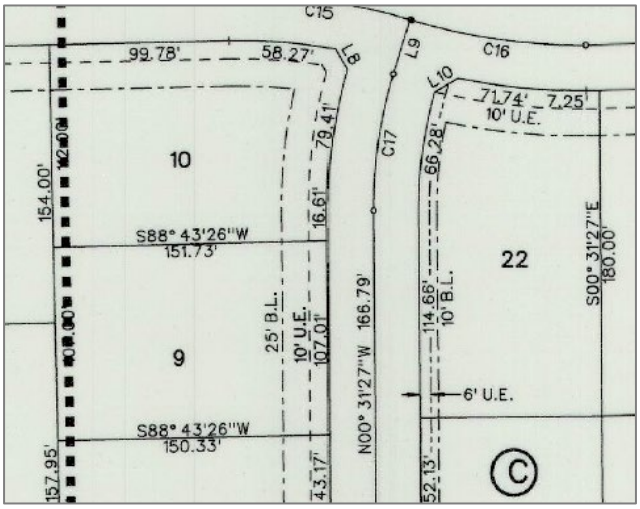
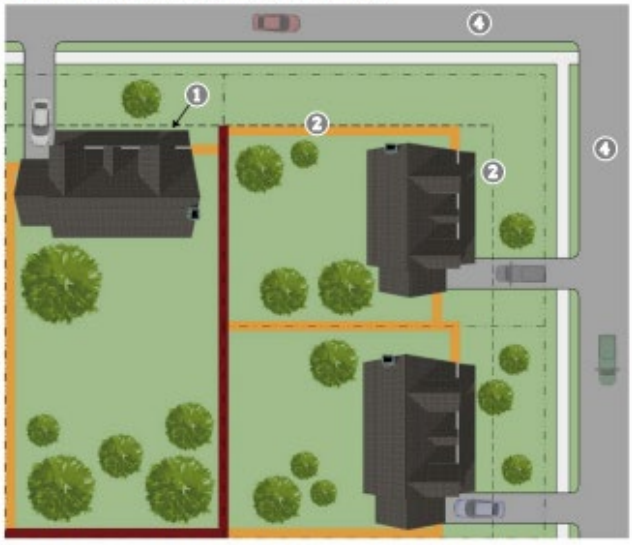


FIGURE 1: DIFFERENCE BETWEEN A KEYSTONE LOT AND A CORNER LOT (WHERE LOT 10 IS A KEYSTONE LOT AND LOT 22 IS A CORNER LOT).
BL = BUILDING SETBACKS

In the applicant's appeal letter -- *which was written by Jon Thatcher* -- the applicant states that "…(t)he fact that Mr. Thatcher is one of two lots in a 132-lot residential subdivision that is significantly impacted by the regulations of the ordinance demonstrates that it is a unique or extraordinary condition that exists as it relates to this property and creates an unnecessary hardship for the full use and enjoyment of the property." In reviewing this case, the Unified Development Code (UDC) states "(u)nless otherwise specified by the Unified Development Code (UDC), an applicant may request the Planning and Zoning Commission grant an exception to the provisions contained in the Unified Development Code (UDC), where unique or extraordinary conditions exist or where strict adherence to the technical requirements of the Unified Development Code (UDC) would create an undue hardship." As is outlined in the memorandum that was provided to the Planning and Zoning Commission, the subject property -- *along with the rest of the Winding Creek Subdivision* -- was established by the *Final Plat* on January 10, 2024 (*approved by City Council on May 16, 2022*

FIGURE 17: FENCES BACKING TO A SIDE YARD



1: PORCH; 2: 20-FOOT BUILD LINE; 3: TEN (10) FOOT BUILD LINE; 4: STREET; 5: ALLEYWAY; REAR YARD FENCE; SIDE YARD FENCE

by Case No. P2022-017). At the time of establishment, the Winding Creek Subdivision had three (3) *Keystone Lots* (*i.e. 1503 & 1511 Orion Drive and 1911 Pegasus Lane*). All of these lots were platted with a 25-foot front yard building setback adjacent to both street frontages. This was different than the standard for corner lots, which have both a 25-foot front yard building setback and a ten (10) foot side yard setback adjacent to their street frontages (*see Figure 1*). It should point out that all of the *Keystone Lots* in the Winding Creek Subdivision are currently vacant or in the process of being constructed. According to Subsection 08.03(D), *Fence Placement*, of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC), "…(c)orner lots shall be permitted to construct a fence along the side yard property line adjacent to a street (*as depicted in Figure 15*); however, in cases where a house is facing in the same direction as the side yard of a corner lot, the side yard fence adjacent to the street ***shall not*** extend beyond the front yard building setback (*as depicted in Figure 17*)." Based on this subdivision still being in the developing stages, with only 32 of the 138 lots being issued building permits, there ***does not*** appear to be any unique or extraordinary conditions or a hardship that would prevent the applicant from adhering to the *Fence Standards*.

It should also be pointed out that in the applicant's appeal letter, Mr. Thatcher states "…I have included with this correspondence some photographs of a few residential properties in the City of Rockwall that demonstrate where such exceptions have been either approved or the properties were grandfathered or otherwise overlooked in the building inspection process." Staff should note that three (3) of the examples provided were located in the City of Fate and that the remaining four (4) examples (*of which only two [2] houses are depicted*) were from the Stone Creek Subdivision, which was originally zoned in 2007 and did not have *Keystone Lot* requirements in the Planned Development District. The current fence standards were adopted by the City Council with the adoption of the updated Unified Development Code (UDC) in February 2020 by *Ordinance No. 20-02*.

Regardless of this information, an appeal of a decision by the Planning and Zoning Commission is a discretionary decision for the City Council. Approval of an appeal by the City Council requires a supermajority vote (*i.e. a three-fourths vote of those members present*), with a minimum of four (4) votes in the affirmative required for approval. Should the City Council have any questions, staff will be available at the ***March 17, 2025*** City Council meeting.

JON THATCHER

ATTORNEY AT LAW

P.O. BOX 86
FATE, TEXAS 75132
Tel 972.835.6999

WRITER'S EMAIL – jthatcherlaw@gmail.com

March 10, 2025

City of Rockwall
Attn: Ryan Miller, Director of Planning and Zoning
Email: planning@rockwall.com

Re: MIS2025-002; Exception to Fence Requirement Section 8.03(D)(1)(d) of the City of Rockwall Unified Development Ordinance – 1511 Orion Drive

Dear Mr. Miller:

I represent Cameron Thatcher in the matter stated above. Please accept this letter as our formal appeal of the decision of the Planning and Zoning Commission to deny Cameron's request for an exception to the fence requirements in Section 8.03(D)(1)(d) of the City of Rockwall Unified Development Ordinance that was rendered during their recent meeting held on February 25, 2025. Mr. Thatcher has contracted with Shaddock Homes to build a house in the Winding Creek subdivision at 1511 Orion Drive. He is specifically requesting an exception from the aforementioned fence requirements of the UDO to allow him to extend the north side fence that faces Draco Drive an additional 15 feet past the 25-foot building setback line for his side yard.

The fence requirements of Section 8.03(D)(1)(d) are specific to corner lots, which impose even stricter requirements on those corner lots that back up to a house that faces the same direction as the side yard of the corner lot. In the Winding Creek subdivision, there are 3 of these types of corner lots, one of which is my client's. One of the remaining two lots has a side yard improved with a retaining wall that will not allow for a side fence to be extended. The fact that Mr. Thatcher is one of two lots in a 132-lot residential subdivision that is significantly impacted by the regulations of the ordinance demonstrates that it is a unique or extraordinary condition that exists as it relates to this property and creates an unnecessary hardship for the full use and enjoyment of the property.

The residential lot is approximately 0.40 acres in size. However, because of the lot shape, location and layout, there is a considerable amount of the lot that becomes unusable for a young family. It shrinks the usable fenced backyard space available for Mr. Thatcher's children to run and play, the placement of outdoor activities (trampoline, swing set, etc.), his wife to plant and maintain her raised garden, or for his future consideration of an in-ground swimming pool. Additionally, there is a cluster mailbox near the front corner of Mr. Thatcher's lot facing Draco Drive. Extending the side fence will allow him to utilize more of his property with increased privacy due to the likelihood of increased foot traffic caused by the cluster mailbox.

The Council's granting of the exception will not harm neighboring properties in the area.

At the Planning and Zoning Commission meeting, staff stated that the exception would establish a precedent for these types of lots. Further, one of the Commission members stated that the side fence extending out past the building line creates line of sight issues. As previously mentioned, there are only two other corner lots of this type in the neighborhood. One of which, as previously stated, is unable to extend its side fence because of an existing retaining wall. Additionally, I have included with this correspondence some photographs of a few residential properties in the City of Rockwall that demonstrate where such exceptions have been either approved or the properties were grandfathered or otherwise overlooked in the building inspection process. The granting of such an exception would not be a case of first impression. However, with the possibility of only one other lot in the subdivision that would even have the potential of seeking the same or similar exception from the City's UDO, the extension of the side fence at 1511 Orion Drive does very little to establish a precedent. Regarding the line-of-sight question, since the request is only to extend the side fence rather than extend and wrap around towards the front of the residence, there is over one hundred feet of clearance from the front corner of the proposed fence to the corner of the intersection. This distance provides a good deal of visibility as one approaches the intersection of Draco Drive and Orion Drive. Moreover, the fence is not proposed to come all of the way to the sidewalk, but rather, up to the 10-foot utility easement, leaving plenty of visibility through the intersection and down the right of way.

The Commission had one additional comment regarding the request for the exception stating that the extension of the fence creates an issue for the neighbors in how the streetscape looks stating that there would be "this one weird fence sticking out." In an effort to mitigate any negative impacts on the streetscape, Mr. Thatcher would propose as a condition of the exception to increase landscaping down the side fence line to create a more appealing visual for the neighbors and the neighborhood overall, especially with the increased foot traffic from the cluster mailbox. This would include ornamental shrubs and/or bushes and flowers. I have provided some images of some examples of similar landscaping down the fence line.

Thank you for your assistance in processing this appeal to the City Council of Rockwall. If staff have any questions regarding the request and appeal, please feel free to contact me.

Sincerely,

Jon Thatcher

Attorney for
Cameron Thatcher

Enclosures: Images of Residential Properties

Google Maps

367 Featherstone Dr

121 Deverson Dr



Image capture: Jul 2018 © 2025 Google

Google Maps

313 Featherstone Dr

121 Deverson Dr - side fence in front of building line of 313 Featherstone Dr



Image capture: Jul 2018 © 2025 Google

Google Maps

501 Miramar Dr

562 Featherstone - side fence in front of building line of 586



Image capture: Jun 2018 © 2025 Google

Google Maps

586 Miramar Dr

562 Featherstone Dr - side fence in front of building line of 586 Miramar Dr



Image capture: Jul 2018 © 2025 Google

Google Maps

803 Acadia Ct

In Fate - Example of corner lot landscaping



Image capture: Oct 2022 © 2025 Google

Google Maps

729 Bosley Dr

In Fate - Example of corner lot landscaping



Image capture: Feb 2023 © 2025 Google

Google Maps

905 Birch Dr

Example of landscaping near cluster mailbox - additional landscaping near the fence line at 1511 Orion Dr with City approval



Image capture: Oct 2022 © 2025 Google

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

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

TO:	Planning and Zoning Commission
FROM:	Ryan Miller, *Director of Planning and Zoning*
DATE:	February 25, 2025
SUBJECT:	MIS2025-002; *Exception to the Fence Requirements for 1511 Orion Drive*

On February 14, 2025, the applicant -- *Cameron Thatcher* -- submitted a development application requesting the approval of an *Exception* to the fence requirements for the purpose of allowing a fence on a *Keystone Lot* to encroach ten (10) feet beyond the front yard building setback at 1511 Orion Drive. The subject property is a 0.40-acre parcel of land (*i.e. Lot 10, Block D, Winding Creek Subdivision*) that is situated within the Winding Creek Subdivision, and is zoned Planned Development District 91 (PD-91) [*Ordinance No. 21-49*]. Planned Development District 91 (PD-91) was adopted on October 18, 2021 [*Case No. Z2021-036*]. The subject property -- *along with the rest of the Winding Creek Subdivision* -- was established by the *Final Plat* on January 10, 2024 (*approved by City Council on May 16, 2022 by Case No. P2022-017*). At the time of establishment, the Winding Creek Subdivision had three (3) *Keystone Lots* (*i.e. 1503 & 1511 Orion Drive and 1911 Pegasus Lane*). All of these lots were platted with a 25-foot front yard building setback adjacent to both street frontages. This was different than the standard for corner lots, which have both a 25-foot front yard building setback and a ten (10) foot side yard setback adjacent to their street frontages (*see Figure 1*). Staff should point out that all of the *Keystone Lots* in the Winding Creek Subdivision are currently vacant or in the process of being constructed.

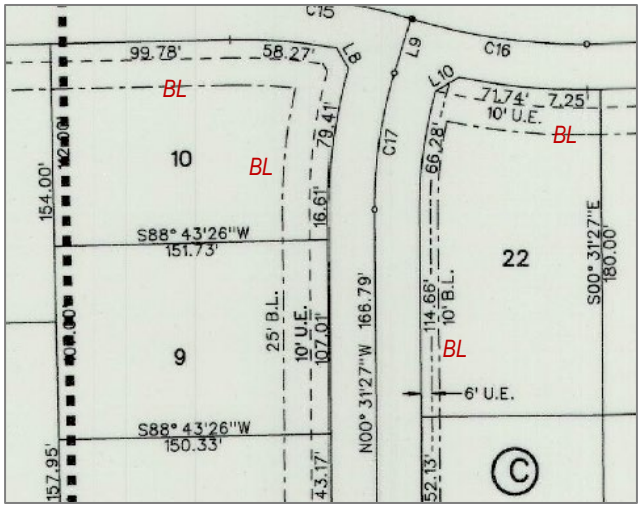
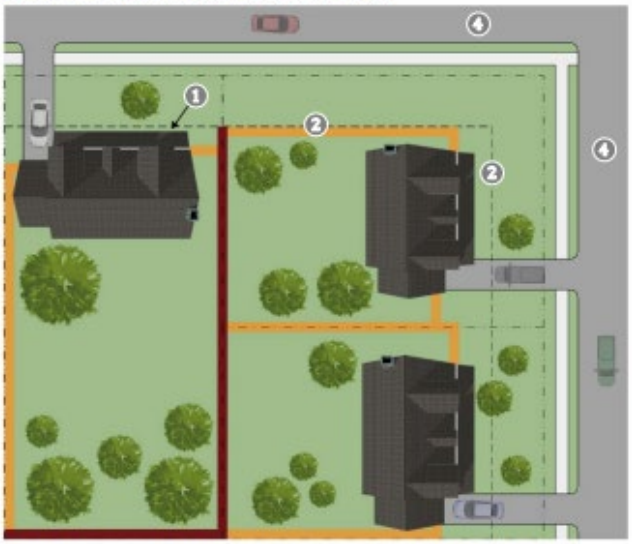


FIGURE 1: DIFFERENCE BETWEEN A KEYSTONE LOT AND A CORNER LOT (WHERE LOT 10 IS A KEYSTONE LOT AND LOT 22 IS A CORNER LOT).
BL = BUILDING SETBACKS

FIGURE 17: FENCES BACKING TO A SIDE YARD



❶: PORCH; ❷: 20-FOOT BUILD LINE; ❸: TEN (10) FOOT BUILD LINE; ❹: STREET; ❺: ALLEYWAY; **REAR YARD FENCE**; SIDE YARD FENCE

A *Keystone Lot* is a corner lot whose rear property line is shared with the side yard property line of another lot (*see Figure 17: Fences Backing to a Side Yard -- from Article 08, Landscape and Fence Standards, of the Unified Development Code [UDC] -- for an example of a Keystone Lot*). According to Subsection 08.03(D), *Fence Placement*, of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC), "…(c)orner lots shall be permitted to construct a fence along the side yard property line adjacent to a street (*as depicted in Figure 15*); however, in cases where a house is facing in the same direction as the side yard of a corner lot, the side yard fence adjacent to the street *shall not* extend beyond the front yard building setback (*as depicted in Figure 17*)." The purpose of this requirement is to prevent a *Keystone Lots'* fence from blocking the visibility and view corridor of the property directly behind the *Keystone Lot*. In this case, the applicant is requesting to encroach the 25-foot front building setback line by 15-feet (*see Figure 2*), which will block the visibility and view corridor of the property situated at 2113 Draco Drive.

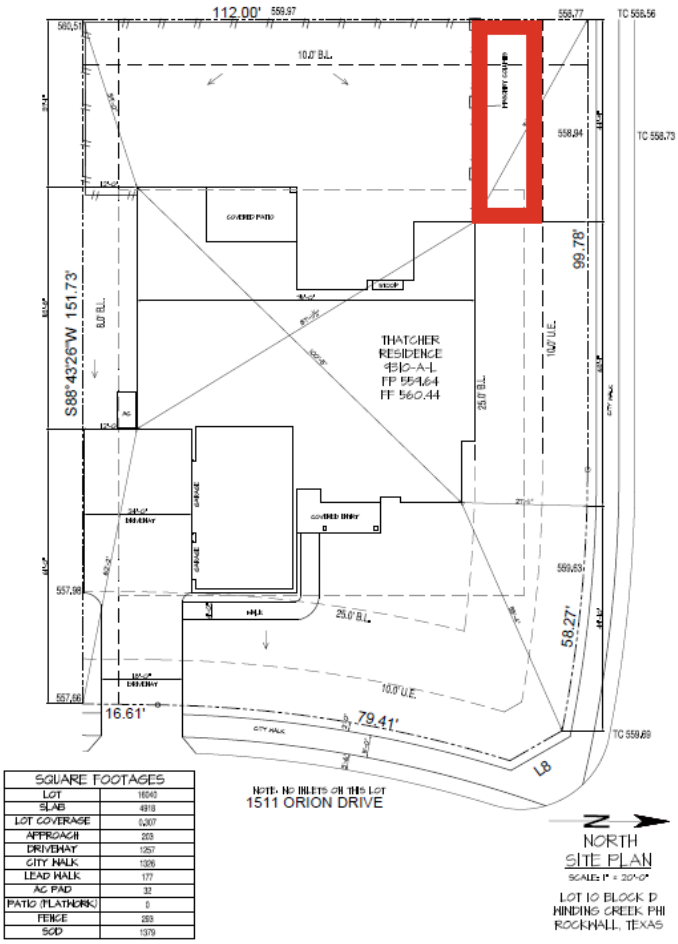


FIGURE 2: APPLICANT'S PLOT PLAN AND REQUEST
RED BOX = ENCROACHMENT INTO THE FRONT YARD BUILDING SETBACK

Since the *Fence Placement* requirements stipulated by Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC) don't specifically layout criteria or a process for *Exceptions*, this request is subject to the process and procedures for an *Exception* as stipulated in Subsection 09.01, *Exceptions to the General Standards*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC). This section states that "(u)nless otherwise specified by the Unified Development Code (UDC), an applicant may request the Planning and Zoning Commission grant an exception to the provisions contained in the Unified Development Code (UDC), where unique or extraordinary conditions exist or where strict adherence to the technical requirements of the Unified Development Code (UDC) would create an undue hardship." In this case, the applicant has not provided staff with an explanation of the request outlining why the requirements of the Unified Development Code (UDC) cannot be met. In addition, this being a relatively new subdivision where only 32 of the 138 lots have been issued building permits, there *does not* appear to be any unique or extraordinary conditions or a hardship that would prevent the applicant from adhering to the *Fence Standards*. Staff should also note that if the applicant's request is approved, this could set a precedence for the remaining two (2) *Keystone Lots* in the subdivision. With this being said, requests for *Exceptions* to the requirements of the Unified Development Code (UDC) are a discretionary decision for the Planning and Zoning Commission. In order to approve a request for an *Exception*, a supermajority vote (*i.e. a three-fourths vote of those members present*) is required with a minimum of four (4) votes in affirmative. Should the Planning and Zoning Commission have any questions concerning the applicant's request, staff will be available at the *February 25, 2025* Planning and Zoning Commission meeting.

PROJECT COMMENTS

CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 2/21/2025

PROJECT NUMBER: MIS2025-002
PROJECT NAME: Variance Request for 1511 Orion Drive
SITE ADDRESS/LOCATIONS: 1511 ORION DR

CASE CAPTION:

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	02/21/2025	Approved w/ Comments

02/21/2025: 1. Label Street.
2. Ensure proposed fence stays outside of the 10' utility easement.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	02/20/2025	Approved w/ Comments

02/20/2025: IF APPROVED, THE FENCE AND MASONRY COLUMNS WILL NEED TO BE LOCATED OUTSIDE THE UTILITY EASEMENT AND A FENCE PERMIT/PLAN WILL NEED TO BE SUBMITTED TO THE BUILDING INSPECTION DEPARTMENT FOR REVIEW.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	02/19/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	02/18/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	02/19/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	02/18/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Ryan Miller	02/21/2025	Approved w/ Comments

02/21/2025: MIS2025-002; Exception to the Fence Requirements for 1511 Orion Drive
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request approval of a Miscellaneous Case for an Exception to the Fence Standards on a 0.40-acre parcel of land identified as Lot 10, Block D, Winding Creek Subdivision, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 91 (PD-91) for Single-Family 10 (SF-10) District, and addressed as 1511 Orion Drive.

I.2 For questions or comments concerning this case please contact Ryan Miller in the Planning Department at (972) 772-6441 or email rmiller@rockwall.com.

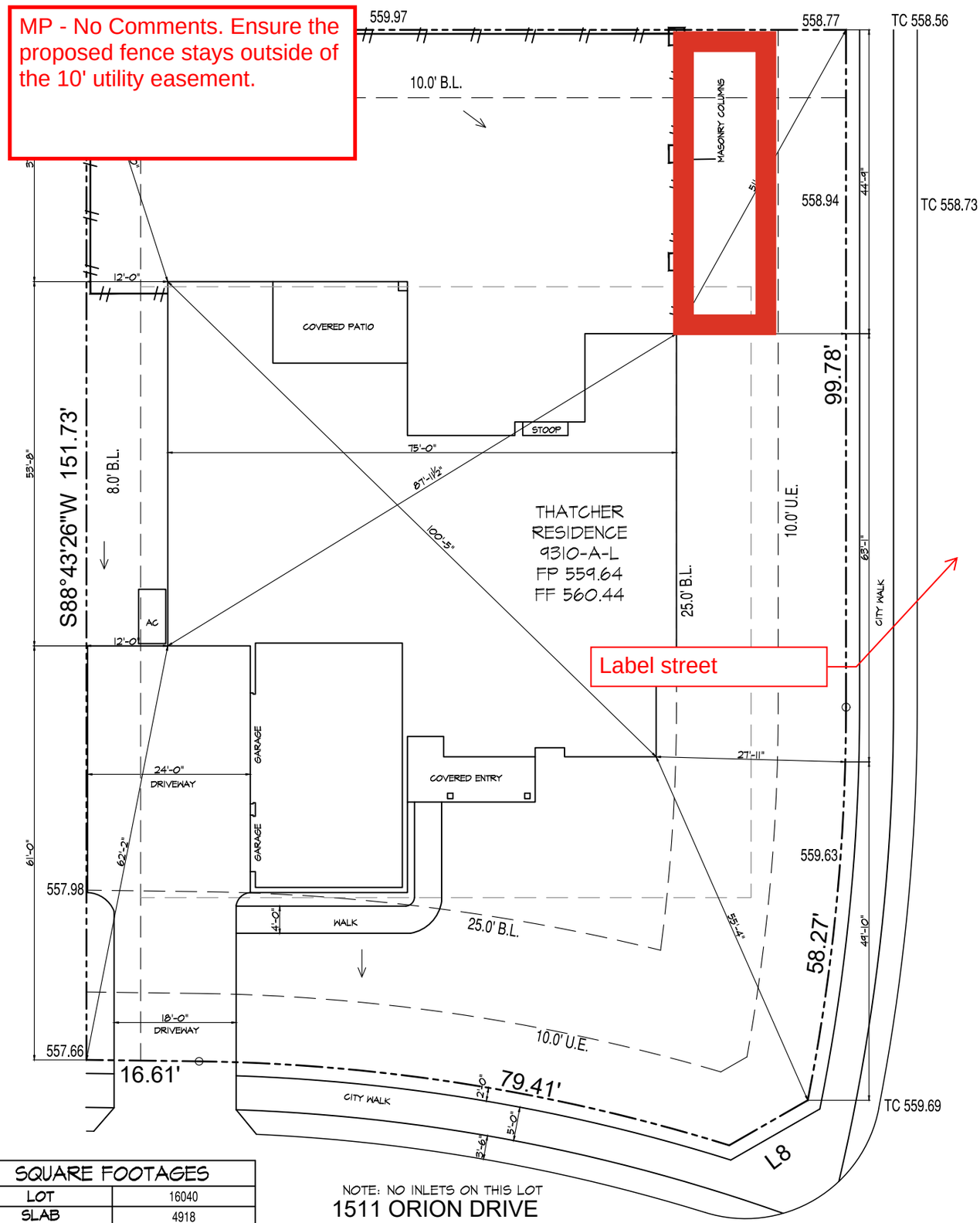
I.3 According to Article 13, Definitions, of the Unified Development Code (UDC), a fence is defined as "(a)ny wall or structure of any material for which the purpose is to provide protection from intrusion, both physical and visual, to prevent escape, mark a boundary, enclose, screen, restrict access to, or decorate any lot, building, or structure."

I.4 According to Subsection 08.03(D), Fence Placement, of Article 08, Landscape and Fence Standards, of the Unified Development Code (UDC), "…(c)orner lots shall be permitted to construct a fence along the side yard property line adjacent to a street (as depicted in Figure 15); however, in cases where a house is facing in the same direction as the side yard of a corner lot, the side yard fence adjacent to the street shall not extend beyond the front yard building setback (as depicted in Figure 17)."

I.5 In this case, the subject property is considered to be a Keystone Lot, which is defined as a corner lot whose rear property line is shared with the side yard property line of another lot. Based on this the lot is subject to the requirements stipulated by Subsection 08.03(D) of Article 08, Landscape and Fence Standards, of the Unified Development Code (UDC). The request to encroach into the side yard property line adjacent to Draco Drive will require an Exception from the Planning and Zoning Commission. Please note that a supermajority vote (i.e. a three-fourths vote of those members present) is required for the approval of an exception.

I.6 Please note the scheduled meeting for this case will be held on February 25, 2025 at 6:00 PM in the City Hall Council Chambers. Please also note that a representative is required to be present for the meeting to answer any questions the Planning and Zoning Commission may have regarding your request.

MP - No Comments. Ensure the proposed fence stays outside of the 10' utility easement.



SQUARE FOOTAGES	
LOT	16040
SLAB	4918
LOT COVERAGE	0.307
APPROACH	203
DRIVEWAY	1257
CITY WALK	1326
LEAD WALK	177
AC PAD	32
PATIO (FLATWORK)	0
FENCE	293
SOD	1379

NOTE: NO INLETS ON THIS LOT

1511 ORION DRIVE

N
NORTH

SITE PLAN

SCALE: 1" = 20'-0"

LOT 10 BLOCK D
WINDING CREEK PHI
ROCKWALL, TEXAS

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NOTE: FENCE LINE IS SUBJECT TO CHANGE PER COMMUNITY GUIDELINES

UPDATE LOG		ADDRESS	
	SHADDOCK HOMES		1511 ORION DRIVE
		CITY	ROCKWALL, TEXAS
	DRAWN BY: DJ	PLAN: 9310-A-L	DATE: 10/03/24

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☑ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	1511 Orion Drive, Rockwall, Texas				
SUBDIVISION	Winding Creek	LOT	10	BLOCK	D
GENERAL LOCATION	North Rockwall - Less than 1 mile southeast of Rockwall ISD 9th Grade Campus				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD-91	CURRENT USE	Single-family residential
PROPOSED ZONING	PD-91	PROPOSED USE	Single-family residential
ACREAGE		LOTS [CURRENT]	LOTS [PROPOSED]

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

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

☐ OWNER	Shaddock Homes	☑ APPLICANT	
CONTACT PERSON	Jay Hanna	CONTACT PERSON	Cameron Thatcher
ADDRESS	2400 Dallas Pkwy Ste 460	ADDRESS	724 Fletcher Drive
CITY, STATE & ZIP	Plano, TX 75093	CITY, STATE & ZIP	Fate, Texas 75087
PHONE	214-762-7405	PHONE	(214) 846-2502
E-MAIL	jay@shaddockhomes.com	E-MAIL	camthatcher@gmail.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Jay Hanna / Shaddock Homes [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

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

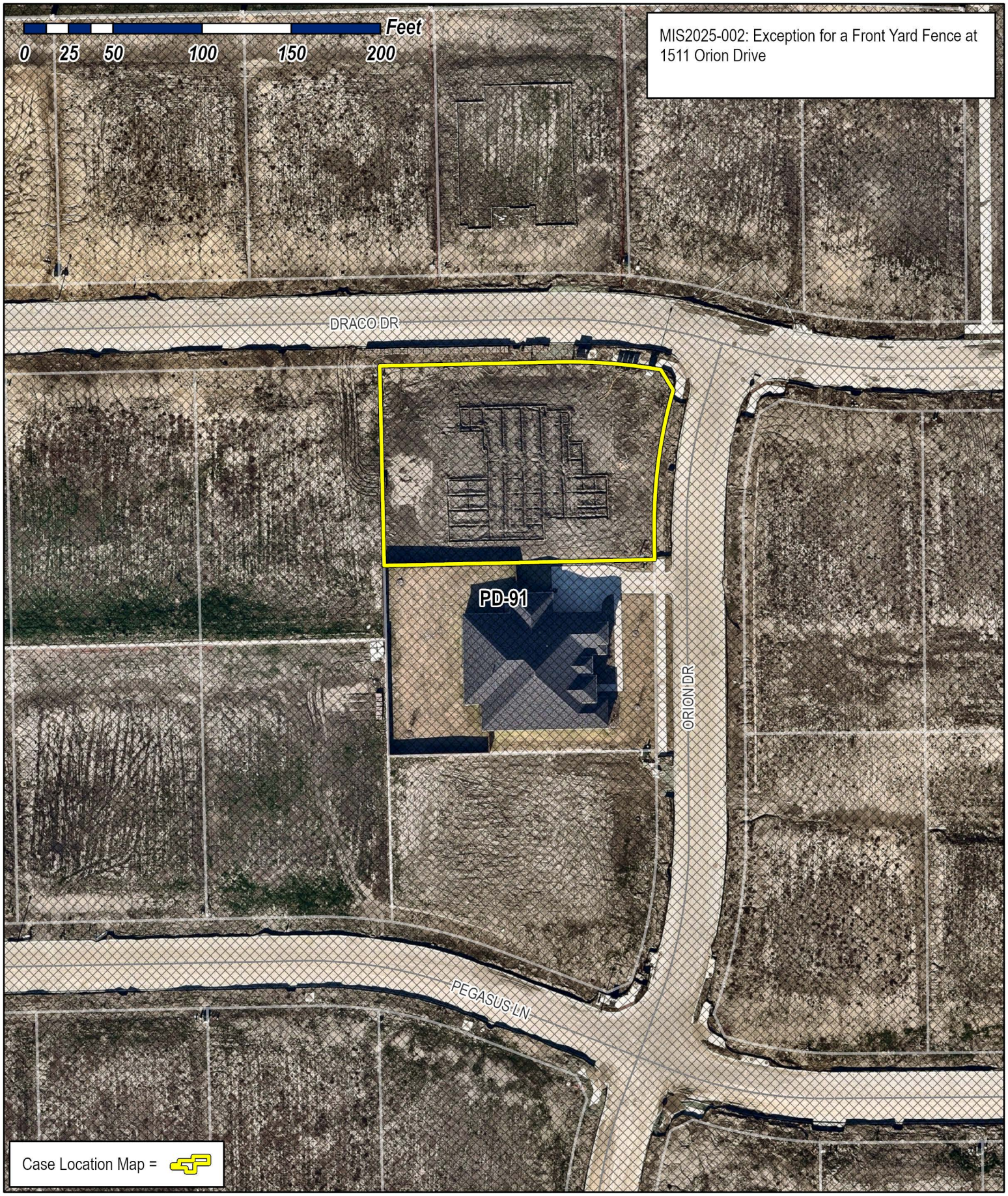
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 10 *DAY OF* FEBRUARY, *20* 25

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Deanna Walker

MY COMMISSION EXPIRES

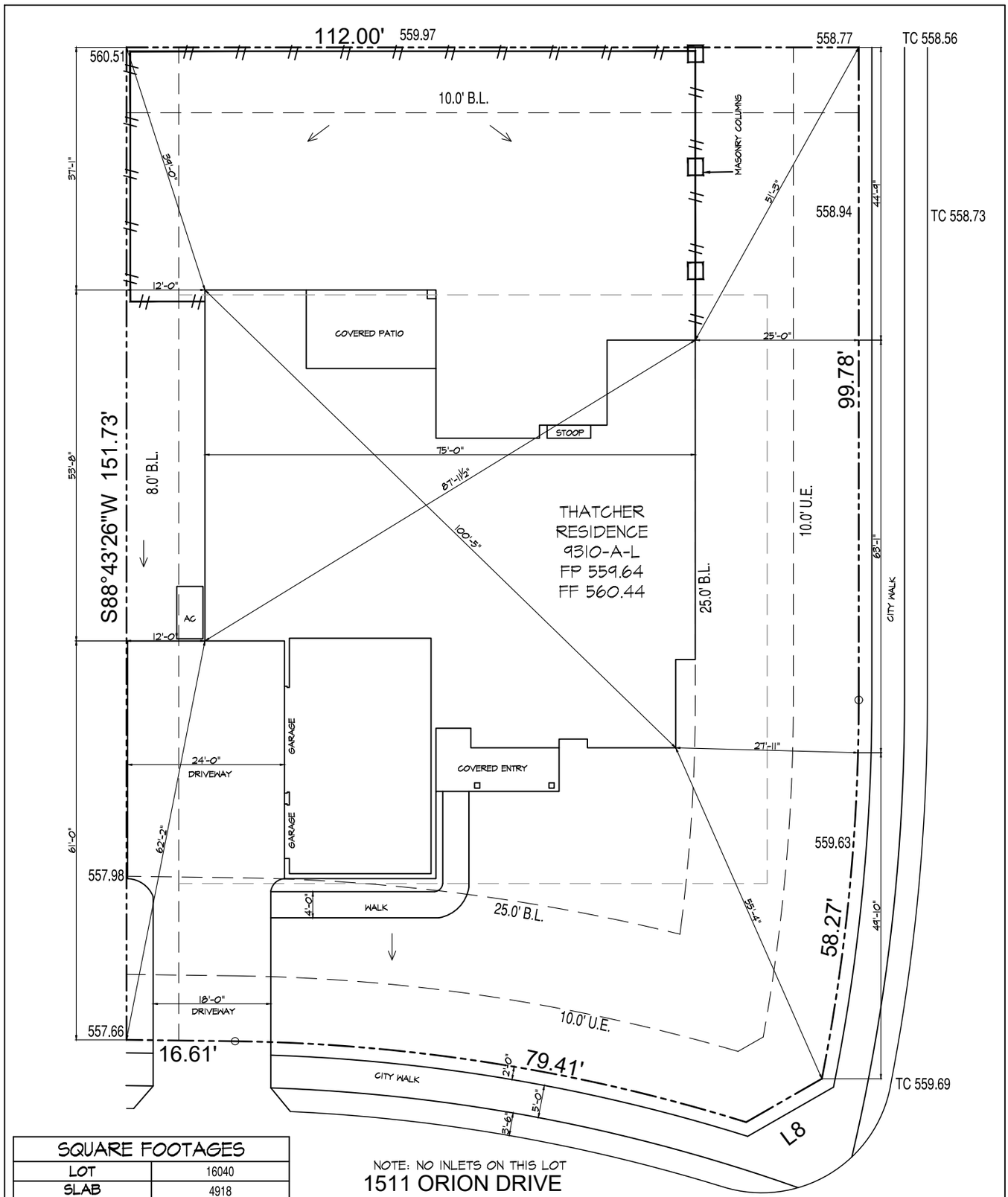
DEANNA WALKER
Notary ID #7476108
My Commission Expires
April 19, 2027



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.



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NOTE: NO INLETS ON THIS LOT

1511 ORION DRIVE

N
NORTH

SITE PLAN

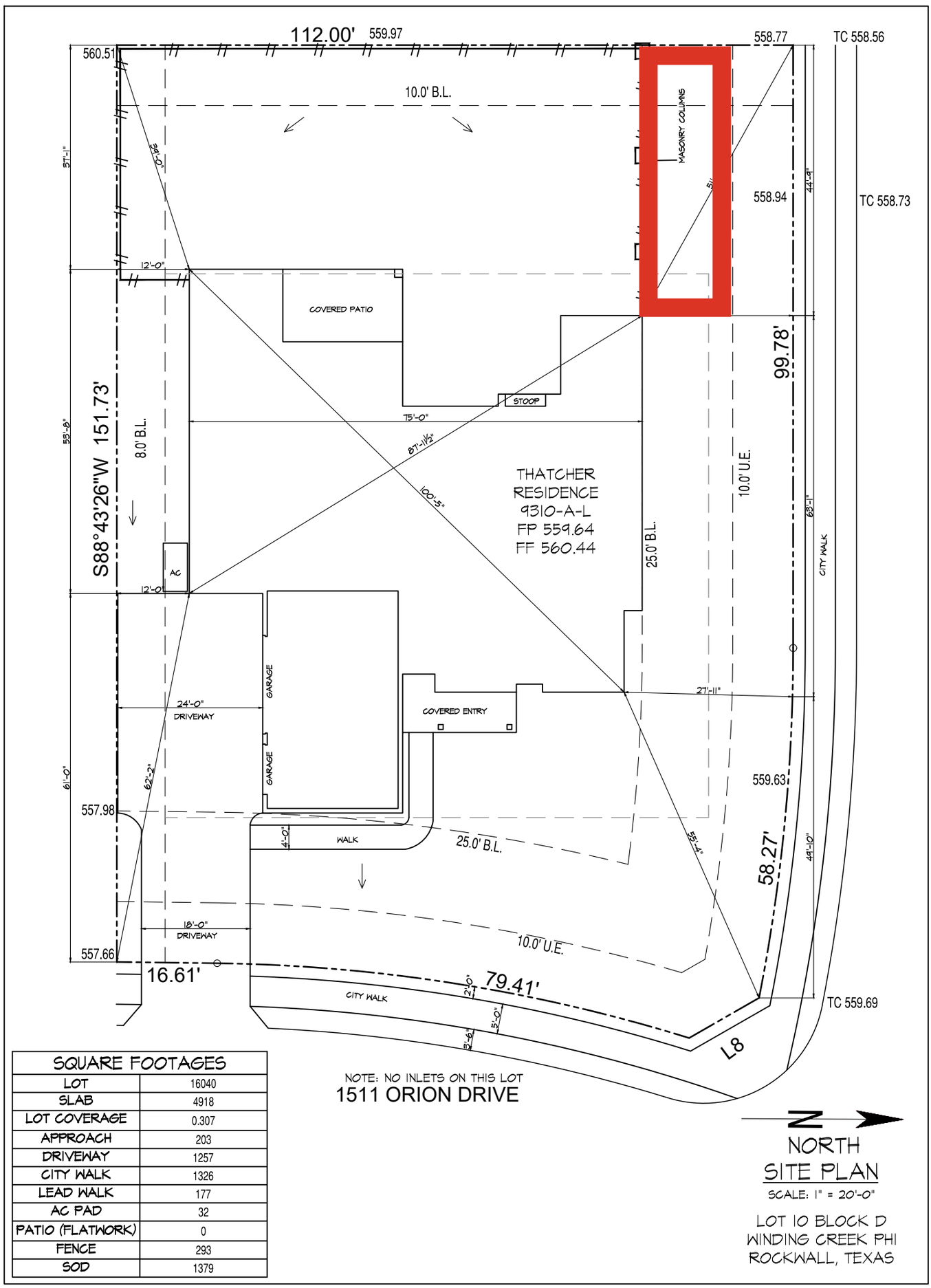
SCALE: 1" = 20'-0"

LOT 10 BLOCK D
WINDING CREEK PHI
ROCKWALL, TEXAS

All Product including Architectural Designs, © 2000-2020, Shaddock Homes, LTD ("Shaddock"), All rights reserved

NOTE: FENCE LINE IS SUBJECT TO CHANGE PER COMMUNITY GUIDELINES

UPDATE LOG		ADDRESS	
	SHADDOCK HOMES	1511 ORION DRIVE	
		CITY	
	DRAWN BY	ROCKWALL, TEXAS	
	DJ	PLAN 9310-A-L	DATE 10/03/24



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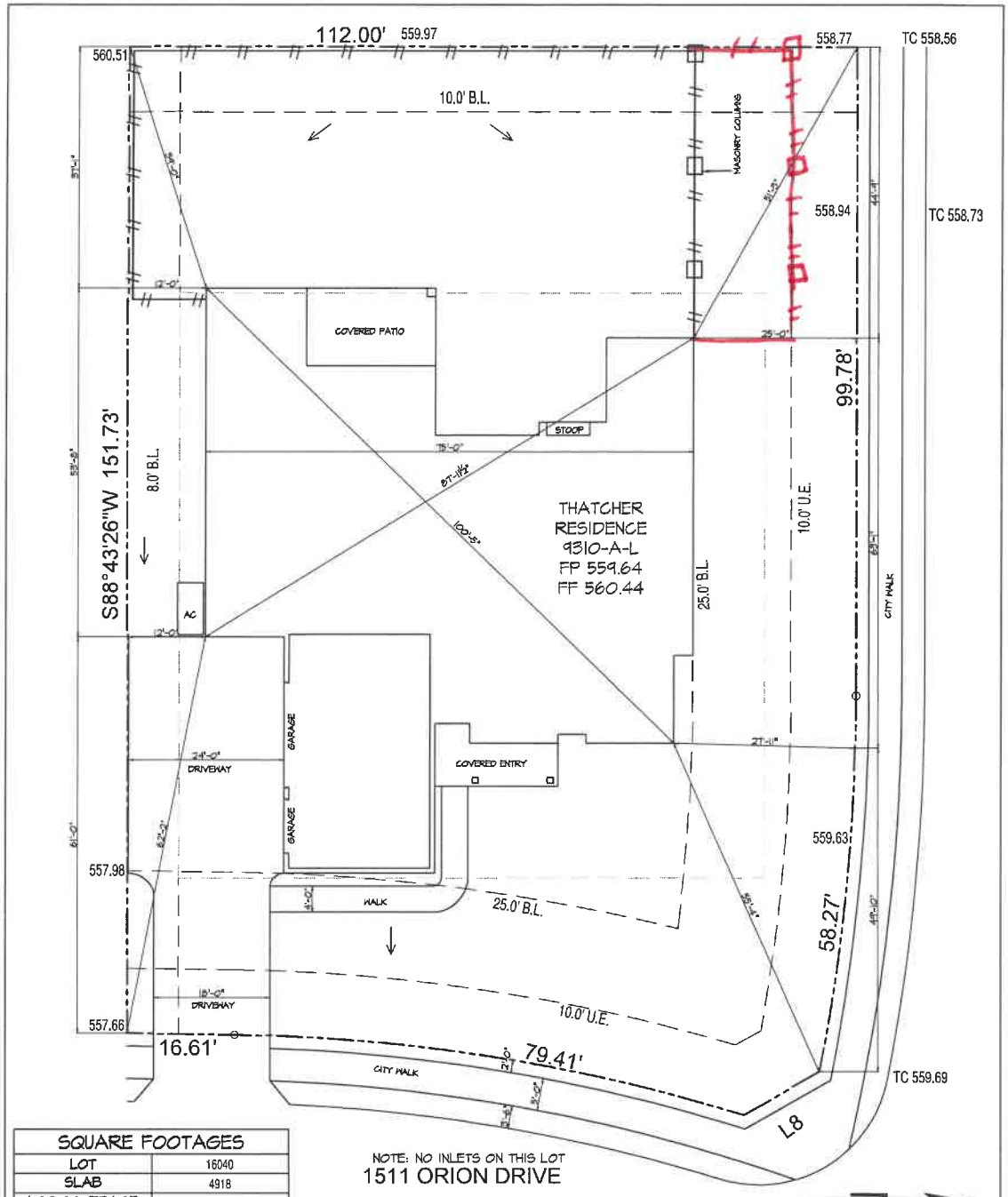
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LOT 10 BLOCK D
WINDING CREEK PHI
ROCKWALL, TEXAS

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	DJ	PLAN 9310-A-L	DATE 10/03/24



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LOT COVERAGE	0.307
APPROACH	203
DRIVEWAY	1257
CITY WALK	1326
LEAD WALK	177
AC PAD	32
PATIO (FLATWORK)	0
FENCE	293
SOD	1379

NOTE: NO INLETS ON THIS LOT

1511 ORION DRIVE

N

NORTH

SITE PLAN

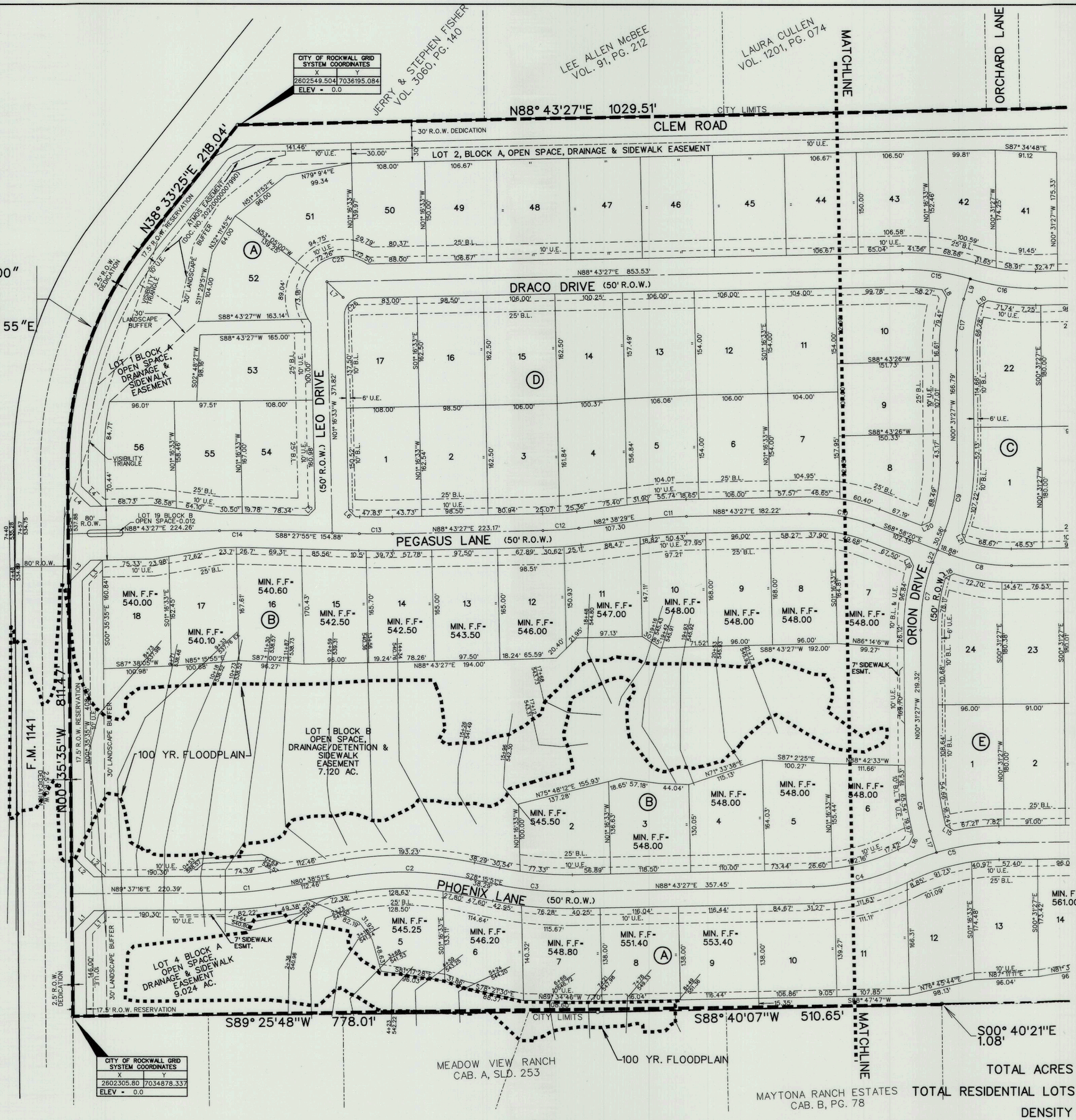
SCALE: 1" = 20'-0"

LOT 10 BLOCK D
WINDING CREEK PHI
ROCKWALL, TEXAS

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NOTE: FENCE LINE IS SUBJECT TO CHANGE PER COMMUNITY GUIDELINES

UPDATE LOG		ADDRESS	
	SHADDOCK HOMES	1511 ORION DRIVE	
		CITY	
	DRAWN BY	ROCKWALL, TEXAS	
	DJ	PLAN	DATE
		9310-A-L	10/03/24



0 50 100 200
SCALE: 1" = 100'

LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	N 44°30'50" E	42.35'
2.	N 45°29'10" W	42.51'
3.	N 44°03'56" E	42.68'
4.	N 45°56'04" W	42.17'
5.	N 45°07'46" E	13.79'
6.	S 44°52'14" E	14.48'
7.	S 46°16'33" E	33.36'
8.	S 31°05'48" E	13.36'
9.	S 16°58'20" W	31.36'
10.	N 59°47'33" E	14.81'
11.	S 28°38'58" W	29.95'
12.	N 44°28'33" E	14.14'
13.	S 45°31'27" E	14.14'
14.	N 52°35'52" W	20.06'
15.	S 57°40'22" E	14.22'
16.	N 27°24'04" E	15.23'
17.	N 17°03'31" W	32.60'
18.	N 63°33'47" E	14.11'
19.	S 25°03'18" E	14.41'
20.	N 65°57'54" E	14.13'
21.	S 25°25'41" E	13.81'
22.	N 20°47'52" E	19.73'
23.	N 01°06'00" W	23.55'

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
1.	08°58'25"	500.00'	78.31'	78.23'	N85°08'03"E
2.	21°05'19"	500.00'	184.03'	183.00'	N80°38'51"E
3.	13°00'42"	500.00'	113.55'	113.31'	S84°46'12"E
4.	24°51'04"	325.00'	140.96'	139.86'	N76°33'26"E
5.	25°20'39"	325.00'	143.76'	142.59'	N76°48'14"E
6.	16°32'04"	276.00'	79.65'	79.37'	N08°47'29"W
7.	21°19'19"	276.00'	102.71'	102.12'	N10°08'13"E
8.	21°33'07"	250.00'	94.04'	93.49'	S79°44'53"E
9.	21°19'19"	275.00'	102.34'	101.75'	N10°08'13"E
10.	22°18'13"	250.00'	97.32'	96.71'	S80°07'26"E
11.	06°04'58"	500.00'	53.08'	53.06'	S85°40'58"W
12.	06°04'58"	500.00'	53.08'	53.06'	S85°40'58"W
13.	02°48'38"	1000.00'	49.05'	49.05'	N89°52'14"W
14.	02°48'42"	1077.40'	52.87'	52.87'	S89°58'11"E
15.	18°02'48"	325.00'	102.37'	101.94'	S82°15'09"E
16.	17°17'41"	325.00'	98.10'	97.73'	S81°52'36"E
17.	17°29'47"	251.00'	76.65'	76.35'	N08°13'27"E
18.	48°22'30"	9.50'	8.02'	7.78'	S66°20'12"E
19.	177°10'14"	61.00'	194.65'	121.96'	N46°26'10"E
20.	44°27'16"	9.50'	7.37'	7.19'	N22°45'50"W
21.	90°00'00"	25.50'	40.06'	36.06'	N44°28'33"E
22.	45°51'26"	9.50'	7.60'	7.40'	N22°24'16"E
23.	90°00'00"	25.50'	40.06'	36.06'	N45°31'27"W
24.	30°38'59"	9.50'	5.08'	5.02'	N74°09'04"E
25.	16°24'07"	61.00'	175.03'	120.87'	N43°43'27"E
26.	90°00'00"	25.00'	39.27'	35.36'	N43°43'27"E

FINAL PLAT
OF

WINDING CREEK SUBDIVISION

LOTS 1-56 BLOCK A; LOTS 1-19 BLOCK B
LOTS 1-22, BLOCK C; LOTS 1-17, BLOCK D;
LOTS 1-24 BLOCK E

BEING

78.831 ACRES or 3,433,878.6 SF
TOTAL RESIDENTIAL LOTS 132
TOTAL OPEN SPACE LOTS 6

BEING

TRACTS 17,17-01, 22, 22-04 & 22-05

OUT OF THE

W.M. DALTON SURVEY, ABSTRACT NO. 72

IN THE

CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

APPLICANT/OWNERS

FALCON PLACE SF, LTD.
8214 WESTCHESTER DRIVE., SUITE 710
DALLAS, TEXAS 75225
214-522-4945

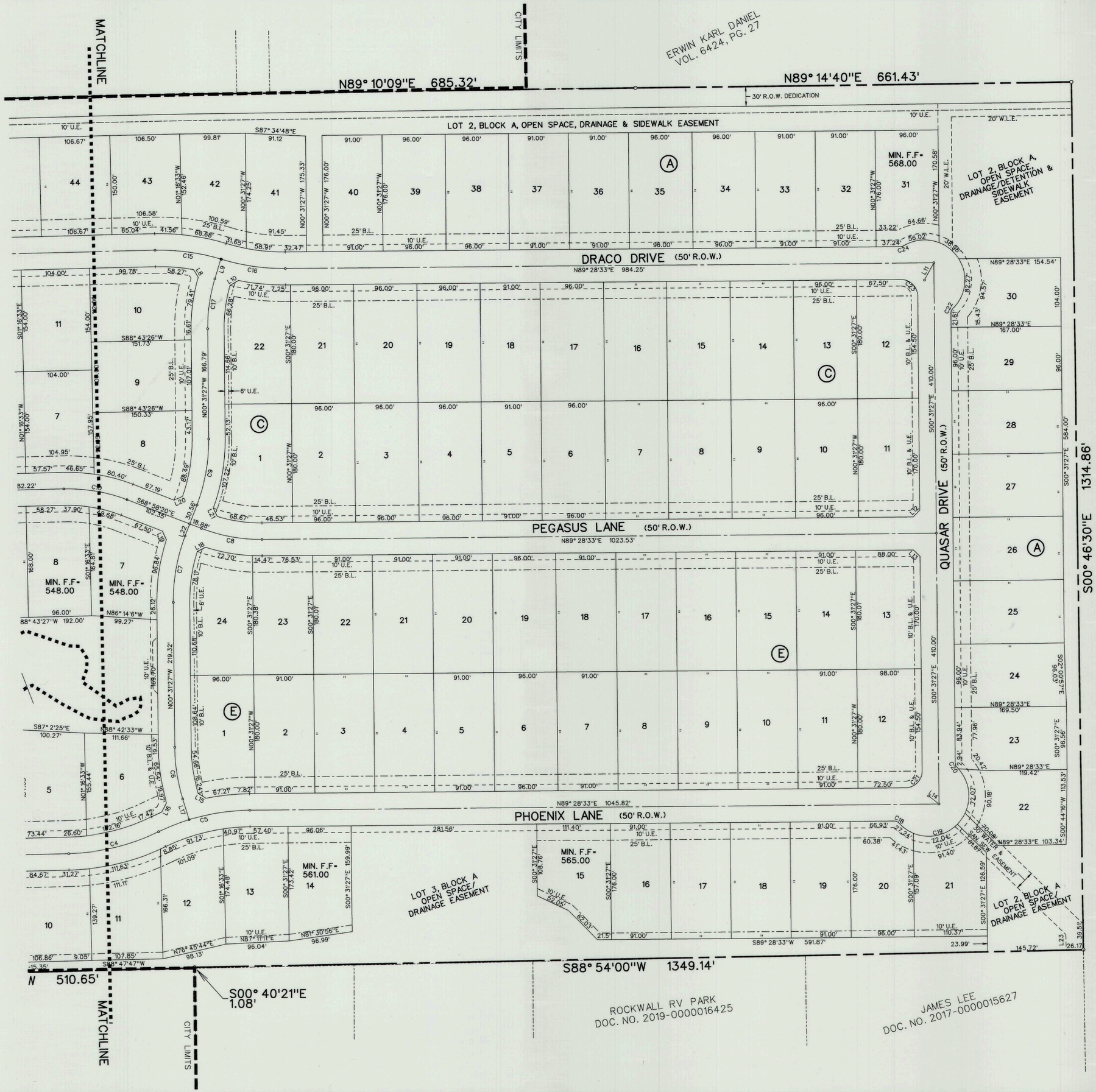
GORDON C. FOGG
PO BOX 842
ROCKWALL, TEXAS 75087

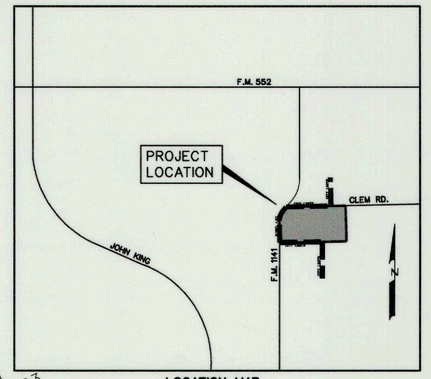
TOTAL ACRES	78.831
TOTAL RESIDENTIAL LOTS	132
DENSITY	1.674

APRIL 2022 SCALE 1" = 100'

CASE #P2022-017 SHEET 1 OF 3

20220000005457 1 3 PLAT 01/10/2022 01:47:38 PM





LOCATION MAP
N.T.S.

0 50 100 200
SCALE: 1" = 100'

NOTES

1. Bearings are referenced to the State of Texas Plane Coordinate System, North Central Zone, NAD83.
2. All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
3. ½" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangency, and angle points in public right-of-way unless otherwise noted.
4. B.L. - Building Line.
   U.E. - Utility Easements.
   C.M. - Controlling Monument.
   D.E. - Drainage Easement
5. The HOA will be responsible for maintaining the open space/drainage easement lots.
6. All non-standard decorative street signs, light poles/post, hardware, attachments, foundations, etc. shall be owned, maintained, repaired and replaced by the HOA.
7. All landscape easements are to be owned, maintained, repaired and replaced by the Homeowners Association.

   No trees to be placed in right-of-ways or 10' utility easements
8. along right-of-ways or along lot lines.

FINAL PLAT
OF

WINDING CREEK SUBDIVISION

LOTS 1-56 BLOCK A; LOTS 1-19 BLOCK B
LOTS 1-22, BLOCK C; LOTS 1-17, BLOCK D;
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DALLAS, TEXAS 75225
214-522-4945

GORDON C. FOGG
PO BOX 842
ROCKWALL, TEXAS 75087

APRIL 2022 SCALE 1" = 100'

CASE #P2022-017 SHEET 2 OF 3

OWNER'S CERTIFICATE

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 the WINDING CREEK SUBDIVISION, subdivision 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 for the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the WINDING CREEK SUBDIVISION, subdivision have been notified and signed this plat.

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

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

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

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

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

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

6. The detention and drainage systems are to be maintained, repaired and owned by the HOA/subdivision. Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements.

7. 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 all non-standard street signage (name blades, posts, etc) will be owned and maintained by the HOA.

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.

We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; 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.

FALCON PLACE SF, LTD.
a Texas limited partnership

BY: FALCON PLACE SF GP Corporation
a Texas corporation
Its General Partner

JOHN ARNOLD
Director

STATE OF TEXAS
COUNTY OF DALLAS
Before me, the undersigned authority, on this day personally appeared JOHN ARNOLD, 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 15th day of December, 2023.

Notary Public in and for the State of Texas

My Commission Expires: 4/23/2024

GENA M HEBERT
Notary ID #132449803
My Commission Expires
April 23, 2024

NOTE: 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.

LEGAL DESCRIPTION

BEING, a tract of land situated in the William Dalton Survey, Abstract No. 72 in Rockwall County, Texas, being all of Tracts A, B, C, D, & E, as described in Clerks File No. 20210000034941, in the Deed Records of Rockwall County, Texas being more particularly described as follows:

BEGINNING, at a mag nail found at the northwest corner of said Tract A, being in the easterly line of F.M. 1141 (80 feet width right-of-way), also being in the approximate center of Clem Road (by use and occupation);

THENCE, North 88° 43'27" East, along said approximate centerline, for a distance of 1029.51 feet, to a mag nail found at the northeast corner of said Tract B and being the northwest corner of said Tract D;

THENCE, North 89° 10'09" East, continuing along said centerline and with north line of said Tract D, for a distance of 685.32 feet, to a mag nail found at the northeast corner of Tract D and being the northwest corner of said Tract E;

THENCE, North 89° 14'40" East, continuing along said centerline and with the north line of Tract E, for a distance of 661.43 feet, to a mag nail found at the northeast corner of Tract E and being the northwest corner of a tract of land in Deed to Craig William McCallum, as described in in Doc. No. 20150000001423 in said Deed Records;

THENCE, South 00° 46'30" East, departing said centerline and along the east line of Tract E and the west line of said Craig William McCallum tract, for a distance of 1314.86 feet, to a 1/2 inch iron rod at the southeast corner of Tract E and the southwest corner of said McCallum;

THENCE, South 88° 54'00" West, along the south line of Tract E, at 661.41 feet, passing a 1/2 inch iron rod at the southwest corner of Tract E, same being the southeast corner of Tract D, continuing for a total distance of 1349.14 feet, to a 1/2 inch iron rod found at the southwest corner of Tract D and being in the east line of Tract A;

THENCE, South 00° 40'21" East, along the east line of said Tract A, for a distance of 1.08 feet, to a 1/2 inch iron rod found at the southeast corner of Tract A being the northeast corner of Meadow View Ranch, an addition to the City of Rockwall, as described in Cab. A, Slide 253, in the Plat Records of Rockwall County, Texas;

THENCE, South 88° 40'07" West, along the south line of Tract A and the north line of said Meadow View Ranch, for a distance of 510.65 feet, to a 1/2 inch iron rod found;

THENCE, South 89° 25'48" West, continuing along said south line and with north line of Meadow View Ranch, for a distance of 778.01 feet, to a 5/8 inch iron found at the southwest corner of Tract A and being in the east line of said F.M. 1141;

THENCE, North 00° 35'35" West, along the west line of Tract A and with the east line of F.M. 1141, for a distance of 811.47 feet, to a 1/2 inch iron found at the point of curvature of a curve to the right, having a radius of 533.14 feet, a central angle of 39° 09'00";

THENCE, continuing along said east and west lines and with said curve to the right, for an arc distance of 364.29 feet (Chord Bearing North 18° 58'55" East 357.25 feet), to a 1 inch iron rod at the point of tangency;

THENCE, North 38° 33'25" East, continuing along said lines, for a distance of 218.04 feet, to the POINT OF BEGINNING and containing 78.831 acres of land.

SURVEYOR CERTIFICATE

I, PATRICK J. BALDASARO, do hereby certify that the plat shown hereon accurately represents the results of an on-the-ground survey made under my direction and supervision and all corners are as shown thereon and there are no encroachments, conflicts, protrusions or visible utilities on the ground except as shown and said plat has been prepared in accordance with the platting rules and regulations of the City Plan Commission of the City of Rockwall, Texas.

DATED the this 14 day of Dec., 2023.

PATRICK J. BALDASARO
R.P.L.S. No. 5504

STATE OF TEXAS REGISTERED PATRICK BALDASARO 5504 PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS §
COUNTY OF COLLIN §

Before me, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared PATRICK J. BALDASARO, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this 14 day of Dec., 2023.

MARIA HALLFORD
Notary Public, State of Texas
Comm. Expires 02-26-2024
Notary ID 126048221

NOTARY PUBLIC, STATE OF TEXAS

Planning & Zoning Commission

1.9.2024
Date

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 16th day of MAY, 2022.

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

WITNESS OUR HANDS, this 4th day of Jan., 2024.

Mayor, City of Rockwall

City Secretary

City Engineer

CITY OF ROCKWALL TEXAS

Filed and Recorded
Official Public Records
Jennifer Fogg, County Clerk
Rockwall County, Texas
01/10/2024 01:47:38 PM
$147.00
20240000000457

FINAL PLAT
OF
WINDING CREEK SUBDIVISION
LOTS 1-56 BLOCK A; LOTS 1-19 BLOCK B
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214-522-4945

GORDON C. FOGG
PO BOX 842
ROCKWALL, TEXAS 75087

APRIL 2022

CASE *P2022-017 SHEET 3 OF 3

Winding Creek final plat.dgn 12/14/2023 11:39:21 AM

City of Rockwall
The New Horizon

MEMORANDUM

TO: **Mayor and Councilmembers**

FROM: **Mary Smith, City Manager**

DATE: **March 14, 2025**

SUBJECT: **Annual Comprehensive Financial Report**

The City of Rockwall's Charter requires that the city undergo an annual audit of its financial records. The charter further requires that the audit firm performing the annual audit be changed every four years. Fiscal year 2024 marks the second year in the rotation for the firm of Pattillo, Brown and Hill, L.L.P. At the completion of this year's audit, the Annual Comprehensive Financial Report was produced.

The city management staff appreciates the auditor's assistance in preparation of the Annual Comprehensive Financial Report and the knowledge shared during the field work period. Staff was pleased to work with this firm as they conducted the audit. A representative of the firm will attend Monday's Council meeting to make a short presentation and answer any questions Council may have at that time.

City Secretary Note *- A final version of the audit document was not quite ready yet by the time the packet was posted to the city's website. Therefore, an updated packet, which includes a copy of the final audit, was uploaded to our city website / posted on Monday, 03/17 at approximately 10 AM.*

ANNUAL COMPREHENSIVE FINANCIAL REPORT 2024

FOR FISCAL YEAR ENDED
SEPTEMBER 30, 2024

CITY OF
ROCKWALL, TEXAS

385 SOUTH GOLIAD | ROCKWALL, TX 75087
WWW.ROCKWALL.COM | 972.771.7700

CITY OF ROCKWALL, TEXAS

ANNUAL COMPREHENSIVE FINANCIAL REPORT

FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2024

Prepared by:

Finance Department

Mary P. Smith, CPA
City Manager/
Director of Finance

CITY OF ROCKWALL, TEXAS

ANNUAL COMPREHENSIVE FINANCIAL REPORT

SEPTEMBER 30, 2024

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City of Rockwall

INTRODUCTORY SECTION


City of Rockwall

City of Rockwall
The New Horizon

March 17, 2025

To the Honorable Mayor,
Members of the City Council,
And the Citizens of the City of Rockwall, Texas:

The Annual Comprehensive Financial Report (ACFR) of the City of Rockwall for the fiscal year ended September 30, 2024, is hereby submitted in accordance with Section 7.18 of the City Charter. The financial statements are presented in conformity with generally accepted accounting principles (GAAP) and audited in accordance with generally accepted auditing standards by a firm of licensed certified public accountants.

Management assumes full responsibility for both the completeness and reliability of all of the information presented in this report. Fairness of the presentation, including all disclosures, rests with the City. To the best of our knowledge and belief, the enclosed data is accurate in all material respects and is reported in a manner designed to present fairly the financial position and results of operations of the various funds in the City. All disclosures necessary to enable the reader to gain an understanding of the City's financial activities have been included.

To provide a reasonable basis for making these representations, management of the City of Rockwall has established a comprehensive internal control framework that is designed both to protect the government's assets from loss, theft, or misuse and to compile sufficient reliable information for the preparation of the City of Rockwall's financial statements in conformity with GAAP. The internal control structure is designed to provide reasonable, but not absolute, assurance that these objectives are met. The concept of reasonable assurance recognizes that:

(1) the cost of a control should not exceed the benefits likely to be derived; and
(2) The valuation of costs and benefits requires estimates and judgments by management.

Because the cost of internal controls should not outweigh their benefits, the City of Rockwall's comprehensive framework of internal controls has been designed to provide reasonable rather than absolute assurance that the financial statements will be free from material misstatement. As management, we assert that, to the best of our knowledge and belief, this financial report is complete and reliable in all material respects. The internal control structure is subject to periodic evaluation by City management.

The City of Rockwall's financial statements have been audited by Brooks, Watson & Co., a firm of licensed certified public accountants. The goal of the independent audit was to provide reasonable assurance that the financial statements of the City of Rockwall for the fiscal year ended September 30, 2024, are free of material misstatement. The independent audit involved examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; assessing the accounting principles used and significant estimates made by management; and evaluating the overall financial statement presentation. The independent

auditor concluded, based upon the audit, that there was a reasonable basis for rendering an unmodified opinion that the City of Rockwall's financial statements for the fiscal year ended September 30, 2024, are fairly presented in conformity with GAAP. The independent auditors' report is presented as the first component of the financial section of this report.

Management's discussion and analysis (MD&A) immediately follows the independent auditor's report and provides a narrative introduction, overview and analysis of the financial statements as required by GAAP. MD&A complements this letter of transmittal and should be read in conjunction with it.

PROFILE OF THE GOVERNMENT

The City of Rockwall, Texas, county seat of Rockwall County, Texas was incorporated in 1874. Its name is derived from an underground rock wall discovered in 1852. The unusual rock formations are found throughout the county. The City is located on the eastern shore of Lake Ray Hubbard, 22 miles east of downtown Dallas on Interstate Highway 30. The Dallas/Fort Worth area is recognized as one of the top growth areas in the country. The Dallas/Fort Worth International Airport and Love Field in Dallas meet the air transportation needs of the region.

The City currently has a land area of approximately 30.09 square miles and an estimated population of 52,882.

The City of Rockwall adopted a home rule charter in 1985 which established a council-manager form of government. Charter amendments were adopted in 2005 and again in 2015. Policy making and legislative authority is vested in the City Council, which consists of a Mayor and six Council Members, all elected at large. The City Manager is responsible for carrying out the policies and ordinances of the City Council, overseeing the day-to-day operations of the City and for appointing the heads of the various departments. The mayor and six council members are elected to two-year staggered terms. The government is empowered to levy a property tax on both real and personal property located within its boundaries. The government also has the power by state statute to extend its corporate limits by annexation, which is done periodically when deemed appropriate by the City Council.

The City of Rockwall provides a full range of services, including police and fire protection; the construction and maintenance of streets and other infrastructure; planning and zoning, parks and recreational activities and general administrative services. Additionally, the City provides water and sewer services as an enterprise function.

Discretely presented component units are legally separate entities and are not part of the primary government's operations. The City of Rockwall is financially accountable for its component units. Accordingly, the Rockwall Economic Development Corporation (REDC) and Rockwall Technology Park Association are included in these financial statements and are explained in more detail in Note 1 of the Notes to the Financial Statements.

Factors Affecting Financial Condition

The information presented in the financial statements is best understood when considered from the broader perspective of the specific environment within which the City of Rockwall operates.

Local Economy

The City of Rockwall is situated in the Dallas/Fort Worth Consolidated Metropolitan Statistical Area. With its concentration of commercial and retail development, the City of Rockwall has long drawn shoppers from surrounding areas. As the national economy began to improve over the last year, Rockwall's local economy benefitted from a mix of new businesses and the renewed success of others. Rockwall saw a slight decrease of (1.12%) in our local sales tax revenues due to unanticipated audit adjustments made by the Comptroller's office. Rockwall is affected by the national economy and the slowing of retail purchases seen nationwide. The city has a varied tax base including a mix of residential, commercial and light industrial properties. The five- and ten-year averages have been 10.3% and 9.8% respectively Total property values rose by 11.5% for fiscal year 2024. The City's largest taxpayers are varied and include industry, retail developments, multi-family properties, and medical facilities. Tables in the Statistical Section provides further information on the principal taxpayers. The Rockwall Economic Development Corporation continues to successfully market Rockwall and assist companies looking to locate their business in the City. The year's highlights included:

- Rockwall Economic Development Corporation reached substantial completion of the development of more than 200 acres of raw land adjacent to their existing Technology Park which brings that land to the point of "shovel ready". REDC has been marketing the land and will see new companies relocating soon though not ready for announcement at this time.

- Rockwall Independent School District completed construction and opened two ninth-grade campuses in 2024. These buildings are important to the success of the students as they relieve pressure on the high schools. A top-rated education system in Rockwall has long been one of the most often cited factors when people are asked why they move to Rockwall.

- The Harbor retail development, continues to see increased foot traffic as multiple new Condominium projects brought hundreds of new living spaces. Harbor Hills Condos began leasing in 2024. Ablon at Harbor Village which began leasing in Summer 2022 is nearing full occupancy is one of our top-ten property taxpayers in their first full year. Both bring residents in immediate walking distance to the Harbor restaurant and entertainment offerings New restaurant construction is nearing completion and should be open in early 2025 timeframe.

- Other areas of the City saw several new projects including new restaurant offering and shopping opportunities to strengthen our role as a regional destination.

Long-term Planning

The City Council and staff recognize the need for long-range planning. It is the goal of the City government to provide responsible leadership, services, and infrastructure to achieve a safe environment and provide for a high quality of life.

Financial Policies

The City Council adopted financial policies in 2001 which have guided the City, allowing us to build a strong fund balance, and reinforcing the city's philosophy to budget conservatively for both revenues and expenditures. The general fund reserve policy is reviewed annually. The policy states the City should maintain no less than 3 months of reserves and will allow reserves in excess of 3.5 months of recurring operating expenditures to be transferred to a capital projects fund to be used to fund future projects. The City has maintained reserves at or above this level for many years. This allows the City to respond to emergencies or downturns while not overburdening the taxpayers. Reserves over the 3.5-month level were available to fund capital purchases in 2024.

Budget Overview

The City Manager proposes a balanced budget to the City Council each year by August 15. Public hearings are conducted to receive comments and priorities of the community at large. The City Council must adopt the operating budget and set the City's tax rate for the next year by October 1st of each year. By Charter, the Fund level is the legal level of budgetary control. Any revisions that alter the total expenditures of any fund must be adopted by the City Council.

Capital Improvement Planning

Work continues on street rehabilitation projects approved by voters in May 2018. New projects will begin in FY2025. The City has a pavement assessment on all city streets and alleys which gives an index score to each one. Staff then coupled the assessment data with traffic load data and drainage system assessments to choose the most impactful projects for the program. This data is periodically updated to keep the program effective. Construction work is being phased over several years to minimize the impact of the debt issuance.

Strategic Planning

The City Council and staff worked on an updated strategic planning document with the goal of a simplified, easy to understand final product. The initial stage of the plan included looking at the current breakdown between the residential and commercial tax base and whether or not the current land use plan will allow that mix to be maintained or improved in order to decrease the tax burden on residential properties. It was determined that sufficient non-residential land uses are planned but that any change from non-residential to residential zoning needs to be evaluated in light of the city's strategic goals. The City receives higher sales taxes per capita than other area cities, pointing to the City's long-standing status as a regional shopping destination. As cities to the east and south grow and add retailers the City will strive to add specialty retailers to continue the regional draw. A citizen committee worked with the City Planning Department staff to develop an I-30 Corridor plan which has served as a guide for future development. It breaks the City into sub-districts with design principles and density guidelines for each area. The reconstruction project for I-30 (details below) has resulted in the largest public works investment in Rockwall County's history. The project's impact to area businesses will be extensive.

Recognizing this, the City of Rockwall has assigned staff members to attend all construction planning meetings and to keep residents and businesses updated on traffic changes. They worked with area retailers literally going door to door to be sure they were aware and ready for particularly impactful changes which affected shopping center owners and restaurants. This personal touch showed just how concerned we are for the success of our business community.

Future Development

Transportation

The majority of the City's main thoroughfares are state facilities. TxDOT has been planning for the widening of SH205 in the three counties it serves. Construction work is nearing completion on the North segment of the roadway from our city limits. The City Council and staff worked closely with TxDOT to come to agreement to move the current SH205 to existing John King Boulevard to the East. This had long been the City's desire but previous attempts had not come to fruition. This change will allow the present course of SH205 to become a city street with the ability for traffic flow and speed limits to be managed by the City. This work is projected to begin by 2027. The funding is in place for the project and utility relocations are underway.

TxDOT began the construction for the expansion of I-30 which runs through Rockwall County and is the link between the eastern counties and downtown Dallas. The project adds main travel lanes in both directions as well as three-lane service roads extending across Lake Ray Hubbard. This is expected to ease traffic issues when accidents occur on the main lanes. The first phases of the new bridge service lanes across Lake Ray Hubbard are now open to our west and have already had an impact on the commute for our residents. The project limits in Rockwall County were let in 2022 with construction having begun in fiscal year 2023 and continuing for several years; and is fully funded by TxDOT. Work began in earnest in Rockwall in 2024 and is impacting the commercial corridor.

The City is a member of a County-wide Consortium which allows County government officials to work with officials of each of the seven cities in the county to further transportation planning efforts. The Consortium meets bi-monthly to discuss planning and funding alternatives for projects. The County's bond initiatives allow funding for the advance planning and design of numerous major roadway projects. This allows the projects to be ready to commence as soon as state funding is available for construction. The Consortium was successful in securing new state funding for the widening of SH205 through the City. The County has committed funding to look at the redesign of the current SH205 after the exchange occurs so the road can be more appropriate for a city street. This is important to maintain the unique features of our downtown area and residential areas. The County held a successful bond election in November 2021 to further their efforts to provide planning and engineering funds for state roadways throughout the County thus keeping the list of projects up to date. The work of the Consortium which allows projects to be designed and ready to bid when dollars are available is crucial in getting these new funds. Design work is underway on several of the 2021 bond election roadways. In addition, the City will work with the County on funding for redesigning the current SH205 as it transitions to a city street.

Retail / Entertainment

"The Harbor" development is situated on the shores of Lake Ray Hubbard at I-30. The addition of hundreds of Condos has served to increase sales tax generation in the District by 7.5% in FY2024. The area's full-service Hilton Hotel and Conference Center and Springhill Suites work closely with Visit Rockwall to bring conferences to our city.

In conjunction with private development, the City established a tax increment financing (TIF) zone on an approximately 103-acre tract which allowed the financing and development of public open space to complement the development and allow citizens access to the Lake Ray Hubbard shore line.

The City designation as the "Free Live Music Capital of North Texas" by the Texas Legislature is supported by the more than 100 concerts at the public venues at the Harbor and San Jacinto Plaza in Downtown Rockwall. The Main Street Advisory Board and "Friends of Downtown Rockwall" citizen volunteer group along with our Recreation department work together to bring special events to the City. The many shops in the Downtown area provide a wide variety of shopping opportunities and vacancies are rare and filled quickly.

Utilities

The water and wastewater rates were increased for calendar year 2024. The City purchases treated water as a founding member city of the North Texas Municipal Water District. Water consumption in FY2024 was 4.2% higher than the prior year. Retail water sales increased by 7.6% while wastewater customer charges increased 8.7% over the prior period. The City's water system is recognized with the Texas Commission on Environmental Quality's "Superior" rating.

The City actively works to acquire the right to serve annexed areas which are currently served by wholesale water supply corporations. It remains the City's desire to be the water provider for all residents in our city limits.

Debt Administration: Two ratios traditionally used to analyze the debt structure of municipalities are presented below.

Outstanding General Obligation Debt at 9-30-24	$90,910,000
Estimated Population	52,228
G.O. Debt Per Capita	$1,913
Net G.O. Debt per Assessed Value	1.01%

The City seeks a bond rating update as new debt is issued. The current ratings are shown below:

	General Obligation	Sales Tax (REDC)
Standard & Poor's Rating Group	AA+	A-
Moody's Investor Service Inc.	Aa2	A1

AWARDS AND ACKNOWLEDGEMENTS

The Government Finance Officers Association (GFOA) awards a Certificate of Achievement for Excellence in Financial Reporting for an Annual Comprehensive Financial Report that is easily readable and efficiently organized. To be awarded the Certificate of Achievement, these financial statements must satisfy both GAAP and applicable legal requirements. The City received the GFOA Certificate of Achievement for its financial statements for the fiscal year ended September 30, 2023. A Certificate of Achievement is valid for a period of one year only. We believe that the City's current financial statements meet the Certificate of Achievement Program's requirements, and we are submitting it to GFOA to determine its eligibility for the certificate for the fiscal year ended September 30, 2024.

The preparation of the annual comprehensive financial report was made possible by the dedicated service of the entire staff of the Finance Department. Each member of the department has our sincere appreciation for the contributions made in the preparation of this report.

In closing, without the leadership and support of the governing body of the City, preparation of this report would not have been possible.

Sincerely,



Mary P. Smith, CPA
City Manager

Government Finance Officers Association

Certificate of Achievement for Excellence in Financial Reporting

Presented to

City of Rockwall
Texas

For its Annual Comprehensive
Financial Report
For the Fiscal Year Ended

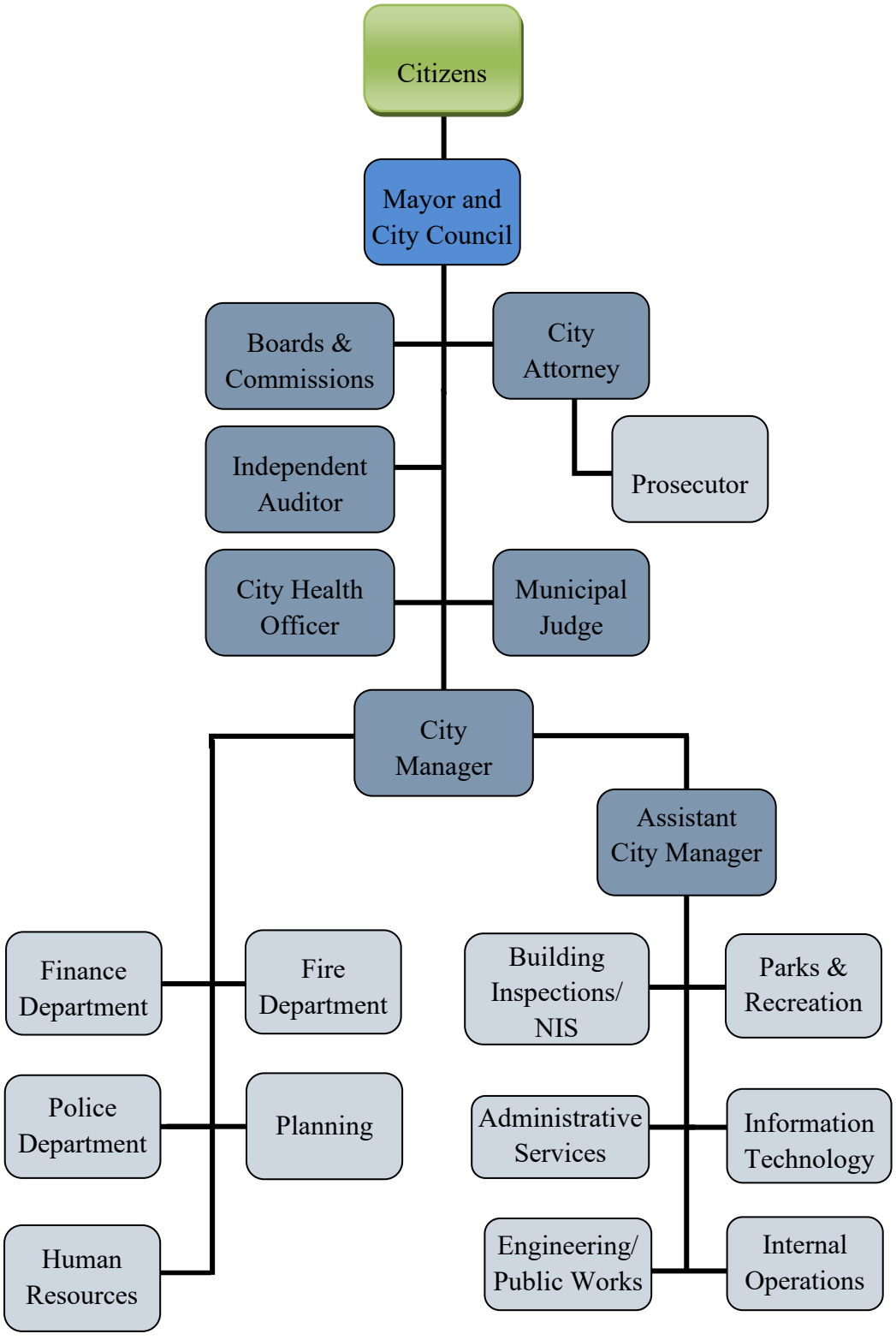
September 30, 2023



Executive Director/CEO

CITY OF ROCKWALL

Organization Chart



CITY OF ROCKWALL, TEXAS

PRINCIPAL OFFICIALS
September 30, 2024

City Council

Trace Johannensen, Mayor
Clarence Jorif, Mayor Pro-Tempore
Tim McCallum, Councilmember Place 1
Mark Moeller, Councilmember Place 2
Sedric Thomas, Councilmember Place 4
Dennis Lewis, Councilmember Place 5
Anna Campbell, Councilmember Place 6

FINANCIAL SECTION


City of Rockwall

PATTILLO, BROWN & HILL, L.L.P.
401 West State Highway 6
Waco, Texas 76710
254.772.4901 | pbhcpa.com

INDEPENDENT AUDITOR'S REPORT

Honorable Mayor
and Members of City Council
City of Rockwall, Texas

Report on the Audit of the Financial Statements

Opinions

We have audited the financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of the City of Rockwall, Texas, as of and for the year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the City of Rockwall, Texas' basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of the City of Rockwall, Texas, as of September 30, 2024, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the City of Rockwall, Texas and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the City of Rockwall, Texas' ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilit*ies for the Audit of the Financial Statements*

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City of Rockwall, Texas' internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the City of Rockwall, Texas' ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, budgetary comparison information, and pension and OPEB information, as listed in the table of contents, be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City of Rockwall, Texas' basic financial statements. The combining and individual fund financial statements are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the combining and individual fund financial statements are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Information included in the Annual Comprehensive Financial Report

Management is responsible for the other information included in the annual comprehensive financial report (ACFR). The other information comprises the introductory section and statistical section but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated March 17, 2025 on our consideration of the City of Rockwall, Texas' internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City of Rockwall, Texas' internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City of Rockwall, Texas' internal control over financial reporting and compliance.

Pattillo, Brown & Hill, L.L.P.

Waco, Texas
March 17, 2025


City of Rockwall

MANAGEMENT'S
DISCUSSION AND ANALYSIS

As management of the City of Rockwall (the "City"), we offer readers of the City's financial statements this narrative overview and analysis of the financial activities of the City for the fiscal year ended September 30, 2024.

Financial Highlights

- The assets and deferred outflows of resources of the City exceeded its liabilities and deferred inflows of resources at the close of the most recent fiscal year by $350,093,139 (net position). Of this amount, $34,684,990 (unrestricted net position) may be used to meet the government's ongoing obligations to citizens and creditors in accordance with the City's fund designation.

- The City's total net position increased by $21,936,321, primarily caused by increases to utility charges for services and decreases in total liabilities.

- As of the close of the current fiscal year, the City's governmental funds reported combined ending fund balances of $58,029,266. 48.08% of this total amount, $27,901,503 (unassigned fund balance) is available for use at the City's discretion.

- At the end of the current fiscal year, unassigned fund balance for the general fund was $27,901,503 or 49.33% of the total general fund expenditures. Sound financial management practices call for at least 25% of unassigned fund balance to general fund expenditures.

Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to the City's basic financial statements. The City's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-wide financial statements. The *government-wide financial statements* are designed to provide readers with a broad overview of the City's finances, in a manner similar to a private-sector business.

The s*tatement of net position* presents information on all of the City's assets and deferred outflows of resources and liabilities and deferred inflows of resources, with the difference being reported as *net position*. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the City is improving or deteriorating.

The s*tatement of activities* presents information showing how the City's net position changed during the fiscal year. All changes in net position are reported when the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in the future fiscal periods (e.g., uncollected taxes).

Both of the government-wide financial statements distinguish functions of the City that are principally supported by taxes and intergovernmental revenues (*governmental activities*) from functions that are intended to recover all or a significant portion of their costs through user fees and charges (*business-type activities*). The *governmental activities* of the City include general administration, public safety, public works, and parks and recreation. The *business-type activities* of the City include water and sewer and sanitation operations.

Fund Financial Statements. A *fund* is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The City, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of the funds of the City can be divided into two categories: governmental funds and proprietary funds.

Governmental Funds. *Governmental funds* are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on current sources and uses of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a government's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental funds balance sheet and the governmental fund statements of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The City maintains seven individual governmental funds. Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures, and changes in fund balances for the General Fund, the Debt Service Fund, Capital Projects Fund, and the Transportation Fund, all of which are considered to be major funds. Data from the other four governmental funds are combined into a single aggregation presentation.

Proprietary Funds. The City maintains two categories of *proprietary funds*-Enterprise Funds and Internal Service Funds. Enterprise funds are used to report the same functions presented as business-type activities in government-wide financial statements. The City uses enterprise funds to account for its water and sewer operations. Internal service funds are used to account for employee benefits and workers compensation. Proprietary funds provide the same type of information as the government-wide financial statements, only in more detail.

Notes to the financial statements. The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements immediately follow the basic financial statements.

Required supplementary information. In addition to the basic financial statements and accompanying notes, this report also presents certain required supplementary information, the Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual - General Fund, and information concerning the City's net pension and total OPEB liability.

Combining and individual fund statements and schedules are presented following the required supplementary information.

Government-wide Financial Analysis

As noted earlier, net position may serve over time as a useful indicator of government's financial position. In the case of the City, assets and deferred outflows of resources exceeded liabilities and deferred inflows of resources by $350,093,139 as of September 30, 2024.

The largest portion of the City's net position, $298,648,066 (85.31%) reflects its investments in capital assets (e.g., land, buildings, furniture, equipment and vehicles, infrastructure, and construction in progress), less any debt used to acquire those assets that is still outstanding. The City uses capital assets to provide services to citizens; consequently, these assets are not available for future spending. Although the City's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

An additional portion of the City's net position of $16,760,083 (4.79%) represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position of $34,684,990 (9.91%) may be used to meet the government's ongoing obligations to citizens and creditors.

As of September 30, 2024, the City was able to report positive balances in all three categories of net position for both governmental activities and business-type activities. The following table shows the condensed Statement of Net Position for the City for the current and prior fiscal years:

	Governmental Activities		Business-type Activities		Totals	
	2024	2023	2024	2023	2024	2023
Current and other assets	$ 75,781,238	$ 79,458,719	$ 24,241,098	$ 24,799,021	$ 100,022,336	$ 104,257,740
Capital assets	223,416,189	215,499,039	157,132,613	147,929,178	380,548,802	363,428,217
Total assets	299,197,427	294,957,758	181,373,711	172,728,199	480,571,138	467,685,957
Deferred outflows of resources	9,198,366	11,985,447	2,067,673	2,364,800	11,266,039	14,350,247
Long-term liabilities outstanding	89,591,604	97,442,884	30,621,387	34,603,639	120,212,991	132,046,523
Other liabilities	16,725,667	16,595,344	2,328,154	2,478,190	19,053,821	19,073,534
Total liabilities	106,317,271	114,038,228	32,949,541	37,081,829	139,266,812	151,120,057
Deferred inflows of resources	724,088	831,868	1,753,138	1,927,461	2,477,226	2,759,329
Net position:						
Net investment in capital assets	162,135,482	148,415,067	136,512,584	123,537,605	298,648,066	271,952,672
Restricted	14,526,785	13,293,105	2,233,298	2,236,026	16,760,083	15,529,131
Unrestricted	24,692,167	30,364,937	9,992,823	10,310,078	34,684,990	40,675,015
Total net position	$ 201,354,434	$ 192,073,109	$ 148,738,705	$ 136,083,709	$ 350,093,139	$ 328,156,818

Analysis of the City's Operations. The following table provides a summary of the City's operations for the year ended September 30, 2024. Governmental activities increased the City's net position by $9,281,325. Business-type activities increased the City's net position by $12,654,996. Total revenues for governmental activities decreased by $3,051,349 to $81,779,621 due to the decrease in capital grants and contributions. Total expenses for governmental activities increased by $10,376,455 to $73,562,451 due to overall growth the city has experienced. This increase mostly affected the general government and public safety costs. Total revenues for business-type activities increased by $3,943,017 to $59,253,732 due to the increase in utility rates and city growth. Total expenses for business-type activities increased by $4,591,860 to $45,534,581 due to overall growth the city has experienced. This increase mostly affected the general government and public safety costs.

The following table shows the condensed Statement of Activities for the current and prior fiscal years:

	Governmental Activities		Business-type Activities		Totals	
	2024	2023	2024	2023	2024	2023
Revenues:						
Program revenues:						
Charges for services	$ 4,798,023	$ 4,960,214	$ 43,564,540	$ 40,690,213	$ 48,362,563	$ 45,650,427
Operating grants and contributions	3,445,111	3,499,961	-	-	3,445,111	3,499,961
Capital grants and contributions	11,637,654	16,072,206	14,746,446	13,654,354	26,384,100	29,726,560
General revenues:						
Property taxes	24,590,290	23,839,645	-	-	24,590,290	23,839,645
Sales taxes	27,410,743	27,720,904	-	-	27,410,743	27,720,904
Franchise taxes	3,777,385	3,916,171	-	-	3,777,385	3,916,171
Hotel occupancy tax	1,996,313	1,879,261				
Investment income	3,715,544	2,790,181	942,746	822,977	4,658,290	3,613,158
Miscellaneous	408,558	152,427	-	143,171	408,558	295,598
Total revenues	81,779,621	84,830,970	59,253,732	55,310,715	139,037,040	138,262,424
Expenses:						
General government	12,611,482	7,241,594	-	-	12,611,482	7,241,594
Public safety	32,966,849	28,517,293	-	-	32,966,849	28,517,293
Public works	12,898,784	13,574,806	-	-	12,898,784	13,574,806
Parks and recreation	9,221,787	8,209,949	-	-	9,221,787	8,209,949
Community development	2,914,209	2,764,330	-	-	2,914,209	2,764,330
Interest on long-term debt	2,949,340	2,878,024	-	-	2,949,340	2,878,024
Water, sewer, and sanitation	-	-	45,534,581	40,942,721	45,534,581	40,942,721
Total expenses	73,562,451	63,185,996	45,534,581	40,942,721	119,097,032	104,128,717
Increase in net position before transfers	8,217,170	21,644,974	13,719,151	14,367,994	21,936,321	36,012,968
Transfers	1,064,155	853,515	(1,064,155)	(853,515)	-	-
Increase in net position	9,281,325	22,498,489	12,654,996	13,514,479	21,936,321	36,012,968
Net position, beginning	192,073,109	177,066,796	136,083,709	122,569,230	328,156,818	299,636,026
Prior period adjustment	-	(7,492,176)	-	-	-	(7,492,176)
Net position, ending	$ 201,354,434	$ 192,073,109	$ 148,738,705	$ 136,083,709	$ 350,093,139	$ 328,156,818

Financial Analysis of the City's Funds

As noted earlier, the City uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

Governmental funds. The focus of the City's governmental funds is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the City's financing requirements. In particular, unassigned fund balance may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year.

As of the end of the current fiscal year, the City's governmental funds reported ending fund balances of $58,029,266. $27,901,503 (48.08%) of this total amount constitutes unassigned fund balance. The remainder of the fund balance is either non-spendable, restricted or committed to indicate that it is not available for new spending. The most significant restrictions include $6,054,922 for debt service, $821,860 restricted for public safety, $10,661,161 restricted for capital projects, and $3,520,506 restricted for tourism.

The General Fund is the primary operating fund of the City. The General Fund's fund balance decreased by $4,692,086. This was primarily caused by increased capital outlay and expenditures that are reflective of the continued growth in the City's population and economy.

The Debt Service Fund's fund balance increased by $79,612, primarily due to an increase in property values and a decrease in debt service costs. This was offset by a decrease in the debt service property tax rate.

The Capital Projects Fund balance increased by $371,710, primarily due to high investment earnings in the current year. In future years fund balances are expected to decrease as project costs are incurred.

Proprietary fund. As mentioned earlier, the City's proprietary fund statements provide the same type of information found in the government-wide financial statements, but in more detail. Proprietary funds include business-type activity fund and internal service funds.

At September 30, 2024, the water and sewer fund had $9,992,823 in unrestricted net position and total net position increased by $12,654,996. The increase in net position was largely due to increases in capital contributions from the development of subdivisions in the City.

At September 30, 2024 the Internal Service Funds had $311,165 in unrestricted net position and total net position decreased by $1,235,647 due to an employee healthcare and workers' compensation claims.

General Fund Budgetary Highlights.

During fiscal year 2024, the City Council of the City of Rockwall amended the budget to provide funding for several unforeseen projects and to recognize salary savings over the year, as well as increases or decreases in revenues when compared to original projections. With the adjustments made to the budget, the original budgeted expenditures of $51,258,850 increased to $53,547,850, while revenue estimates increased from $52,166,650 to $53,292,800.

General fund revenues ultimately were $54,131,821, exceeding the budget by $839,021 021 over the amended budget estimate, reflecting a greater than anticipated increase in sales tax collections and interest earnings. Actual general fund total expenditures were $56,560,498 or $3,012,648 more than final projections. The primary cause of the expenditure's overage was recognizing the capital expense of the new Police/Fire office building lease and finally receiving several vehicles ordered during previous budget years being received late in this budget year. The City ended the year with a fund balance of $27,903,649, or $4,692,086 less than the prior year. This is due to both the new lease recognition and receiving long planned but delayed police vehicles and two fire apparatus planned in earlier budget cycles.

Capital Assets

The City's investment in capital assets for its governmental and business-type activities as of September 30, 2024, was $380,548,802 (net of accumulated depreciation). This investment in capital assets includes land, buildings, furniture, equipment and vehicles, infrastructure, and construction in progress.

Capital Assets at Year-end, Net of Accumulated Depreciation

	Governmental Activities		Business-type Activities		Totals	
	2024	2023	2024	2023	2024	2023
Land	$ 21,417,249	$ 21,417,249	$ 772,357	$ 772,357	$ 22,189,606	$ 22,189,606
Buildings and improvements	20,294,301	22,431,143	109,713,676	112,688,489	130,007,977	135,119,632
Furniture, equipment, and vehicles	9,828,592	5,433,019	7,739,885	6,137,065	17,568,477	11,570,084
Infrastructure	166,196,632	161,505,679	37,203,994	22,720,374	203,400,626	184,226,053
Right to use	3,974,050	1,139,308	-	-	3,974,050	1,139,308
Construction in progress	1,705,365	3,572,641	1,702,701	5,610,893	3,408,066	9,183,534
Total	$ 223,416,189	$ 215,499,039	$ 157,132,613	$ 147,929,178	$ 380,548,802	$ 363,428,217

Significant events related to capital assets during the year were primarily related to capital contributions relating to developers of subdivisions. In the governmental activities, paving and drainage contributions of approximately $12.8 million were made to the City. In the business-type activities, water line contributions made up about $7.2 million in infrastructure additions and sewer line contributions made up about $5.5 million in additions.

Additional information on the City's capital assets can be found in Note C II of the financial statements.

Debt Administration

At the end of the current fiscal year, the City had total long-term debt of $103,443,638. This represents a decrease of $8,955,891 from the prior year due to continued principal payments without issuing any new debt in the current year.

Outstanding Debt at Year End

	Governmental Activities		Business-type Activities		Totals	
	2024	2023	2024	2023	2024	2023
Certificates of obligation	$ 680,000	$ 760,000	$ 18,935,000	$ 19,860,000	$ 19,615,000	$ 20,620,000
General obligation bonds	64,525,000	72,545,000	6,770,000	8,670,000	71,295,000	81,215,000
Financing arrangements	-	-	1,410,009	1,965,009	1,410,009	1,965,009
Leases	3,974,050	1,139,308	-	-	3,974,050	1,139,308
Premium on bonds	2,848,746	3,044,266	1,577,646	1,935,214	4,426,392	4,979,480
Discount on bonds	(85,928)	(99,869)	12,387	(13,719)	(73,541)	(113,588)
Compensated absences	2,613,913	2,408,526	182,815	185,794	2,796,728	2,594,320
Total	$ 74,555,781	$ 79,797,231	$ 28,887,857	$ 32,602,298	$ 103,443,638	$ 112,399,529

The City's bond ratings are "Aa2" by Moody's Investors Service Inc ("Moody's"), and "AA+" by Standard & Poor's ("S&P").

Additional information on the City's long-term debt can be found in Note II D of the financial statements.

Economic Factors and Next Year's Budgets and Rates

The City's elected and appointed officials considered many factors when setting the fiscal year 2025 budget, tax rate, and fees that will be charged for the business-type activities. The City budgeted and increase in sales tax over FY2024 recognizing the small dip in sales tax was due to one-time Comptroller adjustments reasonably not expected to occur again in FY2025. Other revenues were budgeted to be relatively flat in the coming year. In light of the upcoming I-30 widening we cannot be certain our revenues will continue to grow during this prolonged project.

The City of Rockwall's citizens enjoy above-average income levels per household. This combined with the City's proximity to major highways, and the Dallas-Fort Worth SMSA make Rockwall an attractive city in which to locate. The City prides itself on a quality school district and "hometown" atmosphere. The Rockwall Economic Development Corporation works to attract businesses with relocation incentives as well as business retention incentives such as workforce training opportunities. The City's unemployment rate was 4%, which was below national levels.

The City of Rockwall considered these factors when adopting the General Fund budget for fiscal year 2024. The budgeted revenues for fiscal year 2024 total $55,098,000 for the general fund. Ad valorem tax revenue is determined by two factors, the total assessed value established by the Rockwall Central Appraisal District and the tax rate established by the Rockwall City Council. The property tax rate was reduced to 24.745 cents per hundred dollars of assessed value due to growth in assessed values and the Council's continued decision to implement the "no-new revenue rate" as has been the case for more than a decade.

The City adopted written financial policies in 2001, which require that revenues and expenditures be projected conservatively. The policies include debt level guidelines. These policies were reviewed by the City Council in 2009 and certain provisions related to the City's fund balance were changed. The amended policy provides that the General Fund reserves should be no less than 3 months of recurring operating appropriations. In addition, the policies provide that should an audited fund balance at the end of the fiscal year exceed 3.5 months, the City Council may elect to transfer a portion to a Capital Projects Fund. The ending unrestricted general fund balance for 2023 provided approximately 6.9 months of reserves for the City. The 2025 budget reflects planned expenditures from reserves including multiple police vehicle and public works trucks from reserves.

The 2025 budget expenditures include two additional School Resource Officers as requested by the Rockwall ISD and an additional patrol sergeant were the only new positions approved by the City Council.

A comprehensive water and sewer rate study was developed during 2018 with rate recommendations over the next several years. This included looking at the North Texas Municipal Water District projected rates for treated water over the next five years and well as budget planning and capital planning for the City's own operations and projects. The water and sewer operations budgets continue to increase as federal mandates impact the need for testing and the addition of sewer transmission infrastructure. A comprehensive rate study will be conducted in fiscal year 2025.

Request for Information

This financial report is designed to provide our citizens, taxpayers, customers, and creditors with a general overview of the City's finances. For more information, contact the City's Assistant City Manager/Director of Finance, Mary Smith at (972) 771-7701; City of Rockwall; 385 South Goliad Street, Rockwall TX 75087. Email: msmith@rockwall.com.


City of Rockwall

BASIC
FINANCIAL STATEMENTS

CITY OF ROCKWALL, TEXAS

STATEMENT OF NET POSITION

SEPTEMBER 30, 2024

	Primary Government			Component Units	
	Governmental Activities	Business-type Activities	Total	Rockwall EDC	Technology Park
ASSETS					
Cash and cash equivalents	$ 56,520,843	$ 4,965,080	$ 61,485,923	$ 7,786	$ 41,731
Investments	10,653,675	-	10,653,675	18,705,857	-
Receivables (net of allowances for uncollectibles):					
Taxes	6,645,127	-	6,645,127	1,527,534	-
Accounts	1,546,035	8,993,154	10,539,189	-	13,188
Accrued interest	30,611	-	30,611	-	-
Due from other governments	382,801	371,251	754,052	-	-
Inventories	2,146	624,307	626,453	-	-
Restricted assets:					
Cash and cash equivalents	-	8,563,561	8,563,561	-	-
Investments	-	722,811	722,811	-	-
Accrued interest receivable	-	934	934	-	-
Land held for sale	-	-	-	49,405,321	-
Capital assets:					
Non-depreciable	23,122,614	2,475,058	25,597,672	-	-
Depreciable, net	200,293,575	154,657,555	354,951,130	7,670	-
Total assets	299,197,427	181,373,711	480,571,138	69,654,168	54,919
DEFERRED OUTFLOWS OF RESOURCES					
Deferred charges on refunding	-	1,007,163	1,007,163	313,300	-
Related to TMRS pension	9,051,677	1,043,598	10,095,275	136,077	-
Related to OPEB	146,689	16,912	163,601	2,206	-
Total deferred outflows of resources	9,198,366	2,067,673	11,266,039	451,583	-
LIABILITIES					
Accounts payable	2,569,122	1,271,487	3,840,609	2,238,402	31,684
Accrued liabilities	1,333,926	90,776	1,424,702	31,248	-
Accrued interest	444,719	199,151	643,870	229,384	-
Unearned revenue	10,587,470	-	10,587,470	-	-
Developer deposits	1,790,430	-	1,790,430	-	-
Customer deposits	-	766,740	766,740	-	-
Noncurrent liabilities:					
Due within one year:					
Long-term debt	9,775,880	3,710,225	13,486,105	2,719,428	-
Total OPEB liability	12,457	1,436	13,893	187	-
Due in more than one year:					
Long-term debt	64,779,901	25,177,632	89,957,533	33,959,579	-
Net pension liability - TMRS	14,397,887	1,659,980	16,057,867	216,448	-
Total OPEB liability	625,479	72,114	697,593	9,403	-
Total liabilities	106,317,271	32,949,541	139,266,812	39,404,079	31,684

The accompanying notes are an integral part of these financial statements.

CITY OF ROCKWALL, TEXAS

STATEMENT OF NET POSITION

SEPTEMBER 30, 2024

	Primary Government			Component Units	
	Governmental Activities	Business-type Activities	Total	Rockwall EDC	Technology Park
DEFERRED INFLOWS OF RESOURCES					
Related to leases	$ -	$ 1,669,655	$ 1,669,655	$ -	$ -
Related to TMRS pension	442,506	51,018	493,524	6,652	-
Related to OPEB	281,582	32,465	314,047	4,233	-
Total deferred inflows of resources	$ 724,088	$ 1,753,138	$ 2,477,226	$ 10,885	$ -
NET POSITION					
Net investment in capital assets	$ 162,135,482	$ 136,512,584	$298,648,066	$ 7,670	$ -
Restricted:					
Public safety	821,860	-	821,860	-	-
Parks	4,491,300	-	4,491,300	-	23,235
Capital projects	-	1,510,487	1,510,487	-	-
Debt service	5,693,119	-	5,693,119	-	-
Economic development	-	-	-	30,683,117	-
Tourism	3,520,506	722,811	4,243,317	-	-
Unrestricted	24,692,167	9,992,823	34,684,990	-	-
Total net position	$ 201,354,434	$ 148,738,705	$350,093,139	$ 30,690,787	$ 23,235

CITY OF ROCKWALL, TEXAS

STATEMENT OF ACTIVITIES

FOR THE YEAR ENDED SEPTEMBER 30, 2024

Function/Program Activities	Expenses	Program Revenue: Charges for Services	Program Revenue: Operating Grants and Contributions	Program Revenue: Capital Grants and Contributions
Primary government				
Governmental activities:				
General government	$ 12,611,482	$ 3,833,258	$ 2,113,900	$ 11,605,685
Public safety	32,966,849	204,645	1,233,272	21,787
Public works	12,898,784	-	-	-
Parks and recreation	9,221,787	760,120	-	10,182
Community development	2,914,209	-	97,939	-
Interest	2,949,340	-	-	-
Total governmental activities	73,562,451	4,798,023	3,445,111	11,637,654
Business-type activities:				
Water, sewer, and sanitation	45,534,581	43,564,540	-	14,746,446
Total business-type activities	45,534,581	43,564,540	-	14,746,446
Total primary government	$ 119,097,032	$ 48,362,563	$ 3,445,111	$ 26,384,100
Component units				
Rockwall EDC	$ 4,161,383	$ -	$ -	$ -
Technology Park	207,276	-	-	-
Total component units	$ 4,368,659	$ -	$ -	$ -

General revenues:
- Property taxes
- Sales taxes
- Franchise taxes
- Hotel occupancy tax
- Assessments
- Miscellaneous
- Investment earnings

Transfers

Total general revenues and transfers

Change in net position

Net position -- beginning

Net position -- ending

The accompanying notes are an integral part of these financial statements.

Net (Expense) Revenue and Changes in Net Position					
Primary Government			Component Units		
Governmental Activities	Business-Type Activities	Total	Rockwall EDC	Technology Park	
$ 4,941,361	$ -	$ 4,941,361	$ -	$ -	
(31,507,145)	-	(31,507,145)	-	-	
(12,898,784)	-	(12,898,784)	-	-	
(8,451,485)	-	(8,451,485)	-	-	
(2,816,270)	-	(2,816,270)	-	-	
(2,949,340)	-	(2,949,340)	-	-	
(53,681,663)	-	(53,681,663)	-	-	
-	12,776,405	12,776,405	-	-	
-	12,776,405	12,776,405	-	-	
$ (53,681,663)	$ 12,776,405	$ (40,905,258)	$ -	$ -	
			$ (4,161,383)	$ -	
			-	(207,276)	
			$ (4,161,383)	$ (207,276)	
$ 24,590,290	$ -	$ 24,590,290	$ -	$ -	
27,410,743	-	27,410,743	8,973,820	-	
3,777,385	-	3,777,385	-	-	
1,996,313	-	1,996,313	-	-	
-	-	-	-	207,075	
408,558	-	408,558	159,090	-	
3,715,544	942,746	4,658,290	1,128,814	-	
1,064,155	(1,064,155)	-	-	-	
62,962,988	(121,409)	62,841,579	10,261,724	207,075	
9,281,325	12,654,996	21,936,321	6,100,341	(201)	
192,073,109	136,083,709	328,156,818	24,590,446	23,436	
$ 201,354,434	$ 148,738,705	$ 350,093,139	$ 30,690,787	$ 23,235	

CITY OF ROCKWALL, TEXAS

BALANCE SHEET
GOVERNMENTAL FUNDS

SEPTEMBER 30, 2024

	General Fund	Debt Service Fund
ASSETS		
Cash and cash equivalents	$ 33,814,275	$ 5,530,707
Investments	1,386,835	-
Receivables (net of allowance for uncollectibles):		
Taxes	4,708,226	93,563
Franchise tax	1,615,747	-
Fines	126,421	-
Grants	315,671	-
Accounts	354,245	-
Other	18,788	-
Accrued interest	3,777	-
Due from other funds	607,900	-
Inventory	2,146	-
Total assets	42,954,031	5,624,270
LIABILITIES		
Accounts payable	1,595,768	-
Seizures payable	-	-
Developer deposits	-	-
Due to other governments	120,610	-
Due to other funds	619	-
Accrued liabilities	1,333,926	-
Unearned revenue	10,587,470	-
Total liabilities	13,638,393	-
DEFERRED INFLOWS OF RESOURCES		
Unavailable revenue - property taxes	90,851	82,916
Unavailable revenue - fines and forfeitures	85,967	-
Unavailable revenue - franchise taxes	919,500	-
Unavailable revenue - assessments	-	-
Unavailable revenue - grants	315,671	-
Unavailable revenue - hotel tax	-	-
Total deferred inflows of resources	1,411,989	82,916
FUND BALANCES		
Nonspendable:		
Inventories	2,146	-
Committed	-	-
Restricted for:		
Debt service	-	5,541,354
Capital projects	-	-
Parks	-	-
Public safety	-	-
Tourism	-	-
Unassigned	27,901,503	-
Total fund balances	27,903,649	5,541,354
Total liabilities, deferred inflows, and fund balances	$ 42,954,031	$ 5,624,270

The accompanying notes are an integral part of these financial statements.

GO Bonds Capital Projects Fund	Nonmajor Governmental Funds	Total Governmental Funds
$ 10,700,761	$ 5,814,818	$ 55,860,561
-	9,266,840	10,653,675
-	227,591	5,029,380
-	-	1,615,747
-	-	126,421
-	67,130	382,801
-	729,015	1,083,260
-	-	18,788
-	26,834	30,611
-	619	608,519
-	-	2,146
10,700,761	16,132,847	75,411,909
39,100	84,206	1,719,074
-	47,825	47,825
-	1,790,430	1,790,430
-	-	120,610
500	-	1,119
-	-	1,333,926
-	-	10,587,470
39,600	1,922,461	15,600,454
-	-	173,767
-	-	85,967
-	-	919,500
-	160,193	160,193
-	-	315,671
-	127,091	127,091
-	287,284	1,782,189
-	-	2,146
-	4,575,868	4,575,868
-	513,568	6,054,922
10,661,161	-	10,661,161
-	4,491,300	4,491,300
-	821,860	821,860
-	3,520,506	3,520,506
-	-	27,901,503
10,661,161	13,923,102	58,029,266
$ 10,700,761	$ 16,132,847	$ 75,411,909


City of Rockwall

CITY OF ROCKWALL, TEXAS

RECONCILIATION OF THE GOVERNMENTAL FUNDS BALANCE SHEET
TO THE GOVERNMENTAL ACTIVITIES STATEMENT OF NET POSITION

SEPTEMBER 30, 2024

Total fund balances - governmental funds		$ 58,029,266
Amounts reported for governmental activities in the statement of net position are different because:		
Internal service funds are used by the City's management for equipment maintenance and vehicle replacement. The assets and liabilities of certain internal service funds are included with governmental activities in the Statement of Net Position but are not included at the fund level.		(311,165)
Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds.		223,416,189
Revenue reported as unavailable revenue in the governmental fund financial statements was recorded as revenue in the government-wide financial statements.		
Property taxes		173,767
Municipal court fines		85,967
Franchise taxes		919,500
Assessments		160,193
Hotel tax		127,091
Grants		315,671
Interest is accrued on outstanding debt in the government-wide financial statements, whereas in the governmental fund financial statements, an expenditure is reported when due.		(444,719)
Certain long-term liabilities are not due and payable in the current period and therefore are not reported in the funds. Also, the loss on refunding of bonds, the premium on issuance of bonds and deferred resource outflows (inflows) related to the net pension liability are not reported in the funds.		
Bonds payable	$ (65,205,000)	
Premiums and discounts on bonds	(2,762,818)	
Leases payable	(3,974,050)	
Compensated absences	(2,613,913)	
Net pension liabilities	(14,397,887)	
Total OPEB liability	(637,936)	
Deferred outflows and inflows related to pensions	8,609,171	
Deferred outflows and inflows related to other post-employment benefits	(134,893)	
		(81,117,326)
Net position of governmental activities		$ 201,354,434

The accompanying notes are an integral part of these financial statements.

CITY OF ROCKWALL, TEXAS

STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCES - GOVERNMENTAL FUNDS

FOR THE YEAR ENDED SEPTEMBER 30, 2024

	General Fund	Debt Service Fund
REVENUES		
Property taxes	$ 14,949,798	$ 9,112,399
Sales taxes	26,971,496	-
Franchise taxes	3,808,512	-
Hotel occupancy tax	-	-
Licenses and permits	1,726,290	-
Intergovernmental revenues	2,993,905	-
Charges for services	773,744	765,855
Fines and forfeitures	536,080	-
Investments earnings	1,997,281	499,572
Miscellaneous	213,545	-
Contributions and donations	161,170	-
Total revenues	54,131,821	10,377,826
EXPENDITURES		
Current:		
Administration	7,237,399	-
Finance	901,911	-
Mayor/council	145,298	-
Police	18,483,656	-
Fire	8,945,001	-
Municipal court	557,947	-
Public works	6,584,989	-
Parks and recreation	6,828,647	-
Community development	2,522,289	-
Capital outlay	3,912,236	-
Debt service:		
Principal	284,205	7,400,000
Interest and fiscal charges	156,920	2,898,214
Total expenditures	56,560,498	10,298,214
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	(2,428,677)	79,612
OTHER FINANCING SOURCES (USES)		
Issuance of leases	3,912,236	-
Transfers in	445,850	-
Transfers out	(6,621,495)	-
Total other financing sources (uses)	(2,263,409)	-
NET CHANGE IN FUND BALANCE	(4,692,086)	79,612
FUND BALANCE - BEGINNING	32,595,735	5,461,742
FUND BALANCE - ENDING	$ 27,903,649	$ 5,541,354

The accompanying notes are an integral part of these financial statements.

GO Bonds Capital Projects Fund	Nonmajor Governmental Funds	Total Governmental Funds
$ -	$ 590,059	$ 24,652,256
-	439,247	27,410,743
-	-	3,808,512
-	1,869,222	1,869,222
-	13,290	1,739,580
-	458,021	3,451,926
-	786,702	2,326,301
-	113,175	649,255
555,570	488,753	3,541,176
-	184,568	398,113
29,434	31,969	222,573
585,004	4,975,006	70,069,657
-	1,281,037	8,518,436
-	-	901,911
-	-	145,298
-	98,779	18,582,435
-	620	8,945,621
-	-	557,947
-	-	6,584,989
-	491,508	7,320,155
-	-	2,522,289
213,294	3,651,833	7,777,363
-	700,000	8,384,205
-	105,067	3,160,201
213,294	6,328,844	73,400,850
371,710	(1,353,838)	(3,331,193)
-	-	3,912,236
-	2,932,650	3,378,500
-	(45,850)	(6,667,345)
-	2,886,800	623,391
371,710	1,532,962	(2,707,802)
10,289,451	12,390,140	60,737,068
$ 10,661,161	$ 13,923,102	$ 58,029,266


City of Rockwall

CITY OF ROCKWALL, TEXAS

RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE GOVERNMENTAL ACTIVITIES STATEMENT OF ACTIVITIES

FOR THE YEAR ENDED SEPTEMBER 30, 2024

Net change in fund balances - total governmental funds:	$	(2,707,802)
Amounts reported for governmental activities in the Statement of Activities are different because:		
Internal service funds are used by the City's management for equipment maintenance and vehicle replacement. The net revenue (expense) of certain internal service funds is reported with governmental activities.		(1,235,647)
Governmental funds report capital outlays as expenditures. However, in the statement of activities, the cost of these assets is allocated over their estimated useful lives and reported as depreciation expense. This is the amount of capital outlays for the fiscal year.		21,719,418
Governmental funds report capital outlays as expenditures. However, in the statement of activities, the cost of these assets is allocated over their estimated useful lives and reported as depreciation expense. This is the amount of loss from the sale of capital assets.		(12,897)
Depreciation expense on capital assets is reported in the government-wide statement of activities and changes in net position but they do not require the use of current financial resources. Therefore, depreciation expense is not reported as expenditures in the governmental funds.		(12,996,082)
Current year long-term debt principal payments on contractual obligations, bonds payable and leases are expenditures in the fund financial statements but are shown as reductions in long-term debt in the government-wide financial statements.		8,384,205
Certain expenses do not require the use of current financial resources; therefore, they are not reported as expenditures in governmental funds.		
Premium on bonds payable		166,297
Accrued interest		44,564
Compensated absences		(205,387)
Revenues in the statement of activities that do not provide current financial resources are not reported as revenue in the fund financial statements.		91,081
Certain pension and other post-employment (OPEB) expenditures are not expended in the government-wide financial statements and recorded as deferred resource outflows and inflows. These items relate to contributions made after the measurement date. Additionally, a portion of the City's unrecognized deferred resource outflows and inflows related to the pension and OPEB liabilities were amortized.		(54,189)
Change in net position - statement of activities	$	9,281,325

The accompanying notes are an integral part of these financial statements.

CITY OF ROCKWALL, TEXAS

STATEMENT OF NET POSITION - PROPRIETARY FUNDS

SEPTEMBER 30, 2024

	Business-Type Activities	Governmental Activities
	Water and Sewer Fund	Internal Service Funds
ASSETS		
Current assets:		
Cash and cash equivalents	$ 4,965,080	$ 660,282
Receivables (net of allowances for uncollectibles):	8,993,154	317,566
Due from other governments	371,251	-
Due from other funds	-	1,184
Inventories	624,307	-
Restricted assets:		
Cash and cash equivalents	8,563,561	-
Investments	722,811	-
Receivables (net of allowances for uncollectibles):	934	-
Total current assets	24,241,098	979,032
Noncurrent assets:		
Capital assets:		
Non-depreciable	2,475,058	-
Depreciable, net	154,657,555	-
Total noncurrent assets	157,132,613	-
Total assets	181,373,711	979,032
DEFERRED OUTFLOWS OF RESOURCES		
Deferred charge on refunding	1,007,163	-
Related to TMRS pensions	1,043,598	-
Related to OPEB	16,912	-
Total deferred outflows of resources	2,067,673	-
LIABILITIES		
Current liabilities:		
Accounts payable	1,271,487	681,613
Accrued liabilities	90,776	-
Customer deposits	766,740	-
Accrued interest	199,151	-
Due to other funds	-	608,584
Compensated absences - current	170,225	-
Notes payable - current	580,000	-
Bonds payable - current	2,960,000	-
Total OPEB liability - current	1,436	-
Total current liabilities	6,039,815	1,290,197
Noncurrent liabilities:		
Bonds payable	24,310,257	-
Compensated absences	37,366	-
Notes payable	830,009	-
Net pension liability - TMRS	1,659,980	-
Total OPEB liability	72,114	-
Total noncurrent liabilities	26,909,726	-
Total liabilities	32,949,541	1,290,197

The accompanying notes are an integral part of these financial statements.

CITY OF ROCKWALL, TEXAS

STATEMENT OF NET POSITION - PROPRIETARY FUNDS

SEPTEMBER 30, 2024

	Business-Type Activities	Governmental Activities
	Water and Sewer Fund	Internal Service Funds
DEFERRED INFLOWS OF RESOURCES		
Related to leases	$ 1,669,655	$ -
Related to TMRS pension	51,018	-
Related to TMRS OPEB	32,465	-
Total deferred inflows of resources	1,753,138	-
NET POSITION		
Net investment in capital assets	136,512,584	-
Restricted for:		
Debt service	1,510,487	-
Capital projects	722,811	-
Unrestricted	9,992,823	(311,165)
Total net position	$ 148,738,705	$ (311,165)

The accompanying notes are an integral part of these financial statements.

CITY OF ROCKWALL, TEXAS

STATEMENT OF REVENUES, EXPENSES AND CHANGES IN
NET POSITION - PROPRIETARY FUNDS

FOR THE YEAR ENDED SEPTEMBER 30, 2024

	Business-Type Activities	Governmental Activities
	Water and Sewer Fund	Internal Service Funds
OPERATING REVENUES		
Charges for services	$ 42,608,098	$ 1,832,671
Miscellaneous	956,442	32,500
Total operating revenues	43,564,540	1,865,171
OPERATING EXPENSES		
Personnel services	3,834,971	-
Materials and supplies	1,124,805	-
Maintenance and repair	527,626	-
Contractual services	33,672,790	7,628,186
Depreciation	5,429,126	-
Total operating expenses	44,589,318	7,628,186
OPERATING INCOME (LOSS)	(1,024,778)	(5,763,015)
NON-OPERATING REVENUES (EXPENSES)		
Investment earnings	942,746	174,368
Bond costs	(3,086)	-
Interest expense	(942,177)	-
Total nonoperating revenues (expenses)	(2,517)	174,368
INCOME (LOSS) BEFORE CAPITAL CONTRIBUTIONS AND TRANSFERS	(1,027,295)	(5,588,647)
Capital contributions - deverloper contributions	12,793,642	-
Capital contributions - impact fees	1,952,804	-
Transfers in	389,595	4,353,000
Transfers out	(1,453,750)	-
Total capital contributions and transfers	13,682,291	4,353,000
CHANGE IN NET POSITION	12,654,996	(1,235,647)
TOTAL NET POSITION - BEGINNING	136,083,709	924,482
TOTAL NET POSITION - ENDING	$ 148,738,705	$ (311,165)

The accompanying notes are an integral part of these financial statements.

CITY OF ROCKWALL, TEXAS

STATEMENT OF CASH FLOWS -
PROPRIETARY FUNDS

FOR THE YEAR ENDED SEPTEMBER 30, 2024

	Business-Type Activities	Governmental Activities
	Water and Sewer Fund	Internal Service Funds
CASH FLOWS FROM OPERATING ACTIVITIES		
Receipts from customers	$ 42,214,794	$ 2,465,888
Payments to suppliers and service providers	(35,573,372)	(7,522,348)
Payments to employees for salaries and benefits	(3,789,868)	-
Net cash provided (used) by operating activities	2,851,554	(5,056,460)
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES		
Transfers from other funds	389,595	4,353,000
Transfer to other funds	(1,453,750)	-
Net cash provided (used) by noncapital financing activities	(1,064,155)	4,353,000
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES		
Acquisition and construction of capital assets	(1,838,919)	-
Capital contributions - impact fees	1,952,804	-
Capital contributions - grants	1,428,171	-
Payments on long-term debt	(3,380,000)	-
Interest paid on long-term debt	(1,302,267)	-
Net cash provided (used) by capital and related financing activities	(3,140,211)	-
CASH FLOWS FROM INVESTING ACTIVITIES		
Proceeds from sale and maturities of securities	(177,735)	-
Interest on investments	897,442	174,368
Net cash provided by investing activities	719,707	174,368
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS	(633,105)	(529,092)
CASH AND CASH EQUIVALENTS - BEGINNING	14,161,746	1,189,374
CASH AND CASH EQUIVALENTS - ENDING	13,528,641	660,282
Reconciliation of operating income (loss) to net cash provided (used for) operating activities:		
Operating income (loss)	(1,024,778)	(5,763,015)
Adjustments to reconcile operating income (loss) to net cash provided by (used for) operating activities:		
Depreciation expense	5,429,126	-
(Increase) decrease in accounts receivable	(1,267,132)	(7,867)
(Increase) decrease in deferred outflows of resources	297,127	-
Increase (decrease) in accounts payable	(276,746)	105,838
Increase (decrease) in accrued liabilities	28,595	-
Increase (decrease) in interfund payables	(13,182)	608,584
Increase (decrease) in customer deposits	94,025	-
Increase (decrease) in compensated absences	26,653	-
Increase (decrease) in net pension liability	(276,455)	-
Increase (decrease) in net OPEB liability	8,644	-
Increase (decrease) in deferred inflows of resources	(174,323)	-
Total adjustments	3,876,332	706,555
Net cash provided (used) by operating activities	$ 2,851,554	$ (5,056,460)
SCHEDULE OF NON-CASH CAPITAL ACTIVITIES:		
Capital assets contributed by developer	$ 12,793,642	$ -

The accompanying notes are an integral part of these financial statements.


City of Rockwall

I. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The City of Rockwall, Texas (the "City") was founded in 1854 and incorporated in 1874. The City operates under the Council-Manager form of government as adopted by a home rule charter approved January 21, 1985. The City provides a full range of municipal services including public safety (police and fire), highway and streets, parks and recreation, health and social services, planning and zoning, and general administrative services. In addition, the City provides water and sewer services as a proprietary function of the City.

The accounting policies of the City conform to generally accepted accounting principles (GAAP) applicable to government units. The following is a summary of the more significant accounting policies.

A. Description of Government-Wide Financial Statements

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the nonfiduciary activities of the primary government and its component units. All fiduciary activities are reported only in the fund financial statements. *Governmental activities*, which normally are supported by taxes, intergovernmental revenues, and other nonexchange transactions, are reported separately from *business-type activities*, which rely to a significant extent on fees and charges to external customers for support. Likewise, the *primary government* is reported separately from certain legally separate *component units* for which the primary government is financially accountable.

B. Reporting Entity

For financial reporting purposes, management has considered all potential component units. Component units are legally separate organizations for which the elected officials of the primary government are financially accountable. The decision to include a potential component unit in the reporting entity was made by applying the criteria set forth in GAAP. The criteria used are as follows:

Financial Accountability – The primary government is deemed to be financially accountable if it appoints a voting majority of the organization's governing body and (1) it is able to impose its will on that organization or (2) there is a potential for the organization to provide specific financial benefits or impose specific financial burdens on the primary government. Additionally, the primary government may be financially accountable if an organization is fiscally dependent on the primary government and there is a potential for the organization to provide specific financial benefits or impose specific financial burdens on the primary government regardless of whether the organization has a separately elected governing board, a governing board appointed by a higher level of government or a jointly appointed board.

Discretely Presented Component Units

Rockwall Economic Development Corporation ("REDC")

The Rockwall Economic Development Corporation ("REDC") is governed by a seven-member Board of Directors appointed, at will, by the City Council. REDC represents the City by promoting it as location for new business; it also acquires and develops land for that purpose. REDC collects a half cent sales tax to support its activities. The funds of REDC are composed of governmental fund types. Stand-alone financial statements for REDC as of and for the fiscal year ended September 30, 2024 are not prepared.

Rockwall Technology Park Association ("RTPA")

The Rockwall Technology Park Association ("RTPA") provides repair and maintenance of the common area within the park being developed by REDC. RTPA's Board of Directors is composed of representatives of the landowners. At September 30, 2019, REDC owned the majority of the land and the Board was therefore composed of REDC board members. When the park becomes 75% or more owned by private landowners, it will become an entity independent of the City. Until then, it is controlled by REDC, a discretely presented component unit of the City. RTPA, is effectively controlled by the City through REDC and thus provides a potential financial benefit or burden to the City. The funds of RTPA are composed of governmental fund types. Stand-alone financial statements RTPA as of and for the fiscal year ended September 30, 2024, are not prepared.

C. Basis of Presentation - Government-Wide and Fund Financial Statements

While separate government-wide and fund financial statements are presented, they are interrelated. The governmental activities column incorporates data from governmental funds while business-type activities incorporate data from the government's enterprise funds. Separate financial statements are provided for governmental funds and the proprietary funds.

As discussed earlier, the government has two discretely presented component units which are shown in separate columns in the government-wide financial statements.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. Exceptions to this general rule are payments where the amounts are reasonably equivalent in value to the interfund services provided and other charges between the various other functions of the government. Elimination of these charges would distort the direct costs and program revenues reported for the various functions concerned.

The fund financial statements provide information about the government's funds, including its fiduciary funds. Separate statements for each fund category; governmental and proprietary are presented. The emphasis of fund financial statements is on major governmental and enterprise funds, each displayed in a separate column. All remaining governmental and enterprise funds are aggregated and reported as nonmajor funds. Major individual governmental and enterprise funds are reported as separate columns in the fund financial statements.

The City reports the following major governmental funds:

The *General Fund* is the City's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

The *Debt Service Fund* accounts for the resources accumulated and payments made for principal and interest on long-term debt of governmental funds.

The *G.O. Bonds Capital Projects Fund* accounts for the acquisition or construction of capital assets used in the operation of governmental funds.

The City reports the following major proprietary fund:

The *Water and Sewer Fund* operates the water distribution system, and the wastewater treatment plants, wastewater pumping stations, and collection systems.

Additionally, the City reports the following fund types:

The *Internal Service Funds* account for employees' health insurance and workers' compensation coverage services provided to other departments or agencies of the government on a cost-reimbursement basis.

The *Special Revenue Funds* account for specific revenue sources that are legally restricted to expenditures for specified purposes (not including expendable trusts or major capital projects.)

During the course of operations, the government has activity between funds for various purposes. Any residual balances outstanding at year end are reported as due from/to other funds and advances to/from other funds. While these balances are reported in fund financial statements, certain eliminations are made in the preparation of the government-wide financial statements. Balances between the funds included in governmental activities (i.e., the governmental and internal service funds) are eliminated so that only the net amount is included as internal balances in the governmental activities column. Similarly, balances between the funds included in business-type activities (i.e., the enterprise funds) are eliminated so that only the net amount is included as internal balances in the business-type activities column.

Further, certain activity occurs during the year involving transfers of resources between funds. In fund financial statements these amounts are reported at gross amounts as transfers in/out. While reported in fund financial statements, certain eliminations are made in the preparation of the government-wide financial statements. Transfers between the funds included in governmental activities are eliminated so that only the net amount is included as transfers in the governmental activities column. Similarly, balances between the funds included in business-type activities are eliminated so that only the net amount is included as transfers in the business-type activities column.

D. Measurement focus and basis of accounting

The accounting and financial reporting treatment is determined by the applicable measurement focus and basis of accounting. Measurement focus indicates the type of resources being measured such as *current financial resources* or *economic resources.* The basis of accounting indicates the timing of transactions or events for recognition in the financial statements.

The government-wide, and proprietary financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

The governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences, and claims and judgments, are recorded only when payment is due. General capital asset acquisitions are reported as expenditures in governmental funds. Issuance of long-term debt and acquisitions under leases are reported as other financing sources.

Property taxes, sales taxes, franchise taxes, licenses, and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Entitlements are recorded as revenues when all eligibility requirements are met, including any time requirements, and the amount is received during the period or within the availability period for this revenue source (within 60 days of year-end). Expenditure-driven grants are recognized as revenue when the qualifying expenditures have been incurred and all other eligibility requirements have been met, and the amount is received during the period or within the availability period for this revenue source (within 60 days of year-end). All other revenue items are considered to be measurable and available only when cash is received by the government.

E. Assets, Liabilities, Deferred Outflows/Inflows, and Net Position/Fund Balance

Deposits and Investments

The City's cash and cash equivalents are considered to be cash on hand, demand deposits and short-term investments with original maturities of three months or less from the date of acquisition. For the statement of cash flows, the proprietary fund types consider temporary investments with maturity of three months or less when purchased to be cash equivalents.

The City has adopted a written investment policy regarding the investment of its funds as defined in the Public Funds Investment Act, Chapter 2256, of the Texas Governmental Code. In summary, the City is authorized to invest in the following:

- Direct obligations of the U.S. Government
- Fully collateralized certificates of deposit and money market accounts
- Statewide investment pools
- SEC registered, no load money market mutual funds

Investments for the City are reported at fair value, except for the position in investment pools, which are reported at net asset value per share (which approximates fair value) even though it is calculated using the amortized cost method.

Receivables and Interfund Transactions

Transactions between funds that are representative of lending/borrowing arrangements outstanding at the end of the year are referred to as either "interfund receivables/payables" (i.e., the current portion of interfund loans) or "advances to/from other funds" (i.e., the non-current portion of interfund loans). All other outstanding balances between funds are reported as "due to/from other funds" in the fund financial statements. If the transactions are between the primary government and its component unit, these receivables and payables are classified as "due to/from component unit/primary government." Any residual balances outstanding between the governmental activities and business-type activities are reported in the government-wide financial statements as "internal balances."

Advances between funds are offset by a nonspendable fund balance account in the applicable governmental fund to indicate they are not available for appropriation and are not expendable available financial resources.

All trade receivables are shown net of any allowance for uncollectible amounts.

Inventories

The costs of governmental fund type inventories are recorded as expenditures when the related liability is incurred, (i.e., the purchase method). The inventories are valued at the lower of cost or market using the first-in/first-out method.

Land Held for Sale

Land purchased for sale is capitalized at acquisition cost or net realizable value, if lower.

Restricted Assets

Certain proceeds of enterprise fund certificates of obligation are classified as restricted assets on the statement of net position because their use is limited by applicable bond covenants.

Capital Assets

Capital assets, which include property, plant, equipment, and infrastructure assets (e.g., roads, bridges, sidewalks, and similar items) are reported in the applicable governmental or business type activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial individual cost of more than $5,000 and an estimated useful life in excess of one year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets, donated works of art, and capital items received in a service concession arrangement are reported at acquisition value. Major outlays for capital assets and improvements are capitalized as projects are constructed. Interest costs incurred in connection with construction of enterprise fund capital assets are capitalized when the effects of capitalization materially impact the financial statements.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets' lives are not capitalized.

Property, plant, and equipment of the primary government, as well as the component units, are depreciated using the straight-line method over the following estimated useful years.

Asset Description	Estimated Useful Life
Buildings	20 to 30 years
Bulding Improvements	20 to 50 years
Public domain infrastructure	20 years
System infrastructure	50 years
Equipment	3 to 10 years
Right-to-use equipment	3 to 10 years

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows/inflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net assets that applies to a future period(s) and so will *not* be recognized as an outflow of resources (expense/ expenditure) until then. The government only has three items that qualify for reporting in this category. One example is the deferred charge on refunding reported in the government-wide statement of net position. A deferred charge on refunding results from the difference in the carrying value of refunded debt and its reacquisition price. This amount is deferred and amortized over the shorter of the life of the refunded or refunding debt.

In addition to liabilities, the statement of financial position will sometimes report a separate section for *deferred inflows of resources*. This separate financial statement element, deferred inflows of resources, represents an acquisition of net assets that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The government has only one type of item, which arises only under a modified accrual basis of accounting that qualifies for reporting in this category. Accordingly, the item, *unavailable revenue*, is reported only in the governmental funds balance sheet. The governmental funds report unavailable revenues from property taxes, fines and forfeitures and ambulance fees. These amounts are deferred and recognized as an inflow of resources in the period that the amounts become available. Deferred inflows of resources can also occur at the government wide level due to differences between investment gains and losses realized on pension investments compared to assumption used within the pension actuarial valuation model.

Long-Term Obligations

In the government-wide financial statements, and proprietary fund types in the fund financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities, business-type activities, or proprietary fund type statement of net position. Bond premiums, discounts, and losses on defeasance are amortized over the life of the bonds using the straight-line method. Bonds payable are reported net of the applicable bond premium or discount. Losses on defeasance are reported as deferred outflows of resources. Bond issuance costs are expensed as incurred.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures. However, claims and judgments paid from governmental funds are reported as a liability in the fund financial statements only for the portion expected to be financed from expendable available financial resources.

Net Pension Liability is valued using an actuarial model and represents the difference between the plan fiduciary net position and the net pension liability consistent with GASB statement no. 68. The portion of this liability presented as a current liability is based on actuarially calculations for estimated future payments of benefits and refunds over the twelve months following year end.

Assets acquired under the terms of leases are recorded as liabilities and capitalized in the government-wide financial statements at the present value of net minimum lease payments at inception of the lease. In the year of acquisition, lease transactions are recorded as other financing sources and as capital outlay expenditures in the general fund. Lease payments representing both principal and interest are recorded as expenditures in the general fund upon payment with an appropriate reduction of principal recorded in the government-wide financial statements.

Leases

The City has entered into various lease agreements as either the lessee and lessor. Key estimates and judgments related to leases include how the City determines (1) the discount rate it uses to discount the expected lease payments to present value, (2) lease term, and (3) lease payments.

- The City uses the interest rate charged by the lessor as the discount rate. When the interest rate charged by the lessor is not provided, the City uses its estimated incremental borrowing rate as the discount rate for leases.

- The lease term includes the noncancellable period of the lease. Lease payments included in the measurement of the lease liability are composed of fixed payments and purchase option price that the City is reasonably certain to exercise.

The City monitors changes in circumstances that would require a remeasurement of its lease and will remeasure the lease asset and liability if certain changes occur that are expected to significantly affect the amount of the lease liability.

Lease assets are reported with other capital assets and lease liabilities are reported with long-term debt on the statement of net position.

Lessee. The City is a lessee for noncancellable lease of a parking lot, building, and office space. The City recognizes a lease liability and an intangible right-to-use lease asset (lease asset) in the full accrual financial statements. The City recognizes lease liabilities with an initial, individual value of $5,000 or more.

At the commencement of a lease, the City initially measures the lease liability at the present value of payments expected to be made during the lease term. Subsequently, the lease liability is reduced by the principal portion of lease payments made. The leased asset is initially measured as the initial amount of the lease liability, adjusted for lease payments made at or before the lease commencement date, plus certain initial direct costs. Subsequently, the lease asset is amortized on a straight-line basis over its useful life.

Lessor. The City is a lessor in various arrangements allowing the placement of cellular towers or antennas on City property. The city initially measures the lease receivable and a deferred inflow of resources for the present value of payments expected to be made during the lease term. Subsequently, the lease receivable is reduced by the principal portion of lease payments made. The deferred inflow of resources is recognized as revenue on a systematic basis over the life of the lease.

Pensions

For purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the Fiduciary Net Position of the Texas Municipal Retirement System (TMRS) and additions to/deductions from TMRS's Fiduciary Net Position have been determined on the same basis as they are reported by TMRS. For this purpose, plan contributions are recognized in the period that compensation is reported for the employee, which is when contributions are legally due. Benefit payments and refunds are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

Other Postemployment Benefits ("OPEB")

The City has implemented GASB Statement No. 75, Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions. This statement applies to the individual employers (TMRS cities) in the TMRS Supplemental Death Benefits (SDB) plan, with retiree coverage. The TMRS SDBF covers both active and retiree benefits with no segregation of assets, and therefore doesn't meet the definition of a trust under GASB No. 75 (i.e., no assets are accumulated for OPEB) and as such the SDBF is considered to be an unfunded OPEB plan. For purposes of reporting under GASB 75, the retiree portion of the SDBF is not considered a cost sharing plan and is instead considered a single employer, defined benefit OPEB plan. The death benefit for active employees provides a lump-sum payment approximately equal to the employee's annual salary, calculated based on the employee's actual earnings on which TMRS deposits are made, for the 12-month period preceding the month of death. The death benefit amount for retirees is $7,500. GASB No. 75 requires the liability of employers and nonemployer contributing entities to employees for defined benefit OPEB (net OPEB liability) to be measured as the portion of the present value of projected benefit payments to be provided to current active and inactive employees that is attributed to those employees' past periods of service (total OPEB liability), less the amount of the OPEB plan's fiduciary net position.

Net Position

For government-wide reporting as well as in proprietary funds, the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources is called net position. Net position is comprised of three components: net investment in capital assets, restricted, and unrestricted.

- Net investment in capital assets consists of capital assets, net of accumulated depreciation/amortization and reduced by outstanding balances of bonds, notes, and other debt that are attributable to the acquisition, construction, or improvement of those assets. Deferred outflows of resources and deferred inflows of resources that are attributable to the acquisition, construction, or improvement of those assets or related debt are included in this component of net position.

- Restricted net position consists of restricted assets reduced by liabilities and deferred inflows of resources related to those assets. Assets are reported as restricted when constraints are placed on asset use either by external parties or by law through constitutional provision or enabling legislation.

- Unrestricted net position is the net amount of the assets, deferred outflows of resources, liabilities, and deferred inflows of resources that does not meet the definition of the two preceding categories.

Net Position Flow Assumption

Sometimes the government will fund outlays for a particular purpose from both restricted (e.g., restricted bond or grant proceeds) and unrestricted resources. In order to calculate the amounts to report as restricted – net position and unrestricted – net position in the government-wide and proprietary fund financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is the government's policy to consider restricted – net position to have been depleted before unrestricted – net position is applied.

Fund Balance

In governmental fund types, the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources is called "fund balance." The City's governmental funds report the following categories of fund balance, based on the nature of any limitations requiring the use of resources for specific purposes.

- Nonspendable fund balance represents amounts that are either not in a spendable form or are legally or contractually required to remain intact.

- Restricted fund balance includes amounts that can be spent only for the specific purposes stipulated by external resource providers such as grantors or enabling federal, state, or local legislation. Restrictions may be changed or lifted only with the consent of the resource providers.

- Committed fund balance represents amounts that can be used only for the specific purposes determined by a formal action of the government's highest level of decision-making authority. The governing council is the highest level of decision-making authority for the government that can, by adoption of an ordinance prior to the end of the fiscal year, commit fund balance. Once adopted, the limitation imposed by the ordinance remains in place until a similar action is taken (the adoption of another ordinance) to remove or revise the limitation.

- Assigned fund balance represents amounts that are intended to be used by the government for specific purposes but do not meet the criteria to be classified as committed. The governing body (Council) has by resolution authorized the finance director to assign fund balance. The council may also assign fund balance as it does when appropriating fund balance to cover a gap between estimated revenue and appropriations in the subsequent year's appropriated budget. Unlike commitments, assignments generally only exist temporarily. In other words, an additional action does not normally have to be taken for the removal of an assignment. Conversely, as discussed above, an additional action is essential to either remove or revise a commitment.

- Unassigned fund balance represents the residual amount for the general fund that is not contained in the other classifications. The general fund is the only fund that reports a positive unassigned fund balance. Additionally, any deficit fund balance within the other governmental fund types is reported as unassigned.

Fund Balance Flow Assumptions

Sometimes the government will fund outlays for a particular purpose from both restricted and unrestricted resources (the total of committed, assigned, and unassigned fund balance). In order to calculate the amounts to report as restricted, committed, assigned, and unassigned fund balance in the governmental fund financial statements a flow assumption must be made about the order in which the resources are considered to be applied. It is the government's policy to consider restricted fund balance to have been depleted before using any of the components of unrestricted fund balance. Further, when the components of unrestricted fund balance can be used for the same purpose, committed fund balance is depleted first, followed by assigned fund balance. Unassigned fund balance is applied last.

Estimates

The preparation of financial statements, in conformity with generally accepted accounting principles, requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenditures/expenses during the reporting period. Actual results could differ from those estimates.

F. Revenues and Expenditures/Expenses

Program Revenues

Amounts reported as program revenues include 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment and 2) grants and contributions (including special assessments) that are restricted to meeting the operational or capital requirements of a particular function or segment. All taxes, including those dedicated for specific purposes, and other internally dedicated resources are reported as general revenues rather than as program revenues.

Property Taxes

Property taxes are levied by October 1 on the assessed value listed as of the prior January 1 for all real and business personal property in conformity with Subtitle E, Texas Property Tax Code. Taxes are due on receipt of the tax bill and are delinquent if not paid before February 1 of the year following the year in which imposed. Under state law, property taxes levied on real property constitute a lien on the real property which cannot be forgiven without specific approval of the State Legislature. The lien expires at the end of twenty years. Taxes levied on personal property can be deemed uncollectible by the City.

Property taxes at the fund level are recorded as receivables and deferred revenues at the time the taxes are assessed. Revenues are recognized as the related ad valorem taxes are collected. Additional amounts estimated to be collectible in time to be a resource for payment of obligations incurred during the fiscal year and therefore susceptible to accrual in accordance with Generally Accepted Accounting Principles have been recognized as revenue.

Compensated Absences

It is the City's policy to permit employees to accumulate earned but unused vacation pay benefits up to specified limits. Sick leave is accrued at 6.67 hours per month. However, once an employee has accrued 120 days of sick leave, earned sick leave in excess of 120 days may be converted to vacation leave at a ratio of three days of sick leave to one day of vacation leave up to a maximum of 15 sick leave days per year. Upon termination, any accumulated sick leave over 120 days shall be converted to vacation leave at a ratio of three days of sick leave to one day of vacation leave to be paid to the employee in accordance with the vacation leave policy. Upon retirement from the City, all accrued sick leave shall be converted to vacation pay at a ratio of three days of sick leave to one day of vacation leave and shall be paid to the employee if he/she has 10 or more years of service to the City. Unused compensatory time for nonexempt employees is paid on termination. All vacation pay is accrued when incurred in the government-wide, proprietary, and fiduciary fund financial statements. Compensated absences are reported in governmental funds only if they have matured for example, as a result of employee's resignation and retirement.

Proprietary Funds Operating and Nonoperating Revenues and Expenses

Proprietary funds distinguish *operating* revenues and expenses from *nonoperating* items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the water and sewer fund is charges to customers for sales and services. The water and sewer fund also recognizes as operating revenue the portion of tap fees intended to recover the cost of connecting new customers to the system. Operating expenses for enterprise funds include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

II. DETAILED NOTES ON ALL FUNDS AND ACTIVITIES

A. Deposits and Investments

Deposits - State statutes require that all deposits in financial institutions be fully collateralized by U.S. Government obligations or its agencies and instrumentalities or direct obligations of Texas or its agencies and instrumentalities that have a market value of not less than the principal amount of the deposits. In addition, irrevocable letters of credit at 100% of the principal amounts of the deposits may be used to collateralize deposits. The City's deposits, as well as those of the City's component units, including certificates of deposit, were fully insured or collateralized as required by the state statutes at September 30, 2024.

As of September 30, 2024, the primary government and fiduciary funds had the following investments:

Investement Type	Reported Value	Weighted Average Maturity (days)
US Treasury bills	$ 6,079,128	764
External investement pools	58,891,472	59
Total reported value	$ 64,970,600	
Portfolio weighted average maturity		125

As of September 30, 2024, the Rockwall Economic Development Corporation had the following investments:

Investement Type	Reported Value	Weighted Average Maturity (days)
Certificate of deposits	$ 300,000	286
External investement pools	26,001,694	66
Total reported value	$ 26,301,694	
Portfolio weighted average maturity		69

Interest rate risk: In compliance with the City's Investment Policy, as of September 30, 2024, the City minimized the interest rate risk, related to current events market turmoil in the portfolio by: limiting the effective duration of security types not to exceed two years with the exception of securities purchases related to reserve funds; structuring the investment portfolio so that securities matured to meet cash requirements for ongoing operations, thereby avoiding the need to sell securities on the secondary market prior to maturity; monitoring credit ratings of portfolio positions to assure compliance with rating requirements imposed by the Public Funds Investment Act; and investing operating funds primarily in short-term securities, money market mutual funds, or similar government investment pools.

Credit risk: The City's investment policy limits investments to obligations of the United States, State of Texas, or their agencies and instrumentalities with an investment quality rating of not less than "A" or its equivalent, by a nationally recognized investment rating firm. Other obligations must be unconditionally guaranteed (either express or implied) by the full faith and credit of the United States Government or the issuing U.S. agency and investment pools with an investment quality not less than AAA or AAA-m, or equivalent, by at least one nationally recognized rating service.

Custodial credit risk – deposits: In the case of deposits, this is the risk that in the event of a bank failure, the City's deposits may not be returned to it. State statutes require that all deposits in financial institutions be insured or fully collateralized by U.S. government obligations or its agencies and instrumentalities or direct obligations of Texas or its agencies and instrumentalities that have a market value of not less than the principal amount of the deposits. As of September 30, 2024, the market values of pledged securities and FDIC exceeded bank balances.

Custodial credit risk – investments: For an investment, this is the risk that, in the event of the failure of the counterparty, the City will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. The City's investment policy requires that it will seek to safekeeping securities at financial institutions, avoiding physical possession. Further, all trades, where applicable, are executed by delivery versus payment to ensure that securities are deposited in the City's safekeeping account prior to the release of funds.

TexasRange

The "TexasTERM Local Government Investment Pool", doing business as the Texas Range Investment Program ("Texas Range"), was established by the Advisory Board as a governmental agency under Chapter 791, Texas Government Code, and as a public funds investment pool under the Public Funds Investment Act, Chapter 2256, Texas Government Code. It is governed by the terms of a Common Investment Contract among the City of Austin, the City of Gonzales, and Lake Dallas Independent School District.

Texas Range consists of various Portfolios and series approved by the Advisory Board. It offers a series of professionally managed Portfolios that are available to municipalities, counties, school districts, special districts and other governmental entities in the State of Texas. These currently include the TexasDAILY, TexasDAILY Select and TexasTERM Portfolios. Multiple series may exist within a Portfolio. Participation in the TexasTERM Portfolio requires an open TexasDAILY or TexasDAILY Select account. Texas Range also offers the CD Purchase Program, under which Investors, who have a TexasDAILY and/or a TexasDAILY Select account, can purchase appropriate CDs directly from their issuers or via certain brokers. At September 30, 2024, the fair value of the position in both the TexasTERM and the TexasDAILY approximate fair value of the shares. There were no limitations or restrictions on withdrawals. The TexasDAILY and TexasDAILY Select portfolios have received a AAAmmf rating from Fitch Ratings ("Fitch").

B. Receivables

The following comprise receivable balances of the primary government at year end:

	General	Debt Service	Nonmajor Governmental	Water & Sewer	Employee Benefits	Totals
Property taxes	$ 176,628	$ 155,938	$ -	$ -	$ -	$ 332,566
Sales tax	4,602,249	-	67,398	-	-	4,669,647
Franchise taxes	1,615,747	-	-	-	-	1,615,747
Municial court	210,703	-	-	-	-	210,703
Assessments	-	-	160,193	-	-	160,193
Lease	-	-	-	1,765,852	-	1,765,852
Accounts	354,245	-	736,466	9,589,585	317,566	10,997,862
Other	334,459	-	67,110	-	-	401,569
Allowance	(154,933)	(62,375)	(7,431)	(2,362,283)	-	(2,587,022)
Totals	$ 7,139,098	$ 93,563	$ 1,023,736	$ 8,993,154	$ 317,566	$ 17,567,117

	Rockwall EDC	Technology Park	Total
Sales tax	$ 1,527,534	$ -	$ 1,527,534
Other	-	13,188	13,188
Totals	$ 1,527,534	$ 13,188	$ 1,540,722

Governmental funds report unearned revenue and deferred inflows of resources in connection with receivables for revenues that are not considered to be available to liquidate liabilities of the current period. Governmental funds also defer revenue recognition in connection with resources that have been received, but not yet earned.

Lease Receivable

The city has entered into multiple leases as lessor for the placement of cellular antennas on City property by multiple telecommunication companies. The lessees are required to make monthly payments ranging from $1,260 to $3,207.

A summary of the City's lease receivables as of September 30, 2024, is as follows:

Purpose of the Lease	Interest Rate	Amount of Initial Receivable	Current Year Interest	Amount Outstanding 9/30/24	Amount Due Within One Year
Cell towers	5%	$ 2,256,845	$ 94,791	$ 1,765,852	$ 195,766
Totals			$ 94,791	$ 1,765,852	$ 195,766

C. Capital Assets

A summary of changes in governmental activities capital assets for the year end was as follows:

	Beginning Balances	Additions	Retirements/ Reclassifications	Ending Balances
Capital assets, not being depreciated:				
Land	$ 21,417,249	$ -	$ -	$ 21,417,249
Construction in progress	3,572,641	187,186	(2,054,462)	1,705,365
Total capital assets not being depreciated	$ 24,989,890	$ 187,186	$ (2,054,462)	$ 23,122,614
Capital assets, being depreciated:				
Buildings and improvements	$ 59,342,273	$ 462,155	$ -	$ 59,804,428
Machinery and equipment	22,706,036	5,713,326	(727,419)	27,691,943
Infrastructure	303,242,992	11,444,515	1,440,661	316,128,168
Right-of-use equipment	1,444,292	3,912,236	(958,955)	4,397,573
Total capital assets being depreciated	$ 386,735,593	$ 21,532,232	$ (245,713)	$ 408,022,112
Less accumulated depreciation				
Buildings and improvements	$ (36,911,130)	$ (2,598,997)	$ -	$ (39,510,127)
Machinery and equipment	(17,273,017)	(1,918,658)	1,328,323	(17,863,352)
Infrastructure	(141,737,313)	(8,194,223)	-	(149,931,536)
Right-of-use equipment	(304,984)	(284,204)	165,666	(423,522)
Total capital assets being depreciated	$ (196,226,444)	$ (12,996,082)	$ 1,493,989	$ (207,728,537)
Net capital assets being depreciated	$ 190,509,149	$ 8,536,150	$ 1,248,276	$ 200,293,575
Total capital assets	$ 215,499,039	$ 8,723,336	$ (806,186)	$ 223,416,189

Depreciation was charged to governmental functions as follows:

General government	$ 2,187,197
Public safety	1,642,909
Public works	7,386,677
Parks and recreation	1,745,411
Community development	33,888
Total Governmental Activities Depreciation Expense	$ 12,996,082

A summary of changes in business-type activities capital assets for the year end was as follows:

	Beginning Balances	Additions	Retirements/ Reclassifications	Ending Balances
Capital assets, not being depreciated:				
Land	$ 772,357	$ -	$ -	$ 772,357
Construction in progress	5,610,892	675,062	(4,583,253)	1,702,701
Total capital assets not being depreciated	$ 6,383,249	$ 675,062	$ (4,583,253)	$ 2,475,058
Capital assets, being depreciated:				
Buildings and improvements	160,131,403	7,300	-	160,138,703
Machinery and equipment	13,305,084	2,633,440	-	15,938,524
Infrastructure	31,512,745	11,316,759	4,583,253	47,412,757
Total capital assets being depreciated	$ 204,949,232	$ 13,957,499	$ 4,583,253	$ 223,489,984
Less accumulated depreciation				
Buildings and improvements	(47,442,913)	(2,982,114)	-	(50,425,027)
Machinery and equipment	(7,168,019)	(1,030,620)	-	(8,198,639)
Infrastructure	(8,792,371)	(1,416,392)	-	(10,208,763)
Total capital assets being depreciated	$ (63,403,303)	$ (5,429,126)	$ -	$ (68,832,429)
Net capital assets being depreciated	$ 141,545,929	$ 8,528,373	$ 4,583,253	$ 154,657,555
Total capital assets	$ 147,929,178	$ 9,203,435	$ -	$ 157,132,613

Depreciation was charged to business-type activities as follows:

Water and sewer	$ 5,429,126
Total Business-type Activities Depreciation Expense	$ 5,429,126

A summary of changes in component unit (Rockwall EDC) capital assets for the year end was as follows:

	Beginning Balances	Additions	Retirements/ Reclassifications	Ending Balances
Capital assets, being depreciated:				
Furniture and fixtures	$ 63,579	$ -	$ -	$ 63,579
Total capital assets being depreciated	$ 63,579	$ -	$ -	$ 63,579
Less accumulated depreciation				
Furniture and fixtures	$ (50,714)	$ (5,195)	$ -	$ (55,909)
Total capital assets being depreciated	$ (50,714)	$ (5,195)	$ -	$ (55,909)
Net capital assets being depreciated	$ 12,865	$ (5,195)	$ -	$ 7,670
Total capital assets	$ 12,865	$ (5,195)	$ -	$ 7,670

Depreciation was charged to the following activities as follows:

Rockwall EDC	$ 5,195
Total Depreciation Expense	$ 5,195

Rockwall EDC maintains land held for sale and utilizes it for various economic development incentive agreements. The land is classified as land held for sale on the Statement of Net Position. During the year, Rockwall EDC acquired $10,622,142 worth of land assets. The total acquisition cost of land held for sale amounted to $49,405,321 as of September 30, 2024.

D. Long-term Liabilities

From time to time, the City issues general obligation bonds and certificates of obligations to provide funds for the acquisition and construction of major capital facilities and equipment. General obligation bonds and certificates of obligation have been issued for both governmental and business-type activities. The certificates of obligation will be repaid by the debt service fund in combination with system revenues. The City did not issue any new bonded debt in fiscal year 2024.

The following is a summary of changes in the City's total long-term liabilities for the year ended September 30, 2024:

	Beginning Balance	Additions	Retired	Ending Balance	Amounts Due Within One Year
Governmental activities:					
General obligation bonds	$ 72,545,000	$ -	$ (8,020,000)	$ 64,525,000	$ 7,205,000
Certificate of obligation bonds	760,000	-	(80,000)	680,000	85,000
Bond discounts	(99,869)	-	13,941	(85,928)	-
Bond premiums	3,044,266	-	(195,520)	2,848,746	-
Compensated absences	2,408,526	2,180,379	(1,974,992)	2,613,913	2,143,409
Leases payable	1,139,308	3,912,236	(1,077,494)	3,974,050	342,471
Total governmental activities	$ 79,797,231	$ 6,092,615	$ (11,334,065)	$ 74,555,781	$ 9,775,880

	Beginning Balance	Additions	Retired	Ending Balance	Amounts Due Within One Year
Business-type activities:					
General obligation bonds	$ 8,670,000	$ -	$ (1,900,000)	$ 6,770,000	$ 1,990,000
Certificate of obligation bonds	19,860,000	-	(925,000)	18,935,000	970,000
Bond discounts	(13,719)	-	1,330	(12,389)	-
Bond premiums	1,935,214	-	(357,568)	1,577,646	-
Compensated absences	185,794	174,148	(152,351)	207,591	170,225
Note payables	1,965,009	-	(555,000)	1,410,009	580,000
Total business-type activities	$ 32,602,298	$ 174,148	$ (3,888,589)	$ 28,887,857	$ 3,710,225

	Beginning Balance	Additions	Retired	Ending Balance	Due Within One Year
Component unit (Rockwall EDC):					
General obligation bonds	$ 4,725,000	$ -	$ (1,030,000)	$ 3,695,000	$ 1,065,000
Certificate of obligation bonds	32,930,000	-	(1,570,000)	31,360,000	1,635,000
Bond discounts	(26,655)	-	2,990	(23,665)	-
Bond premiums	1,722,285	-	(98,305)	1,623,980	-
Compensated absences	25,133	19,168	(20,609)	23,692	19,428
Total component unit	$ 39,375,763	$ 19,168	$ (2,715,924)	$ 36,679,007	$ 2,719,428

Long-term liabilities applicable to the City's governmental activities are not due and payable in the current period and accordingly, are not reported as fund liabilities in the governmental funds. Interest on long-term debt is not accrued in governmental funds, but rather is recognized as an expenditure when due. The City intends to retire all of its general long-term liabilities, plus accrued interest, from property taxes and other current revenues from the debt service fund as has been done in prior years. The proprietary fund type long-term debt will be repaid, plus accrued interest, from operating revenues of the respective fund.

Long-term debt at year end was comprised of the following debt issues:

	Interest Rate %	Maturity Date	Original Issue	Outstanding
Governmental activities:				
General obligation bonds:				
Series 2013	2-5	08/01/33	$ 7,905,000	$ 4,330,000
Series 2014	2.16-3.65	08/01/25	9,820,000	1,485,000
Series 2015	1.79	08/01/26	2,340,000	490,000
Series 2016	2-5	08/01/37	59,220,000	30,945,000
Series 2023	4-5	08/01/42	32,060,000	27,275,000
Total general obligation bonds			111,345,000	64,525,000
Certificates of obligation:				
Series 2011B	2-5.3	08/01/31	1,330,000	680,000
Total certificates of obligation			1,330,000	680,000
Total governmental bonds			$112,675,000	$65,205,000
Business-type activities:				
General obligation bonds:				
Series 2015	1.79	08/01/25	$ 2,800,000	$ 290,000
Series 2016	2-5	08/01/37	15,550,000	6,480,000
Total general obligation bonds			18,350,000	6,770,000
Certificates of obligation:				
Series 2013	2-4.375	08/01/33	3,480,000	1,885,000
Series 2016	2-5	08/01/37	5,570,000	2,820,000
Series 2023	4-5	08/01/42	15,510,000	14,230,000
Total certificates of obligation			24,560,000	18,935,000
Total business-type bonds			$ 42,910,000	$25,705,000

	Interest Rate %	Maturity Date	Original Issue	Outstanding
Component unit:				
General obligation bonds:				
Series 2015	1.79	08/01/33	$ 3,565,000	$ 750,000
Series 2016	2-5	08/01/33	3,585,000	1,630,000
Series 2017	3	08/01/39	3,165,000	1,315,000
Total general obligation bonds			10,315,000	3,695,000
Certificates of obligation:				
Series 2013	2-4.375	08/01/33	$ 7,610,000	$ 4,130,000
Series 2013 Tax and Revenue	1.648-5.815	08/01/33	4,595,000	230,000
Series 2020	3-3.15	08/01/39	9,780,000	8,200,000
Series 2023	4-5	08/01/42	20,495,000	18,800,000
Total certificates of obligation			42,480,000	31,360,000
Total component unit bonds			$ 52,795,000	$35,055,000

The annual requirements for the City and Component Unit's outstanding bonds are as follows:

Year ending September 30,	Governmental Activities					
	Certificate of Obligation		General Obligation Bonds		Total	
	Principal	Interest	Principal	Interest	Principal	Interest
2025	$ 85,000	$ 33,850	$ 7,205,000	$ 2,597,667	$ 7,290,000	$ 2,631,517
2026	90,000	30,025	6,895,000	2,289,773	6,985,000	2,319,798
2027	95,000	25,705	5,550,000	1,967,138	5,645,000	1,992,843
2028	95,000	21,145	5,210,000	1,784,038	5,305,000	1,805,183
2029	100,000	16,395	4,625,000	1,599,350	4,725,000	1,615,745
2030-2034	215,000	17,225	18,205,000	5,575,288	18,420,000	5,592,513
2035-2039	-	-	11,625,000	2,247,750	11,625,000	2,247,750
2040-2042	-	-	5,210,000	422,200	5,210,000	422,200
	$ 680,000	$ 144,345	$ 64,525,000	$ 18,483,204	$ 65,205,000	$ 18,627,549

Year ending September 30,	Business-Type Activities					
	Certificate of Obligation		General Obligation Bonds		Total	
	Principal	Interest	Principal	Interest	Principal	Interest
2025	$ 970,000	$ 814,256	$ 1,990,000	$ 257,116	$ 2,960,000	$ 1,071,372
2026	940,000	773,156	1,785,000	166,925	2,725,000	940,081
2027	985,000	732,406	1,875,000	77,675	2,860,000	810,081
2028	1,025,000	689,656	1,120,000	30,800	2,145,000	720,456
2029	1,070,000	645,106	-	-	1,070,000	645,106
2030-2034	5,850,000	2,472,944	-	-	5,850,000	2,472,944
2035-2039	4,870,000	1,245,150	-	-	4,870,000	1,245,150
2040-2042	3,225,000	261,200	-	-	3,225,000	261,200
	$ 18,935,000	$ 7,633,874	$ 6,770,000	$ 532,516	$ 25,705,000	$ 8,166,390

Year ending September 30,	Component Unit					
	Certificate of Obligation		General Obligation Bonds		Total	
	Principal	Interest	Principal	Interest	Principal	Interest
2025	$ 1,635,000	$ 1,292,690	$ 1,065,000	$ 114,200	$ 2,700,000	$ 1,406,890
2026	1,705,000	1,221,088	1,105,000	79,127	2,810,000	1,300,215
2027	1,775,000	1,151,688	755,000	42,575	2,530,000	1,194,263
2028	1,845,000	1,079,338	770,000	22,025	2,615,000	1,101,363
2029	1,925,000	1,004,038	-	-	1,925,000	1,004,038
2030-2034	9,990,000	3,746,844	-	-	9,990,000	3,746,844
2035-2039	8,225,000	1,840,561	-	-	8,225,000	1,840,561
2040-2042	4,260,000	345,200	-	-	4,260,000	345,200
	$ 31,360,000	$ 11,681,447	$ 3,695,000	$ 257,927	$ 35,055,000	$ 11,939,374

Leases Payable

A summary of leases payable as of September 30, 2024, are as follows:

Purpose of the Lease	Interest Rate	Amount of Initial Liability	Current Year Interest	Amount Outstanding 9/30/24	Amount Due Within One Year
Parking lot and building	5%	$ 317,455	$ 9,997	$ 189,017	$ 21,027
Parking lot	5%	161,920	4,488	146,408	25,494
Office space	5%	3,750,316	136,306	3,533,357	262,596
Copiers	5%	167,882	6,129	105,268	33,354
Totals			$ 156,920	$ 3,974,050	$ 342,471

Principal and interest payments to maturity are as follows:

Year ending September 30,	Lease Payable	
	Principal	Interest
2025	$ 342,471	$ 190,998
2026	376,564	173,105
2027	413,063	153,450
2028	413,705	132,787
2029	420,658	111,681
2030-2034	2,007,589	219,283
	$ 3,974,050	$ 981,304

Notes Payable

A summary of notes payable as of September 30, 2024, are as follows:

Purpose of the Finance Purchase	Interest Rate	Amount of Initial Liability	Current Year Interest	Amount Outstanding 9/30/24	Amount Due Within One Year
Various equipment	3.75-4.625%	$ 2,013,434	$ 18,593	$ 225,000	$ 225,000
Various equipment	4.5-4.75%	2,145,000	21,545	320,000	155,000
Various equipment	3.5-5.75%	2,965,000	60,663	865,009	200,000
			$ 100,801	$ 1,410,009	$ 580,000

Note payable principal and interest to maturity are as follows:

Year ending September 30,	Financing Arrangements	
	Principal	Interest
2025	$ 580,000	$ 74,020
2026	375,000	45,827
2027	220,000	26,163
2028	235,009	13,513
	$ 1,410,009	$ 159,523

E. Interfund Balances and Activity

The composition of interfund balances as of the year end were as follows:

	Payable fund:			
Receivable fund:	General	Internal Service	GO Bonds	Total
General	$ -	$ 607,400	$ 500	$ 607,900
Nonmajor governmental funds	619	-	-	619
Internal service	-	1,184	-	1,184
Total	$ 619	$ 608,584	$ 500	$ 609,703

Interfund balances resulted from the timing difference between the dates that (1) interfund goods and services are provided or reimbursable expenditures occur, (2) transactions are recorded in the accounting system, and (3) payments between funds are made. All balances are expected to be paid in the subsequent year.

Transfers during the fiscal year were as follows:

	Transfers Out:			
Transfer In:	General	Water and Sewer	Nonmajor Governmental	Total
General	$ -	$ 400,000	$ 45,850	$ 445,850
Water and sewer	389,595	-	-	389,595
Nonmajor governmental funds	2,903,900	28,750	-	2,932,650
Internal service funds	3,328,000	1,025,000	-	4,353,000
Total	$ 6,621,495	$ 1,453,750	$ 45,850	$ 8,121,095

Transfers totaling $2.9 million were made to nonmajor governmental funds to support approved capital purchases. Due to higher-than-expected claims in the internal service funds, the General Fund and Water and Sewer Fund made transfers totaling $4.4 million to cover these costs. Furthermore, transfers between the General Fund and the Water and Sewer Fund were made to help finance ongoing operations. Additionally, a transfer of $45,850 from a nonmajor fund to the General Fund was allocated to support a portion of police capital expenditures.

F. Committed Fund Balance

Committed fund balance at year end in the non-major governmental funds was as follows:

	Committed Fund Balance
Public safety	$ 309,105
Public works	488,217
Parks and recreation	1,769,684
Capital projects	379,954
Capital acquisitions	1,628,908
Total	$ 4,575,868

G. North Texas Municipal Water District

The District is a conservation and reclamation district and political subdivision of the State of Texas, created and functioning under Chapter 62, Acts of 1951, 52nd Legislature, Regular Session, as amended, originally compiled as Vernon's Article 8270-141 (the "Act"), pursuant to Article 16, Section 59 of the Texas Constitution. The District comprises all of the territory of its member cities, viz., Allen, Garland, Princeton, Plano, Mesquite, Wylie, Rockwall, Farmersville, McKinney, Richardson, Forney, Royse City, and Frisco (the "Member Cities"). The District was created for the purpose of providing a source of water supply for municipal, domestic and industrial use and for the treatment, processing, and transportation of such water to its Member Cities and to its other customers located in North Central Texas, all within the Dallas Standard Metropolitan Statistical Area.

Under the Act, including specifically Section 27 thereof, and under the Constitution and Statutes of the State of Texas, the District has broad powers to: (1) impound, control, store, preserve, treat, transmit and use storm and flood water, the water of rivers and streams, and underground water for irrigation, power and all other useful purposes and to supply water for municipal, domestic, power, industrial and commercial uses and purposes and all other beneficial uses and purposes; and (2) collect, transport, process, treat, dispose of, and control all municipal, domestic, industrial or commercial waste whether in fluid, solid or composite state, including specifically the control, abatement or reduction of all types of pollution. The City retains no ongoing financial interest, equity investments, and/or responsibilities for the District other than the contractual arrangements discussed more fully herein.

The District has long-term contracts with the City to supply treated water and sewer treatment. The City's water contract with the District provides that the City pay a predetermined annual amount for treated water in twelve monthly installments. The amount of this annual payment is based upon an annually established rate per thousand gallons and the largest annual amount of water consumption of past years. The City owns one sewage treatment facility, Squabble Creek, and in 1978 entered into an agreement with the District for the construction of a second facility, Buffalo Creek. Under the terms of this agreement, the District issued contractually secured bonds in its name to construct and operate this sewage disposal plant for the City. In subsequent years, similar contractual agreements have been made to enable the District to expand the sewage treatment facilities and continue to provide sewage treatment services to the City. Under the terms of these contracts, the City's payments, which began when the facilities were first utilized, are equal to the operating and maintenance expenses for the next ensuing calendar year, as shown in the annual budget. The contracts further provide that the debt service payments will be equal to the principal and/or interest coming due on the bonds on the next succeeding interest payment date, plus the fees and charges of the paying agent and the registrar.

These contractual obligations have been included as lease obligations in amounts equal to the bonds outstanding under these agreements. Accordingly, the related assets have been capitalized and are being depreciated over the estimated life of the facilities.

The outstanding principal balance on the debt issues as of September 30, 2024, is $1,410,009. See Note IV.D. for the annual requirements to amortize the bonds as of September 30, 2024.

With respect to the ground storage reservoir discussed above, prior to the current year, the Cities of Rockwall and Heath were contractually obligated to make timely payments to the District representing 66.67% and 33.33%, respectively, of the related operating expenses and debt service payments.

III. OTHER INFORMATION

A. Risk Management

The City is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; employee health benefits; and other claims of various natures.

The City uses a medical self-insurance fund to pay medical and dental claims of City employees and their covered dependents and minimize the total cost of annual medical insurance to the City. Medical claims in any one year exceeding $105,000 per covered individual, or approximately $5,263,214 in the aggregate for the group, are covered through a private insurance carrier. Additionally, life insurance policy premiums for each employee are paid through the fund. The self-insurance fund is funded by operating transfers from other funds and charges to employees for extended benefits at their option. The City does not believe there are material claims incurred but not reported as of September 30, 2024.

The City uses a Self-Insurance and Risk Management Program (as permitted by law and its home rule charter) to insure itself against the various risks of liability or loss to which it is exposed, either through an insurance provider or through a defined self-insurance program. The City issued certificates of obligation, based on an actuarial analysis, to fund a self-insured workers' compensation plan. Under this plan, workers' compensation insurance is provided in accordance with state statutes to all City employees. To protect the assets of the plan from a catastrophic claim, the City has purchased stop loss coverage in the amount of $100,000 per occurrence, with a maximum City liability of $300,000 per year.

The Workers' Compensation Fund (an internal service fund) accounts for the activity of this plan. The City establishes claim liabilities based on estimates of the ultimate cost of claims reported but unsettled and of claims incurred but not reported. Any claims incurred and not reported are not believed to be significant to the City's financial statements.

Changes in the balances of claims liabilities during the past two years are as follows:

	Employee Benefits		Workers' Compensation	
	2024	2023	2024	2023
Claims payable:				
Beginning of the year	$ 452,009	$ 201,360	$ 123,766	$ 282,586
Claims incurred	6,313,701	4,287,611	89,320	59,346
Payment on claims	(6,180,240)	(4,036,962)	(116,943)	(218,166)
End of the year	$ 585,470	$ 452,009	$ 96,143	$ 123,766

Commercial insurance is purchased for the other risks of loss to which the City is exposed. There have been no significant reductions in insurance coverage and settlement amounts have not exceeded insurance coverage for the current year or the three prior years.

B. Contingent Liabilities

The City is involved in lawsuits with other parties from time to time. While the ultimate result of these matters cannot be predicted with certainty, the City does not expect them to have a materially adverse effect on the basic financial statements.

Amounts received or receivable from granting agencies are subject to audit and adjustment by grantor agencies, principally the federal government. Any disallowed claims, including amounts already collected, may constitute a liability of the applicable funds. The amounts of expenditures which may be disallowed by the grantor cannot be determined at this time although the City expects such amounts, if any, to be immaterial.

Amounts received or receivable from grantor agencies are subject to audit and adjustment by such agencies. Any disallowed claims, including amounts already collected, may constitute a liability of the applicable funds. The amounts, if any, of expenditures which may be disallowed by the grantor cannot be determined at this time although the City expects such amounts, if any, to be immaterial.

C. Defined Benefit Pension Plan

Plan Description

The City of Rockwall participates as one of 934 plans in the nontraditional, joint contributory, hybrid defined benefit pension plan administered by the Texas Municipal Retirement System (TMRS). TMRS is an agency created by the State of Texas and administered in accordance with the TMRS Act, Subtitle G, Title 8, Texas Government Code (the TMRS Act) as an agent multiple-employer retirement system for municipal employees in the State of Texas. The TMRS Act places the general administration and management of the System with a six-member Board of Trustees. Although the Governor, with the advice and consent of the Senate, appoints the Board, TMRS is not fiscally dependent on the State of Texas. TMRS's defined benefit pension plan is a tax-qualified plan under Section 401 (a) of the Internal Revenue Code. TMRS issues a publicly available annual comprehensive financial report (ACFR) that can be obtained at www.tmrs.com.

Benefits Provided

TMRS provides retirement, disability, and death benefits. Benefit provisions are adopted by the governing body of the city, within the options available in the state statutes governing TMRS.

At retirement, the benefit is calculated as if the sum of the employee's contributions, with interest, and the city-financed monetary credits with interest were used to purchase an annuity. Members may choose to receive their retirement benefit in one of seven payments options. Members may also choose to receive a portion of their benefit as a Partial Lump Sum Distribution in an amount equal to 12, 24, or 36 monthly payments, which cannot exceed 75% of the member's deposits and interest. The plan provisions are adopted by the governing body of the City, within the options available in the state statutes governing TMRS.

Plan provisions for the City were as follows:

Employee deposit rate	7%
Matching ratio (City to employee)	2 to 1
Years required for vesting	5
Service retirement eligibility	20 years to any age, 5 years at age 60 and above
Updated service credit	100% repeating transfers
Annual increase to retirees	70% of CIP, repeating

Employees covered by benefit terms

At the December 31, 2023, valuation and measurement date, the following employees were covered by the benefit terms:

Inactive employees or beneficiaries currently receiving benefits	148
Inactive employees entitled to but not yet receiving benefits	141
Active employees	316
Total	605

Contributions

The contribution rates for employees in TMRS are either 5%, 6%, or 7% of employee gross earnings, and the city matching percentages are either 100%, 150%, or 200%, both as adopted by the governing body of the City. Under the state law governing TMRS, the contribution ratefor each city is determined annually by the actuary, using the Entry Age Normal (EAN) actuarial cost method. The actuarially determined rate is the estimated amount necessary to finance the cost of benefits earned by employees during the year, with an additional amount to finance any unfunded accrued liability.

Employees for the City of Rockwall were required to contribute 7% of their annual gross earnings during the fiscal year. The contribution rates for the City of Rockwall were 15.02% and 15.87% in calendar years 2023 and 2024, respectively. The City voluntarily elected to contribute 15.26% in 2023, which is more than the required rate. The City's contributions to TMRS for the year ended September 30, 2024, totaled $4,770,477, and were $32,919 more than the required contributions.

Net Pension Liability

The City's Net Pension Liability (NPL) was measured as of December 31, 2023, at $16,274,316, and the Total Pension Liability (TPL) used to calculate the Net Pension Liability was determined by an actuarial valuation as of that date.

Actuarial Assumptions

The Total Pension Liability in the December 31, 2023, actuarial valuation was determined using the following actuarial assumptions:

Inflation	2.5% year
Overall Payroll growth	2.75% year
Investment Rate of Return	6.75%, net of pension plan investment expense, including inflation

Salary increases are based on a service-related table. Mortality rates for active members are based on the PUB (10) mortality tables with 110% of the Public Safety table used for males and 100% of the General Employee table used for females. Mortality rates for healthy retirees and beneficiaries are based on the Gender-distinct 2019 Municipal Retirees of Texas mortality tables. Male rates are multiplied by 103% and female rates are multiplied by 105%. The rates for actives, healthy retirees and beneficiaries are projected on a fully generational basis by the most recent Scale MP-2021 to account for future mortality improvements. For disabled annuitants, the same mortality tables for healthy retirees are used with a 4-year set-forward for males and a 3-year set-forward for females. In addition, a 3.5% and 3.0% minimum mortality rate is applied, for males and females respectively, to reflect the impairment for younger members who become disabled. The rates are projected on a fully generational basis by Scale MP-2021 to account for future mortality improvements subject to the 3% floor.

The actuarial assumptions were developed primarily from the actuarial investigation of the experience of TMRS over the four-year period from December 31, 2018, to December 31, 2022. The assumptions were adopted in 2023 and first used in the December 31, 2023, actuarial valuation. The post-retirement mortality assumption for Annuity Purchase Rates (APRs) is based on the Mortality Experience Investigation Study covering 2009 through 2011 and dated December 31, 2013. Plan assets are managed on a total return basis with an emphasis on both capital appreciation as well as the production of income to satisfy the short-term and long-term funding needs of TMRS.

The long-term expected rate of return on pension plan investments was determined by best estimate ranges of expected returns for each major asset class. The long-term expected rate of return is determined by weighting the expected return for each major asset class by the respective target asset allocation percentage. The target allocation and best estimates of the expected return for each major asset class are summarized in the following table:

Asset Class	Target Allocation	Long-Term Expected Real Rate of Return (Arithmetic)
Global Equity	35.00%	6.70%
Core fixed income	6.00%	4.70%
Non-core fixed income	20.00%	8.00%
Other Public and Private Markets	12.00%	8.00%
Real estate	12.00%	7.60%
Hedge Funds	5.00%	6.40%
Private Equity	10.00%	11.60%
Total	100.00%	

Discount Rate

The discount rate used to measure the Total Pension Liability was 6.75%. The projection of cash flows used to determine the discount rate assumed that employee and employer contributions will be made at the rates specified in statute. Based on that assumption, the pension plan's Fiduciary Net Position was projected to be available to make all projected future benefit payments of current active and inactive employees. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the Total Pension Liability.

Changes in the Net Pension Liability

The City's net pension liability is generally liquidated by the General Fund and proprietary funds. As of September 30, 2024, the City reported the following changes in Net Pension Liability:

	Increase (Decease)		
	Total Pension Liability (a)	Plan Fiduciary Net Position (b)	Net Pension Liability (a)-(b)
Balance at 12/31/2022	$ 126,291,831	$ 107,280,083	$ 19,011,748
Changes for the year:			
Service cost	5,276,028	-	5,276,028
Interest	8,572,101	-	8,572,101
Difference between expected and actual experience	2,306,921	-	2,306,921
Change in assumptions	(365,250)	-	(365,250)
Contributions - employer	-	4,433,400	(4,433,400)
Contributions - employee	-	1,944,823	(1,944,823)
Net investment income	-	12,445,000	(12,445,000)
Benefit payments, including refunds of employee contributions	(3,871,496)	(3,871,496)	-
Administrative expense	-	(78,990)	78,990
Other changes	-	(552)	552
Net changes	11,918,304	14,872,185	(2,953,881)
Balance at 12/31/2023	$ 138,210,135	$ 122,152,268	$ 16,057,867

At September 30, 2024, the Component Unit reported the following changes in Net Pension Liability:

	Increase (Decease)		
	Total Pension Liability (a)	Plan Fiduciary Net Position (b)	Net Pension Liability (a)-(b)
Balance at 12/31/2022	$ 1,702,322	$ 1,446,058	$ 256,264
Changes for the year:			
Service cost	71,117	-	71,117
Interest	115,546	-	115,546
Difference between expected and actual experience	31,096	-	31,096
Change in assumptions	(4,923)	-	(4,923)
Contributions - employer	-	59,759	(59,759)
Contributions - employee	-	26,215	(26,215)
Net investment income	-	167,750	(167,750)
Benefit payments, including refunds of employee contributions	(52,185)	(52,185)	-
Administrative expense	-	(1,065)	1,065
Other changes	-	(7)	7
Net changes	160,651	200,467	(39,816)
Balance at 12/31/2023	$ 1,862,973	$ 1,646,525	$ 216,448

Sensitivity of the Net Pension Liability to Changes in the Discount Rate

The following presents the net pension liability of the City, calculated using the discount rate of 6.75%, as well as what the City's net pension liability would be if it were calculated using a discount rate that is 1-percentage-point lower (5.75%) or 1-percentage-point higher (7.75%) than the current rate:

	1% Decrease in Discount Rate (5.75%)	Current Single Discount Rate (6.75%)	1% Increase in Discount Rate (7.75%)
City's net pension liability	$ 36,129,375	$ 16,057,867	$ (424,591)
Component unit's net pension liability	486,998	216,448	(5,723)
Total	$ 36,616,373	$ 16,274,315	$ (430,314)

Pension Plan Fiduciary Net Position

Detailed information about the pension plan's Fiduciary Net Position is available in a separately issued TMRS financial report. That report may be obtained on the internet at www.tmrs.com.

Pension Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

For the year ended September 30, 2024, the City recognized pension expense of $4,722,547. Of this amount, $4,659,737 is related to the primary government and $62,810 is attributable to discretely presented component units.

As of September 30, 2024, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual economic experience	$ 3,746,417	$ 193,035
Changes of assumptions	12,863	300,489
Difference between projected and actual investment earnings	2,751,831	-
Contributions subsequent to the measurement date	3,584,164	-
Total	$ 10,095,275	$ 493,524

At September 30, 2024, the component unit reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual economic experience	$ 50,499	$ 2,602
Changes of assumptions	173	4,050
Difference between projected and actual investment earnings	37,093	-
Contributions subsequent to the measurement date	48,312	-
Total	$ 136,077	$ 6,652

The primary government and component units reported $3,584,164 and $48,312, respectively, as deferred outflows of resources related to pensions resulting from contributions subsequent to the measurement date, which will be recognized as a reduction of the net pension liability for the year ending September 30, 2025.

Other amounts reported as deferred outflows and inflows of resources related to pensions will be recognized in pension expense as follows:

For the Year Ended September 30,	City	Component Unit
2025	$ 1,486,722	$ 20,040
2026	1,753,882	23,641
2027	2,976,948	40,127
2028	(420,297)	(5,665)
2029	220,332	2,970

D. Other Post-Employment Benefits

Plan Description

The City voluntarily participates in a single-employer other post-employment benefit (OPEB) plan administered by TMRS. The Plan is a group-term life insurance plan known as the Supplemental Death Benefits Fund (SDBF). The Plan is established and administered in accordance with the TMRS Act identically to the City's pension plan. SDBF includes coverage for both active and retired members, and assets are commingled for the payment of such benefits. Therefore, the Plan does not qualify as an OPEB Trust in accordance with paragraph 4 of GASB Statement No. 75.

Benefits Provided

The SDBF provides group-term life insurance to City employees who are active members in TMRS, including or not including retirees. The City Council opted into this program via an ordinance, and may terminate coverage under, and discontinue participation in, the SDBF by adopting an ordinance before November 1 of any year to be effective the following January 1.

Payments from this fund are similar to group-term life insurance benefits and are paid to the designated beneficiaries upon the receipt of an approved application for payment. The death benefit for active employees provides a lump-sum payment approximately equal to the employee's annual salary (calculated based on the employee's actual earnings for the 12-month period preceding the month of death). The death benefit for retirees is considered an other employment benefit and is a fixed amount of $7,500.

The number of employees currently covered by the benefit terms is as follows:

Inactive employees or beneficiaries currently receiving benefits	105
Inactive employees entitled to but not yet receiving benefits	34
Active employees	316
Total	455

Contributions

The City contributes to the SDBF at a contractually required rate as determined by an annual actuarial valuation, which was 0.24% for 2023 and 2024, of which 0.05% represented the retiree-only portion for each year, as a percentage of annual covered payroll. The rate is equal to the cost of providing one-year term life insurance. The funding policy for the SDBF program is to assure that adequate resources are available to meet all death benefit payments for the upcoming year; the intent is not to prefund retiree term life insurance during employees' entire careers. The City and Component Unit's contributions to the SDBF for the year ended September 30, 2024 was $13,609 and $185, respectively, representing contributions for both active and retiree coverage, which equaled the required contributions each year.

Actuarial assumptions

The City and Component Unit's total OPEB liability of $711,486 and $9,590, respectively, were measured as of December 31, 2023, and was determined by an actuarial valuation as of that date.

The Total OPEB Liability in the December 31, 2023, actuarial valuation was determined using the following actuarial assumptions:

Inflation	2.50% per year
Discount rate	3.77%
Actuarial cost method	Entry Age Normal Method
Overall payroll growth	3.6% to 11.85% per year

Salary increases were based on a service-related table. Mortality rates for active members, retirees, and beneficiaries were based on the gender-distinct RP2000 Combined Healthy Mortality Tables with Blue Collar Adjustment, with male rates multiplied by 109% and female rates multiplied by 103%. The rates are projected on a fully generational basis by scale BB to account for future mortality improvements. For disabled annuitants, the gender-distinct RP2000 Combined Healthy Mortality Tables with Blue Collar Adjustment are used with male rates multiplied by 109% and female rates multiplied by 103% with a 3-year set-forward for both males and females.

In addition, a 3% minimum mortality rate is applied to reflect the impairment for younger members who became disabled. The rates are projected on a fully generational basis by scale BB to account for future mortality improvements subject to the 3% floor. Administrative expenses for the SDBF are paid through the TMRS Pension Trust Fund and are wholly accounted for under the provisions of GASB Statement No. 68.

The actuarial assumptions used in the December 31, 2023, valuation were based on the results of an actuarial experience study for the period ending December 31, 2022. Changes in assumptions reflect the annual change in the municipal bond rate and changes in the actuarial assumptions.

Discount Rate

A single discount rate of 3.77% was used to measure the total OPEB liability. Because the plan is essentially a "pay-as-you-go" plan, the single discount rate is equal to the prevailing municipal bond rate. The projection of cash flows used to determine the discount rate assumed that contributions from the City is made at the statutorily required rates. Based on those assumptions, the OPEB plan's fiduciary net position was projected to not be able to make all future benefit payments of current plan members. Therefore, the municipal bond rate was applied to all periods of projected benefit payments to determine the total OPEB liability. The source of the municipal bond rate was Fixed-income municipal bonds with 20 years to maturity that include only federally tax-exempt municipal bonds as reported in Fidelity Index's "20-year Municipal GO AA Index" as of December 31, 2023.

Sensitivity of the Total OPEB Liability to Changes in the Discount Rate

The following schedule shows the impact of the Total OPEB Liability if the discount rate used was 1% less than and 1% greater than the discount rate that was used (3.77%) in measuring the total OPEB Liability.

	1% Decrease in Discount Rate (2.77%)	Current Single Discount Rate (3.77%)	1% Increase in Discount Rate (4.77%)
City's total OPEB liability	$ 859,305	$ 711,486	$ 595,829
Component unit's total OPEB liability	11,583	9,590	8,031
Total	$ 870,888	$ 721,076	$ 603,860

OPEB Liabilities, OPEB Expense, and Deferred Outflows of Resources Related to OPEB

At September 30, 2024, the City and component unit reported a total OPEB liability of $711,486 and $9,590, respectively. The total OPEB Liability was determined by an actuarial valuation as of December 31, 2023. For the year ended September 30, 2024, the City and component unit recognized OPEB expense of $45,449 and $613, respectively. There were no changes of benefit terms that affected measurement of the total OPEB liability during the measurement period.

Changes in the Total OPEB Liability

As of September 30, 2024, the City reported the following changes in the total OPEB liability:

	Increase (Decrease) Total OPEB Liability
Balance at 12/31/2022	$ 637,238
Changes for the year:	
Service cost	36,118
Interest	26,258
Difference between expected and actual experience	(6,950)
Change in assumptions	32,714
Benefit payments, including refunds of employee contributions	(13,892)
Net changes	74,248
Balance at 12/31/2023	$ 711,486

At September 30, 2024, the component unit reported the following changes in the total OPEB liability:

	Increase (Decrease) Total OPEB Liability
Balance at 12/31/2022	$ 8,590
Changes for the year:	
Service cost	487
Interest	354
Difference between expected and actual experience	(94)
Change in assumptions	441
Benefit payments, including refunds of employee contributions	(188)
Net changes	1,000
Balance at 12/31/2023	$ 9,590

Changes in assumptions and other inputs reflect a change in the discount rate from 4.05% to 3.77%.

At September 30, 2024, the City reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual economic experience	$ 6,076	$ 39,931
Changes in actuarial assumptions	146,197	274,116
Contributions subsequent to the measurement date	11,328	-
Total	$ 163,601	$ 314,047

As of September 30, 2024, the component unit reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual economic experience	$ 82	$ 538
Changes in actuarial assumptions	1,971	3,695
Contributions subsequent to the measurement date	153	-
Total	$ 2,206	$ 4,233

The City and Component Unit reported $11,328 and $153, respectively, as deferred outflows of resources related to pensions resulting from contributions subsequent to the measurement date, which will be recognized as a reduction of the net pension liability for the year ending September 30, 2025. Other amounts reported as deferred outflows and inflows of resources related to pensions will be recognized in pension expense as follows:

For the Year Ended September 30,	City	Component Unit
2025	$ (18,149)	$ (245)
2026	(21,674)	(292)
2027	(23,470)	(316)
2028	(34,572)	(466)
2029	(41,668)	(562)
Thereafter	(22,241)	(299)

D. New Accounting Guidance

Significant new accounting guidance issued by the Governmental Accounting Standards Board (GASB) not yet implemented by the City include the following:

GASB Statement No. 101, *Compensated Absences* − The objective of this Statement is to better meet the information needs of financial statement users by updating the recognition and measurement guidance for compensated absences. That objective is achieved by aligning the recognition and measurement guidance under a unified model and by amending certain previously required disclosures. This Statement will become effective for reporting periods beginning after December 15, 2023, and the impact has not yet been determined.

GASB Statement No. 102, *Certain Risk Disclosures* − The objective of this Statement is to provide users of government financial statements with information about risks related to a government's vulnerabilities due to certain concentrations or constraints that is essential to their analyses for making decisions or assessing accountability. This Statement will become effective for reporting periods after June 15, 2024, and the impact has not yet been determined.

GASB Statement No. 103, *Financial Reporting Model Improvements* − The objective of this Statement is to improve key components of the financial reporting model to enhance its effectiveness in providing information that is essential to their analyses for making decisions or assessing accountability. This Statement will become effective for reporting periods beginning after June 15, 2025, and the impact has not yet been determined.

GASB Statement No. 104, *Disclosure of Certain Capital Assets* − The objective of this Statement is to provide users of government financial statements with essential information about certain types of capital assets. This Statement requires certain types of capital assets to be presented separately in the note disclosures, including right-to-use assets related to leases, Subscription-Based Information Technology Arrangements, and public-private or public-public partnerships. Other intangible assets are also required to be presented separately by major class. Additional disclosures have also been required held for sale. This Statement will become effective for reporting periods beginning after June 15, 2025, and the impact has not yet been determined.

REQUIRED
SUPPLEMENTARY INFORMATION


City of Rockwall

CITY OF ROCKWALL, TEXAS

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES - BUDGET AND ACTUAL
GENERAL FUND

FOR THE YEAR ENDED SEPTEMBER 30, 2024

	Budgeted Amounts		Actual Amounts	Variance with Final Budget
	Original	Final		
REVENUES				
Property taxes	$ 14,785,600	$ 14,935,600	$ 14,949,798	$ 14,198
Sales taxes	27,300,000	27,551,400	26,971,496	(579,904)
Franchise taxes	3,893,000	3,872,000	3,808,512	(63,488)
Licenses and permits	1,298,500	1,389,000	1,726,290	337,290
Intergovernmental revenues	2,703,950	2,643,950	2,993,905	349,955
Charges for services	755,500	634,500	773,744	139,244
Fines and forfeitures	522,000	535,000	536,080	1,080
Contributions and donations	-	30,000	161,170	131,170
Investments earnings	750,000	1,500,000	1,997,281	497,281
Miscellaneous	158,100	201,350	213,545	12,195
Total revenues	52,166,650	53,292,800	54,131,821	839,021
EXPENDITURES				
Current:				
Administration	7,167,550	7,714,700	7,237,399	477,301
Finance	1,153,100	1,166,400	901,911	264,489
Mayor/council	153,950	143,450	145,298	(1,848)
Police	17,920,200	18,039,000	18,483,656	(444,656)
Fire	8,562,150	9,475,000	8,945,001	529,999
Municipal court	508,250	528,250	557,947	(29,697)
Public works	6,496,400	6,845,950	6,584,989	260,961
Parks and recreation	6,693,900	7,055,550	6,828,647	226,903
Community development	2,603,350	2,579,550	2,522,289	57,261
Capital outlay	-	-	3,912,236	(3,912,236)
Debt service:				
Principal	-	-	284,205	(284,205)
Interest and fiscal charges	-	-	156,920	(156,920)
Total expenditures	51,258,850	53,547,850	56,560,498	(3,012,648)
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	907,800	(255,050)	(2,428,677)	(2,173,627)
OTHER FINANCING SOURCES (USES)				
Issuance of leases	-	-	3,912,236	3,912,236
Transfers in	400,000	400,000	445,850	45,850
Transfers out	(3,575,500)	(3,575,500)	(6,621,495)	(3,045,995)
Total other financing sources (uses)	(3,175,500)	(3,175,500)	(2,263,409)	912,091
NET CHANGE IN FUND BALANCE	$ (2,267,700)	$ (3,430,550)	(4,692,086)	$ (1,261,536)
FUND BALANCE - BEGINNING			32,595,735	
FUND BALANCE - ENDING			$ 27,903,649	

The accompanying notes are an integral part of these financial statements.

CITY OF ROCKWALL, TEXAS

SCHEDULE OF CHANGES IN TMRS NET PENSION LIABILITY AND RELATED RATIOS

FOR THE YEAR ENDED SEPTEMBER 30, 2024

Measurement period ended December 31,	2023	2022	2021	2020
A. Total pension liability				
Service Cost	$ 5,347,145	$ 4,847,364	$ 4,432,467	$ 4,117,305
Interest (on the Total Pension Liability)	8,687,647	7,937,814	7,313,901	6,834,168
Difference between expected and actual experience	2,338,017	1,945,808	1,251,581	(250,837)
Changes in assumptions	(370,173)	-	-	-
Benefit payments, including refunds of employee contributions	(3,923,681)	(3,820,791)	(4,103,690)	(3,398,437)
Net change in total pension liability	12,078,955	10,910,195	8,894,259	7,302,199
Total pension liability - beginning	127,994,153	117,083,958	108,189,699	100,887,500
Total pension liability - ending (a)	140,073,108	127,994,153	117,083,958	108,189,699
B. Plan fiduciary net position				
Contributions - Employer	4,493,159	4,153,419	3,791,675	3,543,361
Contributions - Employee	1,971,038	1,792,475	1,637,323	1,530,139
Net Investment Income	12,612,750	(8,408,325)	13,134,666	6,991,434
Benefit payments, including refunds of employee contributions	(3,923,681)	(3,820,791)	(4,103,690)	(3,398,437)
Administrative Expenses	(80,055)	(72,639)	(60,678)	(45,176)
Other	(560)	86,680	415	(1,761)
Net change in plan fiduciary net position	15,072,651	(6,269,181)	14,399,711	8,619,560
Plan fiduciary net position - beginning	108,726,141	114,995,322	100,595,611	91,976,051
Plan fiduciary net position - ending (b)	123,798,792	108,726,141	114,995,322	100,595,611
C. Net pension liability - ending (a) - (b)	$ 16,274,316	$ 19,268,012	$ 2,088,636	$ 7,594,088
D. Plan fiduciary net position as a percentage of total pension liability	88.38%	84.95%	98.22%	92.98%
E. Covered payroll	$ 28,158,006	$ 25,606,782	$ 23,390,329	$ 21,819,318
F. Net position liability as a percentage of covered payroll	57.80%	75.25%	8.93%	34.80%

2019	2018	2017	2016	2015	2014
$ 3,889,490	$ 3,626,966	$ 3,622,782	$ 3,383,642	$ 3,357,626	$ 2,947,094
6,349,914	5,990,905	5,577,249	5,158,244	4,940,548	4,544,927
(397,251)	(1,650,948)	(306,042)	(357,796)	(458,262)	(114,323)
90,632	-	-	-	(108,126)	-
(2,346,674)	(3,212,408)	(2,323,270)	(1,869,095)	(1,942,137)	(1,920,326)
7,586,111	4,754,515	6,570,719	6,314,995	5,789,649	5,457,372
93,301,389	88,546,874	81,976,155	75,661,160	69,871,511	64,414,139
100,887,500	93,301,389	88,546,874	81,976,155	75,661,160	69,871,511
3,341,210	3,122,311	3,102,508	2,897,712	2,950,480	2,761,413
1,442,842	1,348,315	1,338,937	1,250,554	1,255,523	1,202,324
12,012,212	(2,361,502)	9,340,684	4,123,871	86,617	3,067,672
(2,346,674)	(3,212,408)	(2,323,270)	(1,869,095)	(1,942,137)	(1,920,326)
(67,784)	(45,589)	(48,368)	(46,547)	(52,749)	(32,021)
(2,036)	(2,380)	(2,451)	(2,508)	(2,605)	(2,633)
14,379,770	(1,151,253)	11,408,040	6,353,987	2,295,129	5,076,429
77,596,281	78,747,534	67,339,494	60,985,507	58,690,378	53,613,949
91,976,051	77,596,281	78,747,534	67,339,494	60,985,507	58,690,378
$ 8,911,449	$ 15,705,108	$ 9,799,340	$ 14,636,661	$ 14,675,653	$ 11,181,133
91.17%	83.17%	88.93%	82.15%	80.60%	84.00%
$ 20,612,029	$ 19,261,637	$ 19,127,677	$ 17,865,058	$ 17,936,037	$ 16,626,112
43.23%	81.54%	51.23%	81.93%	81.82%	67.25%

CITY OF ROCKWALL, TEXAS

TMRS SCHEDULE OF CONTRIBUTIONS

FOR THE YEAR ENDED SEPTEMBER 30, 2024

Fiscal year ended September 30,	2024	2023	2022	2021
Actuarial determined contribution	$ 4,737,558	$ 4,205,845	$ 3,941,093	$ 3,527,492
Contributions in relation to the actuarially determined contribution	4,770,477	4,499,468	4,191,026	3,701,559
Contribution deficiency (excess)	$ (32,919)	$ (293,623)	$ (249,933)	$ (174,067)
Covered payroll	$ 30,127,747	$ 27,587,171	$ 25,842,845	$ 22,835,032
Contributions as a percentage of covered payroll	15.83%	16.31%	16.22%	16.21%

NOTES TO SCHEDULE OF CONTRIBUTIONS

Valuation Date:

Notes	Actuarially determined contribution rates are calculated as of December 31 and become effective in January 13 months later.

Methods and Assumptions Used to Determine Contribution Rates:

Actuarial Cost Method	Entry Age Normal
Amortization Method	Level Percentage of Payroll, Closed
Remaining Amortization Period	22 years
Asset Valuation Method	10 Year smoothed fair value; 12% soft corridor
Inflation	2.5%
Salary Increases	3.6% to 11.85% including inflation
Investment Rate of Return	6.75%
Retirement Age	Experience-based table of rates that are specific to the City's plan of benefits. Last updated for the 2023 valuation pursuant to an experience study of the period ending 2022.
Mortality	Post-retirement: 2019 Municipal Retirees of Texas Mortality Tables. Male rates are multiplied by 103% and female rates are multiplied by 105%. The rates are projected on a fully generational basis by the most recent Scale MP-2021 (with immediate convergence). Pre-retirement: PUB(10) mortality tables, with the 110% of the Public Safety table used for males and the 100% of the General Employee table used for females. The rates are projected on a fully generational basis by the most recent Scale MP-2021 (with immediate convergence).

Other Information:

Notes	There were no benefit changes during the year.

2020	2019	2018	2017	2016	2015
$ 3,389,779	$ 3,200,864	$ 3,158,177	$ 2,897,712	$ 2,950,480	$ 2,761,413
3,512,213	3,261,764	3,158,177	2,897,712	2,950,480	2,761,413
$ (122,434)	$ (60,900)	$ -	$ -	$ -	$ -
$ 21,666,950	$ 20,121,925	$ 19,304,266	$ 17,865,058	$ 17,936,037	$ 16,626,112
16.21%	16.21%	16.36%	16.22%	16.45%	16.61%

CITY OF ROCKWALL, TEXAS

SCHEDULE OF CHANGES IN TOTAL OPEB LIABILITY AND RELATED RATIOS
TEXAS MUNICIPAL RETIREMENT SYSTEM -
SUPPLEMENTAL DEATH BENEFITS FUND

FOR THE YEAR ENDED SEPTEMBER 30, 2024

Measurement period ended December 31,	2023	2022	2021	2020
A. Total OPEB liability				
Service Cost	$ 36,605	$ 71,700	$ 63,154	$ 48,002
Interest (on the Total OPEB Liability)	26,612	17,550	17,340	19,621
Changes of assumptions	(7,044)	(363,354)	31,279	121,938
Difference between expected and actual experience	33,155	8,361	(15,803)	(34,417)
Benefit payments, including refunds of employee contributions	(14,080)	(12,803)	(14,034)	(4,365)
Net change in Total OPEB liability	75,248	(278,546)	81,936	150,779
Total OPEB liability - beginning	645,828	924,374	842,438	691,659
Total OPEB liability - ending (a)	$ 721,076	$ 645,828	$ 924,374	$ 842,438
B. Covered-employee payroll	$ 28,158,006	$ 25,606,782	$ 23,390,329	$ 21,819,318
C. Total OPEB liability as a percentage of covered-employee payroll	2.56%	2.52%	3.95%	3.86%

Note: This schedule is required to have 10 years of information, but the information prior to 2017 is not available.

Note: No assets are accumulated in a trust that meets the criteria in paragraph 4 of GASB Statement No. 75, *Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions.*

2019	2018	2017
$ 32,979	$ 34,671	$ 30,604
20,725	18,675	17,740
117,635	(44,205)	48,353
(19,759)	(9,879)	-
(4,121)	(3,852)	(3,826)
147,459	(4,590)	92,871
544,200	548,790	455,919
$ 691,659	$ 544,200	$ 548,790
$ 20,612,029	$ 19,261,637	$ 19,127,677
3.36%	2.83%	2.87%

Budgetary Information - The budget is prepared in accordance with accounting principles generally accepted in the United States of America. The City maintains strict budgetary controls. The objective of these controls is to ensure compliance with legal provision embodied in the annual appropriated budget approved by the City Council and as such is a good management control device. Annual budgets are adopted for the general fund, debt service fund, harbor debt service fund, cemetery fund, public safety fund, recreational development fund, street improvement fund, hotel occupancy tax fund, fire equipment fund, aviation fund, downtown improvement fund, and the narcotics unit fund.

Budgetary preparation and control are exercised at the department level. Actual expenditures may not legally exceed appropriations at the fund level. Appropriations lapse at year-end.

Encumbrance accounting, in which appropriations are recorded as budgetary expenditures, is not utilized by the City.

Excess of Expenditures over Budgeted Appropriations - During the fiscal year 2024, expenditures exceeded appropriations in the following funds:

General Fund:		
Current:		
Mayor/council	$	1,848
Police		444,656
Municipal Court		29,697
Capital outlay		3,912,236
Debt service:		
Principal		284,205
Interest and fiscal charges		156,920
Downtown Improvement Fund:		
Administration	$	500
Narcotics Unit Fund:		
Capital outlay	$	15,959

COMBINING AND INDIVIDUAL FUND FINANCIAL STATEMENTS AND SCHEDULES

CITY OF ROCKWALL, TEXAS

COMBINING BALANCE SHEET - NONMAJOR GOVERNMENTAL FUNDS

SEPTEMBER 30, 2024

	Debt Service	Capital Projects Funds	
	Debt Service Harbor Fund	Capital Projects Fund	Technology Acquisition Fund
ASSETS			
Cash and cash equivalents	$ 446,170	$ 379,954	$ 409,779
Investments	-	-	1,209,736
Accounts receivable, net	-	-	-
Taxes receivable, net	67,398	-	-
Due from other governments	-	-	-
Accrued interest	-	-	16,987
Due from other funds	-	-	-
Total assets	513,568	379,954	1,636,502
LIABILITIES			
Accounts payable	-	-	7,594
Seizures payable	-	-	-
Developer deposits	-	-	-
Total liabilities	-	-	7,594
DEFERRED INFLOWS OF RESOURCES			
Unavailable revenue - assessments	-	-	-
Unavailable revenue - hotel tax	-	-	-
Total Liabilities	-	-	-
FUND BALANCES			
Committed for:			
Public safety	-	-	-
Public works	-	-	-
Parks and recreation	-	-	-
Capital projects	-	379,954	-
Capital acquisitions	-	-	1,628,908
Restricted for:			
Debt service - Harbor	513,568	-	-
Parks	-	-	-
Public safety	-	-	-
Tourism	-	-	-
Total fund balances	513,568	379,954	1,628,908
Total liabilities, deferred inflows, and fund balances	$ 513,568	$ 379,954	$ 1,636,502

Special Revenue Funds						
Cemetery Fund	Public Safety Fund	Recreational Development Fund	Street Improvement Fund	Hotel Occupancy Tax Fund	Fire Equipment Fund	Aviation Fund
$ 82,557	$ 243,151	$1,203,821	$ 488,217	$ 889,699	$ 245,755	$ 304,514
-	-	-	-	2,111,364	-	-
-	18,656	42,716	-	654,353	-	13,277
-	-	-	160,193	-	-	-
-	-	67,130	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	619
82,557	261,807	1,313,667	648,410	3,655,416	245,755	318,410
-	892	63,018	-	7,819	-	4,883
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	892	63,018	-	7,819	-	4,883
-	-	-	160,193	-	-	-
-	-	-	-	127,091	-	-
-	-	-	160,193	127,091	-	-
-	-	-	-	-	245,755	-
-	-	-	488,217	-	-	-
82,557	-	1,250,649	-	-	-	313,527
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	260,915	-	-	-	-	-
-	-	-	-	3,520,506	-	-
82,557	260,915	1,250,649	488,217	3,520,506	245,755	313,527
$ 82,557	$ 261,807	$1,313,667	$ 648,410	$ 3,655,416	$ 245,755	$ 318,410

CITY OF ROCKWALL, TEXAS

COMBINING BALANCE SHEET - NONMAJOR GOVERNMENTAL FUNDS

SEPTEMBER 30, 2024

	Special Revenue Funds		
	Emergency Siren Fund	Downtown Improvement Fund	Art in Public Places Fund
ASSETS			
Cash and cash equivalents	$ 49,012	$ 14,338	$ 122,938
Investments	-	-	-
Accounts receivable, net	-	-	13
Taxes receivable, net	-	-	-
Due from other governments	-	-	-
Accrued interest	-	-	-
Due from other funds	-	-	-
Total assets	49,012	14,338	122,951
LIABILITIES			
Accounts payable	-	-	-
Seizures payable	-	-	-
Developer deposits	-	-	-
Total liabilities	-	-	-
DEFERRED INFLOWS OF RESOURCES			
Unavailable revenue - assessments	-	-	-
Unavailable revenue - hotel tax	-	-	-
Total Liabilities	-	-	-
FUND BALANCES			
Committed for:			
Public safety	49,012	14,338	-
Public works	-	-	-
Parks and recreation	-	-	122,951
Capital projects	-	-	-
Capital acquisitions	-	-	-
Restricted for:			
Debt service - Harbor	-	-	-
Parks	-	-	-
Public safety	-	-	-
Tourism	-	-	-
Total fund balances	49,012	14,338	122,951
Total liabilities, deferred inflows, and fund balances	$ 49,012	$ 14,338	$ 122,951

Special Revenue Funds		
Narcotics Unit Fund	Special Escrow	Total Non-Major Governmental Funds
$ 608,770	$ 326,143	$ 5,814,818
-	5,945,740	9,266,840
-	-	729,015
-	-	227,591
-	-	67,130
-	9,847	26,834
-	-	619
608,770	6,281,730	16,132,847
-	-	84,206
47,825	-	47,825
-	1,790,430	1,790,430
47,825	1,790,430	1,922,461
-	-	160,193
-	-	127,091
-	-	287,284
-	-	309,105
-	-	488,217
-	-	1,769,684
-	-	379,954
-	-	1,628,908
-	-	513,568
-	4,491,300	4,491,300
560,945	-	821,860
-	-	3,520,506
560,945	4,491,300	13,923,102
$ 608,770	$ 6,281,730	$ 16,132,847

CITY OF ROCKWALL, TEXAS

COMBINING STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES - NONMAJOR GOVERNMENTAL FUNDS

FOR THE YEAR ENDED SEPTEMBER 30, 2024

	Debt Service	Capital Projects Funds	
	Debt Service Harbor Fund	Capital Projects Fund	Technology Acquisition Fund
REVENUES			
Property taxes	$ 590,059	$ -	$ -
Sales taxes	439,247	-	-
Hotel occupancy taxes	-	-	-
Licenses and permits	-	-	-
Fines and fees	-	-	-
Miscellaneous	-	-	-
Charges for services	-	-	-
Intergovernmental	-	-	-
Contributions and donations	-	-	-
Investment	-	-	66,399
Total revenues	1,029,306	-	66,399
EXPENDITURES			
Current:			
Administration	-	-	-
Police	-	-	-
Fire	-	-	-
Parks and recreation	-	-	-
Debt service:			
Principal	700,000	-	-
Interest	105,067	-	-
Capital outlay	-	-	189,579
Total expenditures	805,067	-	189,579
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	224,239	-	(123,180)
OTHER FINANCING SOURCES (USES)			
Transfers in	-	-	354,200
Transfers out	-	-	-
Total other financing sources (uses)	-	-	354,200
NET CHANGE IN FUND BALANCE	224,239	-	231,020
FUND BALANCE - BEGINNING	289,329	379,954	1,397,888
FUND BALANCE - ENDING	$ 513,568	$ 379,954	$ 1,628,908

Special Revenue Funds						
Cemetery Fund	Public Safety Fund	Recreational Development Fund	Street Improvement Fund	Hotel Occupancy Tax Fund	Fire Equipment Fund	Aviation Fund
$ -	$ -	$ -	$ -	$ -	$ -	$ -
-	-	-	-	-	-	-
-	-	-	-	1,869,222	-	-
-	-	-	-	-	-	-
-	47,542	-	-	-	65,633	-
-	-	-	48,001	-	-	122,440
20,575	52,804	710,638	-	-	-	-
-	36,512	97,939	-	-	-	-
-	11,787	10,000	-	-	-	-
3,283	5,283	44,730	20,330	96,456	9,312	10,093
23,858	153,928	863,307	68,331	1,965,678	74,945	132,533
-	-	-	-	1,207,235	-	64,802
-	73,209	-	-	-	-	-
-	-	-	-	-	620	-
10,700	-	470,256	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	395,486	-	-	2,631,184	-
10,700	73,209	865,742	-	1,207,235	2,631,804	64,802
13,158	80,719	(2,435)	68,331	758,443	(2,556,859)	67,731
-	-	-	-	-	2,578,450	-
-	(45,850)	-	-	-	-	-
-	(45,850)	-	-	-	2,578,450	-
13,158	34,869	(2,435)	68,331	758,443	21,591	67,731
69,399	226,046	1,253,084	419,886	2,762,063	224,164	245,796
$ 82,557	$ 260,915	$ 1,250,649	$ 488,217	$ 3,520,506	$ 245,755	$ 313,527

CITY OF ROCKWALL, TEXAS

COMBINING STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES - NONMAJOR GOVERNMENTAL FUNDS

FOR THE YEAR ENDED SEPTEMBER 30, 2024

	Special Revenue Funds		
	Emergency Siren Fund	Downtown Improvement Fund	Art in Public Places Fund
REVENUES			
Property taxes	$ -	$ -	$ -
Sales taxes	-	-	-
Hotel occupancy taxes	-	-	-
Licenses and permits	-	-	-
Fines and fees	-	-	-
Miscellaneous	-	-	-
Charges for services	2,685	-	-
Intergovernmental	-	-	-
Contributions and donations	-	10,000	182
Investment	724	-	3,605
Total revenues	3,409	10,000	3,787
EXPENDITURES			
Current:			
Administration	-	9,000	-
Police	-	-	-
Fire	-	-	-
Parks and recreation	-	1,000	9,552
Debt service:			
Principal	-	-	-
Interest	-	-	-
Capital outlay	-	-	-
Total expenditures	-	10,000	9,552
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	3,409	-	(5,765)
OTHER FINANCING SOURCES (USES)			
Transfers in	-	-	-
Transfers out	-	-	-
Total other financing sources (uses)	-	-	-
NET CHANGE IN FUND BALANCE	3,409	-	(5,765)
FUND BALANCE - BEGINNING	45,603	14,338	128,716
FUND BALANCE - ENDING	$ 49,012	$ 14,338	$ 122,951

Special Revenue Funds		
Narcotics Unit Fund	Special Escrow	Total Non-Major Governmental Funds
$ -	$ -	$ 590,059
-	-	439,247
-	-	1,869,222
-	13,290	13,290
-	-	113,175
14,127	-	184,568
-	-	786,702
323,570	-	458,021
-	-	31,969
-	228,538	488,753
337,697	241,828	4,975,006
-	-	1,281,037
25,570	-	98,779
-	-	620
-	-	491,508
-	-	700,000
-	-	105,067
349,859	85,725	3,651,833
375,429	85,725	6,328,844
(37,732)	156,103	(1,353,838)
-	-	2,932,650
-	-	(45,850)
-	-	2,886,800
(37,732)	156,103	1,532,962
598,677	4,335,197	12,390,140
$ 560,945	$ 4,491,300	$ 13,923,102

CITY OF ROCKWALL, TEXAS

COMBINING STATEMENT OF NET POSITION -
INTERNAL SERVICE FUNDS

SEPTEMBER 30, 2024

	Employee Benefits	Workers' Compensation	Total
ASSETS			
Current assets:			
Cash and cash equivalents	$ 72,288	$ 587,994	$ 660,282
Receivables, net	317,566	-	317,566
Due from other funds	-	1,184	1,184
Total assets	389,854	589,178	979,032
LIABILITIES			
Current liabilities:			
Accounts payable	585,470	96,143	681,613
Due to other funds	608,584	-	608,584
Total liabilities	1,194,054	96,143	1,290,197
NET POSITION			
Unrestricted	(804,200)	493,035	(311,165)
Total net position	$ (804,200)	$ 493,035	$ (311,165)

CITY OF ROCKWALL, TEXAS

COMBINING STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION - INTERNAL SERVICE FUNDS

FOR THE YEAR ENDED SEPTEMBER 30, 2024

	Employee Benefits	Workers' Compensation	Total
OPERATING REVENUES			
Charges for services	$ 1,832,671	$ -	$ 1,832,671
Miscellaneous	32,000	500	32,500
Total operating revenues	1,864,671	500	1,865,171
OPERATING EXPENSES			
Contractual services	7,333,623	294,563	7,628,186
Total operating expenses	7,333,623	294,563	7,628,186
OPERATING INCOME (LOSS)	(5,468,952)	(294,063)	(5,763,015)
NON-OPERATING REVENUES (EXPENSES)			
Investment earnings	134,514	39,854	174,368
Total nonoperating revenues (expenses)	134,514	39,854	174,368
INCOME BEFORE TRANSFERS	(5,334,438)	(254,209)	(5,588,647)
Transfers in	4,028,000	325,000	4,353,000
CHANGE IN NET POSITION	(1,306,438)	70,791	(1,235,647)
TOTAL NET POSITION - BEGINNING	502,238	422,244	924,482
TOTAL NET POSITION - ENDING	$ (804,200)	$ 493,035	$ (311,165)

CITY OF ROCKWALL, TEXAS

STATEMENT OF CASH FLOWS -
INTERNAL SERVICE FUNDS

FOR THE YEAR ENDED SEPTEMBER 30, 2024

	Employee Benefits	Workers' Compensation	Total
CASH FLOWS FROM OPERATING ACTIVITIES			
Receipts from other funds	$ 2,465,388	$ 500	$ 2,465,888
Payments to suppliers and service providers	(7,200,162)	(322,186)	(7,522,348)
Net cash provided (used) by operating activities	(4,734,774)	(321,686)	(5,056,460)
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES			
Transfers from other funds	4,028,000	325,000	4,353,000
Net cash provided by noncapital financing activities	4,028,000	325,000	4,353,000
CASH FLOWS FROM INVESTING ACTIVITIES			
Interest on investments	134,514	39,854	174,368
Net cash provided by investing activities	134,514	39,854	174,368
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS	(572,260)	43,168	(529,092)
CASH AND CASH EQUIVALENTS - BEGINNING	644,548	544,826	1,189,374
CASH AND CASH EQUIVALENTS - ENDING	72,288	587,994	660,282
Reconciliation of operating income (loss) to net cash provided (used for) operating activities:			
Operating income (loss)	(5,468,952)	(294,063)	(5,763,015)
Adjustments to reconcile operating income (loss) to net cash provided by (used for) operating activities:			
(Increase) decrease in accounts receivable	(7,867)	-	(7,867)
Increase (decrease) in accounts payable	133,461	(27,623)	105,838
Increase (decrease) in interfund payables	608,584	-	608,584
Total adjustments	734,178	(27,623)	706,555
Net cash provided (used) by operating activities	$ (4,734,774)	$ (321,686)	$(5,056,460)

CITY OF ROCKWALL, TEXAS

SCEHDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES - BUDGET AND ACTUAL
DEBT SERVICE

FOR THE YEAR ENDED SEPTEMBER 30, 2024

	Budgeted Amounts			Variance With
	Original	Final	Actual	Final Budget
REVENUES				
Property taxes	$ 9,248,550	$ 9,248,550	$ 9,112,399	$ (136,151)
Charges for services	420,000	455,000	765,855	310,855
Investment earnings	95,000	400,000	499,572	99,572
Total revenues	9,763,550	10,103,550	10,377,826	274,276
EXPENDITURES				
Debt service:				
Principal	7,400,000	7,400,000	7,400,000	-
Interest and fiscal charges	2,798,050	2,899,350	2,898,214	1,136
Total expenditures	10,198,050	10,299,350	10,298,214	1,136
NET CHANGE IN FUND BALANCE	(434,500)	(195,800)	79,612	275,412
FUND BALANCE - BEGINNING	5,461,742	5,461,742	5,461,742	-
FUND BALANCE - ENDING	$ 5,027,242	$ 5,265,942	$ 5,541,354	$ 275,412

CITY OF ROCKWALL, TEXAS

SCEHDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES - BUDGET AND ACTUAL -
DEBT SERVICE - HARBOR

FOR THE YEAR ENDED SEPTEMBER 30, 2024

	Budgeted Amounts			Variance With
	Original	Final	Actual	Final Budget
REVENUES				
Property taxes	$ 590,050	$ 590,050	$ 590,059	$ 9
Sales taxes	360,000	387,000	439,247	52,247
Total revenues	950,050	977,050	1,029,306	52,256
EXPENDITURES				
Debt service:				
Principal	700,000	700,000	700,000	-
Interest	206,350	206,350	105,067	101,283
Total expenditures	906,350	906,350	805,067	101,283
NET CHANGE IN FUND BALANCE	43,700	70,700	224,239	153,539
FUND BALANCE - BEGINNING	289,329	289,329	289,329	-
FUND BALANCE - ENDING	$ 333,029	$ 360,029	$ 513,568	$ 153,539

CITY OF ROCKWALL, TEXAS

SCEHDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL - CEMETERY

FOR THE YEAR ENDED SEPTEMBER 30, 2024

	Budgeted Amounts			Variance With
	Original	Final	Actual	Final Budget
REVENUES				
Charges for services	$ 12,250	$ 19,300	$ 20,575	$ 1,275
Investment income	2,000	2,500	3,283	783
Total revenues	14,250	21,800	23,858	2,058
EXPENDITURES				
Parks and recreation	5,000	10,700	10,700	-
Total expenditures	5,000	10,700	10,700	-
NET CHANGE IN FUND BALANCE	9,250	11,100	13,158	2,058
FUND BALANCE - BEGINNING	69,399	69,399	69,399	-
FUND BALANCE - ENDING	$ 78,649	$ 80,499	$ 82,557	$ 2,058

CITY OF ROCKWALL, TEXAS

SCEHDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES - BUDGET AND ACTUAL -
PUBLIC SAFETY

FOR THE YEAR ENDED SEPTEMBER 30, 2024

	Budgeted Amounts			Variance With
	Original	Final	Actual	Final Budget
REVENUES				
Fines and fees	$ 43,500	$ 44,000	$ 47,542	$ 3,542
Charges for services	-	-	52,804	52,804
Intergovernmental revenue	29,550	29,550	36,512	6,962
Contributions and donations	1,500	8,700	11,787	3,087
Investment income	2,000	4,000	5,283	1,283
Total revenues	76,550	86,250	153,928	67,678
EXPENDITURES				
Police	64,550	78,950	73,209	5,741
Total expenditures	64,550	78,950	73,209	5,741
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	12,000	7,300	80,719	73,419
OTHER FINANCING SOURCES (USES)				
Transfers out	-	-	(45,850)	(45,850)
Total other financing sources (uses)	-	-	(45,850)	(45,850)
NET CHANGE IN FUND BALANCE	12,000	7,300	34,869	27,569
FUND BALANCE - BEGINNING	226,046	226,046	226,046	-
FUND BALANCE - ENDING	$ 238,046	$ 233,346	$ 260,915	$ 27,569

CITY OF ROCKWALL, TEXAS

SCEHDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES - BUDGET AND ACTUAL -
RECREATIONAL DEVELOPMENT

FOR THE YEAR ENDED SEPTEMBER 30, 2024

	Budgeted Amounts			Variance With
	Original	Final	Actual	Final Budget
REVENUES				
Charges for services	$ 660,000	$ 745,000	$ 710,638	$ (34,362)
Intergovernmental revenue	-	-	97,939	97,939
Contributions and donations	10,000	10,000	10,000	-
Investment income	20,000	35,000	44,730	9,730
Total revenues	690,000	790,000	863,307	73,307
EXPENDITURES				
Parks and recreation	523,150	528,150	470,256	57,894
Capital outlay	317,500	517,500	395,486	122,014
Total expenditures	840,650	1,045,650	865,742	179,908
NET CHANGE IN FUND BALANCE	(150,650)	(255,650)	(2,435)	253,215
FUND BALANCE - BEGINNING	1,253,084	1,253,084	1,253,084	-
FUND BALANCE - ENDING	$ 1,102,434	$ 997,434	$ 1,250,649	$ 253,215

CITY OF ROCKWALL, TEXAS

SCEHDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES - BUDGET AND ACTUAL -
STREET IMPROVEMENTS

FOR THE YEAR ENDED SEPTEMBER 30, 2024

	Budgeted Amounts			Variance With
	Original	Final	Actual	Final Budget
REVENUES				
Miscellaneous	$ -	$ 40,500	$ 48,001	$ 7,501
Investment income	12,000	42,000	20,330	(21,670)
Total revenues	12,000	82,500	68,331	(14,169)
EXPENDITURES				
Capital outlay	-	7,500	-	7,500
Total expenditures	-	7,500	-	7,500
NET CHANGE IN FUND BALANCE	12,000	75,000	68,331	(6,669)
FUND BALANCE - BEGINNING	419,886	419,886	419,886	-
FUND BALANCE - ENDING	$ 431,886	$ 494,886	$ 488,217	$ (6,669)

CITY OF ROCKWALL, TEXAS

SCEHDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES - BUDGET AND ACTUAL -
HOTEL OCCUPANCY TAX

FOR THE YEAR ENDED SEPTEMBER 30, 2024

	Budgeted Amounts			Variance With
	Original	Final	Actual	Final Budget
REVENUES				
Hotel occupancy taxes	$ 1,700,000	$ 1,850,000	$ 1,869,222	$ 19,222
Investment income	-	85,000	96,456	11,456
Total revenues	1,700,000	1,935,000	1,965,678	30,678
EXPENDITURES				
Administration	1,154,200	1,275,500	1,207,235	68,265
Total expenditures	1,154,200	1,275,500	1,207,235	68,265
NET CHANGE IN FUND BALANCE	545,800	659,500	758,443	98,943
FUND BALANCE - BEGINNING	2,762,063	2,762,063	2,762,063	-
FUND BALANCE - ENDING	$ 3,307,863	$ 3,421,563	$ 3,520,506	$ 98,943

CITY OF ROCKWALL, TEXAS

SCEHDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES - BUDGET AND ACTUAL -
FIRE EQUIPMENT

FOR THE YEAR ENDED SEPTEMBER 30, 2024

	Budgeted Amounts			Variance With
	Original	Final	Actual	Final Budget
REVENUES				
Fines and fees	$ 65,650	$ 65,650	$ 65,633	$ (17)
Investment income	5,000	7,000	9,312	2,312
Total revenues	70,650	72,650	74,945	2,295
EXPENDITURES				
Fire	7,000	1,000	620	380
Capital outlay	60,600	2,639,050	2,631,184	7,866
Total expenditures	67,600	2,640,050	2,631,804	8,246
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	3,050	(2,567,400)	(2,556,859)	10,161
OTHER FINANCING SOURCES (USES)				
Transfers in	-	-	2,578,450	2,578,450
Total other financing sources (uses)	-	-	2,578,450	2,578,450
NET CHANGE IN FUND BALANCE	3,050	(2,567,400)	21,591	2,588,991
FUND BALANCE - BEGINNING	224,164	224,164	224,164	-
FUND BALANCE - ENDING	$ 227,214	$ (2,343,236)	$ 245,755	$ 2,588,991

CITY OF ROCKWALL, TEXAS

SCEHDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL - AVIATION

FOR THE YEAR ENDED SEPTEMBER 30, 2024

	Budgeted Amounts			Variance With
	Original	Final	Actual	Final Budget
REVENUES				
Miscellaneous	$ 124,500	$ 124,500	$ 122,440	$ (2,060)
Intergovernmental	16,000	16,000	-	(16,000)
Investment income	300	7,300	10,093	2,793
Total revenues	140,800	147,800	132,533	(15,267)
EXPENDITURES				
Administration	63,350	99,300	64,802	34,498
Total expenditures	63,350	99,300	64,802	34,498
NET CHANGE IN FUND BALANCE	77,450	48,500	67,731	19,231
FUND BALANCE - BEGINNING	245,796	245,796	245,796	-
FUND BALANCE - ENDING	$ 323,246	$ 294,296	$ 313,527	$ 19,231

CITY OF ROCKWALL, TEXAS

SCEHDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES - BUDGET AND ACTUAL -
DOWNTOWN IMPROVEMENT

FOR THE YEAR ENDED SEPTEMBER 30, 2024

	Budgeted Amounts			Variance With
	Original	Final	Actual	Final Budget
REVENUES				
Contributions and donations	$ 10,000	$ 10,000	$ 10,000	$ -
Total revenues	10,000	10,000	10,000	-
EXPENDITURES				
Administration	6,000	8,500	9,000	(500)
Culture and recreation	4,000	1,000	1,000	-
Total expenditures	10,000	9,500	10,000	(500)
NET CHANGE IN FUND BALANCE	-	500	-	(500)
FUND BALANCE - BEGINNING	14,338	14,338	14,338	-
FUND BALANCE - ENDING	$ 14,338	$ 14,838	$ 14,338	$ (500)

CITY OF ROCKWALL, TEXAS

SCEHDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES - BUDGET AND ACTUAL -
NARCOTICS UNIT

FOR THE YEAR ENDED SEPTEMBER 30, 2024

	Budgeted Amounts			Variance With
	Original	Final	Actual	Final Budget
REVENUES				
Charges for services	$ -	$ 277,000	$ 323,570	$ 46,570
Miscellaneous	-	14,100	14,127	27
Total revenues	-	291,100	337,697	46,597
EXPENDITURES				
Police	23,500	31,600	25,570	6,030
Capital outlay	90,500	333,900	349,859	(15,959)
Total expenditures	114,000	365,500	375,429	(9,929)
NET CHANGE IN FUND BALANCE	(114,000)	(74,400)	(37,732)	36,668
FUND BALANCE - BEGINNING	598,677	598,677	598,677	-
FUND BALANCE - ENDING	$ 484,677	$ 524,277	$ 560,945	$ 36,668

CITY OF ROCKWALL, TEXAS

COMBINING BALANCE SHEET
DISCRETELY PRESENTED COMPONENT UNITS

SEPTEMBER 30, 2024

	Rockwall EDC	Technology Park	Total Governmental Funds
ASSETS			
Cash and cash equivalents	$ 7,786	$ 41,731	$ 49,517
Investments	18,705,857	-	18,705,857
Accounts receivable, net	1,527,534	13,188	1,540,722
Land held for sale	49,405,321	-	49,405,321
Total assets	69,646,498	54,919	69,701,417
LIABILITIES			
Accounts payable	2,238,402	31,684	2,270,086
Accrued liabilities	31,248	-	31,248
Total liabilities	2,269,650	31,684	2,301,334
FUND BLANCE			
Restricted for:			
Economic development	67,376,848	-	67,376,848
Technology park	-	23,235	23,235
Total fund balance	67,376,848	23,235	67,400,083
Total liabilities and fund balance	$ 69,646,498	$ 54,919	$ 69,701,417
Reconciliation of the Component Unit Fund Balance Sheet to the Statement of Net Position			
Total fund balances - discretely presented presented component units	$ 67,376,848	$ 23,235	
Amounts reported for governmental activities in the statement of net position are different because:			
Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds.	7,670	-	
Interest is accrued on outstanding debt in the government-wide financial statements, whereas in the governmental fund financial statements, an expenditure is reported when due.	(229,384)	-	
Certain long-term liabilities are not due and payable in the current period and therefore are not reported in the funds. Also, the loss on refunding of bonds, the premium on issuance of bonds and deferred resource outflows (inflows) related to the net pension liability are not reported in the funds.			
Bonds payable	(35,055,000)	-	
Premiums and discounts on bonds payable	(1,600,314)	-	
Compensated absences	(23,693)	-	
Net pension - related items	(87,023)	-	
Total OPEB liability - related items	(11,617)	-	
Deferred loss on refunding bonds	313,300	-	
Net position of governmental activities	$ 30,690,787	$ 23,235	

CITY OF ROCKWALL, TEXAS

COMBINING STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES
DISCRETELY PRESENTED COMPONENT UNITS

FOR THE YEAR ENDED SEPTEMBER 30, 2024

	Rockwall EDC	Technology Park	Total Governmental Funds
REVENUES			
Sales tax	$ 8,973,820	$ -	$ 8,973,820
Charges for services	150,500	207,075	357,575
Investment earnings	1,128,814	-	1,128,814
Miscellaneous	8,590	-	8,590
Total revenues	10,261,724	207,075	10,468,799
EXPENDITURES			
Current:			
Economic development	6,848,883	-	6,848,883
Parks and recreation	-	207,276	207,276
Total expenditures	6,848,883	207,276	7,056,159
NET CHANGE IN FUND BALANCES	3,412,841	(201)	3,412,640
FUND BALANCES - BEGINNING	63,964,007	23,436	63,987,443
FUND BALANCES - ENDING	$ 67,376,848	$ 23,235	$ 67,400,083
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Component Units to the Statement of Activities			
Net change in fund balances - component units	$ 3,412,841	$ (201)	
Amounts reported in the Statement of Activities are different because:			
Depreciation expense on capital assets is reported in the government-wide statement of activities and changes in net position but they do not require the use of current financial resources. Therefore, depreciation expense is not reported as expenditures	(5,195)	-	
Current year long-term debt principal payments on bonds payable are expenditures in the fund financial statements but are shown as reductions in long-term debt in the government-wide financial statements.	2,600,000	-	
Certain expenses do not require the use of current financial resources; therefore, they are not reported as expenditures in the funds.			
Premium on bonds payable	95,316	-	
Deferred loss on refunding	(20,544)	-	
Accrued interest	16,716	-	
Compensated absences	1,440	-	
Certain pension and other post-employment (OPEB) expenditures are not expended in the government-wide financial statements and recorded as deferred resource outflows and inflows. These items relate to contributions made after the measurement date. Additionally, a portion of the unrecognized deferred resource outflows and inflows related to the pension and OPEB liabilities were amortized.	(233)	-	
Change in net position - statement of activities	$ 6,100,341	$ (201)	


City of Rockwall

STATISTICAL SECTION


City of Rockwall

STATISTICAL SECTION
(UNAUDITED)

This part of the City's annual comprehensive financial report presents detailed information as a context for understanding what the information in the financial statements, note disclosures and required supplementary information says about the City's overall financial health.

	Page Number
Financial Trends These schedules contain trend information to help the reader understand how the City's financial performance and well-being have changed over time.	82
Revenue Capacity These schedules contain information to help the reader assess the City's most significant local revenue sources. Property taxes are the City's largest source of revenue whose trends are laid out in Tables 6 through 11. Other tax revenues are compared in Table 5. Another large revenue source derives from utility services, including water, sewer, and solid waste charges. Their underlying rates and operating trends are reported between Tables 11 through 16.	87
Debt Capacity These schedules present information to help the reader assess the affordability of the City's current levels of outstanding debt and the City's ability to issue additional debt in the future.	96
Demographic and Economic Information These schedules offer demographic and economic indicators to help the reader understand the environment within which the City's financial activities take place.	101
Operating Information These schedules contain service and infrastructure data to help the reader understand how the information in the City's financial report relates to the services the City provides and the activities it performs.	104

Sources – Unless otherwise noted, the information in these schedules is derived from the Annual Comprehensive Financial Report for the relevant year.


City of Rockwall

CITY OF ROCKWALL, TEXAS

TABLE 1

NET POSITION BY COMPONENT
LAST TEN FISCAL YEARS
(accrual basis of accounting)
(Unaudited)

	Fiscal Year									
	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015
Governmental activities:										
Net investment in capital assets	$162,135,482	$148,415,067	$142,755,924	$134,803,314	$128,444,419	$116,382,345	$113,288,647	$105,564,842	$ 95,507,167	$ 95,193,217
Restricted	14,526,785	13,293,105	23,157,453	14,974,819	6,558,003	5,903,520	11,813,320	15,629,382	14,270,758	7,930,007
Unrestricted	24,692,167	30,364,937	11,153,419	10,684,244	3,949,974	9,578,113	3,878,658	402,927	2,075,864	4,740,983
Total governmental activities net position	$201,354,434	$192,073,109	$177,066,796	$160,462,377	$138,952,396	$131,863,978	$128,980,625	$121,597,151	$111,853,789	$107,864,207
Business-type activities:										
Net investment in capital assets	$136,512,584	$123,537,605	$117,322,684	$108,513,535	$ 98,233,247	$ 86,807,074	$ 84,819,687	$ 73,291,095	$ 66,473,007	$ 65,822,647
Restricted	2,233,298	2,236,026	2,147,029	2,283,448	2,215,307	1,990,887	1,690,582	4,355,395	6,727,108	2,688,018
Unrestricted	9,992,823	10,310,078	3,099,517	7,534,741	8,882,718	12,083,408	11,363,946	7,689,144	3,886,649	3,831,828
Total business-type activities net position	$148,738,705	$136,083,709	$122,569,230	$118,331,724	$109,331,272	$100,881,369	$ 97,874,215	$ 85,335,634	$ 77,086,764	$ 72,342,493
Primary government:										
Net investment in capital assets	$298,648,066	$271,952,672	$260,078,608	$243,316,849	$226,677,666	$203,189,419	$198,108,334	$178,855,937	$161,980,174	$161,015,864
Restricted	16,760,083	15,529,131	25,304,482	17,258,267	8,773,310	7,894,407	13,503,902	19,984,777	20,997,866	10,618,025
Unrestricted	34,684,990	40,675,015	14,252,936	18,218,985	12,832,692	21,661,521	15,242,604	8,092,071	5,962,513	8,572,811
Total primary government net position	$350,093,139	$328,156,818	$299,636,026	$278,794,101	$248,283,668	$232,745,347	$226,854,840	$206,932,785	$188,940,553	$180,206,700

CHANGE IN NET POSITION (Unaudited)
LAST TEN FISCAL YEARS
(accrual basis of accounting)

	Fiscal Year									
	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015
Expenses:										
Governmental activities:										
General Government	$ 12,611,482	$ 7,241,594	$ 12,194,987	$ 12,860,472	$ 10,863,346	$ 10,623,023	$ 12,609,479	$ 13,354,867	$ 9,841,674	$ 11,331,366
Police / Fire	32,966,849	28,517,293	20,897,287	18,102,100	18,545,117	18,040,820	16,819,647	15,931,984	15,268,593	13,556,363
Public Works	12,898,784	13,574,806	11,960,837	12,106,448	13,238,262	12,631,449	3,195,355	3,517,130	12,889,840	5,438,890
Community Development	2,914,209	2,764,330	2,160,981	2,147,066	2,107,804	2,060,063	1,965,366	1,973,607	1,778,965	1,724,660
Parks and Recreation	9,221,787	8,209,949	7,011,359	5,960,132	6,168,770	6,750,655	5,450,380	5,016,834	2,157,430	3,981,748
Interest on long-term debt	2,949,340	2,878,024	2,650,740	2,722,316	2,990,051	3,286,942	3,828,514	4,027,789	4,165,018	5,302,942
Total governmental activities expenses	73,562,451	63,185,996	56,876,191	53,898,534	53,913,350	53,392,952	43,868,741	43,822,211	46,101,520	41,335,969
Business-type activities:										
Water and sewer	45,534,581	40,942,721	36,583,711	32,815,181	31,687,906	28,406,975	25,332,638	21,541,809	19,608,273	17,278,731
Total business-type activities expenses	45,534,581	40,942,721	36,583,711	32,815,181	31,687,906	28,406,975	25,332,638	21,541,809	19,608,273	17,278,731
Total primary government expenses	$119,097,032	$104,128,717	$ 93,459,902	$ 86,713,715	$ 85,601,256	$ 81,799,927	$ 69,201,379	$ 65,364,020	$ 65,709,793	$ 58,614,700
Program Revenues:										
Governmental activities:										
Charges for services	$ 4,798,023	$ 4,960,214	$ 4,778,724	$ 4,362,055	$ 4,219,361	$ 4,785,850	$ 7,017,274	$ 7,522,068	$ 6,591,258	$ 5,937,329
Operating grants and contribution	3,445,111	3,499,961	7,988,335	9,470,637	1,641,907	1,272,678	411,439	1,942,620	196,662	418,309
Capital grants and contributions	11,637,654	16,072,206	3,339,056	7,318,331	6,272,150	792,240	44,793	-	-	57,286
Total governmental activities program revenues	19,880,788	24,532,381	16,106,115	21,151,023	12,133,418	6,850,768	7,473,506	9,464,688	6,787,920	6,412,924
Business-type activities:										
Charges for services	43,564,540	40,690,213	39,791,917	35,866,161	35,598,369	31,769,332	29,691,355	24,519,314	22,163,656	18,573,676
Capital grants and contributions	14,746,446	13,654,354	2,121,339	6,964,238	5,431,979	354,542	7,707,536	6,016,867	3,049,464	4,713,024
Total business-type activities program revenues	58,310,986	54,344,567	41,913,256	42,830,399	41,030,348	32,123,874	37,398,891	30,536,181	25,213,120	23,286,700
Total primary government program revenues	$ 78,191,774	$ 78,876,948	$ 58,019,371	$ 63,981,422	$ 53,163,766	$ 38,974,642	$ 44,872,397	$ 40,000,869	$ 32,001,040	$ 29,699,624
Net (expense)/revenue										
Governmental activities	$(53,681,663)	$(38,653,615)	$(40,770,076)	$(32,747,511)	$(41,779,932)	$(46,542,184)	$(36,395,235)	$(34,357,523)	$(39,313,600)	$(34,923,045)
Business-type activities	12,776,405	13,401,846	5,329,545	10,015,218	9,342,442	3,716,899	12,066,253	8,994,372	5,604,847	6,007,969
Total primary government net expense	$(40,905,258)	$(25,251,769)	$(35,440,531)	$(22,732,293)	$(32,437,490)	$(42,825,285)	$(24,328,982)	$(25,363,151)	$(33,708,753)	$(28,915,076)

CHANGE IN NET POSITION (Unaudited)
LAST TEN FISCAL YEARS
(accrual basis of accounting)
(Continued)

	Fiscal Year									
	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015
General Revenues and Other Changes in Net Position:										
Governmental activities:										
Taxes:										
Property	$ 24,590,290	$ 23,839,645	$ 23,579,113	$ 23,873,506	$ 23,183,884	$ 22,916,157	$ 21,984,955	$ 21,470,363	$ 20,966,521	$ 20,432,488
Sales	27,410,743	27,720,904	26,433,923	24,170,729	19,838,209	19,497,488	17,949,999	17,132,733	16,331,411	15,171,326
Other	9,897,800	8,738,040	6,077,254	5,032,743	4,762,107	5,988,792	4,173,705	3,561,607	3,454,314	4,312,446
Transfers	1,064,155	853,515	1,284,205	1,180,514	1,084,150	1,023,100	(329,950)	986,650	949,250	936,500
Total governmental activities	62,962,988	61,152,104	57,374,495	54,257,492	48,868,350	49,425,537	43,778,709	43,151,353	41,701,496	40,852,760
Business-type activities:										
Miscellaneous	942,746	966,148	192,166	165,748	191,611	313,355	142,378	151,304	88,673	11,798
Transfers	(1,064,155)	(853,515)	(1,284,205)	(1,180,514)	(1,084,150)	(1,023,100)	329,950	(986,650)	(949,250)	(936,500)
Total business-type activities	(121,409)	112,633	(1,092,039)	(1,014,766)	(892,539)	(709,745)	472,328	(835,346)	(860,577)	(924,702)
Total primary government	$ 62,841,579	$ 61,264,737	$ 56,282,456	$ 53,242,726	$ 47,975,811	$ 48,715,792	$ 44,251,037	$ 42,316,007	$ 40,840,919	$ 39,928,058
Change in Net Position:										
Governmental activities	$ 9,281,325	$ 22,498,489	$ 16,604,419	$ 21,509,981	$ 7,088,418	$ 2,883,353	$ 7,383,474	$ 8,793,830	$ 2,387,896	$ 5,929,715
Business-type activities	12,654,996	13,514,479	4,237,506	9,000,452	8,449,903	3,007,154	12,538,581	8,159,026	4,744,270	5,083,267
Total primary government	$ 21,936,321	$ 36,012,968	$ 20,841,925	$ 30,510,433	$ 15,538,321	$ 5,890,507	$ 19,922,055	$ 16,952,856	$ 7,132,166	$ 11,012,982

FUND BALANCES
GOVERNMENTAL FUNDS
LAST TEN FISCAL YEARS
(modified accrual basis of accounting)
(Unaudited)

	Fiscal Year									
	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015
General Fund:										
Nonspendable	$ 2,146	$ 1,593	$ 2,602	$ 2,423	$ 3,088	$ 2,723	$ -	$ -	$ -	$ -
Restricted	-	-	11,332,483	5,685,201	-	-	-	-	-	-
Unassigned	27,901,503	32,594,142	27,904,156	25,999,158	16,652,449	14,692,432	12,884,778	10,827,051	11,165,872	11,476,929
Total general fund	$ 27,903,649	$ 32,595,735	$ 39,239,241	$ 31,686,782	$ 16,655,537	$ 14,695,155	$ 12,884,778	$ 10,827,051	$ 11,165,872	$ 11,476,929
All Other Governmental Funds:										
Restricted	$ 19,494,827	$ 18,211,434	$ 2,420,444	$ 1,941,354	$ 1,155,519	$ 1,314,152	$ 860,725	$ 592,611	$ (86,775)	$ 127,659
Restricted for debt service	6,054,922	5,751,071	9,404,526	7,348,264	5,402,484	5,083,470	-	-	-	-
Committed	4,575,868	4,178,828	6,083,866	5,709,085	5,316,634	4,291,828	-	-	-	-
Committed for debt service	-	-	-	-	-	-	3,277,958	3,828,849	2,201,438	936,770
Assigned	-	-	-	-	-	-	9,713,024	12,787,803	13,628,545	8,859,209
Unassigned	-	-	(16,957,781)	(12,807,929)	(8,253,123)	-	-	-	-	-
Total all other governmental funds	$ 30,125,617	$ 28,141,333	$ 951,055	$ 2,190,774	$ 3,621,514	$ 10,689,450	$ 13,851,707	$ 17,209,263	$ 15,743,208	$ 9,923,638

CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS (Unaudited)
LAST TEN FISCAL YEARS
(modified accrual basis of accounting)

	Fiscal Year									
	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015
Revenues:										
Property taxes	$24,652,256	$23,900,675	$23,839,466	$23,869,473	$23,251,697	$22,676,730	$21,889,749	$21,364,031	$20,946,082	$20,441,533
Sales and hotel occupancy taxes	29,279,965	29,600,165	28,076,100	25,210,545	20,617,027	20,358,483	17,949,998	17,132,733	16,331,411	15,171,325
Franchise taxes	3,808,512	3,916,171	3,649,354	3,244,953	3,245,274	3,408,880	3,255,645	3,154,432	3,186,160	3,927,501
Charges for services	2,326,301	2,671,999	2,627,285	1,934,675	1,835,338	2,405,845	2,364,134	2,431,114	1,765,734	1,802,529
Permits	1,739,580	1,739,543	1,684,857	1,961,007	1,795,728	1,652,856	1,487,961	1,772,362	1,233,776	1,277,011
Municipal court	649,255	576,985	478,671	509,487	571,028	695,536	938,043	1,042,793	1,152,543	1,177,416
Intergovernmental	3,451,926	3,499,961	7,631,057	9,459,883	2,007,478	1,205,426	943,848	1,012,738	831,958	774,205
Interest income	3,541,176	2,677,557	63,365	7,336	377,092	703,092	401,167	141,210	105,047	88,724
Miscellaneous	398,113	355,572	350,600	631,344	442,603	851,866	611,405	538,312	315,876	440,246
Contributions and donations	222,573	109,998	89,312	85,276	185,056	459,506	424,128	1,780,277	90,812	388,236
Total revenues	70,069,657	69,048,626	68,490,067	66,913,979	54,328,321	54,418,220	50,266,078	50,370,002	45,959,399	45,488,726
Expenditures:										
Current:										
Mayor/council	145,298	131,164	128,635	111,916	88,568	100,810	127,123	130,560	107,998	116,572
Administration	8,518,436	7,818,559	6,095,742	6,163,346	5,218,346	4,590,328	4,772,422	4,859,771	4,348,317	4,221,318
Finance	901,911	917,752	768,490	705,939	737,711	701,499	1,178,791	1,183,815	1,017,359	948,974
Municipal court	557,947	508,652	491,523	412,238	389,693	395,972	429,862	439,986	389,914	396,256
Police	18,582,435	16,077,407	14,292,617	12,371,408	12,145,881	11,129,210	11,126,009	11,053,569	10,660,642	9,934,841
Fire	8,945,621	7,706,881	7,000,067	6,156,409	5,246,718	4,530,268	4,272,346	3,876,111	3,425,461	3,153,514
Public works	6,584,989	6,097,356	4,791,440	3,392,021	4,776,601	5,370,529	5,102,468	5,796,784	5,036,475	4,559,460
Community development	2,522,289	2,356,718	2,160,981	2,147,066	2,107,804	2,170,931	1,965,366	1,973,607	1,778,733	1,724,660
Parks and recreation	7,320,155	6,540,396	5,772,546	4,971,631	4,694,193	5,280,625	3,990,911	3,974,766	3,157,568	3,227,161
Capital outlay	7,777,363	1,760,795	8,702,502	5,694,711	11,991,170	8,352,381	4,988,574	3,417,903	5,934,578	4,595,717
Debt service:										
Principal	8,384,205	12,467,061	6,553,932	6,205,000	6,690,000	7,095,000	6,040,000	6,040,000	6,560,000	6,809,632
Interest and fiscal charges	3,160,201	2,691,934	2,768,057	2,867,303	3,138,340	3,440,647	3,678,004	3,882,544	3,971,613	5,130,920
Bond issuance costs	-	365,235	-	-	-	-	-	-	231,376	-
Total expenditures	73,400,850	65,439,910	59,526,532	51,198,988	57,225,025	53,158,200	47,671,876	46,629,416	46,620,034	44,819,025
Excess (deficiency) of revenues over (under) expenditures	(3,331,193)	3,608,716	8,963,535	15,714,991	(2,896,704)	1,260,020	2,594,202	3,740,586	(660,635)	669,701
Other financing sources (uses):										
Transfers in	3,378,500	1,754,200	1,656,275	874,995	1,985,700	727,443	1,280,466	1,316,687	540,350	689,000
Transfers out	(6,667,345)	(4,860,685)	(4,307,070)	(2,989,481)	(4,196,550)	(3,339,343)	(5,240,416)	(3,930,037)	(3,131,100)	(3,032,500)
Bonds issued	-	32,060,000	-	-	-	-	-	-	8,076,711	-
Leases and financed purchases	3,912,236	167,882	-	-	-	-	-	-	-	-
Refunding bonds issued	-	-	-	-	-	-	-	-	53,221,012	-
Premium (discounts) on bonds issued	-	2,410,742	-	-	-	-	-	-	6,769,228	-
Payment to refunded bond escrow agent	-	(7,105,507)	-	-	-	-	-	-	(59,060,574)	-
Sale of capital asset	-	3,600	-	-	-	-	-	-	-	-
Prior period adustment	-	(7,492,176)	-	-	-	-	-	-	(246,478)	-
Total other financing sources (uses)	623,391	16,938,056	(2,650,795)	(2,114,486)	(2,210,850)	(2,611,900)	(3,959,950)	(2,613,350)	6,169,149	(2,343,500)
Net change in fund balances	$ (2,707,802)	$20,546,772	$ 6,312,740	$13,600,505	$ (5,107,554)	$ (1,351,880)	$ (1,365,748)	$ 1,127,236	$ 5,508,514	$ (1,673,799)
Debt service as a percentage of non-capital expenditures (1)	22.3%	35.8%	18.3%	19.9%	21.7%	23.5%	22.8%	23.0%	25.9%	29.7%

(1) There are some capital expenditures reported in various functional expenditure line items and are included in this calculation.

GENERAL GOVERNMENTAL TAX REVENUES BY SOURCE

LAST TEN FISCAL YEARS
(unaudited)

Fiscal Year	Property Tax	Sales Tax	Franchise Tax	Total
2015	$ 20,441,533	$ 15,171,325	$ 3,927,501	$ 39,540,359
2016	20,946,082	16,331,411	3,186,160	40,463,653
2017	21,364,031	17,132,733	3,154,432	41,651,196
2018	21,889,749	17,949,998	3,255,645	43,095,392
2019	22,676,730	19,497,488	3,408,880	45,583,098
2020	23,251,697	19,838,209	3,245,274	46,335,180
2021	23,869,473	24,170,729	3,244,953	51,285,155
2022	23,839,466	26,433,923	3,649,354	53,922,743
2023	23,900,675	27,720,904	3,916,171	55,537,750
2024	24,652,256	27,410,743	3,808,512	55,979,170

CITY OF ROCKWALL, TEXAS

UTILITY SERVICE REVENUE

LAST TEN FISCAL YEARS
(UNAUDITED)

Fiscal Year	Retail Water Sales	Sewer Charges	Total
2015	$ 10,220,088	$ 5,511,705	$ 15,731,793
2016	12,738,912	6,360,126	19,099,038
2017	13,443,511	7,092,057	20,535,568
2018	14,994,386	7,347,007	22,341,393
2019	14,131,403	8,475,098	22,606,500
2020	15,641,898	9,027,765	24,669,662
2021	15,075,298	9,091,893	24,167,191
2022	17,546,807	9,476,006	27,022,813
2023	18,222,523	9,483,833	27,706,356
2024	19,600,137	10,306,224	29,906,361

CITY OF ROCKWALL, TEXAS

TABLE 7

ASSESSED VALUE AND ESTIMATED ACTUAL VALUE OF TAXABLE PROPERTY

LAST TEN FISCAL YEARS
(UNAUDITED)

Fiscal Year	Tax Year	Estimated Market Value			Less: Tax Exempt Property	Total Taxable Assessed Value	Total Direct Tax Rate
		Real Property Residential	Real Property Non-Residential	Non-Real Property Personal			
2015	2014	$ 2,645,861,999	$ 1,318,998,496	$ 438,951,140	$ 302,418,574	$ 4,101,393,061	0.4955
2016	2015	2,897,340,628	1,324,784,283	426,923,073	334,889,710	4,314,158,274	0.4853
2017	2016	3,250,135,202	1,410,522,815	457,736,898	400,924,193	4,717,470,722	0.4543
2018	2017	3,693,500,936	1,518,970,591	493,995,150	463,427,475	5,243,039,202	0.4236
2019	2018	4,036,275,136	1,587,770,529	533,531,906	455,282,292	5,702,295,279	0.4021
2020	2019	4,256,220,496	1,654,276,920	582,424,005	436,900,344	6,056,021,077	0.387990
2021	2020	4,534,177,470	1,863,192,042	614,735,337	464,923,141	6,547,181,708	0.370000
2022	2021	4,843,195,962	1,876,481,874	632,803,883	482,270,420	6,870,211,299	0.350000
2023	2022	5,561,855,258	2,104,378,159	641,440,193	584,554,504	7,723,119,106	0.292500
2024	2023	7,718,830,382	2,385,928,679	727,994,141	1,566,912,498	9,265,840,704	0.270245

Source: Rockwall Central Appraisal District

CITY OF ROCKWALL, TEXAS

TABLE 8

PROPERTY TAX EXEMPTIONS

LAST TEN FISCAL YEARS
(UNAUDITED)

Fiscal Year	Over 65 and Disabled	Disabled Veterans	Agriculture	Freeport Exemption
2015	$ 148,647,965	$ 14,905,177	$ 109,426,700	$ 22,030,705
2016	162,365,290	20,961,691	107,887,230	28,084,128
2017	162,472,841	23,628,158	109,384,390	25,288,620
2018	169,304,945	28,450,789	120,809,076	27,839,131
2019	177,252,532	39,833,915	126,796,575	34,593,453
2020	190,507,223	48,858,687	115,983,406	29,836,635
2021	194,977,433	56,412,695	102,158,842	34,440,239
2022	205,600,088	70,298,078	107,151,194	45,176,412
2023	214,480,085	93,282,867	126,874,924	68,723,103
2024	234,130,872	133,562,367	166,378,848	73,983,674

CITY OF ROCKWALL, TEXAS

SALES TAX COLLECTIONS AS COMPARED TO TAX LEVY

LAST TEN FISCAL YEARS
(UNAUDITED)

Fiscal Year	Total Sales Tax Collections	Percent of Ad Valorem Tax Levy	Equivalent of Ad Valorem Tax Rate
2015	$ 15,171,325	75.62%	0.37
2016	16,331,411	77.45%	0.35
2017	17,132,733	81.25%	0.36
2018	17,949,999	82.74%	0.34
2019	19,497,488	86.70%	0.34
2020	19,838,209	86.21%	0.33
2021	23,882,051	100.73%	0.36
2022	26,064,361	110.26%	0.38
2023	27,720,904	116.48%	0.36
2024	27,410,743	111.14%	0.30

PROPERTY TAX RATES - DIRECT AND OVERLAPPING GOVERNMENTS

LAST TEN FISCAL YEARS
(UNAUDITED)

	City of Rockwall			Overlapping Rates	
Fiscal Year	M&O	Debt	Total	School	County
2015	0.22070	0.2748	0.49550	1.4400	0.3959
2016	0.23420	0.2511	0.48530	1.4400	0.3959
2017	0.23860	0.2157	0.45430	1.4650	0.3759
2018	0.24540	0.1782	0.42360	1.4400	0.3498
2019	0.22290	0.1792	0.40210	1.4300	0.3284
2020	0.21959	0.1684	0.38799	1.3500	0.3250
2021	0.21540	0.1546	0.37000	1.3100	0.3131
2022	0.20542	0.14458	0.35000	1.2736	0.3131
2023	0.17200	0.1205	0.29250	1.2146	0.3131
2024	0.167945	0.1023	0.270245	1.0192	0.2760

PRINCIPAL PROPERTY TAXPAYERS

LAST TEN FISCAL YEARS
(UNAUDITED)

	2024			2015		
Taxpayer	Taxable Assessed Valuation	Rank	Percentage of Total Taxable Assessed Valuation	Taxable Assessed Valuation	Rank	Percentage of Total Taxable Assessed Valuation
Capital Boulevard LLC (Lollicup USA)	$ 83,071,475	1	0.90%	-	-	-
Ablon at Harbor Village	77,200,000	2	0.83%	-	-	-
Rockwall Regional Hospital, LLP	83,766,282	3	0.90%	39,195,130	4	1.07%
Excel Rockwall, LP	58,235,000	4	0.63%	54,672,420	2	1.49%
Whitmore Manufacturing CO	55,839,943	5	0.60%	26,025,840	7	0.71%
Channel Corporation	54,255,446	6	0.59%	-	-	-
Allen Foods/Bimbo Bakeries	54,162,830	7	0.58%	75,000,000	1	2.04%
Star Hubbard LLC	53,175,000	8	0.57%	47,438,850	3	1.29%
SPR Packaging	52,230,165	9	0.56%	-	-	-
SWBC RW2, LP	48,959,168	10	0.53%	-	-	-
Stag Rockwall (Pratt)	-	-	-	-	-	-
SWBC RW2, LP	-	-	-	-	-	-
Bella Harbor Hotel Venture, LLC	-	-	-	33,041,530	5	0.90%
Rockwall Crossing LTD	-	-	-	30,600,000	6	0.83%
Continental Pet Technology	-	-	-	25,646,310	8	0.70%
Rockwall Dunhill LLC	-	-	-	24,831,260	9	0.68%
Oncor Electric Delivery Services	-	-	-	24,023,300	10	0.65%
Subtotal	620,895,309		6.70%	380,474,640		10.37%
Total Taxable Value	$ 9,265,840,704		100.00%	$ 3,668,722,717		100.00%

Source: Rockwall Central Appraisal District
Note: Includes real property and business personal property for each entity

CITY OF ROCKWALL, TEXAS

TABLE 12

PROPERTY TAX LEVIES AND COLLECTIONS

LAST TEN FISCAL YEARS
(UNAUDITED)

Fiscal Year	Tax Year	Total Tax Levy	Total Current Year Collections	Percent of Levy Collected During Fiscal Period	Delinquent Tax Collections	Total Tax Collections	Ratio of Total Tax Collections to Tax Levy
2015	2014	$ 20,063,663	$ 19,951,271	99.44%	$ -	$ 19,951,271	99.44%
2016	2015	20,692,460	20,538,371	99.26%	139,707	20,678,078	99.93%
2017	2016	21,352,329	21,119,819	98.91%	218,836	21,338,655	99.94%
2018	2017	21,891,646	21,663,720	98.96%	212,710	21,876,430	99.93%
2019	2018	22,566,798	22,340,361	99.00%	210,436	22,550,797	99.93%
2020	2019	23,248,322	22,948,773	98.71%	279,234	23,228,007	99.91%
2021	2020	23,895,218	23,656,204	99.00%	213,113	23,869,317	99.89%
2022	2021	23,947,076	23,615,341	98.61%	289,591	23,904,932	99.82%
2023	2022	23,919,408	23,796,143	99.48%	61,381	23,857,524	99.74%
2024	2023	24,663,339	24,420,149	99.01%	-	24,420,149	99.01%

CITY OF ROCKWALL, TEXAS

TABLE 13

TOP TEN WATER CUSTOMERS

LAST TEN FISCAL YEARS
(UNAUDITED)

	2024			2015		
Customer	Water Usage	Rank	Percentage of Total Water Usage	Water Usage	Rank	Percentage of Total Water Usage
Rockwall I.S.D.	70,857,500	1	1.60%	23,678,400	2	0.91%
City of Rockwall	56,847,700	2	1.28%	44,226,900	1	1.69%
Astrochef, Inc DBA Pegasus Foods	20,960,900	3	0.47%	-	-	-
Continental Pet Technology	20,328,500	4	0.46%	17,925,600	3	0.69%
Star Hubbard LLC	19,197,600	5	0.43%	16,590,900	4	0.64%
923 Yellowjacket LLC	15,376,000	6	0.35%	12,670,000	6	-
S2 Canyon Ridge	13,715,700	7	0.31%	12,014,000	7	0.46%
Mack Sonoma LLC	11,045,600	8	0.25%	-	-	0.00%
BRP CP Pebble Property	10,729,100	9	0.24%	-	-	0.00%
Lollicup USA Inc	10,594,500	10	0.24%	10,229,600	10	0.39%
Excel Rockwall, L.P.	-	-	-	13,147,400	5	0.50%
Allen Foods Bakeries LLC	-	-	-	11,396,700	8	0.44%
PA Harbor Retail	-	-	-	9,141,200	9	0.35%
Subtotal	249,653,100		5.65%	171,020,700		6.55%
Total Water Usage	4,425,302,822		100.00%	2,611,244,885		100.00%

CITY OF ROCKWALL, TEXAS

TABLE 14

RATIOS OF OUTSTANDING DEBT BY TYPE

LAST TEN FISCAL YEARS
(UNAUDITED)

	Governmental Activities				Business-Type Activities							
Fiscal Year	General Obligation Bonds	Certificates of Obligation	Discounts and Premiums	Lease Obligations	General Obligation Bonds	Certificates of Obligation	Water and Sewer Revenue Bonds	Lease Obligations	Discounts and Premiums	Total Primary Government	Percentage of Personal Income	Per Capita
2015	$ 85,790,000	$ 14,610,000	$ 1,817,822	$ 51,525	$ -	$ 26,220,000	$ 3,235,000	$ 5,041,729	$ 210,342	$136,976,418	6.06%	3,347
2016	90,400,000	8,580,000	1,709,884	-	-	31,230,000	-	4,571,724	2,907,590	139,399,198	6.17%	3,406
2017	85,235,000	7,705,000	1,597,726	-	19,830,000	8,910,000	-	4,233,385	2,750,454	130,261,565	5.37%	3,093
2018	79,880,000	7,020,000	1,485,568	-	18,705,000	7,565,000	-	3,881,713	2,312,754	120,850,035	4.70%	2,762
2019	73,500,000	6,305,000	1,373,410	-	16,700,000	6,995,000	-	3,508,374	2,014,431	110,396,215	4.06%	2,480
2020	67,380,000	5,735,000	1,261,252	-	14,720,000	6,395,000	-	3,454,998	1,716,108	100,662,358	3.59%	2,236
2021	61,765,000	5,145,000	1,149,094	-	12,655,000	5,995,000	-	2,997,998	1,417,785	91,106,877	3.07%	1,992
2022	55,920,000	4,530,000	1,036,936	1,101,047	10,490,000	5,575,000	-	2,484,998	1,119,463	82,257,444	2.44%	1,729
2023	72,545,000	760,000	2,944,397	1,139,307	8,670,000	19,860,000	-	1,965,009	1,921,495	109,805,208	2.83%	2,146
2024	64,525,000	680,000	2,762,818	3,974,050	6,770,000	18,935,000	-	1,965,009	1,565,257	101,177,134	2.47%	1,913

Note: See Table 20 for personal income and population data
Debt is shown gross of deferred amounts

CITY OF ROCKWALL, TEXAS

TABLE 15

RATIOS OF NET GENERAL BONDED DEBT OUTSTANDING

LAST TEN FISCAL YEARS
(UNAUDITED)

Fiscal Year	Governmental and Business Type Activities: General Obligation Bonds	Certificates of Obligation	Gross Bonded Debt	Unamortized Premium (Discount)	Less: Debt Service Fund Balance	Net Bonded Debt	Percentage of Actual Taxable Value	Per Capita
2015	$ 85,790,000	$ 40,830,000	$ 126,620,000	$ 1,992,856	$ 936,770	$ 127,676,086	3.11%	3,119
2016	90,400,000	39,810,000	130,210,000	1,709,884	2,201,438	129,718,446	3.01%	3,169
2017	105,065,000	16,615,000	121,680,000	1,597,726	3,828,849	119,448,877	2.53%	2,836
2018	98,585,000	14,585,000	113,170,000	1,485,568	3,284,407	111,371,161	2.12%	2,546
2019	90,200,000	13,300,000	103,500,000	3,387,841	4,636,663	102,251,178	1.79%	2,297
2020	82,100,000	12,130,000	94,230,000	2,977,360	5,456,791	91,750,569	1.52%	2,038
2021	74,420,000	11,140,000	85,560,000	2,566,879	7,348,264	80,778,615	1.23%	1,766
2022	66,410,000	10,105,000	76,515,000	2,156,399	9,252,898	69,418,501	1.01%	1,459
2023	81,215,000	20,620,000	101,835,000	3,060,802	5,461,742	99,434,060	1.29%	1,943
2024	71,975,000	19,615,000	91,590,000	5,539,307	5,693,119	91,436,188	0.99%	1,729

Note: See Table 20 for population data and Table 9 for property value data
Deferred amounts include unamortized premium (discount) and loss on refunding

DIRECT AND OVERLAPPING GOVERNMENTAL ACTIVITIES DEBT

AS OF SEPTEMBER 30, 2024
(UNAUDITED)

Jurisdiction	Net General Obligation Bonded Debt Outstanding (1)	Percentage Applicable to the City of Rockwall (2)	Amounts Applicable to the City of Rockwall
Direct:			
City of Rockwall - debt repaid with property taxes	$ 69,179,050	100.00%	$ 69,179,050
Indirect:			
Rockwall Independent School District	942,257,549	52.20%	491,858,441
Rockwall County	130,695,000	49.00%	64,040,550
Total Indirect	1,072,952,549		555,898,991
Total Direct and Overlapping Bonded Debt	$ 1,132,800,807		$ 615,747,249
Average debt per capita			$ 15,888

Source: Municipal Advisory Council of Texas Annual Report

(1) Includes all Governmental Activities General Obligation Bonds, Contractual Obligations, Certificates of Obligation and Leases

(2) The percentage of overlapping debt applicable is estimated using taxable assessed property values. Applicable percentages were estimated by determining the portion of each governmental unit's taxable value that is within the city's boundaries and dividing it by each unit's total taxable value.

LEGAL DEBT MARGIN INFORMATION

LAST TEN FISCAL YEARS
(UNAUDITED)

The City of Rockwall, Texas does not have a legal debt limit prescribed by state law. However, Article XI, Section 5 of the Texas Constitution applicable to cities of more than 5,000 population limits ad valorem tax rates to $2.50 per $100 assessed valuation for cities operating under a Home Rule Charter. Accordingly, the City's tax margin for the previous ten years was:

	Fiscal Year									
	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015
Maximum Rate	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50
Total Tax Rate	0.270245	0.2925	0.35	0.37	0.38799	0.4021	0.4236	0.4543	0.4853	0.4955
Legal Debt Margin	2.2298	2.2075	2.1500	2.1300	2.1120	2.0979	2.0764	2.0457	2.0147	2.0045

CITY OF ROCKWALL, TEXAS

TABLE 18

PLEDGED REVENUE COVERAGE

LAST TEN FISCAL YEARS
(UNAUDITED)

Fiscal Year	Total Revenues	Direct Operating Expense	Net Revenue Available for Debt Service	Annual Revenue Debt Service Requirements			
				Principal	Interest	Total	Coverage
2015	$ 19,748,474	$13,657,885	$ 6,090,589	$ 270,000	$ 136,894	$ 406,894	14.97
2016	23,406,369	15,252,009	8,154,360	-	-	-	-
2017	26,262,806	17,163,431	9,099,375	-	-	-	-
2018	28,850,782	18,680,374	10,170,408	-	-	-	-
2019	31,813,449	24,104,087	7,709,362	-	-	-	-
2020	35,686,656	27,091,220	8,595,436	-	-	-	-
2021	36,031,909	28,051,932	7,979,977	-	-	-	-
2022	39,984,083	31,845,812	8,138,271	-	-	-	-
2023	40,833,384	35,382,047	5,451,337	-	-	-	-
2024	46,460,090	39,160,192	7,299,898	-	-	-	-

Note: Direct operating expenses excludes depreciation

CITY OF ROCKWALL, TEXAS

DEMOGRAPHIC AND ECONOMIC STATISTICS

LAST TEN FISCAL YEARS
(UNAUDITED)

	DEMOGRAPHICS				
Fiscal Year	Population	Personal Income (thousands of dollars) (3)	Per Capita Personal Income (1)	RISD School Enrollment (2)	Unemployment Rate (%) (3)
2015	40,929	$ 2,259,553	$ 55,627	15,468	3.3
2016	41,519	2,309,577	55,627	15,512	3.1
2017	42,120	2,424,806	57,569	15,822	3.7
2018	43,750	2,568,869	58,717	16,295	3.3
2019	44,520	2,715,854	61,003	16,587	3.1
2020	45,010	2,801,287	62,237	17,007	5.8
2021	45,740	2,970,493	64,943	16,987	3.9
2022	47,579	3,370,163	70,833	17,926	3.1
2023	51,171	3,881,832	75,860	18,384	2.8
2024	52,882	4,088,149	77,307	18,798	4.0

Source: (1) Bureau of Economic Analysis
(2) Rockwall Independent School District - private schools not included
(3) Bureau of Labor Statistics

CITY OF ROCKWALL, TEXAS

TABLE 20

PRINCIPAL EMPLOYERS

CURRENT AND NINE YEARS AGO
(UNAUDITED)

	2024			2015		
Employer	Employees	Rank	Percentage of Total City Employment	Employees	Rank	Percentage of Total City Employment
Rockwall Independent School District	1,944	1	6.60%	1,546	1	7.08%
L-3 Harris Technologies	700	2	2.38%	150	8	-
Texas Health Presbyterian Hospital	700	3	2.38%	600	2	2.75%
Pegasus Foods	480	4	1.63%	-	-	-
Wal-Mart Superstore	450	5	1.53%	450	3	2.06%
Channell Commercial	696	6	2.36%	-	-	-
Rockwall County	386	7	1.31%	307	4	1.41%
City of Rockwall	353	8	1.20%	262	6	1.20%
Texas Star Express	-	-	-	300	5	1.37%
Karat by Lollicup USA	260	9	0.88%	-	-	-
Pratt Industries	200	10	0.68%	-	-	-
Bimbo Bakeries	-	-	-	134	10	0.61%
Special Products Manufacturing	-	-	-	168	7	0.77%
Home Depot	-	-	-	140	9	0.64%
Subtotal	6,169		20.95%	4,057		18.57%
Total	29,449		100.00%	21,850		100.00%

Sources: Rockwall Economic Development Corporation
North Central Texas Council of Governments


City of Rockwall

FULL-TIME EQUIVALENT CITY GOVERNMENT EMPLOYEES BY FUNCTION/PROGRAM

LAST TEN FISCAL YEARS
(UNAUDITED)

	Fiscal Year									
	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015
Administration	28	28	26	27	27	28	27	27	27	26
Finance	5.5	5.5	5.5	5.5	5.5	5.5	5.5	5.5	5.5	5
Municipal Court	4.5	5	5	5	5	5	5	5	5	5
Fire	66	54	51	51	39	36	29	29	26	26
Police	123	120	117	109	109	108	105	103	102	101.5
Community Development	21	21	20	20	20	21	20	20	19	19
Parks & Recreation	36	36	35	34	34	30	30	30	30	30
Public Works	23	23	22	21	21	21	21	21	21	21
Water/Sewer	42	43	43	42	42	41	38	36	33	33
Total	349.00	335.50	324.50	314.50	302.50	295.50	280.50	276.50	268.50	266.50

CITY OF ROCKWALL, TEXAS

TABLE 22

OPERATING INDICATORS BY FUNCTION

LAST TEN FISCAL YEARS
(UNAUDITED)

	FISCAL YEAR									
Function	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015
Finance										
Invoices processed	11,708	11,148	10,986	11,128	12,290	12,987	12,613	12,940	12,286	13,782
Payroll checks issued	13,128	13,092	12,692	11,757	11,733	11,875	11,476	12,044	11,213	11,093
Purchase orders issued	2,362	2,245	2,518	2,163	2,311	2,437	2,480	2,389	2,141	2,135
Municipal Court										
Violations Processed	5,929	5,202	4,798	5,543	5,690	8,136	10,570	12,124	11,171	13,135
Fire										
Employees (paid)	66	54	51	51	39	36	30	29	26	26
Volunteers	7	9	14	20	32	32	32	38	48	34
Fire Calls (City and County)	4,669	4,475	4,485	2,930	2,715	2,672	2,496	1,684	1,240	902
* FY18 includes initial year of First Responder Program calls										
Police										
Employees (uniformed)	97	95	92	85	85	84	82	81	79	78
Employees (civilian)	26	25	25	24	24	24	23	23	24	22.5
Calls for Service*	25,512	22,109	17,931	18,575	17,171	18,435	16,676	18,101	17,553	18,152
Community Development										
# permits - New commercial construction	31	45	20	12	19	21	16	20	16	19
Value - New commercial construction	$180,882,198	$335,362,311	$ 63,581,000	$ 47,101,200	$ 46,943,066	$148,369,487	$ 80,969,465	$107,317,132	$ 34,712,638	$ 44,764,279
# permits - New residential construction	261	162	309	454	332	297	341	370	341	346
Value - New residential construction	-	-	-	-	-	-	$ 79,618,273	$ 84,226,817	$ 80,982,059	$ 79,262,932
Parks & Recreation										
The Center facility usage	34,885	33,525	31,500	22,250	6,575	25,000	48,052	47,759	46,946	62,991
Special event attendance	122,400	117,300	104,170	94,700	39,020	148,775	90,200	89,450	86,150	80,000
# recreation participants (youth & adult)	13,955	12,942	12,306	11,420	2,989	11,397	8,716	5,600	5,433	4,711

OPERATING INDICATORS BY FUNCTION

LAST TEN FISCAL YEARS
(UNAUDITED)

	FISCAL YEAR									
Function	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015
Public Works										
Streets - sq yd concrete street repair	8,286	6,810	3,957	3,713	5,002	6,320	2,248	1,264	1,263	5,407
$ spent on concrete/asphalt street repair	$ 2,369,857	$ 1,947,767	$ 1,131,734	$ 804,602	$ 1,780,215	$ 2,482,129	$ 1,015,920	$ 834,308	$ 749,128	$ 806,081
Miles of public street maintained by City*	254.52	252.85	251.20	230.30	225.99	225.99	225.99	218.45	215.81	211.65
Water/Sewer										
Water customers	18,325	18,060	17,797	17,513	16,861	16,506	16,296	15,902	15,557	15,147
Sewer customers	15,359	15,213	14,945	14,553	14,131	13,802	13,583	13,212	12,944	12,644
Average daily water consumption (gal)	13,324,560	12,789,227	11,869,009	10,734,044	10,898,274	9,544,744	7,746,687	7,826,181	5,595,421	5,813,542
Peak daily water consumption (gal)	25,942,998	31,876,280	24,474,168	19,016,806	22,031,522	20,877,020	20,871,860	16,631,760	16,342,090	17,497,100
Maximum storage capacity (gal)	13,000,000	13,000,000	13,000,000	13,000,000	12,000,000	12,000,000	12,000,000	12,000,000	12,000,000	12,000,000

Source: City departments

Note: Operating indicators are not available for Mayor/Council and Administration functions.

n/a - Data not available

Note: Miles of streets FY 2016 of 284 included city, state and private

Note: Residential Permit Values can no longer be accumulated per Texas Legislature as of FY2019

CAPITAL ASSET STATISTICS BY FUNCTION/PROGRAM

LAST TEN FISCAL YEARS
(UNAUDITED)

	Fiscal Year									
Function	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015
Fire										
Number of stations	4	4	4	4	4	4	4	4	4	4
Number of fire engines/trucks	12	12	12	12	12	12	12	12	13	13
Police										
Number of stations	1	1	1	1	1	1	1	1	1	1
Number of patrol units	55	41	41	41	41	41	41	41	41	40
Parks & Recreation										
Parks acres (developed/undeveloped)	850	753	702	645	620	620	620	620	598	586
Playgrounds	29	29	28	28	28	28	28	28	26	25
Picnic areas	40	40	39	39	38	38	37	37	35	32
Swimming pools	2	2	2	2	2	2	2	2	2	2
Water/Sewer										
Water mains (miles)	370.18	368.14	363.02	345.75	341.96	334.27	323.61	318.56	300.69	302.77
Sanitary sewer mains (miles)	298.63	293.18	288.73	284.05	273.36	268.88	255.22	251.66	237.13	241.21

Source: City departments

Notes: Asset indicators are not available for Mayor/Council, Administration, Finance, Municipal Court, and Community Development functions.
n/a - data not available

City of Rockwall
The New Horizon

MEMORANDUM

TO: **Mayor and City Council Members**

FROM: **Mary Smith, City Manager**

DATE: **March 14, 2025**

SUBJECT: **Solid Waste Collection Modifications**

On October 7, 2024 Rick Bernas with Republic Waste made a presentation to the City Council. The City's then current contract with Republic Waste, Inc. would have expired December 31, 2025, and Republic was requesting an extension to that agreement. Mr. Bernas went over the long lead time on new vehicles and equipment and indicated the need to know our intentions for the future of the contract. Council voted 6-0 (McCallum had to leave early) to extend the solid waste collection agreement and authorize the City Manager to negotiate the extension terms. Both Rick and I explained that any new contract, whether with Republic or another company, would most certainly have to include a move toward automated service. Carts are the norm across the Metroplex as is limited bulk collections.

Rick Bernas will have a presentation at this Council meeting. He is proposing the move to automated collection with Republic-provided polycarts. This would be one garbage collection cart and one recycling collection cart emptied weekly. In addition, the bulk/brush collection would continue at twice per month but be limited to 6 cubic yards each time. It would NOT have to be bundled and tied as is done in other cities, including Fate. Additional cubic yards of brush would be at an additional fee.

The agreement we are currently operating under provided for 3% CPI adjustment each year. The actual CPI over several of the last five years exceeded that amount significantly. The proposed new rates take into account the current rates not being sufficient due to the limits on the rate adjustments Republic could have requested. It is important to note that approximately 30% of our residents currently participate in the optional polycart rental program, and those customers will actually see an approximate $5 decrease under the proposed collection and pricing model as the cart rental would no longer apply.

Following the Republic presentation, Council will be able to ask questions and be asked to decide if more information is needed or to take action on the proposed service level changes.