AGENDA

ROCKWALL CITY COUNCIL MEETING

Monday, May 19, 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 appointment of Mayor Pro Tem and assignments for city council subcommittees and board liaisons, pursuant to §551.074 (Personnel Matters)

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

3. Discussion regarding update on legal action related to unpaid hotel occupancy taxes against Rockwall RMKP, LP (Hampton Inn), pursuant to §551.071 (Consultation with Attorney)

4. Discussion regarding legal advice associated with water supply contracts with City of Heath, pursuant to §551.071 (Consultation with Attorney)

5. Discussion regarding proposed legislation related to purchase of property inside city limits by housing authority, pursuant to Section §551.071 (Consultation with Attorney)

6. Discussion regarding status of insurance claim related to boat docks at Harbor pursuant to §551.071 (Consultation with Attorney).

III. Adjourn Executive Session

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

V. Invocation and Pledge of Allegiance - Pastor Kason Huddleston

VI. Swearing in of Newly Elected Councilmembers and Mayor

1. Place 1 - Richard W. Henson

2. Place 3 - Melba L. Jeffus

3. Place 5 - Dennis Lewis

4. Mayor - Tim McCallum
   - Mayor's remarks

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 May 5, 2025 city council meeting, and take any action necessary.

2. Consider approval of the minutes from the May 13, 2025 Special City Council meeting, held to canvass the May 3, 2025 General Election results, and take any action necessary.

3. Consider an **ordinance** prohibiting overnight parking for certain commercial vehicles on city-owned parking lots in The Harbor District, and take action necessary **(2nd Reading)**

4. **P2025-012** - Consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of Quail Hollow SF, LTD for the approval of a *Final Plat* for Phase 2 of the Quail Hollow Subdivision consisting of 111 lots on 42.742-acres being identified as Lot 20, Block G of Quail Hollow, Phase 1 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 97 (PD-97) for Single-Family 10 (SF-10) District land uses, generally located at the northwest corner of the intersection of E. Quail Run Road and Hays Road, and take any action necessary.

5. **P2025-014** - Consider a request by Meredith Joyce of Michael Joyce Properties on behalf of John Vick of Qualico Development, Inc. for the approval of a *Final Plat* for the Peachtree Meadows Subdivision consisting of 147 single-family residential lots on a 45.95-acre tract of land identified as Tract 5 of the J. R. Johnson Survey, Abstract No. 128, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 101 (PD-101) [*Ordinance No. 23-11*] for Single-Family 10 (SF-10) District land uses, generally located on the southside of Mims Road west of the intersection of Mims Road and National Drive, and take any action necessary.

6. Consider authorizing the City Manager to execute a purchase order for the replacement of 35 Getac laptops for police vehicles for a cost of $137,808, to be funded by the Technology Replacement Fund, and take any action necessary.

7. Consider awarding a bid to Advanced Pipe Repair and authorizing the City Manager to execute associated contract(s) in an amount not to exceed $171,600 for the rehabilitation of 30 manholes within the city - to be funded by the Wastewater Operating Budget - 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. **Z2025-017** - Hold a public hearing to discuss and consider a request by James Jackson on behalf of Eastridge Church of Christ for the approval of an **ordinance** for a *Specific Use Permit (SUP)* for a *Church/House of Worship* on a 15.159-acre parcel of land identified as a portion of Lot 1, Block A, Rockwall Lakeside Church of Christ Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the FM-549 Overlay (FM-549 OV) District, addressed as 670 N. Stodghill Road, and take any action necessary **(1st Reading)**.

2. **Z2025-018** - 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 Single-Family 1 (SF-1) District on a 2.581-acre portion of a larger 101.43-acre tract of land identified as Tract 4 of the J. M. Gass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 379 N. Country Lane, and take any action necessary **(1st Reading)**.

3. **Z2025-020** - Hold a public hearing to discuss and consider a request by Justin Jeffus for the approval of an **ordinance** for a *Specific Use Permit (SUP)* for an *Accessory Structure* that exceeds the maximum size on a 1.06-acre parcel of land identified Lot 2 of the Blase Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 1214 East Fork Road, and take any action necessary **(1st Reading)**.

4. **Z2025-021 -** Hold a public hearing to discuss and consider a request by Joseph Bickham of the Trinity River Development, LLC on behalf of Aaron Albright of BYJ Holdings for the approval of an **ordinance** for a *Zoning Change* from an Agricultural (AG) District to a Commercial (C) District for a 1.650-acre portion of a larger 31.393-acre tract of land identified as Tract 3 of the N. Butler Survey, Abstract No. 20, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, generally located north of the intersection of John King Boulevard and Airport Road, and take any action necessary **(1st Reading)**.

5. **Z2025-022** - Hold a public hearing to discuss and consider a request by Jerret R. Smith for the approval of an **ordinance** for a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* on a 0.1960-acre parcel of land identified as Lot 2, Block A, Highridge Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, and addressed as 704 S. Alamo Road, 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. **Z2025-012** - Discuss and consider a request by David Gamez for the approval of an **ordinance** for a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* on a 0.17-acre parcel of land identified as Lot 3, Block A, Gamez Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 614 E. Boydstun Avenue, and take any action necessary **(2nd Reading)**.

2. Discuss and consider parking concerns along Kyle Drive, 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 16th day of May at 5 PM and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

_____ _____

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

Date Removed

MINUTES

ROCKWALL CITY COUNCIL MEETING

Monday, May 5, 2025 - 5:00 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 5:00 p.m. Present were Mayor Trace Johannesen, Mayor Pro Tem Clarence Jorif and Councilmembers Sedric Thomas, 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. Mayor Johannesen then read the below-listed discussion items into the record before recessing the public meeting to go into Executive Session.

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 action for unpaid hotel occupancy taxes against Rockwall RMKP, LP (Hampton Inn), pursuant to §551.071 (Consultation with Attorney).

4. Discussion regarding proposed legislation related to purchase of property inside city limits by housing authority, pursuant to Section §551.071 (Consultation with Attorney)

III. Adjourn Executive Session

Council adjourned from Ex. Session at 5:37 p.m.

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

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

V. Invocation and Pledge of Allegiance - Councilmember Thomas

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

VI. Proclamations / Awards / Recognitions

1. Police Memorial Week Proclamation

Mayor Johannesen read this proclamation declaring Police Memorial Week in the City. He briefly called forth Police Chief Ed Fowler who called for a brief moment of silence to honor those who have been killed in the line of duty.

2. Older Americans Month Proclamation (Meals on Wheels Senior Services)

Mayor Johannesen read this proclamation. He then called forth Margie Verhagen, Executive Director of the Rockwall County Meals on Wheels program, who came forth and briefly thanked everyone for their support. She indicated that they are serving over 750 seniors and disabled individuals within the community. She shared that they will break ground at their Senior Life Center on Airport Road (a 23,000 square foot building that will have all resources under one roof) later this year. She thanked the mayor, council and community for their support.

3. Jewish Heritage Month Proclamation

Mayor Johannesen called forth many individuals to be part of the reading of this proclamation, declaring Jewish American Heritage Month.

4. "Just Serve" designation for City of Rockwall

Representatives of "Just Serve" (including Michael McGrath), along with Mayor Pro Tem Jorif came forth and explained that Rockwall is being recognized as a "Just Serve City." Mr. McGrath shared that this honor is not common and that only one other city in the DFW area is being presented with this designation.

5. Recognition of Rockwall Youth Advisory Council's (YAC) graduating high school seniors

Mayor Johannesen called forth Mayor Pro Tem Jorif, Councilmember Campbell and City Secretary Kristy Teague (liaisons to YAC this school year). The following graduating seniors was recognized and thanked for their participation in YAC: Evan Haack, Contessa Barron, Kaylen Pruitt and Keaton Steen.

6. Recognition of outgoing mayor and city council member(s)

Mayor Johannesen called forth Clarence Jorif, Mayor Pro Tem and Councilmember, Place 3 to present him with a plaque and recognize him for his years of service on the Rockwall City Council (2021 to 2025), thanking him for his various contributions.

Mayor Pro Tem Jorif then read and presented a proclamation and a plaque to Mayor Trace Johannesen, recognizing him for his service as both a city council member and Mayor (years 2018 to 2025). Mayor Johannesen went on to provide commentary pertaining to his past service on Council, generally thanking everyone for allowing him to serve.

Councilmember Campbell thanked the mayor and mayor pro tem for their dedicated service on the Council.

Mayor Johannesen addressed Open Forum next on the agenda.

VII. Appointment Items

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

Dr. Jean Conway, Chair of the city's P&Z Commission came forth and thanked Mayor Johannesen and Mayor Pro Tem Jorif for their service. She then briefed Council on recommendations of the Commission relative to planning-related items on tonight's council meeting agenda. Council took no action following Dr. Conway's comments.

VIII. Open Forum

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

Bryan McNeal
Mayor, McLendon Chisholm
1217 Livorno Drive
Rockwall, TX 75032

Mayor McNeal came forth and provided positive comments to the Rockwall City Council and staff. He went on to express gratitude to Mayor Trace Johannesen, expressing various points of gratitude, thanking him for his service to the Rockwall community and explaining he is a friend, brother, mentor, and fellow Marine.

Jeffrey Baron
2324 Saddlebrook Lane
Rockwall, TX

Mr. Baron spoke about recent contract negotiations with the city's current trash provider. He commented about how he read through the minutes from the April 7 council meeting, and he expressed concern about the April 21 council meeting minutes not being posted to the website yet. Given that voters are about to vote for those running for elective office, he believes it would be important to know how councilmembers voted regarding the trash contract. He seemed to express concerns about various aspects of the newly negotiated contract provisions related to the trash service, and he went on to share that the only way he knew it was even voted on was through "Nextdoor" (a social media app/site). He shared he would like the city to get the word out about what happened what changes were approved, as he believes 'we kind of got blindsided.'

Mayor Johannesen explained, as a matter of procedure and of law, the meeting minutes do not get executed and posted until the governing body approves them, so the April 21 meeting minutes will be approved this evening. He explained that the April 21 meeting was the fourth time the trash contract was discussed. The first one happened in October. The next one happened in December. The third discussion occurred around mid-March, and four weeks later – in April – it was discussed a fourth time. Also, the new contract (terms) will no go into effect until January, so the city will have plenty of time to get the word out to the public. Also, video recordings of all of those meeting have been posted and have been available online.

Kate Wilke
129 Deverson Drive
Rockwall, TX

Mrs. Wilke shared that she is the HOA president within her neighborhood, Stone Creek. She has been on the HOA board for twelve years now. She shared that, over the years, she has had a lot of questions, and the mayor has always been helpful. She thanked Mayor Johannsen for all of his assistance over the years and for his service to the community.

Bob Wacker
309 Featherstone
Rockwall, TX

Mr. Wacker came forth and provided kind comments to Mayor Johannesen and Mayor Pro Tem Jorif, thanking them for their service and that – despite there being some disagreements and him personally being wrong quite a bit – they have been respectful of each other. He pointed out all three of them live in the same neighborhood, and he looks forward to just being neighbors again instead of having confrontational moments. He offered each of them prayers and good wishes for the future.

There being no one else wishing to come forth and speak, Mayor Johannesen thanked the citizen for their comments, and he closed Open Forum. He next addressed the Appointment Item with the P&Z Chairman.

IX. Take Any Action as a Result of Executive Session

Mayor Pro Tem Jorif moved to authorize the City Manager to finalize negotiations and execute all documents for the purchase of real property in the vicinity of downtown Rockwall. Councilmember Campbell seconded the motion. Mrs. Smith, City Manager, gave indication that it is okay – in this instance – to share what the city is buying. Mayor Johannesen explained that this purchase is specifically for a historic church being bought with Hotel Motel Occupancy Tax funds. It will provide additional downtown parking and may potentially be used someday as a fine arts center. The motion then passed unanimously (7 ayes to 0 nays).

X. Consent Agenda

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

2. **Z2025-013** - Consider a request by Brandon Spruill of Spruill Homes on behalf of Hallie Fleming for the approval of an **ordinance** for a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* on a ten (10) acre tract of land identified Tract 22-02 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 588 Cornelius Road, and take any action necessary **(2nd Reading)**.

3. **Z2025-014** - Consider a request by Alexander Trujillo for the approval of an **ordinance** for a *Specific Use Permit (SUP)* for *Minor Automotive Repair Garage* on a 2.692-acre parcel of land identified Lot 5, Block A, Platinum Storage Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District,

addressed as 1460 T. L. Townsend Drive, Suite 116, and take any action necessary **(2nd Reading)**.

4. **Z2025-015** - Consider a request by Javier Silva of JMS Custom Homes for the approval of an **ordinance** for a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* and a *Guest Quarters/Secondary Living Unit* on a 0.42-acre parcel of land identified as Lot 2, Block 1, Shaw Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 403B S. Clark Street, and take any action necessary **(2nd Reading)**.

5. **Z2025-016** - Consider a request by Ryan Joyce for the approval of an **ordinance** for a *Specific Use Permit (SUP)* for an *Accessory Building* on a 2.71-acre parcel of land identified as Lot 6, Block B, Northgate Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 88 (PD-88) [*Ordinance No. 19-26*] for Single-Family 1 (SF-1) District land uses, addressed as 2201 Sanderson Lane, and take any action necessary **(2nd Reading)**.

6. **P2025-011** - Consider a request by Jordan and Erin Wood, Alan and Melody Pieratt, and Charles Smith for the approval of a *Replat* for Lots 4, 5, 6, & 7 Block A, Integrity Addition, Phase 1 being a 1.80-acre tract of land identified as Lots 1 & 3, Block A, Integrity Addition, Phase 1; Lot N, of the B. F. Boydston Addition; and Lot 1, Block A, E. L. B. Addition, City of Rockwall, Rockwall County, Texas, zoned Zero Lot Line (ZL-5) District, addressed as 607, 611, & 615 E. Boydstun Avenue, and take any action necessary.

7. Consider an **ordinance** prohibiting overnight parking for certain commercial vehicles on city-owned parking lots in The Harbor District, and take action necessary. (**1st Reading)**

Councilmember Lewis moved to approve the Consent Agenda (#s 1, 2, 3, 4, 5, 6, and 7). Councilmember Campbell seconded this motion, and the ordinance captions were read as follows:

CITY OF ROCKWALL
ORDINANCE NO. 25-22
SPECIFIC USE PERMIT NO. S-357

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) FOR RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A TEN (10) ACRE PARCEL OF LAND, IDENTIFIED AS TRACT 22-02 OF THE W.M. DALTON SURVEY, ABSTRACT NO. 72, 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.

CITY OF ROCKWALL
ORDINANCE NO. 25-23
SPECIFIC USE PERMIT NO. S-358

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 *MINOR AUTOMOTIVE REPAIR GARAGE* ON A 2.692-ACRE PARCEL OF LAND IDENTIFIED LOT 5, BLOCK A, PLATINUM STORAGE ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY 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.

CITY OF ROCKWALL
ORDINANCE NO. 25-24
SPECIFIC USE PERMIT NO. S-359

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) FOR RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME AND GUEST QUARTERS/SECONDARY LIVING UNIT ON A 0.42-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 2, BLOCK 1, SHAW ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

CITY OF ROCKWALL
ORDINANCE NO. 25-25
SPECIFIC USE PERMIT NO. S-360

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 88 (PD-88) AND THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR AN ACCESSORY BUILDING ON A 5.222-ACRE PARCEL OF LAND IDENTIFIED AS LOT 6, BLOCK B, NORTHGATE 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. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE MUNICIPAL CODE ORDINANCES OF THE CITY OF ROCKWALL, BY AMENDING SECTION 26-516, *PROHIBITED OVERNIGHT PARKING OF OVERSIZED VEHICLES IN THE HARBOR* OF ARTICLE VII, *STOPPING, STANDING OR PARKING*, OF CHAPTER 26, *MOTOR VEHICLES AND TRAFFIC*, TO INCORPORATE PROHIBIT OVERNIGHT PARKING IN PUBLIC PARKING LOTS AT THE HARBOR AS DEPICTED IN *EXHIBT 'A'* OF THIS ORDINANCE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO HUNDRED DOLLARS ($200.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

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

XI. Public Hearing Items

1. **Z2025-012** - Hold a public hearing to discuss and consider a request by David Gamez for the approval of an **ordinance** for a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* on a 0.17-acre parcel of land identified as Lot 3, Block A, Gamez Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 614 E. Boydstun Avenue, and take any action necessary **(1st Reading)**.

Planning Director Ryan Miller provided background information regarding this agenda item. The applicant would like to construct a one-story, 1,031 square foot, single-family home at this location. After providing a history of the zoning and prior platting of the property, Mr. Miller shared that Council is being asked to consider the size, location and architecture as compared to other, existing housing located nearby. In this instance, the home is comparable to other homes located within the Southside Residential Overlay District, and it conforms to all applicable zoning-related requirements associated with this district. The P&Z Commission did recommend approval of this item by a vote of 4 ayes with 1 being absent (Hustings) and 1 dissenting (Hagaman). In addition, 76 notices were mailed out to property owners and occupants located within 500' of the subject property. So far, staff has received one notice back in favor and two notices in opposition. One notice of opposition indicated that if a garage were incorporated into the proposal, they would be in favor of it. The applicant did change the plans in order to add and incorporate a garage, and it does meet the city's garage-related configuration requirements.

The applicant came forth and briefly addressed Council. Suzan Gamez, David Gamez' daughter, came forth to speak on his behalf. Ms. Gamez shared that this property falls into the Southside subdivision, and this replatting and SUP process has been brand new. She shared that the process has been ongoing for a while, with the process of first platting the property occurring in 2023 and subsequent work being

done to find and secure a floodplain engineer. She went on to share that her grandmother is about to be 90 years old, and she and her family, including her father and grandmother, would like to be able to break ground soon to start on construction to build the house.

Mayor Johannesen asked if anyone would like to come forth and speak at this time.

Corky Randolph
621 E. Boydston
Rockwall, TX

Mr. Randolph came forth and shared that he lives right across the street from this proposed home. Some of the newer houses are on the tax rolls for $500-550k. He explained that the following has given he and his neighbors 'pause:' there are some housing along Boydstun that used to be pretty tough to look at. Code Enforcement has done a really good job. Considering the shape that that applicant's current home is in - he hopes that whatever is built in this location is quality. He urged Council to potentially review the Southside Overlay District. He shared that the P&Z Commission did its job and did what it legally needed to do.

There being no one else wishing to come forth and speak at this time. Mayor Johannsen closed the public hearing.

Mayor Pro Tem Jorif commented that the proposed home is comparable to other homes in the area, and it conforms to city requirements. Therefore, he moved to approve Z2025-012. Mayor Johannesen seconded the motion.

Councilmember McCallum asked for clarification regarding adjacent housing. It looks like everything since 2017, with the exception of one property, has all been brick, and the smallest one was 1,800 square feet. Also, all other homes have j-swing garages. He asked for and received from Mr. Miller, Planning Director, clarification related to the other (newer) nearby homes and their garages. McCallum again commented that the other homes that have more recently been built have all been made of brick. Mr. Miller shared that, based on House Bill 2439, the city cannot regulate building materials, neither directly nor indirectly.

Councilmember Campbell asked Building Official / Code Enforcement Director for clarification on the existing condition of the property. Mr. Widmer, Director of Neighborhood Improvement Services (Code Enforcement) commented that he has not looked at or evaluated the condition, but he will be happy to do so if Council so desires. Ms. Gamez shared that her dad enjoys doing recycling as a hobby as part of his retirement.

The mayor closed the public hearing, and – following brief comments – the ordinance was read as follows:

CITY OF ROCKWALL
ORDINANCE NO. 25-28
SPECIFIC USE PERMIT NO. S-361

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) FOR RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.17-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 3, BLOCK A, GAMEZ ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.**

The motion passed by a vote of 5 ayes with 2 nays (Campbell and McCallum).

XII. Action Items

1. **Z2025-011** - 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 seven (7) *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 **(2nd Reading).**

This item was placed as an "Action Item" (rather than "Consent") due to it not receiving unanimous approval at the last council meeting. Councilmember Moeller moved to approve Z2025-011. Councilmember Campbell seconded the motion.

CITY OF ROCKWALL
ORDINANCE NO. 25-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 32 (PD-32) [*ORDINANCE NO. 17-22*] AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A PD DEVELOPMENT PLAN FOR EIGHT (8) TOWNHOMES ON A 0.871-ACRE PARCEL OF LAND IDENTIFIED AS LOT 3, BLOCK A, HARBOR HILLS ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED AND DEPICTED HEREIN BY *EXHIBIT 'A'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

The motion to approve passed by a vote of 4 ayes with 3 nays (Jorif, Johannesen, and McCallum).

2. Hear year-end program presentation from members of the City's Youth Advisory Council (YAC).

City Secretary, Kristy Teague, provided brief, introductory comments, sharing that four students are graduating, so the will be filling at least four seats at the start of next school year. She thanked

Councilmember Campbell and Mayor Pro Tem Jorif for their service and leadership as liaisons to the YAC over the course of this past school year. The four graduating seniors of the city's YAC (Kaylen Pruitt, Contessa Barron, Evan Haack, and Keaton Steen) then came forth and briefed the Council on the various meetings and activities with which they were involved over the course of this past school year. Council took no action following the presentation.

3. **MIS2025-008** - Discuss and consider a request by Brian Cramer of CCD-Rockwall, LLC for the approval of a *Miscellaneous Request* for an *Alternative Tree Mitigation Settlement Agreement* for a residential subdivision on a 262.94-acre tract of land identified as Tracts 17-13, 17-14, 17-15, 17-16, & 40-8 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 99 (PD-99) for Single-Family 10 (SF-10) and limited General Retail (GR) District land uses, located on the east side of SH-205 [*S. Goliad Street*] south of the intersection of SH-205 and FM-549, and take any action necessary.

Planning Director, Ryan Miller provided background information regarding this agenda item. This item is related to the Southside Hills Subdivision. The subdivision will eventually consist of 384 residential lots. In addition, the development will consist of a minimum of 52.90-acres of open space that includes a 1.10-acre amenity site and a 11.60-acre public park. Currently, the subject property remains undeveloped, and the applicant has received approval for a Preliminary Plat and a Master Plat. The site is heavily wooded and primarily located within the hundred-year flood plain. In this case, the applicant has completed a preliminary tree survey that estimated 17,552.7 caliper inches would be removed with the development of the subject property. In addition, a 20.00% Tree Preservation Credit can be applied for the trees being preserved in the floodplain areas. This brings the total estimated mitigation balance down to 14,042.16 caliper inches. Included with the applicant's submittal is a landscape plan that delineates all of the proposed canopy tree plantings within the subdivision. This includes all of the landscape buffers, open space lots, the public park, and the lot trees (i.e. three (3) trees per lot). Based on the provided landscape plan, 438 canopy trees will be planted within the landscape buffers, 277 trees will be planted on the open space lots and the public park, and 1,152 canopy trees will be planted on the residential lots. This equates to a total of 1,867 canopy trees or 7,468 caliper inches. This brings the total mitigation balance of 14,042.16 caliper inches to 6,574.16 caliper inches (i.e. 14,042.16 – 7,468 = 6,574.16). In accordance with Tree Mitigation Requirements, the applicant would be permitted to purchase "...up to 20.00% of the total replacement inches," at $100.00 per inch, and the remaining 80% must be planted on-site. In this case, the applicant would be required to plant 11,233.73 caliper inches or 2,809 trees and pay a fee of $280,843.20 (i.e. [14,042.16 caliper inches * 20%] * $100.00 = $280,843.20). In this case, the applicant's remaining mitigation balance is 6,574.16 caliper inches or $657,416.00. This exceeds the 20.00% purchase limit described above. Given this, the applicant is requesting an Alternative Tree Mitigation Settlement Agreement in accordance with Section 05(G), Tree Mitigation Requirements, or Article 09, Tree Preservation, of the Unified Development Code (UDC). In lieu of paying the remaining balance, the applicant is requesting to install additional park improvements above and beyond what is required by the Planned Development District 99 (PD-99) Ordinance [Ordinance No. 22-51]. In addition to the required park improvements, the applicant is proposing to [1] increase the size of the hike and bike trail to eight (8) feet, [2] provide a lake overlook area, and [3] a rock skipping installation. The applicant has estimated the installation cost of the additional improvements as $750,000.00. This would bring the total park

improvement costs to $1,250,000.00. In addition, the applicant indicated that if the final installation cost is less than $1,250,000.00 then the remaining balance will be paid to the City. Staff should note that the requested additional improvements are greater in value than the estimated remaining tree mitigation balance fee by $92,584.00 (i.e. $750,000.00 - $657,416.00 = $92,584.00). In addition, at the time Planned Development District 99 (PD-99) was approved (i.e. October 3, 2022), the minimum required trail size was six (6) feet; however, following this approval the required minimum trail size was increased to eight (8) feet with the approval of the updated Subdivision Ordinance [Ordinance No. 23-21]. Given that PD-99 was approved before this code change, they were vested under this requirement. As part of the applicant's Alternative Tree Mitigation Agreement request they are proposing to increase the trail size to eight (8) feet to meet the current code requirements.

Mr. Miller went on to explain that according to Subsection (G), Alternative Tree Mitigation Settlement Agreement, of Article 09, Tree Preservation, of the Unified Development Code (UDC), "(i)n certain cases, the City Council -- upon recommendation from the Planning and Zoning Commission -- may consider an Alternative Tree Mitigation Settlement Agreement where, due to hardship, the applicant is unable to meet the requirements of this Article or where it is determined that adherence to the tree mitigation requirements will create a hardship for an applicant. He also shared that this is a discretionary decision on the part of the City Council. The P&Z Commission did vote 5 to 0 to recommend approval of this request.

Councilmember McCallum sought and received brief clarification on some of the trees and tree-lined areas that he knows are of concern to some of the adjacent residents. Mayor Pro Tem Jorif moved to approve MIS2025-008. Councilmember Thomas seconded the motion, which passed by a vote of 7 ayes to 0 nays.

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

Jodi Willard, Director of Tourism with the Chamber of Commerce, came forth and briefed Council on various efforts related to tourism promotions that have transpired on behalf of the City of Rockwall. Council took no action following Ms. Willard's presentation.

5. Discuss and consider accepting Councilmember Anna Campbell's absence from upcoming City Council meetings in accordance with Section 3.05 of the City Charter, and take any action necessary.

Mayor Johannesen briefly mentioned a provision within the City Charter that deals with a councilmember missing three consecutive meetings if it is for reasons unacceptable to a majority of the remaining council members. He then moved to formally approve Councilmember Campbell's upcoming dates when she will miss three consecutive Council meetings (June 2, June 16 and July 7). Mayor Pro Tem Jorif seconded the motion. Following brief comments, the motion passed by a vote of 6 ayes with 1 abstention (Campbell).

XIII. 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. Budget Report – Quarter Ending March 2025

3. Fire Department Monthly Report

4. Parks & Recreation Department Monthly Report

5. Police Department Monthly Report

6. Sales Tax Historical Comparison

7. Water Consumption Historical Statistics

City Manager, Mary Smith, commented that she taught a class last week at the Freshman Center, and she has so much respect for Councilmember Campbell and the work she does as a teacher. Councilmember Thomas commented that residential building permit numbers reflected in the report are skyrocketing, and that looks really good.

XIV. Adjournment

Mayor Johannesen adjourned the meeting at 7:40 p.m.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS ON THIS 19th DAY OF MAY, 2025.

_____
TIM McCALLUM, MAYOR

ATTEST:

_____
KRISTY TEAGUE, CITY SECRETARY

MINUTES

SPECIAL ROCKWALL CITY COUNCIL MEETING

Tuesday, May 13, 2025 – 4:30 PM

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

I. Call Public Meeting to Order

Councilmember Mark Moeller called the meeting to order at 4:30 p.m. Present were Councilmember Moeller, Councilmember Sedric Thomas, and Councilmember Anna Campbell, as well as City Secretary, Kristy Teague.

II. Open Forum

Councilmember Moeller asked if anyone would like to come forth and speak at this time. There being no one present or indicating such, he then moved to the next agenda item.

III. Action Items

1. **Discuss and consider approval of a resolution canvassing the official returns of the General Election held in the City of Rockwall on May 3, 2025, and take any action necessary.**

Councilmember Moeller read the item and deferred to Ms. Teague to provide further information.

City Secretary Kristy Teague indicated that, for purposes of convening to canvass election results, two members of Council is considered a quorum. She then briefly commented on the purpose of the resolution, which is to canvass the election and declare the official results of the most recent General Election, which was held on Saturday, May 3, 2025 to elect a mayor and three councilmembers (for Places 1, 3, and 5), each for two-year terms. She went on to read the official results into the record as follows:

Regarding the race for City of Rockwall Mayor, in the order in which each candidate appeared on the ballot:

- **Candidate Clarence L. Jorif received 1,532 votes, which was 33.5% of total votes cast.**
- **Candidate Tim McCallum received 2,864 votes, which was 62.63% of total votes cast.**
- **Candidate Adam Khan received 177 votes, which was 3.87% of total votes cast.**

So, the declared winner of the mayoral race is Tim McCallum.

Regarding the race for Rockwall Councilmember, Place 1:

- **Candidate Eric S. Smith received 357 votes, which was 8.04% of total votes cast.**
- **Candidate Richard W. Henson received 2,504 votes, which was 56.37% of total votes cast.**
- **Candidate Catherine A. Casteel received 1,035 votes, which was 23.30% of total votes cast**
- **Candidate Scott Johnson received 546 votes, which was 12.29% of total votes cast.**

So, the declared winner for Rockwall City Councilmember, Place 1 is Richard W. Henson

Regarding the race for Rockwall Councilmember, Place 3:

- **Candidate Melba L. Jeffus received 3,169 votes, which was 76.32% of total votes cast.**
- **Candidate Jules Corder IV received 983 votes, which was 23.68% of total votes cast.**

So, the declared winner for Rockwall City Councilmember, Place 3 is Melba L. Jeffus.

Regarding the race for Rockwall City Councilmember, Place 5:

- **Candidate Dennis Lewis received 2,015 votes, which was 45.97% of total votes cast.**
- **Candidate Caren J. Williams received 1,322 votes, which was 30.16% of total votes cast.**
- **Candidate Tan Lee received 1,046 votes, which was 23.86% of total votes cast.**

So the declared winner for Rockwall City Councilmember, Place 5 is Dennis Lewis.

Once Ms. Teague read the above listed results into the record, she explained that newly elected Councilmembers will be sworn in and take their Oath of Office at the next, regular city council meeting on Monday, May 19, 2025, which is in accordance with the City Charter.

Councilmember Thomas then moved to approve the resolution canvassing the results of the May 3, 2025 General Election. Councilmember Campbell seconded the motion, which – by a show of hands – passed unanimously by a vote of 3 ayes to 0 nays.

IV. Adjournment

Councilmember Moeller adjourned the meeting at 4:35 p.m.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS ON THIS 19th DAY OF MAY, 2025.

_____
TIM McCALLUM, MAYOR

ATTEST:

_____
KRISTY TEAGUE, CITY SECRETARY

CITY OF ROCKWALL

ORDINANCE NO. 25-27

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE MUNICIPAL CODE ORDINANCES OF THE CITY OF ROCKWALL, BY AMENDING SECTION 26-516, *PROHIBITED OVERNIGHT PARKING OF OVERSIZED VEHICLES IN THE HARBOR* OF ARTICLE VII, *STOPPING, STANDING OR PARKING*, OF CHAPTER 26, *MOTOR VEHICLES AND TRAFFIC*, TO INCORPORATE PROHIBIT OVERNIGHT PARKING IN PUBLIC PARKING LOTS AT THE HARBOR AS DEPICTED IN *EXHIBT 'A'* OF THIS ORDINANCE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO HUNDRED DOLLARS ($200.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Rockwall, Texas, a *Home Rule City*, by State Law and the City's Charter is permitted to establish ordinances to protect the health, safety, and general welfare of its residents; and,

WHEREAS, the City has exclusive control and power over the streets, alleys, and public grounds and highways of the City pursuant to Transportation Code §311.001, as it may be amended; and,

WHEREAS, overnight parking of oversized vehicles has become a nuisance at the public parking lots located in the Harbor; and

WHEREAS, the City Council of the City of Rockwall, Texas has directed staff to prepare an ordinance establishing prohibited overnight parking at The Harbor for parking of oversized vehicles;

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

SECTION 1. **Findings**. The recitals are hereby found to be true and correct and are hereby incorporated as part of this Ordinance.

SECTION 2. That the Section 26-516, *Prohibited Overnight Parking of Oversized Vehicles at The Harbor*, of Article VII, *Stopping, Standing or Parking*, of Chapter 26, *Motor Vehicles and Traffic*, of the Code of Ordinances be hereby amended to henceforth to read in its entirety as follows:

SECTION 26-516: Prohibited Overnight Parking of Oversized Vehicles at The Harbor

(a) For the purpose of this, *Oversized vehicle shall* mean a truck tractor, road tractor, semitrailer (whether or not attached to a truck tractor or a road tractor), dump truck, or similar vehicle greater than 23 feet in length, or any truck with a rated capacity over 1½ tons, according to the manufacturer's classification. The term "oversized vehicle" does not include any motor vehicle owned or operated by a governmental entity.

(b) A person commits an offense if the person parks or stands or allows the parking or standing of an oversized vehicle overnight (5:00 p.m. and 6:00 a.m.) at The Harbor.

(c) All emergency vehicles shall be exempt from the restriction set forth in subsection (b) of this section. Emergency vehicles shall include ambulances, fire trucks and equipment, paramedic vehicles, police vehicles and all governmental vehicles used for necessary governmental purposes.

(d) All oversized vehicles or utility trailers being used in the repair or construction of a public utility or for construction activities shall be exempt from the restriction set forth in subsection (b) of this section.

(e) The City Manager or his designee shall provide for appropriate notice and signage for the parking restrictions as contained in this section. The City Manager or his designee shall also be authorized to issue citations and perform other enforcement provisions, including towing in accordance with this chapter.

SECTION 3. That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict;

SECTION 4. That the Code of the City of Rockwall, Texas, as amended, shall remain in full force and effect, save and except as amended by this ordinance;

SECTION 5. That should any section, paragraph, sentence, clause, phrase or word of this ordinance be declared unconstitutional or invalid for any purpose by a court of competent jurisdiction, the remainder of this ordinance shall not be affected thereby, and to this end the provisions of this ordinance are declared to be severable;

SECTION 6. That this ordinance shall take effect immediately from and after its publication of the caption of said ordinance as the law in such cases provides and upon the installation of signs designating the overnight parking limitation. .

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 19th DAY OF MAY 2025.

_____
Tim McCallum, Mayor

ATTEST:

_____
Kristy Teague, City Secretary

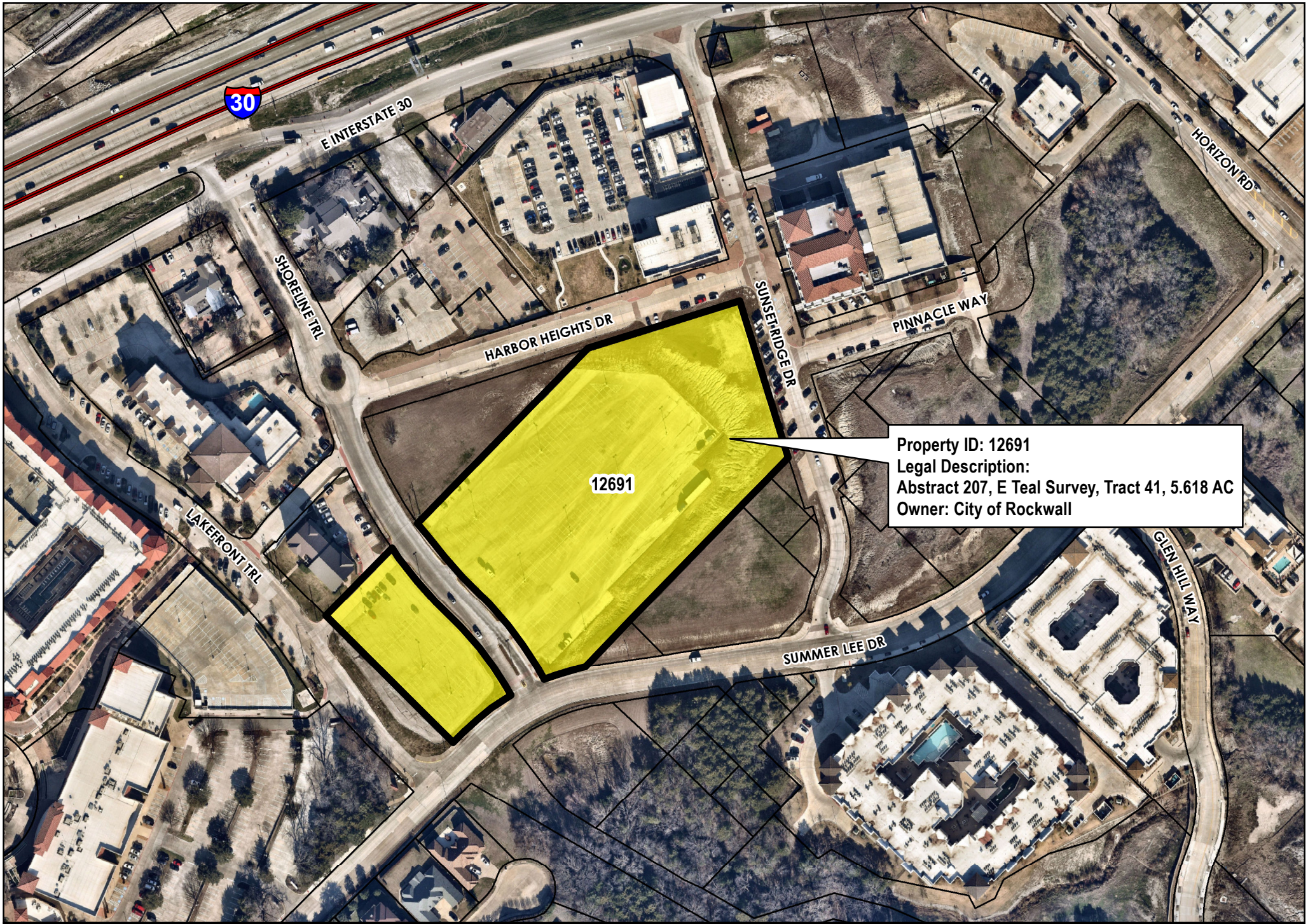
APPROVED AS TO FORM:

_____
Frank J. Garza, City Attorney

1st Reading: 05/05//2025

2nd Reading: 05/19/2025

Exhibit 'A'
Location Map of Affected Streets



City of Rockwall

0 100 200 Feet

1 inch = 200 feet

Date: 4/15/2025

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

HARBOR PARKING AREA

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:	May 19, 2025
APPLICANT:	Chase Finch; *Corwin Engineering*
CASE NUMBER:	P2025-012; *Final Plat for Phase 2 of the Quail Hollow Subdivision*

SUMMARY

Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of Quail Hollow SF, LTD for the approval of a *Final Plat* for Phase 2 of the Quail Hollow Subdivision consisting of 111 lots on 42.742-acres being identified as Lot 20, Block G of Quail Hollow, Phase 1 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 97 (PD-97) for Single-Family 10 (SF-10) District land uses, generally located at the northwest corner of the intersection of E. Quail Run Road and Hays Road, and take any action necessary.

PLAT INFORMATION

☑ *Purpose*. The applicant is requesting the approval of a *Final Plat* for a 42.742-acre parcel of land (*i.e. Lot 20, Block G of Quail Hollow, Phase 1 Addition*) for the purpose of establishing Phase 2 of the Quail Hollow Subdivision, which will consist of 111 single-family residential lots and eight (8) open space lots (*i.e. Lot 30, Block A; Lot 1, Block L; Lot 6, Block E; Lot 15, Block F; Lot 24, Block D; Lot 20, Block G; Lot 15, Block C; Lot 8, Lot 29, Block G*). Concurrently with this request, the applicant has submitted a PD Site Plan [*Case No. SP2024-049*] in accordance with the requirements of the Planned Development District Ordinance.

☑ *Background*. The subject property was annexed 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 August 15, 2022, the City Council approved *Ordinance No. 22-44* rezoning the subject property from an Agricultural (AG) District to Planned Development District 97 (PD-97). On September 19, 2022, the City Council approved a *Preliminary Plat* [*Case No. P2022-037*] and *Master Plat* [*Case No. P2022-039*] for the subject property. On November 7, 2022, the City Council approved a revised *Master Plat* [*Case No. P2022-039*], which changed the phasing lines established on the previous *Master Plat*. On February 28, 2023, the Planning and Zoning Commission approved a *Site Plan* [*Case No. SP2023-001*] for Phase 1 of the Quail Hollow Subdivision. On March 6, 2023, the City Council approved a *Final Plat* [*Case No. P2023-002*] for Phase 1 of the Quail Hollow Subdivision.

☑ *Parks Board.* On December 3, 2024, the Parks and Recreation Board reviewed the *Final Plat* and made the following recommendations concerning the proposed subdivision:

(1) The property owner shall pay *Cash-In-Lieu of Land Fees* of $82,574.01 (*i.e. $743.91 x 111 lots = $82,574.01*), and

(2) The property owner shall pay *Pro-Rata Equipment* fees of $70,563.81 (*i.e. $635.71 x 111 lots = $70,563.81*).

☑ *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 Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications, submittal requirements, and conformance to the items listed in the Conditions of Approval section of this case memo.

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

CONDITIONS OF APPROVAL

If City Council chooses to approve of a *Final Plat* for Phase 2 of the Quail Hollow Subdivision, staff would propose the following conditions of approval:

(1) All technical comments from City Staff (*i.e. Engineering, Planning and Fire Department*) shall be addressed prior to release of the civil engineering plans; and,

(2) The development shall adhere to the Parks and Recreation Department's recommendations as outlined above in this case memo; and,

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

PLANNING AND ZONING COMMISSION

On May 13, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the *Final Plat* by a vote of 4-0, with Commissioners Thompson and Hustings absent, and one (1) vacant seat.

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					
SUBDIVISION	Quail Hollow Phase 2	LOT		BLOCK	
GENERAL LOCATION	Northeast corner of said Hays Lane and Quail Run Road				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING			CURRENT USE		
PROPOSED ZONING			PROPOSED USE		
ACREAGE	42.742	LOTS [CURRENT]		LOTS [PROPOSED]	111

☐ ***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	Quail Hollow SF, LTD.	☐ APPLICANT	Corwin Engineering, Inc.
CONTACT PERSON	John Arnold	CONTACT PERSON	Chase Finch
ADDRESS	8214 Westchester Dr. Ste. 900	ADDRESS	200 W. Belmont, Ste. E
CITY, STATE & ZIP	Dallas, Tx 75202	CITY, STATE & ZIP	Allen, Texas 75013
PHONE	214-522-4945	PHONE	972-396-1200
E-MAIL	jarnold@skorburgcompany.com	E-MAIL	cfinch@corwinengineering.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED John Arnold [*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 $1,154.80 *, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 11th *DAY OF* March *, 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."*

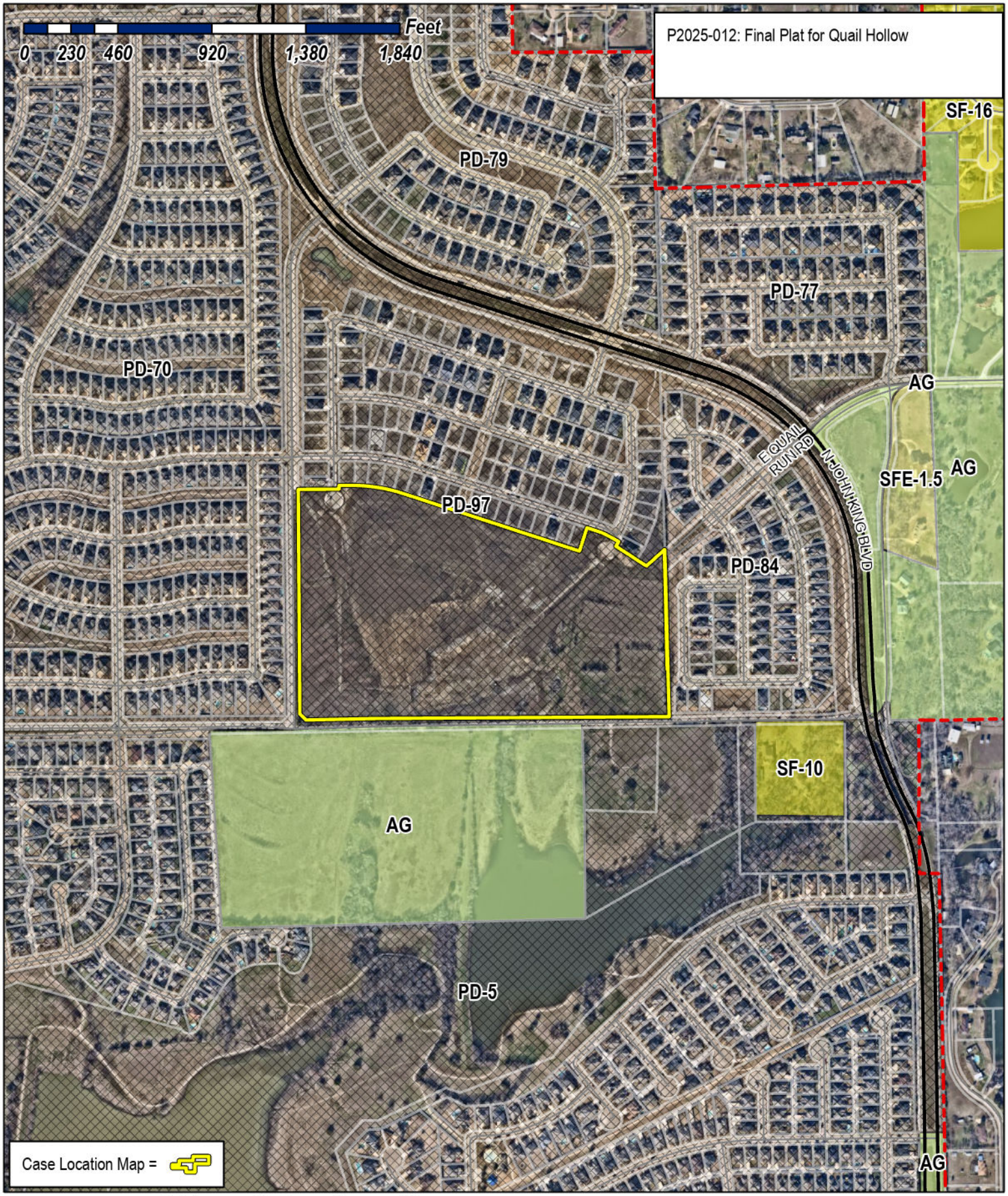
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 11th *DAY OF* March *, 20*25*.*

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NOTARY PUBLIC STATE OF TEXAS
Brooke Ashley Van Voorhis
My Commission Expires
2/1/2028
Notary ID 134742171

MY COMMISSION EXPIRES 2/1/2028



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

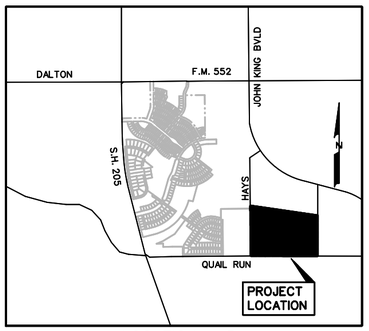
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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

0 50 100 200

SCALE: 1" = 100'

NOTES

1. Bearings are referenced to a 85.7256 acre tract, as recorded in Deed No. 20220000023672 in the Deed Records of Rockwall County, Texas.
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.
   S.S.E. - Sanitary Sewer Easement.
   F.E.E. - Farmers Electric Easement.
5. The HOA will be responsible for maintaining repairing or replacing the open space/drainage easement lots, open space lots, and open space/sidewalk 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, drainage and detention easements are to be owned, maintained, repaired and replaced by the Homeowners Association.



LOCATION MAP
N.T.S.

OWNER

QUAIL HOLLOW SF, LTD.
8214 WESTCHESTER DRIVE, SUITE 900
DALLAS, TEXAS 75225
214-522-4945

SHEET 1 OF 2

MASTER PLAT P2022-53
PRE PLAT P2022-37
CASE NO. P2024-xxx

FINAL PLAT
OF
QUAIL HOLLOW PHASE II

111 LOTS, BEING 42.742 ACRES
BEING A REPLAT OF
LOT 20 BLOCK G
QUAIL HOLLOW PHASE I
OUT OF THE
P. BRUCE HARRISON SURVEY, ABSTRACT NO. 97
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

THE PURPOSE OF THE REPLAT IS TO SUBDIVIDE LOT 20 BLOCK G ALSO TO RENUMBER THE OPEN SPACE OF LOT 1 BLOCK A TO LOT 31 BLOCK A.

PREPARED BY
CORWIN ENGINEERING, INC.
TBPELS #10031700
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

MARCH 2025 SCALE 1" = 100'

CITY OF ROCKWALL GRID SYSTEM COORDINATES	
X	Y
2596531.062	7036252.063
ELEV = 546.2	

CITY OF ROCKWALL GRID SYSTEM COORDINATES	
X	Y
2598383.557	7035113.399
ELEV = 525.0	

CORWIN JOB #24031

OW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
STATE OF TEXAS
COUNTY OF ROCKWALL
I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the QUAIL HOLLOW PHASE II 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 on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the QUAIL HOLLOW PHASE II subdivision have been notified and signed this plat.

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

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

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

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

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

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

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

I (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; I (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein.

QUAIL HOLLOW SF, LTD.
a Texas limited partnership
By: QUAIL HOLLOW 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_____ day of _____2025.

Notary Public in and for the State of Texas My Commission Expires: _____

LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	N 89°24'45" E	30.00'
2.	S 72°06'15" E	62.50'
3.	S 61°44'56" E	66.60'
4.	N 15°19'00" W	13.78'
5.	N 87°59'25" E	14.35'
6.	N 42°08'56" W	13.14'
7.	S 01°54'51" W	13.92'
8.	S 45°35'15" E	14.14'
9.	S 44°24'45" W	14.14'
10.	S 89°24'45" W	40.50'
11.	N 55°43'21" E	18.03'
12.	S 62°47'54" E	38.18'
13.	S 27°30'38" E	14.24'
14.	N 62°24'51" E	14.02'
15.	S 17°53'45" W	25.00'
16.	S 88°52'46" E	14.59'
17.	S 02°51'04" W	14.14'
18.	S 87°08'56" E	35.36'
19.	N 02°29'36" E	35.58'
20.	S 01°03'01" E	33.18'
21.	S 89°38'33" E	37.00'
22.	S 05°51'22" W	33.15'
23.	S 81°00'26" E	38.85'
24.	N 43°37'45" E	14.11'
25.	N 46°22'15" W	21.26'
26.	S 84°29'46" E	33.83'
27.	N 42°08'56" W	44.02'
28.	S 04°36'08" W	36.49'

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
1.	18°29'00"	820.00'	264.53'	263.38'	S81°20'45"E
2.	10°21'35"	225.00'	40.68'	40.63'	S66°55'44"E
3.	02°21'04"	650.00'	26.67'	26.67'	S31°37'51"W
4.	17°18'27"	625.00'	188.80'	188.08'	S39°11'50"W
5.	29°57'19"	545.00'	284.93'	281.70'	N57°07'36"W
6.	18°29'00"	670.00'	216.14'	215.20'	N81°20'45"W
7.	18°29'00"	520.00'	167.75'	167.02'	S81°20'45"E
8.	18°29'00"	375.00'	120.97'	120.45'	S81°20'45"E
9.	172°26'34"	50.00'	150.48'	99.78'	S49°56'21"E
10.	178°51'14"	50.00'	158.08'	99.99'	N44°24'45"E
11.	18°29'00"	325.00'	104.84'	104.39'	S08°39'15"W
12.	26°46'57"	395.00'	184.64'	182.96'	S58°42'46"E
13.	29°57'19"	250.00'	130.70'	129.22'	S57°07'36"E
14.	31°40'18"	1000.00'	552.78'	545.77'	N72°55'05"E
15.	09°13'53"	1000.00'	161.12'	160.94'	N52°28'00"E
16.	59°45'49"	300.00'	312.92'	298.93'	S61°21'51"E
17.	37°13'38"	255.00'	165.68'	162.78'	N72°37'56"W
18.	49°05'49"	150.00'	128.54'	124.64'	S66°41'51"E
19.	163°59'22"	50.00'	143.10'	99.03'	N43°37'45"E
20.	40°39'12"	150.00'	106.43'	104.21'	S21°49'20"E
21.	36°09'50"	300.00'	189.35'	186.23'	S19°34'39"E
22.	18°29'00"	180.00'	58.07'	57.82'	N08°39'15"E
23.	01°27'19"	932.50'	23.68'	23.68'	N88°01'35"E

LEGAL DESCRIPTION

BEING, a tract of land situated in the P. Bruce Harrison Survey, Abstract No. 97 in the City of Rockwall, Rockwall County, Texas, being all of Lot 20 Block G out of Quail Hollow Phase I, an addition to the City of Rockwall, as described in Clerks File No. 20240000003859 in the Plat Records of Rockwall County, Texas being more particularly described as follows:

BEGINNING, at an "X"cut found at the southeast corner of Lot 20 Block G and being the southwest corner of Gideon Grove Phase 2, an addition to the City of Rockwall, as described in Doc. No. 20220000006324 in said Plat Records and being in Quail Run Road (Variable R.O.W.), same being in the north line of L.L. Leonard Addition, an addition to the City of Rockwall, as described in Cab. A, Pg. 336 in said Plat Records;

THENCE, South 88° 45'15" West, along the south line of Lot 20 Block G and with said Quail Run Road and along the north line of said L.L. Leonard Addition, at 437.57, passing a 5/8 inch iron rod found with cap stamped "RPLS 3963", an continuing along said south line, for a total distance of 1835.99 feet, to an "X" cut found at the southwest corner of said Lot 20 Block G and being the southeast corner of Stone Creek Phase VIII, an addition to the City of Rockwall, an addition to the City of Rockwall, as described in Doc. No. 20190000004513 in said Plat Records;

THENCE, North 00° 35'15" West, along the west line of said Lot 20 Block G and the east line of said Stone Creek Phase VIII, for a distance of 1172.61 feet, to an "X" cut found at the northwest corner of said Lot 20 Block G;

THENCE, North 89° 24'45" West, departing said east and west lines and along the north line of said Lot 20 Block G, for a distance of 30.00 feet, to a 1/2 inch iron rod found in the east line Hays Lane (60' R.O.W.);

THENCE, North 00° 35'15" West, along the east line of said Hays Lane, for a distance of 113.00 feet, to a 1/2 inch iron rod found;

THENCE, North 44° 24'45" East, departing said Hays Lane, for a distance of 35.36 feet, to a 1/2 inch iron rod found in the south line of Montrose Drive (50' R.O.W.);

THENCE, South 00° 35'15" East, departing said south line, for a distance of 138.00 feet, to a 1/2 inch iron rod found at the southwest corner of Lot 2 Block A out of said Quail Hollow Phase I and being in the north line of said Lot 20 Block G;

THENCE, North 89° 24'45" East, along said north line, for a distance of 175.00 feet, to a 1/2 inch iron rod found;

THENCE, North 00° 35'15" West, along said north line, for a distance of 18.00 feet, to a 1/2 inch iron rod found;

THENCE, North 89° 24'45" East, continuing along said north line, for a distance of 55.45 feet, to a 1/2 inch iron rod found at the point of curvature of a curve to the right, having a radius of 820.00 feet, a central angle of 18° 29'00";

THENCE, continuing along said north line and with said curve to the left for an arc distance of 264.53 feet (Chord Bearing South 81° 20'45" East - 263.38 feet), to a 1/2 inch iron rod found at the point of tangency;

THENCE, South 72° 06'15" East, continuing along said north line, for a distance of 906.83 feet, to a 1/2 inch iron rod found;

THENCE, North 17° 53'45" East, continuing along said north line, for a distance of 120.00 feet, to a 1/2 inch iron rod found;

THENCE, South 72° 06'15" East, continuing along said north line, for a distance of 62.50 feet, to a 1/2 inch iron rod found at the point of curvature of a curve to the right, having a radius of 225.00 feet, a central angle 10° 21'35";

THENCE, continuing along said north line and with said curve to the right for an arc distance of 40.68 feet (Chord Bearing South 66° 55'44" East - 40.63 feet), to a 1/2 inch iron rod found at the point of tangency;

THENCE, South 61° 44'56" East, continuing along said north line, for a distance of 66.60 feet, to a 1/2 inch iron rod found on a non-tangent curve to the right, having a radius of 650.00 feet, a central angle of 02° 21'04";

THENCE, continuing along said north line and with said curve to the right for an arc distance of 26.67 feet (Chord Bearing South 31° 37'51" West - 26.67 feet), to a 1/2 inch iron rod found;

THENCE, South 57° 11'37" East, continuing along said north line, for a distance of 178.39 feet, to a 1/2 inch iron rod found;

THENCE, North 47° 51'04" East, continuing along said north line, for a distance of 119.53 feet, to a 1/2 inch iron rod found at the northeast corner of said Lot 20 Block G and being in the west line of said Gideon Grove Phase 2;

THENCE, South 01° 29'44" East, along the east line of Lot 20 Block G and the west line of said Gideon Grove Phase 2, for a distance of 843.94 feet, to the POINT OF BEGINNING and containing 42.742 acres of land.

Recommended for Final Approval:

_____ _____
Planning & Zoning Commission Date

APPROVED
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the_____day of_____, 2025.

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_____day of_____, 2025.

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

SURVEYOR CERTIFICATE

I, WARREN L. CORWIN, 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_____day of _____, 2025.

_____
WARREN L. CORWIN
R.P.L.S. No. 4621

THE 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 WARREN L. CORWIN, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated and for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE, this the_____day of _____, 2025.

_____
Notary Public in and for the State of Texas

FINAL PLAT
OF
QUAIL HOLLOW PHASE II
111 LOTS, BEING 42.472 ACRES
BEING A REPLAT OF
LOT 20 BLOCK G
QUAIL HOLLOW PHASE I
OUT OF THE
P. BRUCE HARRISON SURVEY, ABSTRACT NO. 97
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER
QUAIL HOLLOW SF, LTD.
8214 WESTCHESTER DRIVE, SUITE 900
DALLAS, TEXAS 75225
214-522-4945

PREPARED BY
CORWIN ENGINEERING, INC.
TBPELS *10031700
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

MARCH 2025

MASTER PLAT P2022-53
PRE PLAT P2022-37
CASE NO. P2024-XXX

SHEET 2 OF 2

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:	May 19, 2025
APPLICANT:	Meredith Joyce; *Michael Joyce Properties*
CASE NUMBER:	P2025-014; *Final Plat for Phase 1 of the Peachtree Meadows Subdivision*

SUMMARY

Consider a request by Meredith Joyce of Michael Joyce Properties on behalf of John Vick of Qualico Development, Inc. for the approval of a *Final Plat* for the Peachtree Meadows Subdivision consisting of 147 single-family residential lots on a 45.95-acre tract of land identified as Tract 5 of the J. R. Johnson Survey, Abstract No. 128, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 101 (PD-101) [*Ordinance No. 23-11*] for Single-Family 10 (SF-10) District land uses, generally located on the southside of Mims Road west of the intersection of Mims Road and National Drive, and take any action necessary.

PLAT INFORMATION

☑ *Purpose*. The applicant is requesting the approval of a *Final Plat* for a 45.95-acre tract of land (*i.e. Tract 5 of the J. R. Johnson Survey, Abstract No. 128*) for the purpose of establishing Phase 1 of the Peachtree Meadows Subdivision, which will consist of 147 single-family residential lots and six (6) open space lots (*i.e. Lots 1-6, Block A; Lots 7 & 8, Block B; Lots 8-11, Block C; Lots 11-15, Block E; Lots 15-25, Block G; Lots 1-21, Block H; Lots 1-39, Block I; Lots 1-28, Block J; Lots 1-21; Block K; Lots 1-12, Block L; Lots 1-4, Block M, Peachtree Meadows Phase 1 Subdivision*). Staff should note that a final plat for Phase 1 of the Peachtree Meadows Subdivision was previously approved [*Case No. P2024-001*] on February 20, 2024; however, this plat was never filed and has since expired. Given this, the applicant submitted a new final plat request proposing to reduce the overall lot count by one (1) residential lot for the purpose of establishing a future connection to the adjacent Juniper Subdivision.

☑ *Background*. The subject property was annexed by the City Council on December 20, 1999 through the adoption of *Ordinance No. 99-33*. At the time of annexation, the subject property was zoned Agricultural (AG) District. On March 6, 2023, the City Council approved a zoning case [*Case No. Z2023-003*] that changed the zoning designation of the subject property from an Agricultural (AG) District to Planned Development District 101 (PD-101) [*Ordinance No. 23-11*] for Single-Family 10 (SF-10) District land uses. On July 17, 2023, the City Council approved a master plat [*Case No. P2023-016*] and a preliminary plat [*Case No. P2023-017*] that establish the phasing and preliminary lot layout for the residential subdivision. On November 6, 2023, the City Council approved an *Alternative Tree Mitigation Settlement Agreement* [*Case No. MIS2023-016*]. On February 13, 2024, the Planning and Zoning Commission approved a PD site plan [*Case No. SP2024-001*] for Phase 1 of the Peachtree Meadows Subdivision. On February 20, 2024, the City Council approved a final plat [*Case No. P2024-001*] for Phase 1 of the Peachtree Meadows Subdivision; however, this subdivision plat was not filed and expired on August 18, 2024 (*i.e. 180-days after the approval of the subdivision plat*).

☑ *Parks Board.* The subject property is located within *Park District #14*, which carries a *Cash-in-Lieu of Land* fee of $351.96 per residential lot and a *Pro-Rata Equipment Fee* of $300.77 per lot. On May 6, 2025, the Parks and Recreation Board reviewed the *Final Plat* and made a recommendation to assess the following fees:

(1) The property owner shall pay *Pro-Rata Equipment* fees of $44,213.19 (*i.e. $300.77 x 147 Lots = $44,213.19*).

(2) The property owner shall pay *Cash in Lieu of Land* fees of $51,738.12 (*i.e. $351.96 x 147 Lots = $51,738.12*).

☑ *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 Subdivision Ordinance in the Municipal Code of Ordinances* -- - is recommended for conditional approval pending the completion of final technical modifications, submittal requirements, and conformance to the items listed in the Conditions of Approval section of this case memo.

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

CONDITIONS OF APPROVAL

If City Council chooses to approve of a *Final Plat* for Phase 1 of the Peachtree Meadows Subdivision, staff would propose the following conditions of approval:

(1) All technical comments from City Staff (*i.e. Engineering, Planning and Fire Department*) shall be addressed prior to release of the civil engineering plans; and,

(2) The development shall adhere to the Parks and Recreation Department's recommendations as outlined above in this case memo; and,

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

PLANNING AND ZONING COMMISSION

On May 13, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the *Final Plat* by a vote of 4-0, with Commissioners Thompson and Hustings absent, and one (1) vacant seat.

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	Mims Rd, TX		
SUBDIVISION	A0219 G Wells, Tract 3, Acres 90.5 (Pt of 140.5 AC TR)	LOT	BLOCK
GENERAL LOCATION	Southwest of Intersection Mims Rd & National Dr		

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD-101	CURRENT USE	Single Family
PROPOSED ZONING		PROPOSED USE	
ACREAGE	140.494	LOTS [CURRENT]	147
		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	Qualico Developments (US), Inc.	☒ APPLICANT	Michael Joyce Properties
CONTACT PERSON	John Vick	CONTACT PERSON	Meredith Joyce
ADDRESS	14400 The Lakes Blvd	ADDRESS	767 Justin Road
CITY, STATE & ZIP	Austin, TX 78660	CITY, STATE & ZIP	Rockwall, TX 75087
PHONE	469-769-6150	PHONE	512-694-6394
E-MAIL	John.Vick@qualico.com	E-MAIL	meredith@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 $ 3,109.88 TO COVER THE COST OF THIS APPLICATION HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 17th DAY OF April 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."

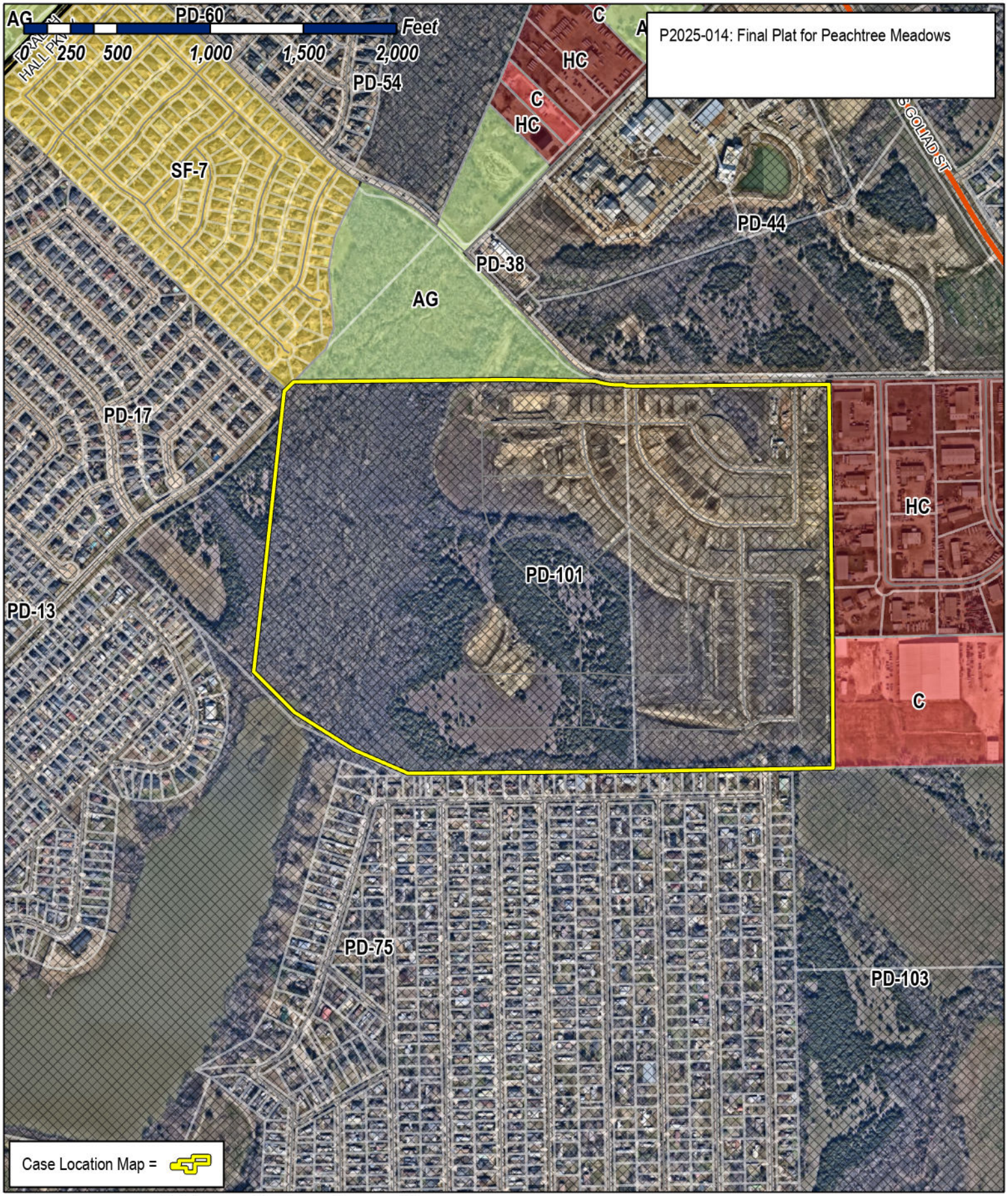
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 17th DAY OF April 2025.

OWNER'S SIGNATURE John Vick

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

MY COMMISSION EXPIRES 6-15-2027

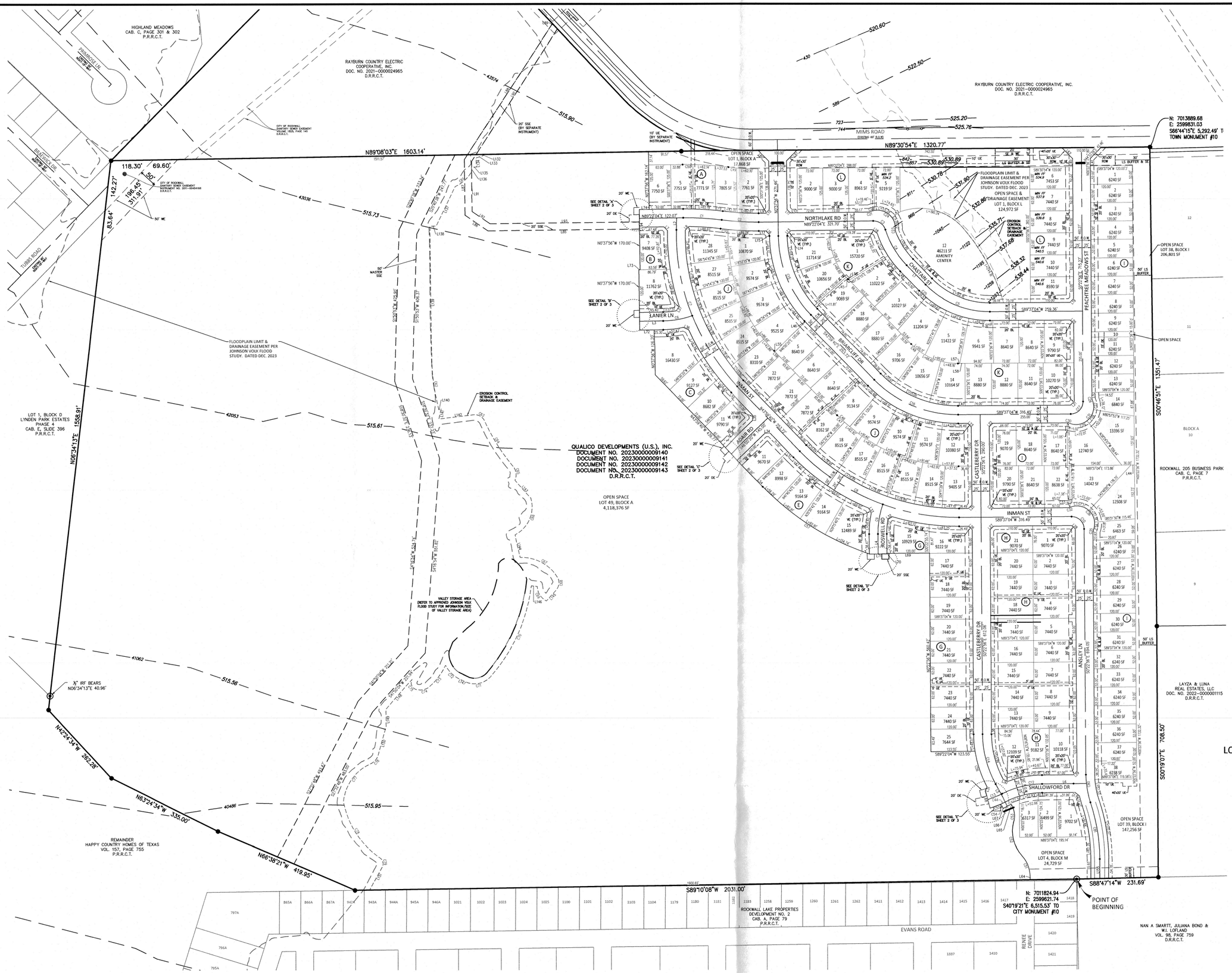
SONDRA DOSIER MEEKS
Notary Public, State of Texas
Comm. Expires 06-15-2027
Notary ID 134410500

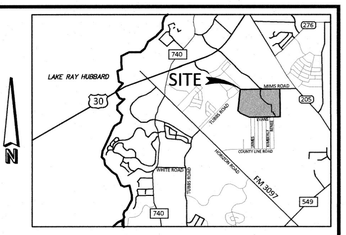


City of Rockwall

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.





VICINITY MAP
N.T.S.

LEGEND

- • Point of Curvature or Tangency on Center Line
- ● 1/2" Iron rod set with a yellow plastic cap stamped "JVC" (unless otherwise noted)
- ⊙ 1/2" IRF (unless otherwise noted)

AC	Acre
SF	Square Feet
BL	Building Line
C1	Curve No.
L1	Line No.
<CM>	Control Monument
DE	Drainage Easement
DUE	Drainage Utility Easement
Esmt	Easement
UE	Utility Easement
VE	Visibility Easement
SE	Sidewalk Easement
WE	Water Easement
SSE	Sanitary Sewer Easement

D.R.R.C.T.= Deed Records of Rockwall County, Texas
P.R.R.C.T.= Plat Records of Rockwall County, Texas

FINAL PLAT
PEACHTREE MEADOWS

LOTS 1-6, & 49, BLOCK A; LOTS 7 & 8, BLOCK B;
LOTS 8-11, BLOCK C; LOTS 11-15, BLOCK E;
LOTS 15-25, BLOCK G; LOTS 1-21, BLOCK H;
LOTS 1-39, BLOCK I; LOTS 1-28, BLOCK J;
LOTS 1-21, BLOCK K; LOTS 1-12, BLOCK L; LOTS 1-4, BLOCK M
140.494 ACRES/6,119,939 SQ. FT.
147 SINGLE FAMILY LOTS, 6 OPEN SPACE LOTS AND
1 AMENITY CENTER
SITUATED IN THE
G. WELLS SURVEY, ABSTRACT NO. 219 AND
J. R. JOHNSTON SURVEY, ABSTRACT NO. 128
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
P2024-001

April 17, 2025
EXIST. ZONING: PD-101
LAND USE: SF-10
SHEET 1 OF 3

Owner/Applicant:
Qualico Developments (U.S.), Inc.
6950 TPC Drive, Suite 350
McKinney, Texas 75070
Phone: 469-659-6150

Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite 1200
Plano, Texas 75074
Phone: 972-201-3102
Contact: Tom Dayton, PE

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

LEGAL DESCRIPTION:

BEING a 140.494 acre tract of land situated in the Glover Wells Survey, Abstract Number 219 and the John R. Johnston Survey, Abstract Number 128 of Rockwall County, Texas, being that tract of land conveyed to The Estate of Evelyn B. Lofland according to the document filed of record in Volume 86, Page 558, Deed Records Rockwall County, Texas and VICMAR I, LTD. according to the document filed of record in Volume 2016, Page 200, Deed Records Rockwall County, Texas (D.R.R.C.T.) and being more particularly described as follows:

BEGINNING at a 1" iron pipe found in the south line of said VICMAR I tract, same being the common northeast corner of that tract of land conveyed to Happy Country Homes of Texas, according to the document filed of record in Volume 157, Page 755 (D.R.R.C.T.) and being the common northwest corner of that tract of land conveyed to Nan A. Smartt, Juliana Bond and W.I. Lofland according to the document filed of record in Volume 98, Page 759 (D.R.R.C.T.);

THENCE S 89° 10' 08" W with the south line of said VICMAR I tract, same being the common north line of said Happy Country Homes tract, for a distance of 2031.00 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract;

THENCE leaving said common line, continuing with the south line of said VICMAR I tract the following three (3) courses and distances:

N 66° 38' 21" W, a distance of 419.95 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract;
N 63° 24' 34" W, a distance of 335.00 feet to a point for corner of this tract, located within the limits of the current water level of a large pond;
N 42° 24' 34" W, a distance of 262.28 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract;

THENCE N 06° 34' 13" E, passing at a distance of 40.96 feet a 1/2" iron rod found for the southeast corner of Lot 1, Block D, Lynden Park Estates, Phase 4, an addition to the City of Rockwall according to the plat filed of record in Cabinet E, Slide 396 Plat Records Rockwall County, Texas (P.R.R.C.T.), continuing with the east line of said Lynden Park Estates, Phase 4 for a distance of 1558.91 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for the northeast corner of said Lynden Park Estates, same being the southeast corner of Highland Meadows, an addition to the City of Rockwall according to the plat filed of record in Cabinet C, Page 301/302 (P.R.R.C.T.), also being the southwest corner of that tract of land conveyed to Rayburn Country Electric Cooperative, Inc. according to the document filed of record in Document Number 20210000024965 (D.R.R.C.T.) and being the common northwest corner of this tract;

THENCE N 89° 08' 03" E with the south line of said Rayburn Country Electric Cooperative, Inc. tract, same being common with the north line of this tract, a distance of 1603.14 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a common corner of said tract and this tract, from which a found 60-D Nail found for a reference to said corner bears S 31° 40' 24" E, 0.71 feet, also from said corner, a 5/8" iron rod found for reference to said corner bears S 43° 21' 16" E, 28.37 feet;

THENCE N 89° 30' 54" E, continuing with said common line, for a distance of 1320.77 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for the northeast corner of this tract, from which a 3/8" iron rod found for reference to said corner bears S 82° 16' 02" E, 3.04 feet;

THENCE S 00° 46' 51" E, leaving said common line, with the west line of Rockwall 205 Business Park, an addition to the City of Rockwall, according to the plat filed of record in Cabinet C, Page 7 (P.R.R.C.T.) for a distance of 1351.47 feet to a 1/2" iron rod found for the southwest corner of said addition, the northwest corner of that tract of land conveyed to Layza & Luna Real Estate, LLC according to the document filed of record in Document Number 20220000001115 (D.R.R.C.T.) and common corner of this tract;

THENCE S 00° 19' 07" E with the west line of said Layza & Luna Real Estate, LLC tract, for a distance of 708.50 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set in the north line of the above-mentioned Nan A. Smartt, Juliana Bond and W.I. Lofland tract, for the southwest corner of said Layza & Luna Real Estate, LLC tract and common southeast corner of this tract;

THENCE S 88° 47' 14" W, with said north line, a distance of 231.69 feet to the POINT OF BEGINNING and containing 6,119,939 square feet or 140.494 acres of land.

GENERAL NOTES:

1. SUBDIVIDERS STATEMENT: SELLING A PORTION OF THIS ADDITION BY MEETS AND BOUNDS IS UNLAWFUL AND A VIOLATION OF THE SUBDIVISION ORDINANCE OF THE CITY OF ROCKWALL AND *CHAPTER 212, MUNICIPAL REGULATION OF SUBDIVISIONS AND PROPERTY DEVELOPMENT, OF THE TEXAS LOCAL GOVERNMENT CODE*, AND SHALL BE SUBJECT TO THE CITY OF ROCKWALL WITHHOLDING UTILITIES AND BUILDING PERMITS.
2. PUBLIC IMPROVEMENT STATEMENT: IT SHALL BE THE POLICY OF THE CITY OF ROCKWALL TO WITHHOLD ISSUING BUILDINGS PERMITS UNTIL ALL STREETS, WATER, SEWER AND STORM DRAINAGE SYSTEMS HAVE BEEN ACCEPTED BY THE CITY. THE APPROVAL OF A SUBDIVISION PLAT BY THE CITY OF ROCKWALL DOES NOT CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE THAT ANY BUILDING WITHIN SUCH SUBDIVISION PLAT SHALL BE APPROVED, AUTHORIZED, OR PERMIT ISSUE, NOR SHALL SUCH APPROVAL CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE BY THE CITY OF ROCKWALL OF THE ADEQUACY AND AVAILABILITY FOR WATER AND SANITARY SEWER FOR PERSONAL USE AND FIRE PROTECTION WITHIN SUCH SUBDIVISION PLAT, AS REQUIRED UNDER THE SUBDIVISION ORDINANCE OF THE CITY OF ROCKWALL.
3. DRAINAGE AND DETENTION EASEMENTS: THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING, REPAIRING, AND REPLACING AND SHALL BEAR SOLE LIABILITY OF ALL SYSTEMS WITHIN THE DRAINAGE AND DETENTION EASEMENTS.
4. ALL FIRE LANES WILL BE CONSTRUCTED, MAINTAINED, REPAIRED AND REPLACED BY THE PROPERTY OWNER. FIRE LANES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED CIVIL ENGINEERING PLANS FOR BOTH ON-SITE AND OFF-SITE FIRE LANE IMPROVEMENTS.
5. STREET APPURTENANCES: ALL DECORATIVE SIGNAGE, POSTS, OR LIGHTS INSTALLED IN PUBLIC RIGHT-OF-WAY SHALL BE INSTALLED, MAINTAINED, REPAIRED, AND REPLACED BY THE HOMEOWNER'S ASSOCIATION (HOA).

OWNER'S CERTIFICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS §
COUNTY OF _____ §

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the **PEACHTREE MEADOWS** subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever any streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the **PEACHTREE MEADOWS** subdivision have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following:

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of there respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm 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 the same out of the escrow deposit, should the developer and/or owner fail to 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 shall be fixed by the city council of the City of Rockwall.

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

Signature _____

Name _____

Title _____

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared _____ of QUALICO DEVELOPMENTS (U.S), INC., 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 under my hand and seal of office, this ____ day of _____, 2025.

_____ _____
Notary public in and for the State of Texas My Commission Expires

Signature _____

Name _____

Title _____

SURVEYOR'S CERTIFICATE:

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Ryan S. Reynolds, 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.

_____
RYAN S. REYNOLDS, R.P.L.S.
Texas Registered Professional Land Surveyor No. 6385.

APPROVED:

I hereby certify that the above and forgoing Final Plat being an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on ____ day of _____, 2025.

_____ _____
MAYOR OF THE CITY OF ROCKWALL PLANNING AND ZONING COMMISSION CHAIRMAN

_____ _____
CITY SECRETARY CITY ENGINEER

Owner/Applicant:
Qualico Developments (U.S.), Inc.
6950 TPC Drive, Suite 350
McKinney, Texas 75070
Phone: 469-659-6150

Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite 1200
Plano, Texas 75074
Phone: 972-201-3102
Contact: Tom Dayton, PE

FINAL PLAT
PEACHTREE MEADOWS

LOTS 1-6, & 49, BLOCK A; LOTS 7 & 8, BLOCK B;
LOTS 8-11, BLOCK C; LOTS 11-15, BLOCK E;
LOTS 15-25, BLOCK G; LOTS 1-21, BLOCK H;
LOTS 1-39, BLOCK I; LOTS 1-28, BLOCK J;
LOTS 1-21, BLOCK K; LOTS 1-12, BLOCK L; LOTS 1-4, BLOCK M
140.494 ACRES/6,119,939 SQ. FT.
147 SINGLE FAMILY LOTS, 6 OPEN SPACE LOTS AND
1 AMENITY CENTER
SITUATED IN THE
G. WELLS SURVEY, ABSTRACT NO. 219 AND
J. R. JOHNSTON SURVEY, ABSTRACT NO. 128
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
P2024-001

April 17, 2025
EXIST. ZONING: PD-101
LAND USE: SF-10
SHEET 3 OF 3

JOHNSON VOLK CONSULTING
TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3102

Line Table		
Line	Length	Direction
L1	76.12	N43° 59' 40"W
L2	34.00	S01° 17' 33"W
L3	65.40	N89° 22' 04"E
L4	56.47	N00° 22' 56"W
L5	70.49	N28° 31' 41"W
L6	125.22	N89° 37' 04"E
L7	14.35	N44° 45' 59"W
L8	14.28	S45° 44' 30"W
L9	20.00	N89° 22' 04"E
L10	14.14	S44° 22' 04"W
L11	14.14	S45° 37' 56"E
L12	20.00	S89° 22' 04"W
L13	14.14	S44° 22' 04"W
L14	4.64	N00° 37' 56"W
L15	4.64	S00° 37' 56"E
L16	14.14	S45° 37' 56"E
L17	20.00	N89° 22' 04"E
L18	15.97	S53° 37' 04"E
L19	14.14	S44° 37' 04"W
L20	14.14	S45° 22' 56"E
L21	14.14	S44° 37' 04"W
L22	14.14	S44° 37' 04"W
L23	14.14	S45° 22' 56"E
L24	14.14	S45° 22' 56"E
L25	14.14	S44° 37' 04"W
L26	14.14	S45° 22' 56"E
L27	14.14	S44° 37' 04"W
L28	14.14	S45° 22' 56"E
L29	14.14	S44° 37' 04"W
L30	15.06	S70° 28' 23"E
L31	12.86	S21° 27' 06"W

Line Table		
Line	Length	Direction
L32	13.43	N59° 20' 04"E
L33	15.27	S27° 12' 21"E
L34	14.14	N88° 59' 40"W
L35	14.14	S01° 00' 20"W
L36	15.39	S63° 57' 28"E
L37	15.11	N30° 45' 11"E
L38	15.06	S00° 22' 56"E
L39	15.06	S00° 22' 56"E
L40	23.00	S00° 22' 56"E
L41	20.80	S00° 22' 56"E
L42	14.64	S00° 37' 56"E
L43	28.93	S54° 36' 39"W
L44	10.14	N89° 37' 04"E
L46	3.76	S43° 59' 40"E
L47	20.49	S89° 37' 04"W
L48	22.62	S43° 59' 40"E
L49	17.58	S43° 59' 40"E
L50	20.92	N43° 59' 40"W
L51	23.14	S43° 59' 40"E
L52	16.53	S00° 22' 56"E
L53	21.96	N89° 37' 04"E
L54	23.14	S43° 59' 40"E
L55	3.76	S43° 59' 40"E
L56	4.88	S43° 59' 40"E
L57	5.57	N89° 37' 04"E
L58	14.92	N89° 37' 04"E
L59	17.15	S43° 59' 40"E
L60	42.48	S45° 33' 31"E
L61	42.37	S44° 26' 29"W
L62	42.39	N45° 26' 01"W
L63	42.46	S44° 33' 59"W

Line Table		
Line	Length	Direction
L64	10.02	N00° 49' 52"W
L65	3.99	N28° 31' 41"W
L66	25.00	S61° 28' 19"W
L67	6.01	N28° 31' 41"W
L68	50.00	N17° 17' 24"W
L69	120.00	S89° 37' 04"W
L70	1.41	S00° 22' 56"E
L71	50.00	S89° 37' 04"W
L72	40.10	S89° 22' 04"W
L73	3.20	N89° 22' 04"E
L74	27.18	N89° 22' 04"E
L75	15.00	S89° 22' 04"W
L76	20.00	N00° 37' 56"W
L77	42.18	N89° 22' 04"E
L78	5.50	S00° 37' 56"E
L79	27.18	S89° 22' 04"W
L80	14.50	S00° 37' 56"E
L81	27.93	S89° 22' 04"W
L82	20.00	N00° 37' 56"W
L83	27.93	N89° 22' 04"E
L84	20.00	S00° 37' 56"E
L85	425.42	S89° 22' 04"W
L86	77.67	N55° 20' 07"W
L87	157.65	N00° 37' 56"W
L88	455.52	N32° 57' 40"E
L89	20.61	S43° 04' 39"E
L90	444.51	S32° 57' 40"W
L91	141.27	S00° 37' 56"E
L92	60.96	S55° 20' 07"E
L93	419.06	N89° 22' 04"E
L94	20.00	S00° 37' 56"E

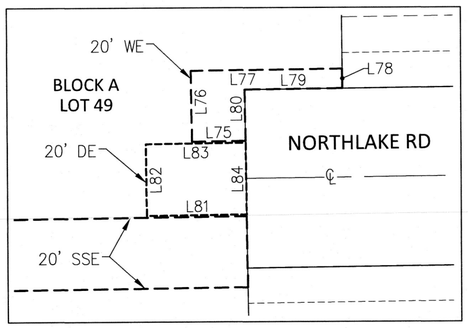
Line Table		
Line	Length	Direction
L97	15.00	S89° 22' 04"W
L98	20.00	N00° 37' 56"W
L99	15.00	N89° 22' 04"E
L100	20.00	S00° 37' 56"E
L101	20.00	N43° 59' 40"W
L102	15.00	S46° 00' 20"W
L103	20.00	S43° 59' 40"E
L104	15.00	N46° 00' 20"E
L105	20.00	S43° 59' 40"E
L106	26.30	N46° 00' 20"E
L107	20.00	N43° 59' 40"W
L108	26.30	S46° 00' 20"W
L109	14.50	S89° 37' 04"W
L110	5.84	N70° 40' 35"W
L111	16.97	S00° 22' 56"E
L112	20.00	N89° 37' 04"E
L113	15.00	N00° 22' 56"W
L114	20.00	N89° 37' 04"E
L115	16.41	N00° 22' 56"W
L116	5.50	S89° 37' 04"W
L117	1.41	S00° 22' 56"E
L118	14.50	S89° 37' 04"W
L119	15.00	S00° 22' 56"E
L120	14.50	N17° 17' 24"W
L121	20.00	S13° 32' 42"E
L122	7.11	N21° 27' 06"E
L123	20.18	S17° 17' 24"E
L124	35.17	S80° 24' 51"W
L125	20.00	N09° 35' 09"W
L126	32.47	N80° 24' 51"E
L127	6.43	S24° 13' 16"E

Line Table		
Line	Length	Direction
L128	12.41	S00° 37' 56"E
L129	20.00	N89° 22' 04"E
L130	8.23	S00° 37' 56"E
L131	3.28	S24° 13' 16"E
L132	3.33	S01° 08' 38"W
L133	20.60	S71° 38' 13"W
L134	25.67	S02° 40' 47"E
L135	13.88	S89° 22' 04"W
L136	12.51	S00° 37' 56"E
L137	123.48	S25° 24' 57"W
L138	18.07	S89° 22' 04"W
L139	367.86	S00° 37' 56"E
L140	6.32	N75° 31' 46"E
L141	28.73	S11° 59' 01"W
L142	97.92	N83° 13' 10"E
L143	67.86	S41° 21' 16"E
L144	65.46	S12° 26' 30"E
L145	41.77	S41° 41' 24"W
L146	16.74	N83° 56' 13"W
L147	24.57	N64° 34' 51"W
L148	110.72	S41° 30' 26"W
L149	48.80	S00° 37' 56"E
L150	83.43	S15° 22' 09"W
L151	73.95	S28° 48' 35"W
L155	55.35	N00° 06' 25"E

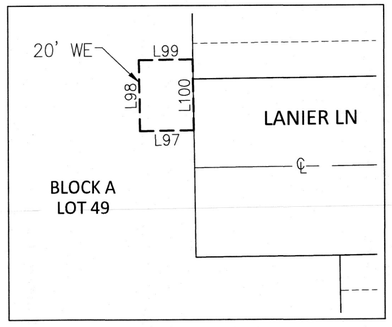
Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	107.91	775.00	7°58'39"	107.82	N86° 38' 36"W
C2	107.91	775.00	7°58'39"	107.82	S86° 38' 36"E
C3	44.91	35.00	73°31'21"	41.89	N53° 52' 15"W
C4	117.31	250.00	26°53'05"	116.23	S30° 33' 08"E
C5	202.40	250.00	46°23'15"	196.92	S67° 11' 18"E
C6	82.86	250.00	18°59'27"	82.48	N79° 52' 21"E
C7	486.10	615.00	45°17'13"	473.54	S21° 21' 04"E
C8	497.91	615.00	46°23'15"	484.43	S67° 11' 18"E
C9	85.13	250.00	19°30'36"	84.72	S09° 22' 22"W
C10	54.98	35.00	90°00'00"	49.50	N45° 22' 56"W
C12	116.77	250.00	26°45'44"	115.71	S76° 14' 12"W
C13	43.00	250.00	9°51'16"	42.95	N67° 46' 58"E
C14	147.37	300.00	28°08'46"	145.90	S14° 27' 18"E
C15	245.97	325.00	43°21'45"	240.14	S22° 18' 48"E
C16	263.13	325.00	46°23'15"	256.00	S67° 11' 18"E
C17	54.98	35.00	90°00'00"	49.50	N44° 37' 04"E
C18	29.12	800.00	2°05'09"	29.12	N89° 35' 21"W
C19	20.07	800.00	1°26'15"	20.07	N83° 22' 24"W
C20	21.61	800.00	1°32'52"	21.61	S83° 25' 43"E
C21	4.11	10.00	23°33'23"	4.08	N77° 35' 23"E
C22	13.38	50.00	15°20'06"	13.34	S73° 28' 44"W
C23	4.64	10.00	26°34'16"	4.60	S07° 09' 53"E
C24	55.38	50.00	63°27'52"	52.59	N67° 07' 17"W
C25	26.57	275.00	5°32'10"	26.56	S46° 45' 45"E
C26	4.11	10.00	23°33'23"	4.08	S12° 09' 37"E
C27	28.78	50.00	32°58'26"	28.38	N07° 27' 06"W
C28	37.14	50.00	42°33'45"	36.29	N30° 19' 00"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C29	53.74	50.00	61°34'35"	51.19	N82° 23' 10"E
C30	4.11	10.00	23°33'23"	4.08	N78° 36' 14"W
C31	37.14	50.00	42°33'45"	36.29	N30° 19' 00"E
C32	4.11	10.00	23°33'23"	4.08	N77° 50' 23"E
C33	1.07	50.00	1°13'22"	1.07	S66° 40' 22"W
C34	24.27	50.00	27°48'37"	24.03	N09° 16' 09"E
C35	4.11	10.00	23°33'23"	4.08	S11° 23' 46"W
C36	37.14	50.00	42°33'45"	36.29	N25° 55' 02"W
C44	16.49	275.00	3°26'09"	16.49	S64° 34' 25"W
C45	7.08	180.00	2°15'18"	7.08	S42° 52' 02"E
C46	28.39	470.00	3°27'39"	28.39	S45° 43' 30"E
C47	28.39	470.00	3°27'39"	28.39	S45° 43' 30"E
C48	30.97	180.00	9°51'27"	30.93	S48° 55' 24"E
C49	24.92	625.00	2°17'04"	24.92	S83° 47' 49"E
C50	29.12	925.00	1°48'14"	29.12	N89° 43' 49"W
C51	63.06	87.51	41°17'02"	61.70	N21° 28' 29"W
C52	103.50	105.19	56°22'36"	99.37	N13° 22' 00"W
C53	47.35	62.50	43°24'15"	46.22	N06° 49' 33"W
C54	8.06	20.50	22°30'57"	8.00	N39° 47' 09"W
C55	30.81	276.35	6°23'16"	30.79	S69° 30' 30"W
C56	106.60	325.00	18°47'33"	106.12	N18° 15' 09"W
C57	356.84	760.00	26°54'07"	353.57	N57° 26' 44"W
C58	15.65	239.50	3°44'41"	15.65	N74° 34' 57"E
C59	18.80	219.50	4°54'22"	18.79	N74° 00' 06"E
C60	20.03	276.35	4°09'11"	20.03	S68° 43' 04"W
C61	63.90	98.80	37°03'09"	62.79	S47° 57' 20"W
C62	150.95	625.00	13°50'18"	150.59	S07° 33' 05"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C63	37.88	30.00	72°20'43"	35.41	S60° 36' 29"E
C64	150.15	570.97	15°04'01"	149.71	S31° 58' 08"E
C65	43.03	39.22	62°52'11"	40.91	S08° 04' 53"E
C66	121.28	89.01	78°03'52"	112.11	S23° 45' 17"W
C67	124.39	118.45	60°10'11"	118.75	S61° 57' 49"E
C68	38.52	30.00	73°34'08"	35.93	S04° 54' 20"W
C69	50.24	48.24	59°39'39"	48.00	N32° 39' 12"W
C70	284.75	472.73	34°30'45"	280.46	S24° 07' 21"W
C71	77.53	60.00	74°02'25"	72.25	S78° 23' 56"W
C72	50.07	86.82	33°02'34"	49.38	N43° 00' 04"W
C73	78.16	192.55	23°15'28"	77.63	S36° 56' 23"W
C74	39.38	43.94	51°20'35"	38.07	S81° 34' 04"W
C75	33.54	19.83	96°56'09"	29.68	N19° 21' 49"W
C76	35.14	40.00	50°20'10"	34.02	S40° 32' 14"W
C77	137.41	131.64	59°48'22"	131.26	S35° 48' 08"W
C78	194.04	248.11	44°48'33"	189.13	S33° 15' 11"E
C79	29.48	20.00	84°28'03"	26.89	S13° 25' 26"E
C80	52.67	250.00	12°04'19"	52.58	S06° 25' 05"E
C81	162.26	500.00	18°35'37"	161.55	N09° 11' 23"W



DETAIL 'A'
SCALE: 1"=30'



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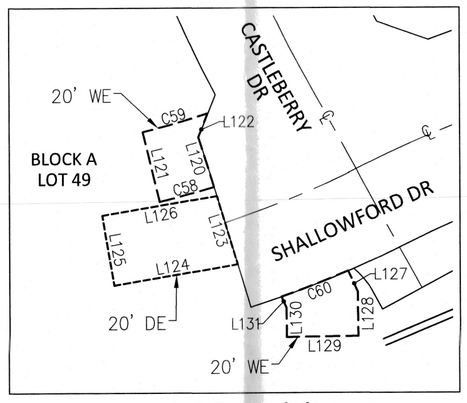

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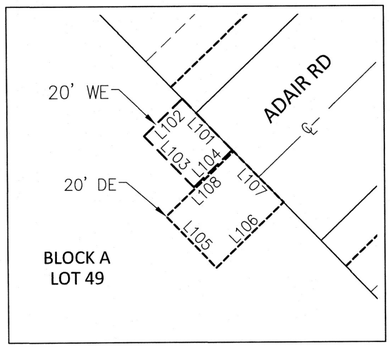
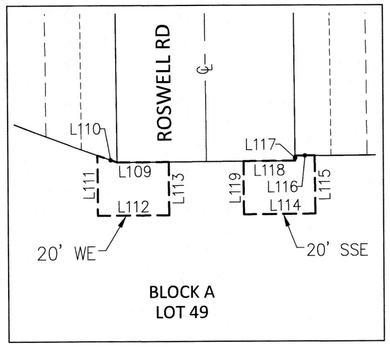


DETAIL 'C'
SCALE: 1"=30'



DETAIL 'D'
SCALE: 1"=30'

GENERAL NOTES:

1. OPEN SPACE LOTS AND DRAINAGE AND DETENTION SHALL BE MAINTAINED, REPAIRED AND REPLACED BY THE HOA.
2. THE PROPOSED SUBDIVISION WILL BE SERVED BY WATER, WASTEWATER, ROADWAY & DRAINAGE AS FOLLOWS:
   - 2.1. WATER – CONNECTIONS TO EXISTING WATER LINE AT MIMS ROAD
   - 2.2. WASTEWATER – CONNECTION TO EXISTING WASTEWATER LINE AT MIMS ROAD
   - 2.3. ROADWAY – CONNECTIONS TO EXISTING ROADWAYS MIMS ROAD & RENEE DRIVE
   - 2.4. DRAINAGE – DRAINAGE TO DETENTION PONDS

FINAL PLAT

PEACHTREE MEADOWS

LOTS 1-6, & 49, BLOCK A; LOTS 7 & 8, BLOCK B;
LOTS 8-11, BLOCK C; LOTS 11-15, BLOCK E;
LOTS 15-25, BLOCK G; LOTS 1-21, BLOCK H;
LOTS 1-39, BLOCK I; LOTS 1-28, BLOCK J;
LOTS 1-21, BLOCK K; LOTS 1-12, BLOCK L; LOTS 1-4, BLOCK M
140.494 ACRES/6,119,939 SQ. FT.
147 SINGLE FAMILY LOTS, 6 OPEN SPACE LOTS AND
1 AMENITY CENTER
SITUATED IN THE
G. WELLS SURVEY, ABSTRACT NO. 219 AND
J. R. JOHNSTON SURVEY, ABSTRACT NO. 128
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
P2024-001

April 17, 2025
EXIST. ZONING: PD-101
LAND USE: SF-10
SHEET 2 OF 3

Owner/Applicant:
Qualico Developments (U.S.), Inc.
6950 TPC Drive, Suite 350
McKinney, Texas 75070
Phone: 469-659-6150

Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite 1200
Plano, Texas 75074
Phone: 972-201-3102
Contact: Tom Dayton, PE

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: **Chris Minckler, Information Technology Manager**

DATE: **May 14, 2025**

SUBJECT: **Police Vehicle Laptop Replacements**

Staff is requesting that Council consider authorizing the City Manager to execute a purchase order for the replacement of 35 Getac laptops, for a cost of $137,808, to be funded by the Technology Replacement Fund. The laptops currently being utilized were purchased in 2018 and have begun experiencing hardware failures. The current laptops are installed in the Rockwall Police Department vehicles where reliability is of upmost importance. Due to the devices being installed in vehicles, they experience more wear and tear than your standard laptops.

City of Rockwall

MEMORANDUM

TO: **Mayor and City Council Members**

FROM: **Misty Farris, Purchasing Agent**

DATE: **May 19, 2025**

SUBJECT: **Consider awarding a bid to Advanced Pipe Repair for Manhole Rehabilitation Project**

Approved in the Water Sewer Fund, Wastewater operating budget is $175,000 to rehab approximately 30 manholes. The Project involves cleaning, removing debris, removing existing lining (coating) and concrete, preparing all surfaces and recoating the manholes. Sealed competitive bids were solicited for this project. Bids were received from Magnum Manhole $185,759, Advanced Pipe Repair $171,700, Lewis Concrete Restoration $249,600, Ace Pipe $658,002, and Madero Engr & Const $234,416. The apparent low bidder is Advanced Pipe Repair.

Staff would like to move forward with this project by rehabbing all 30 manholes.

Consider awarding a bid to Advanced Pipe Repair and authorizing the City Manager to execute associated contract(s) in an amount not to exceed $171,700 for the rehabilitation of 30 manholes within the city - to be funded by the Wastewater Operating Budget - and take any action necessary.

ATTACHMENTS:
None

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:	May 19, 2025
APPLICANT:	James Jackson
CASE NUMBER:	Z2025-017; *Specific Use Permit for a Church/House of Worship at 670 Stodghill Road*

SUMMARY

Hold a public hearing to discuss and consider a request by James Jackson on behalf of Eastridge Church of Christ for the approval of a *Specific Use Permit (SUP)* for a *Church/House of Worship* on a 15.159-acre parcel of land identified as a portion of Lot 1, Block A, Rockwall Lakeside Church of Christ Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the FM-549 Overlay (FM-549 OV) District, addressed as 670 N. Stodghill Road, and take any action necessary.

BACKGROUND

The subject property was annexed into the City of Rockwall on March 16, 1998 by *Ordinance No. 98-10* (*i.e. Case No. A1998-001*). At the time of annexation, the subject property was zoned Agricultural (AG) District and has remained zoned Agricultural (AG) District since annexation. On March 1, 2004, the City Council approved *Ordinance No. 04-16* (*i.e. Case No. Z2004-004*) for a Conditional Use Permit (CUP) for a *House of Worship/Church*, a preliminary plat (*i.e. Case No. P2004-003*), and a site plan (*i.e. Case No. SP2004-001*) for the subject property. Following these approvals, a *Final Plat* (*i.e. Case No. P2004-020*) was adopted on May 17, 2004 and established the subject property as Lot 1, Block A, Rockwall Lakeside Church of Christ Addition. The site plan (*i.e. Case No. SP2004-004*) allowed for the construction of a church on an agriculturally zoned property, and the conditional use permit (*i.e. Case No. Z2004-004*) allowed an institutional use within an Agricultural (AG) District, which is essentially the same request the applicant is inquiring for today. If the applicant's request were to be approved then it would supersede *Ordinance No. 04-16*. On August 27, 2024, the Planning and Zoning Commission approved an *Exception* (*i.e. Case No. MIS2024-017*) to allow a front yard fence on the subject property. Currently on the subject property is a 54,766 SF church and a 50,000 SF parking lot.

PURPOSE

The applicant -- *James Jackson* -- is requesting the approval of a *Specific Use Permit (SUP)* to allow for an expansion of an existing *Church/House of Worship* within an Agricultural (AG) District on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 670 Stodghill Road. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are three (3) parcels of land (*i.e. 2855, 2785, & 2705 Rolling Meadows Drive*) developed with single-family homes. North of this is Rolling Meadows Drive, 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. Beyond this is the remainder of the Rolling Meadows Estates Subdivision, which consists of 18-residential lots and has been in existence since October 20, 1997. All of these properties are zoned Single-Family Estate District 4.0 (SFE-4).

South: Directly south of the subject property is one (1) parcel of land (*i.e. 588 Stodghill Road*) zoned Agricultural (AG) District and two (2) parcels of land (*i.e. 552 & 556 Stodghill Road*) zoned Single-Family Estate 1.5 District (SFE-1.5). South of this are four (4) parcels of land (*i.e. 516 & 544 Stodghill and 2155 & 2165 Airport Road*) zoned

Agricultural (AG) District, three (3) parcels of land (*i.e. 2067, 2075, 2101 Airport Road*) zoned Single-Family 1 (SF-1) District, and one (1) parcel of land (*i.e. 2065 Airport Road*) zoned Single-Family 16 (SF-16) District. All of these properties are developed with single-family homes with the exception of one (1) vacant lot (*i.e. 2065 Airport Road*). Following this is Airport Road, 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.

East: Directly south of the subject property is the Corporate Limit for the City of Rockwall. Beyond this is Stodghill Road, which is identified as a 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 the Ridgecrest Subdivision, which consists of 45 residential lots and has been in existence since December 22, 2016. All of these properties are zoned Planned Development District 81 (PD-81). West of this is the Greenlee Subdivision, which consists of 21 residential lots and has been in existence since September 25, 1972. Beyond this is the Airport Acres Subdivision, which consists of 20 residential lots and has been in existence since June 15, 1984. All of these properties are zoned Single-Family 10 (SF-10) District.

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 the expansion of an existing *Church/House of Worship* on the subject property. According to the Rockwall Central Appraisal District (RCAD) there is an existing 54,766 SF church and 50,000 SF parking lot situated on the subject property. The applicant's letter details that the proposed expansion will be approximately 31,500 SF and will consist of class rooms and offices. The proposed concept plan also details the proposed locations for parking and the existing access drives surrounding the property. Additionally, the previously approved site plan indicated that 299 parking spaces would be provided with the construction of Phase 1 on the subject property. The current concept plan includes an additional 100 parking spaces, which should meet the requirements outlined in Table 5, *Parking Requirement Schedule*, of Article 06, *Parking and Loading*, in the Unified

Development Code (UDC) for the proposed expansion. Specifically, the expansion includes 5,000 square feet of office space, requiring 17 parking spaces (*i.e. at a ratio of 1 space per 300 square feet of building area*), leaving 83 remaining spaces to serve the proposed 26,500 square feet of classroom space.

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* land use is permitted by Specific Use Permit (SUP) in an Agricultural (AG) District. The Specific Use Permit (SUP) process allows "…discretionary consideration of certain uses that would typically be considered incompatible within certain locations of a zoning district, but may become compatible with the addition of special provisions, conditions or restrictions." Staff should point out that there is currently an existing *Church/House of Worship* already located at 670 N. Stodghill Road that was constructed in 2005; however, the expansion proposed by the applicant consists of a new buildings and future offices that were not originally identified on the Conditional Use Permit (SUP) approved in 2004 and these new improvements must be reviewed by the Planning and Zoning Commission and City Council.

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 *Central District*. The OURHometown Vision 2040 Comprehensive Plan describes the *Central District* as being "… composed of a wide range of land uses that vary from single-family to industrial." In this case, the applicant is requesting to construct an expansion to an existing *Church/House of Worship*. Given this, the applicant's proposal appears to meet the intent of the district. That being said, this is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On April 18, 2025, staff mailed 35 notices to property owners and occupants within 500-feet of the subject property. In addition, staff notified The Rolling Meadows Estates Homeowner's Association (HOA), which is the only Homeowners Association (HOA) or Neighborhood Organization 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 two (2) notices in opposition to 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 *Church/House of Worship* within an Agricultural (AG) District, then staff would propose the following conditions of approval:

(1) The proposed *Church/House of Worship* shall conform to the Concept Plan depicted in *Exhibit 'B'* of the Specific Use Permit (SUP) ordinance; and,

(2) The subject property shall be required to submit and receive approval for a site plan and replat prior to the issuance of a building permit; and,

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

PLANNING AND ZONING COMMISSION

On May 13, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the *Specific Use Permit (SUP)* by a vote of 4-0, with Commissioners Thompson and Hustings absent, and one (1) vacant seat.

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	670 Hwy 3576				
SUBDIVISION		LOT		BLOCK	
GENERAL LOCATION					

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	AG		CURRENT USE	Church	
PROPOSED ZONING	SUP		PROPOSED USE	Church	
ACREAGE	15.159	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	Eastridge Church of Christ	☑ APPLICANT	James Jackson
CONTACT PERSON		CONTACT PERSON	James Jackson
ADDRESS		ADDRESS	1085 Hidden Lakes Way
CITY, STATE & ZIP		CITY, STATE & ZIP	Rockwall, TX 75087
PHONE		PHONE	972-571-5467
E-MAIL		E-MAIL	debjack5264@Yahoo.Com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Dwight Walker [*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 $ 327.39 *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."*

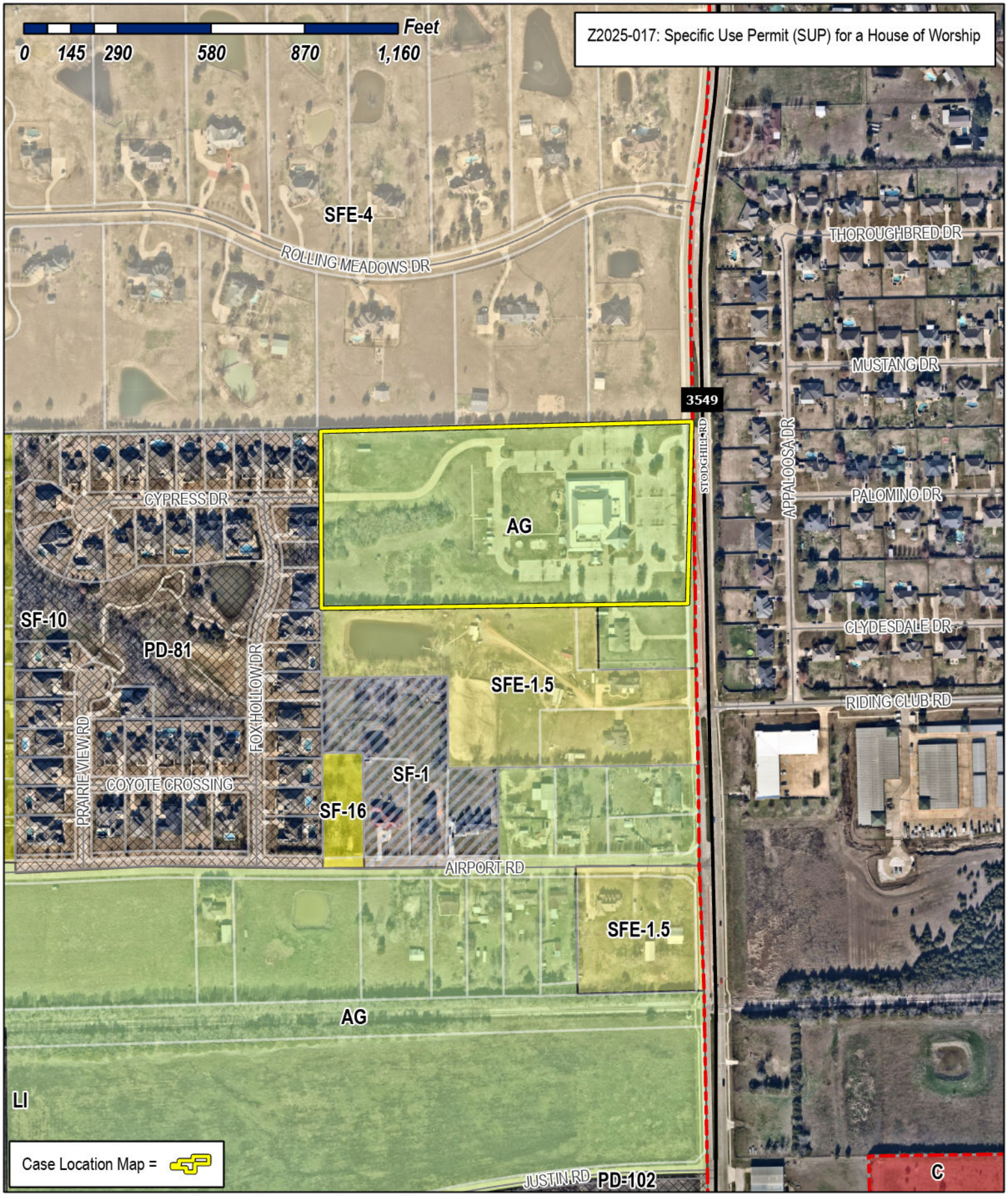
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 4 *DAY OF* MARCH, *20* 25

OWNER'S SIGNATURE Dwight Walker

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS [signature]

MOLLY RACHELLE IRBY
Notary Public, State of Texas
Comm. Expires 09-20-2025
Notary ID 133341141

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.

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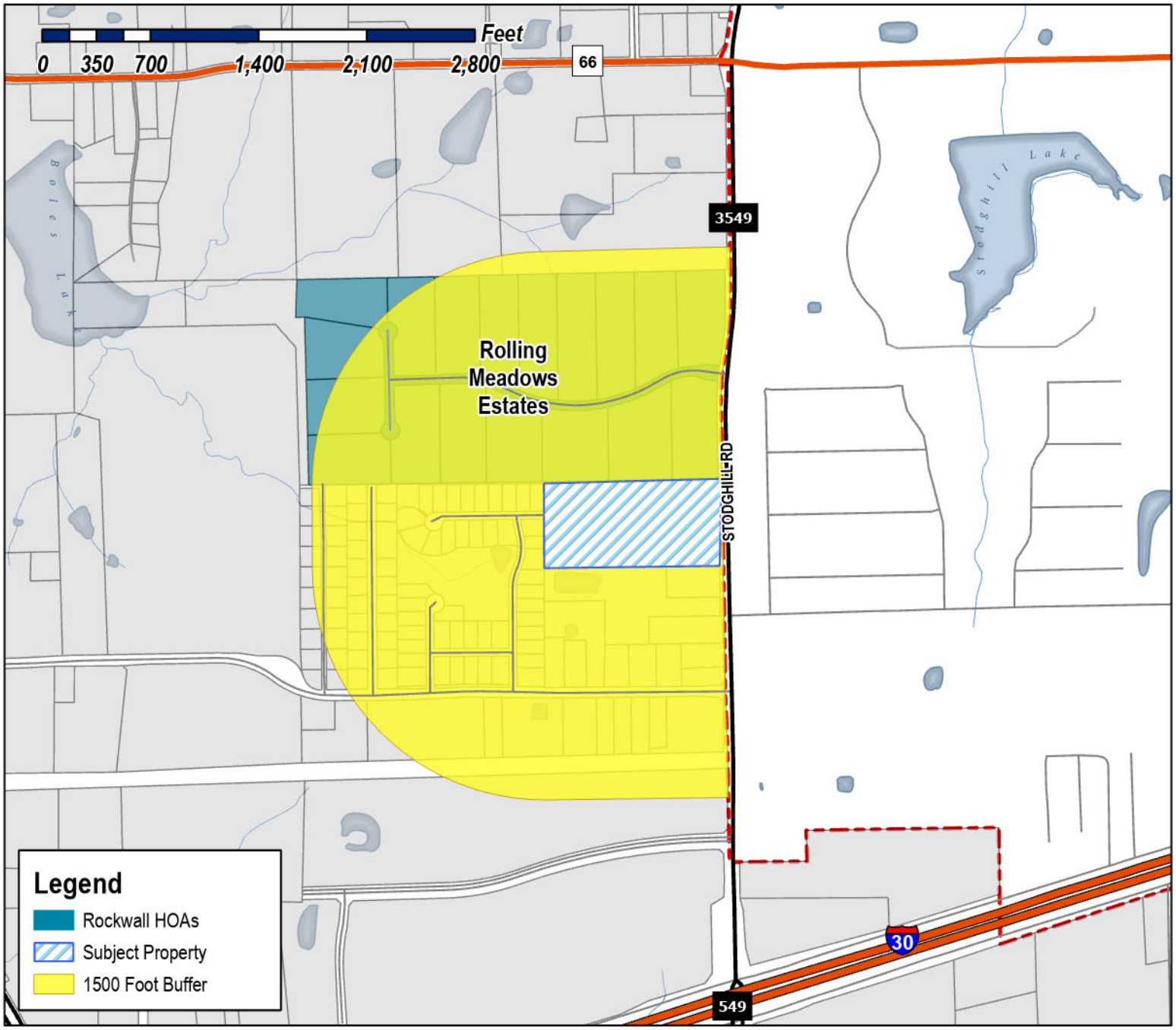
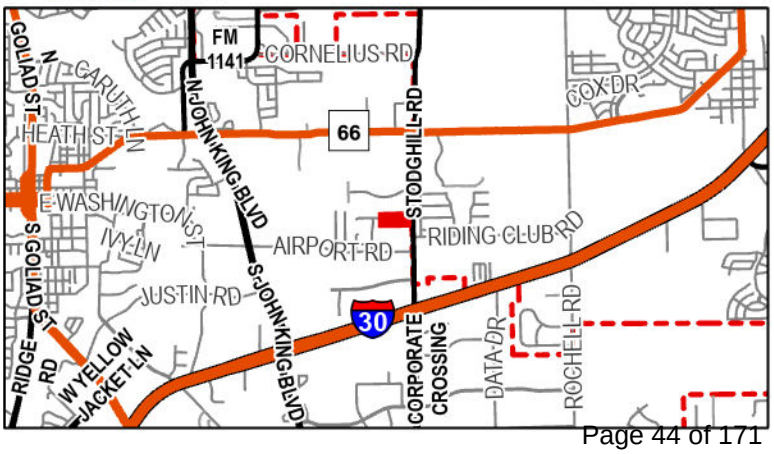


Case Number: Z2025-017
Case Name: Specific Use Permit for a House of Worship
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 670 Stodghill Road



Date Saved: 4/11/2025
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 [Z2025-017]
Date:	Wednesday, April 23, 2025 3:25:05 PM
Attachments:	Public Notice (04.17.2025).pdf HOA Map (04.17.2025).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, April 25, 2025. The Planning and Zoning Commission will hold a public hearing on Tuesday, May 13, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, May 19, 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.

Z2025-017: SUP for a House of Worship
Hold a public hearing to discuss and consider a request by James Jackson on behalf of Eastridge Church of Christ for the approval of a Specific Use Permit (SUP) for a Church/House of Worship on a 15.159-acre parcel of land identified as a portion of Lot 1, Block A, Rockwall Lakeside Church of Christ Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the FM-549 Overlay (FM-549 OV) District, addressed as 670 N. Stodghill Road, 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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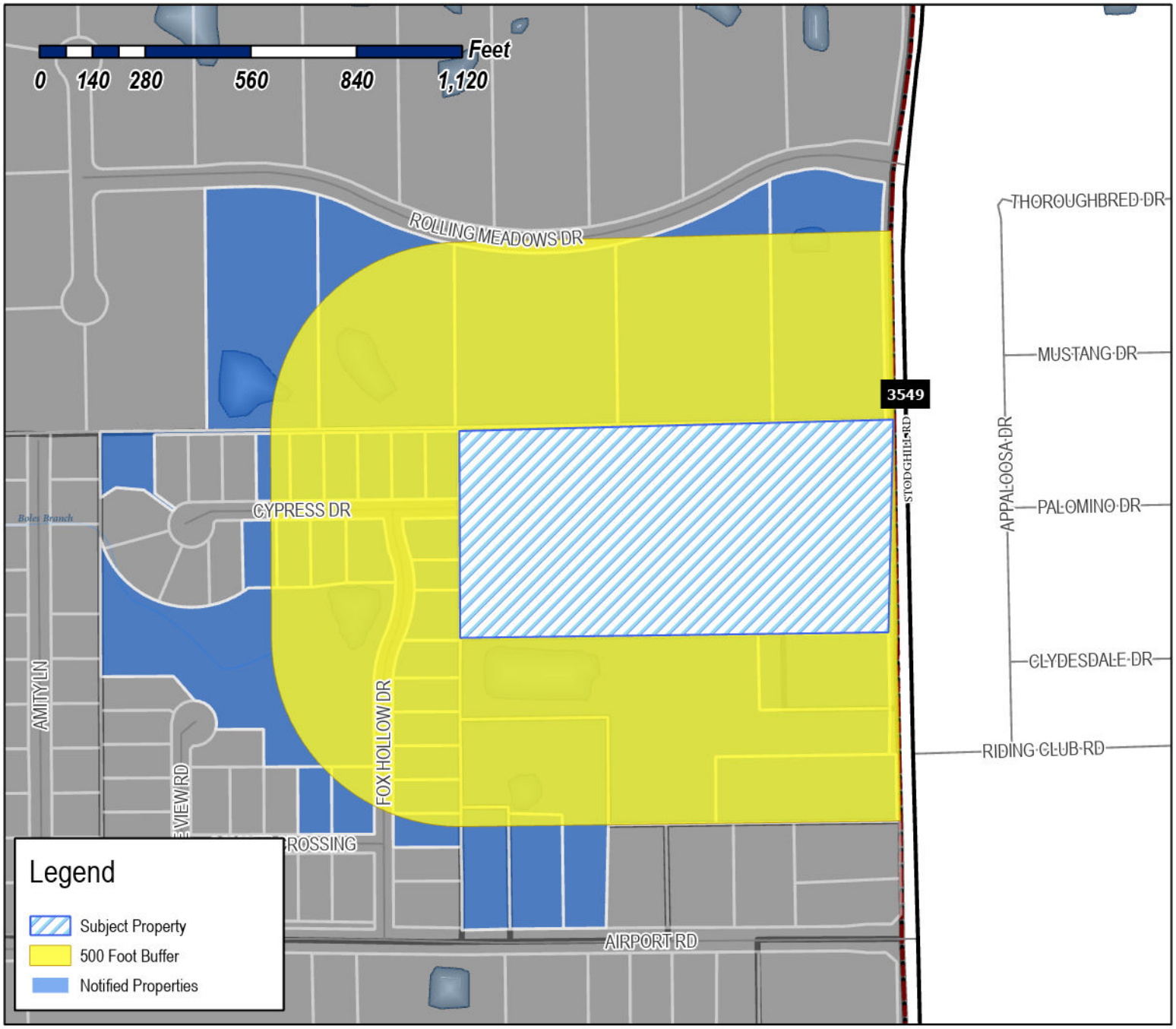

Case Number: Z2025-017
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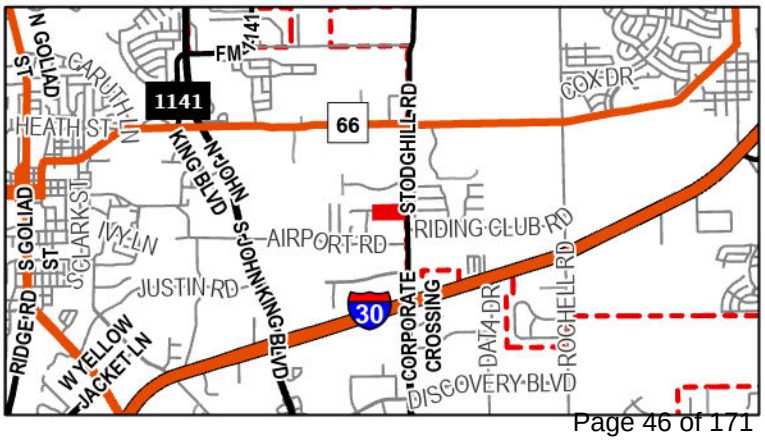

Date Saved: 4/11/2025
For Questions on this Case Call: (972) 771-7745

RIDGECREST HOMEOWNERS ASSOCIATION INC
1024 S Greenville Ave Ste 230
Allen, TX 75002

RESIDENT
2065 AIRPORT RD
ROCKWALL, TX 75087

DANIEL FAMILY TRUST
GERZIM DANIEL & JENIS GERZIM - CO-TRUSTEES
2067 AIRPORT RD
ROCKWALL, TX 75087

EPTON JEREMY L & KRISTI LYNN HELMER
2075 Airport Rd
Rockwall, TX 75087

EVANS GARY L & BECKY
2585 ROLLING MEADOWS DR
ROCKWALL, TX 75087

SCARBOROUGH THOMAS M AND KRISTINE B
2614 CYPRESS DR
ROCKWALL, TX 75087

SHARKEY LOGAN & LACEY
2615 COYOTE XING
ROCKWALL, TX 75087

MULLINS AUDREY M AND DAVID J
2617 CYPRESS DRIVE
ROCKWALL, TX 75087

PATE THUY LANCASTER AND MARC JASON
2618 CYPRESS DRIVE
ROCKWALL, TX 75087

DE MEYER GUILAUME & JIRAPORN HEEPKAEW
2619 COYOTE CROSSING
ROCKWALL, TX 75087

JACOBS REVOCABLE LIVING TRUST
2621 CYPRESS DR
ROCKWALL, TX 75087

PEDROZA EDGAR S AND MELISSA R
2622 CYPRESS DR
ROCKWALL, TX 75087

HANSEN FRED A AND MARY CAMPBELL
2625 CYPRESS DRIVE
ROCKWALL, TX 75087

DONNA ORR PROTECTION TRUST
DONNA ORR - TRUSTEE
2625 Rolling Meadows Dr
Rockwall, TX 75087

MAHAFDHAH LIVING TRUST
BASIL MAHAFDHAH AND DUNIA ALSROUJI-TRUSTEES
2626 CYPRESS DRIVE
ROCKWALL, TX 75087

HOLLON MICHAEL AND PATTI JO
2629 CYPRESS DRIVE
ROCKWALL, TX 75087

RICHARDSON HERNDON JR AND KIMBERLY RENEE
2701 CYPRESS DRIVE
ROCKWALL, TX 75087

GARCIA DAVID ALBERTO & SARAH BETH
2705 CYPRESS DRIVE
ROCKWALL, TX 75087

MELNICK JEFFREY CREIGHTON AND ANN YARROLL- MELNICK
2705 ROLLING MEADOWS DR
ROCKWALL, TX 75087

THOMPSON BENJAMIN KYLE III & JESSICA
2785 ROLLING MEADOWS DR
ROCKWALL, TX 75087

DUVALL ERIC A AND TRISHA J
2855 ROLLING MEADOWS DR
ROCKWALL, TX 75087

VALDERAS HECTOR AND DIANE M
301 FOX HOLLOW DRIVE
ROCKWALL, TX 75087

JOHNSON THOMAS L AND PEGGY M
307 FOX HOLLOW DR
ROCKWALL, TX 75087

SPARLING KIRK D AND DARLA
311 FOX HOLLOW DR
ROCKWALL, TX 75087

RESIDENT
312 FOX HOLLOW DR
ROCKWALL, TX 75087

PLUNK TIMOTHY D AND CHRISTY A
315 FOX HOLLOW DRIVE
ROCKWALL, TX 75087

LAPEYROLERIE ANDRE J & PAMELA A
319 FOX HOLLOW DR.
ROCKWALL, TX 75087

HEIDMAN ANGELA DAWN AND JOHN SCOTT
323 FOX HOLLOW DR
ROCKWALL, TX 75087

NEWHOUSE SCOTT & LINDSAY
327 FOX HOLLOW DR
ROCKWALL, TX 75087

LAMB JESSICA LAUREN AND SUZANNE KATHLEEN ROBINSON
331 FOX HOLLOW DR
ROCKWALL, TX 75087

RESIDENT
552 N FM3549 STODGHILL RD
ROCKWALL, TX 75087

2024 J LARSON REVOCABLE TRUST
JUDY KAY LARSON - TRUSTEE
556 N STODGHILL RD
ROCKWALL, TX 75087

RESIDENT
588 STODGHILL RD
ROCKWALL, TX 75087

LAKESIDE CHURCH OF CHRIST OF ROCKWALL
670 STODGHILL ROAD
ROCKWALL, TX 75087

MAYNARD VON & CAROLYM
PO BOX 838
FATE, TX 75132

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:

Z2025-017: Specific Use Permit (SUP) for a House of Worship

Hold a public hearing to discuss and consider a request by James Jackson on behalf of Eastridge Church of Christ for the approval of a *Specific Use Permit (SUP)* for a *Church/House of Worship* on a 15.159-acre parcel of land identified as a portion of Lot 1, Block A, Rockwall Lakeside Church of Christ Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the FM-549 Overlay (FM-549 OV) District, addressed as 670 N. Stodghill 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, May 13, 2025 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, May 19, 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, May 19, 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. Z2025-017: Specific Use Permit (SUP) for a 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

APR 24 2025

PUBLIC NOTICE

CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

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PLEASE RETURN THE BELOW FORM

Case No. Z2025-017: Specific Use Permit (SUP) for a 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.

Traffic already cuts through my neighborhood on Sundays & Wednesdays. Our area already has issues with water runoff & more concrete will only make that problem even more!

Name: Christy Hester

Address: 405 Fox Hollow 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.

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PLEASE RETURN THE BELOW FORM

Case No. Z2025-017: Specific Use Permit (SUP) for a 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.

Concerned with possible increase in traffic flow coming out of the backside of the church and cutting through our Ridgecrest Neighborhood.

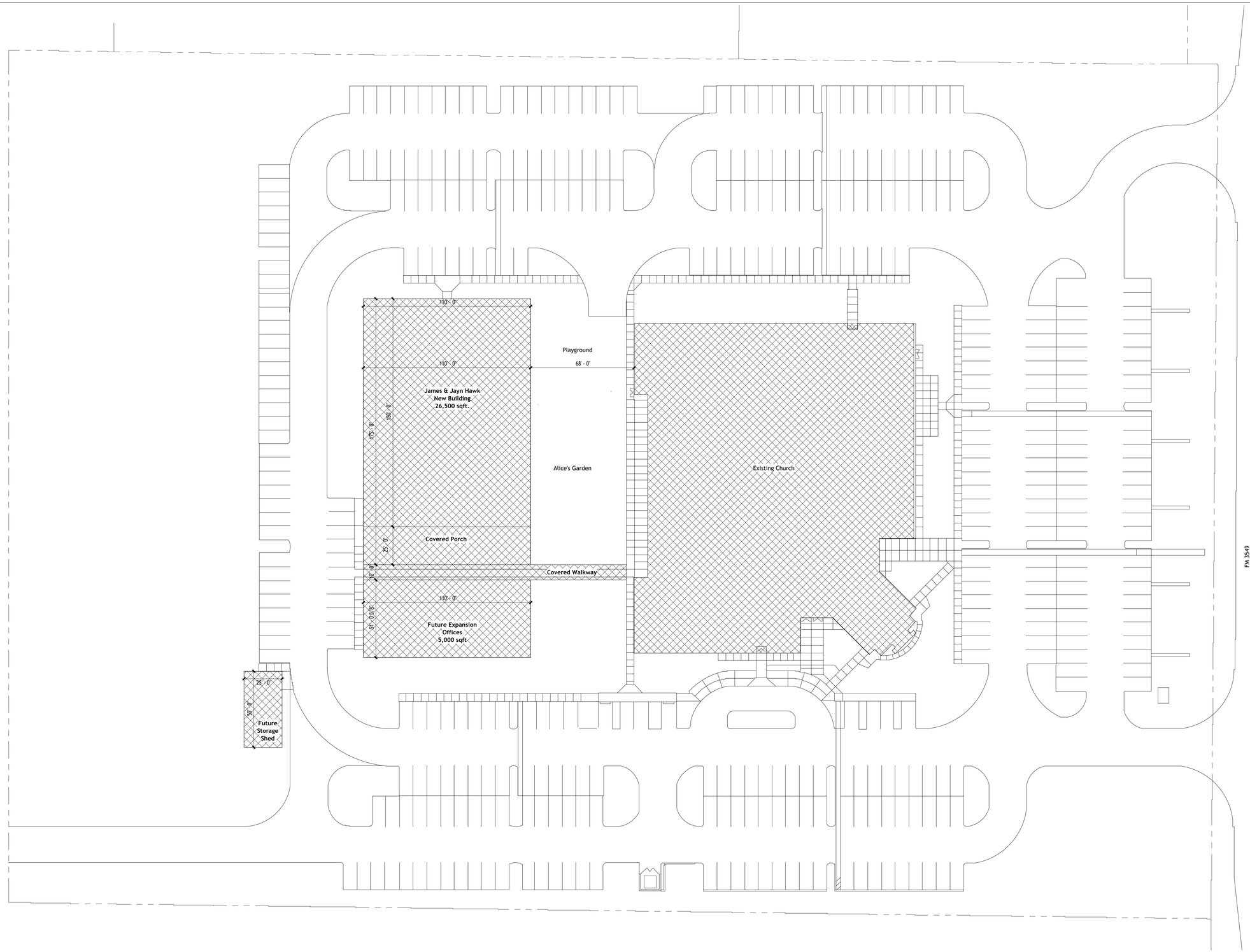
Name: MIKE & CHERYL JACOBS

Address: 2621 CYPRESS DR. 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

CITY OF ROCKWALL • PLANNING AND ZONING DEPARTMENT • 385 S. GOLIAD STREET • ROCKWALL, TEXAS 75087 • P: (972) 771-7745 • E: PLANNING@ROCKWALL.COM



AUTODESK

www.autodesk.com/revit

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No.	Description	Date

East Ridge Church
Project Name
Site Plan

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker

SP100

Scale 1" = 30'-0"

3/10/2025 2:50:18 PM

Z2004-004

CITY OF ROCKWALL

ORDINANCE NO. 04-16

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A CONDITIONAL USE PERMIT TO ALLOW AN INSTITUTIONAL USE ON A TRACT OF LAND DESCRIBED HEREIN; 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, a **Conditional Use Permit** for an **institutional use** within the **(A) Agricultural District** has been requested by Roy Garner of Rockwall Lakeside Church of Christ for the property to be known as **Lots 1 and 2, Block A, Rockwall Lakeside Church of Christ Addition**, and further described herein as Exhibit "A", City and County of Rockwall, Texas; 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 Comprehensive Zoning Ordinance 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 Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a **Conditional Use Permit** for an **institutional use** within the **(A) Agricultural District** has been requested by Roy Garner of Rockwall Lakeside Church of Christ for the property to be known as **Lots 1 and 2, Block A, Rockwall Lakeside Church of Christ Addition**, and further described herein as Exhibit "A", City and County of Rockwall, Texas; and

Section 2. That the Conditional Use Permit shall be subject to the requirements as set forth in **§ 2.1 (A) Agricultural District** of the City of Rockwall Comprehensive Zoning Ordinance (Ord. No. 83-23) in addition to the following conditions:

1. Use of the 44.29-acre subject tract be limited to a church as approved via site plan Case No. SP2004-001.
2. Approval of preliminary and final plats.
3. Approval of site plan (including landscape plan, building elevations, photometric plan, etc...)
4. Approval of engineering plans.
5. Adherence to fire department requirements.

Section 3. 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 4. 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 5. 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 Comprehensive Zoning Ordinance No. 83-23 of the City of Rockwall, Texas, 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 6. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, this 1st day of March, 2004.

Ken Jones, Mayor

ATTEST:

Dorothy Brooks, City Secretary

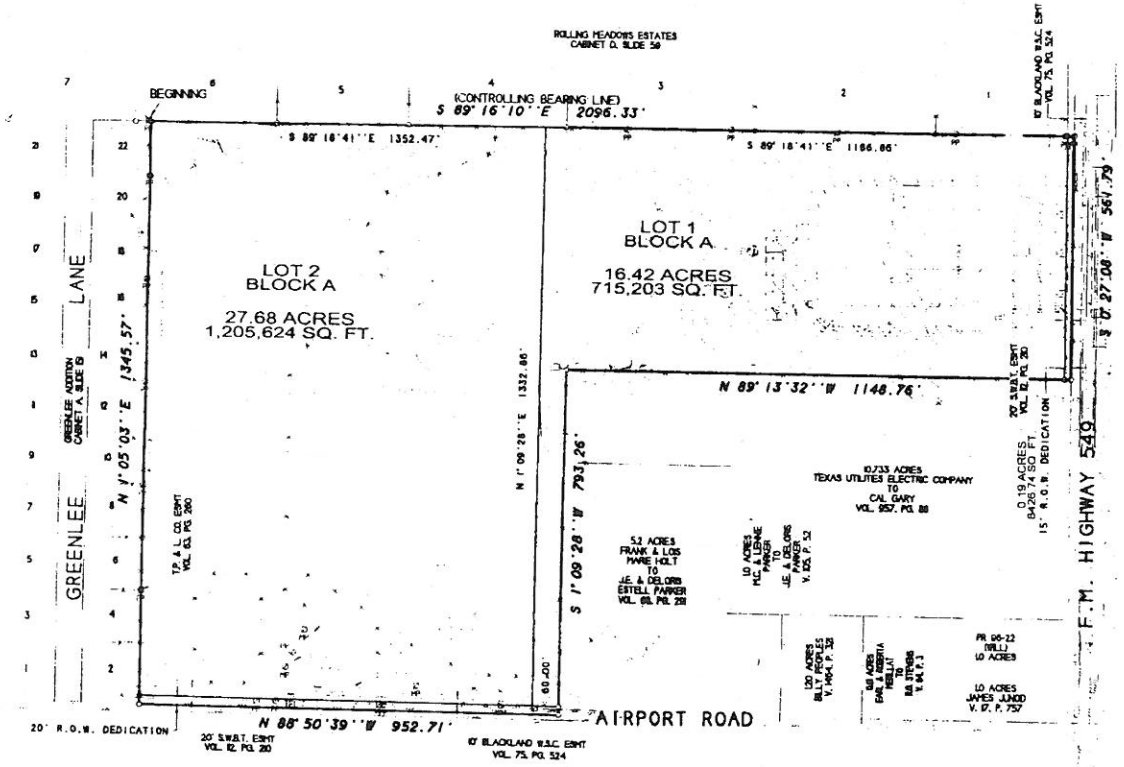
APPROVED AS TO FORM:

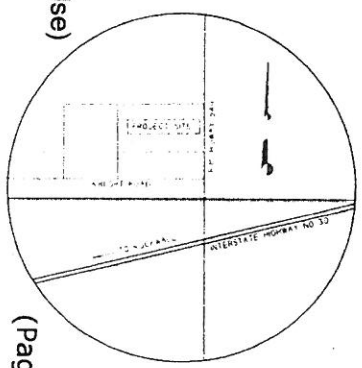
Pete Eckert, City Attorney

CITY OF ROCKWALL TEXAS
SEAL

1st Reading: 02-16-04

2nd Reading: 03-01-04





VICINITY MAP
N.T.S.

OWNER:
ROCKWALL LAKESIDE CHURCH OF CHRIST
CONTACT: ROY GARNER
PHONE: (972) 771-0074

DESCRIPTION

All that certain lot, tract or parcel of land situated in the E.M. ELLIOTT SURVEY, ABSTRACT NO. 77, City of Rockwall, Rockwall County, Texas, and being a part of that 64.88 acres tract of land as described in a Warranty deed from T.B. Moss and wife, Carolyn L. Moss to R.G. Stephens, Joseph Funk, and J.E. Overall, Jr., dated July 21, 1971 and being recorded in Volume 97, Page 420 of the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the North line of said 64.88 acres tract of land, said point being S. 89 deg. 16 min. 40 sec. E., 325.00 feet from the Northwest corner of same, and being in the South line of Lot 6, ROLLING MEADOWS ESTATES, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet D, Slide 59 of the Plat Records of Rockwall County, Texas, said point also being at the Northeast corner of Lot 22, Greenlee Addition, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet A, Slide 151 of the Plat Records of Rockwall County, Texas;

THENCE S. 89 deg. 16 min. 40 sec. E. (Controlling bearing line) along the North line of said 64.88 acres tract and the South line of ROLLING MEADOWS ESTATES, a distance of 2096.33 feet to a 1/2" iron rod found for corner in the West right-of-way line of F.M. Highway 549;

THENCE S. 00 deg. 27 min. 08 sec. W. along said right-of-way line, a distance of 561.79 feet to a 3/8" iron rod found for corner at the Northeast corner of a 10.733 acres tract of land as described in a Deed to Cal Gary as recorded in Volume 957, Page 88 of the Real Property Records of Rockwall County, Texas;

THENCE N. 89 deg. 13 min. 32 sec. W. a distance of 1148.76 feet to a 3/8" iron rod found for corner at the Northwest corner of said Gary tract;

THENCE S. 01 deg. 09 min. 28 sec. W. at 773.06 feet pass a 3/8" iron rod found for witness and continuing for a total distance of 793.26 feet to a point for corner in the center of Airport Road;

THENCE N. 88 deg. 50 min. 39 sec. W. along the center of Airport Road, a distance of 952.71 feet to a point for corner at the Southeast corner of Greenlee Addition;

THENCE N. 01 deg. 05 min. 03 sec. E., at 20.00 feet pass a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for witness and continuing along the East line of Greenlee Addition for a total distance of 1345.57 feet to the POINT OF BEGINNING and containing 44.29 acres of land of which 0.40 acres lies within the margins of Airport Road

NOTES

1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 480547 0005 C dated June 16, 1992, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.

EXHIBIT "A"

2004-003

FEB 0 6 2004

FILE COPY

PRELIMINARY PLAT
* FOR REVIEW PUPOSES ONLY *

ROCKWALL LAKESIDE CHURCH OF CHRIST ADDITION

2 LOTS 44.29 ACRES

E.M. ELLIOTT SURVEY, ABSTRACT NO. 77

CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

STATE OF TEXAS
REGISTERED TO
HAROLD D. FETTY III
5034
PROFESSIONAL
LAND SURVEYOR

Harold D. Fetty III, R.P.L.S. No. 5034

R.S.C.
ROCKWALL SURVEYING CO., INC. LAND SURVEYING
1984 S. FM 551 ROYSE CITY, TX 75189 972-772-5434 PHONE 972-772-5443 FAX

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, SUPERSEDING *ORDINANCE NO. 04-16,* AND AMENDING 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 A *CHURCH/HOUSE OF WORSHIP* ON A 15.159-ACRE PARCEL OF LAND IDENTIFIED AS A PORTION OF LOT 1, BLOCK A, ROCKWALL LAKESIDE CHURCH OF CHRIST 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 James Jackson on behalf of Eastridge Church of Christ for the approval of a *Specific Use Permit (SUP)* for a *Church/House of Worship* on a 15.159-acre parcel of land identified as a portion of Lot 1, Block A, Rockwall Lakeside Church of Christ Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the FM-549 Overlay (FM-549 OV) District, addressed as 670 N. Stodghill Road, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that 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 the approval of this ordinance shall supersede all requirements approved by *Ordinance No. 04-16*; 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 Subsection 01.01*, Land Use Schedule,* of Article 04*, Permissible Uses,* and Subsection 02.01*, Agricultural District*, and Subsection 03.01, *General Residential District Standards,* of Article 05*, District Development Standards,* of the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall -- *as heretofore amended and may be amended in the futur*e -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

DRAFT ORDINANCE 05.19.25

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 conform to the *Site Plan* depicted in *Exhibit 'B'* of this ordinance.

2) The subject property will need to be replatted prior to the issuance of a Building Permit.

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 2ND DAY OF JUNE, 2025.

_____

Tim McCallum, *Mayor*

ATTEST:

DRAFT ORDINANCE 05.19.2025

_____

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____

Frank J. Garza, *City Attorney*

1st Reading: *May 19, 2025*

2nd Reading: *June 2, 2025*

DRAFT ORDINANCE 05.19.2025

Exhibit 'A':
Location Map

Address: 670 N. Stodghill Road

Legal Description: A Portion of Lot 1, Block A, Rockwall Lakeside Church of Christ Addition

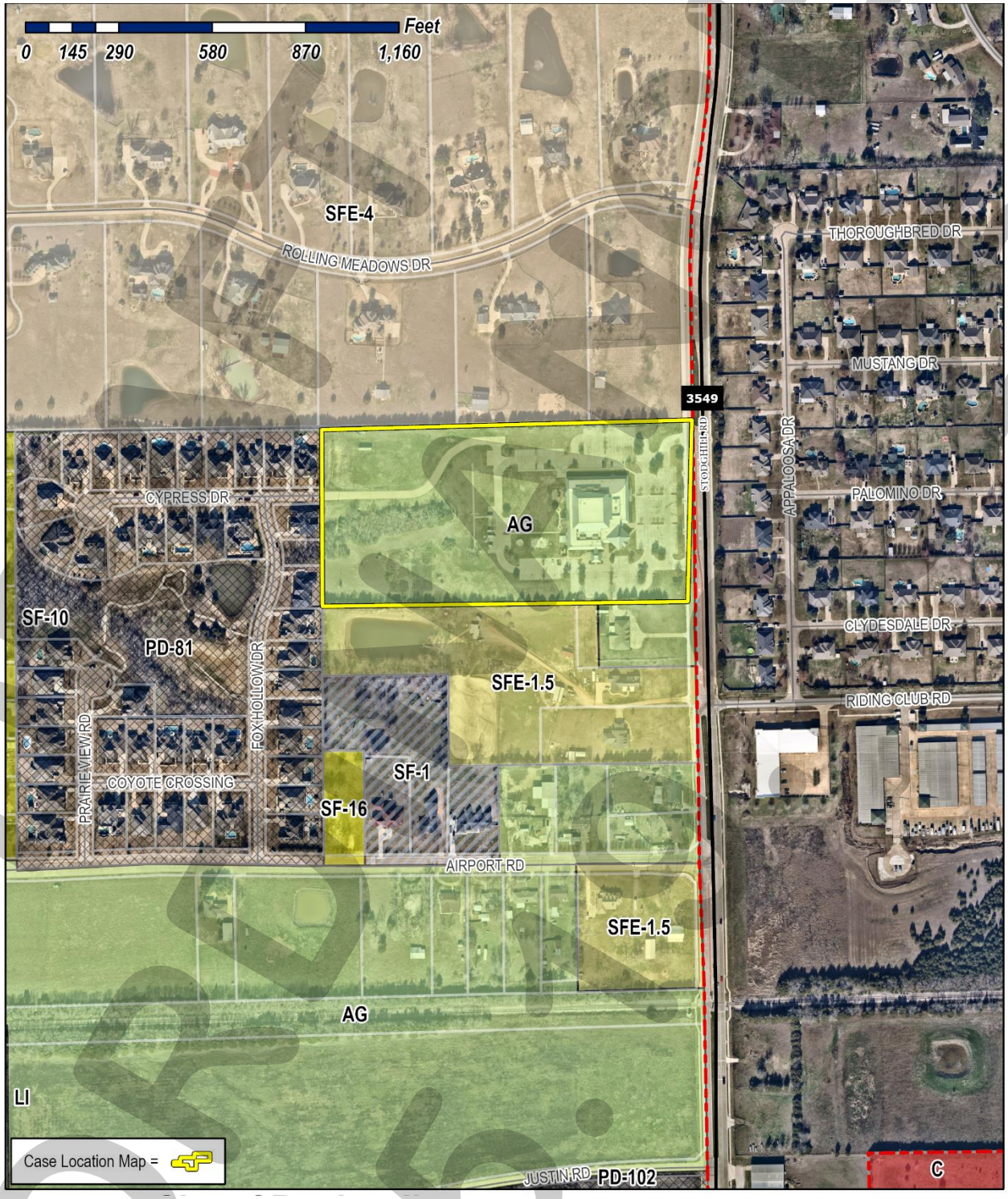
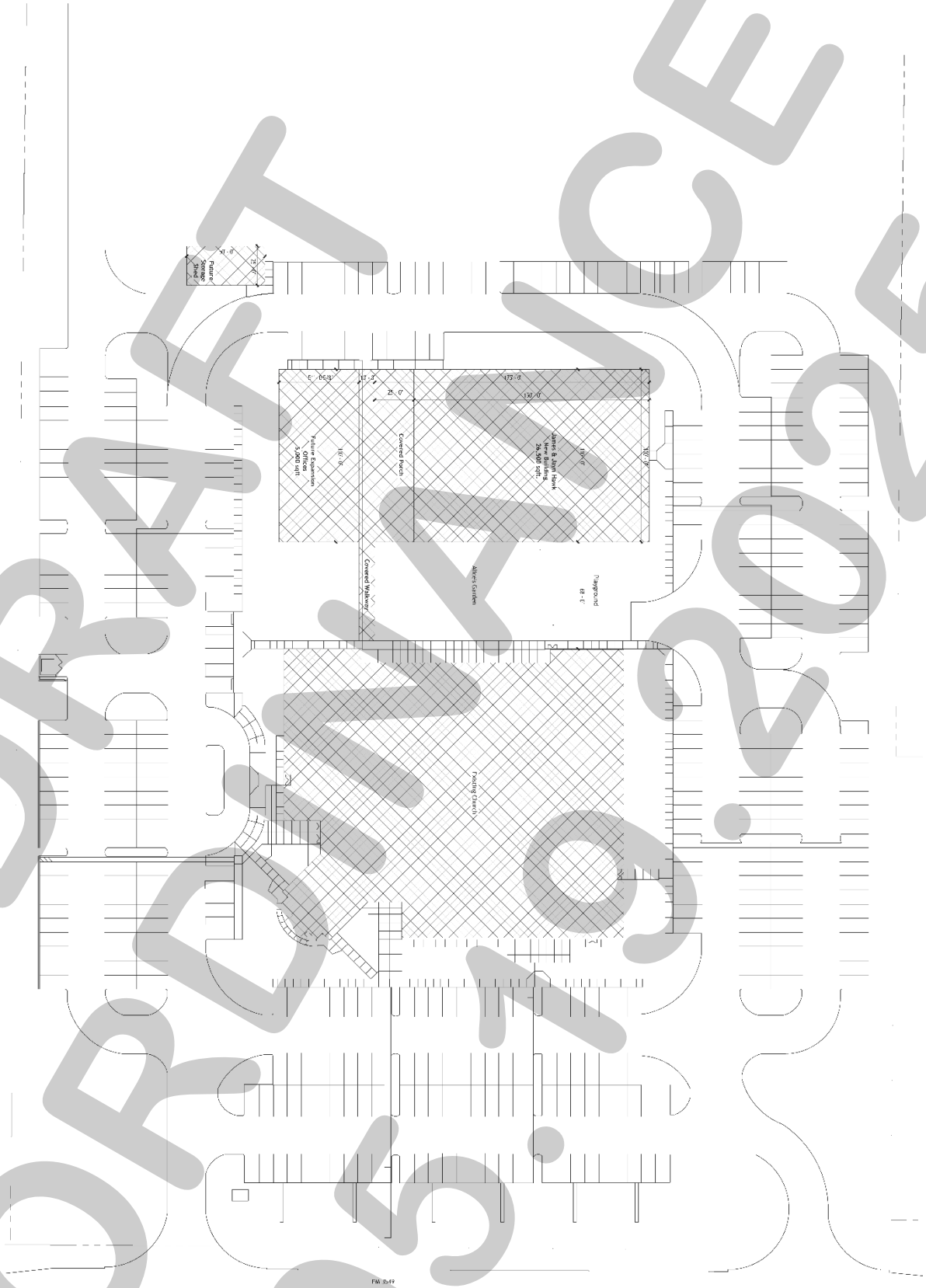


Exhibit 'B':
Concept Plan



DRAFT ORDINANCE 05.19.2025

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:	May 19, 2025
APPLICANT:	Adam Buczek; *Skorburg Company*
CASE NUMBER:	Z2025-018; *Zoning Change (AG to SF-1) for 379 N. Country Lane*

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 Single-Family 1 (SF-1) District on a 2.581-acre portion of a larger 101.43-acre tract of land identified as Tract 4 of the J. M. Gass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 379 N. Country Lane, 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 March 15, 2024, the applicant -- *Adam Buczek* -- submitted an application requesting to change the zoning of the subject property from an Agricultural (AG) District to a Single-Family 1 (SF-1) District. The applicant has indicated that the purpose of the zoning change is to rezone the 2.581-acre portion of the 101.43-acre tract of land leftover from the Erwin Farms Subdivision zoning case (*i.e. Case No. Z2025-005*). Under this case, a 98.316-acre portion of the property was rezoned to Planned Development District 104 (PD-104), which allows for a 123-lot single-family, residential subdivision that consists 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 addressed as 379 N. Country Lane. 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 the remaining 98.316-acre portion of the a larger 101.43-acre tract of land identified as Tract 4 of the J. M. Gass Survey, Abstract No. 88, which is zoned Planned Development District 104 (PD-104) for Single-Family 10 (SF-10) District land uses. Beyond this 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. South of this thoroughfare 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 is the remaining 98.316-acre portion of the a larger 101.43-acre tract of land identified as Tract 4 of the J. M. Gass Survey, Abstract No. 88 which is zoned Planned Development District 104 (PD-104) for Single-Family 10 (SF-10) District land uses. Beyond this is: [*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 is requesting to rezone the 2.581-acre tract of land from an Agricultural (AG) District to a Single-Family 1 (SF-1) District. The applicant has stated that if approved, it would be the property owner's intent to subdivide the property into two (2) parcels of land -- *each being a minimum of one (1) acre in size* -- in the future. It should be noted, that if this zoning change is approved, any development on the subject property will be required to adhere to all applicable requirements of the Unified Development Code (UDC) for a property that is zoned Single-Family 1 (SF-1) District.

CONFORMANCE WITH THE CITY'S CODES

According to Subsection 05.02, *Single-Family 1 (SF-1) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(t)he Single-Family 1 (SF-1) District is the property zoning classification for larger, single-family lots that are a minimum of one (1) acre in size … [*and*] is also intended to be used for developments that incorporate public/private parks, denominational and private schools, and churches that are essential in creating the basic neighborhood unit." The requested zoning change does appear to conform to the surrounding area. If the applicant's zoning request is approved, the subject property will be required to conform to all of the requirements stipulated for a property in a Single-Family 1 (SF-1) District, which are summarized as follows:

TABLE 1: SINGLE -FAMILY 1 (SF-1) DISTRICT STANDARDS

DWELLING UNITS/LOT	1.0
DWELLING UNITS/ACRE [1]	1.0
MINIMUM DWELLING UNIT SIZE	2,500
MINIMUM LOT AREA	8,400 SF
MINIMUM LOT WIDTH [2]	70'
MINIMUM LOT DEPTH	100'
MINIMUM FRONT YARD SETBACK	20'
MINIMUM SIDE YARD SETBACK [3]	6'
MINIMUM REAR YARD SETBACK	10'
MINIMUM BETWEEN BUILDINGS	10'
MAXIMUM BUILDING HEIGHT	36'
MAXIMUM LOT COVERAGE	45.00%
MINIMUM REQUIRED PARKING SPACES [4] & [5]	2

NOTES:
[1]: *THE SINGLE-FAMILY 1 (SF-1)*
[2]: *FRONTAGE ON A PUBLIC STREET*
[3]: *THE SIDE SETBACK ADJACENT TO A STREET IS TREATED THE SAME AS A FRONT YARD BUILDING SETBACK.*
[4]: *MINIMUM LENGTH OF DRIVEWAY PAVEMENT FROM PUBLIC RIGHT-OF-WAY FOR REAR AND SIDE YARD IS 20-FEET.*
[5]: *AN ENCLOSED GARAGE SHALL NOT BE CONSIDERED IN MEETING THE OFF-STREET PARKING REQUIREMENTS.*

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

According to the OURHometown Vision 2040 Comprehensive Plan, the subject property is located within the *Northeast Residential District* and is designated for *Low Density Residential (LDR)* land uses. The *Northeast Residential District* is defined as being "…characterized by its established low-density residential subdivisions and rural/estate style lots… (t)he *Northeast Residential District* being mostly an established residential district, is not anticipated to change or transition." With this being said, most properties with single-family homes along N. Country Lane are situated on larger tracts of land. Based on this, the proposed zoning change conforms to the *District Strategies* which state that "…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." The applicant request also conforms to this strategy given that this district requires a minimum of one (1) acre lots. In addition, the *Land Use Plan* defines the *Low Density Residential* land use as a "…land use category [*that*] consists of residential subdivisions that are two (2) units per gross acre or less …" In this case, the applicant is requesting a density of one (1) dwelling unit per acre. Based on this, the applicant's request appears to be in substantial conformance with the OURHometown Vision 2040 Comprehensive Plan.

INFRASTRUCTURE

Based on the proposed request, the following infrastructure is required to be constructed to provide adequate public services for the development of the subject property:

(1) *Roadways*. 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 that the property owner will be required to dedicate the remaining right-of-way at the time of subdivision plat to ensure that the full right-of-way width of 65-feet is provided, and construct a minimum of 24-feet of paving with a five (5) foot sidewalk.

(2) *Water*. The adjacent development is providing the water improvements for the proposed two (2) future parcels of land. Based on this *no* water improvements are necessary for the development of the subject property.

(3) *Wastewater*. The adjacent development is providing the sewer improvements for the proposed two (2) future parcels of land. Based on this *no* wastewater improvements are necessary for the development of the subject property.

(4) *Drainage*. All existing drainage patterns shall be maintained with the improvement of the subject property. In addition, no *lot-to-lot* drainage shall be allowed. Based on this additional detention may be required at the time of development.

STAFF ANALYSIS

The proposed zoning change is consistent with the Unified Development Code (UDC), and conforms to the OURHometown Vision 2040 Comprehensive Plan; however, all zoning cases are discretionary decisions for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On April 22, 2025, staff notified 62 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 Homeowner's Association (HOA) or Neighborhood Organization 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 had not received any notices in regard 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 Single-Family 1 (SF-1) District, then staff would propose the following conditions of approval:

(1) 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 May 13, 2025, the Planning and Zoning Commission approved a motion to approve the Zoning Change by a vote of 4-0, with Commissioners Hustings and Thompson absent and one (1) vacant seat.

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 on the south side of and with frontage with N Country Ln				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Agricultural (AG)		CURRENT USE	Ag & 1 residential lot	
PROPOSED ZONING	SF-1		PROPOSED USE	Two 1-acre min SF residential lots	
ACREAGE	2.581	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	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 $239.00 *, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 24th *DAY OF* MARCH *, 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 24th *DAY OF* March *, 2025.*

OWNER'S SIGNATURE Karl W Erwin

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Gena M Hebert

GENA M HEBERT
Notary ID #132449803
My Commission Expires
April 23, 2028

MY COMMISSION EXPIRES 4/23/2028

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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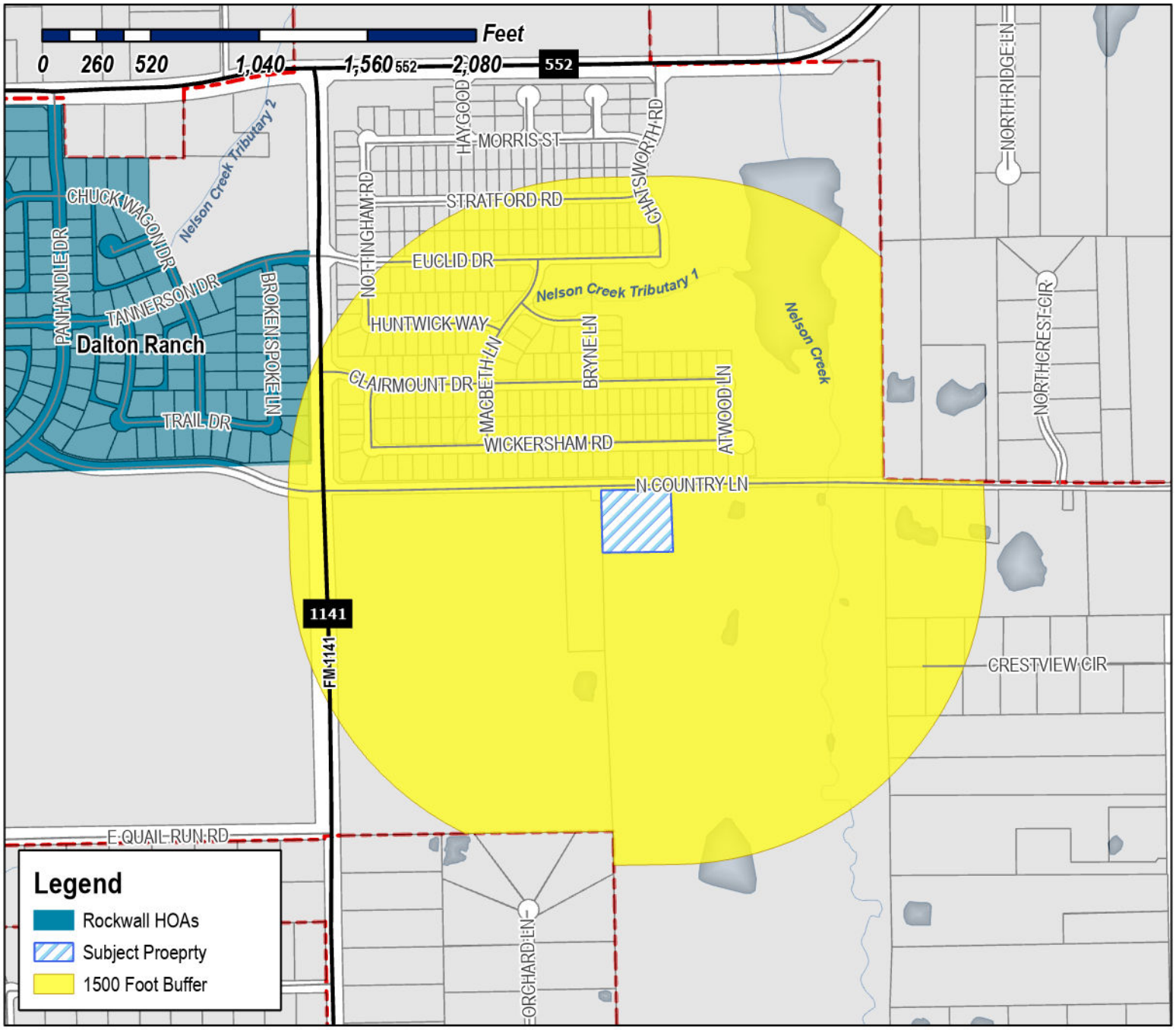
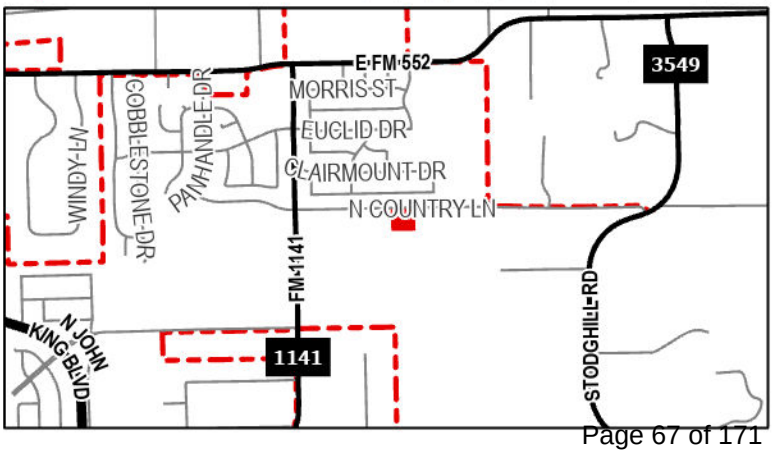


Case Number: Z2025-018
Case Name: Zoning Change from AG to SFE-1
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 379 N. Country Lane



Date Saved: 4/17/2025
For Questions on this Case Call (972) 771-7745

Outlook

Neighborhood Notification Program [Z2025-018]

From Zavala, Melanie <MZavala@rockwall.com>
Date Wed 4/23/2025 3:16 PM
Cc Miller, Ryan <RMiller@rockwall.com>; Lee, Henry <HLee@rockwall.com>; Ross, Bethany <bross@rockwall.com>; Guevara, Angelica <AGuevara@Rockwall.com>

2 attachments (788 KB)
Public Notice (04.17.2025).pdf; HOA Map (04.21.2025).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, April 25, 2025*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, May 13, 2025 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, May 19, 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.

Z2025-018: Zoning Change from AG to SF-1
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 Single-Family 1 (SF-1) District on a 2.581-acre portion of a larger 101.43-acre tract of land identified as Tract 4 of the J. M. Gass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 379 N. Country Lane, 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

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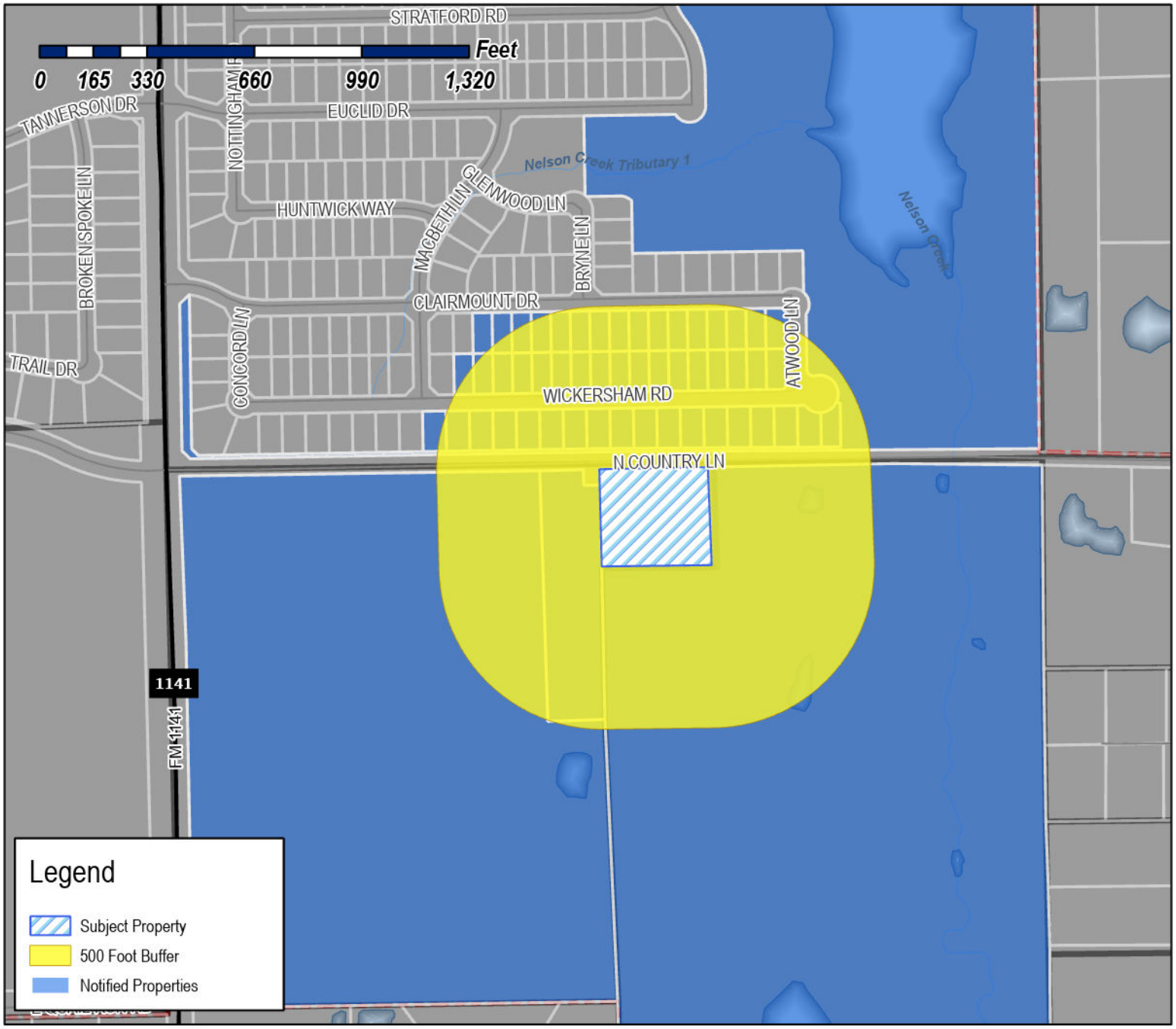
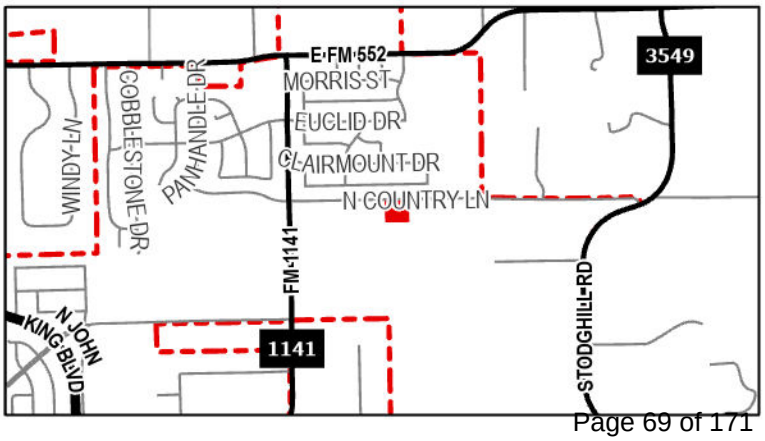
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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: Z2025-018
Case Name: Zoning Change from AG to SFE-1
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 379 N. Country Lane



Date Saved: 4/17/2025
For Questions on this Case Call: (972) 771-7745

QUALICO DEVELOPMENTS (US), INC
14400 The Lakes Blvd Ste 200 Bldg C
Pflugerville, TX 78660

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 WICKERSHAM RD
ROCKWALL, TX 75087

LAMA-CASTRO ESTEBAN RICARDO & GRACIE LAMA
2113 CLAIRMOUNT DR
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
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 WICKERSHAM RD
ROCKWALL, TX 75087

CONFIDENTIAL OWNER
2129 Clairmount Dr
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
2204 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2205 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2206 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2207 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2207 WICKERSHAM RD
ROCKWALL, TX 75087

SALTER CHRIS DAVID & LISA GALLEGOS
2207 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2209 CLAIRMOUNT DR
ROCKWALL, TX 75087

CHON JOYCE & TU CHIN &
NAM L KIM
2209 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2210 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2211 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2213 CLAIRMOUNT DR
ROCKWALL, TX 75087

FULCHER CARRIE &
JAKE ARLEDGE
2214 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2215 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2215 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2218 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2219 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2219 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2220 WICKERSHAM RD
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
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

RESIDENT
2235 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2239 WICKERSHAM 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

WINDSOR HOMES CUMBERLAND LLC
5310 Harvest Hill Rd Ste 162
Dallas, TX 75230

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:

Z2025-018: Zoning Change from AG to SF-1

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 Single-Family 1 (SF-1) District on a 2.581-acre portion of a larger 101.43-acre tract of land identified as Tract 4 of the J. M. Gass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 379 N. Country Lane, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, May 13, 2025 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, May 19, 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, May 19, 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. Z2025-018: Zoning Change from AG to SF-1

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

SKORBURG
COMPANY
Skorburg Company
8214 Westchester Dr., Ste. 900
Dallas, TX 75225
Phone: 214/522-4945
Fax: 214/522-7244

March 27, 2025

City of Rockwall
Attn: Ryan Miller, AICP
385 S Goliad St
Rockwall, TX 75087

Dear Mr. Miller,

In conjunction with the April 17, 2025 submittal cycle, the Skorburg Company (on behalf of The Estate of Karl W. Erwin, the "Owner") respectfully requests the enclosed zoning change proposal be taken to the next available Planning and Zoning Commission meeting for a work session as the first step in the zoning change request process. The ± 2.581 acres is expected to remain owned by the Owner for the foreseeable future, and the subject property is located within Tract 6 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas located east of FM 1141 on the south of and with road frontage to North Country Lane (the "Property").

The Property is currently zoned AG and contains one residential homestead. This is a straight zoning request to change the zoning to SF-1 (minimum 1-acre lots) with the objective of allowing the Owner to plat the Property in the future for two (2) minimum 1-acre sized lots (not to exceed 2 single family residential lots on the ± 2.581 acres).

Subject to receipt of the necessary approvals and in conjunction with the development of the Erwin Farms subdivision, the developer of Erwin Farms is committed to constructing / extending a sanitary sewer line into the Property in a manner that will enable the future lots within the Property to be on the City's sanitary sewer system as depicted on Exhibit "A" attached hereto.

If you have any questions or need further information, please don't hesitate to contact me.

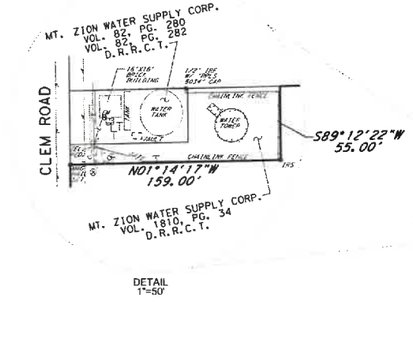
Sincerely,

Skorburg Company

By: _____
Adam J. Buczek, President

N

Scale: 1"=200'



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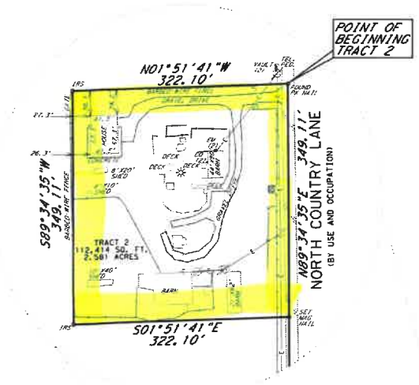

DETAIL
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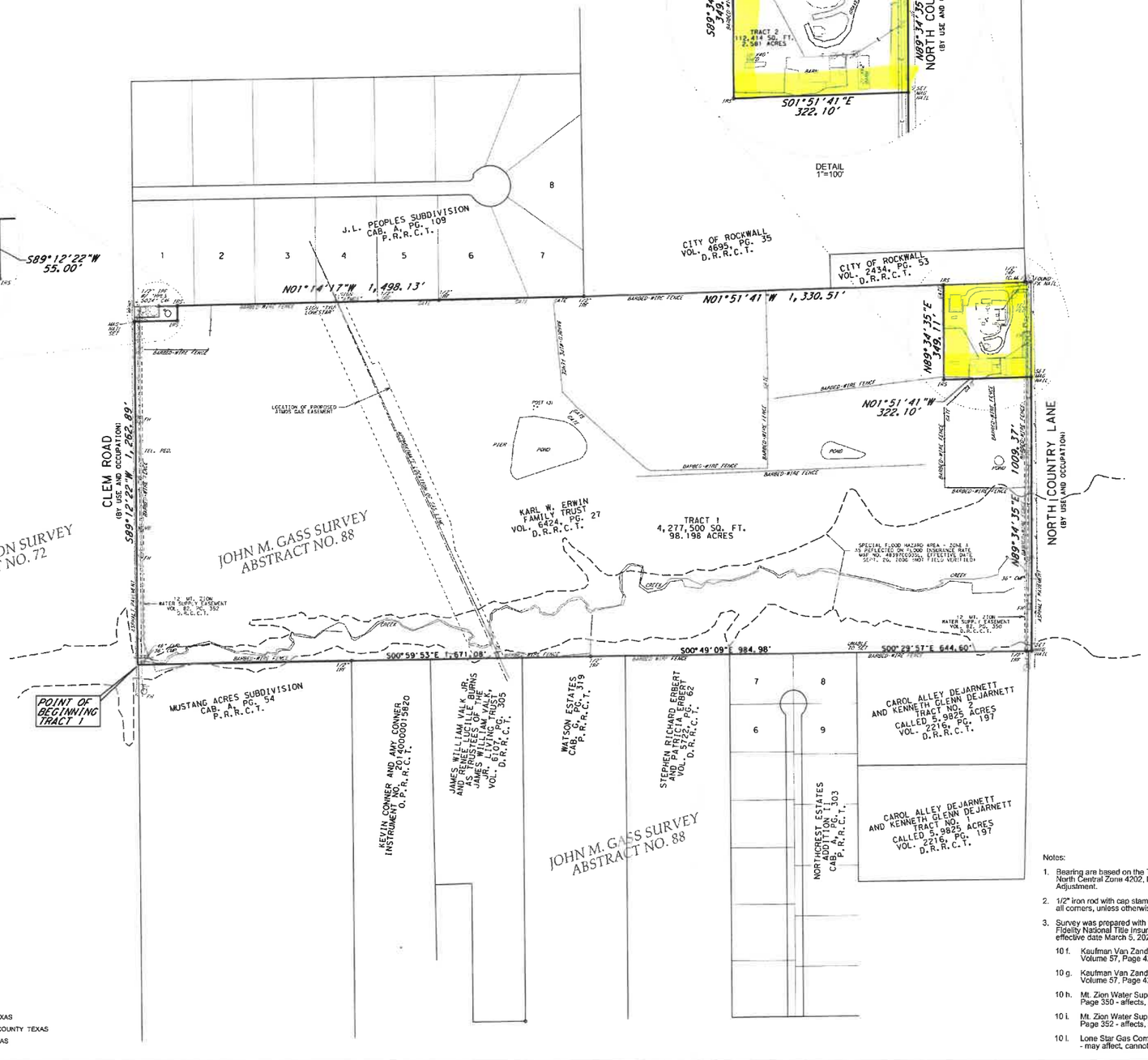


LEGEND

	POWER POLE
E	OVERHEAD ELECTRIC
	GUY ANCHOR
	FENCELINE
(C.M.)	CONTROLLING MONUMENT
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
IRS	1/2 INCH IRON ROD SET W/ RED "PJB SURVEYING" CAP
	SIGN
CO	CLEANOUT
EM	ELECTRIC METER
FH	FIRE HYDRANT
	WATER VALVE
	LIGHT POLE
	WATER METER
TEL. PED.	TELEPHONE PEDESTAL
MB	MAILBOX
CMP	CORREGATED METAL PIPE
D.R.R.C.T.	DEED RECORDS OF ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY TEXAS
M.R.R.C.T.	MAP RECORDS OF ROCKWALL COUNTY, TEXAS

TRACT 1

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 the southwest corner (unable to set) 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.;

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 20140000015820, 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, of which a portion lies within publicly used roadways.

TRACT 2

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 a PK nail found in asphalt pavement in the approximate center of North Country Lane (by use and occupation) at the northwest corner of said Erwin tract;

THENCE North 89 degrees 34 minutes 35 seconds East, with the approximate center of North Country Lane and the north line of said Erwin tract, a distance of 349.11 feet to a mag nail set in asphalt pavement;

THENCE South 01 degrees 51 minutes 41 seconds East, crossing said Erwin tract, a distance of 322.10 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set;

THENCE South 89 degrees 34 minutes 35 seconds West, crossing said Erwin tract, a distance of 349.11 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set in the west line of said Erwin tract, also being 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.;

THENCE North 01 degrees 51 minutes 41 seconds West, with the west line of said Erwin tract and the east line of said City of Rockwall tract, a distance of 322.10 feet to the POINT OF BEGINNING and containing 112,414 square feet (2.581 acres) of land, of which a portion lies within publicly used roadways.

CERTIFICATION

I do hereby certify to Benchmark Title; Karl Daniel Erwin, Trustee of Sub-Trust-A of the Karl W. Erwin Family Trust created under that First Restatement of Karl W. Erwin Family Trust dated July 8, 1998 and Lenore W. Erwin, Skorburg Retail Corporation, a Texas Corporation; Erwin Farms SF, Ltd, a Texas Limited partnership; Erwin Farms SF GP Corporation, a Texas corporation and Fidelity National Title Insurance Company that this survey was prepared from an on the ground survey under my supervision on November 25, 2024. This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey.

Patrick J. Baldasaro
Registered Professional Land Surveyor 5504

Notes:

1. Bearing are based on the Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983, 2011 Adjustment.
2. 1/2" iron rod with cap stamped "PJB SURVEYING" set at all corners, unless otherwise noted.
3. Survey was prepared with the benefit of a Title Commitment issued by Fidelity National Title Insurance Company, GF No. PL24-37432, effective date March 5, 2025. Schedule B items are as follows:
   - 10 f. Kaufman Van Zandt Soil Conservation District Easement, recorded in Volume 57, Page 423 - blanket easement, may affect
   - 10 g. Kaufman Van Zandt Soil Conservation District Easement, recorded in Volume 57, Page 421 - blanket easement, may affect
   - 10 h. Mt. Zion Water Supply Corporation Easement, recorded in Volume 82, Page 350 - affects, shown
   - 10 i. Mt. Zion Water Supply Corporation Easement, recorded in Volume 82, Page 352 - affects, shown
   - 10 l. Lone Star Gas Company Easement, recorded in Volume 25, Page 687 - may affect, cannot be located by description

BOUNDARY SURVEY
OF A
98.198 ACRE TRACT
AND A
2.581 ACRE TRACT
OUT OF THE
JOHN M. GASS SURVEY, ABST. NO. 88
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PREPARED BY
PJB SURVEYING, LLC
TBPELS NO. 10194303
200 W. BELMONT, SUITE D
ALLEN, TEXAS 75013
972-649-6669

MARCH 2025

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 PK nail found in asphalt pavement in the approximate center of North Country Lane (by use and occupation) at the northwest corner of said Erwin tract;

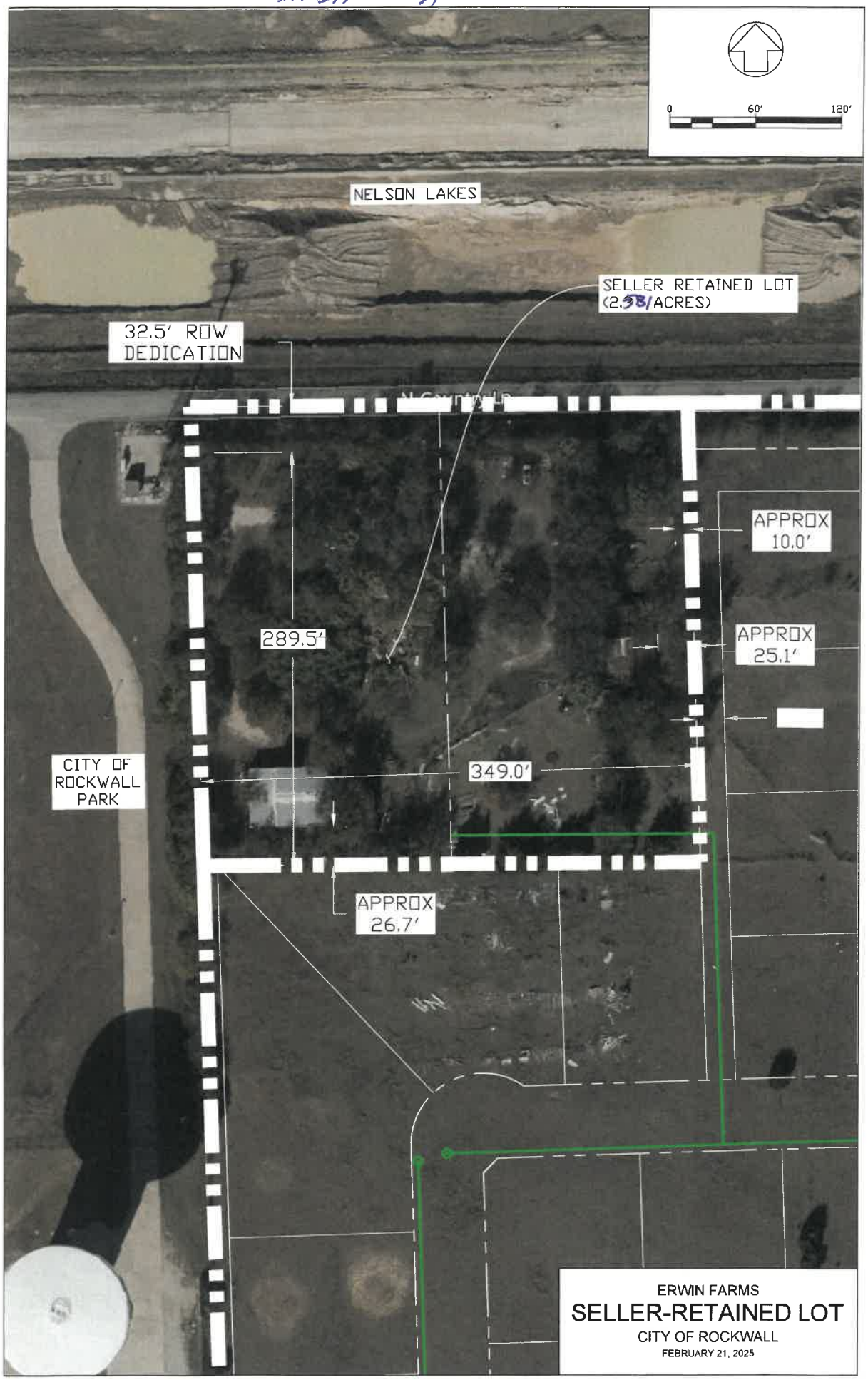
THENCE North 89 degrees 34 minutes 35 seconds East, with the approximate center of North Country Lane and the north line of said Erwin tract, a distance of 349.11 feet to a mag nail set in asphalt pavement;

THENCE South 01 degrees 51 minutes 41 seconds East, crossing said Erwin tract, a distance of 322.10 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set;

THENCE South 89 degrees 34 minutes 35 seconds West, crossing said Erwin tract, a distance of 349.11 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set in the west line of said Erwin tract, also being 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.;

THENCE North 01 degrees 51 minutes 41 seconds West, with the west line of said Erwin tract and the east line of said City of Rockwall tract, a distance of 322.10 feet to the POINT OF BEGINNING and containing 112,414 square feet (2.581 acres) of land, of which a portion lies within publicly used roadways.

EXHIBIT "A"



= Alignment of sanitary sewer line to the Property via Erwin Farms.

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.

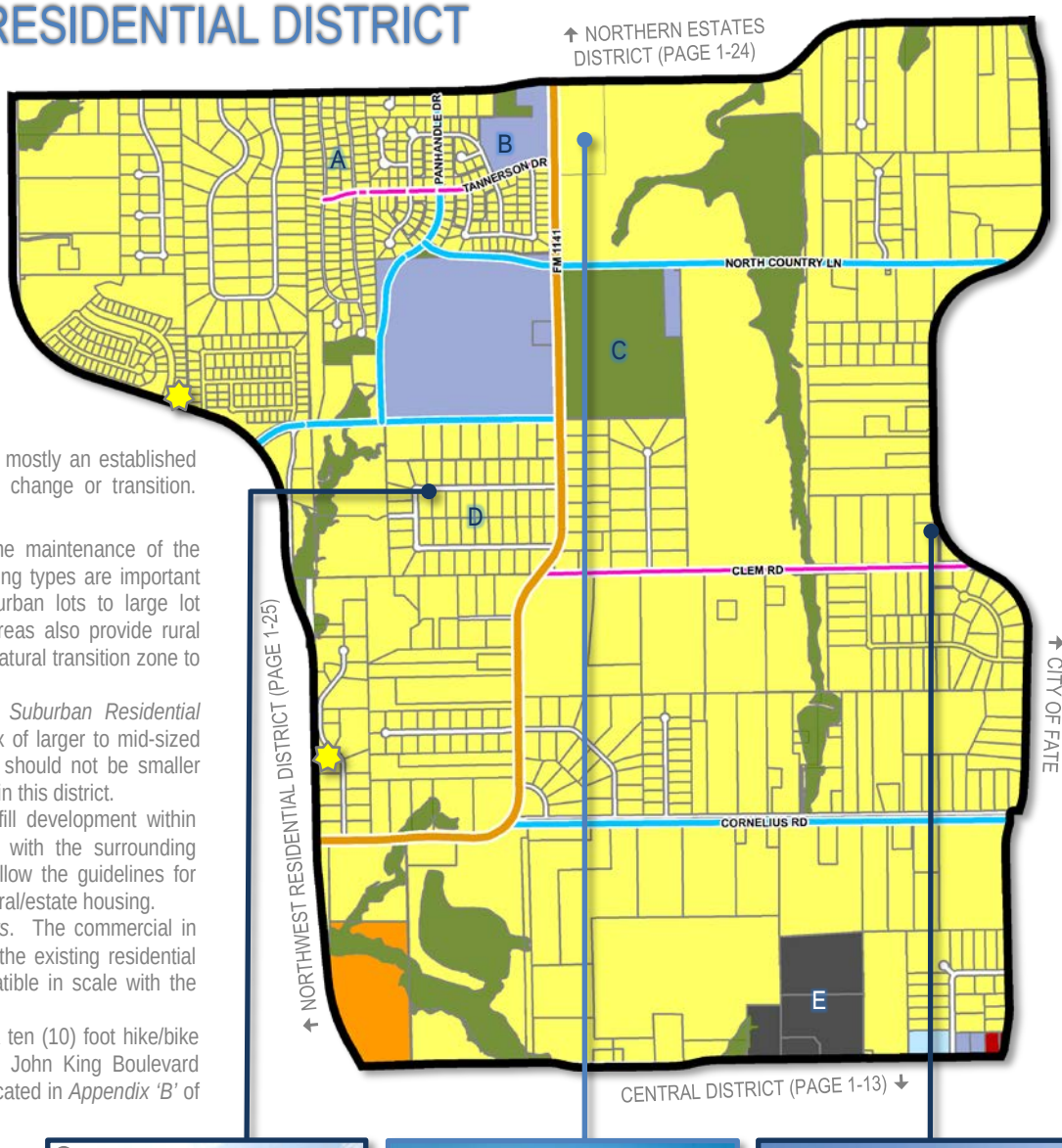
POINTS OF REFERENCE

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

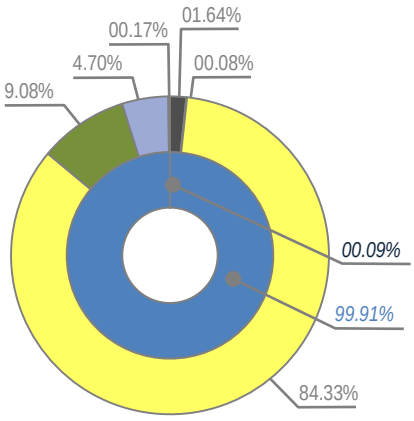
2 Future Suburban Residential

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

05 FUTURE LAND USE PLAN
01 LAND USE PLAN DESIGNATIONS

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*).

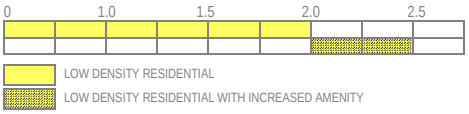
DESIGNATION CHARACTERISTICS

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*).

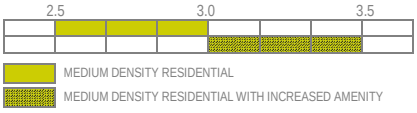
DESIGNATION CHARACTERISTICS

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.

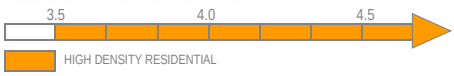
DESIGNATION CHARACTERISTICS

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.

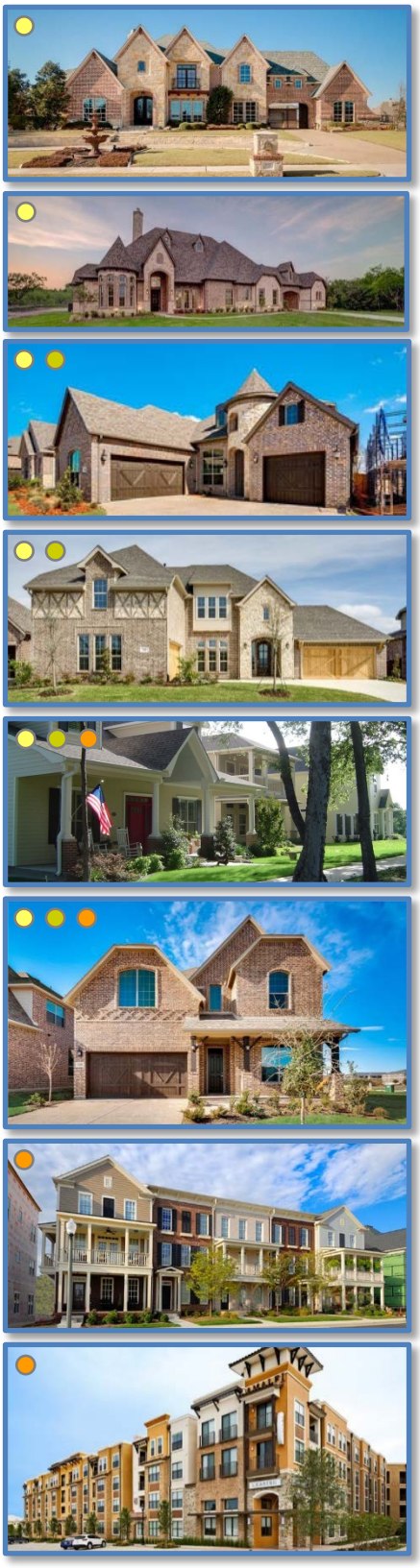
EXISTING LAND USE EXAMPLES

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 SINGLE-FAMILY 1 (SF-1) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, *Definitions*]	CONDITIONAL USE REFERENCE Reference [Article 04, *Permissible Uses*]	SINGLE FAMILY 1 (SF-1) DISTRICT
AGRICULTURAL AND ANIMAL RELATED LAND USES	2.02(A)	2.03(A)	
Agricultural Uses on Unplatted Land	(1)		P
Private Horse Corral or Stable	(10)	(6)	S
Community Garden	(11)	(7)	S
Urban Farm	(12)	(8)	S
RESIDENTIAL AND LODGING LAND USES	2.02(B)	2.03(B)	
Residential Accessory Building or Structure	(1)	(1)	P
Residential Garage	(7)	(4) & (5)	A
Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit	(8)	(6)	A
Home Occupation	(9)	(7)	P
Portable Building	(15)	(10)	P
Residential Infill in an Established Subdivision	(16)	(11)	S
Short-Term Rental (*Owner-Occupied, Single-Family Home, Townhome, or Duplex*)	(17)	(12)	P
Short-Term Rental (*Non-Owner-Occupied, Single-Family Home, Townhome, or Duplex*)	(17)	(13)	P
Short-Term Rental (*Apartment or Condominium*)	(17)	(14)	P
Single-Family Detached Structure	(19)	(16)	P
Private Swimming Pool	(21)		A
Private Sports Court with Standalone or Dedicated Lighting	(22)	(18)	S
INSTITUTIONAL AND COMMUNITY SERVICE LAND USES	2.02(C)	2.03(C)	
Church/House of Worship	(4)	(2)	S
Daycare with Seven (7) or More Children	(9)	(4)	S
Group or Community Home	(11)	(5)	P
Public or Private Primary School	(21)	(7)	S
Public or Private Secondary School	(22)	(8)	S
Temporary Education Building for a Public or Private School	(23)	(9)	S
RECREATION, ENTERTAINMENT AND AMUSEMENT LAND USES	2.02(E)	2.03(E)	
Public or Private Community or Recreation Club as an Accessory Use	(4)		S
Private Country Club	(5)		S
Temporary Fundraising Events by Non-Profit	(7)	(4)	P
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)	
Temporary Real Estate Sales Office	(27)		P
COMMERCIAL AND BUSINESS SERVICES LAND USES	2.02(G)	2.03(G)	
Temporary On-Site Construction Office	(18)	(6)	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)	

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 SINGLE-FAMILY 1 (SF-1) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, *Definitions*]	CONDITIONAL USE REFERENCE Reference [Article 04, *Permissible Uses*]	SINGLE FAMILY 1 (SF-1) DISTRICT
Antenna for a Residential Property	(2)	(1)	A
Antenna for an Amateur Radio	(3)	(2)	A
Antenna Dish	(4)	(3)	A
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
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 SINGLE-FAMILY 1 (SF-1) DISTRICT FOR A 2.581-ACRE TRACT OF LAND IDENTIFIED AS TRACT 6 OF THE J. A. RAMSEY SURVEY, ABSTRACT NO. 183, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBITS 'A' & '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 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 Single-Family 1 (SF-1) District for a 2.581-acre tract of land identified as Tract 6 of the J.A. Ramsey Survey, Abstract No. 183, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, and more fully described and depicted in *Exhibits 'A' & '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 (UDC) [*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 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 Single-Family 1 (SF-1) District;

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes provided for a Single-Family 1 (SF-1) District as stipulated in Section 01.01*, Use of Land and Buildings,* of Article 04*, Permissible Uses* and Section 03.01, *General Residential District Standards*, and Section 03.05, *Single-Family 1 (SF-1) District,* of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change,

DRAFT 05.15.2025

and as maybe amended in the future;

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

SECTION 4. 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 5. 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 (UDC) of the City of Rockwall, Texas, 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; and

SECTION 6. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with 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 2ND DAY OF JUNE, 2025.

_____

Tim McCallum, *Mayor*

ATTEST:

_____

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____

Frank J. Garza, *City Attorney*

1st Reading: *May 19, 2025*

2nd Reading: *June 2, 2025*

DRAFT ORDINANCE 05.13.2025

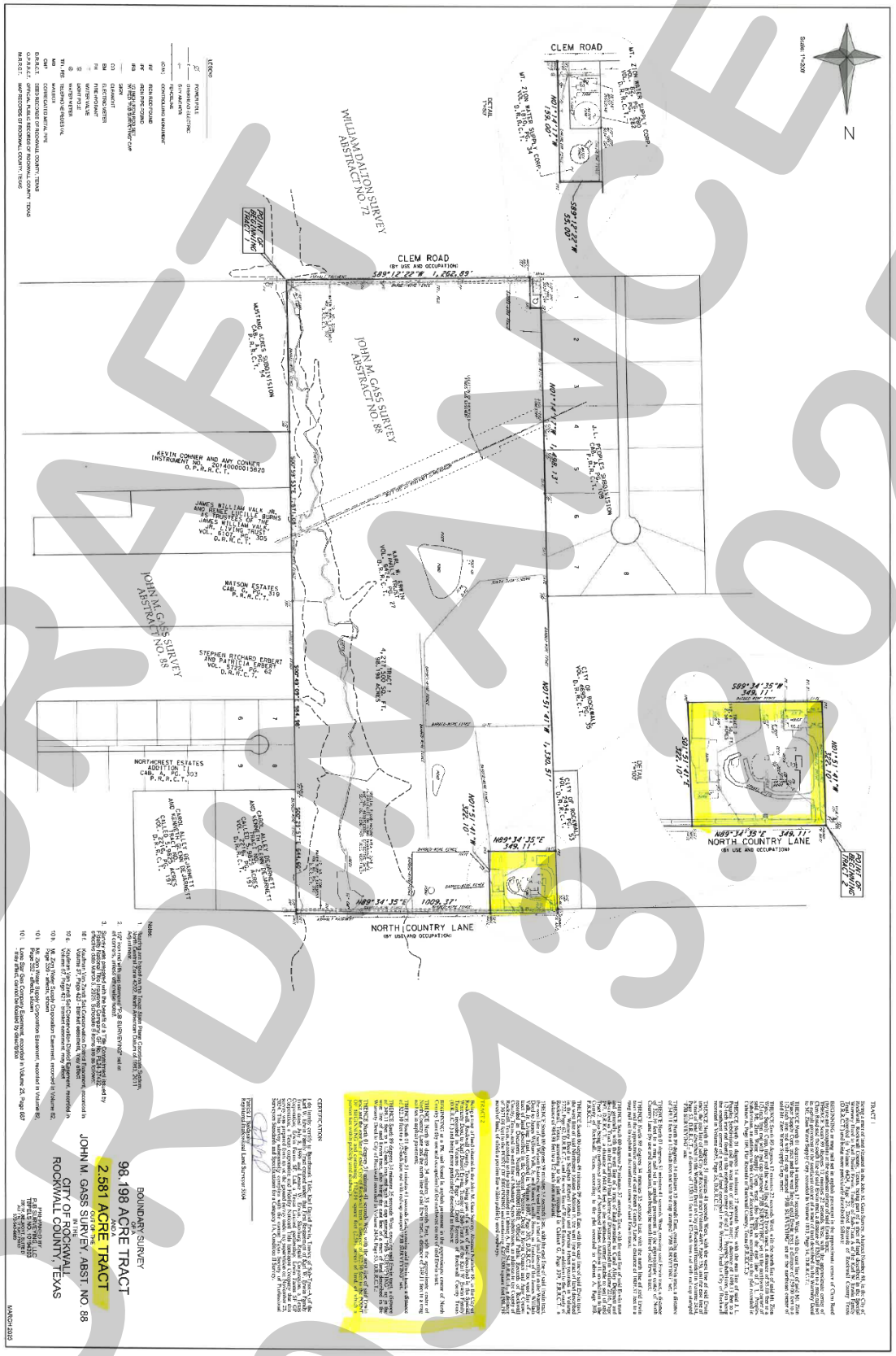
Exhibit 'A':
Location Map

Address: *379 N. Country Lane*

Legal Description: *Tract 6 of the J.A. Ramsey Survey, Abstract No. 183*

DRAFT ORDINANCE

Exhibit 'B':
Survey



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:	May 19, 2025
APPLICANT:	Justin Jeffus
CASE NUMBER:	Z2025-020; *Specific Use Permit (SUP) for an Accessory Structure at 1214 East Fork Road*

SUMMARY

Hold a public hearing to discuss and consider a request by Justin Jeffus for the approval of a *Specific Use Permit (SUP)* for an *Accessory Structure* that exceeds the maximum size on a 1.06-acre parcel of land identified Lot 2 of the Blase Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 1214 East Fork Road, and take any action necessary.

BACKGROUND

The subject property was annexed into the City of Rockwall on June 20, 1959 by *Ordinance No. 59-02* [*i.e. Case No. A1959-002*]. At the time of annexation, the subject property was zoned Single-Family 2 (SF-2) District. Sometime between January 3, 1972 and May 16, 1983, the subject property was rezoned from Single-Family 2 (SF-2) District to Single-Family 10 (SF-10) District. On January 22, 2008, the City Council approved a final plat [*i.e. Case No. P2007-036*] that established the subject property as Lot 2, Block 1, Blase Addition. According to the Rockwall Central Appraisal District (RCAD) there is an existing 4,735 SF single-family home that was constructed in 2008 situated on the subject property.

PURPOSE

The applicant -- *Justin Jeffus* -- is requesting approval of a *Specific Use Permit (SUP)* for the purpose of allowing the construction of a 655 SF *Accessory Structure* on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is located at 1214 East Fork Drive. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a 4.32-acre parcel of land (*i.e. Lot 3, Block 1, Blase Addition*) zoned Single-Family 10 (SF-10) District. Beyond this is a 15.092-acre parcel of land (*i.e. Lot 1, Block A, Rockwall Elementary School No. 9 Addition*) that belongs to Rockwall Independent School District and is zoned Planned Development District 29 (PD-29). North of this is N. Lakeshore Drive Road, which is identified as a *A4D (i.e. arterial, four (4) lane, divided roadway)* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

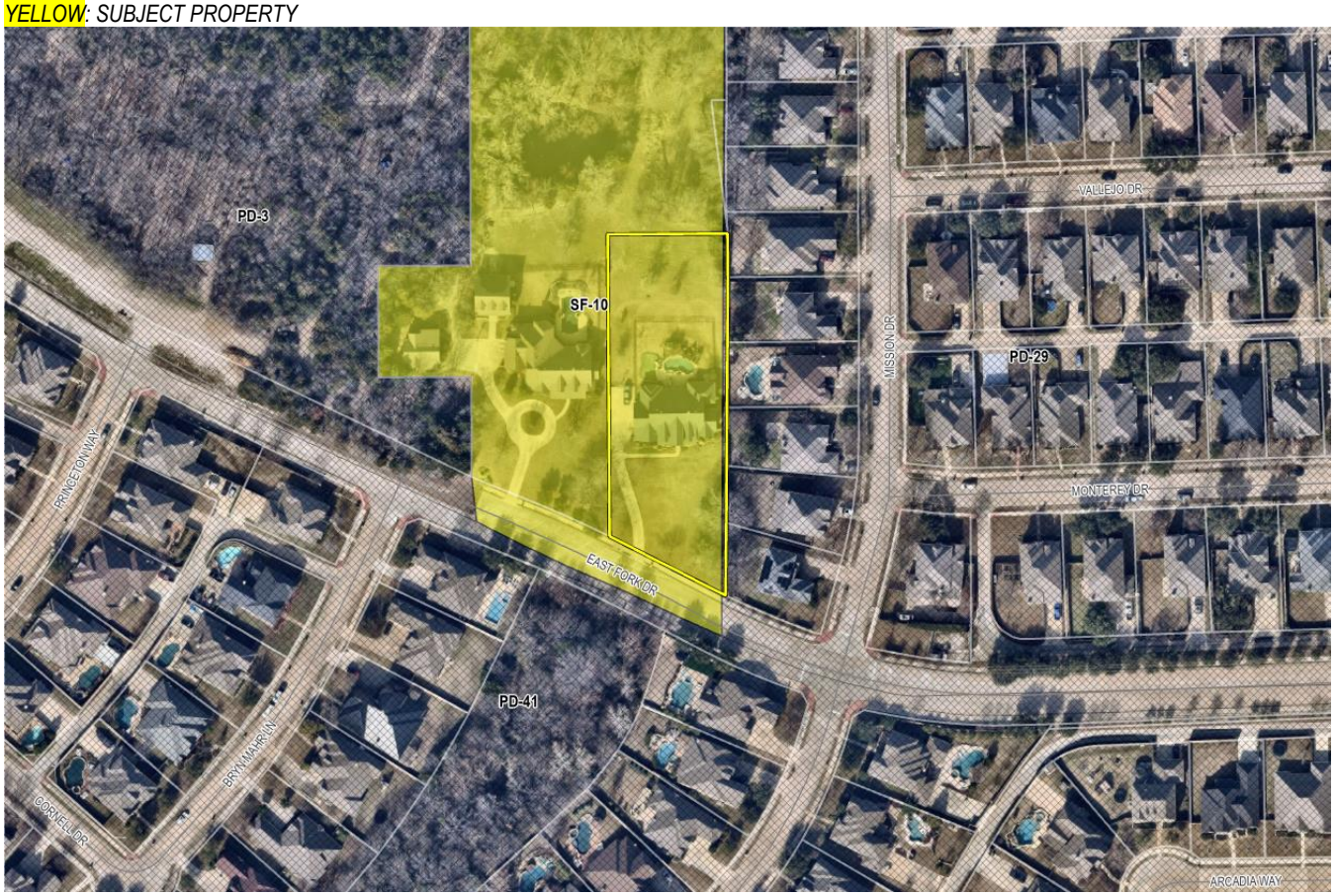
South: Directly south of the subject property is East Fork Drive, which is identified as an *M4U (i.e. major collector, four (4) lane, undivided roadway)* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is Phase 3 of The Preserve Subdivision, which consists of 117 residential lots and has been in existence since August 31, 2007. These properties are zoned Planned Development District 41 (PD-41). South of this is Southwestern Drive, which is identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property are Phases 1, 1A, and 2 of the Lakeview Summit Subdivisions, which are all zoned Planned Development District 29 (PD-29). Beyond this is a vacant 4.6021-acre tract of land (*i.e. Tract 4 of the J.H.B. Jones Survey, Abstract No. 124 & the S.S. McCurry Survey, Abstract No. 146*), which is zoned Planned

Development District 56 (PD-56). East of this is SH-205, which is identified as a 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 4.32-acre parcel of land (*i.e. Lot 3, Block 1, Blase Addition*) zoned Single-Family 10 (SF-10) District. Beyond this is a vacant 9.623-acre tract of land which is part of a 13.3-acre tract of land (*i.e. Tract 11-3 of the A. Hanna Survey, Abstract No. 98*) zoned Planned Development District 3 (PD-3). East of this is a 0.8790-acre parcel of land (*i.e. Lot 2, Block A, North lake Shore Daycare*), which consists of a daycare (*i.e. Kiddie Academy*) and is zoned Planned Development District 41 (PD-41).

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



CHARACTERISTICS OF THE PROJECT

The applicant is requesting approval of a Specific Use Permit (SUP) for an *Accessory Structure* on the subject property. The structure is a total of 655 SF in size. The accessory structure has an approximate total height of 20-feet, 4¼-inches or 15-feet, 2¼-inches at the midpoint of the roof, with a 12:12 roof pitch. The proposed building elevations provided by the applicant indicate the structure will be clad in stone, have a brick or cast stone header, and consist of shaker siding. A chimney will also be incorporated into the structure.

CHARACTERISTICS OF THE REQUEST AND CONFORMANCE TO THE CITY'S CODES

According to Article 13, *Definitions*, of the Unified Development Code (UDC) a *Residential Accessory Building or Structure* is defined as "(a) supplementary structure or building on a residential property that is secondary to the primary dwelling and serves a supportive or complementary function. These structures are typically used for purposes such as storage, recreation, or housing equipment and are ancillary to the primary residential use of the property." In addition, according to Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) an *Accessory Building* in a Single-Family 10 (SF-10) District is permitted by-right up to 144 SF and 15-feet in height. In this case,

the proposed *Accessory Building* is exceeding both the size and height requirements. The proposed *Accessory Building* is approximately 655 SF in size and 20-feet, 4¼-inches in total height. That being said, the height of an *Accessory Building* with a pitched roof is taken at the midpoint of the roof pitch. Given this, the height of the proposed *Accessory Building* is 15-feet, 2¼-inches. Based on this, the applicant is requesting approval of an *Accessory Structure* that exceeds the maximum permissible size by 511 SF and exceeds the maximum height by 2¼-inches.

In addition, each property shall be permitted one (1) detached garage up to 625 SF and one (1) accessory building up to 144 SF or two (2) accessory buildings up to 144 SF each. If a property has an existing accessory building greater than 144 SF, no additional accessory buildings or detached garages shall be permitted. In this case, the proposed structure would be the only accessory building on the subject property and would be greater than the maximum permissible size. If approved, no other accessory structures would be permitted on the subject property.

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 and height 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 April 18, 2025, staff mailed 75 property owner notifications to property owners and occupants within 500-feet of the subject property. Staff also notified the Rockwall Shores, The Shores on Lake Ray Hubbard, Lakeview Summit, and The Preserve Homeowner's Associations (HOAs), which are the only 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 City Council chooses to approve of the applicant's request for a *Specific Use Permit (SUP)* to construct an *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 *Accessory Structure* shall generally conform to the *Site Plan* as depicted in *Exhibit 'B'* of the Specific Use Permit (SUP) ordinance.

  (b) The *Accessory Structure* shall generally conform to the *Building Elevations* as depicted in *Exhibit 'C'* of the Specific Use Permit (SUP) ordinance.

  (c) The *Accessory Structure* shall not exceed a maximum height of 20-feet, 4¼-inches.

  (d) The *Accessory Structure* shall not exceed a maximum size of 655 SF.

  (e) The *Accessory Structure* shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance; and,

  (f) No additional *Accessory Structures* may be constructed on the *Subject Property*.

(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 May 13, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the *Specific Use Permit (SUP)* by a vote of 4-0, with Commissioners Thompson and Hustings absent, and one (1) vacant seat.

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	1214 East Fork Rd				
SUBDIVISION	Blase Addition	LOT	3	BLOCK	1
GENERAL LOCATION	North Rockwall				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Residential		CURRENT USE	Residential	
PROPOSED ZONING			PROPOSED USE		
ACREAGE		LOTS [CURRENT]	1	LOTS [PROPOSED]	1

☐ ***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	Justin Jeffus	☐ APPLICANT	Justin Jeffus
CONTACT PERSON	Justin Jeffus	CONTACT PERSON	Justin Jeffus
ADDRESS	1214 East Fork Rd	ADDRESS	1214 East Fork Rd
CITY, STATE & ZIP	Rockwall TX 75087	CITY, STATE & ZIP	Rockwall TX 75087
PHONE	214-801-0097	PHONE	214-801-0097
E-MAIL	jjeffus@mycon.com	E-MAIL	jjeffus@mycon.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Justin Jeffus [*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 $ 215.90 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 16th *DAY OF* April, 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."*

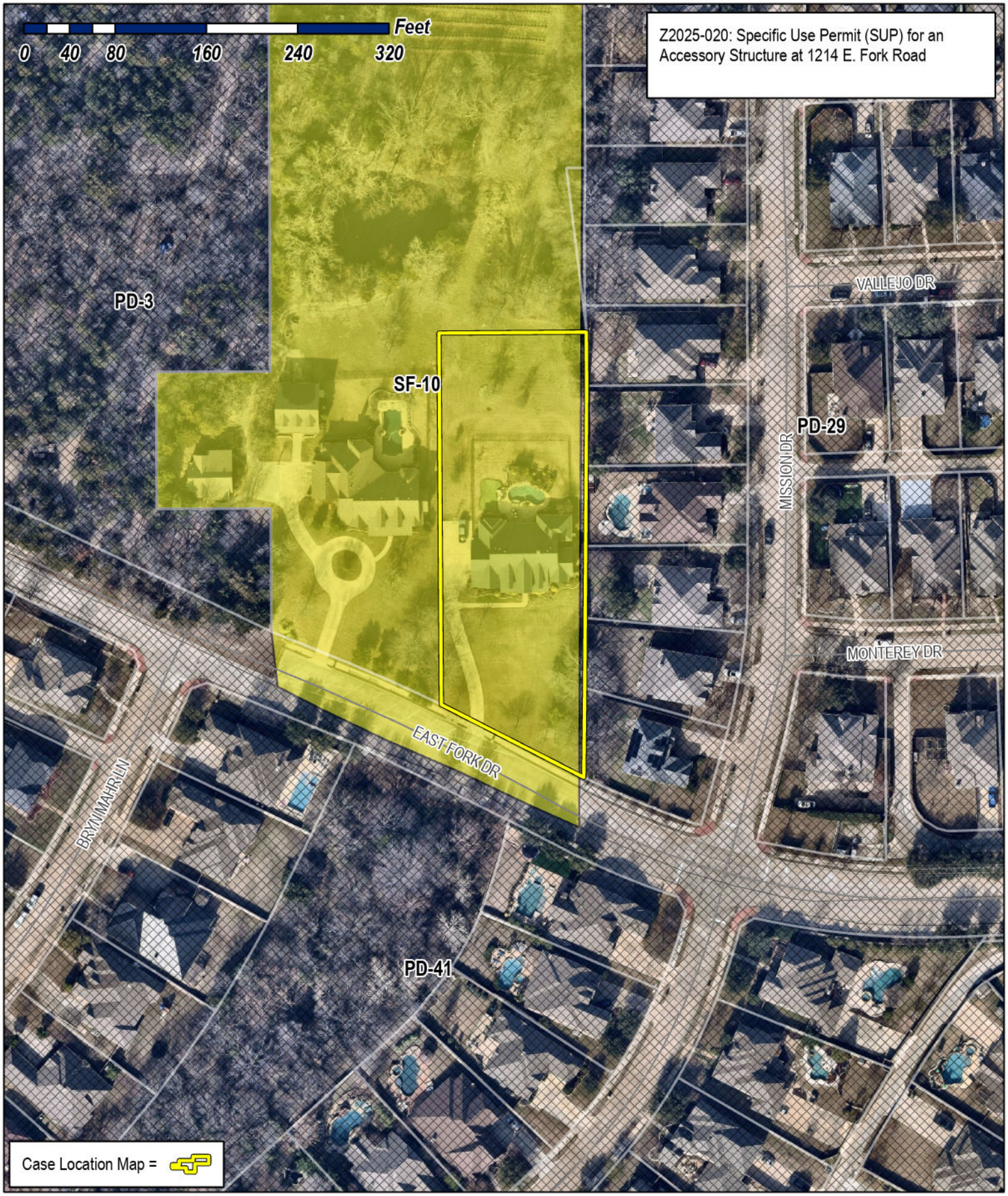
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15th *DAY OF* April, 20 25

OWNER'S SIGNATURE Justin Jeffus

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Maria Davalillo

NOTARY PUBLIC STATE OF TEXAS
Maria Alejandra Davalillo
My Commission Expires
10/18/2025
Notary ID
133396957

MY COMMISSION EXPIRES 10/18/25



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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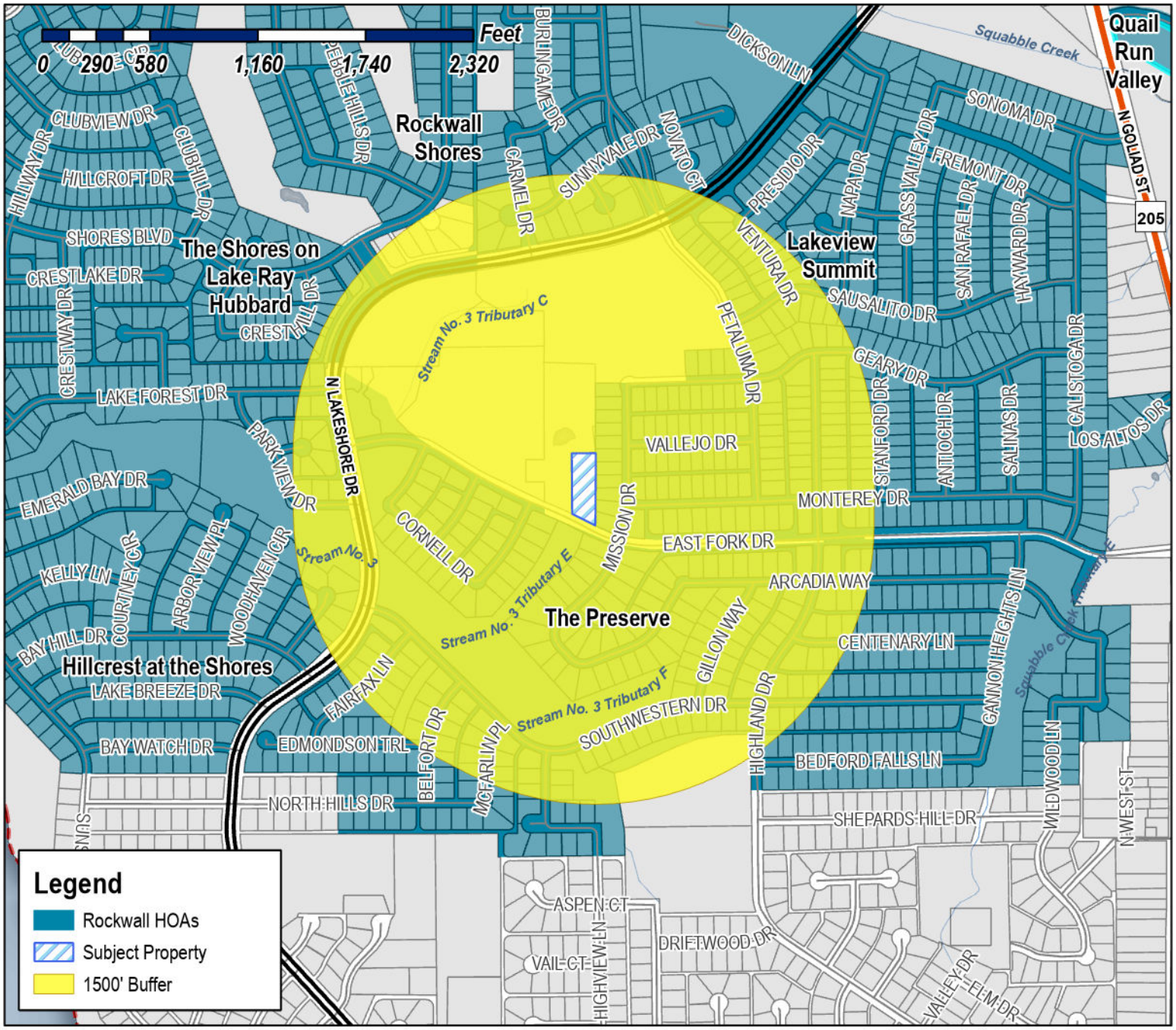

Case Number: Z2025-020
Case Name: Specific Use Permit (SUP) for an Accessory Structure
Case Type: Zoning
Zoning: Single-Family 10 (SF-10) District
Case Address: 1214 E. Fork Road

Date Saved: 4/21/2025
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 [Z2025-020]
Date:	Wednesday, April 23, 2025 3:22:59 PM
Attachments:	Public Notice (04.21.2025).pdf HOA Map (04.21.2025).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, April 25, 2025. The Planning and Zoning Commission will hold a public hearing on Tuesday, May 13, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, May 19, 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.

Z2025-020: SUP for an Accessory Structure
Hold a public hearing to discuss and consider a request by Justin Jeffus for the approval of a Specific Use Permit (SUP) for an Accessory Structure that exceeds the maximum size on a 1.06-acre parcel of land identified Lot 2 of the Blase Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 1214 East Fork Road, 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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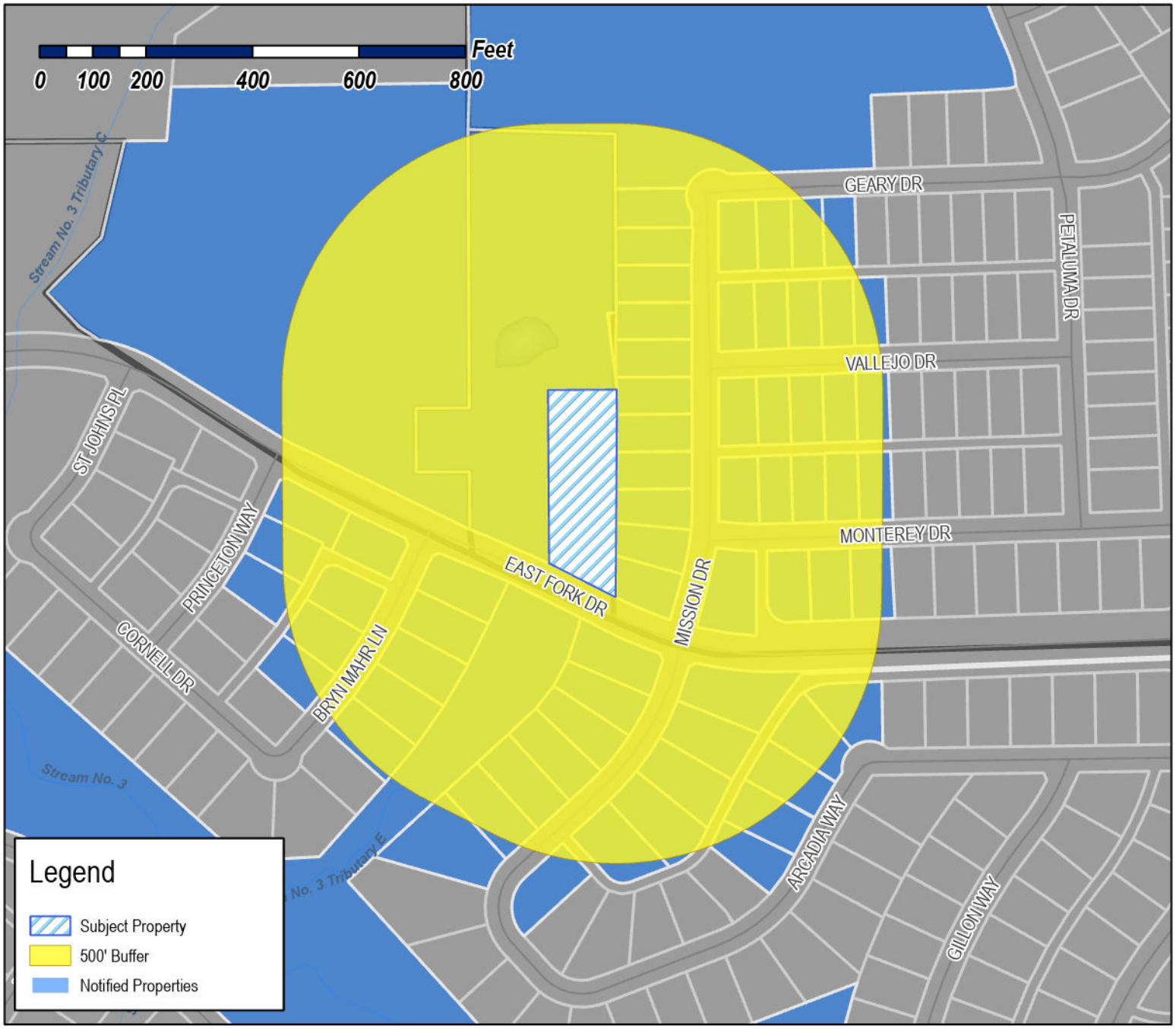

Case Number: Z2025-020
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Case Type: Zoning
Zoning: Single-Family 10 (SF-10) District
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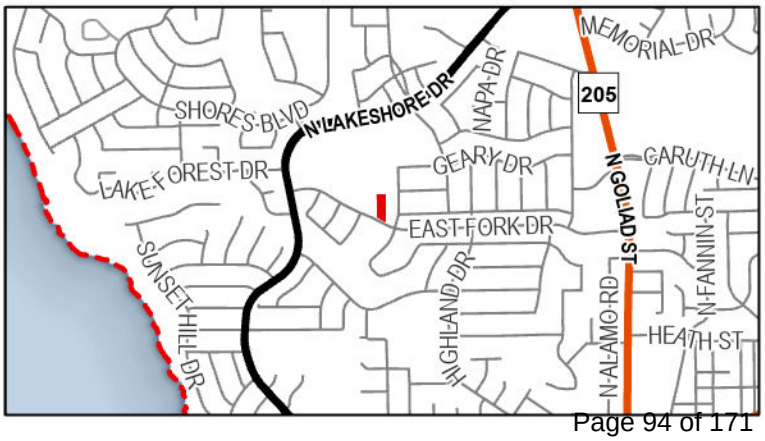


Date Saved: 4/21/2025
For Questions on this Case Call: (972) 771-7745

JEFFUS JUSTIN AND ERIN
1214 E FORK
ROCKWALL, TX 75087

BLASE CHRISTOPHER & JILL
1220 E FORK
ROCKWALL, TX 75087

BIZO LLC
1220 E FORK
ROCKWALL, TX 75087

BREC ENTERPRISES LLC
1220 E FORK DRIVE
ROCKWALL, TX 75087

ANZAI BYRON H
1239 MISSION DRIVE
ROCKWALL, TX 75087

HUX MARK
1245 MISSION DR
ROCKWALL, TX 75087

CONFIDENTIAL
1251 MISSION DR
ROCKWALL, TX 75087

WANG JESSE AND
LESLIE C ROACH
1257 Mission Dr
Rockwall, TX 75087

MARTINEZ GLORIA & JOSE LUIS AND
AUBREY MARTINEZ
1263 MISSION DR
ROCKWALL, TX 75087

MAHROUMI MOHAMMAD AND PARISA
SHAHBAZI
MANOCHEHR KIANPOUR
1269 MISSION DRIVE
ROCKWALL, TX 75087

RESIDENT
1275 MISSION DR
ROCKWALL, TX 75087

RESIDENT
1281 MISSION DR
ROCKWALL, TX 75087

CHANDLER JEFFREY & KIMBERLY
1293 MISSION DR
ROCKWALL, TX 75087

GUANCIAL JOSEPH LOUIS AND SOPHIA XUAN VO
1299 MISSION DR
ROCKWALL, TX 75087

RESIDENT
1325 PETALUMA DR
ROCKWALL, TX 75087

CLARK CHARLES L AND
SANDRA J CLARK
1395 Tanglevine Ln
Rockwall, TX 75087

WALSER JERRY B & DEBBIE K
1450 ASHBOURNE DR
ROCKWALL, TX 75087

LING JOYCE H & ROBERT H
17736 LILIANA CT
ROWLAND HEIGHTS, CA 91748

LERNER ROBER THOMAS AND STEPHANIE
620 ARCADIA WAY
ROCKWALL, TX 75087

BYRD CHRISTOPHER A & CARRIE E
622 ARCADIA WAY
ROCKWALL, TX 75087

GILBERT JACOB AND ELIZABETH
624 ARCADIA WAY
ROCKWALL, TX 75087

BARKER MARION CARLISLE JR AND DENISE
JIMENEZ
626 ARCADIA DR
ROCKWALL, TX 75087

QUAGLIANA DOUGLAS
628 ARCADIA DR
ROCKWALL, TX 75087

CAMPBELL DUNCAN AND TIFFANY
629 ARCADIA WAY
ROCKWALL, TX 75087

BLACK RICARDO N & LORY C
655 MISSION DR
ROCKWALL, TX 75087

JOHN AND JENNIFER JANAK FAMILY TRUST
JOHN PAUL JANAK AND JENNIFER LEIGH JANAK -
TRUSTEES
656 MISSION DR
ROCKWALL, TX 75087

MALONE CLANTON
657 MISSION DR
ROCKWALL, TX 75087

HULL JEFFREY C AND CARLA R
659 MISSION DR
ROCKWALL, TX 75087

VILLAFANA BILL G & DIANE B
660 MISSION DR
ROCKWALL, TX 75087

CUMMINGS TERRENCE J & CHERYL L
661 MISSION DR
ROCKWALL, TX 75087

WELLS WESTLEY ADAM AND LEEANN
662 MISSION DRIVE
ROCKWALL, TX 75087

COLLIER JAMES P AND LINDA K
663 MISSION DRIVE
ROCKWALL, TX 75087

EBEIER JOHN C & DANIELLE B EBEIER
664 MISSION DR
ROCKWALL, TX 75087

RAMSEY JAMES & CYNTHIA
665 MISSION DR
ROCKWALL, TX 75087

BLACKWELL DEREK AND CASSIE
667 MISSION DR
ROCKWALL, TX 75087

JACKSON TRACY & RETHA
668 MISSION DR
ROCKWALL, TX 75087

AARON F DAVIS AND AMANDA M DAVIS LIVING TRUST
AARON F DAVIS AND AMANDA M DAVIS - CO-TRUSTEES
670 Mission Dr
Rockwall, TX 75087

JOHNSTON KERRY A AND ELIZABETH A
672 BRYN MAHR
ROCKWALL, TX 75087

GRAVES JAMES GREGORY & ALISHA DIANE
673 BRYN MAHR LN
ROCKWALL, TX 75087

VOTTERI CHRISTOPHER MARK & BONNIE DARLINDA
674 BRYN MAHR LN
ROCKWALL, TX 75087

FLYNT MARK A & JOAN L TRUSTEES
FLYNT FAMILY LIVING TRUST
674 PRINCETON WAY
ROCKWALL, TX 75087

TREVINO RAUL & MARIA J
675 BRYN MAHR LANE
ROCKWALL, TX 75087

NORVILLE HORACE SCOTT AND HEATHER JACKSON
676 BRYN MAHR LANE
ROCKWALL, TX 75087

COPPER BEECH TRUST
JAMES MICHAEL KARRETT JR AND RAFFAELA LENA KARRETT - CO-TRUS
676 PRINCETON WAY
ROCKWALL, TX 75087

PALMER JAMIE A AND MITCHELL
677 BRYN MAHR LN
ROCKWALL, TX 75087

SOLOMON BRIAN & KELLY
678 BRYN MAHR LANE
ROCKWALL, TX 75087

OGBONNA OBIOMA
678 PRINCETON WAY
ROCKWALL, TX 75087

BARKER CHARLES W & LISA M
680 BRYN MAHR LANE
ROCKWALL, TX 75087

CORONADO JIMMY AND SHANNA V
681 BRYN MAHR LN
ROCKWALL, TX 75087

SANDOVAL YSIDRO ANTHONY III AND LESLIE AUDRA
727 MONTEREY DR
ROCKWALL, TX 75087

ZUVER MARSHA
730 MONTEREY DR
ROCKWALL, TX 75087

HOLTZ PAMELA JEAN AND TIMOTHY MICHAEL
730 VALLEJO DRIVE
ROCKWALL, TX 75087

GARCIA RUDOLPH L & ALMA C
731 VALLEJO DR
ROCKWALL, TX 75087

ALVARADO JOSE & ROXANA
733 MONTEREY DR
ROCKWALL, TX 75087

RESIDENT
736 MONTEREY DR
ROCKWALL, TX 75087

WARNICK DAVID S & KELLY S
736 VALLEJO DR
ROCKWALL, TX 75087

RESIDENT
737 GEARY DR
ROCKWALL, TX 75087

PATTERSON RONYA R & MARY W
737 VALLEJO DR
ROCKWALL, TX 75087

BLACKNALL SHARITA & ANTHONY
739 MONTEREY DR
ROCKWALL, TX 75087

MATTHEWS SAMUEL JERRY LIFE ESTATE
SARAH J MATTHEWS
742 MONTEREY DRIVE
ROCKWALL, TX 75087

BEYENE RAHEL
ERMIAS KUMSA
742 VALLEJO DR
ROCKWALL, TX 75087

RAMSEY JON PAUL & JENNY H
743 GEARY DR
ROCKWALL, TX 75087

CHASE MICHAEL B & TIFFANY CHASE
743 VALLEJO DR
ROCKWALL, TX 75087

ESTRADA ALVIO R AND JANIS P
748 MONTEREY DR
ROCKWALL, TX 75087

WILLINGHAM CAREY AND KENDA
748 VALLEJO DR
ROCKWALL, TX 75087

WALKOWICZ MEGAN D
749 GEARY DRIVE
ROCKWALL, TX 75087

COOPER BRADY E & DIANE J
749 VALLEJO DR
ROCKWALL, TX 75087

DODSON HUA
751 MONTEREY DR
ROCKWALL, TX 75087

RESIDENT
754 VALLEJO DR
ROCKWALL, TX 75087

BUCHANAN DONALD BLAKE AND CHRISTINA MARIE
754 MONTEREY DRIVE
ROCKWALL, TX 75087

RESIDENT
755 GEARY DR
ROCKWALL, TX 75087

ALSROUJI ALAA AND DOAA ALSROUJI
755 VALLEJO DR
ROCKWALL, TX 75087

SIMMONS INVESTMENTS LLC
8172 CHURCH STEEPLE ST
LAS VEGAS, NV 89131

PRESERVE HOMEOWNERS ASSOC INC
C/O REALMANAGE
P.O. BOX 702348
DALLAS, TX 75370

PROGRESS RESIDENTIAL BORROWER 23 LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

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:

Z2025-020: Specific Use Permit (SUP) for an Accessory Structure at 1214 East Fork Road

Hold a public hearing to discuss and consider a request by Justin Jeffus for the approval of a *Specific Use Permit (SUP)* for an *Accessory Structure* that exceeds the maximum size on a 1.06-acre parcel of land identified Lot 2 of the Blase Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 1214 East Fork 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, May 13, 2025 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, May 19, 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, May 19, 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. Z2025-020: Specific Use Permit (SUP) for an Accessory Structure at 1214 East Fork Road

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:

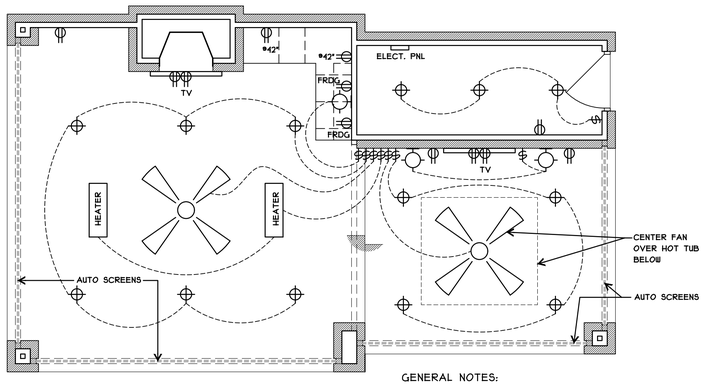
Address:

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

NEW PERGOLA

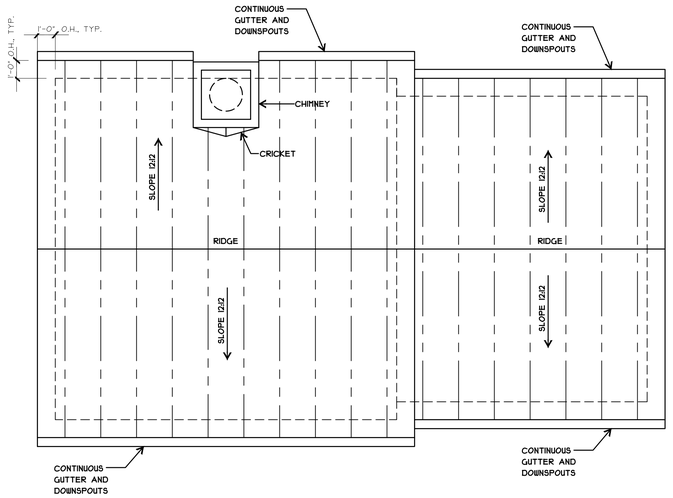
1214 E. FORK RD.
ROCKWALL, TX
75087



GENERAL NOTES:
1. PROVIDE SOFFIT OUTLETS FOR LIGHTING. TO BE ON A SWITCH OR TIMER.
2. ALL CEILINGS TO BE 10'-0".

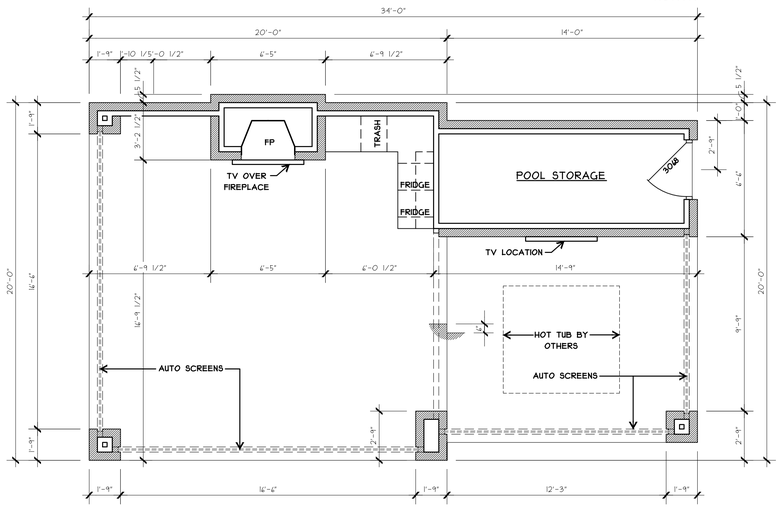
05 POWER PLAN
SCALE: 1/4"=1'-0"

NORTH



04 ROOF PLAN
SCALE: 1/4"=1'-0"

NORTH

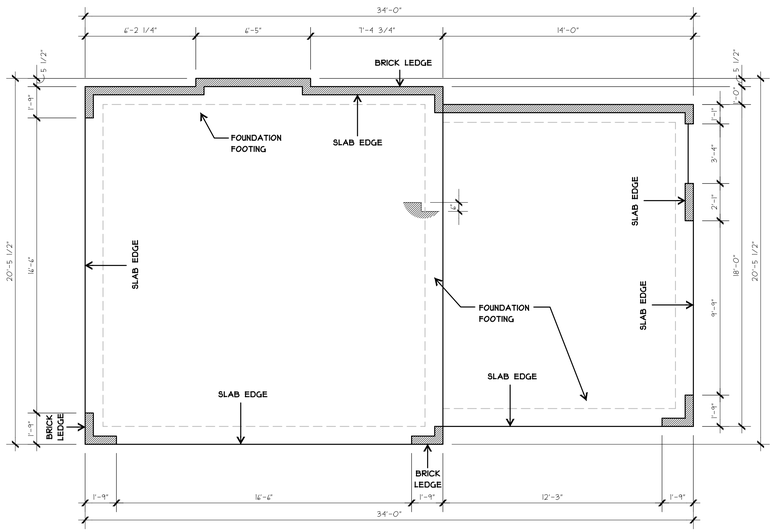


SF CALCS

NEW PERGOLA	655 SF

03 FLOOR PLAN
SCALE: 1/4"=1'-0"

NORTH



02 FORMING PLAN
SCALE: 1/4"=1'-0"

NORTH

01 SITE PLAN
SCALE: 40'-0" = 1"

NORTH

ELECTRICAL NOTES:
1.) CONSULT LOCAL UTILITY & LOCAL CODES FOR PROPER GROUNDING REQUIREMENTS.
2.) RECEPTACLES SHALL BE SPACED ACCORDINGLY SO THAT AT NO POINT ALONG THE FLOOR LINE IS MORE THAN 6'-0" FROM AN OUTLET. NO SPACES FURTHER APART THAN 12" UNLESS NOTED OTHERWISE OR PER ANY SPECIFIC CODES.
3.) ALL RECEPTACLES OUTDOORS SHALL BE PROTECTED BY A GROUND FAULT INTERRUPTION SYSTEM (GFI) AND AS NOTED ON THE DRAWINGS.
4.) SWITCH PLATES TO BE PLACED AT 42" ABOVE FINISH FLOOR TO CENTER OF SWITCH TYPICAL.
5.) ALL LIGHTING FIXTURES LOCATED IN STORAGE AREAS SHALL BE LOCATED A MINIMUM OF 18" FROM ALL SHELVING.

GENERAL NOTES:
1.) COMPLY WITH ALL STATE AND LOCAL BUILDING CODES, ORDINANCES REGULATIONS CONCERNING AND PERTAINING TO CONSTRUCTION
2.) CONNECT ALL WATER, GAS, ELECTRIC, ETC.,TO EXISTING UTILITIES IN ACCORDANCE WITH LOCAL CITY BUILDING CODES.
3.) PROVIDE TERMITE PROTECTION OVER COMPACTED OR GRANULAR FILL CODE.
4.)ALL FOOTINGS ARE TO EXTEND 12" BELOW GRADE MINIMUM PER LOCAL CODE.
5.) PROVIDE VENTILATION EQUAL TO 1 SQ. FT. PER 150 SQ. FT. OF ATTIC OR PER LOCAL CODES.

ELECTRICAL SCHEDULE

SYMBOL	DESCRIPTION
$	SINGLE POLE SWITCH
	110V OUTLET
	RECESSED CAN FIXTURE
	SCONCE
	CEILING FAN
GFI	GROUND FAULT INTERCEPTOR

NOTE: ALL OUTLETS IN KITCHEN TO BE G.F.I.
ALL OUTLETS TO BE W.P.

HIGHVIEW HOMES

A NEW PERGOLA

1214 E FORK ROAD
ROCKWALL, TX

ISSUE LOG

DATE ISSUE	DESCRIPTION
03/12/25	FOR PERMIT

REVISION LOG

DATE ISSUE	DESCRIPTION	REV. NO.

ISSUED FOR:

- ☐ PRELIMINARY - NOT FOR CONSTRUCTION
- ■ BIDDING / PERMIT
- ☐ REVISION / ADDENDUM
- ☐ FOR CONSTRUCTION

FanningPhilips DESIGN

CONTRACTOR: MATT BENEDETTO
HIGHVIEW HOMES, LLC
mattbenedetto@hotmail.com
214-454-8033

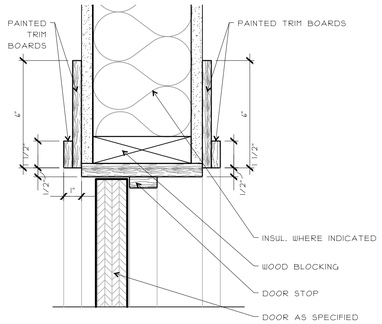
DESIGNER: PATRA PHILIPS
FANNINGPHILIPS DESIGN
patra@fanningphilips.com
214-284-8734

ARCH. PROJ. #:	SCALE:
21890	REF. DRAWING

SHEET NO.

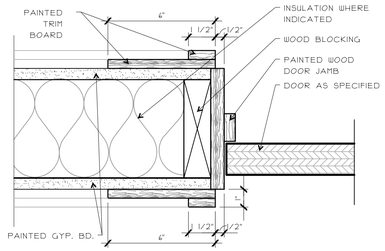
A1.0

NOTES, PLANS



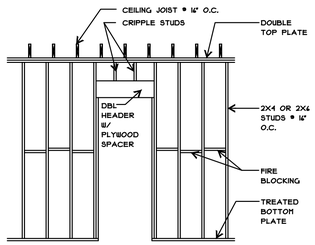
08 DOOR HEAD DETAIL

SCALE: 3"=1'-0"



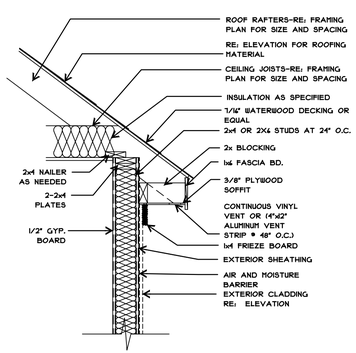
07 DOOR JAMB DETAIL

SCALE: 3"=1'-0"



TYP. DOOR 06 FRAMING DIAGRAM

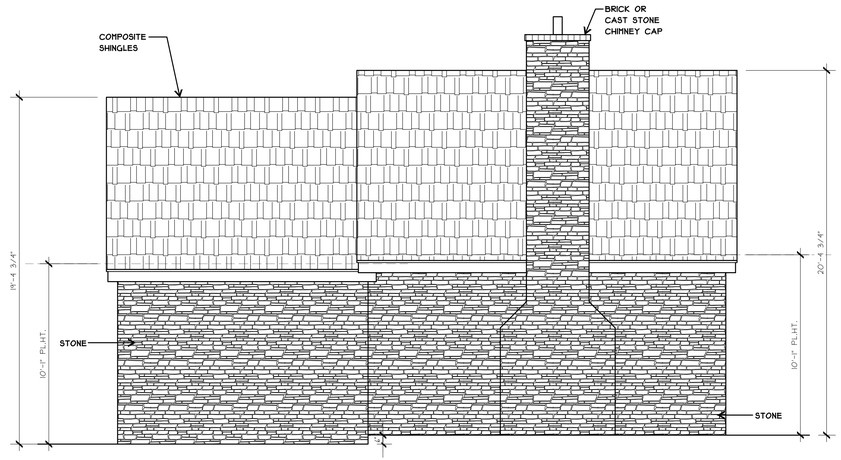
SCALE: 1/4"=1'-0"



05 TYP. SOFFIT DETAIL

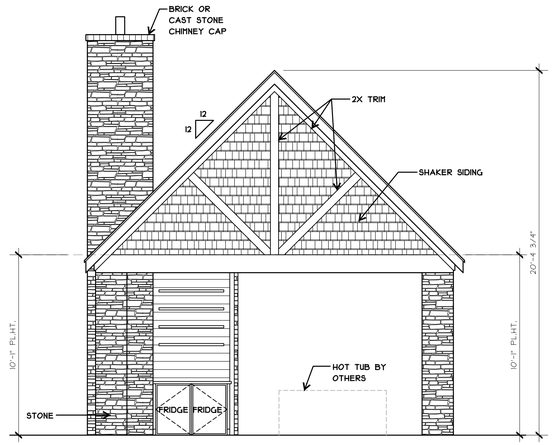
SCALE: 1/4"=1'-0"

TYPICAL DETAILS



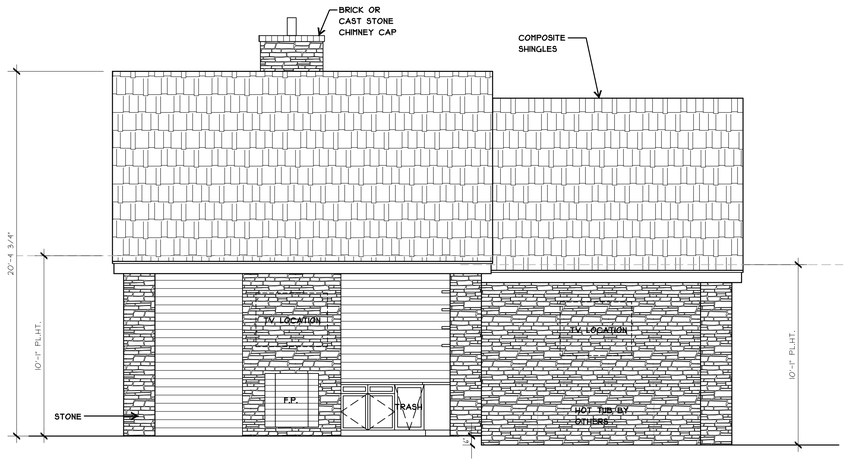
04 WEST ELEVATION

SCALE: 1/4"=1'-0"



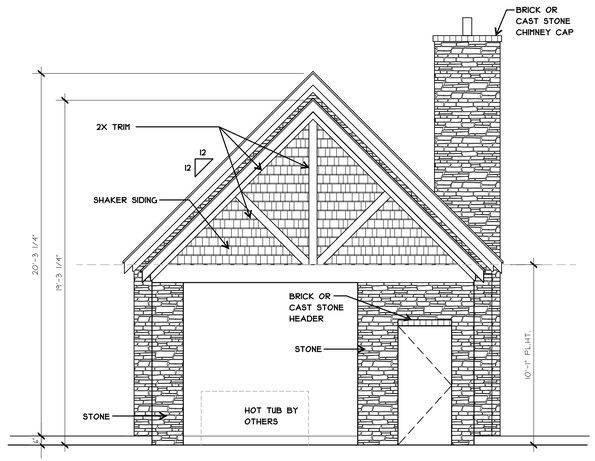
03 SOUTH ELEVATION

SCALE: 1/4"=1'-0"



02 EAST ELEVATION

SCALE: 1/4"=1'-0"



01 NORTH ELEVATION

SCALE: 1/4"=1'-0"

HIGHVIEW HOMES

A NEW PERGOLA

1214 E FORK ROAD
ROCKWALL, TX

ISSUE LOG

DATE ISSUE	DESCRIPTION
03/12/25	FOR PERMIT

REVISION LOG

DATE ISSUE	DESCRIPTION	REV. NO.

ISSUED FOR:

- ☐ PRELIMINARY - NOT FOR CONSTRUCTION
- ■ BIDDING / PERMIT
- ☐ REVISION / ADDENDUM
- ☐ FOR CONSTRUCTION

FanningPhilips DESIGN

CONTRACTOR: MATT BENEDETTO
HIGHVIEW HOMES, LLC
mattbenedetto@hotmail.com
214-454-8033

DESIGNER: PATRA PHILIPS
FANNINGPHILIPS DESIGN
patra@fanningphilips.com
214-284-8734

ARCH. PROJ. #:	SCALE:
21890	REF. DRAWING

SHEET NO.

A2.0

DETAILS, ELEVATIONS

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, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR AN ACCESSORY STRUCTURE ON A 1.06-ACRE PARCEL OF LAND IDENTIFIED AS LOT 2 OF THE BLASE 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 Justin Jeffus for the approval of a *Specific Use Permit (SUP)* for an *Accessory Structure* on a 1.06-acre parcel of land identified as Lot 2 of the Blase Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 1214 East Fork Lane, 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 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 an *Accessory Structure* 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 Subsection 03.01, *General Residential Standards*; Section 03.07, *Single-Family 10 (SF-10) District*; and Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*], and with the following conditions:

2.1. OPERATIONAL CONDITIONS

DRAFT
05.19.2025

The following conditions pertain to the construction of an *Accessory Structure* on the *Subject Property* and conformance to these conditions are required for continued operations:

(1) The development of the *Accessory Structure* shall generally conform to the *Site Plan* as depicted in *Exhibit 'B'* of the Specific Use Permit (SUP) ordinance; and,

(2) The *Accessory Structure* shall generally conform to the *Building Elevations* as depicted in *Exhibit 'C'* of the Specific Use Permit (SUP) ordinance; and,

(3) The *Accessory Structure* shall not exceed a maximum height of 20-feet, 4¼-inches.

(4) The *Accessory Structure* shall not exceed a maximum size of 655 SF; and,

(5) The *Accessory Structure* shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.

(6) No other *Accessory Structures* shall be permitted on the subject property.

2.2. COMPLIANCE

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

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

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

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

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

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

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

DRAFT ORDINANCE 05.09.2025

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 2ND DAY OF JUNE, 2025.

_____
Tim McCallum, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

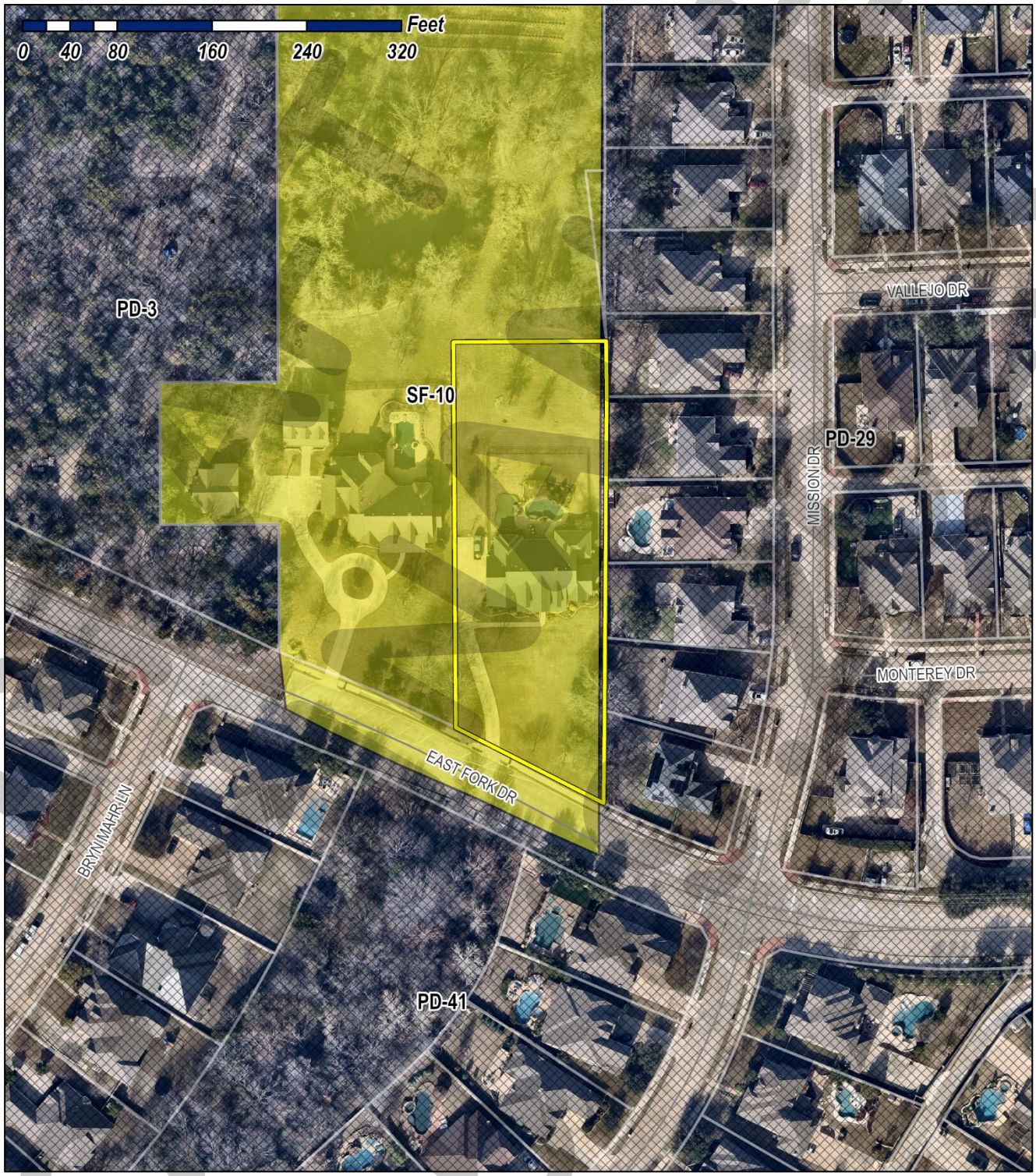
1st Reading: *May 19, 2025*

2nd Reading: *June 2, 2025*

DRAFT ORDINANCE 05.19.2025

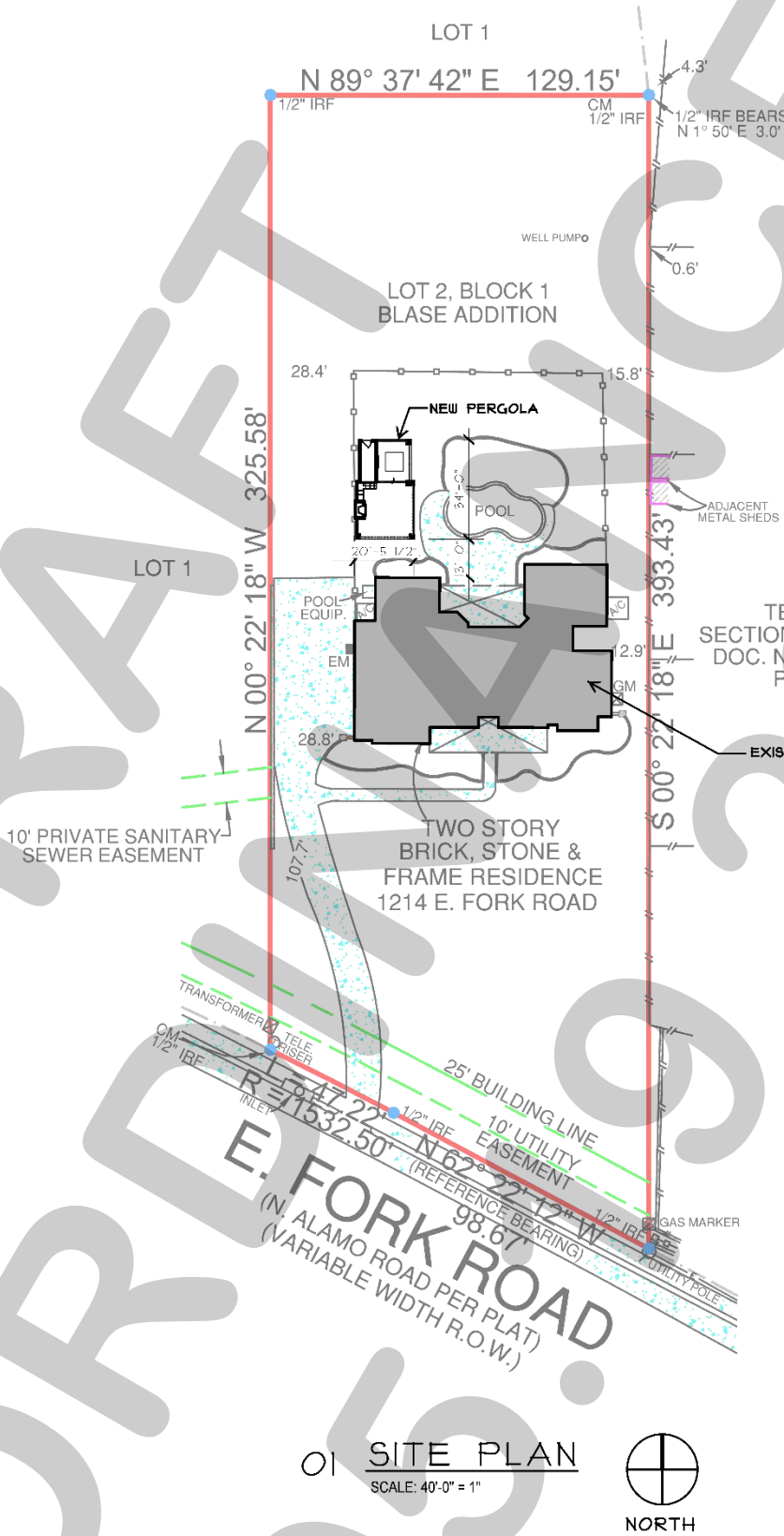
Exhibit 'A'
Legal Description

Address: *1214 East Fork Lane*
Legal Description: *Lot 2 of the Blase Addition*



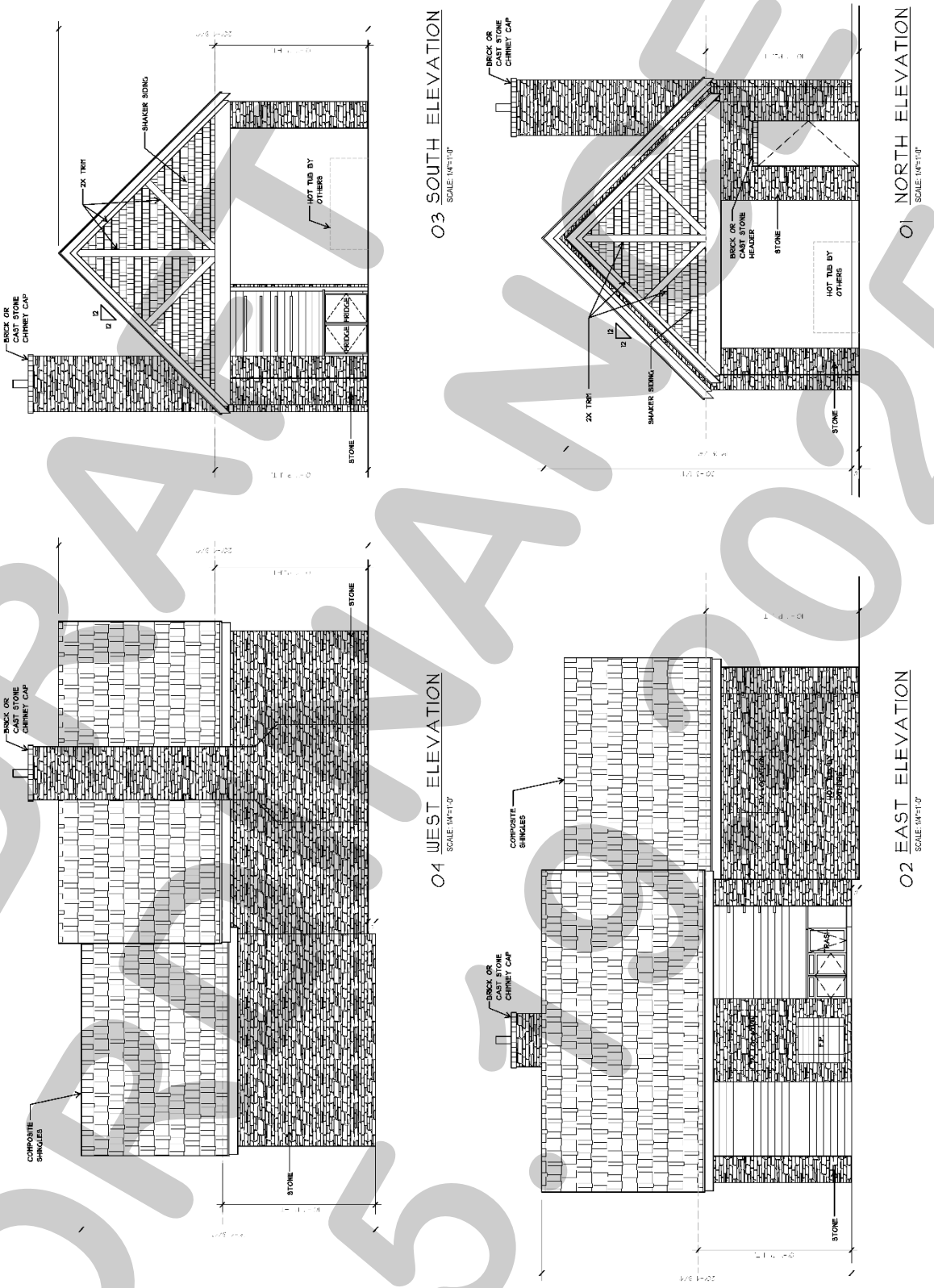
DRAFT 03/31/2025

Exhibit 'B'
Site Plan



DRAFT ORDINANCE 09.09.2025

Exhibit 'C':
Building Elevations



DRAFT
05.16.2025

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:	May 19, 2025
APPLICANT:	Joseph Bickham; *Trinity River Development, LLC*
CASE NUMBER:	Z2025-021; *Zoning Change (AG to C)*

SUMMARY

Hold a public hearing to discuss and consider a request by Joseph Bickham of the Trinity River Development, LLC on behalf of Aaron Albright of BYJ Holdings for the approval of a *Zoning Change* from an Agricultural (AG) District to a Commercial (C) District for a 1.650-acre portion of a larger 31.393-acre tract of land identified as Tract 3 of the N. Butler Survey, Abstract No. 20, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, generally located north of the intersection of John King Boulevard and Airport Road, and take any action necessary.

BACKGROUND

The subject property was annexed by the City Council on September 7, 1971 by *Ordinance No. 71-09* [*Case No. A1971-001*]. At the time of annexation, the subject property was zoned Agricultural (AG) District. The subject property has remained vacant and zoned Agricultural (AG) District since annexation.

PURPOSE

On April 17, 2025, the applicant -- *Joseph Bickman of the Trinity River Development, LLC* -- submitted an application requesting to change the zoning of the subject property from an Agricultural (AG) District to a Commercial (C) District to facilitate the future construction of a *Retail Store with Gasoline Sales*.

ADJACENT LAND USES AND ACCESS

The subject property is generally located north of the intersection of Airport Road and John King Boulevard. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is the remainder of a vacant 31.393-acre tract of land (*i.e. Tract 3 of the N. Butler Survey, Abstract No. 20*) of which the subject property is currently a portion of. This property is zoned Agricultural (AG) District. Directly north of this tract of land are two (2) vacant tracts of land (*i.e. a 7.133-acre tract of land identified as Tract 1-01 and a 1.607-acre tract of land identified as Tract 1-4 of the N. Butler Survey, Abstract No. 20*) that are zoned Agricultural (AG) District.

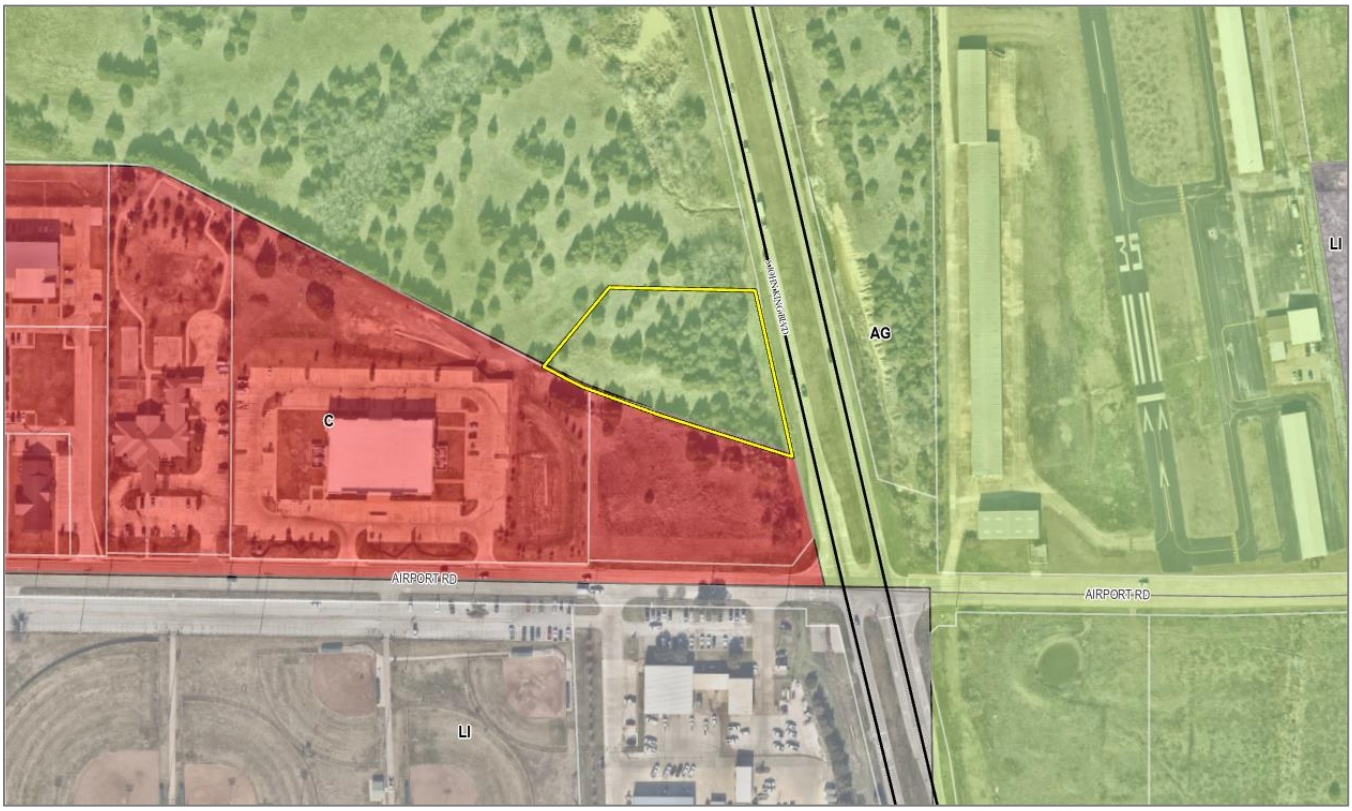
South: Directly south of the subject property is a vacant 1.803-acre tract of land (*i.e. Tract 4-06 of the N. Butler Survey, Abstract No. 20*) that is zoned Commercial (C) District. This is the tract of land that the applicant is proposing to combine with the subject property for the future construction of a *Retail Store with Gasoline Sales*. South of this tract of land is Airport Road, which is identified as a M4U (*i.e. major collector, four [4] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this thoroughfare is the City's Service Center, which is situated on a ten (10) acre parcel of land (*i.e. Lot 1 of the Rockwall Service Center Addition*) that is zoned Light Industrial (LI) District.

East: Directly east of the subject property is John King Boulevard, which is identified as a P6D (*i.e. principal arterial, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040

Comprehensive Plan. Beyond this is the remainder of a vacant 31.393-acre tract of land (*i.e. Tract 3 of the N. Butler Survey, Abstract No. 20*) of which the subject property is currently a portion of. This property is zoned Agricultural (AG) District.

West: Directly west of the subject property is the remainder of a vacant 31.393-acre tract of land (*i.e. Tract 3 of the N. Butler Survey, Abstract No. 20*) of which the subject property is currently a portion of. Beyond this is a six (6) acre parcel of land (*i.e. Lot 1, Block A, Cornerstone Community Church Addition*) that is zoned Commercial (C) District. Currently situated on this parcel of land is a *Church/House of Worship* (*i.e. Cornerstone Church*). Beyond this is a three (3) acre parcel of land (*i.e. Lot 4, Block A, Columbia Park Addition*) that is zoned Commercial (C) District. Currently situated on this property is the Lakes Regional MHMR Center.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



CONFORMANCE TO THE CITY'S CODES

According to Subsection 04.05, *Commercial (C) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(t)he Commercial (C) District is the proper zoning classification for most types of commercial development (*e.g. larger shopping centers at major intersections, commercial strips along arterial roadways, etc.*). The land uses specified for the Commercial (C) District include most types of office and retail activity with some special provisions for wholesale land uses." In addition, the Commercial (C) District is a general business zone, and is intended to service most commercial land uses with the exception of land uses that include outside storage. In this case, the applicant has stated that the subject property is being rezoned to facilitate the future construction of a *Retail Store with Gasoline Sales*, and is intended to be combined with the property directly south of the subject property and which is currently zoned Commercial (C) District. According to Article 05, *District Development Standards*, of the Unified Development Code (UDC), the following is a summary of the density and dimensional requirements of the Commercial (C) District:

TABLE 1: COMMERCIAL (C) DISTRICT STANDARDS

MINIMUM LOT AREA	10,000 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]	20'
MAXIMUM BUILDING HEIGHT [4]	60'
MAXIMUM LOT COVERAGE	60.00%
MINIMUM LANDSCAPING	20.00%

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 240-FEET IF APPROVED THROUGH A SPECIFIC USE PERMIT (SUP) BY THE PLANNING AND ZONING COMMISSION AND CITY COUNCIL.*

If this zoning change is approved and when the subject property is developed, the development will be required to conform to all the requirements of the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, and any other applicable local, state or federal requirements.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

According to the Future Land Use Plan contained in the OURHometown Vision 2040 Comprehensive Plan, the subject property is located within the *Central District* and is designated for *Medium Density Residential* land uses. This plan goes on to state that "(t)he *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 …" In this case, the proposed zoning change would require that the City Council change this land use category to the *Commercial/Retail* designation, which is defined as a "…land use category [*that*] 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 service adjacent residential subdivisions." The *District Strategies* for the *Central District* go on to define *Commercial/Retail Centers* as "(t)he commercial/retail centers in this district are intended to support existing and proposed residential developments, and should be compatible in scale with adjacent residential structures (*i.e. more characteristic of neighborhood/convenience centers*); however, areas adjacent to John King Boulevard should be capable of accommodating mid to large-scale commercial users." Since this request is for a zoning change that is not consistent with the Future Land Use Plan contained in the OURHometown Vision 2040 Comprehensive Plan, it is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

INFRASTRUCTURE

Based on the proposed request, the Engineering Department will provide additional comments at the time of site plan if the zoning change is approved; however, a *Flood Study* and/or *Letter of Map Revision (LOMR)* may be required if the development impacts the floodplain area.

STAFF ANALYSIS

A *Retail Store with Gasoline Sales* is a permitted *by-right* land use in the Commercial (C) District, and the applicant has stated that this will be the intended land use for the 1.803-acre tract of land south of the subject property. This property is already zoned Commercial (C) District (*see Map 1*). The applicant has also stated that if the zoning change is approved, the additional land will be combined with this tract and used to better situate the land use on the subject property. In addition, the larger tract of land will allow the proposed land use additional access along John King Boulevard. Staff should note that regardless of approval, the applicant will be required to establish a residential adjacency buffer with either a masonry wall and canopy trees on 20-foot centers or a 20-foot landscape buffer with three (3) tiered screening and a berm adjacent to the vacant tract of land currently zoned Agricultural (AG) District and which is designated for *Medium Density Residential* land uses on the Future Land Use Plan contained in the OURHometown Vision 2040 Comprehensive Plan (*i.e. the 31.393-acre tract of land north and west of the subject property and of which the subject property is currently a part of*). The additional land area should help the *Retail Store with Gasoline Sales* provide a better transition to any future development of the adjacent tract of land, which will most

likely be for residential land uses in the future; however, since this zoning change will require the City Council to amend the Future Land Use Plan from *Medium Density Residential* land uses to *Commercial/Retail* land uses, it does remain a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On April 22, 2025, staff mailed eight (8) notices to property owners and occupants within 500-feet of the subject property. There are 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 had received one (1) notice from one (1) property owner inside the 500-foot notification area in favor of the applicant's request.

CONDITIONS OF APPROVAL

If City Council chooses to approve of the applicant's request to rezone the subject property from an Agricultural (AG) District to a Commercial (C) 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 *Medium 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 May 13, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the *Zoning Change* by a vote of 4-0, with Commissioners Thompson and Hustings absent and one (1) vacant seat.

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] $230.00
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST ($100.00)

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.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS

SUBDIVISION — LOT — BLOCK

GENERAL LOCATION: NORTH-WEST CORNER OF JOHN KING BLVD AND AIRPORT RD

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING: AGRICULTURAL — CURRENT USE: RAW LAND

PROPOSED ZONING: COMMERCIAL — PROPOSED USE: CONVENIENCE STORE, RESTAURANT, CARWASH

ACREAGE: 1.650 — 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
☒ / ☑	BTJ Holdings	TRINITY RIVER DEVELOPMENT LC
CONTACT PERSON	Aaron Albright	JOSEPH BICKHAM
ADDRESS	100 N Central Expy Suite 400	801 S. RIVERFRONT BLVD
CITY, STATE & ZIP	Richardson TX 75080	DALLAS, TX 75207
PHONE	214 449 4632	469-203-0159
E-MAIL	aaron@albright-land.com	JBICKHAM@FUELCITY.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Aaron Albright (Agent For) [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~~ AGENT FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ 230.00 *, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 17 *DAY OF* APRIL *, 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."*

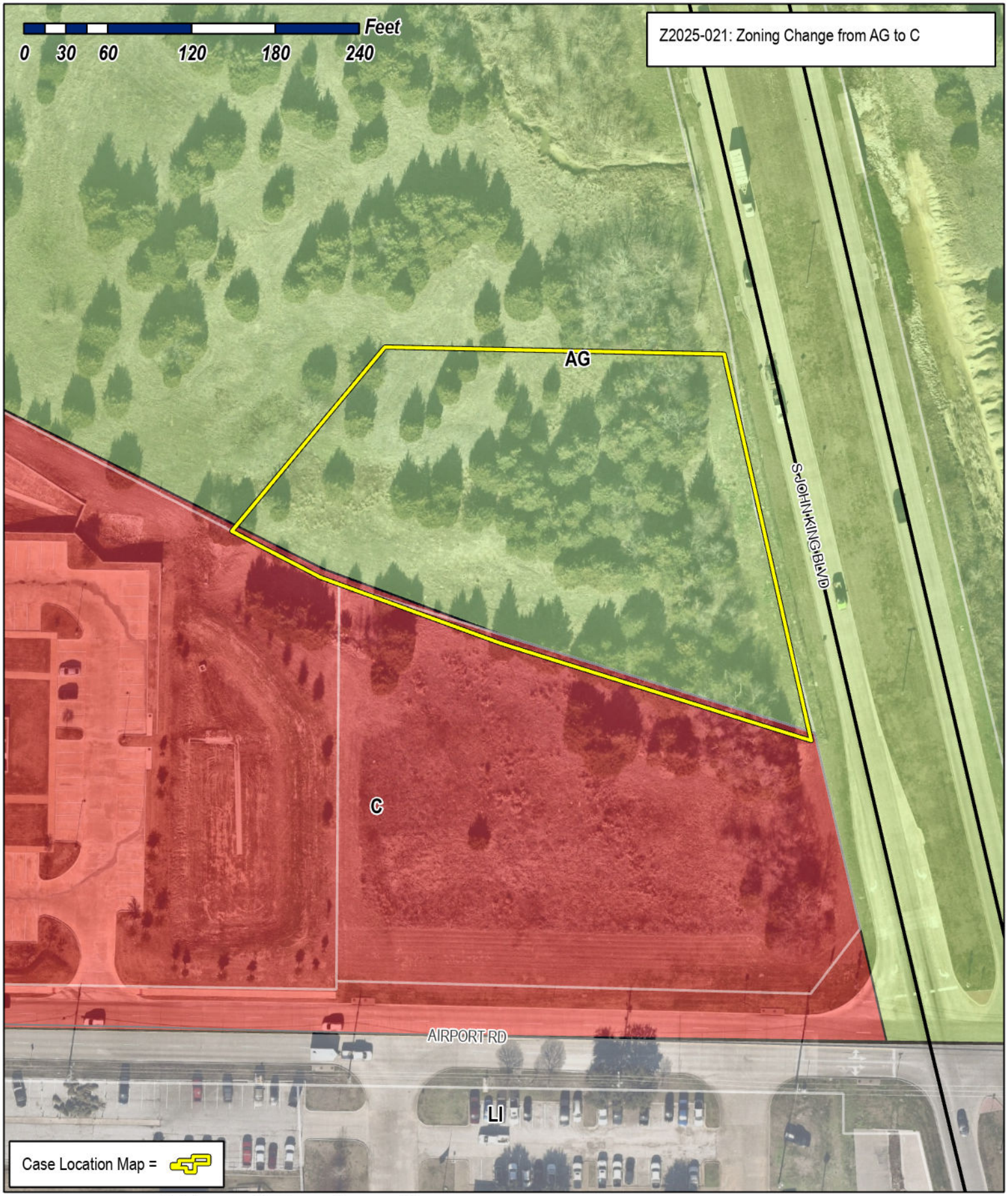
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 17 *DAY OF* APRIL *, 2025*

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES

NOTARY PUBLIC STATE OF TEXAS ID 13616379-4 EXP. 03-16-2026



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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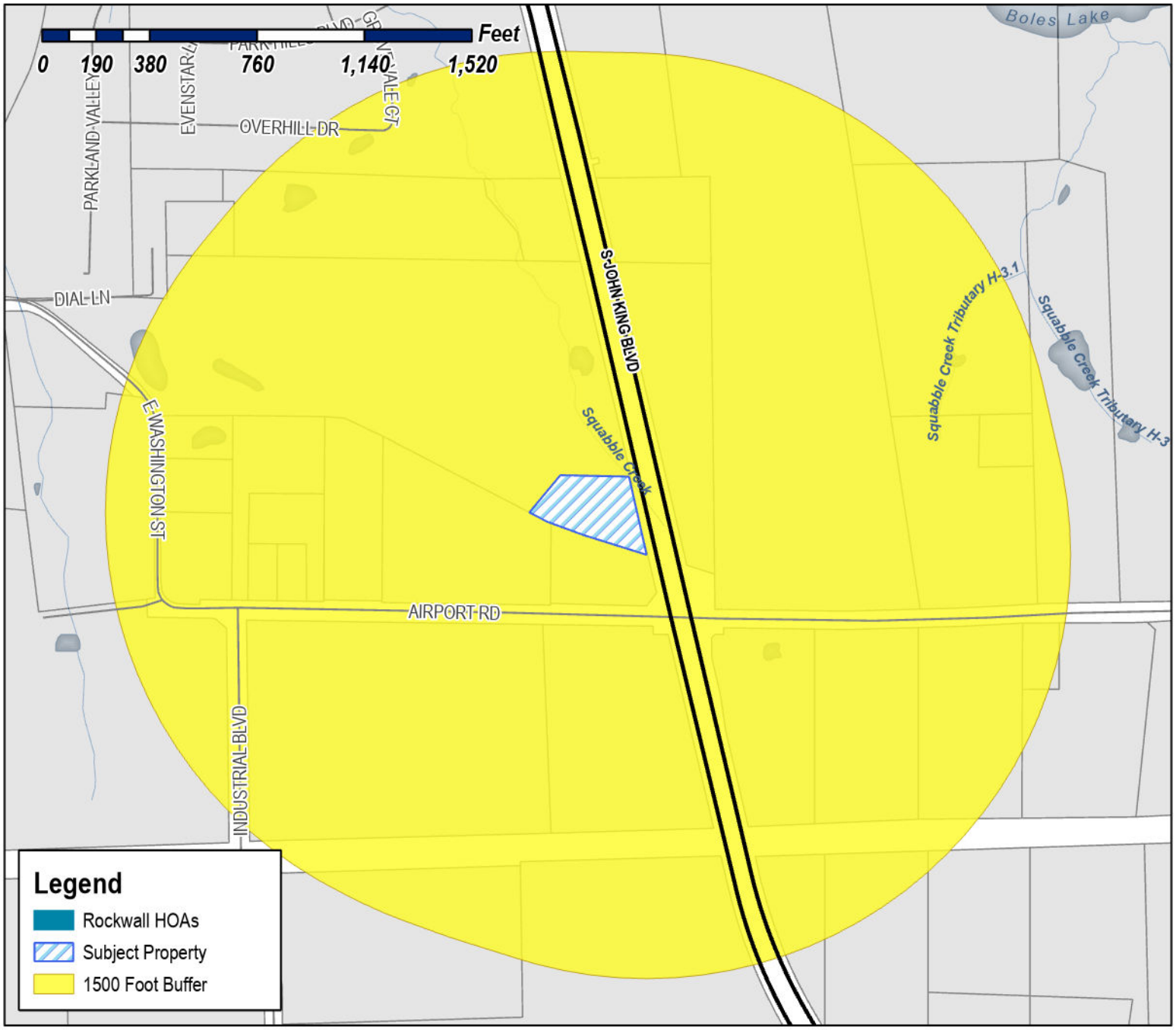

Case Number: Z2025-021
Case Name: Zoning Change from Agricultural (AG) District to Commercial (C) District
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: NW Corner of John King and Airport Road

Date Saved: 4/21/2025

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

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: Z2025-021
Case Name: Zoning Change from Agricultural (AG) District to Commercial (C) District
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: NW Corner of John King and Airport Road

Date Saved: 4/22/2025
For Questions on this Case Call: (972) 771-7745

BYJ HOLDINGS, LLC
100 N Central Expy Ste 400
Richardson, TX 75080

SARO PARTNERS LLC
1450 T L TOWNSEND
ROCKWALL, TX 75032

CORNERSTONE COMMUNITY CHURCH OF ROCKWALL
1565 AIRPORT RD
ROCKWALL, TX 75087

CITY OF ROCKWALL
1600 AIRPORT RD
ROCKWALL, TX 75087

CITY OF ROCKWALL
1600 AIRPORT RD
ROCKWALL, TX 75087

CITY OF ROCKWALL
1701 AIRPORT RD
ROCKWALL, TX 75087

ROCKWALL PROPERTY CORPORATION
ATTN BILL BRICKER
2235 RIDGE RD STE 201
ROCKWALL, TX 75087

CORNERSTONE COMMUNITY CHURCH OF ROCKWALL
PO BOX 2290
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:

Z2025-021: Zoning Change from Agricultural (AG) District to Commercial (C) District

Hold a public hearing to discuss and consider a request by Joseph Bickham of the Trinity River Development, LLC on behalf of Aaron Albright of BYJ Holdings for the approval of a *Zoning Change* from an Agricultural (AG) District to a Commercial (C) District for a 1.650-acre portion of a larger 31.393-acre tract of land identified as Tract 3 of the N. Butler Survey, Abstract No. 20, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, generally located north of the intersection of John King Boulevard and Airport 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, May 13, 2025 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, May 19, 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, May 19, 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. Z2025-021: Zoning Change from Agricultural (AG) District to Commercial (C) District

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

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:

Z2025-021: Zoning Change from Agricultural (AG) District to Commercial (C) District

Hold a public hearing to discuss and consider a request by Joseph Bickham of the Trinity River Development, LLC on behalf of Aaron Albright of BYJ Holdings for the approval of a *Zoning Change* from an Agricultural (AG) District to a Commercial (C) District for a 1.650-acre portion of a larger 31.393-acre tract of land identified as Tract 3 of the N. Butler Survey, Abstract No. 20, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, generally located north of the intersection of John King Boulevard and Airport Road, and take any action necessary.

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Case No. Z2025-021: Zoning Change from Agricultural (AG) District to Commercial (C) District

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.

This will allow better access to the corner commercial site and should improve traffic flow with a turn rather than to the intersection then into the site. All of the west side of JK should have 250 ft depth commercial, or thereabouts.

Name: CW Bricker billecoventures.com

Address: 2235 Ridge Rd, Rockwall, TX 75087

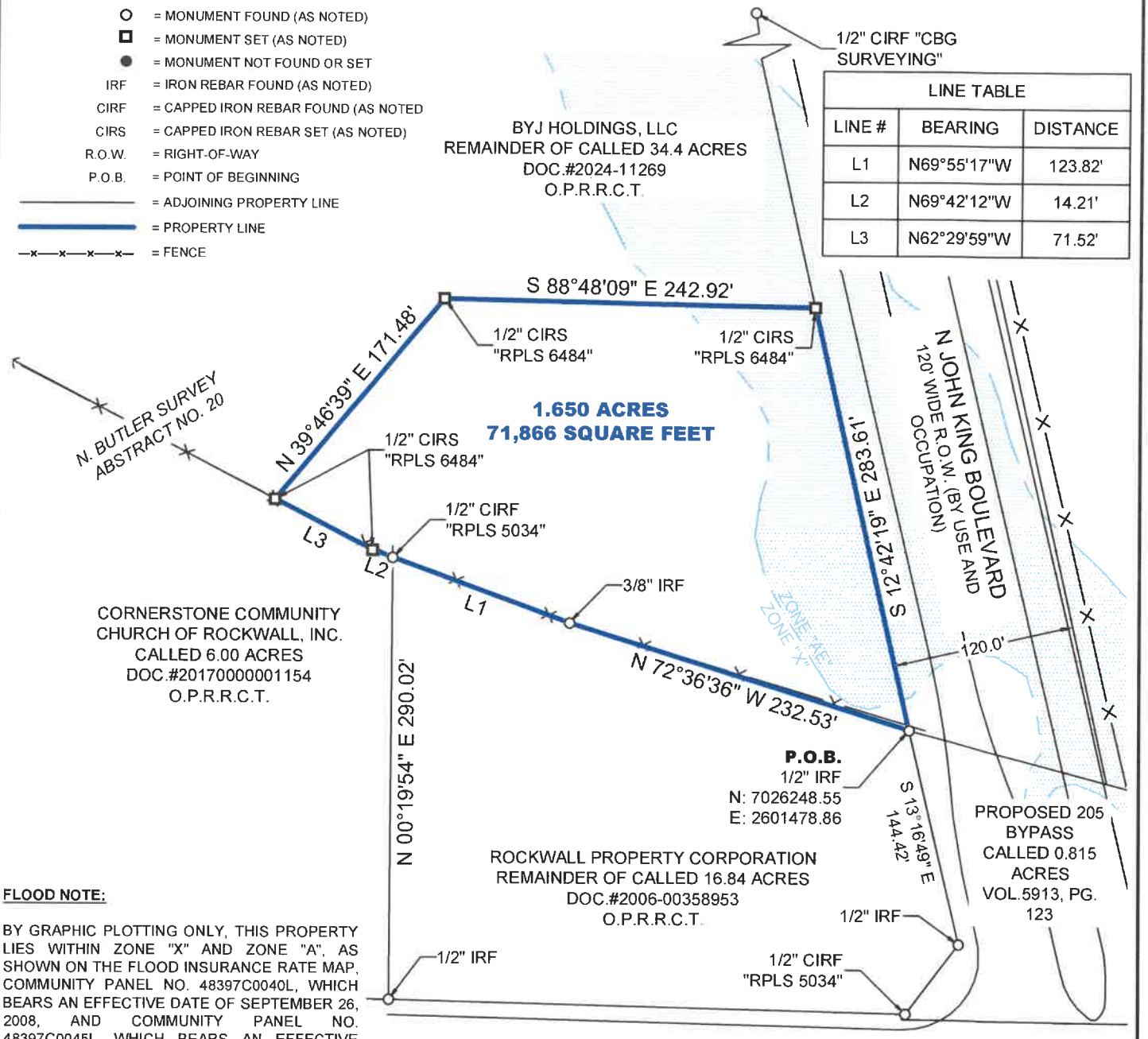
Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written 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

TSPS STANDARD LAND SURVEY

LEGEND

- = MONUMENT FOUND (AS NOTED)
- = MONUMENT SET (AS NOTED)
- = MONUMENT NOT FOUND OR SET
- IRF = IRON REBAR FOUND (AS NOTED)
- CIRF = CAPPED IRON REBAR FOUND (AS NOTED)
- CIRS = CAPPED IRON REBAR SET (AS NOTED)
- R.O.W. = RIGHT-OF-WAY
- P.O.B. = POINT OF BEGINNING
- = ADJOINING PROPERTY LINE
- = PROPERTY LINE
- —x—x—x—x— = FENCE



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N69°55'17"W	123.82'
L2	N69°42'12"W	14.21'
L3	N62°29'59"W	71.52'

FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X" AND ZONE "A", AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48397C0040L, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 26, 2008, AND COMMUNITY PANEL NO. 48397C0045L, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 26, 2008 AND IS IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.

ZONE "X" DENOTES AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

ZONE "A" DENOTES AREAS DETERMINED TO BE SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT, NO BASE FLOOD ELEVATIONS DETERMINED.

NOTE:
Bearings, coordinates and distances are based on U.S. State Plane NAD 1983 Coordinates, Texas North Central Zone (4202).

This survey was prepared without the benefit of a title commitment. There may be easements of record that are not shown.

N

PROJECT: AIRPORT RD & JOHN KING BLVD	PLAT SHOWING 1.650 ACRES IN THE N. BUTLER SURVEY, ABSTRACT NO. 20, IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
PROJECT AFE:	
TRACT NO.:	
LOCATION: ROCKWALL, TEXAS	SCALE: 1" = 100'
DRAWN BY: CDM	0 100 200
REVISION:	
PAGE NO.: 2 OF 2	

CROWLEY SURVEYING
FRN:10046500
117 West Archer Street
Jacksboro, TX 76458
(469) 850-CPLS(2757)
acrowley@crowleysurveying.com

AND\AIRPORT RD AND JOHN KING BLVD - Rockwall\DRAWING\AIRPORT RD & JOHN KING BLVD.DWG

TSPS STANDARD LAND SURVEY

LEGAL DESCRIPTION OF 1.650 ACRES

All that certain 1.650 acre tract of land being situated in the N. Butler Survey, Abstract Number 20, in the City of Rockwall, Rockwall County, Texas, and being part of a called 34.4 acre tract of land described in a deed to BYJ Holdings, LLC, recorded in Document Number 2024-11269 of the Official Public Records of said county, and said 1.650 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rebar found in the occupied west right-of-way of N John King Boulevard, a 120-foot-wide public right-of-way (by use and occupation), said point being the northwest corner of a called 0.815 acre tract of land described in "Exhibit A" as "Proposed 205 ByPass", recorded in Volume 5913, Page 123 of the Deed Records of said county, and being in the north line of a called 16.84 acre tract of land described in a deed to Rockwall Property Corporation, recorded in Document Number 2006-00358953 of said Official Public Records;

THENCE North 72°36'36" West, with the dividing line of said 34.4 acre tract and said 16.84 acre tract, a distance of 232.53 feet to a 3/8 inch iron rebar found;

THENCE North 69°55'17" West, continuing with said dividing line, a distance of 123.82 feet to a 1/2 inch iron rebar with cap stamped "RPLS 5034" found for the northeast corner of a called 6.00 acre tract of land described in a deed to Cornerstone Community Church of Rockwall, Inc., recorded in Document Number 20170000001154 of said Official Public Records;

THENCE North 69°42'12" West, with the dividing line of said 34.4 acre tract and said 6.00 acre tract, a distance of 14.21 feet to a 1/2 inch iron rebar with cap stamped "RPLS 6484" set;

THENCE North 62°29'59" West, continuing with said dividing line, a distance of 71.52 feet to a 1/2 inch iron rebar with cap stamped "RPLS 6484" set;

THENCE North 39°46'39" East, departing said dividing line, a distance of 171.48 feet to a 1/2 inch iron rebar with cap stamped "RPLS 6484" set;

THENCE South 88°48'09" East, a distance of 242.92 feet to a 1/2 inch iron rebar with cap stamped "RPLS 6484" set in the occupied west right-of-way line of said N John King Boulevard;

THENCE South 12°42'19" East, with said west right-of-way line, a distance of 283.61 feet to the **POINT OF BEGINNING**, containing 1.650 acres or 71,866 square feet, more or less.

STATE OF TEXAS
COUNTY OF ROCKWALL

I hereby certify that this survey substantially compiles with the current Texas Society of Professional Surveyors Manual of Practice Requirements for a Category 1A, Condition 3, TSPS Standard Land Survey and was conducted on the ground on March 19, 2025 and is true and correct to the best of my knowledge.

Original signed and stamped in green ink.

ANTHONY RAY CROWLEY R.P.L.S. NO. 6484 DATE

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.

PROJECT: AIRPORT RD & JOHN KING BLVD	DESCRIPTION OF 1.650 ACRES IN THE N. BUTLER SURVEY, ABSTRACT NO. 20, IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
PROJECT AFE:	
TRACT NO.:	
LOCATION: ROCKWALL, TEXAS	
DRAWN BY: CDM	
REVISION:	
PAGE NO.: 1 OF 2	

CROWLEY SURVEYING
FRN:10046500
117 West Archer Street
Jacksboro, TX 76458
(469) 850-CPLS(2757)
acrowley@crowleysurveying.com

CROWLEY SURVEYING

AND\AIRPORT RD AND JOHN KING BLVD - Rockwall\DRAWING\AIRPORT RD & JOHN KING BLVD.DWG

01 CENTRAL DISTRICT

DISTRICT DESCRIPTION

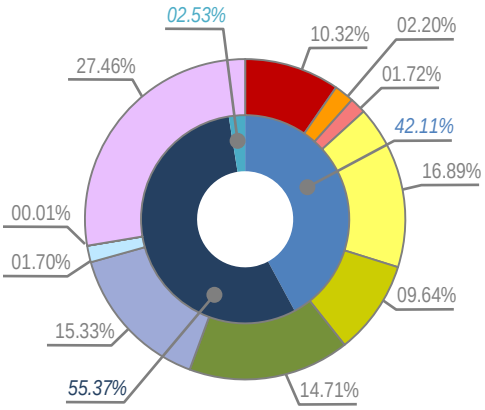
The *Central District* is composed of a wide range of land uses that vary from single-family to industrial. The district's residential areas consist of suburban residential (*e.g. Park Place*), estate and rural residential (*e.g. Rolling Meadows Subdivision*), and higher density residential developments (*e.g. Evergreen Senior Living*). The *Central District* also incorporates a high volume of industrial land uses adjacent to the *Union Pacific/Dallas Garland and Northeastern Rail Road* line that bisects the district -- *and City* -- in an east/west direction. The Ralph Hall Municipal Airport and several other large public/school facilities are also located within the boundaries of this district.

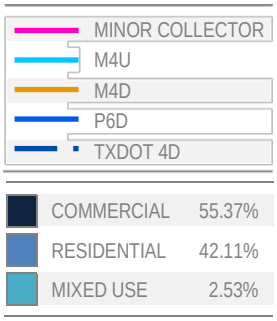
John King Boulevard Trail Plan
Rest Stop/Trailblazer Pylon

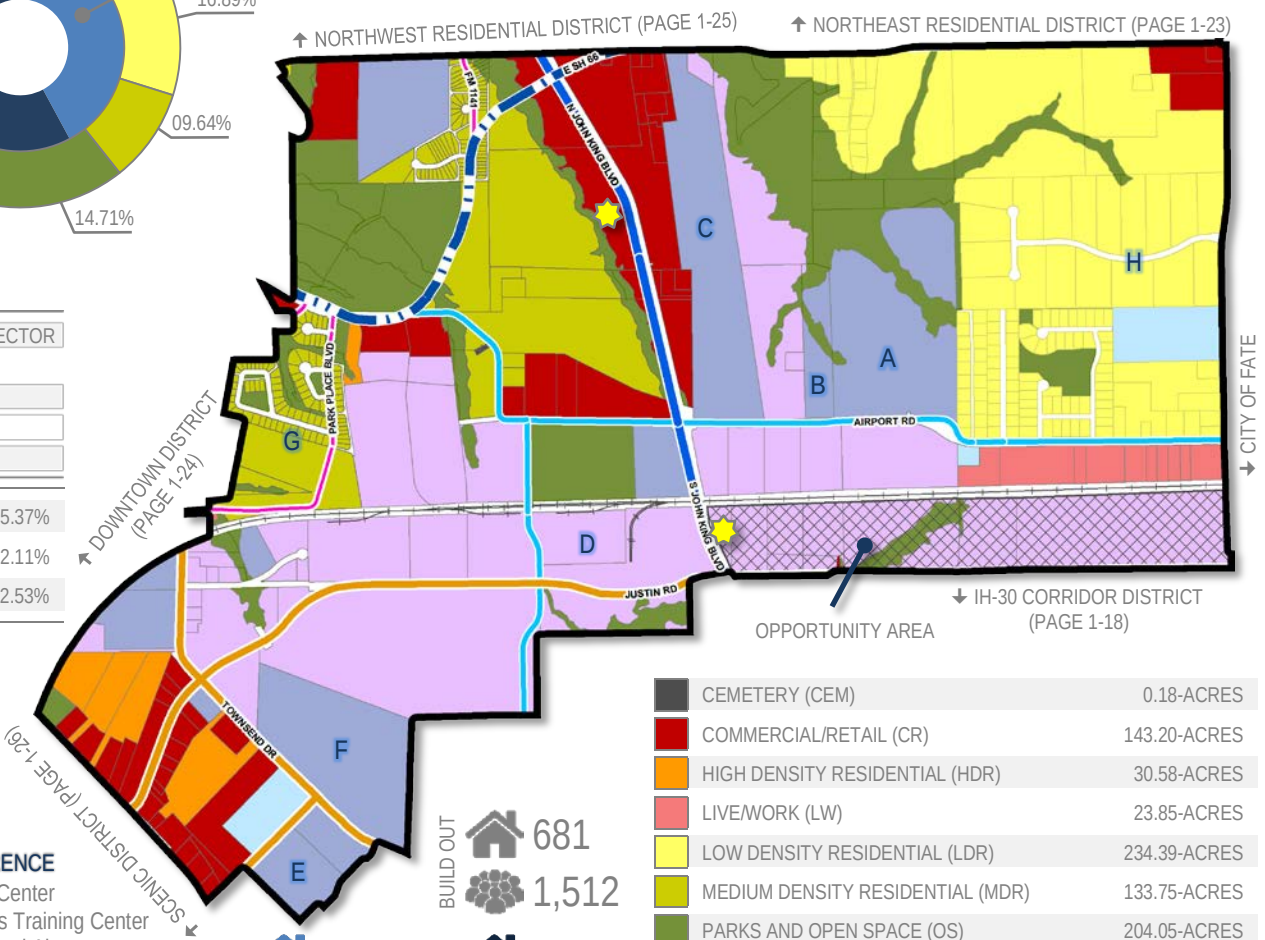
DISTRICT STRATEGIES

The *Central District* still has some key vacant and underutilized tracts of land that are anticipated to shape the area moving forward. Taking these areas into consideration the following are the strategies for this district:

1. *Live/Work*. The live/work designation in this district is intended to provide flexibility for land owners, adjacent to the railroad tracks, to transition their properties -- *when appropriate* -- to low intensity office/retail land uses that are similar in scale and scope to the adjacent residential properties.
2. *Suburban Residential*. While many of the larger tracts in this area are not large enough to support a master planned community (*which is characteristic of Northern Estates and Northwest Residential Districts*), 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* lots in this district, but should be comparable in size to newer developments (*i.e. Ridgecrest Subdivision*). In addition, newer subdivisions adjacent to existing larger lot subdivisions should provide a transition *(e.g. larger lots or a large landscape buffer*) adjacent to the existing subdivision.
3. *Commercial/Retail Centers*. The commercial/retail centers in this district are intended to support existing and proposed residential developments, and should be compatible in scale with adjacent residential structures (*i.e. are more characteristic of neighborhood/convenience centers*); however, areas adjacent to John King Boulevard should be capable of accommodating mid to large-scale commercial users. All commercial developments should incorporate appropriate screening (*e.g. berms, landscaping and large buffers*) to transition uses.
4. *Industrial/Special Commercial Corridor Opportunity Area*. The area south of the railroad tracks that is indicated by a crosshatched pattern represents an opportunity area in the City of Rockwall. Due to its adjacency to the railroad tracks, the land is naturally suitable for *Technology/Industrial* land uses; however, due to the land's adjacency to strategically located parcels along IH-30 the land could be utilized as part of a larger development in the *Special Commercial Corridor.*
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. Animal Adoption Center
B. Regional Firearms Training Center
C. Ralph Hall Municipal Airport
D. Leon Tuttle Athletic Complex
E. Rockwall County Courthouse
F. Utley Middle School
G. Park Place Subdivision
H. Rolling Meadows Subdivision

	CURRENT	BUILD OUT	% OF ROCKWALL
	220	681	1.10%
	71	1,512	3.91%
	488		0.82%

CEMETERY (CEM)	0.18-ACRES
COMMERCIAL/RETAIL (CR)	143.20-ACRES
HIGH DENSITY RESIDENTIAL (HDR)	30.58-ACRES
LIVE/WORK (LW)	23.85-ACRES
LOW DENSITY RESIDENTIAL (LDR)	234.39-ACRES
MEDIUM DENSITY RESIDENTIAL (MDR)	133.75-ACRES
PARKS AND OPEN SPACE (OS)	204.05-ACRES
PUBLIC (P)	212.77-ACRES
QUASI-PUBLIC (QP)	23.65-ACRES
SPECIAL COMMERCIAL CORRIDOR (SC)	0.08-ACRES
TECHNOLOGY/EMPLOYMENT CENTER (TEC)	381.07-ACRES

01.02 COMMERCIAL

COMMERCIAL/RETAIL (CR)

The *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 service adjacent residential subdivisions. Zoning in conformance with the Commercial/Retail land uses category can be incorporated into a Planned Development (PD) District as part of a larger mix-use master planned community, and may vary in size depending on the adjacent service area. In certain cases where commercial land uses are eminent, it may be appropriate to incorporate zoning in conformance to the Commercial land use category on all four (4) corners of an intersection; however, this is not necessary in all cases. These areas should be designed with the pedestrian in mind, and provide connections between the commercial land use and the adjacent residential subdivision.

DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Commercial Retail Buildings, Restaurants/Brew Pubs, Multi-Tenant Commercial Centers, Neighborhood Centers and Convenience Centers
2. *Secondary Land Uses:* Office/Financial Institutions, Parks, Open Space, and Institutional/Civic Land Uses
3. *Zoning Districts:* Neighborhood Services (NS) District, General Retail (GR) District, Commercial (C) District and certain mixed-use Planned Development (PD) Districts

EXISTING LAND USE EXAMPLES

1. Shops at Stone Creek
2. Corner of the Intersection of N. Lakeshore Drive and N. Goliad Street [*SH-205*]
3. Walmart Neighborhood Market Shopping Center

COMMERCIAL/INDUSTRIAL (CI)

The *Commercial/Industrial* land use category typically is characterized by smaller business and industrial land uses that are focused around assembly, manufacturing and fabrication. This designation may also accommodate land uses that require outside storage. These areas are also appropriate for small business and business incubator arrangements. Land uses under this designation should be heavily screened by landscaping and should be separated from other land uses using large buffers and roadways. These areas are not appropriate adjacent to residential land use designations and should be separated from these areas using transitional land uses.

DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Small Scale Manufacturing, Assembly, and Fabrication Businesses, Business Incubators, Contractors Shops, and Heavy Equipment/Truck Rental Businesses
2. *Secondary Land Uses:* Warehouse and Outside Storage
3. *Zoning Districts:* Heavy Commercial (HC) District and Heavy Industrial (HI) District

EXISTING LAND USE EXAMPLES

1. Areas Adjacent to National Drive
2. Areas Adjacent to Sids Road

BUSINESS CENTERS (BC)

The Business Center land use designation is intended to provide areas with a variety of employment options. While focusing on employment land uses, these areas may also incorporate limited supporting land uses (*e.g. restaurants and commercial-retail*) that complement the primary land uses. These areas should be designed with public amenities and greenspaces, increased landscaping, and unique design features that will help create a sense of place.

DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Professional Offices, Corporate Offices, General Offices, Institutional Land Uses, Research and Design/Development Businesses, and Technology/Data Centers.
2. *Secondary Land Uses:* Supporting Restaurants and Commercial-Retail Land Uses, Hotels, Parks, Open Space and Civic Uses
3. *Zoning Districts:* Commercial (C) District, Light Industrial (LI) District, and Planned Development (PD) Districts

EXISTING LAND USE EXAMPLES

1. Trend Tower

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 COMMERCIAL (C) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, *Definitions*]	CONDITIONAL USE REFERENCE Reference [Article 04, *Permissible Uses*]	COMMERCIAL (C) 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)	P
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
College, University, or Seminary	(5)		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
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)		P
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
Office or Medical Office Building less than 5,000 SF	(2) & (3)		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 COMMERCIAL (C) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, *Definitions*]	CONDITIONAL USE REFERENCE Reference [Article 04, *Permissible Uses*]	COMMERCIAL (C) DISTRICT
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)	P
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)	P
Health Club or Gym	(9)		P
Private Club, Lodge or Fraternal Organization	(10)	(6)	P
Private Sports Arena, Stadium, and/or Track	(11)		S
Public Park or Playground	(12)		P
Tennis Courts (*i.e. Not Accessory to a Public or Private Country Club*)	(14)		S
Theater	(15)		P
RETAIL AND PERSONAL SERVICES LAND USES	2.02(F)	2.03(F)	
Alcoholic Beverage Package Sales	(1)	(1)	P
Alcoholic Beverage Store	(2)	(2)	S
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)		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 COMMERCIAL (C) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, *Definitions*]	CONDITIONAL USE REFERENCE Reference [Article 04, *Permissible Uses*]	COMMERCIAL (C) DISTRICT
Pawn Shop	(24)		S
Permanent Cosmetics	(25)	(9)	A
Pet Shop	(26)		P
Temporary Real Estate Sales Office	(27)		P
Rental Store without Outside Storage and/or Display	(28)	(10)	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)	P
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)	P
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)	
Bail Bond Service	(1)		S
Building and Landscape Material with Limited Outside Storage	(2)	(2)	P
Building Maintenance, Service, and Sales without Outside Storage	(3)		P
Electrical, Watch, Clock, Jewelry and/or Similar Repair	(6)		P
Furniture Upholstery/Refinishing and Resale	(8)	(4)	S
Heavy Machinery and Equipment Rental, Sales, and Service	(10)	(5)	S
Locksmith	(11)		P
Research and Technology or Light Assembly	(15)		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)	
Minor Auto Repair Garage	(2)	(2)	S
Automobile Rental	(3)		S
New or Used Boat and Trailer Dealership	(4)	(3)	S
Full Service Car Wash and Auto Detail	(5)	(4)	P
Self Service Car Wash	(5)	(4)	P
New and/or Used Indoor Motor Vehicle Dealership/Showroom	(6)	(5)	S
New Motor Vehicle Dealership for Cars and Light Trucks	(7)	(6)	S
Used Motor Vehicle Dealership for Cars and Light Trucks~~)~~	(7)	(7)	A
Commercial Parking	(8)		P
Non-Commercial Parking Lot	(9)		P
Recreational Vehicle (RV) Sales and Service	(10)		S
Service Station	(11)	(8)	P
INDUSTRIAL AND MANUFACTURING LAND USES	2.02(I)	2.03(I)	

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 COMMERCIAL (C) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, *Definitions*]	CONDITIONAL USE REFERENCE Reference [Article 04, *Permissible Uses*]	COMMERCIAL (C) DISTRICT
Temporary Asphalt or Concrete Batch Plant	(2)	(2)	P
Mining and Extraction of Sand, Gravel, Oil and/or Other Materials	(12)	(5)	S
WHOLESALE, DISTRIBUTION AND STORAGE LAND USES	2.02(J)	2.03(J)	
Mini-Warehouse	(4)	(1)	S
Wholesale Showroom Facility	(8)		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
Commercial Drone Delivery Hub	(8)	(6)	S
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)		P
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

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 COMMERCIAL (C) DISTRICT FOR A 1.650-ACRE PORTION OF A LARGER 31.393-ACRE TRACT OF LAND IDENTIFIED AS TRACT 3 OF THE N. BUTLER SURVEY, ABSTRACT NO. 20, 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 Joseph Bickham of the Trinity River Development, LLC on behalf of Aaron Albright of BYJ Holdings for the approval of a *Zoning Change* from an Agricultural (AG) District to a Commercial (C) District for a 1.650-acre portion of a larger 31.393-acre identified as Tract 3 of the N. Butler Survey, Abstract No. 20, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, 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 Commercial (C) District;

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes provided for a *Commercial (C) District* as stipulated in Subsection 01.01*, Use of Land and Buildings,* of Article 04*, Permissible Uses*; and, Subsection 04.01*, General Commercial District Standards*, Subsection 04.05, *Commercial (C) District,* and Subsection 06.02, *General Overlay District Standards*, 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 06.16.2025

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 2nd DAY OF JUNE, 2025.

_____
Tim McCallum, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *May 19, 2025*

2nd Reading: *June 2, 2025*

DRAFT ORDINANCE 05.19.2025

Exhibit 'A'
Legal Description

All that certain 1.650-acre tract of land being situated in the N. Butler Survey, Abstract Number 20, in the City of Rockwall, Rockwall County, Texas, and being part of a called 34.4-acre tract of land described in a deed to BYJ Holdings, LLC, recorded in Document Number 2024-11269 of the Official Public Records of said county, and said 1.650 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rebar found in the occupied west right-of-way of N John King Boulevard, a 120-foot-wide public right-of-way (by use and occupation), said point being the northwest corner of a called 0.815 acre tract of land described in "Exhibit A" as "Proposed 205 By-pass", recorded in Volume 5913, Page 123 of the Deed Records of said county, and being in the north line of a called 16.84 acre tract of land described in a deed to Rockwall Property Corporation, recorded in Document Number 2006-00358953 of said Official Public Records;

THENCE North 72°36'36" West, with the dividing line of said 34.4-acre tract and said 16.84-acre tract, a distance of 232.53 feet to a 3/8-inch iron rebar found;

THENCE North 69°55'17" West, continuing with said dividing line, a distance of 123.82 feet to a 1/2-inch iron rebar with cap stamped "RPLS 5034" found for the northeast corner of a called 6.00-acre tract of land described in a deed to Cornerstone Community Church of Rockwall, Inc., recorded in Document Number 20170000001154 of said Official Public Records;

THENCE North 69°42'12" West, with the dividing line of said 34.4-acre tract and said 6.00-acre tract, a distance of 14.21 feet to a 1/2-inch iron rebar with cap stamped "RPLS 6484" set;

THENCE North 62°29'59" West, continuing with said dividing line, a distance of 71.52 feet to a 1/2-inch iron rebar with cap stamped "RPLS 6484" set;

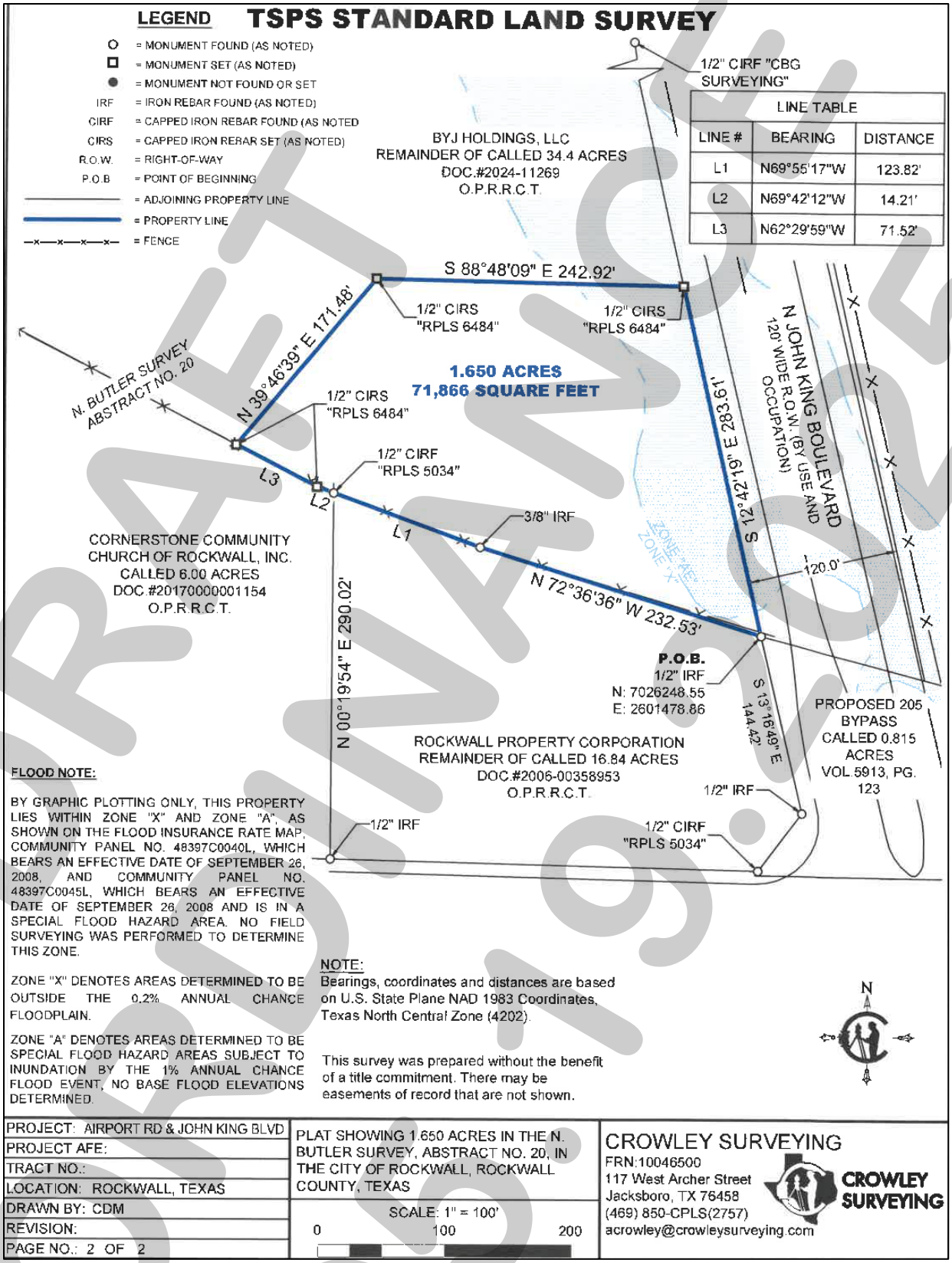
THENCE North 39°46'39" East, departing said dividing line, a distance of 171.48 feet to a 1/2-inch iron rebar with cap stamped "RPLS 6484" set;

THENCE South 88°48'09" East, a distance of 242.92 feet to a 1/2-inch iron rebar with cap stamped "RPLS 6484" set in the occupied west right-of-way line of said N John King Boulevard

THENCE South 12°42'19" East, with said west right-of-way line, a distance of 283.61 feet to the **POINT OF BEGINNING**, containing 1.650 acres or 71,866 square feet, more or less

DRAFT ORDINANCE 05.19.2025

Exhibit 'B'
Survey



DRAFT ORDINANCE 09.19.2025

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:	May 19, 2025
APPLICANT:	Jerret R. Smith
CASE NUMBER:	Z2025-022; *Specific Use Permit (SUP) for a Residential Infill at 704 S. Alamo Road*

SUMMARY

Hold a public hearing to discuss and consider a request by Jerret R. Smith for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* on a 0.1960-acre parcel of land identified as Lot 2, Block A, Highridge Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, and addressed as 704 S. Alamo Road, and take any action necessary.

BACKGROUND

The subject property was annexed into the City of Rockwall on June 20, 1959 by *Ordinance No. 59-02* [*Case No. A1959-002*]. According to the January 3, 1972 *Historic Zoning Maps*, the subject property was zoned Single-Family 2 (SF-2) District. Sometime between January 3, 1972 and May 16, 1983, the subject property was rezoned to Single-Family 10 (SF-10) District, and has remained zoned Single-Family 10 (SF-10) District since this change. The subject property has remained vacant since its annexation. On December 10, 2024, the Planning and Zoning Commission approved a motion to recommend approval of the Specific Use Permit (SUP) by a vote of 6-0; however, on December 16, 2024, the City Council approved a motion to deny the *Specific Use Permit (SUP)* by a vote of 6-0. The stated reason for the denial was due to the applicant not being present at the meeting. On March 25, 2025, the Planning and Zoning Commission approved a motion by a vote of 7-0, permitting the applicant to resubmit the original request prior to the standard one (1) year waiting period.

PURPOSE

The applicant -- *Jerret R. Smith* -- is requesting the approval of a *Specific Use Permit (SUP)* for the purpose of constructing a single-family home on the subject property in accordance with Subsection 02.03(B)(11), *Residential Infill in or Adjacent to an Established Subdivision*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC).

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 704 S. Alamo Road. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a vacant parcel of land *(i.e. Lot 1, Block A, Highridge Estates Addition)* zoned Single-Family 10 (SF-10) District. Beyond this is W. Boydstun Avenue, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. North of this is First Baptist Church of Rockwall (*i.e. Lot 1, Block A, First Baptist Church Addition Phase 3*) which is situated on a 9.43-acre tract of land and is zoned both Single-Family 10 (SF-10) District and General Retail (GR) District.

South: Directly south of the subject property are six (6) parcels of land (*i.e. 706, 710, 804, 806, 808, & 810 S. Alamo Road*) developed with single-family homes that are within the Highridge Estates Subdivision. Beyond this is the Spong Subdivision, which consists of five (5) lots developed with single-family homes. All of these parcels are zoned Single-Family 10 (SF-10) District. South of this is Glenn Avenue, which is identified as a R2U (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property is S. Alamo Road, which is identified as a R2U (*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 Amachris Subdivision, which consists of seven (7) lots developed with single-family homes and is zoned Planned Development District 12 (PD-12). Beyond this is a 1.9192-acre parcel of land (*i.e. Lot 2, Block 1, Goliad Place Addition*), which consists of the First Baptist Church Student Ministry and is zoned General Retail (GR) District.

West: Directly west of the subject property are six (6) parcels of land (*i.e. 703, 705, 707, 711, 713, & 715 Forest Trace*) developed with single-family homes and one (1) vacant parcel of land (*i.e. 709 Forest Trace*). Beyond this is Forest Trace, which is identified as a R2U (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. West of this is the remainder of the Highridge Estates Subdivision, which consists of 99 lots and is zoned Single-Family District 10 (SF-10) District.

CHARACTERISTICS OF THE REQUEST AND CONFORMANCE TO THE CITY'S CODES

Article 13, *Definitions*, of the Unified Development Code (UDC) defines *Residential Infill in or Adjacent to an Established Subdivision* as "(t)he new development of a single-family home or duplex on an existing vacant or undeveloped parcel of land or the redevelopment of a developed parcel of land for a new single-family home or duplex within an established subdivision that is mostly or entirely built-out." An *established subdivision* is further defined in Subsection 02.03(B) (11) of Article 04, *Permissible Uses*, of the UDC as "…a subdivision that consists of five (5) or more lots, that is 90.00% developed, and that has been in existence for more than ten (10) years." In this case, the subject property is situated within the Highridge Subdivision, which is 98.00% developed, consists of 97 residential lots, and has been in existence since June 1, 1972. The *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the UDC, requires a Specific Use Permit (SUP) for *Residential Infill in or Adjacent to an Established Subdivision* in all single-family zoning districts, the Two-Family (2F) District, the Downtown (DT) District, and the Residential-Office (RO) District. This property, being within an established subdivision, requires a Specific Use Permit (SUP).

In addition, Subsection 02.03(B)(11) of Article 04, *Permissible Uses*, of the UDC states that, "…the Planning and Zoning Commission and City Council shall consider the proposed size, location, and architecture of the home compared to the existing housing … [*and*] (a)ll housing proposed under this section [*i.e. Residential Infill in or Adjacent to an Established Subdivision*] shall be constructed to be architecturally and visually similar or complimentary to the existing housing …" The following is a summary of observations concerning the housing along Forest Trace and S. Alamo Road compared to the house proposed by the applicant:

Housing Design and Characteristics	Existing Housing on S. Alamo Road and in Close Proximity to the Subject Property	Proposed Housing
Building Height	One (1) and Two (2) Story	Two (2) Story
Building Orientation	The homes along S. Alamo face onto S. Alamo Road.	The front elevation of the home will face S. Alamo Road.
Year Built	1978- 2015	*N/A*
Building SF on Property	2,126 SF – 4,957 SF	5,059 SF
Building Architecture	Single Family Homes and Four (4) Vacant Lots	Comparable Architecture to the surrounding Single-Family Homes
Building Setbacks:		
Front	20-Feet	25-Feet
Side	6-Feet	6-Feet
Rear	10-Feet	X>10-Feet
Building Materials	Brick, Siding, Stone and Stucco	Board and Batten Siding
Paint and Color	Brown, Red, White, Orange	*N/A*
Roofs	Composite Shingles	Board and Batten
Driveways/Garages	Driveways all front the same street the single-family home faces. Homes consist of rear entry garages or no garages.	The proposed home will incorporate a j-swing garage.

Staff should note that the proposed single-family home meets all of the density and dimensional requirements for the Single Family 10 (SF-10) District as stipulated by the Unified Development Code (UDC). For the purpose of comparing the proposed home to the existing single-family housing located adjacent to or in the vicinity of the subject property, staff has provided photos of the properties along S. Alamo Road and Forest Trace and also provided the proposed building elevations in the attached packet. The approval of this request is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission and a finding that the proposed house *will not* have a negative impact on the existing subdivision.

NOTIFICATIONS

On April 18, 2025, staff mailed 66 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Stonebridge Meadows, Bent Creek Condos, and Highridge Estates Homeowners Associations (HOAs), 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 the time this report was drafted, staff had not received any notices back regarding 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 *Residential Infill in an Established Subdivision*, 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) Development of the *Subject Property* shall generally conform to the *Residential Plot Plan* as depicted in *Exhibit 'B'* of the draft ordinance.

   (b) Construction of a single-family home on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of the draft ordinance; and,

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

(2) Any construction resulting from the approval of this *Specific Use Permit (SUP)* 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 May 13, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the *Specific Use Permit (SUP)* by a vote of 4-0, with Commissioners Thompson and Hustings absent, and one (1) vacant seat.

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	704 S Alamo				
SUBDIVISION	Highridge Est	LOT	2	BLOCK	A
GENERAL LOCATION					

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	C1	CURRENT USE	
PROPOSED ZONING		PROPOSED USE	
ACREAGE	0.196	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	Jerret Smith	☐ APPLICANT	
CONTACT PERSON	Jerret Smith	CONTACT PERSON	
ADDRESS	9091 FM 2728	ADDRESS	
CITY, STATE & ZIP	Terrell TX 75161	CITY, STATE & ZIP	
PHONE	469-409-8515	PHONE	
E-MAIL	JSCGRockwall@yahoo.com	E-MAIL	

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Jerret 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 $ _____, 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."

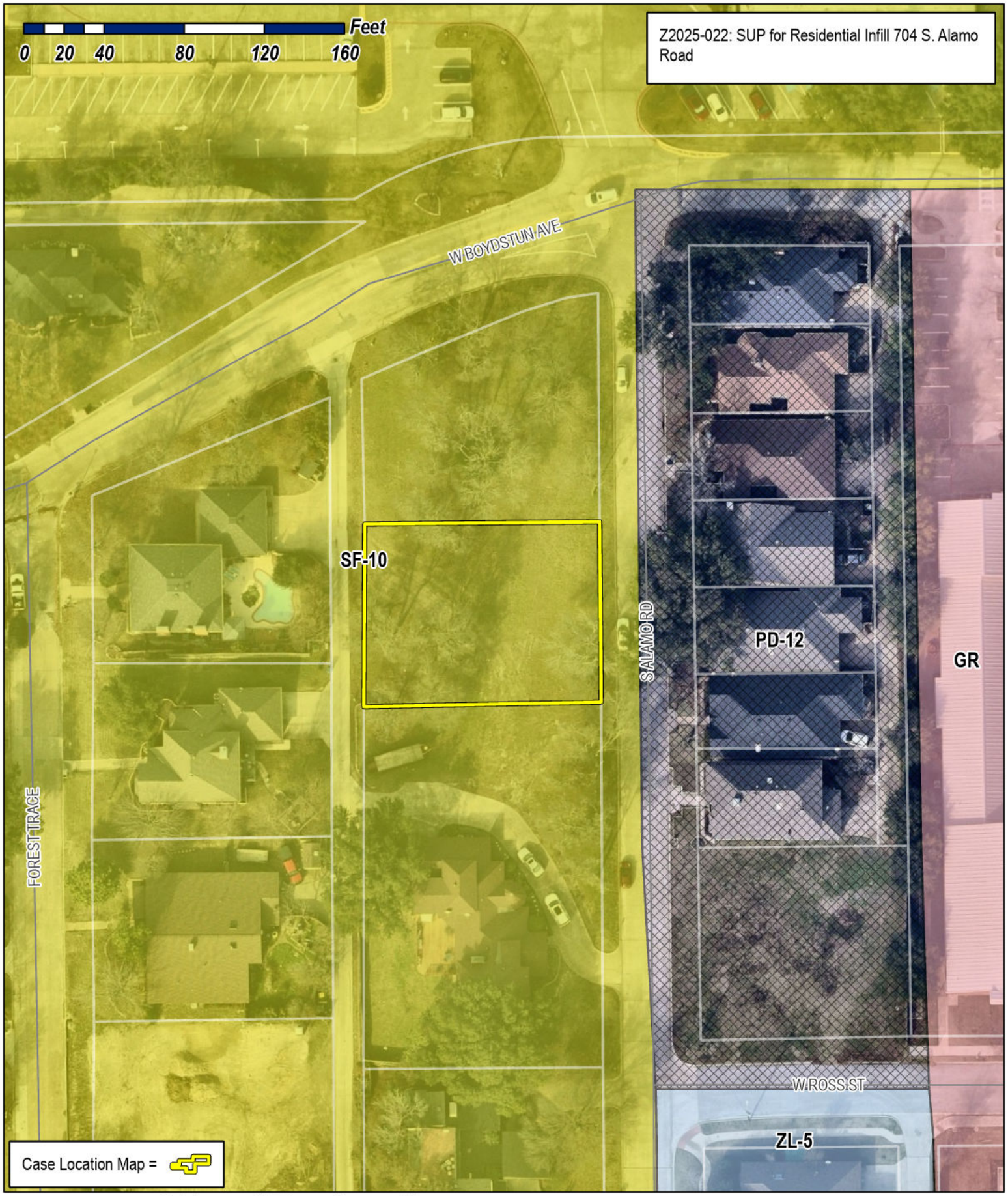
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 17 *DAY OF* April, 2025

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Amber Shinn

AMBER SHINN
Notary Public, State of Texas
Comm. Expires 08-28-2028
Notary ID 129105582

MY COMMISSION EXPIRES 8.28.28



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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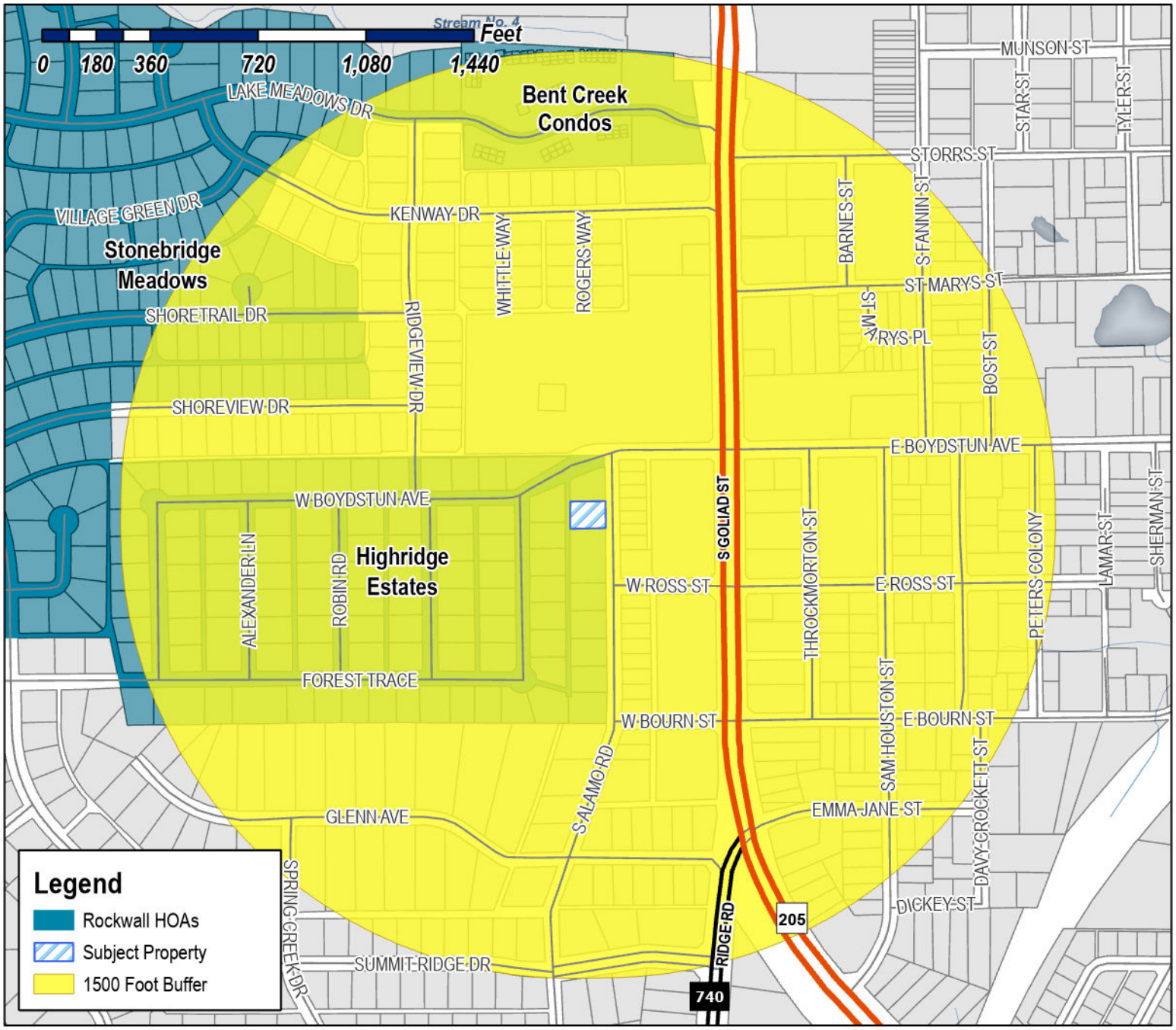


Case Number: Z2025-022
Case Name: SUP For Residential Infill
Case Type: Zoning
Zoning: Single-Family 10 (SF-10) District
Case Address: 704 S. Alamo Road

Date Saved: 4/17/2025
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 [Z2025-022]
Date:	Wednesday, April 23, 2025 3:19:35 PM
Attachments:	Public Notice (04.21.2025).pdf HOA Map (04.17.2025).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, April 25, 2025. The Planning and Zoning Commission will hold a public hearing on Tuesday, May 13, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, May 19, 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.

Z2025-022: SUP for a Residential Infill
Hold a public hearing to discuss and consider a request by Jerret R. Smith for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision on a 0.1960-acre parcel of land identified as Lot 2, Block A, Highridge Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, and addressed as 704 S. Alamo Road, and take any action necessary.

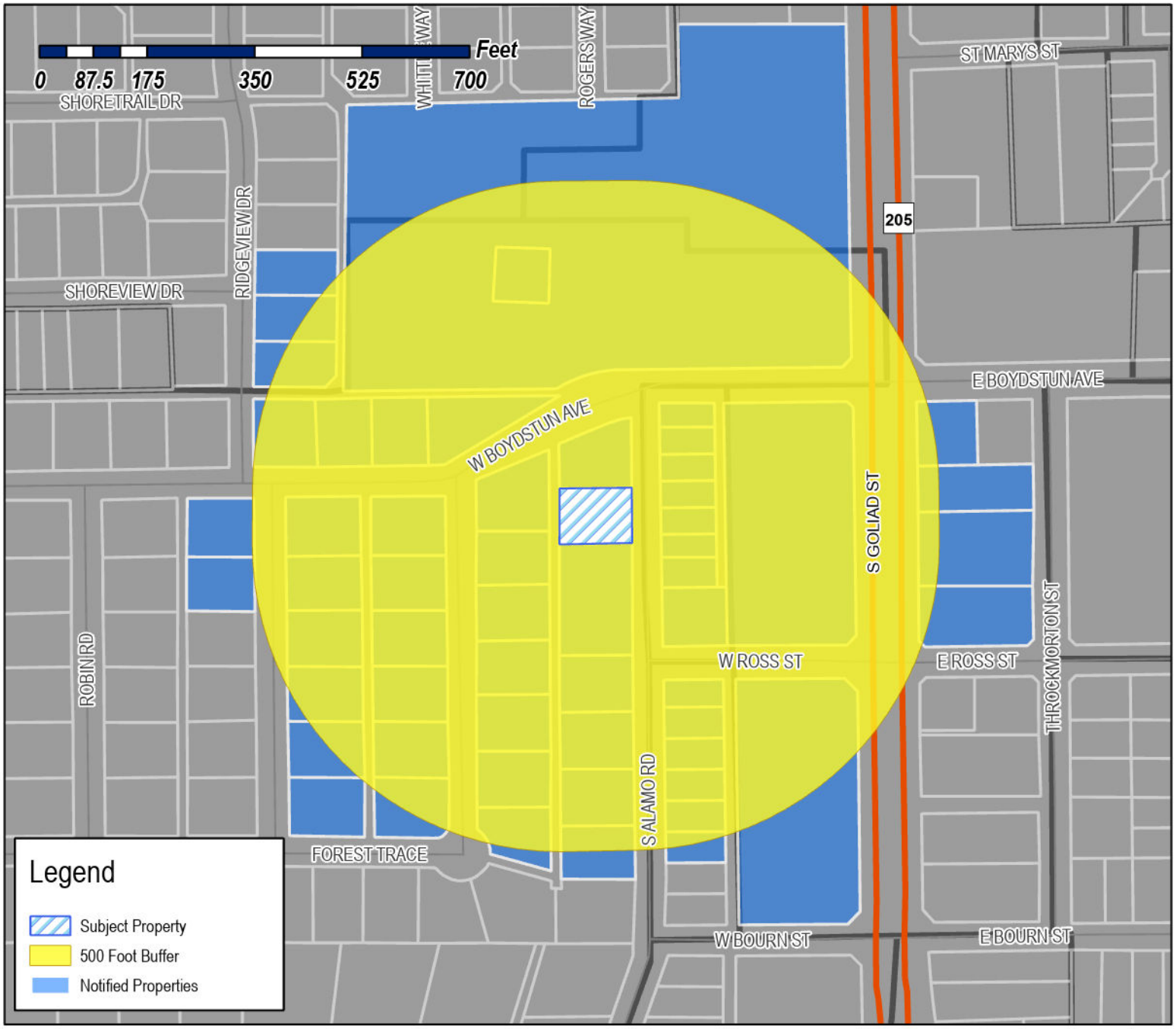
Thank you,

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: Z2025-022
Case Name: SUP For Residential Infill
Case Type: Zoning
Zoning: Single-Family 10 (SF-10) District
Case Address: 704 S. Alamo Road

Date Saved: 4/17/2025
For Questions on this Case Call: (972) 771-7745

BAUMANN HARRY EDWARD
10 WATERS EDGE CT
HEATH, TX 75032

FIRST BAPTIST CHURCH OF ROCKWALL
108 W ROSS ST
ROCKWALL, TX 75087

FLEMING LINDA
1116 SQUAW VALLEY
ROCKWALL, TX 75087

MCCAMPBELL CHARLES C & PATRICIA S
1203 WYNDEN CREEK DR
HOUSTON, TX 77056

OTTO IRIS
1502 S 1st St Ste 3
Garland, TX 75040

TIJERINA MANUEL
1713 MISSION DR
GARLAND, TX 75042

BARNHILL BARNEY M
202 DARTBROOK
ROCKWALL, TX 75087

LAZY DALE PARTNERS LP
202 N SAN JACINTO ST
ROCKWALL, TX 75087

RUESS JOHN CHARLES & KATHY LEA
202 W BOYDSTUN ST
ROCKWALL, TX 75087

VEST JEREMY DEREK
204 W BOYDSTUN AVE
ROCKWALL, TX 75087

REX AND PATTY PREDDY FAMILY TRUST OF 2011
REX M PREDDY AND PATTI S PREDDY- TRUSTEES
206 WEST BOYDSTUN AVE
ROCKWALL, TX 75087

JUSTICE BLAKE AND CHELSEA
208 BOYDSTUN AVE
ROCKWALL, TX 75087

BOYDSTON CEMETERY
C/O JOHN R HANEY
308 S FANNIN ST
ROCKWALL, TX 75087

HOGUE NEVA MAE
513 RIDGEVIEW DR
ROCKWALL, TX 75087

RESIDENT
515 RIDGEVIEW DR
ROCKWALL, TX 75087

ROGGE CONNIE PENNINGTON
517 RIDGEVIEW DR
ROCKWALL, TX 75087

RESIDENT
602 S GOLIAD
ROCKWALL, TX 75087

FIRST BAPTIST CHURCH OF ROCKWALL
610 S GOLIAD ST
ROCKWALL, TX 75087

THE SCUDDER FAMILY LIVING TRUST
664 Sorita Cir
Heath, TX 75032

REED DARLENE
701 S ALAMO RD
ROCKWALL, TX 75087

RESIDENT
702 S ALAMO DR
ROCKWALL, TX 75087

CRESPO DENYS AND HALEY
703 FOREST TRACE
ROCKWALL, TX 75087

JOHNSON ROBERT M AND CATHY
703 RIDGEVIEW DRIVE
ROCKWALL, TX 75087

RESIDENT
703 S ALAMO
ROCKWALL, TX 75087

FREED SARAH
704 FOREST TRACE
ROCKWALL, TX 75087

PASSON BRETT A & LAURIE J
704 RIDGEVIEW DR
ROCKWALL, TX 75087

SMITH JERRET R & ALICIA N
704 S ALAMO RD
ROCKWALL, TX 75087

CULLINS JENNIFER L
705 FOREST TRACE
ROCKWALL, TX 75087

SCHLUMPF REVOCABLE TRUST
C/O ROBERT LOUIS AND
705 RIDGEVIEW DR
ROCKWALL, TX 75087

RESIDENT
705 S ALAMO
ROCKWALL, TX 75087

GREER JOSEPH CARLTON III AND CORI
705 SOUTH GOLIAD STREET
ROCKWALL, TX 75087

KIM LYNN & TODD J MOUNCE
706 FOREST TRACE
ROCKWALL, TX 75087

REYNOLDS MICHAEL EUGENE & FRANCES S
706 RIDGEVIEW DRIVE
ROCKWALL, TX 75087

MILLS CHARLES O
706 S ALAMO RD
ROCKWALL, TX 75087

WRIGHT MELISSA ANN &
DAVID SCOTT
707 FOREST TRCE
ROCKWALL, TX 75087

BRADFORD KENNETH AND LESLIE
707 RIDGEVIEW DR
ROCKWALL, TX 75087

RESIDENT
707 S ALAMO
ROCKWALL, TX 75087

KELEMEN ANNA V AND
MATTHEW BURBRIDGE
708 FOREST TRACE
ROCKWALL, TX 75087

RESIDENT
709 FOREST TRACE
ROCKWALL, TX 75087

FALCON ANN L & LEONARD
709 RIDGEVIEW DR
ROCKWALL, TX 75087

RESIDENT
709 S ALAMO
ROCKWALL, TX 75087

PERSYN KYLE AND LINDSEY
710 FOREST TRACE
ROCKWALL, TX 75087

BRYANT KRISTI & BRENT
710 S ALAMO ROAD
ROCKWALL, TX 75087

RESIDENT
710 S GOLIAD ST
ROCKWALL, TX 75087

SMITH MARY
711 FOREST TRACE
ROCKWALL, TX 75087

CONWAY SCOTT A & DEIRDRE M
711 RIDGEVIEW
ROCKWALL, TX 75087

POPP KATHLEEN
711 S ALAMO
ROCKWALL, TX 75087

MILLER FRANK R
711 S GOLIAD ST
ROCKWALL, TX 75087

GRAY JIM
712 FOREST TRACE
ROCKWALL, TX 75087

HILLMAN DORIANN AND
JOEL OTT
713 FOREST TRACE
ROCKWALL, TX 75087

COHEN MARK A
713 RIDGEVIEW DR
ROCKWALL, TX 75087

SHERA DEBORAH K
713 S ALAMO RD
ROCKWALL, TX 75087

COLLETT CYNTHIA DAVISS
714 FOREST TRCE
ROCKWALL, TX 75087

DELBOSQUE ROLOLFO & LORENA P
715 FOREST TRCE
ROCKWALL, TX 75087

RESIDENT
715 S ALAMO RD
ROCKWALL, TX 75087

WATSON RONNIE BILL AND BARBARA JEAN
801 S ALAMO ROAD
ROCKWALL, TX 75087

RESIDENT
802 S GOLIAD
ROCKWALL, TX 75087

TALLEY CRAIG J AND JAMIE S
803 S ALAMO RD
ROCKWALL, TX 75087

RESIDENT
804 S ALAMO DR
ROCKWALL, TX 75087

LOTT JOHN DOUGLAS AND CYNTHIA
805 S ALAMO RD
ROCKWALL, TX 75087

FRENCH SHARON K LIVING TRUST
SHARON K FRENCH, TRUSTEE
806 SOUTH ALAMO ROAD
ROCKWALL, TX 75087

RESIDENT
807 S ALAMO RD
ROCKWALL, TX 75087

KELLY RYAN AND
LACEY WALLACE
808 S ALAMO ROAD
ROCKWALL, TX 75087

RESIDENT
809 ALAMO RD
ROCKWALL, TX 75087

SHIELDS MIKE AND DEBBIE
811 S ALAMO RD
ROCKWALL, TX 75087

CONFIDENTIAL
PO BOX 1816
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:

Z2025-022: Specific Use Permit (SUP) for a Residential Infill at 704 S. Alamo Road

Hold a public hearing to discuss and consider a request by Jerret R. Smith for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* on a 0.1960-acre parcel of land identified as Lot 2, Block A, Highridge Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, and addressed as 704 S. Alamo 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, May 13, 2025 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, May 19, 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, May 19, 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. Z2025-022: Specific Use Permit (SUP) for a Residential Infill at 704 S. Alamo Road

Please place a check mark on the appropriate line below:

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

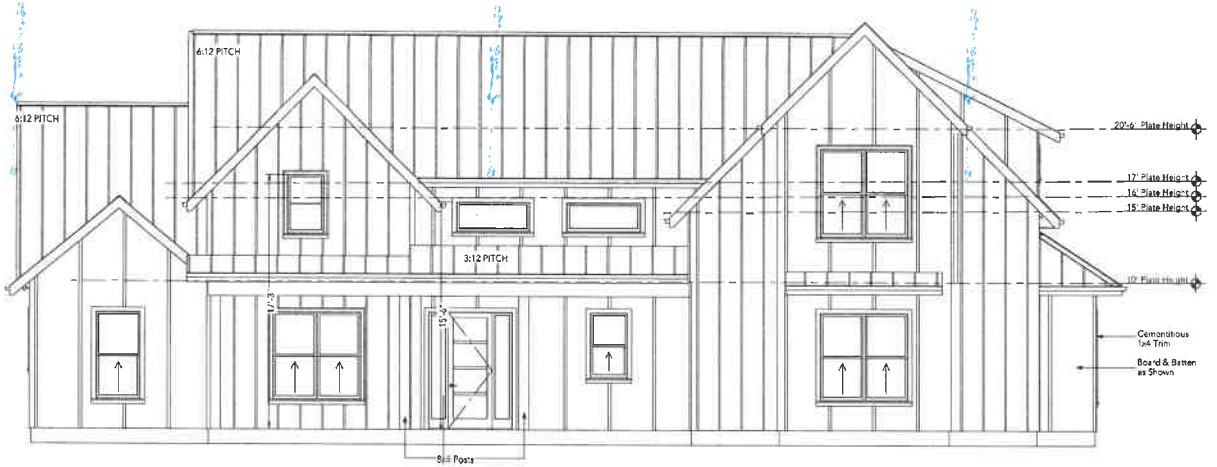
☐ I am opposed to the request for the reasons listed below.

Name:

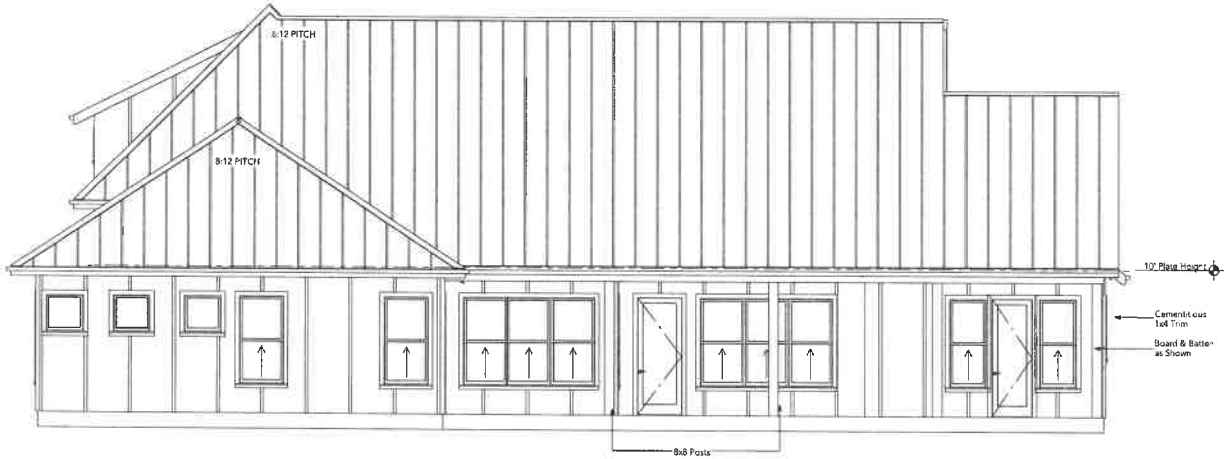
Address:

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



FRONT ELEVATION



REAR ELEVATION

REVISION TABLE

#	DATE	BY	DESCRIPTION
1	12/24	CAS	REDUCE SIDE FOR BUILDING SETBACK

JS Custom Homes, LLC
704 S. ALAMO DR. ROCKWALL, TX

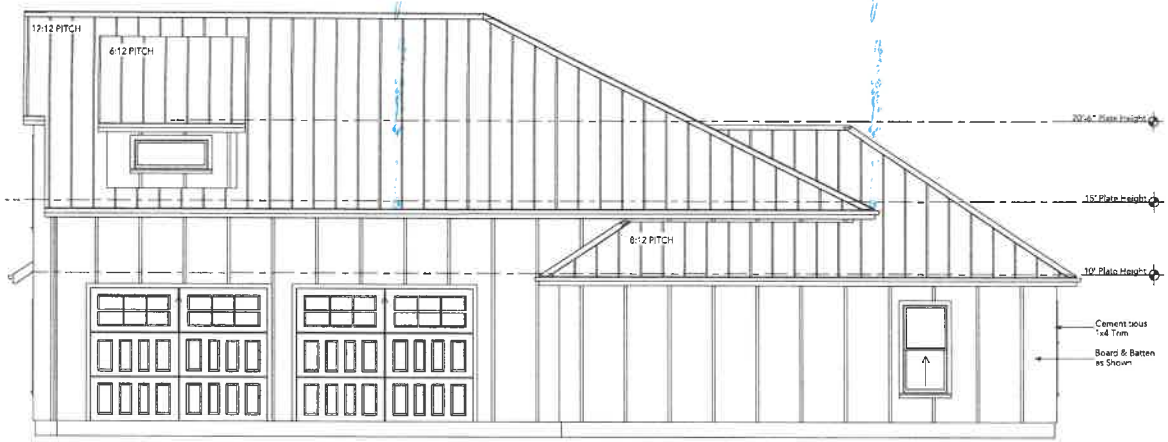
Front & Rear Elevations

DRAWINGS PROVIDED BY:
Chanda Steele Drafting
Royse City, TX 469-338-1194

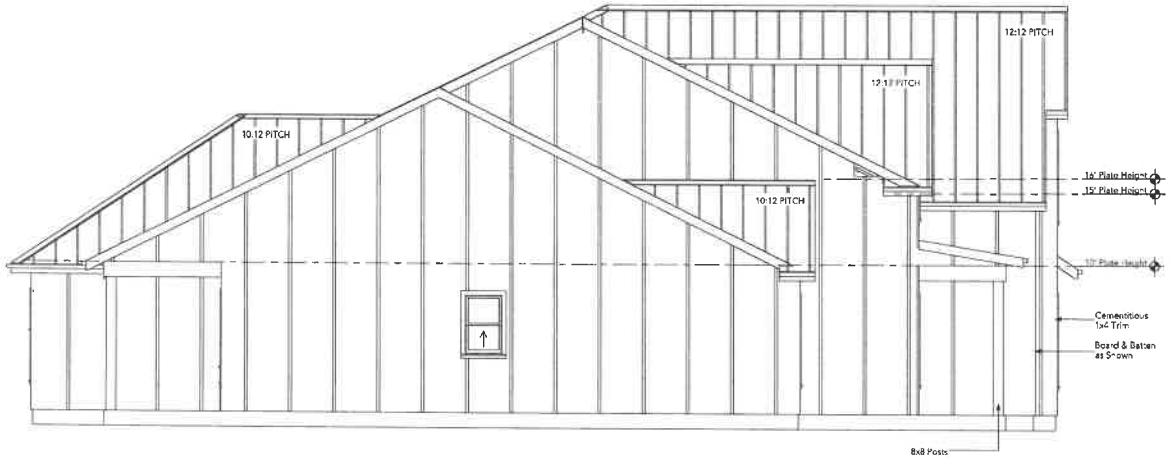
DATE:
12/11/2024

SCALE:
As Noted

SHEET:
A-3



RIGHT ELEVATION



LEFT ELEVATION

REVISION TABLE			
#	DATE	BY	DESCRIPTION
1	12/24	CAS	REDUCE SIZE FOR BUILDING SETBACK

JS Custom Homes, LLC
704 S. ALAMO DR. ROCKWALL, TX

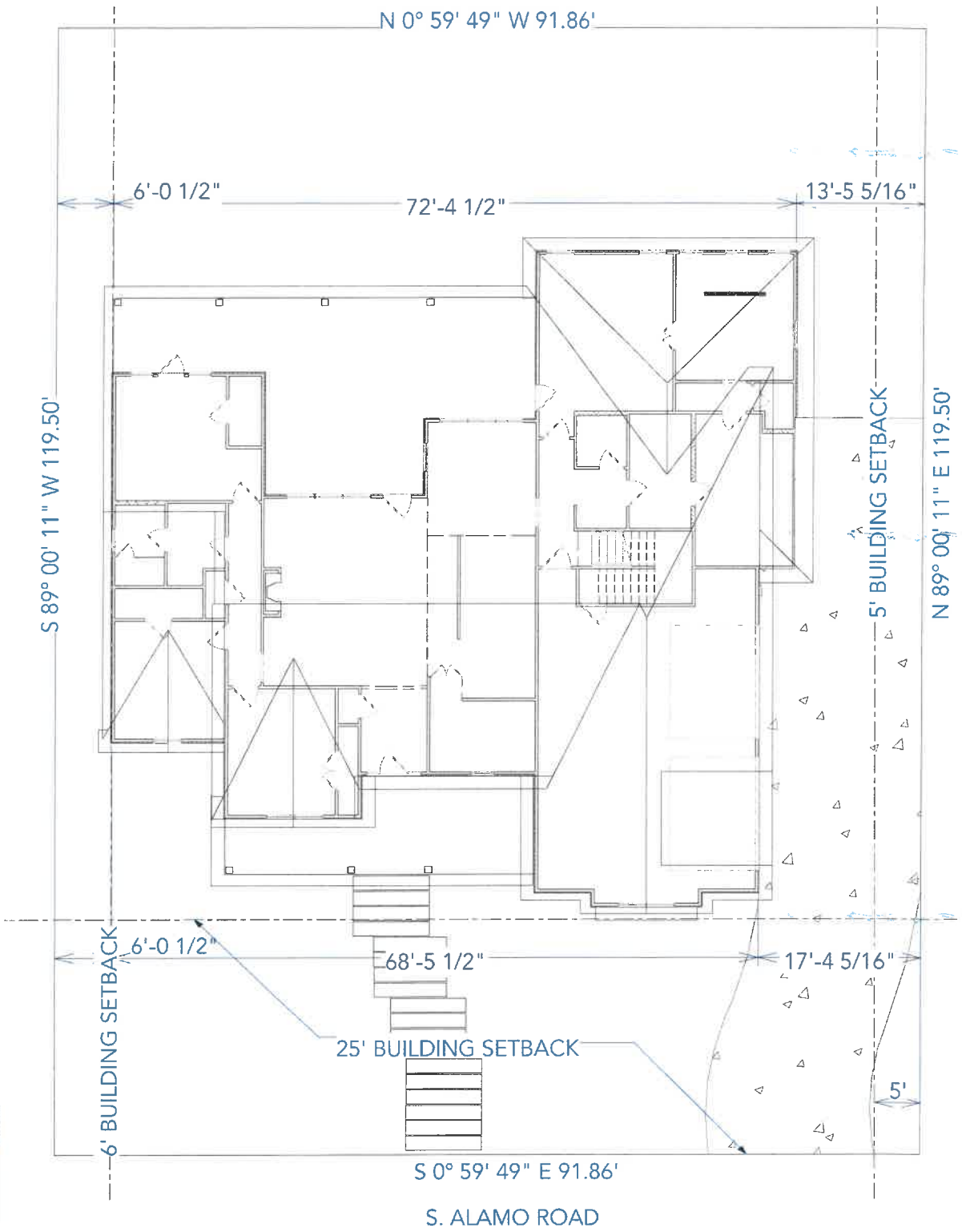
Right & Left Elevations

DRAWINGS PROVIDED BY:
Chanda Steele Drafting
Royse City, TX 469-338-1194

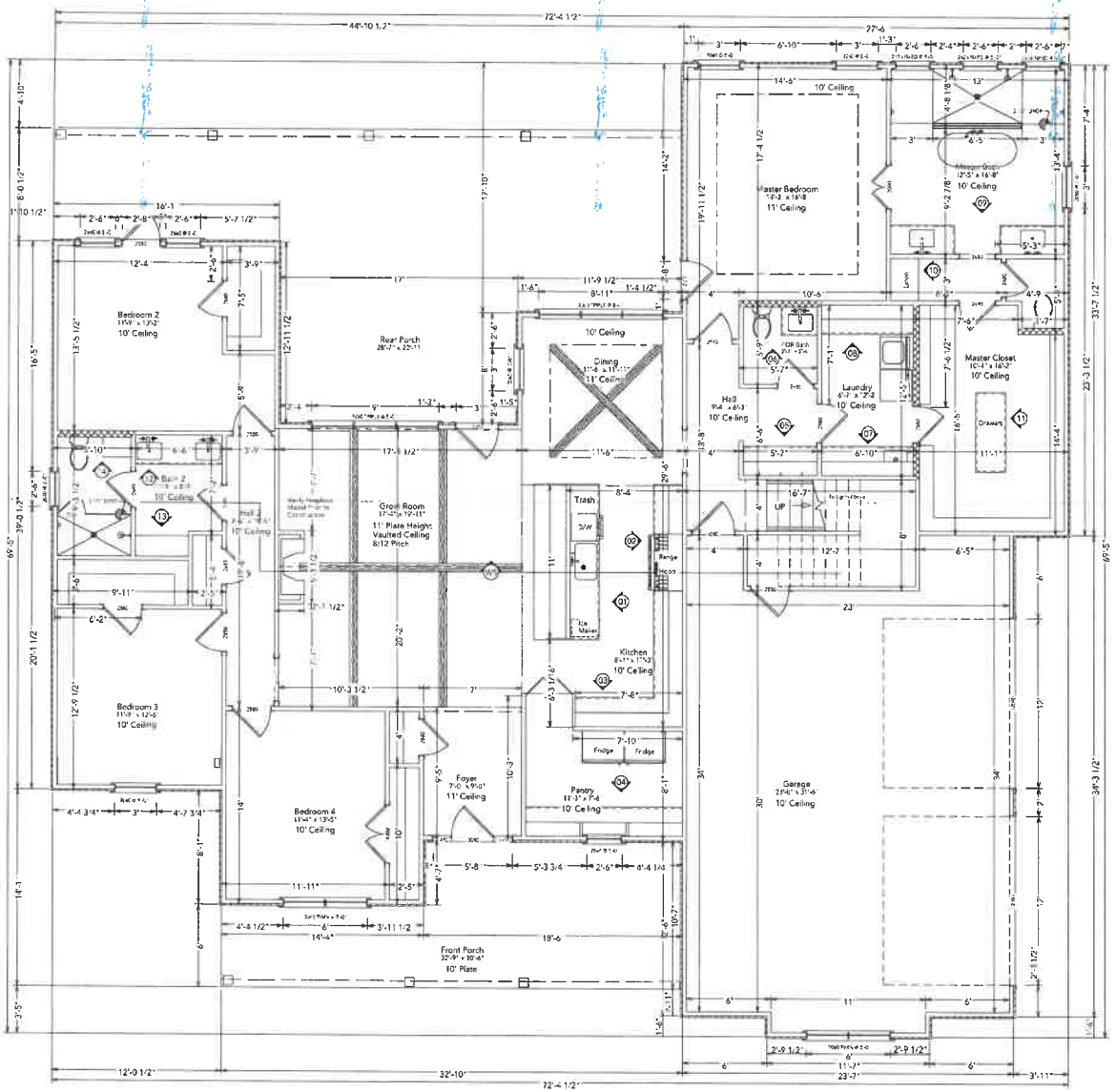
DATE: 12/11/2024

SCALE: As Noted

SHEET: A-4



A-2	SHEET:	DRAWINGS PROVIDED BY: Chanda Steele Drafting, Royse City, TX 469-338-1194	Site Plan	JS Custom Homes, LLC, 704 S. ALAMO DR. ROCKWALL, TX	REVISION TABLE: # 1, DATE 12/24, BY CAS, DESCRIPTION REDUCE SIZE FOR BUILDING SETBACK
	SCALE: As Noted				
	DATE: 12/11/2024				



1st FLOOR PLAN

Tabulations		
1st Floor	-	2,635 s.f.
2nd Floor	-	564 s.f.
Ft. Porch	-	285 s.f.
Bk Porch	-	640 s.f.
Mechanical	-	160 s.f.
Garage	-	766 s.f.
Total	-	5,050 s.f.

#	DATE	BY	DESCRIPTION
1	12/2/24	CAS	REVISE SITE FOR BUILDING SETBACK

JS Custom Homes, LLC
704 S. ALAMO DR. ROCKWALL, TX

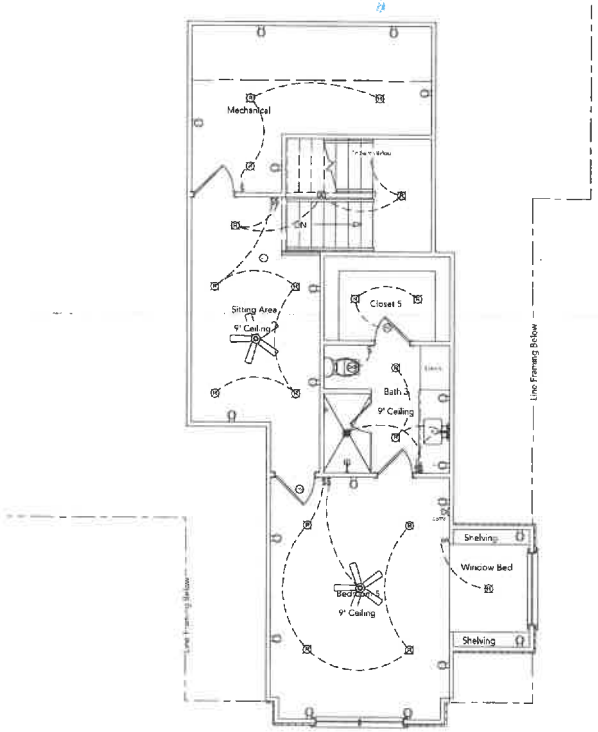
1st Floor Plan

DRAWINGS PROVIDED BY:
Chanda Steele Drafting
Royse City, TX 469.338.1194

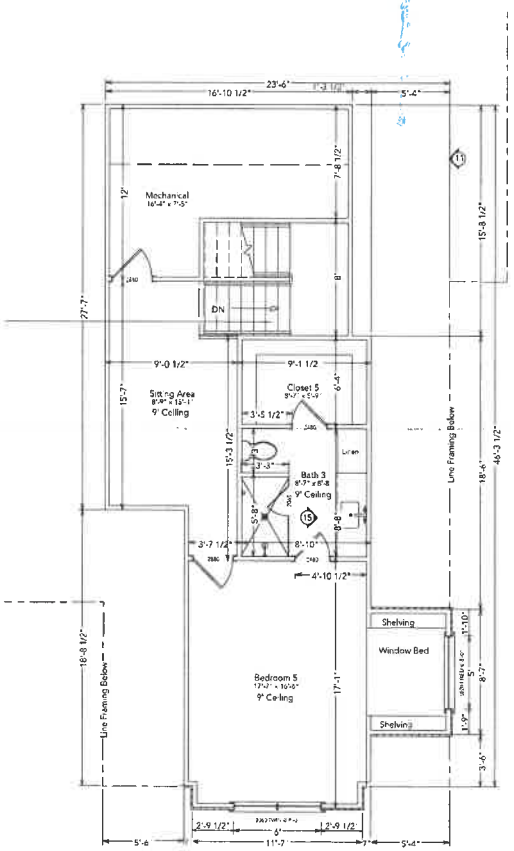
DATE: 12/11/2024

SCALE: As Noted

SHEET: A-5



2nd FLOOR ELECTRICAL



2nd FLOOR PLAN

Tabulations		
1st Floor	-	2,635 s.f.
2nd Floor	-	564 s.f.
Ft. Porch	-	285 s.f.
Bk Porch	-	640 s.f.
Mechanical	-	160 s.f.
Garage	-	766 s.f.
Total	-	5,050 s.f.

REVISION TABLE			
#	DATE	BY	DESCRIPTION
1	12/24	CAS	REDUCE SIDE FOR BUILDING SETBACK

JS Custom Homes, LLC
704 S. ALAMO DR. ROCKWALL, TX

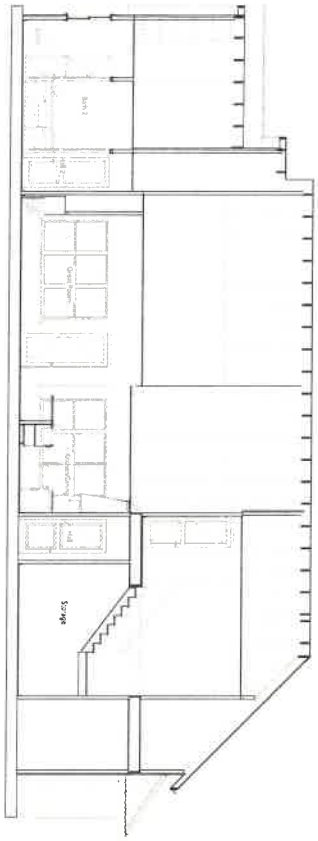
2nd Floor Plan/
2nd Floor Electrical

DRAWINGS PROVIDED BY:
Chanda Steele
Drafting
Royse City, TX 469-338-1194

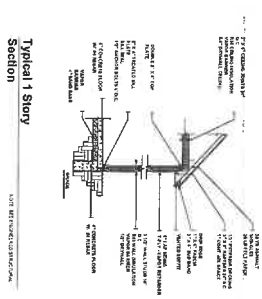
DATE:
12/11/2024

SCALE:
As Noted

SHEET:
A-6

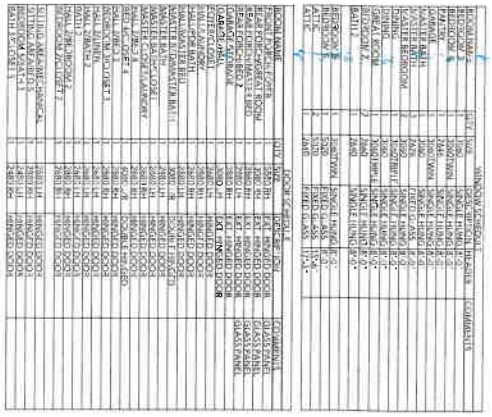


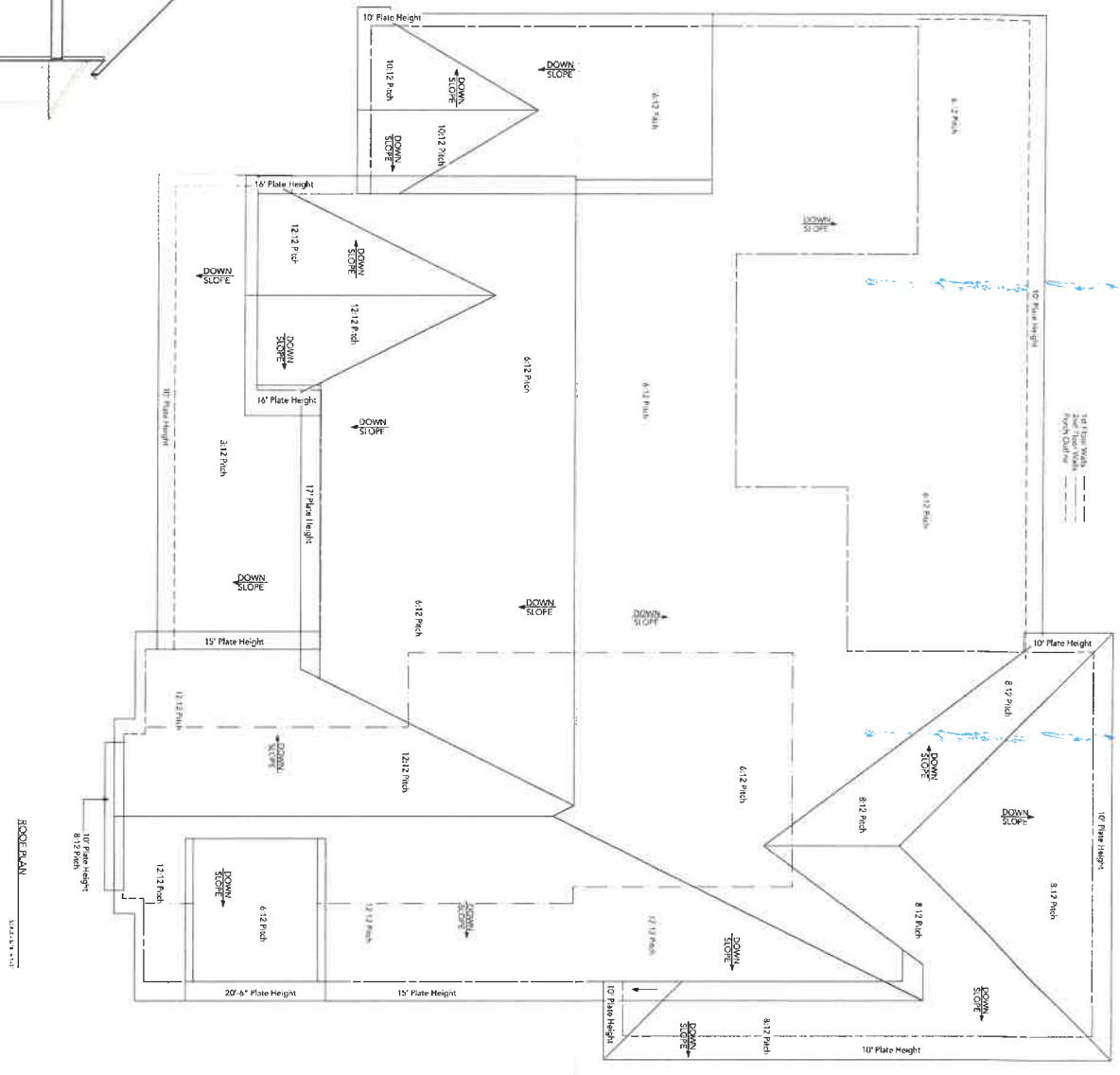
WALL SECTION



TYP WALL SECTION

Typical 1 Story Section





ROOF PLAN

DRAWINGS PROVIDED BY:	Roof Plan/Wall Sections & Schedules	JS Custom Homes, LLC	REVISION TABLE
Chanda Steele Drafting Royse City, TX 469-338-1194		704 S. ALAMO DR. ROCKWALL, TX	# DATE BY DESCRIPTION 1 12/24 CAS REDUCE SIZE FOR BUILDING SETBACK

SHEET:	SCALE:	DATE:
A-8	As Noted	12/11/2024

CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2025-022

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

ADJACENT HOUSING ATTRIBUTES

ADDRESS	HOUSING TYPE	YEAR BUILT	HOUSE SF	ACCESSORY BUILDING	EXTERIOR MATERIALS
701 S. Alamo Road	Single-Family Home	1983	2,467	N/A	Brick
702 S. Alamo Road	Vacant	N/A	N/A	*N/A*	N/A
703 S. Alamo Road	Single-Family Home	1983	2,467	*N/A*	Brick
704 S. Alamo Road	Vacant	N/A	N/A	*N/A*	N/A
705 S. Alamo Road	Single-Family Home	1983	2,224	*N/A*	Brick
706 S. Alamo Road	Single-Family Home	1981	4,374	*N/A*	Brick and Siding
707 S. Alamo Road	Single-Family Home	1982	2,126	*N/A*	Brick and Siding
710 S. Alamo Road	Single-Family Home	1981	4,957	*N/A*	Brick and Stucco
804 S. Alamo Road	Vacant	N/A	N/A	*N/A*	N/A
806 S. Alamo Road	Single-Family Home	2007	3,745	*N/A*	Brick
808 S. Alamo Road	Single-Family Home	2015	3,814	*N/A*	Brick
703 Forest Trace	Single-Family Home	1978	4,730	*N/A*	Brick
705 Forest Trace	Single-Family Home	2003	4,085	*N/A*	Brick and Stone
707 Forest Trace	Single-Family Home	1976	3,346	*90*	Brick, Stone, & Siding
709 Forest Trace	Vacant	N/A	N/A	*N/A*	N/A
711 Forest Trace	Single-Family Home	1985	3,540	*N/A*	Brick
	AVERAGES:	1989	3,583	90	

701 S. Alamo Road

702 S. Alamo Road

703 S. Alamo Road

704 S. Alamo

705 S. Alamo Road

706 S. Alamo Road

707 S. Alamo Road

710 S. Alamo Road

804 S. Alamo Road

806 S. Alamo Road

808 S. Alamo Road

703 Forest Trace

705 Forest Trace

707 Forest Trace

709 Forest Trace

711 Forest Trace

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, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION* TO ALLOW FOR THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.1960-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 2, BLOCK A, HIGHRIDGE ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Jerret R.Smith for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a 0.1960-acre parcel of land identified as Lot 2, Block A, Highridge Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 704 S. Alamo Road, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

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

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential District Standards*, and Subsection 03.07, *Single-Family 10 (SF-10) District*, of Article 05, *District Development Standards*, of the Unified Development

DRAFT 05.15.2025

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

2.1 OPERATIONAL CONDITIONS

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

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

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

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

2.2 COMPLIANCE

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

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

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

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

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

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

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

DRAFT ORDINANCE 03.19.2025

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 2ND DAY OF JUNE, 2025.

_____
Tim McCallum, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *May 19, 2025*

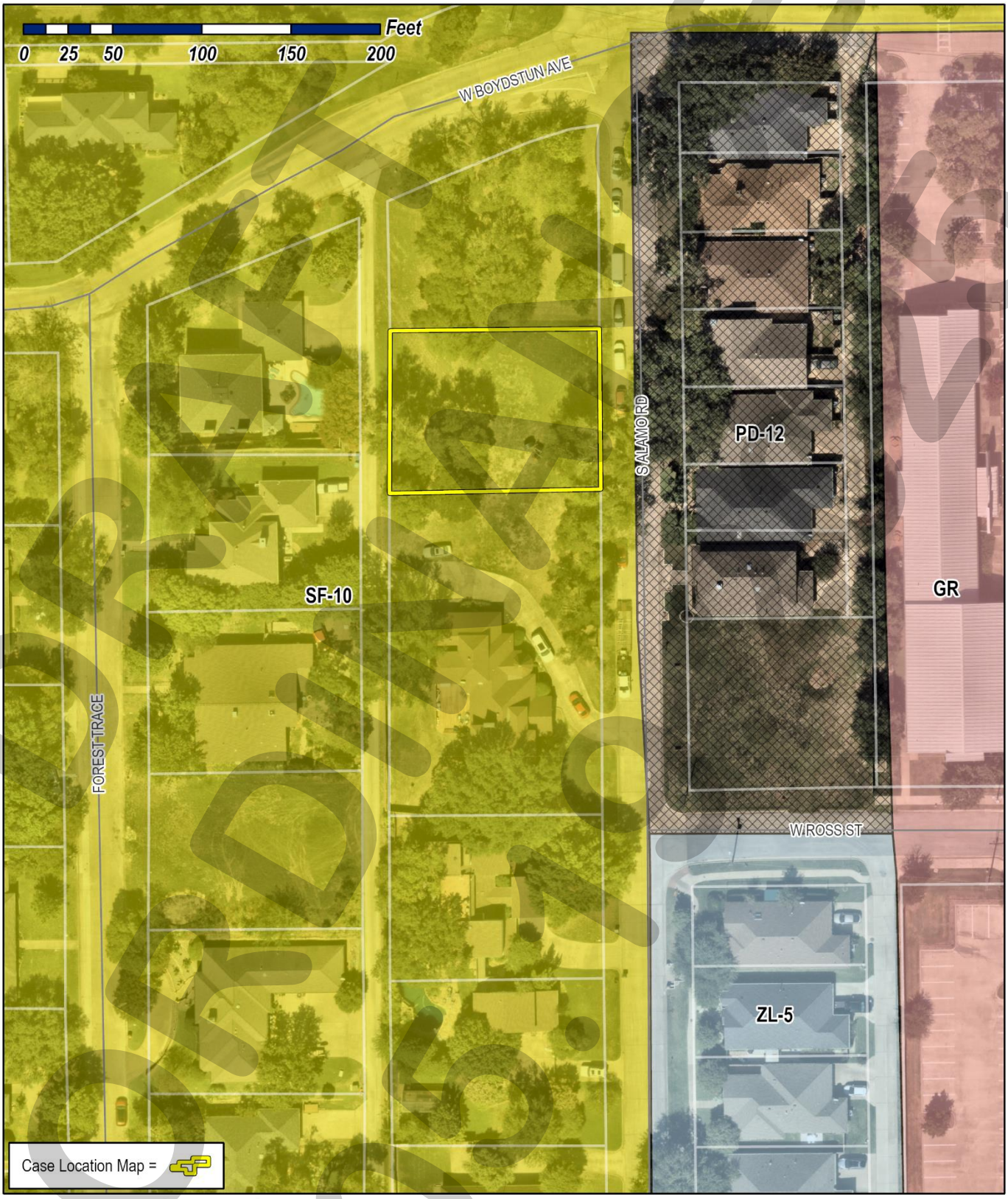
2nd Reading: *June 2, 2025*

DRAFT ORDINANCE 05.19.2025

Exhibit 'A':
Location Map

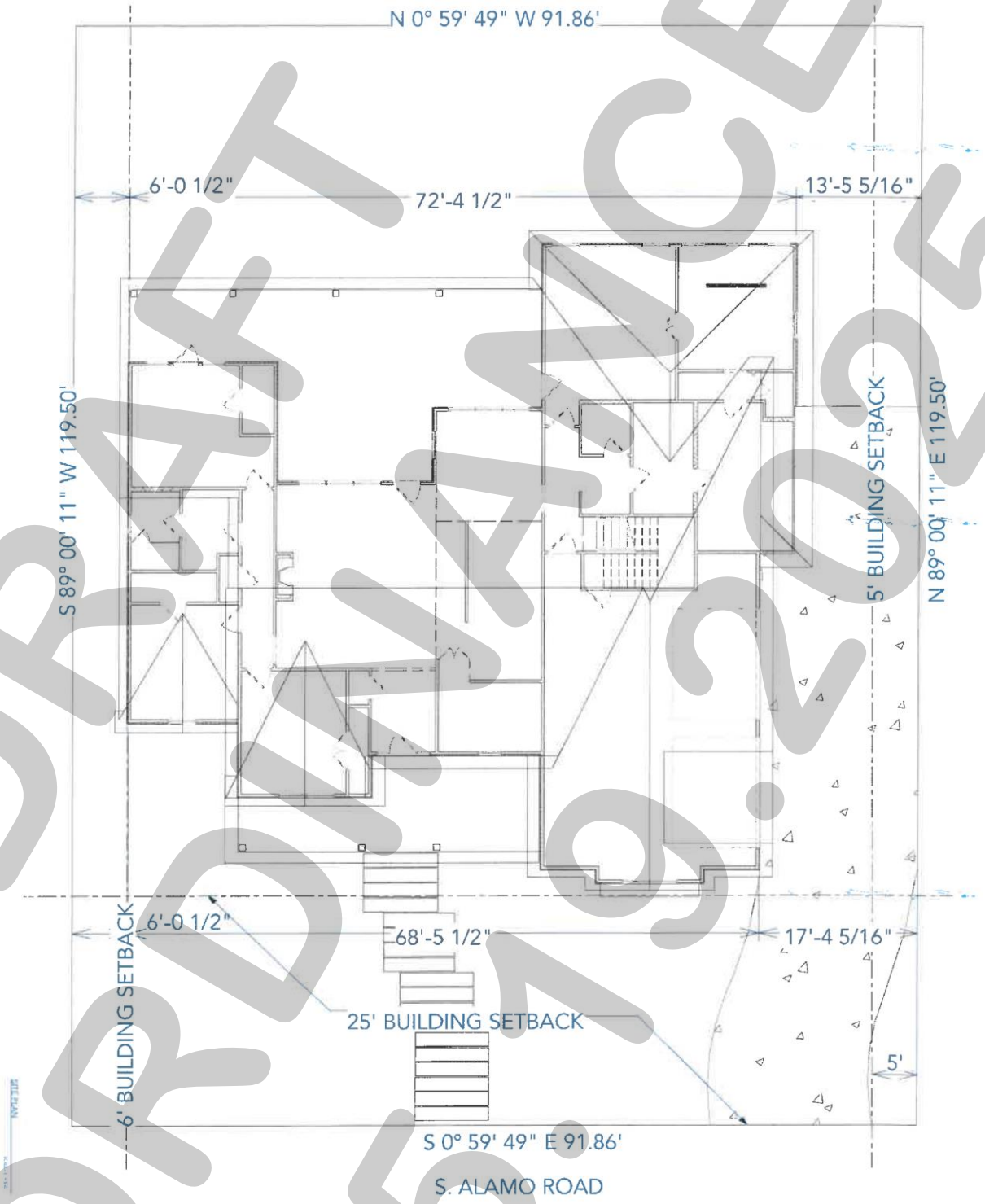
Address: *704 S. Alamo Road*

Legal Description: *Lot 2, Block A, Highridge Addition*



DRAFT

Exhibit 'B':
Residential Plot Plan

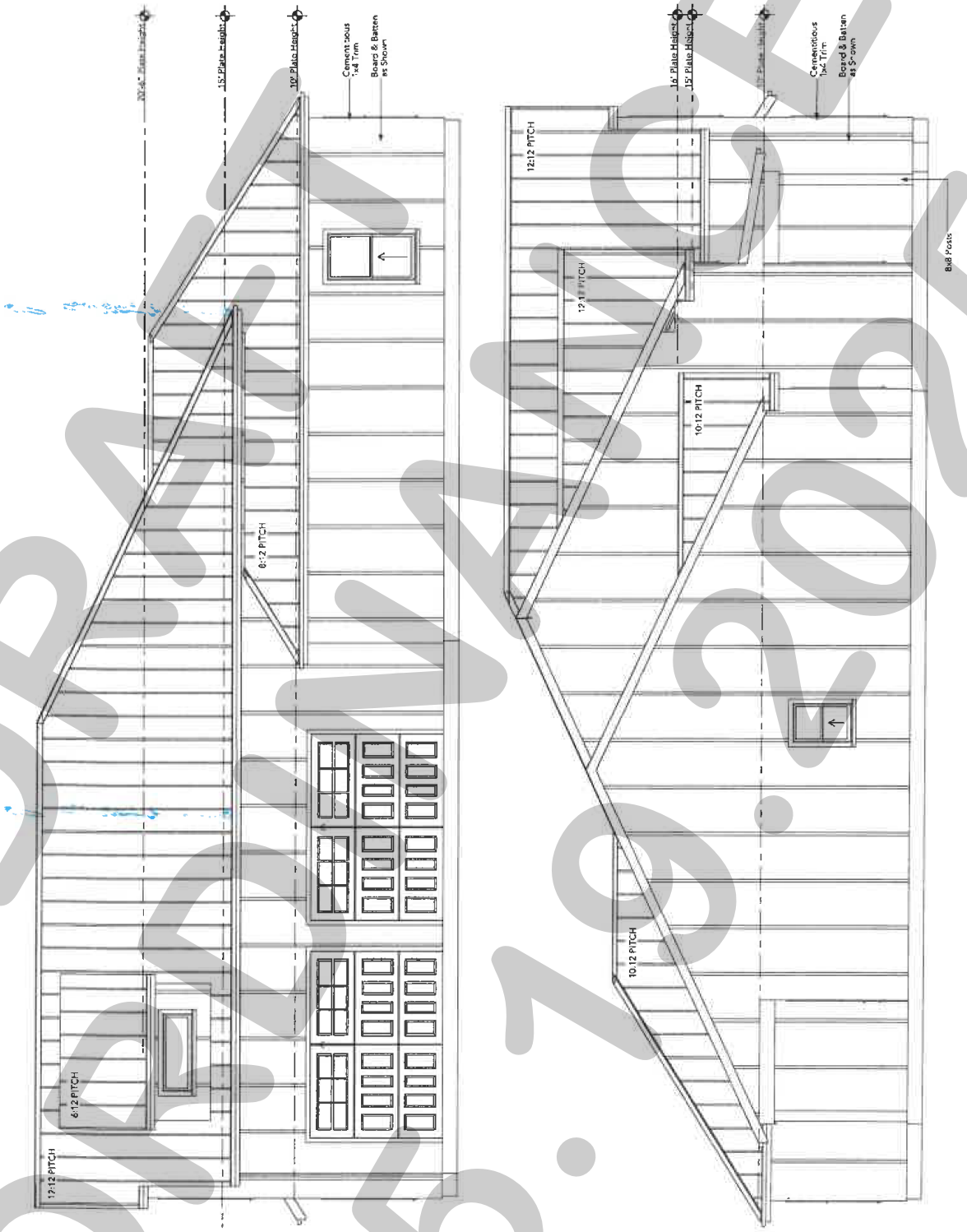


DRAFT ORDINANCE 05.19.2025

Exhibit 'C':
Building Elevations

DRAFT
03.19.25

Exhibit 'C':
Building Elevations



DRAFT
03.19.2025

CITY OF ROCKWALL

ORDINANCE NO. 25-28

SPECIFIC USE PERMIT NO. S-361

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) FOR RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.17-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 3, BLOCK A, GAMEZ ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by David Gamez for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a 0.17-acre parcel of land identified as Lot 3, Block A, Gamez Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 614 Boydstun Avenue, 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 *Residential Infill in an Established Subdivision* to allow for the construction of a single-family home in an established subdivision in accordance with Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

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

with the following conditions:

2.1 OPERATIONAL CONDITIONS

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

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

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

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

2.2 COMPLIANCE

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

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

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

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

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

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 19th DAY OF JUNE, 2025.

_____
Tim McCallum, Mayor

ATTEST:

_____
Kristy Teague, City Secretary

APPROVED AS TO FORM:

_____
Frank J. Garza, City Attorney

1st Reading: May 5, 2025

2nd Reading: May 19, 2025

Exhibit 'A':
Location Map

Address: *614 Boydstun Avenue*

Legal Description: *Lot 3, Block A, Gamez Addition*

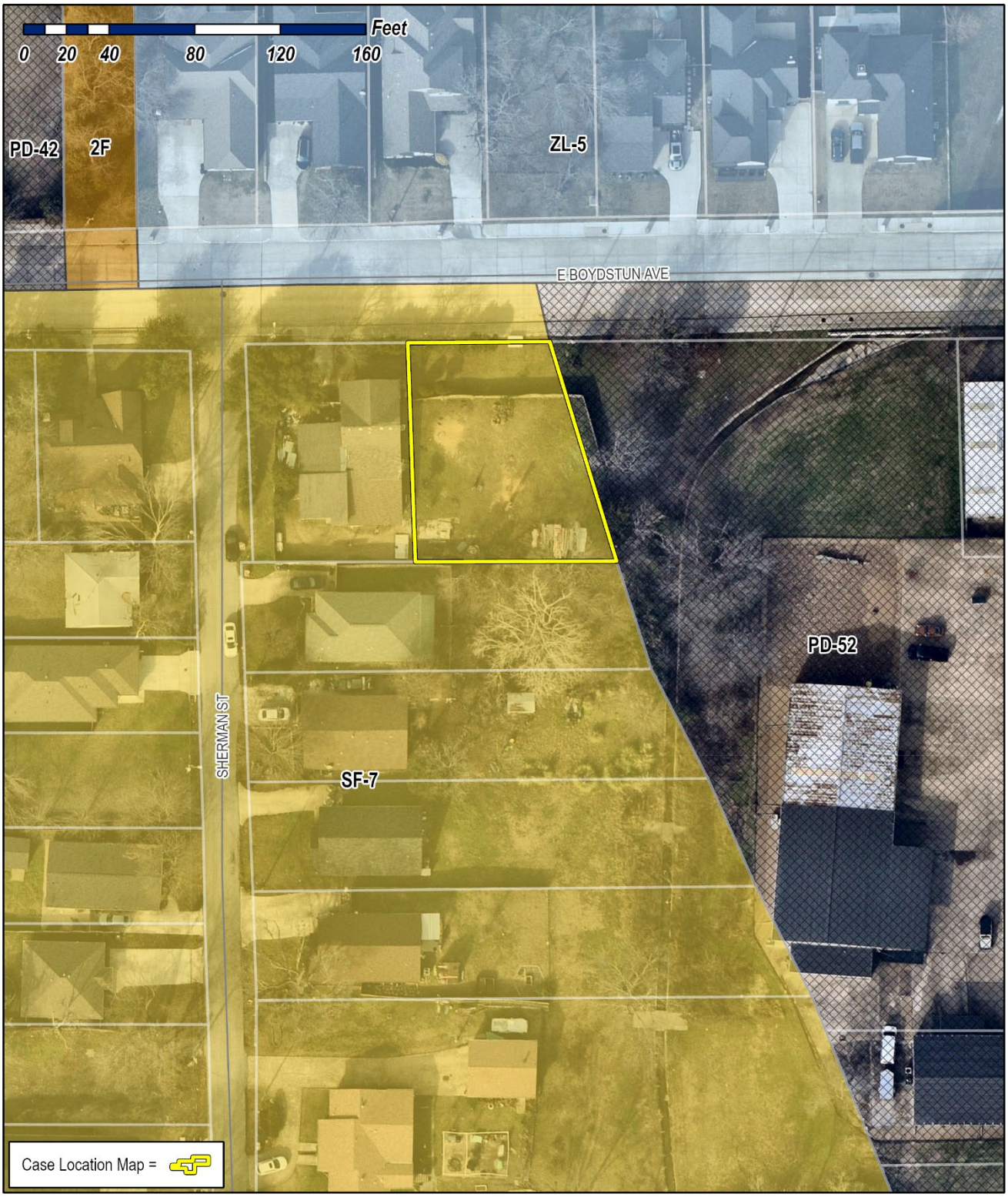
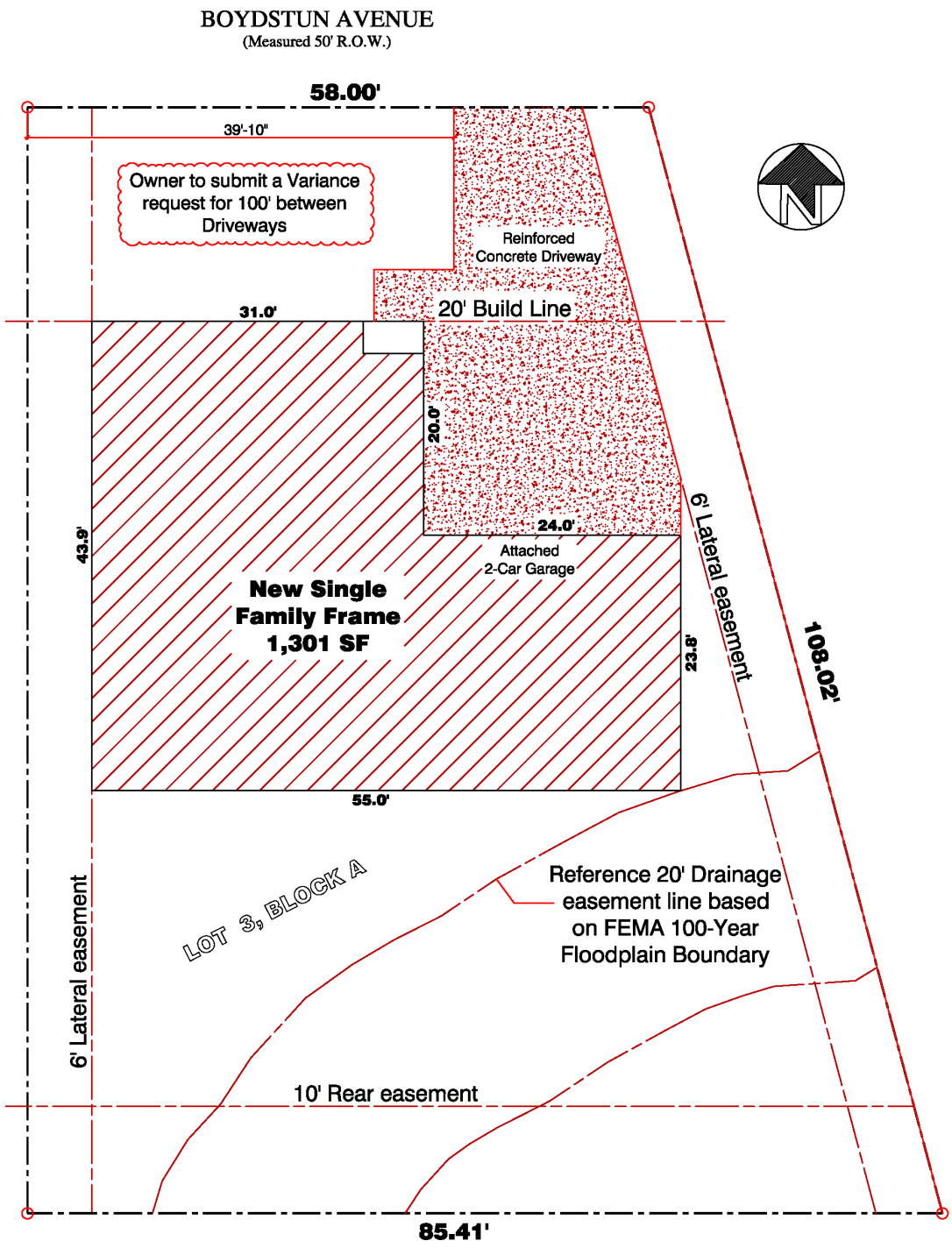


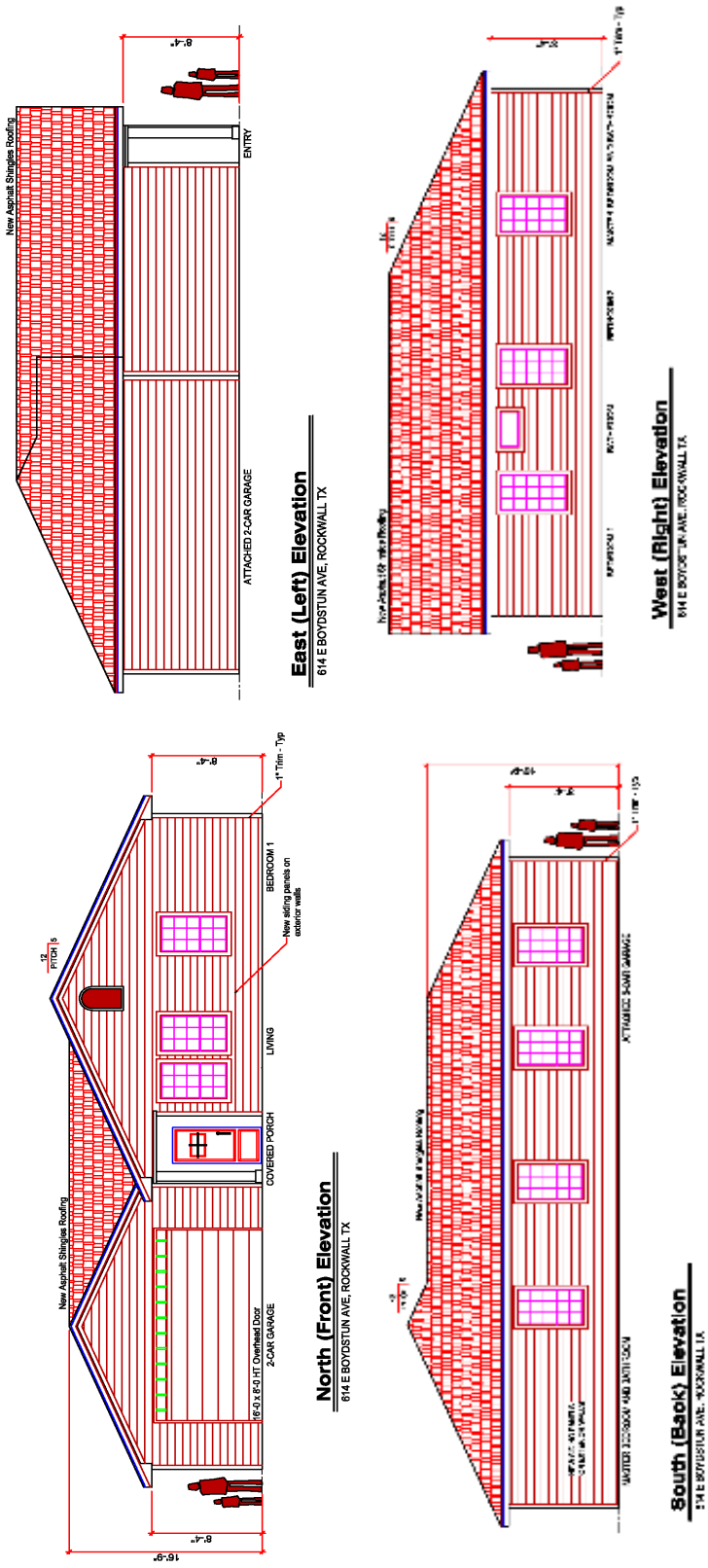
Exhibit 'B':
Residential Plot Plan



SITE PLAN
614 E BOYDSTUN AVE, ROCKWALL TX

0 ft 5 ft 20 ft
2 ft 10 ft
Graphic Scale

Exhibit 'C':
Building Elevations



City of Rockwall
The New Horizon

MEMORANDUM

TO: **Rockwall City Council**

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

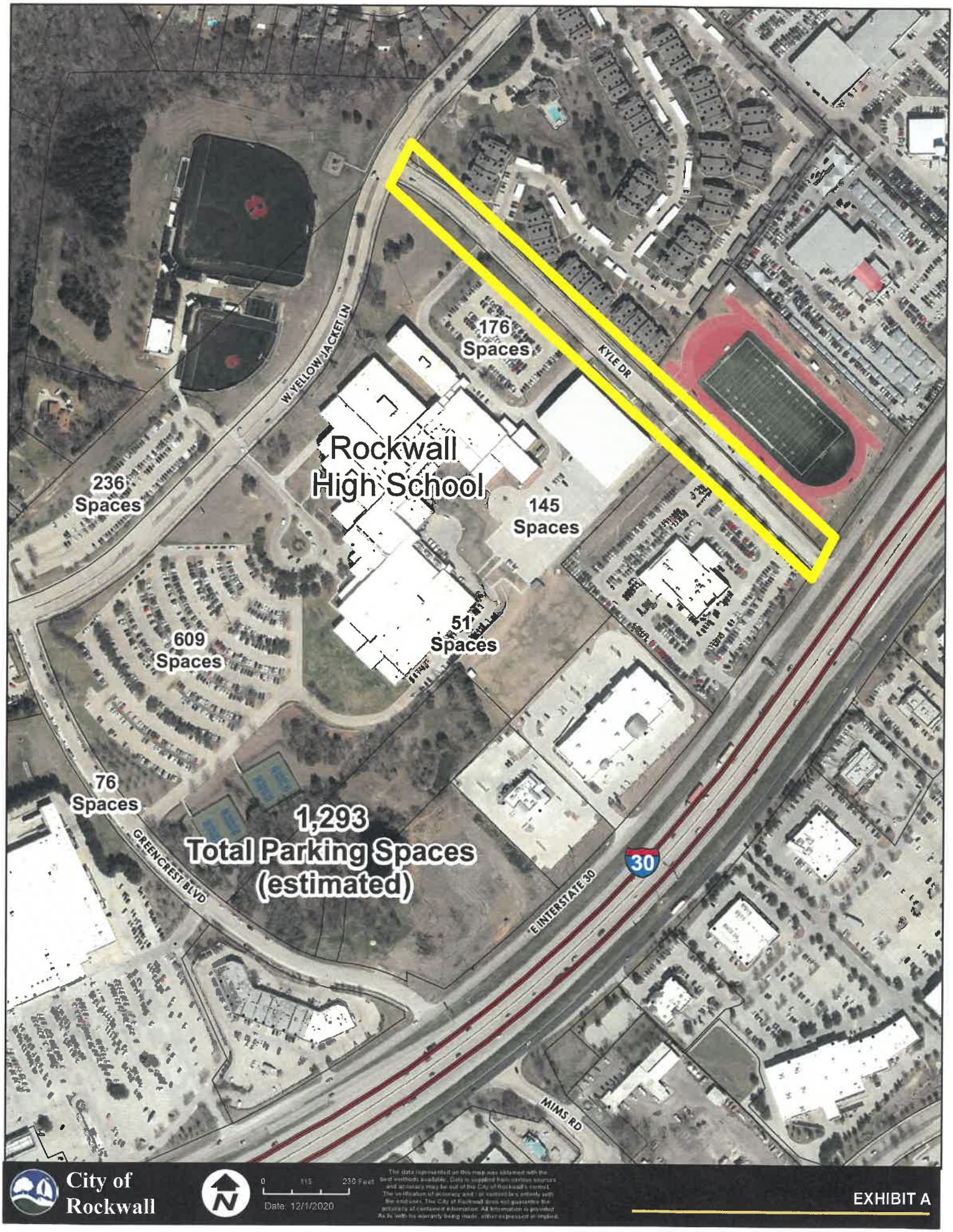
DATE: **May 16, 2025**

SUBJECT: **Kyle Drive Parking Concerns**

In 2015, "No Parking" signs were installed along Kyle Drive on the east side of Rockwall High School at the same time a crosswalk was installed at the request of Rockwall ISD. The concern at the time was that the athletic field is across the street from the Rockwall High School main campus and is used during the day for practice and at nights for competition. Students and other spectators must cross Kyle Drive to access the public restrooms, locker rooms, and the concession stand.

It was discovered in 2020 that an ordinance was never adopted by the City Council to legally establish this no parking zone and was therefore not enforceable. In December 2020, the City Council discussed an ordinance prohibiting parking along Kyle Drive from W. Yellow Jacket Lane to the Interstate 30 access road but ultimately decided not to approve parking restrictions along this roadway shown in the attached exhibit.

Council member Campbell has asked for an agenda item to discuss implementing a no parking ordinance on Kyle Drive.


176 Spaces
KYLE DR
W YELLOW JACKET LN
Rockwall High School
236 Spaces
145 Spaces
51 Spaces
609 Spaces
76 Spaces
1,293 Total Parking Spaces (estimated)
GREENCREST BLVD
E INTERSTATE 30
30
MIMS RD
City of Rockwall
0 115 230 Feet
Date: 12/1/2020
EXHIBIT A