AGENDA

ROCKWALL CITY COUNCIL MEETING

Monday, June 2, 2025 - 5:00 PM

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

I. Call Public Meeting to Order

II. Executive Session

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

1. Discussion regarding (re)appointments of Presiding Judge and Associate Judge of the Rockwall Municipal Court, pursuant to Section, §551.074 (Personnel Matters)

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

3. Discussion regarding possible sale/purchase/lease of real property in the vicinity of 806 Davy Crockett and in the vicinity of Lofland/Myers Park, pursuant to Section §551.072 (Real Property) and Section §551.071 (Consultation with Attorney)

4. Discussion regarding terms of contract and legal options with solid waste contractor pursuant to Section 551.071 (Consultation with Attorney)

5. Discussion regarding legal advice associated with water supply contracts with City of Heath, 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 - Councilmember Jeffus

VI. Proclamations / Awards / Recognitions

1. ALS Awareness Month Proclamation

2. Elder Abuse Awareness & Prevention Month Proclamation

3. Rockwall Police Department: Unit Certificate of Merit - Criminal Investigations Division

VII. 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.

VIII. Take Any Action as a Result of Executive Session

IX. 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 19, 2025 city council meeting, and take any action necessary.

2. **Z2025-017** - 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 **(2nd Reading)**.

3. **Z2025-018** - 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 **(2nd Reading)**.

4. **Z2025-020** - 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 **(2nd Reading)**.

5. **Z2025-021 -** 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 **(2nd Reading)**.

6. **P2025-009** - Consider a request by Phil Wagner of the Rockwall Economic Development Corporation (REDC) for the approval of a *Replat* for Lot 24, Block A, La Jolla Pointe, Phase 2 Addition being a 9.9406-acre tract of land identified as Lots 22 & 23, Block A, La Jolla Pointe, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, situated within the Scenic Overlay (SOV) and IH-30 Overlay (IH-30 OV) Districts, zoned Commercial (C) District, generally located at the northwest corner of the intersection of Ridge Road (*FM-740*) and La Jolla Pointe Drive, and take any action necessary.

7. **P2025-017** - Consider a request by Cameron Slown of Teague, Nall, and Perkins, Inc. on behalf of Elias Pope for the approval of a *Replat* for Lot 7, Block A, Harbor District Addition being a 0.90-acre parcel of land identified as Lot 5, Block A, Harbor District Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32) [*Ordinance No. 17-22*], situated within the IH-30 Overlay (IH-30 OV) District, generally located at the southeast corner of the intersection of the IH-

30 Frontage Road and Sunset Ridge Drive, and take any action necessary.

8. Consider approval of an ordinance to prohibit parking along Kyle Drive between Yellow Jacket Lane and the IH-30 service road between the hours of 7:30 a.m. and 4:30 p.m. while school is in session, and take any action necessary. **(1st reading)**

9. Consider a recommendation of the Hotel Occupancy Tax (HOT) Subcommittee to award funding to the Rockwall Professional Firefighter's Association for its Firefighter's Ball in the amount of $40k and authorize the City Manager to execute the associated contract, and take any action necessary.

X. Action Items

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

1. Discuss and consider a request for a sign variance related to materials standards for 3 pole signs at "The Plaza at Rockwall" shopping center located at 995 E. IH-30, and take any action necessary.

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

1. Building Inspections Department Monthly Report

2. Fire Department Monthly Report

3. Parks & Recreation Department Monthly Report

4. Police Department Monthly Report

5. Sales Tax Historical Comparison

6. Water Consumption Historical Statistics

XII. Adjournment

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 771-7700 or FAX (972) 771-7727 for further information. The City of Rockwall City Council reserves the right to adjourn into executive session at any time to discuss any of the matters listed on the agenda above, as authorized by Texas Government Code ¶ 551.071 (Consultation with Attorney) ¶ 551.072 (Deliberations about Real Property) ¶ 551.074 (Personnel Matters) and ¶ 551.087 (Economic Development)

I, Kristy Teague, City Secretary for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 30th day of 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

Rockwall, Texas

Proclamation

Whereas, amyotrophic lateral sclerosis, also commonly known as Lou Gehrig's disease, is a progressive, fatal neurodegenerative disease in which a person's brain loses connection with their muscles, slowly reducing their ability to walk, talk, eat, and eventually breathe; and

Whereas, thousands of new ALS cases are reported every year, and estimates show that every 90 minutes, someone is diagnosed with ALS and someone passes away from it; and

Whereas, on average, diagnosed patients survive only two to five years, with the exact causes of ALS being unknown and there being no known cure; and

Whereas, people who have served in the military are more likely to develop ALS and die from the disease than those with no history of military service; and

Whereas, securing access to new therapies, durable medical equipment, and communication technologies is of vital importance to people living with ALS; and

Whereas, clinical trials play a pivotal role in evaluating new treatments, enhancing quality of life, and fostering assistive technologies for those living with ALS; and

Whereas, the ALS Association is the largest philanthropic funder of ALS research globally and has committed over $154 million to support more than 550 projects across the U.S. and 18 other countries; and

Whereas, the ALS Association is committed to accelerating the pace of discovery, fueled by the hope that one day ALS will be a livable disease for everyone, everywhere, until a cure can be found; and

Whereas, each May is set aside to increase awareness of the dire circumstances of people with ALS, to acknowledge the impacts this disease has on them and their families, and to support ALS research.

Now, Therefore, I, Tim McCallum, Mayor of the City of Rockwall, do hereby proclaim the month of **May 2025** as **ALS AWARENESS MONTH**

in the City of Rockwall and I call upon all citizens to join in supporting ALS research, advocating for increased funding, and standing in solidarity with those affected by this relentless disease.

In Witness Whereof, I hereunto affix my hand and official seal this 20th day of May, 2025.

Tim McCallum, Mayor

Rockwall, *Texas*

Proclamation

Whereas, elderly and disabled residents are vital, integral members of our society, with their wisdom and experiences having enriched our lives throughout the generations; and

Whereas, abuse of the elderly and people with disabilities in domestic and institutional settings is a widespread problem, affecting hundreds of thousands across the U.S.; and

Whereas, in 2024, Texas Adult Protective Services staff investigated 153 cases of alleged abuse, neglect and/or exploitation of elderly or disabled individuals in Rockwall County, and more than 88,004 investigations took place statewide; and

Whereas, elder abuse is grossly underreported because the elderly who are being abused find it very difficult to tell anyone and are usually ashamed and sometimes afraid; and

Whereas, elder abuse happens to men and women of all income levels and all cultural and ethnic groups, whether they are in good health or are incapacitated in some way; and

Whereas, many of the cases investigated by Adult Protective Services in Texas involve self-neglect, and it is our duty to reach out to people in need and provide help to them.

Now, Therefore, I, Tim McCallum, Mayor of the City of Rockwall, do hereby proclaim the month of **June 2025** as

ELDER ABUSE AWARENESS & PREVENTION MONTH

in the City of Rockwall and urge all residents to work together to help eradicate abuse and neglect of elderly and disabled people living in our community.

In Witness Whereof, I hereunto affix my hand and official seal this 2nd day of June, 2025.

Tim McCallum, Mayor

City of Rockwall
The New Horizon

MEMORANDUM

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

From: **Aaron McGrew, Patrol Division Captain**

Date: **December 6, 2024**

Subject: **Unit Certificate of Merit – Criminal Investigation Division**

After an analysis of three recent major case investigations that occurred 26 days apart, I submit the following information for your consideration of a Unit Certificate of Merit award for the Criminal Investigation Division:

The first major case (Case #2024-33795) occurred on Monday, September 30th, 2024. In this case, the biological parents of an infant committed aggravated kidnapping by entering a home of an elderly couple who were charged by the courts to care for the child and taking her during overnight hours. After a CID activation by patrol, detectives worked diligently to process the scene, interview neighbors, canvassing for available video evidence, and seeking intelligence from open sources like social media. A detective created an exigency request that resulted in the discovery of a previously unidentified phone number for the female suspect. The phone was turned on and was utilized to establish that the couple was traveling Northeast through the state of Missouri.

Various assets were mobilized both locally and in different states to attempt to locate the suspects and at approximately 1:00 p.m., they were stopped by a member of the Missouri Highway Patrol and arrested on our warrants. The time between the 911 call and when the suspects were stopped and placed into custody was approximately seven and a half hours.

The next major case (Case #2024-35864) occurred on Thursday, October 17th, 2024. In the early morning hours, Patrol responded to the Harbor in reference to a deceased individual. Responding officers quickly determined the subject had suffered a gunshot wound and his truck had been taken from the scene. After the CID activation, several detectives responded to the initial crime scene and began interviewing potential witnesses. Early in the investigation, a vehicle of interest was developed which was spotted in images acquired from License Plate Reader cameras.

CID mobilized to begin checking addresses and following up on multiple leads related to the vehicle. Ultimately, they determined the vehicle had been purchased five days prior at a car lot in Dallas, TX and that the dealer had a tracker installed on the vehicle. Through coordination with other agencies, the vehicle was located and stopped on traffic by Texas Department of

Public Safety at approximately 11:30 a.m. later the same day (approximately ten and a half hours after the offense time. Two occupants of the car were detained in Palo Pinto County and ultimately detectives received a confession regarding their involvement in the crime.

During this investigation, a total of three arrest warrants were obtained by detectives as well as 15 other various types of search warrants for vehicles, residences, electronic devices, and geofence data among other things. On the day of the offense, eight detectives logged a total of 146 work hours on this case. In the days that followed, the Criminal Investigation Division coordinated the search of both the suspect and victim vehicles which yielded the murder weapon and another firearm. The other firearm provided a NIBINS lead that linked the female suspect to two other aggravated offenses.

The final major case (Case #2024-36949) occurred on October 26, 2024. In this case, the victim, who lived at Ablon Apartments, left to go to a Halloween party with some friends and as they were in the parking garage, she noticed her vehicle had been severely vandalized. Shortly after, three subjects exited a car parked nearby. All three of the subjects began to violently assault the victim and one of the suspects brandished a firearm to keep the victim's friends from intervening. The suspects stole the victim's purse which contained her phone, apartment keys, and other personal items. The suspect left the location prior to officers' arrival. Responding officers learned the victim knew the suspect as her aunt, a cousin, and her cousin's girlfriend.

Detective West conducted a great deal of this investigation utilizing social media accounts to affirmatively identify two of the parties involved. Sergeant Craig Goff provided vital assistance by coordinating surreptitious surveillance on locations associated with the case and assisted with the request for SWAT to serve a search warrant. On Tuesday, November 19th, members of the Rockwall PD SWAT team and the Criminal Investigation Division executed a search warrant at a residence in Mesquite, TX and arrested two of the three suspects. The third, previously unidentified suspect was at the location and provided a full confession under Miranda and also provided video evidence of the incident she had taken on her cell phone. Sergeant Urive, Detective Page, and Detective Tinsley conducted a search of the target location and no items of evidentiary value were recovered from the location. However, a family member later located the handgun (which was determined to be a BB gun) from a different location as well as the victim's purse and belongings and they were surrendered to Detective West.

In addition to the exceptional work done by detectives on these incidents, the cases necessarily demanded substantial follow up by Property Clerk Debra Helfrich. Aside from the typical intake and routing of evidence in these cases, she was present during the two days of searches conducted by the FBI's Evidence Recovery Team and actively received and logged evidence as it was taken from each of the vehicles. She also demonstrated diligence in getting casings from each of the weapons seized submitted through E-Trace, evidence and appropriate testing was requested through various labs, and copious amounts of documentation was required to ensure proper chain of custody was followed.

These sorts of high felony cases that demand a great deal of work hours, investigative skill, and strategic approaches are becoming more common for the Criminal Investigation Division. However, it is clear that the detectives and their supervisors performed incredibly well through dynamic and ever-changing circumstances that resulted in the arrest of multiple felony offenders and brought a measure of justice to the victims and their families in these incidents. All of these cases are examples where the unique capabilities of the Criminal Investigation Division were brought to bear and tasks were appropriately divided among the division based on areas of expertise and job knowledge to achieve the common goal of identifying and prosecuting the offenders responsible for these crimes. Based on the information provided above, it is my recommendation that a Certificate of Merit be conferred to the following individuals:

- Sergeant Jose Urive
- Sergeant Craig Goff
- Detective Kevin Tilley
- Detective Laurie Burks
- Detective Phillip Young
- Detective Jalena Page
- Detective John Tinsley
- Detective Steven Nagy
- Detective Michael Manuel
- Detective Jake West
- Property Technician Debra Helfrich

MINUTES

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

New Mayor, Tim McCallum called the meeting to order at 5:00 p.m. Present were Mayor McCallum and Councilmembers Sedric Thomas, Melba Jeffus, Mark Moeller, Anna Campbell, Dennis Lewis and Richard Henson. Also present were City Manger Mary Smith, Assistant City Manager Joey Boyd and City Attorney Frank Garza. Mayor McCallum read the below-listed discussion items into the record before recessing the public meeting to go into Executive Session at 5:01 p.m.

II. Executive Session

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

Council adjourned Executive Session at 5:37 p.m.

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

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

V. Invocation and Pledge of Allegiance - Pastor Kason Huddleston

Guest, Pastor Huddleston, came forth and delivered the invocation and led the Pledge of Allegiance.

VI. Swearing in of Newly Elected Councilmembers and Mayor

1. Place 1 - Richard W. Henson

Rockwall County Commissioner, Pct. 3, Lorne Liechty came forth and administered the Oath of Office to Councilmember Henson.

2. Place 3 - Melba L. Jeffus

Rockwall Municipal Court Judge, Matthew Scott, came forth and administered the Oath of Office to Councilmember Jeffus.

3. Place 5 - Dennis Lewis

Councilmember Lewis then came forth, and Judge Scott administered the Oath of Office to him.

4. Mayor - Tim McCallum
- Mayor's remarks

382nd District Court Judge, Brett Hall came forth and administered the Oath of Office to Mayor McCallum. Mayor McCallum thanked Judge Hall, pointing out that Judge Hall also swore him in when he was first elected to Council many years ago. He is honored Judge Hall did so again this evening.

Mayor McCallum addressed the audience and expressed his gratitude to everyone who supported his campaign, including those who actively knocked doors, worked the polls and hosted 'meet and greets.' He thanked his family, including his two (adult) children and his wife of 32 years, Jennifer. He then outlined his vision for the future of the City of Rockwall and discussed several areas he plans to focus on to enhance the community. Among the key points he covered were:

- **Work on curbing high density development and eliminate the building of apartments in the City.**
- **Contest proposals from developers seeking to introduce high-density projects to the Council.**
- **Fast-track updates to the city's Comprehensive Plan and introduce changes that emphasize building family-friendly neighborhoods rather than catering to developer interests. He will also direct staff to bring forth to Council measures to prevent developers from manipulating the current comprehensive plan.**
- **Take a critical look at roadways and the city's thoroughfare plan, finishing partially completed roadways and trails and also keeping Rockwall citizens informed. He will also ask City Manager Mary Smith to prepare a formal report and presentation on current and upcoming projects at future City Council meetings.**
- **Economic Development – Mayor McCallum indicated the city should work with the Rockwall Economic Development Corporation (REDC) to buy and build Phase 4 of the Tech Park to continue to attract high-quality businesses and jobs. This initiative is focused on attracting new businesses, with the goal of creating high-paying jobs and strengthening the local economy. Currently, the Tech Park contributes approximately $565 million in taxable value supported by the REDC. The Mayor is committed to growing that figure to over $1 billion in value in the future, helping to shift the tax**

burden away from homeowners. The mayor indicated that achieving this vision is a top priority.

- **He emphasized that he is a conservative Republican and will lead with conservative principals.**
- **Trash Service – Mayor McCallum acknowledged the frustration expressed by residents regarding the recent trash service discussions and recent decisions. While he noted he is not sure there is anything he can do about the contract, he firmly committed to ensuring such a situation never happens again. As the City works on the next set of city charter amendments, the Mayor indicated he plans to recommend that Council place a proposal on the ballot requiring all future waste service contracts to go through a competitive bidding process. He emphasized that voters deserve to have a voice in how major contracts are handled and that the City's charter should reflect safeguards to prevent similar issues in the future**
- **Fire Station #1 – the Mayor indicated that existing station was built to accommodate volunteers, not paid staff to sleep in and live in. He committed to instructing staff to bring forth plans to buy land, design it and then evaluate budgetary related options to actually get it done. He emphasized the need to stand beside and support first responders, both Fire and Police.**
- **Klutz Farm – Mayor McCallum expressed concern that the high density and small lots are excused because of the developer dedicating a 50-acre park. The problem is it's not a park. It's 50 acres of farmland without any money allocated to actually build a park. He will ask staff to help modify the comp plan so that developers have to help fully amenitize a park. He will also ask staff to begin the planning process for this 50-acre park, which will be the largest park on the city's south side. The project will be led by Travis Sales, Director of Parks & Recreation.**
- **Community Engagement – the Mayor committed to ensuring residents stay informed of what their government is doing. He will continue to communicate with residents directly and ensure they have a voice. He shared that the City Council will begin hosting Town Hall meetings in partnership with homeowners' associations (HOAs) throughout the city. Mayor McCallum emphasized that he is here to listen and implement changes to create a better city for everyone.**

Mayor McCallum wrapped up his comments, indicating we are lucky to live in a city where the public servants in place really, truly care. This city has been his home for the last twenty-six years when he first drove across the lake and fell in love with our city. He is committed to keeping Rockwall an aspirational community. He is humbled and honored to serve this community. He thanked everyone for their support and wished God's blessings upon the city.

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 came forth and briefed the Council on recommendations of the Commission regarding planning-related items on tonight's meeting agenda. Council took no formal action following Dr. Conway's comments.

VIII. Open Forum

Mayor McCallum explained how Open Forum is conducted, asking if anyone would like to come forth and

speak at this time. No one indicated a desire to speak, so Mayor McCallum closed Open Forum.

IX. Take Any Action as a Result of Executive Session

Mayor McCallum moved to appoint Councilmember Mark Moeller as Rockwall's Mayor Pro Tem. Councilmember Lewis seconded the motion, which passed by a vote of 7 ayes to 0 nays.

Mayor McCallum moved to appoint Councilmembers Lewis and Jeffus to represent the City on the County of Rockwall Emergency Services Corporation (ESC) Board. Councilmember Moeller seconded the motion, which passed unanimously of Council (7 ayes to 0 nays).

X. Consent Agenda

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.

Mayor McCallum moved to approve the Consent Agenda (#s 1, 2, 3, 4, 6, and 7), and he pulled Item #5 for separate consideration. Councilmember Lewis seconded the motion. The ordinance caption for # 2 was read as follows:

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.

Regarding item #5, Mayor McCallum indicated he voted against this two years ago and will also not be supporting it this evening. Councilmember Thomas moved to approve Consent Agenda item #5 (P2025-014). Mayor Pro Tem Moeller seconded the motion, which passed by a vote of 5 ayes to 2 nays (McCallum and Jeffus).

XI. Public Hearing Items

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)**.

Planning Director, Ryan Miller provided background information concerning this agenda item. 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. He went on to explain that approval of this SUP is a discretionary decision on the part of Council. 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. At this time, staff has received two (2) notices in opposition to the applicant's request. 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.

The mayor opened the public hearing, and the applicant – James Jackson (lives at 1085 Hidden Lakes Way) - came forth and commented, indicating this expansion has been anticipated for many years now although it's been put off for many years. The new building will mainly be used for youth. He shared that it is actually a smaller size building than what the church originally discussed, but this smaller size will be fine, and it is something the elders of the church have been able to agree to regarding spending money.

Mayor McCallum asked if anyone else would like to speak. With no one indicating such, he then closed the public hearing.

Councilmember Lewis commented that James Jackson and his wife, Debbie, were some of the first people he and his wife, Clarissa, met when they first moved here in 1993. He went on to share that the church had an original building design that was created by the Rockwall Career and Tech Center through the RISD. He went on to comment that James Hawk, who passed away not too long ago, was the long-term pastor of this Church of Christ over the years. He thinks it's a great thing that the church plans to name the new building in honor of that late pastor and his wife. Councilmember Lewis then moved to approve Z2025-017. Councilmember Campbell seconded the motion. Mayor McCallum commented that this Church of Christ has been great, and he and his son spent a lot of Monday nights there when his son was in Boy Scout Troop 989 at that church. He thanked the church for sponsoring those Boy Scouts and thanked them for all they do in the community.

The ordinance caption was then read as follows:

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.

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

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)**.

Planning Director, Ryan Miller, provided background information regarding this agenda item. 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. On March 15, 2024, the applicant has 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*). 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. 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. 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. At the time this report was written, staff had not received any notices in regard to the applicant's request. 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.

Mayor McCallum asked if anyone would like to speak at this time during the public hearing. There being no one indicating such, he then closed the public hearing.

Councilmember Thomas moved to approve Z2025-018. Mayor Pro Tem Moeller seconded the motion. The ordinance caption was read as follows:

CITY OF ROCKWALL

ORDINANCE NO. 25-30

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.

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

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)**.

The mayor indicated that the application has no relation to Councilmember Melba Jeffus. Planning Director, Ryan Miller then provided background information regarding this agenda item. 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. The applicant 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. 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. 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. At the time this report was drafted, staff has not received any notices in reference to the applicant's request. 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.

Mayor McCallum opened the public hearing. There being no one wishing to come forth and speak, he then closed the public hearing.

Councilmember Thomas asked if the application plans to make this secondary living quarters at any point. The applicant shared that – no, there are no plans to do so. He shared that it is strictly being constructed in order to house a hot tub. Councilmember Thomas then moved to approve Z2025-020. Councilmember Campbell seconded the motion. The ordinance caption was read as follows:

CITY OF ROCKWALL
ORDINANCE NO. 25-31
SPECIFIC USE PERMIT NO. S-363

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.

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

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)**.

Planning Director, Ryan Miller, provided background information regarding this agenda item. 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. 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*. 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. 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. 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. 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.

Mayor McCallum opened the public hearing and called forth the applicant. He then asked if any members of the public would like to speak.

Bob Wacker
309 Featherstone
Rockwall, TX

Mr. Wacker indicated this is an important intersection, and he wonders if this intersection can have a traffic light installed instead of just as stop sign. Mrs. Smith, City Manager, shared that the city is already conducting the study that is needed for a signal at this location. So, it is 'in the works.' She pointed out that this will be a more complicated traffic signal because it has to be timed to coordinate with the railroad crossing and associated signals.

Jeff Carrol
Carrol Architects
750 E. Interstate IH-30
Rockwall, TX

Mr. Carol came forth (on behalf of the applicant) and provided brief comments. In part, he shared that there will be two access points for Fire to be able to maneuver. There will also be access if there is ever future residential in the back.

The mayor then entertained additional public speakers.

Bill Bricker
505 Westway Drive
Rockwall, TX

Mr. Bricker came forth and shared comments. He indicated they have the right to build Fuel City at the corner. If this is rezoned it will help the traffic flow on John King. Also, Fuel City has a very popular taco restaurant, and they will have some additional in-house restaurant as well. So, he suspects this site will be very busy. So, the less congested their space is, the better it will be for all the traffic. He went on to suggest that the remaining parcels along this area be developed as "Commercial" because "Residential" will likely occur behind the commercial areas. It's best to keep residential not too close to John King Boulevard due to noise concerns. So a commercial buffer will be ideal. Mayor McCallum shared that Mr. Bricker was on the P&Z Commission when he was previously on the Council many years ago, and he has more than earned his stripes in this community.

There being no one else wishing to speak, Mayor McCallum then closed the public hearing.

Councilmember Henson shared that, overall, he is not opposed to the project. He thinks a convenience store at that location makes a lot of sense. However, he has a little concern about the tract that will be tied to on the north side of the property. He shared that he visited another location on Industrial Boulevard that has now been changed to Riverfront. He noticed the other location did have longhorn cattle on site. He commented that demographics between the one on Industrial Boulevard, the one on Samuel Boulevard and

the one here seem to be notably different. He shared that the car wash at one of the other location is really big and really loud, and he has some concerns about the car wash on this tract. Although it has not yet been developed, near this Rockwall site, it is zoned 'Residential.'

Joseph Bickham, the applicant, then came forth and spoke. He shared that, yes, the longhorn cattle are still on site at the other location, and there is also another location in Haltom City. In addition to longhorn, at the request of Haltom City, they also put two buffalo at that location. He shared that the location in Wylie off Hwy. 78 or the one in Saginaw are likely much more similar to what Rockwall will experience at this location. Also, being off the highway, he does not anticipate this will generate a lot of customers from outside of the area, and it is not a truck stop. He does not anticipate having 'truck fueling' at this location. They recognize that truck fueling would likely not be compatible at this location due to the adjacent property uses as well as it being a more 'interior' location geographically (off the interstate). There is anticipated to be a car wash at this location, and he recognizes that the residential homes are nearby and there will be a required setback for the car wash. They will certainly adhere to those requirements. They have a similar situation in Haltom City, where they have been operating since 2016, and they have not experienced any complaints from neighbors at that location.

Councilmember Campbell asked if there is any way to assure (big rig) truck fueling will not be occurring at this location. Mr. Miller shared that staff can review that at the time of site plan. Also, staff will be watching this case carefully because of future, residential adjacency. So landscape buffers and setbacks will be required, and the carwash will need to not be near the adjacent residential tracts. The City cannot prohibit truck fueling, but Mr. Miller shared that he has seen their site plan, and they did not indicate any truck fueling on their site plan.

Mayor McCallum closed the public hearing.

Councilmember Lewis moved to approve Z2025-021. Councilmember Campbell seconded the motion. The ordinance caption was read as follows:

CITY OF ROCKWALL

ORDINANCE NO. 25-32

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.

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

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)**.

Planning Director, Ryan Miller, provided background information regarding this agenda item. 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. The applicant is now requesting to build a two-story residential home that is 5,059 square feet in size. Council is being asked to review the size, location, and architecture, when compared to other, nearby existing homes. 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. At the time this report was drafted, staff had not received any notices back regarding the applicant's request. 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.

The applicant was not present.

Mayor McCallum opened the public hearing. There being no one wishing to come forth and speak, he then closed the public hearing.

Mayor McCallum shared that he recently talked with City Manager, Mrs. Smith. One of the things the city is going to begin doing – perhaps through upcoming passage of a resolution – is that if/when any applicant does not show up to speak at the Planning & Zoning Commission and City Council meetings, the city will automatically deny their request.

Mayor McCallum then moved to deny this request. Councilmember Henson seconded the motion. The motion to deny Z2025-022 passed by a vote of 7 ayes to 0 nays.

XII. Action Items

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)**.

Mayor McCallum shared that this was placed on Action Items since at the last council meeting himself and

Councilmember Campbell had voted against this item. So, he will again be voting against this item.

Councilmember Lewis moved to approve Z2025-012. Mayor Pro Tem Moeller seconded the motion. The ordinance caption 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 to approve passed by a vote of 4 ayes with 3 nays (Jeffus, McCallum, and Henson).

Councilmember Campbell indicated that the mayor is "quick." She went on to share that she originally voted 'no' on this item at the last meeting due to concerns expressed by citizens living in the area. However, she went ahead and voted 'yes' this evening, but she would like for those citizens' (neighbor's) concerns to be taken into consideration.

2. Discuss and consider parking concerns along Kyle Drive, and take any action necessary.

Mayor McCallum referred to Councilmember Campbell, as she requested that this item be placed on the agenda for discussion. She would like the city to consider restricting parking on this street during school hours for the safety of students, residents and all motorists in the area. During some school hours, Kyle Drive ends up becoming just a one-way street due to the volume and positioning of parked cars. She shared that the concerns are dangerous entry and exit in and out of parked vehicles, high traffic in such a narrow space, obstruction of school buses and emergency vehicles, and frequent parking violations (i.e. too close to the stop sign; parking in front of the fire hydrant; parking in front of the apartment complex's gate, etc.). She went on to share that the immediacy of this topic has become quite apparent lately, as recently a pretty serious accident occurred, and a parent and a student were sent to the hospital.

Councilmember Campbell then asked a Rockwall High School Assistant Principal to come forth and speak.

Dustin Gunter
851 Sitwell
Fate, TX

Mr. Gunter shared that last week there was an accident that occurred. Thankfully, those involved are okay. He went on to stress that the conditions along this roadway have become very dangerous and serious, and

he echoes all of the concerns expressed by Councilmember Campbell.

Councilmember Lewis asked if the 'no parking' would just be during school hours. Mr. Gunter shared that perhaps during the hours of 7:30 a.m. until 4:30 p.m. These concerns are related to a desire to have 'no parking' along Kyle drive just during school hours. He pointed out that these "no parking" regulations would not be necessary during the summer time.

Mayor Pro Tem Moeller indicated he would like to limit the time at this location. For example, with baseball games, the place is packed, and people couldn't park anywhere. If the parking restriction was limited such that it ends at 4:30, it would allow for parking to accommodate extracurricular activities.

Council generally directed staff to bring back an ordinance for Council to consider at a future meeting.

City Attorney Frank Garza sought clarification on how Council would like him to draft he ordinance. Councilmember Campbell shared that she prefers it stipulate no parking from 7:30 a.m. – 4:30 p.m. Councilmember Campbell shared that the school district will be happy to help with awareness and enforcement of this ordinance once it gets put into place.

Councilmember Thomas sought clarification on how enforcement would take place. Rockwall Police Chief, Ed Fowler, shared that education and awareness would be the first steps. Later on, enforcement would occur in the form of citations.

No formal action took place related to this agenda item at this time.

XIII. Adjournment

Mayor McCallum adjourned the meeting at 7:18 p.m.

Councilmember Lewis briefly commented on the city's Founder's Day festival that occurred over the weekend. He gave kudos to Parks & Rec Director, Travis Sales, thanking him and all city staff, including Police and Fire, for the phenomenal job they all did at this great, successful community event.

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

_____
TIM McCALLUM, MAYOR

ATTEST:

_____
KRISTY TEAGUE, CITY SECRETARY

CITY OF ROCKWALL

ORDINANCE NO. 25-29

SPECIFIC USE PERMIT NO. S-362

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

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:

Kristy Teague, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: May 19, 2025

2nd Reading: June 2, 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

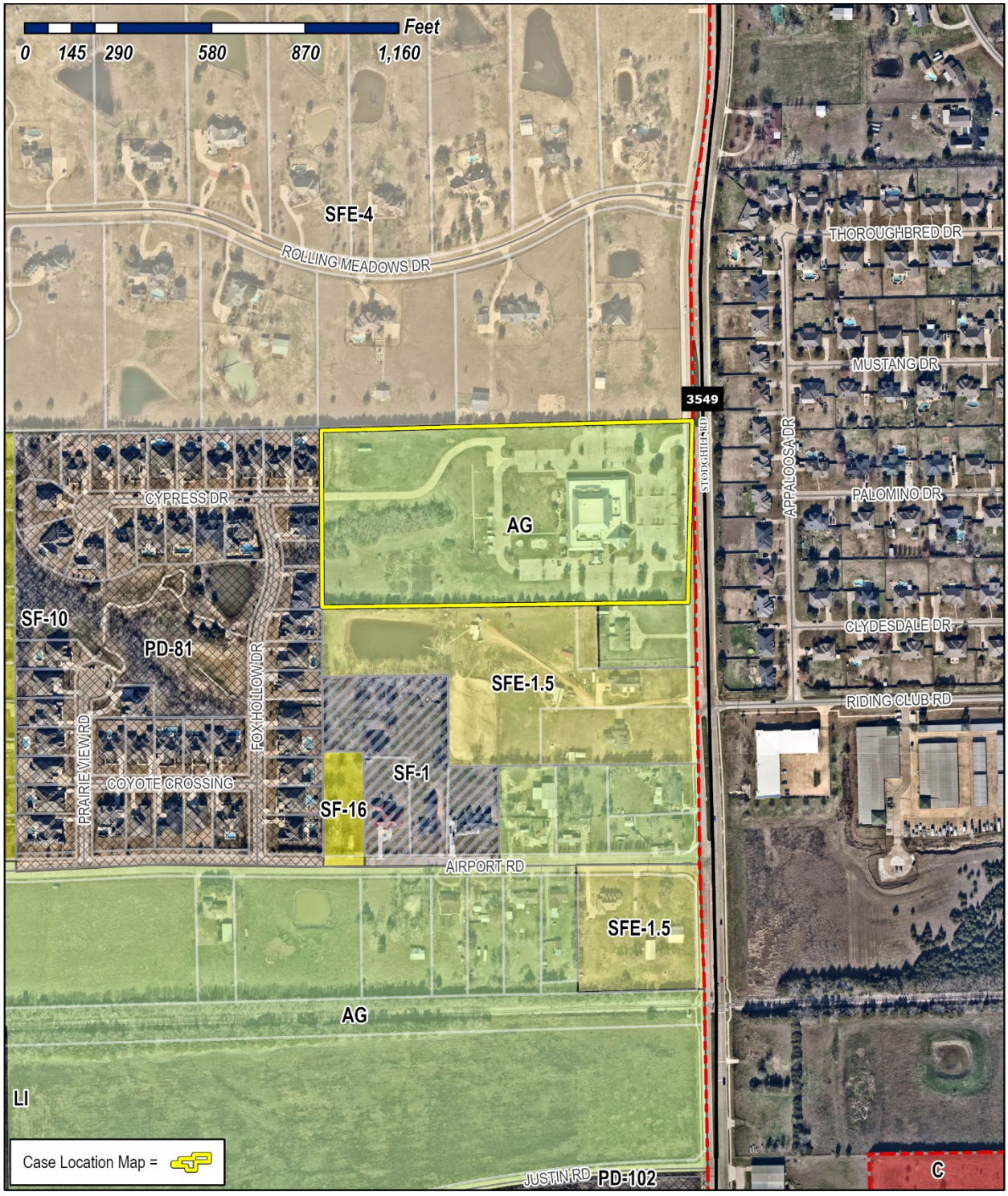
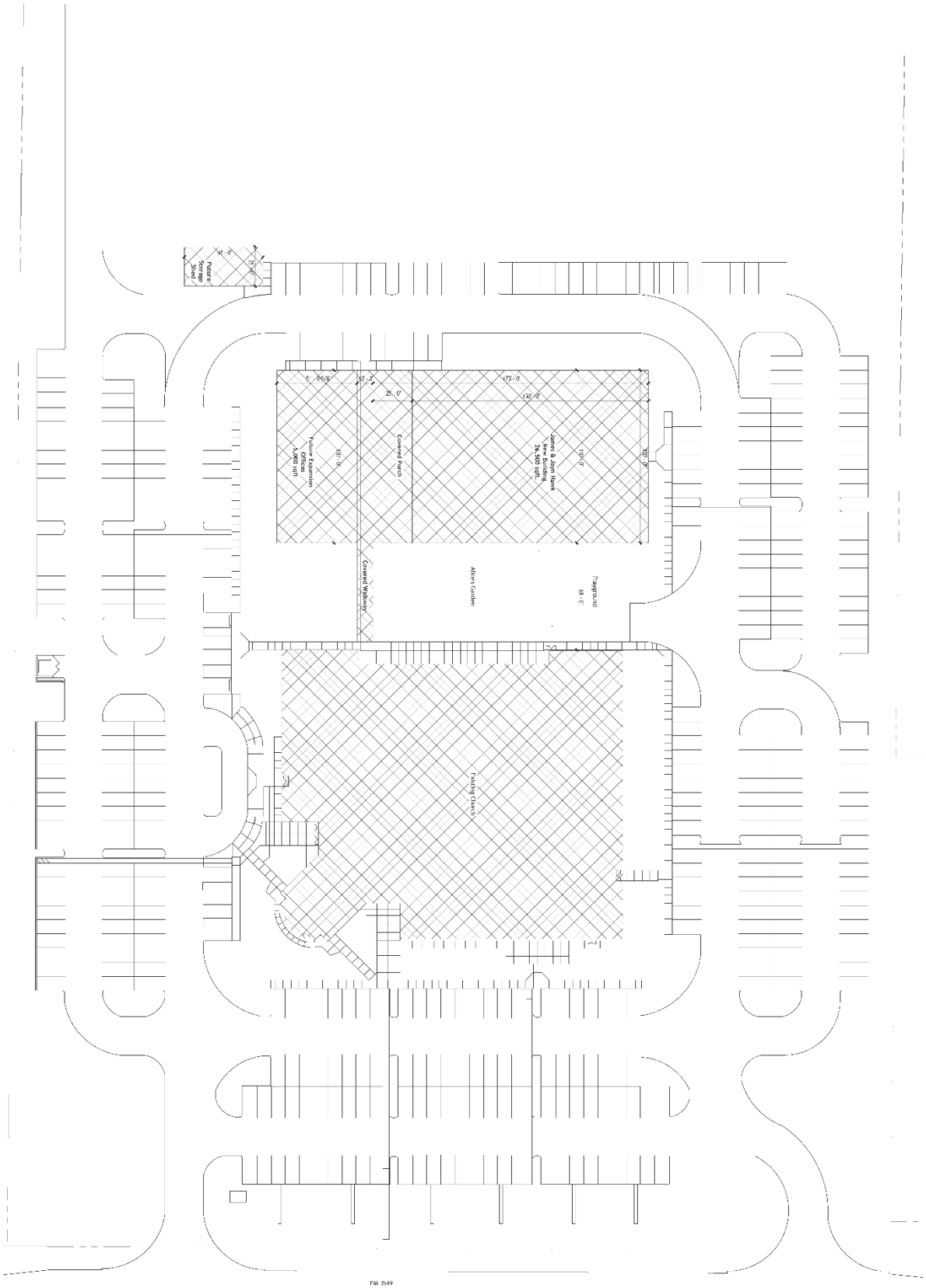


Exhibit 'B':
Concept Plan



CITY OF ROCKWALL

ORDINANCE NO. 25-30

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, 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

Exhibit 'A':
Location Map

Address: *379 N. Country Lane*

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

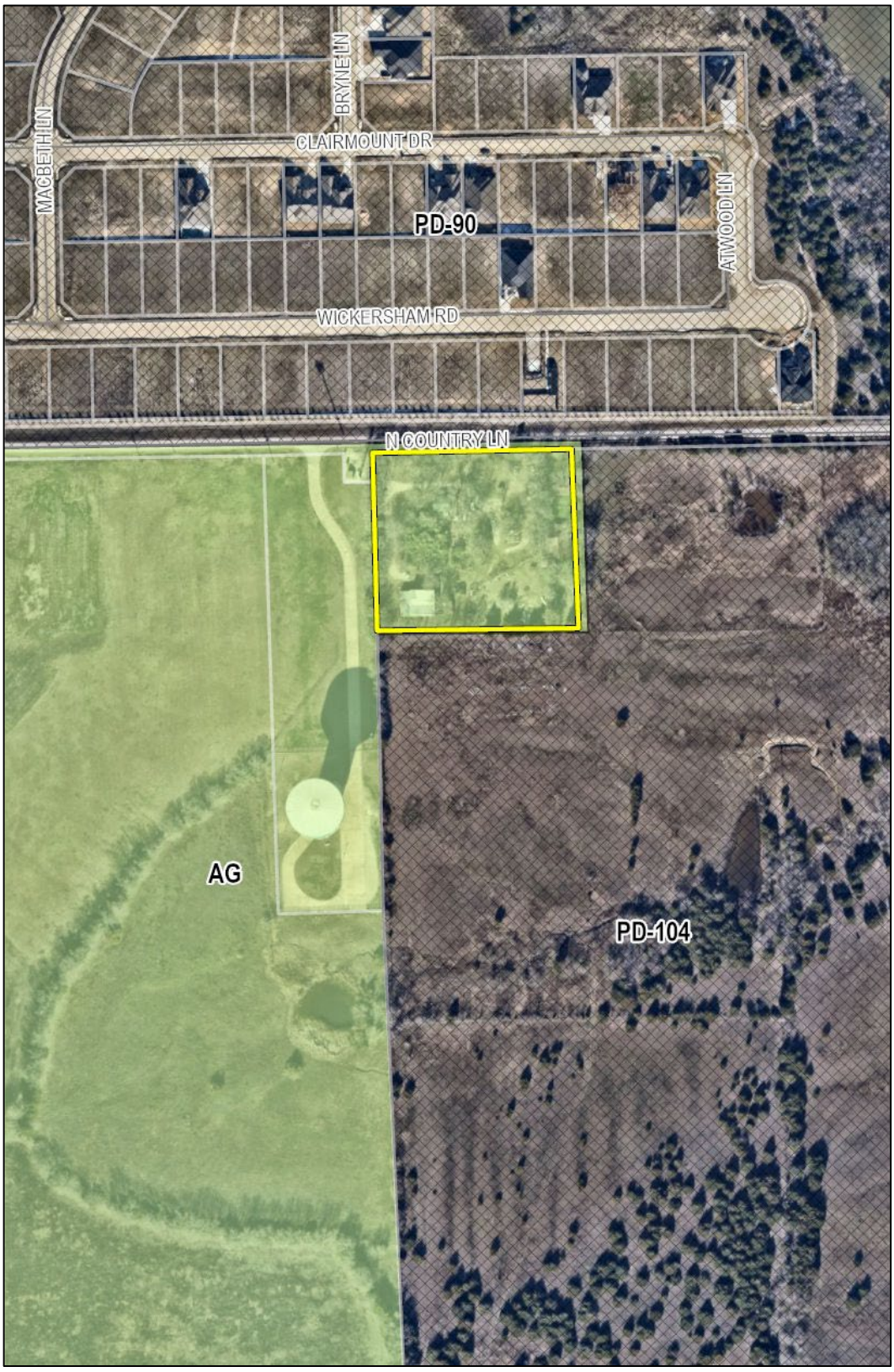
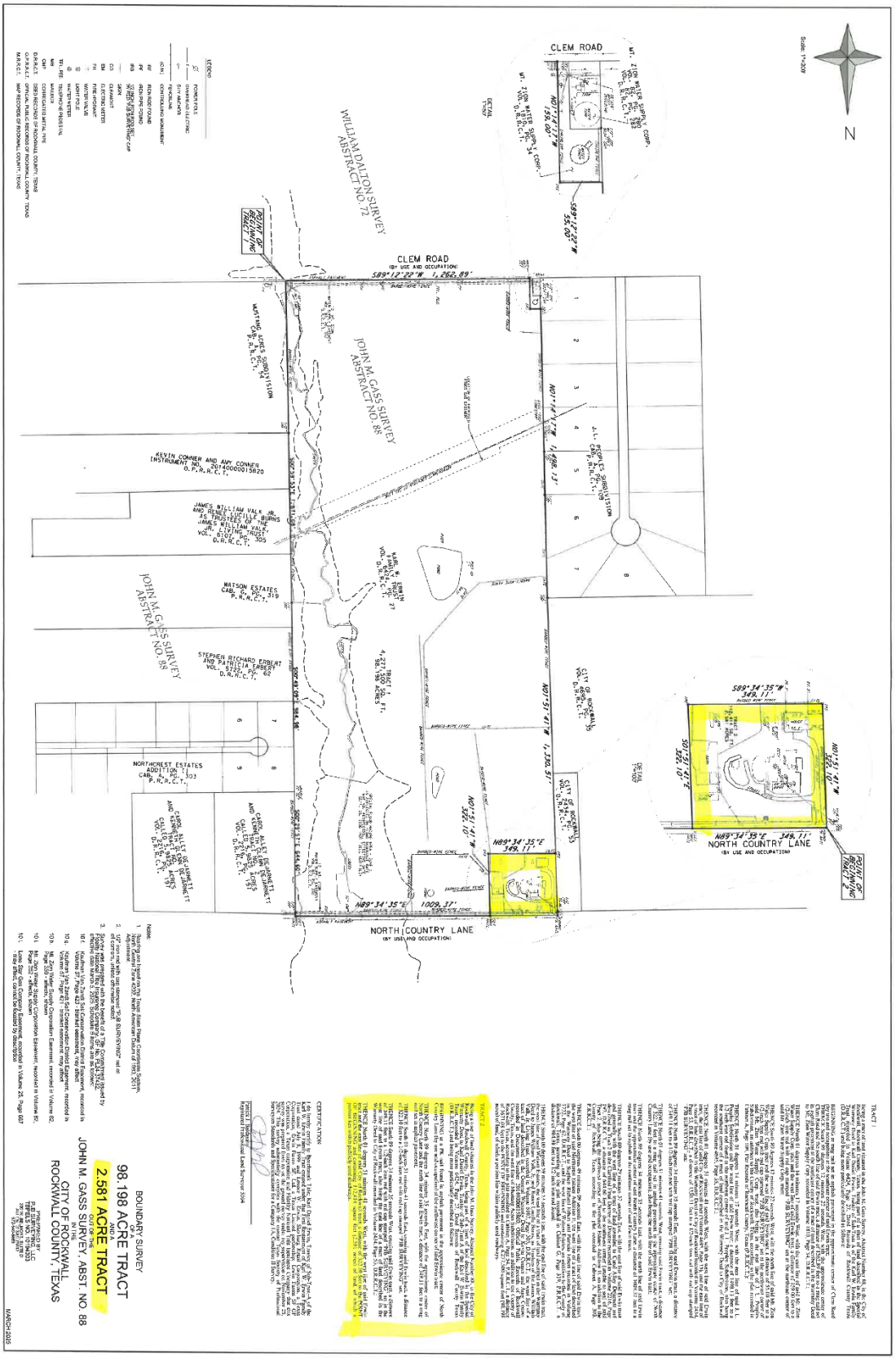


Exhibit 'B':
Survey


CLEM ROAD
(BY USE AND OCCUPATION)
S89°12'22"W 1,862.89'
WILLIAM DALTON SURVEY
ABSTRACT NO. 72
JOHN M. GASS SURVEY
ABSTRACT NO. 88
MUSTANG ACRES SUBDIVISION
CAB. C, PG. 34
P.R.R.C.T.
PEOPLES SUBDIVISION
CAB. C, PG. 100
P.R.R.C.T.
KEVIN CONNER AND AMY CONNER
INSTRUMENT NO. 20140000015820
O.P.R.R.C.T.
JAMES WILLIAM VALK, JR.
AND RENEE LOUVILLE BURNS
AS TRUSTEES OF THE
JAMES WILLIAM VALK, JR. LIVING TRUST
VOL. 8107, PG. 305
D.R.R.C.T.
WATSON ESTATES
CAB. C, PG. 319
P.R.R.C.T.
STEPHEN RICHARD EBBERT
AND PATRICIA EBBERT
VOL. 6713, PG. 62
D.R.R.C.T.
NORTHCREST ESTATES
ADDITION
CAB. A, PG. 323
P.R.R.C.T.
CAROL VALLEY DEVELOPMENT
AND CONSTRUCTION, INC.
CALLED 1.00 ACRES
VOL. 6713, PG. 197
D.R.R.C.T.
CAROL VALLEY DEVELOPMENT
AND CONSTRUCTION, INC.
CALLED 2.00 ACRES
VOL. 6713, PG. 197
D.R.R.C.T.
KARL A. ERBEN
TRUST
VOL. 8107, PG. 27
D.R.R.C.T.
CITY OF ROCKWALL
VOL. 87, PG. 171
D.R.R.C.T.
CITY OF ROCKWALL
VOL. 87, PG. 171
D.R.R.C.T.
CITY OF ROCKWALL
VOL. 87, PG. 171
D.R.R.C.T.
ZION WATER SUPPLY CORP.
VOL. 87, PG. 171
D.R.R.C.T.
ZION WATER SUPPLY CORP.
VOL. 87, PG. 171
D.R.R.C.T.
TRACT 1
4,227,600 SQ. FT.
96.198 ACRES
TRACT 2
348.77'
NORTH COUNTRY LANE
(BY USE AND OCCUPATION)
POINT OF BEGINNING
TRACT 2
POINT OF BEGINNING
TRACT 1
N89°34'35"E 1009.27'
N89°34'35"E 349.11'
N89°34'35"E 348.77'
N01°15'41"W 1,326.51'
N01°15'41"W 325.10'
S01°55'17"E 325.10'
N01°15'41"W 325.10'
S89°34'35"W 348.11'
N01°14'11"W 1,986.13'
S00°39'55"E 1,811.04'
S89°34'35"W 1,346.36'
S89°34'35"W 1,346.60'
S89°12'22"W 35.00'
N01°14'11"W 1356.00'
N
SCALE: 1"=200'
LEGEND
POWER POLE
OVERHEAD ELECTRIC
FENCELINE
ASPH. ASPHALT PAVEMENT
CONC. CONCRETE PAVEMENT
IRF IRON ROD FOUND
IRS IRON ROD SET
IPF IRON PIPE FOUND
IPS IRON PIPE SET
CM CONTROL MONUMENT
CLF CHAIN LINK FENCE
FH FIRE HYDRANT
WV WATER VALVE
LP LIGHT POLE
TEL TELEPHONE RISER
MB MAILBOX
CMP CORRUGATED 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
Notes:
1) Bearings are based on the Texas State Plane Coordinate System, North American Datum of 1983, 2011
2) 1/2" iron rod with cap stamped "RPLS SURVEYING" set at all corners, unless otherwise noted
3) This survey was prepared in conjunction with a Title Commitment issued by Fidelity National Title Insurance Company, GF No. 25-25-37422, effective date January 7, 2025 at 8:00 AM.
10) a. Volume 87, Page 171, Deed Records of Rockwall County, Texas - blanket easement, may affect
10) b. Volume 87, Page 423, Deed Records of Rockwall County, Texas - blanket easement, may affect
10) c. Mustang Acres Subdivision, Cabinet C, Page 34, Plat Records of Rockwall County, Texas - easement, may affect
10) d. Volume 87, Page 421, Deed Records of Rockwall County, Texas - blanket easement, may affect
10) e. Mustang Acres Subdivision, Cabinet C, Page 34, Plat Records of Rockwall County, Texas - easement, may affect
10) f. Mt. Zion Water Supply Corporation Easement, recorded in Volume 87, Page 171, Deed Records of Rockwall County, Texas - affects tract
10) g. Mt. Zion Water Supply Corporation Easement, recorded in Volume 87, Page 423, Deed Records of Rockwall County, Texas - affects tract
10) h. Lone Star Gas Company Easement, recorded in Volume 20, Page 487, Deed Records of Rockwall County, Texas - affects tract
10) i. Terms, Conditions and Restrictions of Ordinance No. 13-02, recorded in Volume 5144, Page 51, D.R.R.C.T. - affects tract
10) j. Terms, Conditions and Restrictions of Ordinance No. 13-03, recorded in Volume 5144, Page 57, D.R.R.C.T. - affects tract
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, and being all of a tract of land described as Tract 1 in Special Warranty Deed to Karl A. Erben Trust, recorded in Volume 8107, Page 27, Deed Records of Rockwall County, Texas (D.R.R.C.T.), and being more particularly described as follows:
BEGINNING at a 1/2" iron rod found for corner, said corner being the northeast corner of Chris Road (a 50' right-of-way) as dedicated by the plat recorded in Cabinet C, Page 34, Plat Records of Rockwall County, Texas (P.R.R.C.T.), said corner also being the northwest corner of a tract of land described as Tract 1 in Special Warranty Deed to Zion Water Supply Corporation, recorded in Volume 87, Page 171, D.R.R.C.T.;
THENCE South 89 degrees 12 minutes 22 seconds West, along the north line of said Chris Road, a distance of 35.00 feet to a 1/2" iron rod found for corner, said corner being the northeast corner of a tract of land described as Tract 1 in Special Warranty Deed to Zion Water Supply Corporation, recorded in Volume 87, Page 423, D.R.R.C.T.;
THENCE South 89 degrees 12 minutes 22 seconds West, with the north line of said Tract 1, a distance of 1,862.89 feet to a 1/2" iron rod found for corner, said corner being the northeast corner of a tract of land described as Tract 1 in Special Warranty Deed to Kevin Conner and Amy Conner, recorded in Instrument No. 20140000015820, Official Public Records of Rockwall County, Texas (O.P.R.R.C.T.);
THENCE South 00 degrees 39 minutes 55 seconds East, with the east line of said Tract 1, a distance of 1,811.04 feet to a 1/2" iron rod with cap stamped "RPLS SURVEYING" set at the northeast corner of Lot 1, Block A, Watson Estates, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat recorded in Cabinet C, Page 319, P.R.R.C.T.;
THENCE South 89 degrees 34 minutes 35 seconds West, with the north line of said Watson Estates, a distance of 1,346.36 feet to a 1/2" iron rod found for corner, said corner being the northwest corner of said Watson Estates, and being the northeast corner of Lot 1, Block 1, Northcrest Estates Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat recorded in Cabinet A, Page 323, P.R.R.C.T.;
THENCE South 89 degrees 34 minutes 35 seconds West, with the north line of said Lot 1, Block 1, Northcrest Estates Addition, a distance of 1,346.60 feet to a 1/2" iron rod found for corner, said corner being the northwest corner of said Lot 1, Block 1, Northcrest Estates Addition, and being the northeast corner of a tract of land described as Tract 1 in Special Warranty Deed to Carol Valley Development and Construction, Inc., recorded in Volume 6713, Page 197, D.R.R.C.T.;
THENCE South 89 degrees 34 minutes 35 seconds West, with the north line of said Tract 1, a distance of 1,009.27 feet to a 1/2" iron rod found for corner, said corner being the northwest corner of said Tract 1, and being the northeast corner of a tract of land described as Tract 2 in Special Warranty Deed to Carol Valley Development and Construction, Inc., recorded in Volume 6713, Page 197, D.R.R.C.T.;
THENCE South 89 degrees 34 minutes 35 seconds West, with the north line of said Tract 2, a distance of 349.11 feet to a 1/2" iron rod found for corner, said corner being the northwest corner of said Tract 2, and being the northeast corner of a tract of land described as Tract 1 in Special Warranty Deed to Karl A. Erben Trust, recorded in Volume 8107, Page 27, D.R.R.C.T.;
THENCE South 89 degrees 34 minutes 35 seconds West, with the north line of said Tract 1, a distance of 348.77 feet to a 1/2" iron rod found for corner, said corner being the northwest corner of said Tract 1, and being the northeast corner of a tract of land described as Tract 1 in Special Warranty Deed to City of Rockwall, recorded in Volume 87, Page 171, D.R.R.C.T.;
THENCE South 01 degrees 15 minutes 41 seconds East, with the east line of said Tract 1, a distance of 325.10 feet to a 1/2" iron rod found for corner, said corner being the southeast corner of said Tract 1, and being the northeast corner of a tract of land described as Tract 2 in Special Warranty Deed to City of Rockwall, recorded in Volume 87, Page 171, D.R.R.C.T.;
THENCE South 89 degrees 34 minutes 35 seconds West, with the south line of said Tract 1, a distance of 348.77 feet to a 1/2" iron rod found for corner, said corner being the southwest corner of said Tract 1, and being the northeast corner of a tract of land described as Tract 3 in Special Warranty Deed to City of Rockwall, recorded in Volume 87, Page 171, D.R.R.C.T.;
THENCE North 01 degrees 15 minutes 41 seconds West, with the west line of said Tract 1, a distance of 325.10 feet to a 1/2" iron rod found for corner, said corner being the northwest corner of said Tract 1, and being the southeast corner of a tract of land described as Tract 1 in Special Warranty Deed to City of Rockwall, recorded in Volume 87, Page 171, D.R.R.C.T.;
THENCE South 89 degrees 34 minutes 35 seconds West, with the north line of said Tract 3, a distance of 348.11 feet to a 1/2" iron rod found for corner, said corner being the northwest corner of said Tract 3, and being the northeast corner of a tract of land described as Tract 1 in Special Warranty Deed to City of Rockwall, recorded in Volume 87, Page 171, D.R.R.C.T.;
THENCE North 01 degrees 14 minutes 11 seconds West, with the east line of said Tract 1, a distance of 1,986.13 feet to a 1/2" iron rod found for corner, said corner being the northeast corner of a tract of land described as Tract 1 in Special Warranty Deed to Karl A. Erben Trust, recorded in Volume 8107, Page 27, D.R.R.C.T.;
THENCE South 00 degrees 39 minutes 55 seconds East, with the east line of said Tract 1, a distance of 1,811.04 feet to a 1/2" iron rod found for corner, said corner being the southeast corner of said Tract 1, and being the northeast corner of a tract of land described as Tract 1 in Special Warranty Deed to James William Valk, Jr. and Renee Louville Burns as Trustees of the James William Valk, Jr. Living Trust, recorded in Volume 8107, Page 305, D.R.R.C.T.;
THENCE South 89 degrees 34 minutes 35 seconds West, with the south line of said Tract 1, a distance of 1,346.36 feet to a 1/2" iron rod found for corner, said corner being the southwest corner of said Tract 1, and being the northeast corner of a tract of land described as Tract 1 in Special Warranty Deed to Stephen Richard Ebbert and Patricia Ebbert, recorded in Volume 6713, Page 62, D.R.R.C.T.;
THENCE North 01 degrees 15 minutes 41 seconds West, with the west line of said Tract 1, a distance of 1,326.51 feet to a 1/2" iron rod found for corner, said corner being the northwest corner of said Tract 1, and being the southwest corner of a tract of land described as Tract 1 in Special Warranty Deed to City of Rockwall, recorded in Volume 87, Page 171, D.R.R.C.T.;
THENCE North 89 degrees 34 minutes 35 seconds East, with the north line of said Tract 1, a distance of 1,009.27 feet to a 1/2" iron rod found for corner, said corner being the northeast corner of said Tract 1, and being the southeast corner of a tract of land described as Tract 2 in Special Warranty Deed to City of Rockwall, recorded in Volume 87, Page 171, D.R.R.C.T.;
THENCE North 89 degrees 34 minutes 35 seconds East, with the north line of said Tract 1, a distance of 349.11 feet to a 1/2" iron rod found for corner, said corner being the northeast corner of said Tract 1, and being the southeast corner of a tract of land described as Tract 3 in Special Warranty Deed to City of Rockwall, recorded in Volume 87, Page 171, D.R.R.C.T.;
THENCE North 89 degrees 34 minutes 35 seconds East, with the north line of said Tract 1, a distance of 348.77 feet to a 1/2" iron rod found for corner, said corner being the northeast corner of said Tract 1, and being the southeast corner of a tract of land described as Tract 1 in Special Warranty Deed to Karl A. Erben Trust, recorded in Volume 8107, Page 27, D.R.R.C.T.;
THENCE North 89 degrees 34 minutes 35 seconds East, with the north line of said Tract 1, a distance of 1,009.27 feet to a 1/2" iron rod found for corner, said corner being the northeast corner of said Tract 1, and being the southeast corner of a tract of land described as Tract 2 in Special Warranty Deed to City of Rockwall, recorded in Volume 87, Page 171, D.R.R.C.T.;
THENCE North 01 degrees 15 minutes 41 seconds West, with the east line of said Tract 2, a distance of 325.10 feet to a 1/2" iron rod found for corner, said corner being the northeast corner of said Tract 2, and being the southeast corner of a tract of land described as Tract 1

CITY OF ROCKWALL

ORDINANCE NO. 25-31

SPECIFIC USE PERMIT NO. S-363

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

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.

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

Exhibit 'A'
Legal Description

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

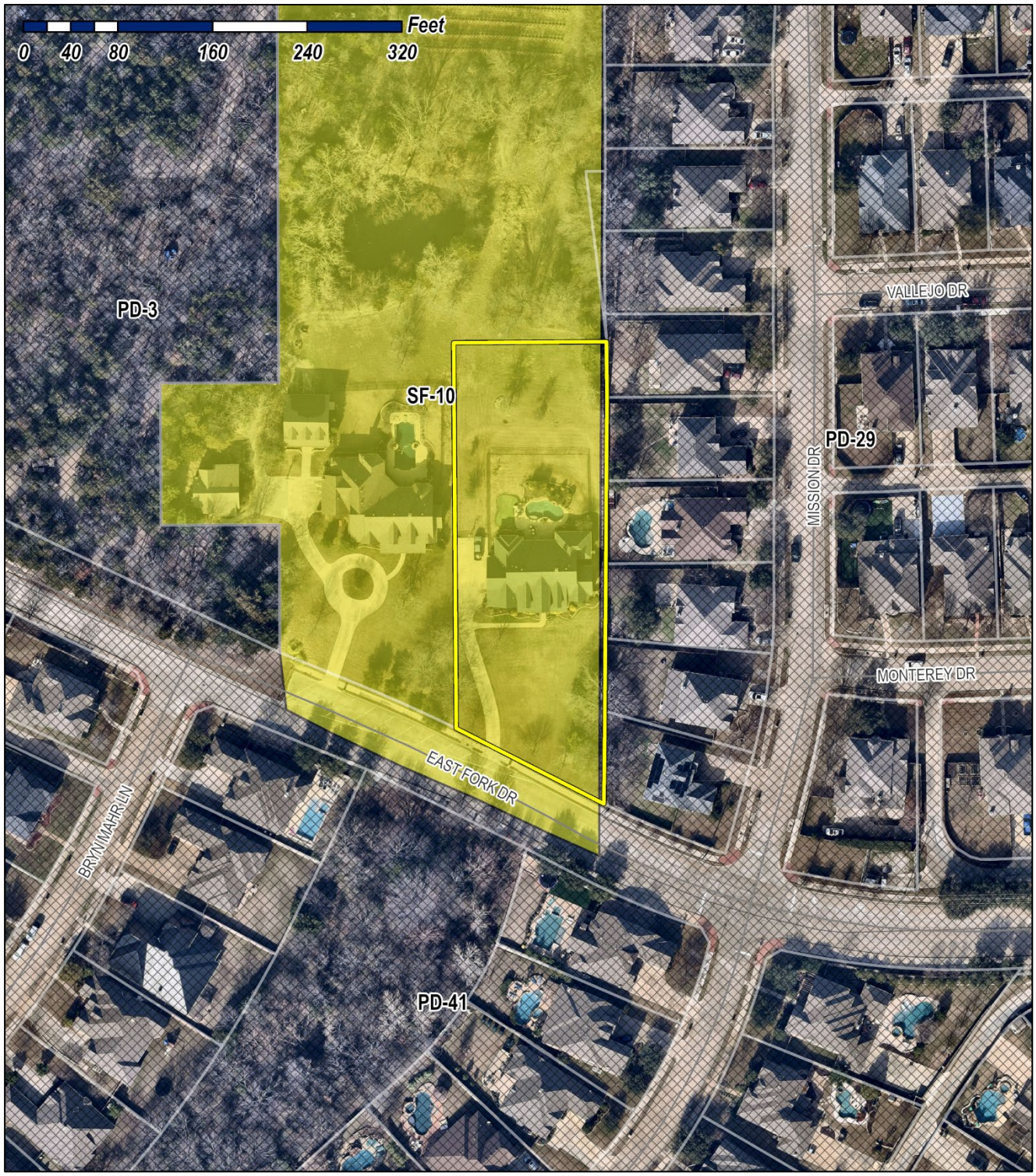


Exhibit 'B'
Site Plan

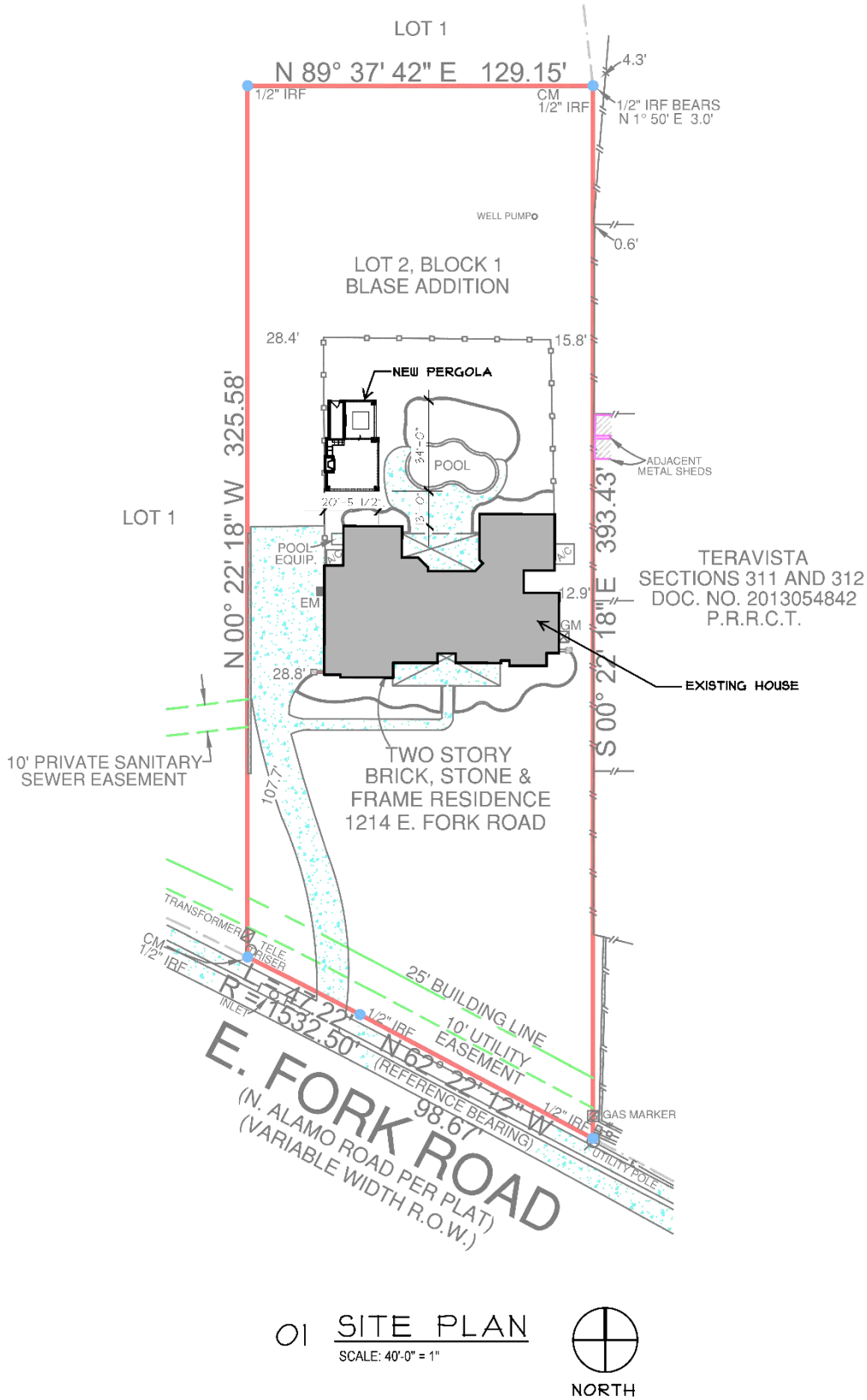
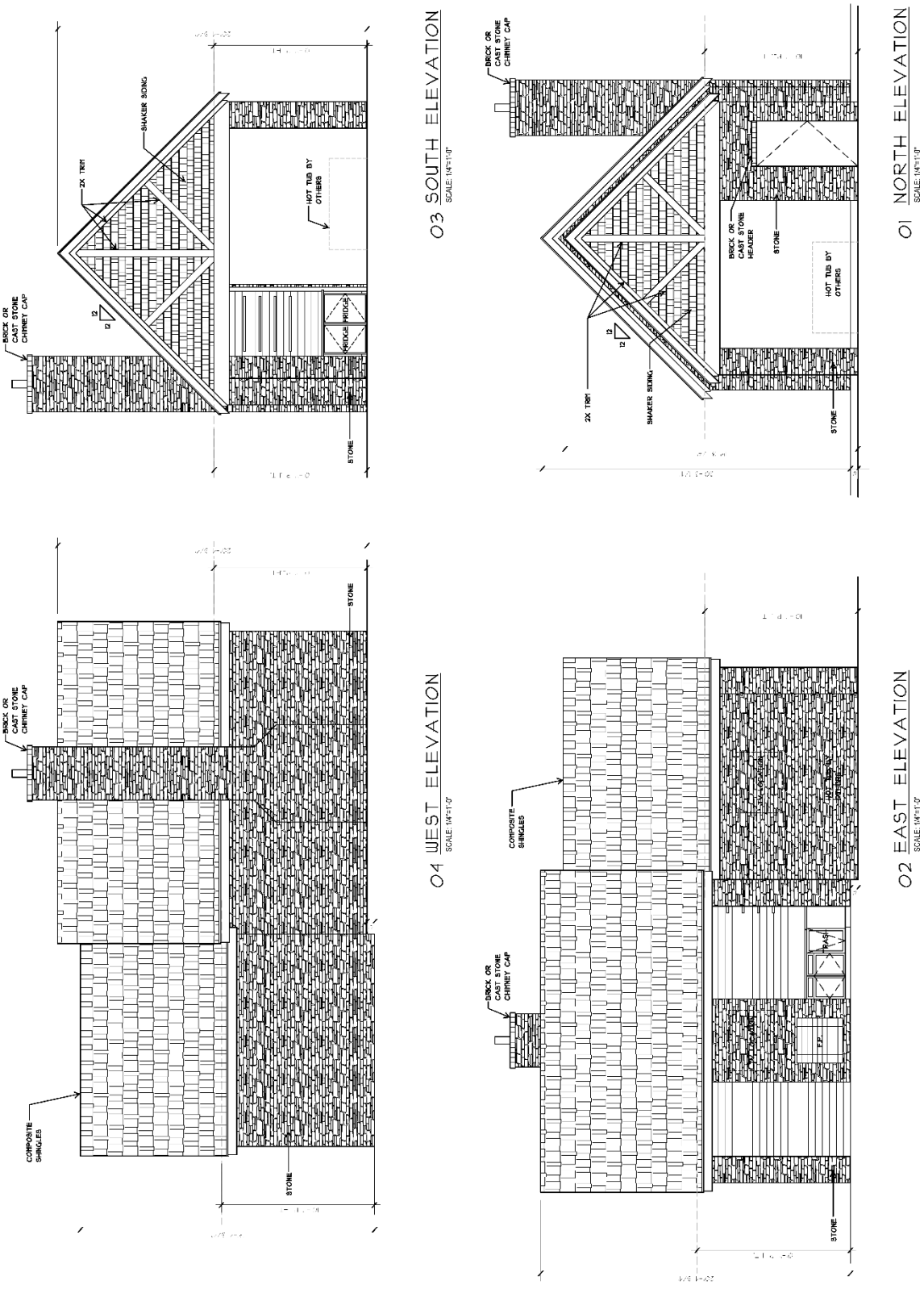


Exhibit 'C':
Building Elevations



CITY OF ROCKWALL

ORDINANCE NO. 25-32

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;

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

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 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;

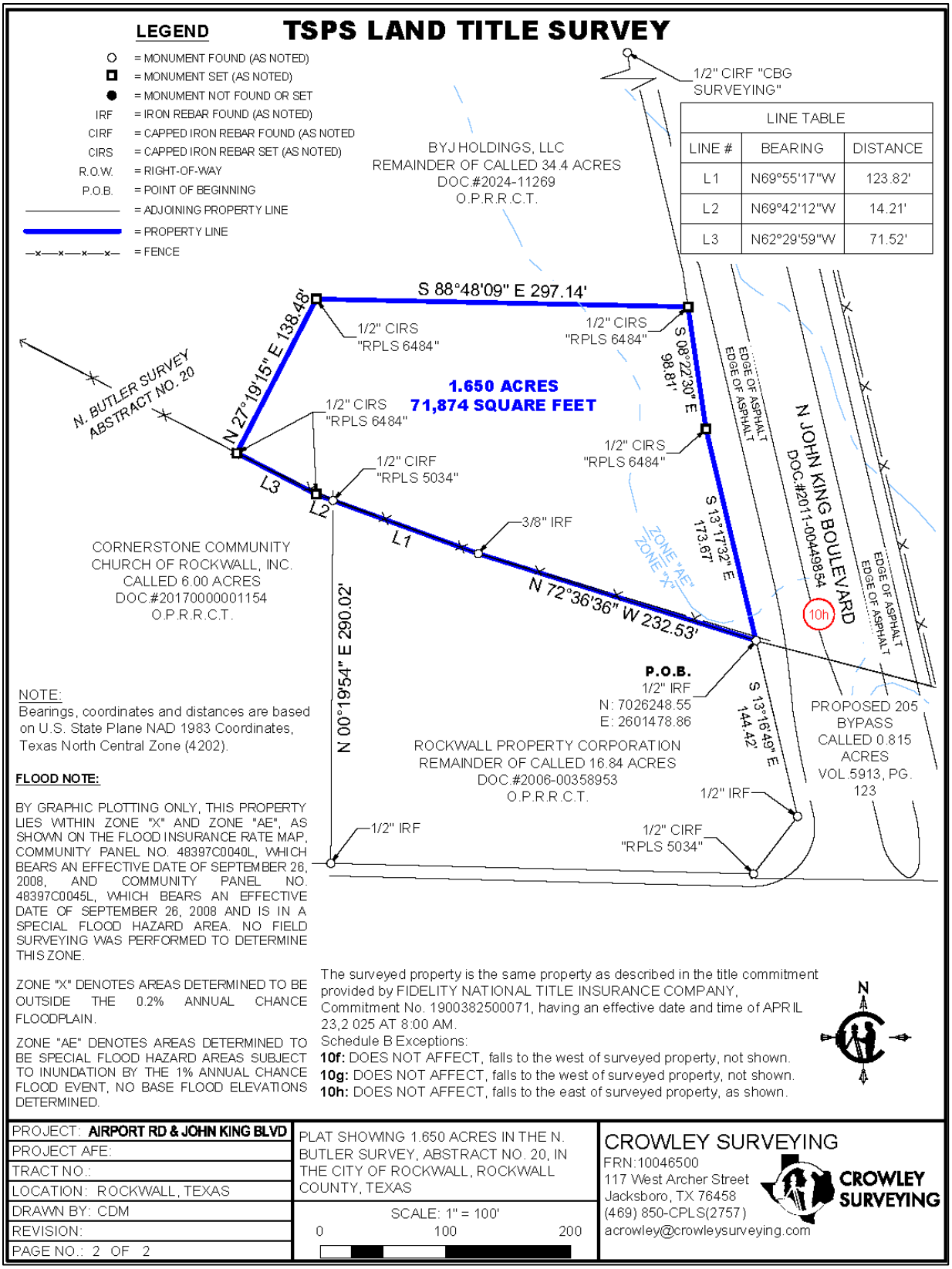
THENCE North 62°29'59" West, continuing with said dividing line, a distance of 71.52 feet to a 1/2-inch iron rebar with cap stamped "RPLS 6484" set;

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.

Exhibit 'B'
Survey



CITY OF ROCKWALL

CITY COUNCIL MEMORANDUM

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

TO:	Mayor and City Council
DATE:	June 2, 2025
APPLICANT:	Phil Wagner; *Rockwall Economic Development Corporation (REDC)*
CASE NUMBER:	P2025-009; *Replat for Lot 24, Block A, La Jolla Point, Phase 2 Addition*

SUMMARY

Consider a request by Phil Wagner of the Rockwall Economic Development Corporation (REDC) for the approval of a *Replat* for Lot 24, Block A, La Jolla Pointe, Phase 2 Addition being a 9.9406-acre tract of land identified as Lots 22 & 23, Block A, La Jolla Pointe, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, situated within the Scenic Overlay (SOV) and IH-30 Overlay (IH-30 OV) Districts, zoned Commercial (C) District, generally located at the northwest corner of the intersection of Ridge Road (*FM-740*) and La Jolla Pointe Drive, and take any action necessary.

PLAT INFORMATION

☑ *Purpose.* The applicant is requesting the approval of a *Replat* for a 9.9406-acre tract of land (*i.e. Lots 22 & 23, Block A, La Jolla Pointe, Phase 2 Addition*) for the purpose of dedicating and abandoning easements on the subject property and consolidating two (2) lots into one (1) lot (*i.e. Lot 24, Block A, La Jolla Pointe, Phase 2 Addition*).

☑ *Background.* The subject property was annexed by the City Council on September 5, 1960 by *Ordinance No. 60-02* [*i.e. Case No. A1960-002*]. At the time of annexation, the subject property was zoned Agricultural (AG) District. At some point between the time of annexation and January 3, 1972, the subject property was zoned from an Agricultural (AG) District to a Commercial (C) District. On November 17, 2003, the City Council approved a final plat *[i.e. Case No. P2003-024*] that establish the subject property as Lot 1, Block A, La Jolla Pointe, Phase 2 Addition. On February 7, 2005 the City Council approved a replat [*i.e. Case No. P2004-068*] that reestablished the subject property as a Lots 4-6, Block A, La Jolla Pointe, Phase 2 Addition. On August 21, 2006, the City Council approved another replat [*i.e. Case No. P2006-019*] that changed the subject property to Lots 6, 7, and a portion of Lot 8, Block A, La Jolla Pointe, Phase 2 Addition. On April 2, 2018, the City Council approved a Specific Use Permit (SUP) [*i.e. Ordinance No. 18-20; S-187*] allowing a *Limited Service Hotel* on a portion of the subject property. This Specific Use Permit (SUP) expired on October 1, 2020. On August 20, 2018 the City Council approved two (2) site plans [*i.e. Case No. SP2018-024 & SP2018-025*] to allow the construction of an *Office Building* and a *Medical Office Building* on the subject property. These site plans expired on August 20, 2020. On October 1, 2018 the City Council approved a site plan [*i.e. Case No. SP2018-023*] to allow the construction of a *Hotel.* This site plan expired on October 1, 2020. On March 2, 2020, the City Council approved a replat [*i.e. Case No. P2020-009*] that reestablished the subject property as Lots 22 & 23, Block A, La Jolla Pointe, Phase 2 Addition. On January 2, 2024, the City Council approved *Ordinance No. 24-01*, *S-322* [*i.e. Case No. Z2023-052*] allowing an office building exceeding 36-feet in height on the subject property; however, the office building has not been constructed and the subject property has remained vacant since the time of annexation.

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

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

☑ With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the *Replat* for *Lot 24, Block A, La Jolla Pointe, Phase 2 Addition*, staff would propose the following conditions of approval:

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

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

PLANNING AND ZONING COMMISSION

On May 27, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the *Replat* by a vote of 5-0, with Commissioner 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	550 La Jolla Pointe Dr, Rockwall, TX 75087				
SUBDIVISION	La Jolla Pointe Addition	LOT	22 & 23	BLOCK	A
GENERAL LOCATION	Northeast Corner of La Jolla Pointe Dr & Carmel Circle				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	C		CURRENT USE	Undeveloped	
PROPOSED ZONING	C		PROPOSED USE	Office	
ACREAGE	9.94	LOTS [CURRENT]	2	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	Phil Wagner	☐ APPLICANT	Phil Wagner
CONTACT PERSON	Rockwall EDC	CONTACT PERSON	Rockwall EDC
ADDRESS	2610 Observation Trail Suite 104	ADDRESS	2610 Observation Trail Suite 104
CITY, STATE & ZIP	Rockwall, TX 75032	CITY, STATE & ZIP	Rockwall, TX 75032
PHONE	(972) 772-0025	PHONE	(972) 772-0025
E-MAIL	pwagner@rockwalledc.com	E-MAIL	pwagner@rockwalledc.com

NOTARY VERIFICATION [REQUIRED]

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

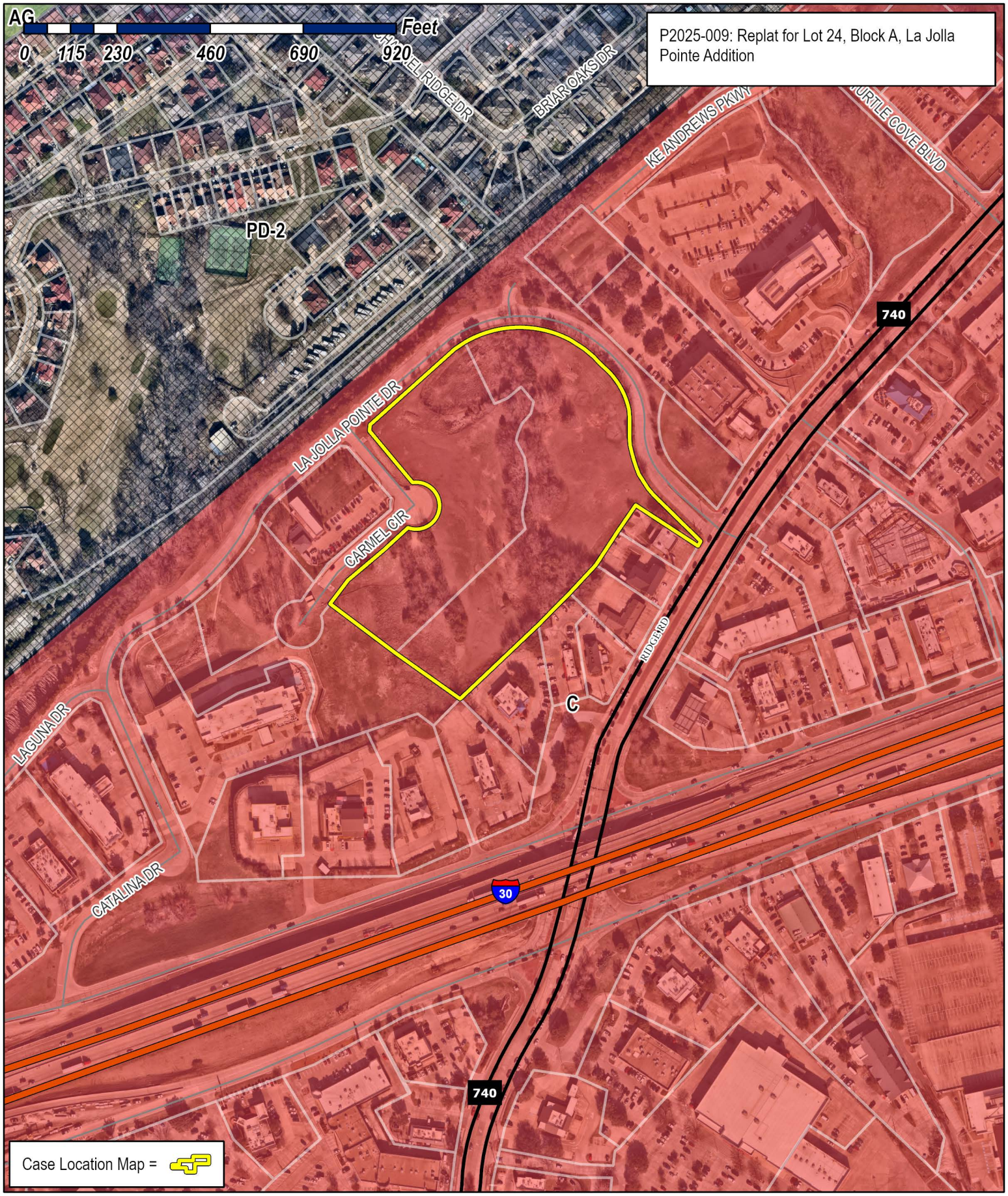
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ 499.50, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 13th DAY OF March, 2025. BY SIGNING THIS APPLICATION, 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 13th DAY OF March, 2025

OWNER'S SIGNATURE Phil Wagner

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Jhammonds

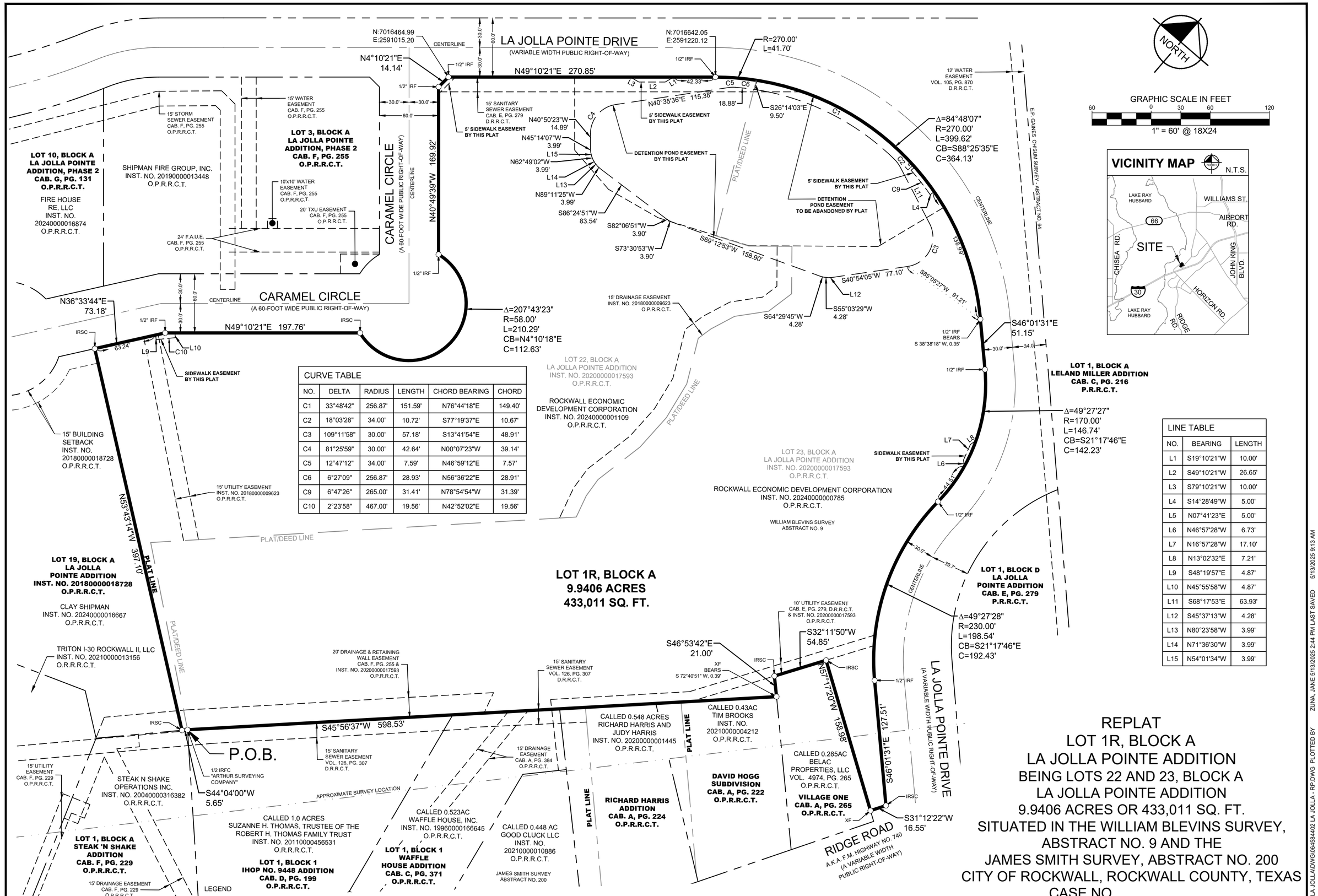
JENNIFER L. HAMMONDS
Notary Public, State of Texas
ID # 13230083-8
My Comm. Exp. 01-06-2026



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.



CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	33°48'42"	256.87'	151.59'	N76°44'18"E	149.40'
C2	18°03'28"	34.00'	10.72'	S77°19'37"E	10.67'
C3	109°11'58"	30.00'	57.18'	S13°41'54"E	48.91'
C4	81°25'59"	30.00'	42.64'	N00°07'23"W	39.14'
C5	12°47'12"	34.00'	7.59'	N46°59'12"E	7.57'
C6	6°27'09"	256.87'	28.93'	N56°36'22"E	28.91'
C9	6°47'26"	265.00'	31.41'	N78°54'54"W	31.39'
C10	2°23'58"	467.00'	19.56'	N42°52'02"E	19.56'

LINE TABLE		
NO.	BEARING	LENGTH
L1	S19°10'21"W	10.00'
L2	S49°10'21"W	26.65'
L3	S79°10'21"W	10.00'
L4	S14°28'49"W	5.00'
L5	N07°41'23"E	5.00'
L6	N46°57'28"W	6.73'
L7	N16°57'28"W	17.10'
L8	N13°02'32"E	7.21'
L9	S48°19'57"E	4.87'
L10	N45°55'58"W	4.87'
L11	S68°17'53"E	63.93'
L12	S45°37'13"W	4.28'
L13	N80°23'58"W	3.99'
L14	N71°36'30"W	3.99'
L15	N54°01'34"W	3.99'

NORTH

GRAPHIC SCALE IN FEET
60 0 30 60 120
1" = 60' @ 18X24

VICINITY MAP N.T.S.

LEGEND
P.O.B. = POINT OF BEGINNING
IRSC = 5/8" IRON ROD WITH RED PLASTIC CAP STAMPED "KHA" SET
IRFC = IRON ROD WITH CAP FOUND
XF = "X" CUT IN CONCRETE FOUND
CAB. PG. = VOLUME, PAGE
VOL. PG. = VOLUME, PAGE
INST. NO. = INSTRUMENT NUMBER
A.K.A. = ALSO KNOWN AS
D.R.R.C.T. = DEED RECORDS, ROCKWALL COUNTY,TEXAS
O.P.R.R.C.T = OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
P.R.R.C.T. = PLAT RECORDS, ROCKWALL COUNTY, TEXAS

REPLAT
LOT 1R, BLOCK A
LA JOLLA POINTE ADDITION
BEING LOTS 22 AND 23, BLOCK A
LA JOLLA POINTE ADDITION
9.9406 ACRES OR 433,011 SQ. FT.
SITUATED IN THE WILLIAM BLEVINS SURVEY, ABSTRACT NO. 9 AND THE JAMES SMITH SURVEY, ABSTRACT NO. 200
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CASE NO. _____

OWNER:
ROCKWALL ECONOMIC DEVELOPMENT CORPORATION
2610 OBSERVATION TRAIL, SUITE 104
ROCKWALL, TEXAS 75032
CONTACT: PHIL WAGNER
PHONE: (972) 772-0025
EMAIL: pwagner@rockwalledc.com

ENGINEER:
KIMLEY-HORN AND ASSOC., INC.
203 WEST NASH STREET, SUITE 100
TERRELL, TEXAS 75160
CONTACT: TODD MARTIN, P.E.
PHONE: 469-998-8830
EMAIL: todd.martin@kimley-horn.com

SURVEYOR:
KIMLEY-HORN AND ASSOC., INC.
2500 PACIFIC AVENUE, SUITE 1100
DALLAS, TEXAS 75226
CONTACT: ANDY DOBBS, R.P.L.S.
PHONE: 469-718-8849
EMAIL: andy.dobbs@kimley-horn.com

Kimley»Horn
2500 Pacific Avenue, Suite 1100
Dallas, Texas 75226
FIRM # 10115500
Tel. No. (469) 718-8849

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	EB	JAD	MAY 2025	064584402	1 OF 2

DWG NAME: K:\DAL_SURVEY\064584402-LA JOLLA\DWG\064584402 LA JOLLA - RP.DWG PLOTTED BY ZUNA, JANE 5/13/2025 2:44 PM LAST SAVED 5/13/2025 9:13 AM

OWNERS CERTIFICATE:

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS ROCKWALL ECONOMIC DEVELOPMENT CORPORATION is the owner of a tract of land situated in the William Blevins Survey, Abstract No. 9 and the James Smith Survey, Abstract No. 200, City of Rockwall, Rockwall County, Texas and being all of a tract of land described in Special Warranty Deed to Rockwall Economic Development Corporation, recorded in Instrument No. 20240000000785, Official Public Records, Rockwall County, Texas, and being all of a tract of land described in Special Warranty Deed to ROCKWALL ECONOMIC DEVELOPMENT CORPORATION, recorded in Instrument No. 20240000001109, of said Official Public Records, and being all of Lots 22 and 23, Block A, La Jolla Pointe Addition, an addition to the City of Rockwall, according to the plat recorded in Instrument No. 20200000017593, of said Official Public Records, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with plastic cap stamped "ARTHUR SURVEYING COMPANY" found for the south corner of said Lot 23 and the west corner of Lot 1, Block 1, IHOP No. 9448 Addition, an addition to the City of Rockwall, according to the plat recorded in Cabinet D, Page 199, of said Official Public Records and the most southerly east corner of said Lot 22;

THENCE with the most southerly southeast line of said Lot 22, South 44°04'00" West, a distance of 5.65 feet to a 5/8" iron rod with plastic cap stamped "KHA" set in the south corner of said Lot 22 and the east corner of Lot 19, Block A, La Jolla Pointe Addition, an addition to the City of Rockwall, according to the plat recorded in Instrument No. 20180000016667, of said Official Public Records;

THENCE with the southwest line of said Lot 22, North 53°43'14" West, a distance of 397.10 feet to a 5/8" iron rod with plastic cap stamped "KHA" set the west corner of said Lot 22, in the southeast right-of-way line of Caramel Circle (a 60 foot wide public right-of-way);

THENCE with said southeast right-of-way line and the northeast right-of-way line of Caramel Circle, the following courses and distances:

North 36°33'44" East, a distance of 73.18 feet to a 1/2" iron rod found for corner;
North 49°10'21" East, a distance of 197.76 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for the beginning of a non-tangent curve to the left with a radius of 58.00 feet, a central angle of 207°43'23", and a chord bearing and distance of North 04°10'18" East, 112.63 feet;
In a northeasterly direction, with said non-tangent curve to the left, an arc distance of 210.29 feet to a 1/2" iron rod found for corner;
North 40°49'39" West, a distance of 169.92 feet to a 1/2" iron rod found for south end of a corner clip at the intersection of said northeast right-of-way line of Caramel Circle and the southeast right-of-way line of La Jolla Pointe Drive (a variable width public right-of-way);

THENCE with said corner clip, North 04°10'21" East, a distance of 14.14 feet to a 1/2" iron rod found for the north end of said corner clip;

THENCE with said southeast right-of-way line and the southwest right-of-way line of said La Jolla Pointe Drive, the following courses and distances:

North 49°10'21" East, a distance of 270.85 feet to a 1/2" iron rod found for the beginning of a tangent curve to the right with a radius of 270.00 feet, a central angle of 84°48'07", and a chord bearing and distance of South 88°25'35" East, 364.13 feet;
In a southeasterly direction, with said tangent curve to the right, an arc distance of 399.62 feet to a point for corner, from which a 1/2" iron rod found bears South 38°38'18" West, a distance of 0.35 feet;
South 46°01'31" East, a distance of 51.15 feet to a 1/2" iron rod found for the beginning of a tangent curve to the right with a radius of 170.00 feet, a central angle of 49°27'27", and a chord bearing and distance of South 21°17'46" East, 142.23 feet;
In a southeasterly direction, with said tangent curve to the right, an arc distance of 146.74 feet to a 1/2" iron rod found for the beginning of a reverse curve to the left with a radius of 230.00 feet, a central angle of 49°27'28", and a chord bearing and distance of South 21°17'46" East, 192.43 feet;
In a southeasterly direction, with said reverse curve to the left, an arc distance of 198.54 feet to a 1/2" iron rod found for corner;
South 46°01'31" East, a distance of 127.51 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for the southeast corner of said Lot 23, at the intersection of said southwest right-of-way line of La Jolla Pointe Drive and the northwest right-of-way line of Ridge Road, also known as F.M. Highway No. 740 (a variable width public right-of-way);

THENCE with said northwest right-of-way line of Ridge Road, South 31°12'22" West, a distance of 16.55 feet to an "X" cut in concrete found for the most northerly south corner of said Lot 23;

THENCE departing said northwest right-of-way line of Ridge Road, and with the most northerly southwest line of said Lot 23, North 57°17'20" West, a distance of 158.98 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

THENCE with the southeast lines of said Lot 23, the following courses and distances:

South 32°11'50" West, a distance of 54.85 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
South 46°53'42" East, a distance of 21.00 feet to a point for corner, from which an "X" cut in concrete found bears South 72°40'50" West, a distance of 0.39 feet;
South 45°56'37" West, a distance of 598.53 feet to the **POINT OF BEGINNING** and containing 433,011 square feet or 9.9406 acres of land.

Bearing system based on the State Plane Coordinate System of 1983, Texas North Central Zone (4202), North American Datum of 1983 (2011).

FLOOD STATEMENT:

According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48397C0040L, for Rockwall County, Texas and incorporated areas, dated September 26, 2008, this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain". If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

OWNERS DEDICATION:

STATE OF TEXAS §
COUNTY OF ROCKWALL §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

We, **ROCKWALL ECONOMIC DEVELOPMENT CORPORATION**, the undersigned owner of the land shown on this plat, and designated herein as the **LA JOLLA POINTE ADDITION** to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown on the purpose and consideration therein expressed, except those created by separate instrument, which are governed by the terms of such separate instruments. We further certify that all other parties who have a mortgage or lien interest in the **LA JOLLA POINTE ADDITION** have been notified and signed this plat. We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same, except those created by separate instrument, which are governed by the terms of such separate instruments. We also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the off-site and on-site 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.

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

_____
Property Owner Signature

STATE OF TEXAS §
COUNTY OF ROCKWALL §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ 202__.

_____
Notary Public in and for the State of _____

GENERAL NOTES:

1. Selling a portion of this addition by metes and bounds is unlawful and a violation of the subdivision ordinance of the city and chapter 212, municipal regulation of subdivisions and property development, of the Texas Local Government Code, and shall be subject to the city withholding utilities and building permits.
2. It shall be the policy of the city 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 does not constitute any representation, assurance or guarantee that any building within such subdivision plat shall be approved, authorized, or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the city 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.
3. 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. 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).

SURVEYOR'S STATEMENT:

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, J. ANDY DOBBS, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

Dated this the _____ day of _____, 2025.

_____
J. ANDY DOBBS
Registered Professional Land Surveyor No. 6196
KIMLEY-HORN AND ASSOC., INC.
2500 Pacific Ave., Suite 1100
Dallas, Texas 75226
469-718-8849
andy.dobbs@kimley-horn.com

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared J. ANDY DOBBS 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 therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ 2025.

_____
Notary Public in and for the State of Texas

SIGNATURE BLOCK

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, Texas on the _____ day of _____, 202_____.

_____	_____
Mayor, City of Rockwall	Planning and Zoning Commission Chairman
_____	_____
City Secretary	City Engineer

REPLAT
LOT 1R, BLOCK A
LA JOLLA POINTE ADDITION
BEING LOTS 22 AND 23, BLOCK A
LA JOLLA POINTE ADDITION
9.9406 ACRES OR 433,011 SQ. FT.
SITUATED IN THE WILLIAM BLEVINS SURVEY, ABSTRACT NO. 9 AND THE JAMES SMITH SURVEY, ABSTRACT NO. 200
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CASE NO. _____

Kimley»Horn
2500 Pacific Avenue, Suite 1100
Dallas, Texas 75226 FIRM # 10115500 Tel. No. (469) 718-8849

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	ECB	JAD	MAY 2025	064584402	2 OF 2

DWG NAME: K:\DAL_SURVEY\064584402-LA JOLLA\DWG\064584402 LA JOLLA - RP.DWG PLOTTED BY ZUNA, JANE 5/13/2025 2:44 PM LAST SAVED 5/13/2025 9:13 AM

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:	June 2, 2025
APPLICANT:	Cameron Slown*; Teague, Nall, and Perkins*
CASE NUMBER:	P2025-017; *Replat for Lot 7, Block A, Harbor District Addition*

SUMMARY

Consider a request by Cameron Slown of Teague, Nall, and Perkins, Inc. on behalf of Elias Pope for the approval of a *Replat* for Lot 7, Block A, Harbor District Addition being a 0.90-acre parcel of land identified as Lot 5, Block A, Harbor District Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32) [*Ordinance No. 17-22*], situated within the IH-30 Overlay (IH-30 OV) District, generally located at the southeast corner of the intersection of the IH-30 Frontage Road and Sunset Ridge Drive, and take any action necessary.

PLAT INFORMATION

- ☑ *Purpose*. The applicant is requesting approval of a *Replat* for a 0.90-acre parcel of land (*i.e. Lot 5, Block A, Harbor District Addition*) for the purpose of establishing new easements associated with the development of a restaurant on the subject property.

- ☑ *Background*. The subject property was annexed into the city on September 5, 1960 by *Ordinance No. 60-02* [*Case No. A1960-002*]. At the time of annexation, the subject property was zoned Agricultural (AG) District. According to the City's historic zoning maps, at some point between September 5, 1960 and January 3, 1972, the zoning changed from an Agricultural (AG) District to a Commercial (C) District. On September 20, 2010, the City Council passed *Ordinance No. 10-21* [*Planned Development District 32 (PD-32)*], which established a concept plan and development standards for the approximate 78.89-acre tract of land commonly referred to as *PD-32* or the *Harbor District*. Within the approved concept plan, *PD-32* was divided into ten (10) subdistricts that contained individual development and land use standards. On May 2, 2011, the City Council adopted *Ordinance No. 11-16*, which contained a PD Development Plan for a 3.945-acre tract of land located in the *Summit Office Subdistrict* (*i.e. the subject property*). This PD Development Plan showed a series of buildings would be constructed along Sunset Ridge Drive in conformance to the requirements of *Ordinance No. 10-21*. On July 15, 2015, the Planning and Zoning Commission approved a site plan [*Case No. SP2015-015*] for a 6,800 SF *Restaurant with 2,000 SF or More without Drive-Through or Drive-In* on the subject property. Following this approval, the applicant was granted variances to the stone and masonry requirements by the City Council on July 20, 2015. On September 8, 2015, the City Council approved *Case No. MIS2015-006*. This case involved the applicant requesting to utilize 15 of the 441 parking spaces in the Trend Tower parking garage to meet the required parking requirements. On December 13, 2016, the Planning and Zoning Commission approved an amended site plan [*Case No. SP2016-027*], which approved changes to the building elevations; however, no engineering plans or other submittals were submitted after this approval. On March 6, 2017, the City Council approved a replat [*Case No. P2017-011*] establishing the subject property as Lot 5, Block A, Harbor District Addition. On April 19, 2021, the Planning and Zoning Commission approved a Site Plan [*Case No. SP2021-005*] for a *Restaurant with 2,000 SF or more without Drive-Through or Drive-In* on the subject property. On April 19, 2021, the City Council approved an increase to the parking variance for the approved site plan for HG Supply Co. from 15 parking spaces to 18 parking spaces. This Site Plan approval was set to expire on April 19, 2023 in accordance with Subsection 03.05(A), *Site Plan Expiration*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC); however, at that time the applicant had an active Engineering submittal [*Case No. E2021-011*]. Based on this, the Site Plan was deemed to be active. The Engineering Plans were approved on July 11, 2023, and were considered to be valid for a period of one (1) year. On January 5, 2023, the applicant submitted a Building Permit [*Case No. COM2023-36*]; however, this permit expired due to inactivity on August 28, 2024. Since the Building Permit was holding both the Site Plan and Engineering Plans open, when it expired the Site Plan and Engineering Plans

also expired. On February 25, 2025, the Planning and Zoning Commission approved the reinstatement of the previously approved Site Plan [*Case No. SP2025-005*]. Concurrently with this request to replat the subject property, the applicant has submitted a request for an *Amended Site Plan* [*Case No. SP2025-020*] proposing to enlarge the proposed *Restaurant with 2,000 SF or more without Drive-Through or Drive-In*.

☑ *Conformance to the Subdivision Ordinance*. The surveyor has completed the majority of the technical revisions requested by staff, and this *Replat* -- *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 and submittal requirements.

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

☑ With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the *Replat* for *Lot 7, Block A, Harbor District Addition*, staff would propose the following conditions of approval:

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

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

PLANNING AND ZONING COMMISSION

On May 27, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the *Replat* by a vote of 5-0, with Commissioner 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	2651 Sunset Ridge Drive, Rockwall, TX 75032				
SUBDIVISION	Harbor District	LOT	7	BLOCK	A
GENERAL LOCATION	Interstate 30 and Sunset Ridge Drive				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD-32	CURRENT USE	N/A		
PROPOSED ZONING	PD-32	PROPOSED USE	Restaurant		
ACREAGE	0.9	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	☒ APPLICANT
CONTACT PERSON	Elias Pope	Cameron Slown
ADDRESS	2010 Greenville Ave. Suite D	825 Watters Creek Blvd. Suite M300
CITY, STATE & ZIP	Dallas, TX 75206	Allen, TX 75013
PHONE	732-887-9699	817-889-5050
E-MAIL	elias@unco.com	cslown@tnpinc.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Elias Pope [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."

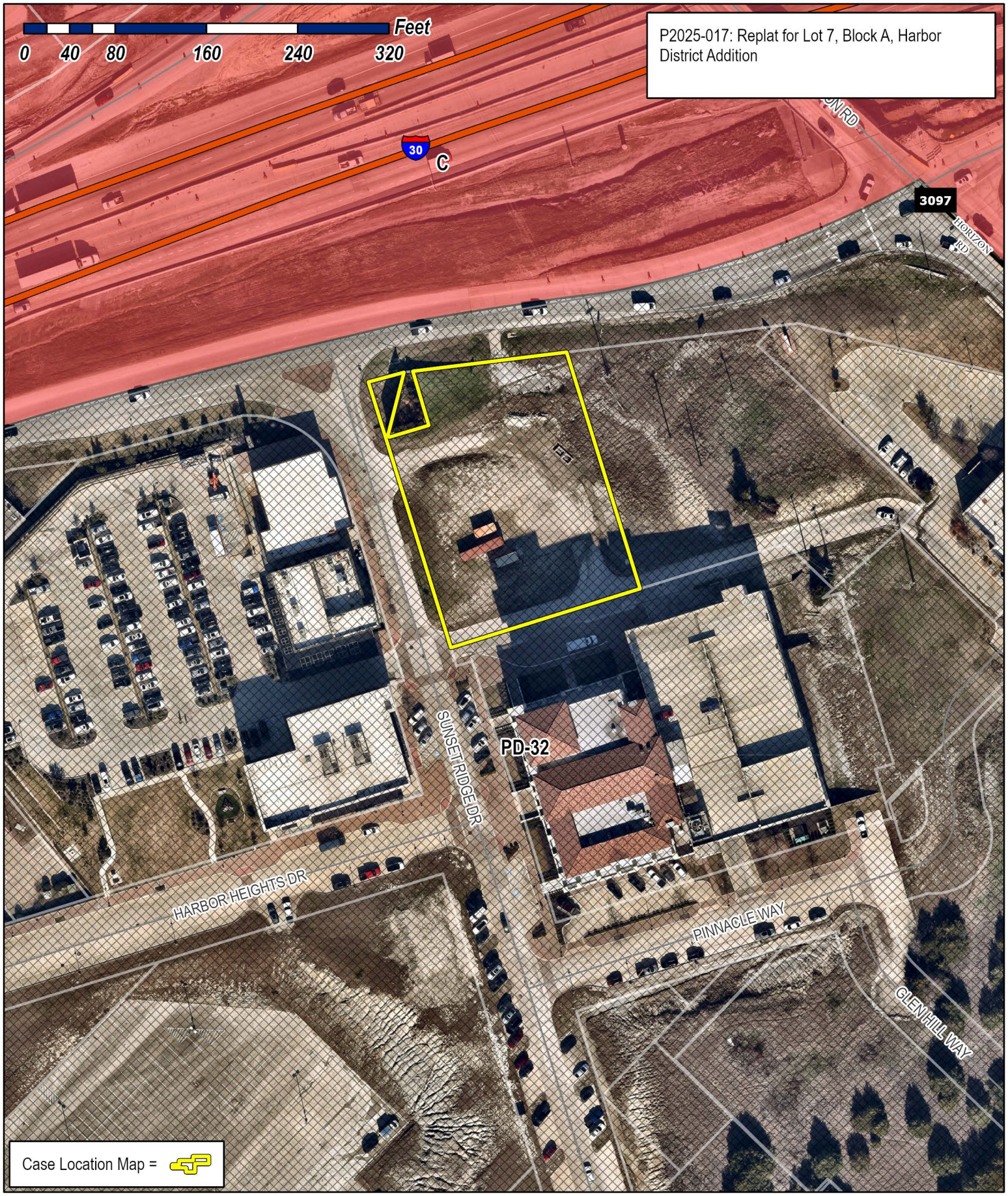
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15 *DAY OF* 05 *,* 2025

OWNER'S SIGNATURE [signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Jacob Wentworth

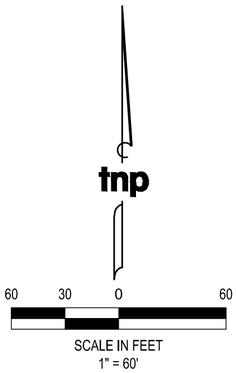
JACOB WENTWORTH
Notary ID #134836953
My Commission Expires
April 5, 2028

MY COMMISSION EXPIRES 04/05/2025



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

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

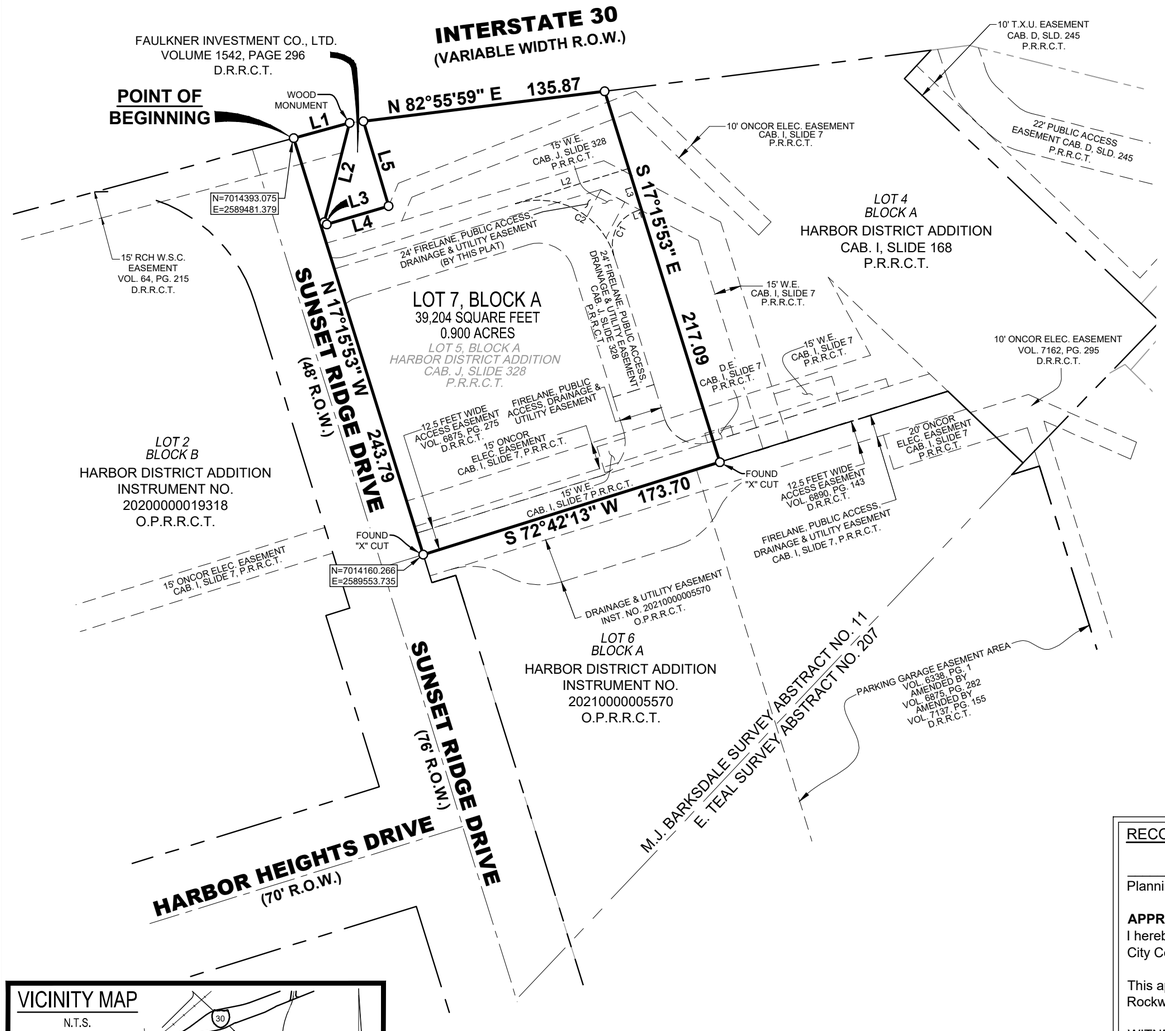


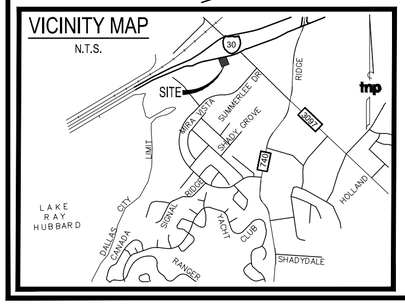
NOTES:

1. BEARINGS AND COORDINATES ARE REFERENCED TO GRID NORTH OF THE TEXAS COORDINATE SYSTEM OF 1983 (NORTH CENTRAL ZONE 4202;NAD83(2011)EPOCH 2010) AND TIED TO THE CITY OF ROCKWALL GPS MONUMENT NETWORK.
2. UNLESS OTHERWISE NOTED ALL CORNERS ARE A 5/8 INCH IRON ROD SET WITH CAP STAMPED "R.P.L.S. 5430" FOUND.
3. BY GRAPHIC SCALE ONLY THE SUBJECT PROPERTY APPEARS TO LIE WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) NO. 48397C0040L DATED SEPTEMBER 26, 2008 OF THE NATIONAL INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
4. THE SURVEYOR, AS REQUIRED BY STATE LAW, IS RESPONSIBLE FOR SURVEYING INFORMATION ONLY AND BEARS NO RESPONSIBILITY FOR THE ACCURACY OF THE ENGINEERING DATA ON THIS PLAT.
5. IT SHALL BE THE POLICY OF THE CITY OF ROCKWALL TO WITHHOLD ISSUING BUILDING PERMITS UNTIL ALL STREETS, WATER, SEWER AND STORM DRAINAGE SYSTEMS HAVE BEEN ACCEPTED BY THE CITY. THE APPROVAL OF A PLAT BY THE CITY DOES NOT CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE THAT ANY BUILDING WITHIN SUCH PLAT SHALL BE APPROVED, AUTHORIZED OR PERMIT THEREFORE ISSUED, NOR SHALL SUCH APPROVAL CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE BY THE CITY OF THE ADEQUACY AND AVAILABILITY FOR WATER FOR PERSONAL USE AND FIRE PROTECTION WITHIN SUCH PLAT, AS REQUIRED UNDER ORDINANCE 83-54.

LEGEND

N.T.S. - NOT TO SCALE
R.O.W. - RIGHT OF WAY
INST. NO. - INSTRUMENT NUMBER
CAB. - CABINET
PG. - PAGE
W.E. - WATER EASEMENT
D.E. - DRAINAGE EASEMENT
ELEC. - ELECTRIC
D.R.R.C.T. - DEED RECORDS ROCKWALL COUNTY, TEXAS
P.R.R.C.T. - PLAT RECORDS ROCKWALL COUNTY TEXAS
O.P.R.R.C.T. - OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY TEXAS





EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 72°44'07" W	2.27'
L2	N 72°44'07" E	66.27'
L3	S 17°15'53" E	24.00'

BOUNDARY LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 74°49'50" E	32.37
L2	S 14°20'24" W	57.31
L3	S 49°36'39" E	1.89
L4	N 73°25'30" E	36.01
L5	N 16°31'03" W	49.47

EASEMENT CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	20.00'	90°00'00"	31.42'	S 27°44'07" W	28.28'
C2	44.00'	90°00'00"	69.12'	N 62°15'53" W	62.23'

THE PURPOSE OF THIS REPLAT IS TO ADD AN ADDITIONAL 24' FIRELANE, PUBLIC ACCESS, DRAINAGE & UTILITY EASEMENT FOR LOT CROSS ACCESS AS SHOWN

OWNERS CERTIFICATE

STATE OF TEXAS}
COUNTY OF ROCKWALL}

WHEREAS, EightyTwenty Real Estate Holdings, LLC is the owner of a tract of land in the M.J. Barksdale Survey, Abstract No. 11, situated in the City of Rockwall, in Rockwall County, Texas, said tract being all of Lot 5, Block A, of the Replat of the Harbor District Addition, an addition to The City of Rockwall as recorded in Cabinet J, Slide 328, of the Plat Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for the northwest corner of said Lot 5, Block A, said point also lying on the southerly Right of Way of Interstate 30, (a variable width Right of Way) and the east line of Sunset Ridge Drive (a variable width Right of Way) dedicated by the Harbor District Addition, an addition to The City of Rockwall as recorded in Cabinet I, Slide 7, of the Plat Records of Rockwall County, Texas;

THENCE North 74 degrees 49 minutes 50 seconds East along the southerly Right of Way of said Interstate 30, a distance of 32.37 feet to a wood right-of-way monument found for the northwest corner of a remainder tract of land described by deed to Faulkner Investment Company, Ltd. Recorded in Volume 1542, Page 296 of the Deed Records of Rockwall County, Texas;

THENCE South 14 degrees 20 minutes 24 seconds West departing the southerly line of said Interstate 30 and along said Faulkner tract, a distance of 57.31 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner;

THENCE South 49 degrees 36 minutes 39 seconds East continuing along said Faulkner tract a distance of 1.89 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner;

THENCE North 73 degrees 25 minutes 30 seconds East continuing along said Faulkner tract a distance of 36.01 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner;

THENCE North 16 degrees 31 minutes 03 seconds West continuing along said Faulkner tract a distance of 49.47 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner lying on the aforementioned southerly line of Interstate 30;

THENCE North 82 degrees 55 minutes 59 seconds East along said southerly line a distance of 135.87 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for the northeast corner of said Lot 5, Block A and the northwest corner of Lot 4, Block A of the Replat of the Harbor District Addition, an addition to The City of Rockwall as recorded in Cabinet I, Slide 168, of the Plat Records of Rockwall County, Texas;

THENCE South 17 degrees 15 minutes 53 seconds East along the common line of said Lot 5, Block A and said Lot 4, Block A, a distance of 217.09 feet to a "X" cut in concrete found for the southeast corner of said Lot 5, Block A and the southwest corner of said Lot 4, Block A, said point also lying on the north line of Lot 6, Block A of the Replat of the Harbor District Addition, an addition to The City of Rockwall as recorded in Instrument Number 20210000005570, of the Official Public Records of Rockwall County, Texas;

THENCE South 72 degrees 42 minutes 13 seconds West along the common line of said Lot 5, Block A, and said Lot 6, Block A, a distance of 173.70 feet to a "X" cut in concrete found for the southwest corner of said Lot 5, Block A, the northwest corner of said Lot 6, Block A, and lying on the aforementioned east right-of-way line of Sunset Ridge Drive;

THENCE North 17 degrees 15 minutes 53 seconds West along the east line of said Sunset Ridge Drive and the west line of said Lot 5, Block A, a distance of 243.79 feet to the POINT OF BEGINNING containing 39,204 square Feet, or 0.900 of an acre of land

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 2025

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

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

OWNERS DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS}
COUNTY OF ROCKWALL}

I the undersigned owner of the land shown on this plat, and designated herein as the LOT 7, BLOCK A HARBOR DISTRICT ADDITION to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following;

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

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

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

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

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

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

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

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

EIGHTYTWENTY REAL ESTATE HOLDINGS, LLC

_____
Representative:

STATE OF TEXAS}
COUNTY OF ROCKWALL}

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

Given upon my hand and seal of office this _____day of _____, 2025.

_____
Notary Public in and for the State of Texas

_____
My Commission Expires:

RECOMMENDED FOR FINAL APPROVAL

_____ _____
Planning and Zoning Commission Date

APPROVED
I hereby certify that the above and foregoing plat of 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 County 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

OWNER
EIGHTYTWENTY REAL ESTATE HOLDINGS, LLC
5740 Prospect Avenue, Ste 2001
Dallas, Texas 75206
CASE NO. (P_____)

PROJECT INFORMATION
Project No.: HSP 21134
Date: April 28, 2025
Drawn By: JM
Scale: 1"=60'
SHEET 1 of 1

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

FINAL PLAT
LOT 7, BLOCK A, HARBOR DISTRICT ADDITION
BEING A REPLAT OF LOT 5, BLOCK A, HARBOR DISTRICT ADDITION
39,204 SQUARE FEET OR 0.900 ACRES
SITUATED IN THE
M.J. BARKSDALE SURVEY, ABSTRACT NO. 11
IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Drawing: L:\Projects\HSP 21134 Harbor HG Supply\Acad\Deliverables\Replat\2025 04 28 HSP 21134 Lot 5 Replat.dwg at Apr 28, 2025-6:47pm by jmaddox

City of Rockwall
The New Horizon

MEMORANDUM

TO: **Rockwall City Council**

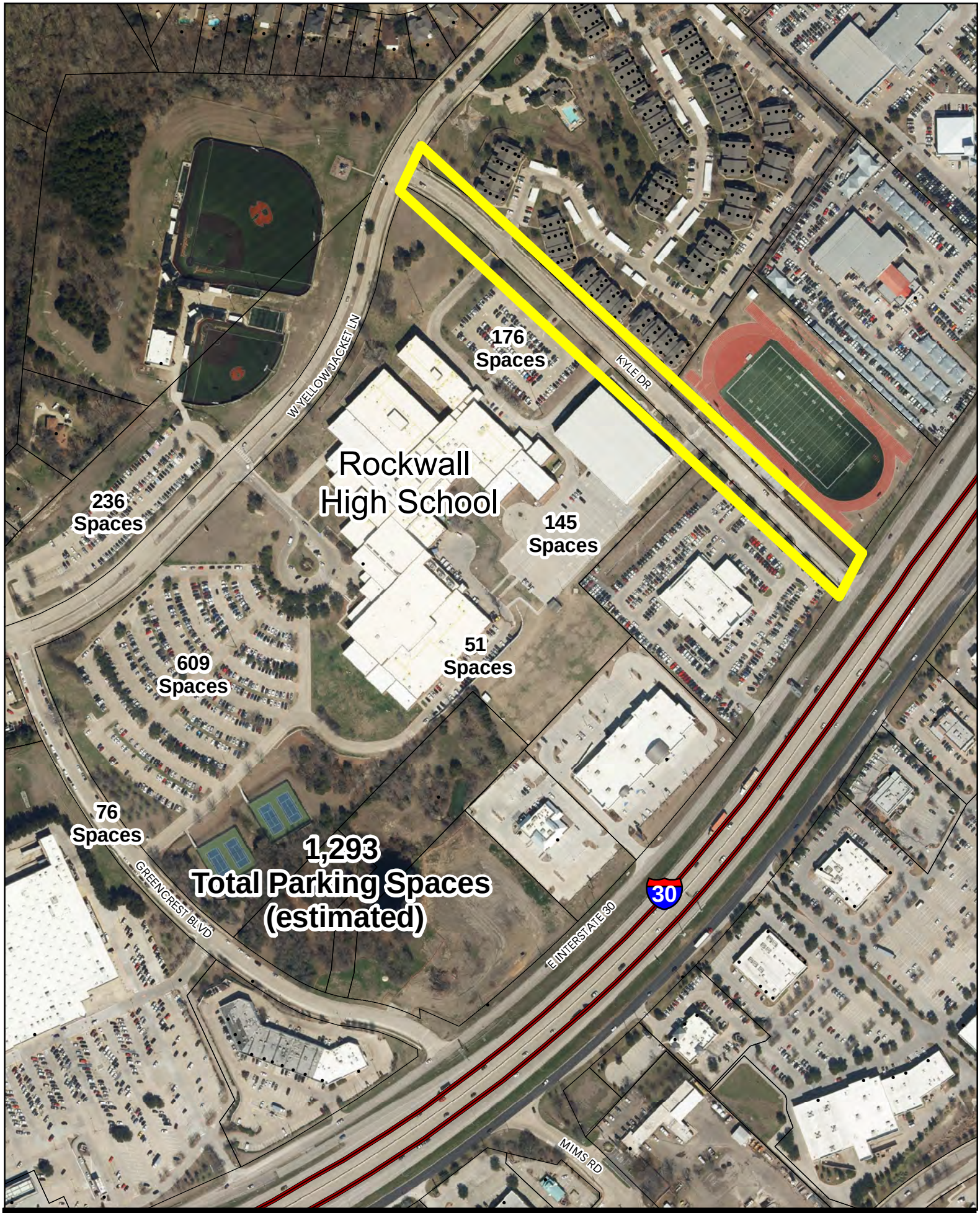
FROM: **Joey Boyd, Assistant City Manager**

DATE: **May 30, 2025**

SUBJECT: **Kyle Drive Parking Ordinance**

There was discussion at the previous City Council meeting regarding parking concerns on Kyle Drive between Yellow Jacket Lane and the I-30 service road.

As a result of discussions, staff has prepared an ordinance for City Council consideration that prohibits parking on Kyle Drive between 7:30 AM and 4:30 PM while school is in session. Upon approval, the City will work with the RISD to bring awareness and education to this change before the new school year.



City of Rockwall

0 115 230 Feet

Date: 12/1/2020

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.

EXHIBIT A

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 26-505, *PROHIBITED IN SPECIFIC PLACES*, OF ARTICLE VII, *STOPPING, STANDING OR PARKING*, OF CHAPTER 26, *MOTOR VEHICLES AND TRAFFIC*, TO INCORPORATE NO PARKING ON KYLE DRIVE FROM 7:30 AM TO 4:30 PM WHILE ROCKWALL HIGH SCHOOL IS IN SESSION 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, because of the traffic and parking along Kyle Drive that creates a safety concern, the City Council of the City of Rockwall, Texas has directed staff to prepare an ordinance establishing prohibited parking limits on Kyle Drive during specific hours while Rockwall High School is in session;

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

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

SECTION 2. The Section 26-505, *Prohibited in Specified Places*, 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 26-505: Prohibited in specified places

(a) An operator may not stop, stand, or park a vehicle:

(1) On the roadway side of a vehicle stopped or parked at the edge or curb of a street;
(2) On a sidewalk;
(3) In an intersection;
(4) On a crosswalk;

(5) Between a safety zone and the adjacent curb or within 30 feet of a place on the curb immediately opposite the ends of a safety zone, unless the governing body of a municipality designates a different length by signs or markings:
(6) Alongside or opposite a street excavation or obstruction if stopping, standing or parking the vehicle would obstruct traffic;
(7) On a bridge or other elevated structure on a highway or in a highway tunnel;
(8) On a railroad track;
(9) Where an official sign prohibits stopping;
(10) On Clark Street, between Williams and E. Boydstun, or Fannin Street, between Washington and E. Boydstun, except within the parking niches outside the main roadway lanes;
(11) On either side of Summer Lee Drive from FM 740 (Ridge Road) west to the western right-of-way line of Bourbon Street Circle; or
(12) On either side of Springer Road, Corporate Crossing, Discovery Boulevard, Data Drive, Capital Boulevard, Research Circle, Observation Trail, Science Place, Technology Way, and Innovation Drive.
(13) On either side of South Lakeshore Drive from State Highway 66/West Rusk to the intersection of South Lakeshore Drive and Summit Ridge Drive, except within the parking niches outside the main roadway lanes;
(14) On either side of Summit Ridge Drive from the Farm to Market 740/Ridge Road to the intersection of South Lakeshore Drive and Summit Ridge Drive, except within the parking niches outside the main roadway lanes;
(15) N. Goliad Street *[SH-205]* from FM-552 to the John King Boulevard, and Shenandoah Lane from All Angels Hill Lane to its eastern terminus of Shenandoah Lane; or
(16) <u>On either side of Kyle Drive between Yellow Jacket Lane and I-30 Frontage from 7:30 AM to 4:30 PM, Monday through Friday while Rockwall High School is in session</u>.

(b) All emergency vehicles shall be exempt from the restrictions set forth in subsection (a) 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.

(c) Any vehicle actively used for construction or repair work in the Rockwall Technology Park shall be exempt from the restrictions set forth in subsection (a) of this section.

(d) 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 in accordance with this chapter.

(e) No person shall move a vehicle not lawfully under his control into any such prohibited area or away from a curb such a distance as is unlawful.

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 prohibiting parking during the hours and days outlined in the ordinance.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 16th DAY OF JUNE, 2025.

_____
Tim McCallum, Mayor

ATTEST:

_____
Kristy Teague, City Secretary

APPROVED AS TO FORM:

_____
Frank J. Garza, City Attorney

1st Reading: 06/02/2025

2nd Reading: 06/16/2025

City of Rockwall
The New Horizon

MEMORANDUM

TO: Mayor and Council Members

FROM: Hotel Occupancy Tax Sub-Committee Members
Mary Smith, City Manager

DATE: May 30, 2025

SUBJECT: Funding Requests – RPFA Firefighter's Ball

The Rockwall Professional Firefighters Association is preparing for their annual Firefighter's Ball and has submitted a request for Hotel Occupancy Tax funding. The Ball is held annually at the Hilton and a large number of hotel rooms are occupied as a result of the event. The original request was for $44,500.

Prior to Council action on the above, the Hotel Occupancy Tax budget is as follows:

Fund Balance carried forward	**$3,470,000**
Budgeted Revenues	**2,000,000**
Previously Allocated Funding	**(1,484,400)**
Projected Fund Balance	**$4,105,600**

Subcommittee members McCallum and Lewis reviewed the application and are recommending funding in the amount of $40,000.

Council is asked to consider approving the funds as recommended by the subcommittee and authorizing the City Manager to execute the agreement with the organization.

City of Rockwall
The New Horizon

Hotel Occupancy Tax

Program Year 2025

Events held Oct. 1, 2024 – Sept. 30, 2025

Application

MUST BE TYPED or PRINTED

Deliver to:
City of Rockwall Finance Office
Attn: Misty Farris
385 S. Goliad St., Rockwall, TX 75087
Ph. 972-771-7700 Fax 972-771-7728 mfarris@rockwall.com

Organization Name:	Rockwall Professional Firefighters' Charities
Name of Event:	2025 Firefighters' Charity Ball
Date(s) of Event:	September 27, 2025
Funding Request $:	44,500.00
Website Address:	www.rockwallfirefighters.org
Mailing Address:	PO Box 411, Rockwall, Texas 75087
Physical Address:	311 S. Fannin Street, Rockwall, Tx. 75087
Telephone:	214-802-2361 Fax:
Primary Contact Name: (Project Director)	Michael Caffey-President
Mailing Address:	311 S. Fannin Street, Rockwall, TX 75087
Email Address:	mcaffey@rockwallfirefighters.org
Telephone:	214-802-2361 Fax:
Secondary Contact Name: (Treasurer)	Craig Eudy-Treasurer
Mailing Address:	4075 Hwy 271, Bogota, TX 75417
Email Address:	eudy1430@yahoo.com
Telephone:	903-573-0305 Fax:

- **COMPLETE AN APPLICATION FOR EACH EVENT/PROGRAM/EXHIBIT REQUESTING FUNDS**
- **INCOMPLETE APPLICATIONS WILL NOT BE FORWARDED TO THE COUNCIL SUBCOMMITTEE**

1. Mark an "X" next to the category or categories that your organization is requesting funds in the attached budget request.

X☐ **Advertising/Tourism** **Requested funding amount $ 44,500.00**
Conducting solicitation or promotional programs that encourage tourists and delegates to come to the City of Rockwall.

☐ **Arts** **Requested funding amount $**
Providing encouragement, promotion, improvement and application of the arts as it relates to the presentation, performance execution or exhibition of the major art forms in the City of Rockwall.

☐ **Historical** **Requested funding amount $**
Providing historical restoration, preservation, programs and encouragement to visit preserved historic sites or museums located in the City of Rockwall.

2. Describe the program or event for the upcoming fiscal year (Oct. 1, 2024 – Sept. 30, 2025) that you are requesting Hotel Tax funding. What is your event and why are you having it?
2025 Firefighter's Charity Ball. See promotional material in this packet.

3. How does the event/program meet the definition of the categories listed in Item No. 1 above (promotion of tourism and the hotel industry in the City of Rockwall)?
Encourages tourism in Rockwall and creates approximately 60 room nights in hotels. The RPFA plans to also bring more events and meetings for the Texas Association of Fire Fighters.

4. Is the event/program that the organization is requesting Hotel Tax funds held in/on City-owned property?
Yes Name location: Hilton Hotel Rockwall

5. Will your organization provide special event insurance coverage for the event/program if held on City property?
No Name of Insurance Company: NA

6. Provide 3 years attendance history for the above listed programs, activities, exhibits or event described in Item No. 2 above.

Event	Year	Event Duration (in Days)	Audience Size	# of Attendees in hotel rooms
Firefighter's Charity Ball	2023	1	325	50
Firefighter's Charity Ball	2024	1	350	60

7. What specific market will you target with the event/program's marketing plan?

Attach up to 3 examples and evidence of marketing area and readership (Label Exhibit C).
See examples in this packet.

8. The City of Rockwall must require segregated accounting of its Hotel funds. Organizations must maintain and account for revenue provided from the tax authorized by section 351.101(a) within one of the two options listed below.
   a) Separate checking account without combining with any other revenues or maintained in any other bank account or
   b) Maintain a line item accounting, whereby the Hotel revenues may not be combined with any other revenues or expenditures. The funds may be maintained in the same bank account, provided they are reported as a separate line item in the organization's budget. Interest earned on the Hotel revenues must be used to support the event/program as well.

   Will the organization be able to segregate the accounting process in either a) or b) above? Yes

9. Provide all of the following documentation with this application and label each as outlined below.

Exhibit A	Proposed budget for each event/program using attached form
Exhibit B	Letter of determination certifying federal tax exempt 501(c)(3) status
Exhibit C	Examples and evidence of marketing area and readership (limit 3)
Exhibit D	List members of the governing body including name, position, mailing address and phone number
Exhibit E	W-9 Form https://www.rockwall.com/finance.asp
Exhibit F	Form 1295 https://www.rockwall.com/finance.asp

We certify, to the best of our ability, that the information in this application, including all exhibits and supporting documentation is true and correct to the best of our knowledge. It is understood and agreed that any funds awarded as a/ result of this application will be used for the purpose set for herein and the program guidelines.

President/Board Chairman:
05/19/2025
Date

Michael Caffey
Print Name

Signature

Treasurer/Program Director:
05/19/2025
Date

Craig Eudy
Print Name

Signature

Both signatures are required for the application to be complete.

EXHIBIT A

Hotel Occupancy Tax Funding Request
Event/Program Budget - Program Year 2025

Financial information (round to the nearest dollar). Include a completed copy of this budget with funding request application.

Organization Name: Rockwall Professional Firefighter's Charities
Event/Program Name: 2025 Firefighters Charity Ball
Requested Funding: $ 44,500.00

Expenses (for this project only)		Total Expenses	HOT Funding $ Request	Additional Justification for HOT Funding Request
1. Personnel	$			
Administrative				
Artistic				
Technical				
Other personnel				
2. Fees for outside professional services				
Administrative **Advertising/Marketing**		11,250.00	11,250.00	Software/ads/mktg./printing
Artistic **Videography&Music**		5500.00	5500.00	Videographer/Promotions
Technical AV **Rental/furniture, outside**		9650.00	9650.00	Hilton A/V Equipment
3. Space Rental **Banquet décor./balloons**		4850.00	2425.00	Banquet Room Decor
4. Equipment Rental **Casino Tables**		5000.00	425.00	Casino Fundraiser
5. Travel/ **Entertainment/Band**		12000.00	12,000.00	David Whiteman, Live Band
6. Promotion/**Food & Beverage**		40000.00	0	Banquet Meals
7. Costumes/ **Auctioneer**		5000.00	2500.00	Auctioneer Fundraiser
8. Other (supplies, postage etc.) **Supplies**		1500.00	750.00	Misc. Supplies for banquet
9. Sub -Totals				
10. Total Expenses		94,750.00	44,500.00	

Revenues (for this project only)			
1. Total Amount of HOT Fund Request	$	44,500.00	Revenue - additional remarks
2. Admissions (ticket and concessions)		50,250.00	Ticket sales at $150.00 each
3. Donations			(335 x $150.00)
4. Organizational funds budgeted			
5. Grants (State)			
6. Other (list):			
7. Other (list):			
8. Other (list):			
9. Other (list):			
10. Total income and contributions			
11. Total In-Kind			
12. Total Revenues		94,750.00	

Financial Information (for this project only)					
Fiscal Year (Oct. 1st - Sept. 30th)			2023 Actual	2024 Actual	2025 Proposed
Total Revenue (including HOT funds)	$		102,037.53	63,750.00	94,750.00
Total Expenses	$		92,477.74	80,616.00	94,750.00
Total HOT funds awarded	$		20,000.00	20,000.00	44,500.00

Exhibits B-F to follow

If you are submitting more than one application (one for each event/program funding) only provide <u>one copy</u> of the following documents/exhibits with your submittal:

Exhibit B	Letter of determination certifying federal tax exempt 501(c)(3) status
Exhibit D	List members of the governing body including name, position, mailing address and phone number
Exhibit E	W-9 Form https://www.irs.gov/pub/irs-pdf/fw9.pdf?
Exhibit F	Form 1295 https://www.ethics.state.tx.us/whatsnew/elf_info_form1295.htm

IRS DEPARTMENT OF THE TREASURY
INTERNAL REVENUE SERVICE
CINCINNATI OH 45999-0023

Date of this notice: 04-26-2023

Employer Identification Number:
92-3722647

Form: SS-4

Number of this notice: CP 575 A

ROCKWALL PROFESSIONAL FIREFIGHTER
CHARITIES INC
501 WILD GEESE CT
ROCKWALL, TX 75032

For assistance you may call us at:
1-800-829-4933

IF YOU WRITE, ATTACH THE
STUB AT THE END OF THIS NOTICE.

WE ASSIGNED YOU AN EMPLOYER IDENTIFICATION NUMBER

Thank you for applying for an Employer Identification Number (EIN). We assigned you EIN 92-3722647. This EIN will identify you, your business accounts, tax returns, and documents, even if you have no employees. Please keep this notice in your permanent records.

Taxpayers request an EIN for their business. Some taxpayers receive CP575 notices when another person has stolen their identity and are opening a business using their information. If you did **not** apply for this EIN, please contact us at the phone number or address listed on the top of this notice.

When filing tax documents, making payments, or replying to any related correspondence, it is very important that you use your EIN and complete name and address exactly as shown above. Any variation may cause a delay in processing, result in incorrect information in your account, or even cause you to be assigned more than one EIN. If the information is not correct as shown above, please make the correction using the attached tear-off stub and return it to us.

Based on the information received from you or your representative, you must file the following forms by the dates shown.

Form 1120 04/15/2024

If you have questions about the forms or the due dates shown, you can call us at the phone number or write to us at the address shown at the top of this notice. If you need help in determining your annual accounting period (tax year), see Publication 538, *Accounting Periods and Methods*.

We assigned you a tax classification (corporation, partnership, etc.) based on information obtained from you or your representative. It is not a legal determination of your tax classification, and is not binding on the IRS. If you want a legal determination of your tax classification, you may request a private letter ruling from the IRS under the guidelines in Revenue Procedure 2020-1, 2020-1 I.R.B. 1 (or superseding Revenue Procedure for the year at issue). Note: Certain tax classification elections can be requested by filing Form 8832, *Entity Classification Election*. See Form 8832 and its instructions for additional information.

IMPORTANT INFORMATION FOR S CORPORATION ELECTION:
If you intend to elect to file your return as a small business corporation, an election to file a Form 1120-S, U.S. Income Tax Return for an S Corporation, must be made within certain timeframes and the corporation must meet certain tests. All of this information is included in the instructions for Form 2553, Election by a Small Business Corporation.

If you are required to deposit for employment taxes (Forms 941, 943, 940, 944, 945, CT-1, or 1042), excise taxes (Form 720), or income taxes (Form 1120), you will receive a Welcome Package shortly, which includes instructions for making your deposits electronically through the Electronic Federal Tax Payment System (EFTPS). A Personal Identification Number (PIN) for EFTPS will also be sent to you under separate cover. Please activate the PIN once you receive it, even if you have requested the services of a tax professional or representative. For more information about EFTPS, refer to Publication 966, *Electronic Choices to Pay All Your Federal Taxes*. If you need to make a deposit immediately, you will need to make arrangements with your Financial Institution to complete a wire transfer.

The IRS is committed to helping all taxpayers comply with their tax filing obligations. If you need help completing your returns or meeting your tax obligations, Authorized e-file Providers, such as Reporting Agents or other payroll service providers, are available to assist you. Visit www.irs.gov/mefbusproviders for a list of companies that offer IRS e-file for business products and services.

IMPORTANT REMINDERS:

* Keep a copy of this notice in your permanent records. This notice is issued only one time and the IRS will not be able to generate a duplicate copy for you. You may give a copy of this document to anyone asking for proof of your EIN.

* Use this EIN and your name exactly as they appear at the top of this notice on all your federal tax forms.

* Refer to this EIN on your tax-related correspondence and documents.

* Provide future officers of your organization with a copy of this notice.

Your name control associated with this EIN is ROCK. You will need to provide this information along with your EIN, if you file your returns electronically.

Safeguard your EIN by referring to Publication 4557, Safeguarding Taxpayer Data: A Guide for Your Business.

You can get any of the forms or publications mentioned in this letter by visiting our website at www.irs.gov/forms-pubs or by calling 800-TAX-FORM (800-829-3676).

If you have questions about your EIN, you can contact us at the phone number or address listed at the top of this notice. If you write, please tear off the stub at the bottom of this notice and include it with your letter.

Thank you for your cooperation.

(IRS USE ONLY) 575A 04-26-2023 ROCK B 9999999999 SS-4

Keep this part for your records. CP 575 A (Rev. 7-2007)

Return this part with any correspondence
so we may identify your account. Please
correct any errors in your name or address.

CP 575 A

9999999999

Your Telephone Number
( ) -

Best Time to Call

DATE OF THIS NOTICE: 04-26-2023
EMPLOYER IDENTIFICATION NUMBER: 92-3722647
FORM: SS-4 NOBOD

INTERNAL REVENUE SERVICE
CINCINNATI OH 45999-0023

ROCKWALL PROFESSIONAL FIREFIGHTER
CHARITIES INC
501 WILD GEESE CT
ROCKWALL, TX 75032

ROCKWALL LOCAL 5057 ORGANIZED RPFA 2015 AFL-CIO CLC PROFESSIONAL FIRE FIGHTERS

ROCKWALL PROFESSIONAL FIREFIGHTERS' CHARITIES PRESENTS

FIREFIGHTERS' BALL 2025

OPEN TO THE PUBLIC

HONORING THIS YEAR'S RECIPIENT:





CHRIS KEMP
MABANK FD VOLUNTEER & LEWISVILLE PD

SEPTEMBER 27, 2025

HILTON DALLAS/ROCKWALL LAKEFRONT
2055 SUMMER LEE DR, ROCKWALL, TX

FOR TICKETS AND SPONSORSHIPS SCAN THE QR CODE OR USE THE WEB LINK BELOW.

ROCKWALLFIREFIGHTERS.MURADBID.COM

RECIPIENT ANNOUNCEMENT (LONG VERSION)



We are honored to announce Chris Kemp as the recipient of the 2025 Firefighters Ball. Chris is a dedicated public servant and a pillar of strength for his family and community. With over 30 years of service in public safety, Chris has dedicated his life to protecting and serving his community. His career includes 14 years with the Mabank Fire Department, where he was named Firefighter of the Year and received the "Rick Lasky Pride and Ownership" award, as well as 30 years with the Lewisville Police Department. Additionally, Chris has served as a guest instructor at the TEEX Municipal Fire School for 8 years and is a member of the Texas LAFS program (Life and Fire Safety).

Beyond his professional achievements, Chris is a devoted husband to Jennifer, his wife of 23 years, and a loving father to their three adult children—Bailey, Wade, and Austin. In the wake of a tragic motorcycle accident in November 2023 that claimed the lives of his brother and sister-in-law, Chris and Jennifer adopted their 19-year-old niece, Cierra, and 15-year-old nephew, Kyle, becoming their legal guardians. Recently diagnosed with cancer, Chris has had to step away from his duties and is now facing significant financial challenges as the sole provider for his family. Donations received from the Ball will assist with medical expenses and other costs for his ongoing treatment. Chris's unwavering commitment to his community and family exemplifies the spirit of service and sacrifice.

SOCIAL MEDIA POST (SHORT)

We're honored to recognize Chris Kemp as the 2025 Firefighters Ball recipient. A veteran of the Lewisville PD and Mabank FD, Chris has spent over three decades serving and protecting his community. Now, as the sole income provider for his family, battling cancer and caring for his niece and nephew after a tragic family loss, Chris faces one of the toughest fights of his life. This award will help support his medical and other expenses—and remind him he's not in this alone. #FirefightersBall2025 #SupportChris #StrongerTogether #FirstResponderFamily



SAVE THE DATE

FIREFIGHTERS' BALL 2025

HOSTED BY

ROCKWALL PROFESSIONAL FIREFIGHTER CHARITIES

OPEN TO THE PUBLIC

HILTON DALLAS ROCKWALL LAKEFRONT

SEPTEMBER 27, 2025



ROCKWALL LOCAL 5057 ORGANIZED 2015 RPFA AFL-CIO CLC PROFESSIONAL FIRE FIGHTERS

Firefighters' Ball 2025

2025 SPONSORSHIP OPPORTUNITIES

September 29, 2025
Rockwall, Texas

rockwallfirefighters.org

About the Ball...2
2025 Recipient Introduction...3
Table Sponsorships...4
Underwriting Sponsorships...5
Additional Sponsorships...6
Partnership Commitment Form...7
Auction Item Form...8

About Firefighters' Ball

The Rockwall Professional Firefighters Charities is a nonprofit organization devoted to supporting the health, safety, and overall well-being of local firefighters and their families. We provide critical financial and emotional assistance during times of illness, injury, or hardship—ensuring that those who protect and serve our communities receive the support they need when they need it most. Our mission is rooted in service, compassion, and an unwavering commitment to the fire service family.

Our signature annual event, the Firefighters' Ball, is proudly organized by the Rockwall Professional Firefighters Charities. This premier fundraising event brings together first responders, their families, and community supporters from across the North Texas region. Guests enjoy an evening of celebration and fellowship that includes a catered dinner, live entertainment, casino-style games, a silent auction, and a live auction. Proceeds from the event go directly to aiding firefighters and their families during their most challenging times.

Thanks to the generous contributions of our sponsors and donors, we continue to answer the call for those who dedicate their lives to answering ours.



2025 RECIPIENT INTRODUCTION

It is with deep admiration and heartfelt gratitude that we announce Chris Kemp as the 2025 Firefighters Ball Honoree.

Chris Kemp is more than a public servant—he is a protector, a mentor, a hero, and the embodiment of what it means to serve with love, honor, and selflessness.

With over three decades in public safety, Chris has devoted his life to serving others. For 14 years, he has volunteered with the Mabank Fire Department, where his dedication earned him the title of Firefighter of the Year and the esteemed "Rick Lasky Pride and Ownership" award. Chris also served with unwavering commitment for 30 years in the Lewisville Police Department. His passion for training and mentoring others led him to serve as a guest instructor for 8 years at the TEEX Municipal Fire School, and he continues to give back through the Texas LAFS (Life and Fire Safety) program.

But Chris's greatest acts of courage have come not in uniform but at home.

In November 2023, tragedy struck when a devastating motorcycle accident claimed the lives of his brother and sister-in-law. In the midst of unimaginable grief, Chris and his wife of 23 years, Jennifer, did not hesitate—they opened their hearts and home to raise their 19-year-old niece, Cierra, and 15-year-old nephew, Kyle. They became a new family overnight, bound by love, resilience, and the quiet heroism that defines Chris's every action.

Then came another life-altering blow. Chris was diagnosed with cancer, forcing him to step away from his duties and placing a heavy emotional and financial burden on his now-larger family. As the sole provider, he now faces a daunting journey—one he cannot walk alone.

The proceeds from the 2025 Firefighters Ball will go directly to supporting Chris and his family—helping cover medical expenses, ensuring stability for Cierra and Kyle, and lifting some of the weight off the shoulders of a man who has carried so much for so many.

Chris Kemp has always shown up—for his community, his department, his fellow first responders, and his family. Now it's our turn to show up for him.

Please join us in honoring a life defined by sacrifice, strength, and the kind of quiet courage that inspires us all. Chris's story is a powerful reminder of the heart behind the badge—and the strength of the families who serve alongside our heroes.



2025
TABLE SPONSORSHIP OPPORTUNITIES

CHIEF SPONSOR

$2,500

This Package Includes:

- One **VIP table for ten (10) guests** with prominent company logo/name display on the table
- Company logo/name featured full screen in the event slideshow presentation throughout the evening
- Verbal recognition by the emcee during the event
- Full-page advertisement in the official event program
- Promotional recognition of your sponsorship before, during, and after the event across select channels, including the event website and social media

ASSISTANT CHIEF SPONSOR

$1,200

This Package Includes:

- One **shared VIP table for four (4) guests** with prominent company logo/name display on the table
- Company logo/name featured half screen in the event slideshow presentation throughout the evening
- Half-page advertisement in the official event program
- Promotional recognition of your sponsorship before, during, and after the event across select channels, including the event website and social media



UNDERWRITTING SPONSORSHIP OPPORTUNITIES

We offer exclusive underwirtting sponsorship opportunities for your company. Each opportunity is unique to your needs. Claim them while they last!



CENTERPIECE SPONSOR *($4,500)*

Make a lasting impression by placing your brand at the heart of every table and capturing attention throughout the evening.

Benefits include **1 *VIP table for* 10 *guest***, *your company logo/name prominently displayed on all table centerpieces across the venue, a full-page color ad in the event program, and promotional recognition of your sponsorship before, during, and after the event across select channels, including the projection on event screens, the event website, and social media.*



VIDEO SPONSOR *($3,000)*

Tag along with attendees as they relive the event through professionally produced highlight reels and video content featuring your brand.

Benefits include ***four (4) tickets*** *to the event, a full-page color ad in the event program, and promotional recognition of your sponsorship before, during, and after the event across select channels, including the projection on event screens, the event website, and social media.*

LIVE AUCTION SPONSOR *($1,500)*

One of the most engaging aspects of the event, the live auction, creates excitement and a stir as guests outbid one another.

Benefits include your company logo/name on live auction item screen projections during the event, company mention of sponsorship of the Live Auction by the auctioneer, and promotional recognition of your sponsorship before, during, and after the event across select channels, including the projection on event screens, the event website, and social media.



DJ SPONSOR *($1,500)*

Get the party started and keep it going by sponsoring the DJ who sets the vibe for the entire evening–with your brand in the spotlight.

Benefits include your company logo displayed at the DJ booth and promotional recognition of your sponsorship before, during, and after the event across select channels, including the projection on event screens, the event website, and social media.



CIGAR BAR SPONSOR *($1,500)*

Create a memorable experience for guests as they unwind at the cigar bar–featuring your brand in a relaxed, upscale setting.

Benefits include your company logo/name displayed on signage at the Cigar Bar Lounge and promotional recognition of your sponsorship before, during, and after the event across select channels, including the projection on event screens, the event website, and social media.

FIREFIGHTER PIPE & DRUMS /HONOR GUARD SPONSOR *($1,000)*

Support the powerful presence and ceremonial traditions of the Fire Department Pipes & Drums and Honor Guard. This sponsorship pays tribute to service, sacrifice, and heritage–while placing your brand alongside one of the most meaningful elements of the event.

Benefits include identification as the Pipe &Drums/Honor Guard Sponsor as they enter the room and promotional recognition of your sponsorship before, during, and after the event across select channels, including the projection on event screens, the event website, and social media.

Each of these unique opportunities goes to ONE company. Act fast and grow your brand among our community!

ADDITIONAL SPONSORSHIP OPPORTUNITIES

More Ways to Showcase Your Support and Your Brand!

Looking for the perfect fit? We offer a variety of additional sponsorship opportunities designed to highlight your company in meaningful and memorable ways. From unique event activations to branded experiences, there's something for every level of partnership.

Opportunities are limited–secure yours today!



PHOTO BACKDROP SPONSOR *($1,000)*

Be part of every memorable moment by featuring your logo on the event's official photo backdrop. Guests will strike a pose and share their photos–putting your brand front and center both at the event and across social media.

Benefits include your company logo/name displayed on signage at the Photo Backdrop Area and promotional recognition of your sponsorship before, during, and after the event across select channels, including the event website, social media, email campaigns, and printed materials



SILENT AUCTION SPONSOR *($1,000)*

Show your support and gain high-visibility exposure by sponsoring one of the event's most engaging features–the silent auction. Your brand will be highlighted as guests browse, bid, and compete for exclusive items.

Benefits include your company logo/name displayed on signage at the Silent Auction Area and promotional recognition of your sponsorship before, during, and after the event across select channels, including the event website, social media, email campaigns, and printed materials



CASINO TABLE SPONSOR *($250)*

Place your brand front and center at each gaming table, engaging guests and keeping your company top of mind all night long.

Benefits include your company's name and logo prominently featured on signage at a designated casino table, dealers will wear branded shirts or hats provided by your company and promotional recognition of your sponsorship before, during, and after the event across select channels, including the event website and social media.



CASH DONATION FOR SILENT AUCTION ITEM *($100)*

Make an impact by contributing a cash donation toward a featured silent auction item. Your generosity helps us offer exciting packages whlle showcasing your brand's commitment to the community.

Benefits include your company's name and logo prominently featured on signage next to your silent auction item and promotional recognition of your sponsorship before, during, and after the event across select channels, including the event website and social media.

These popular opportunities are available to more than one company, offering great visibility and brand alignment throughout the event. A perfect way to get involved and show your support!!

2025 SPONSORSHIP COMMITMENT FORM

SPONSOR INFORMATION

Company or Donor Name

Contact Name *(if different than Donor Name)*

Street Address

City | State | Zip | Phone

Email | Website

Signature

TABLE SPONSORSHIP OPPORTUNITIES

- ☐ Chief Sponsor | $2.500
- ☐ Assistant Chief Sponsor | $1,200

UNDERWRITING SPONSORSHIP OPPORTUNITIES

- ☐ Centerpiece Sponsor | $4,500
- ☐ Video Sponsor | $3,000
- ☐ Live Auction Sponsor | $1,500
- ☐ DJ Sponsor | $1,500
- ☐ Cigar Bar Sponsor | $1,500
- ☐ Pipes & Drums/Honor Guard Sponsor | $1,000

ADDITIONAL SPONSORSHIP OPPORTUNITIES

- ☐ Photo Backdrop Sponsor | $1,000
- ☐ Silent Auction Sponsor | $1,000
- ☐ Casino Table Sponsor | $250
- ☐ Silent Auction Item Sponsor | $100

TOTAL COMMITMENT $ _____

PAYMENT INFORMATION

☐ Check enclosed ☐ Please send invoice ☐ Credit card *(We will contact you to make a credit card payment)*

Please make checks payable to: Rockwall Professional Firefighter Charities

Mailing Address: PO Box 411, Rockwall, TX 75087

Email form to *info@rockwallfirefighters.org*

FORM AND NAME/LOGO DUE BY SEPTEMBER 15th, 2025

2025 AUCTION ITEM FORM

DONOR INFORMATION

Company or Donor Name

Contact Name *(if different than Donor Name)*

Street Address

City | State | Zip | Phone

Email | Website

NAME OF COMPANY/INDIVIDUAL TO BE LISTED ON PROMOTIONAL MATERIALS

DESCRIPTION OF ITEM

RESTRICTIONS

- ☐ Yes, a certificate will be provided
- ☐ Please create a certificate for me
- ☐ Please make arrangements to pick up this item. Call this number to make arrangements: _____

For questions or donation pick up inquires, please contact Denise Stamp: dstamp76@gmail.com

Please mail or email this form to:
Rockwall Professional Firefighter Charities
Mailing Address: PO Box 411, Rockwall, TX 75087
Email form to *info@rockwallfirefighters.org*

FORM AND ITEM DUE BY SEPTEMBER 15th, 2025

Rockwall Professional Firefighters Charities

Governing Body

Michael Caffey, President, RPFA

311 South Fannin, Rockwall, TX 75087

214-802-2361

Trey Patterson, Secretary, RPFC

118 Griffin Ave., Fate, TX 75189

972-655-9473

Craig Eudy, Treasurer, RPFC

4075 Highway, 271 South, Bogata, TX 75417

903-573-0305

City of Rockwall
The New Horizon

MEMORANDUM

TO: **Honorable Mayor and Council**

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

DATE: **June 2, 2025**

SUBJECT: **Pole sign materials variance request for Plaza At Rockwall**

The Plaza at Rockwall, located at 995 E. Interstate 30 has requested to appear before the City Council to seek a variance to the City's Sign Ordinance materials standards for three pole signs.

Recently, the city received a sign permit request to modify the existing pole signs, by wrapping the sign columns with metal coverings that simulated wood material. Because metal is an allowed sign material, staff issued the permit. Having received their permit, the sign company proceeded to make changes to the existing pole signs. However, a few weeks later staff noticed that the pole signs had been wrapped with materials other than what was approved for the permit. Our NIS Dept. contacted the Property management company to explain that wood was not an approved material for their signs and asked them to bring the pole signs into compliance with their approved permit.

Shortly after that, staff received a variance request, seeking permission to utilize wood for the three pole signs. While reviewing the applicant's variance request, staff discovered that during the sign permit review process, they inadvertently overlooked actions taken several years ago, when the development was being built, which resulted in the permit being issued in error. The development of the Plaza at Rockwall commenced in 2006. In January 2007, the Developer presented a Sign Plan to the City Council requesting approval to add one additional pole sign to be located along the I-30 frontage road. During that public hearing, the City Council asked the Developer to wrap the pole sign columns with masonry. The Developer agreed and the requested sign plan was approved. A total of three pole signs were built on the property. Two signs are located along the I-30 frontage road and the 3rd sign is located along Ralph Hall Pkwy.

Our Sign Ordinance contains provisions for the City Council to consider variance requests for materials used for permitted signs when a variance would be appropriate for the construction of a sign to be consistent with the theme or style of an individual development.

Our Uniform Development Code Overlay District Standards states that any variance to the City's sign standards for property situated within an established overlay district shall require approval by the City Council by a supermajority vote.

The applicant for this variance request provided the following info.

Property Address of Subject: 995 E Interstate 30, Rockwall, TX 75032

Applicant Name: Signarama Frisco Day Phone #: (972-) 335-9977

Address: 9410 Dallas Pkwy #160, Frisco, TX 75033

Owner of Property: CTO23 Rockwall LLC Day Phone #: (407) 770-8895

Address: 1140 N. WILLIAMSON BLVD. DAYTONA BEACH, FL, 32114-8112

Legal Description of Property (Description may be attached):
ROCKWALL BUSINESS PARK EAST, LOT 6, ACRES 30.891, Zoning C

Total Acreage: 30.891 Number of Lots: 1

Current Use of Property: Plaza at Rockwall is a retail shopping center comprised of 33 buildings

Proposed Use of Property: Plaza at Rockwall will remain as a retail shopping center

Requirement or Regulation for which a Variance is Requested:
Directory/On Premise Signs not being allowed to have any wood materials as part of the structure even if only be used as something decoartive

Reason For Variance Request: (Attach any necessary documents)
Initially the permits were issued based upon using decorative aluminum pole covers with a faux wood finish. The look of the faux wood did not provide the vision that the property owner had for this shopping center. Since all the lighting for the signs was being completely retrofit to low voltage LED's, and knowing that there would be no concern of a fire hazard, we used real decorative cedar wood that had been sealed and stained, which provided a beautiful finish and the ideal look was accomplished.

Site Plan

PLAZA AT ROCKWALL
995 I-30 Frontage Road Rockwall, TX 75087





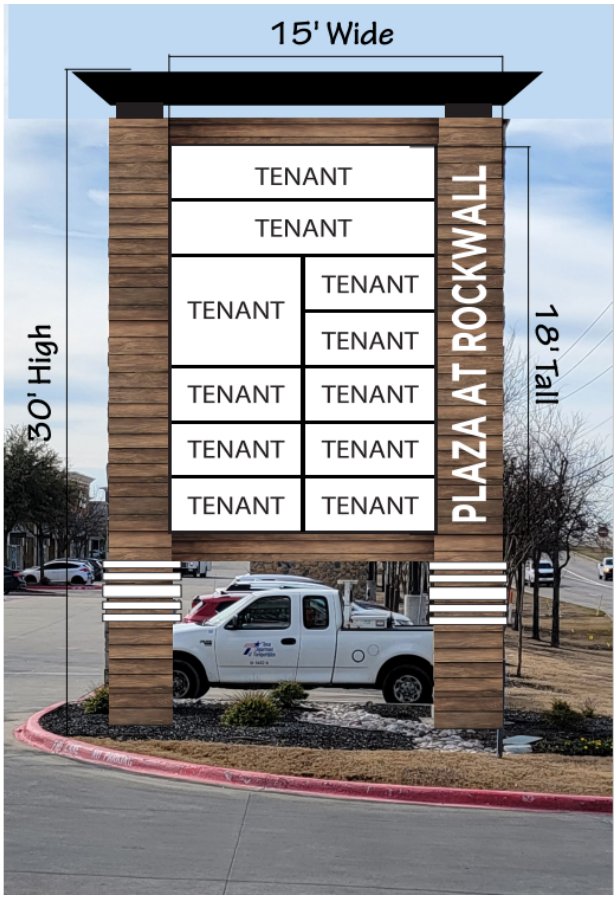
BEFORE



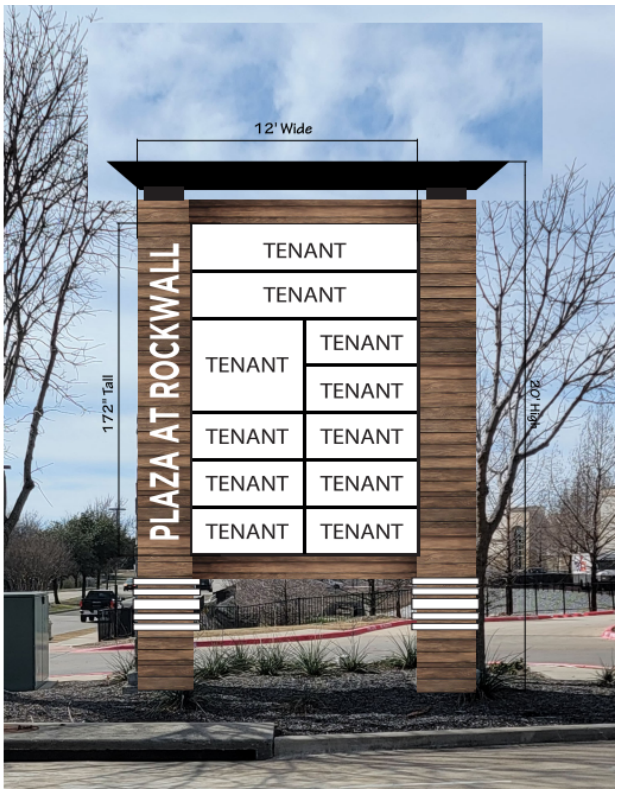
AFTER








PLAZA at ROCKWALL
JCPenney
belk
BEST BUY
DICK'S SPORTING GOODS
STAPLES
ULTA
JO-ANN
HomeGoods
AMERICA'S BEST
SHOE CARNIVAL


12' Wide
172" Tall
20' High
PLAZA AT ROCKWALL
TENANT
TENANT
TENANT
TENANT
TENANT
TENANT
TENANT
TENANT
TENANT
TENANT
TENANT
TENANT

City of Rockwall
The New Horizon

Building Inspections Department
Monthly Report

April 2025

Permits

Total Permits Issued:	**388**
Building Permits:	62
Contractor Permits:	326
Total Commercial Permit Values:	**$40,353,962.28**
Building Permits:	$35,360,577.00
Contractor Permits:	$4,993,385.28
Total Fees Collected:	**$1,230,931.20**
Building Permits:	$1,142,755.89
Contractor Permits:	$88,175.31

Board of Adjustment

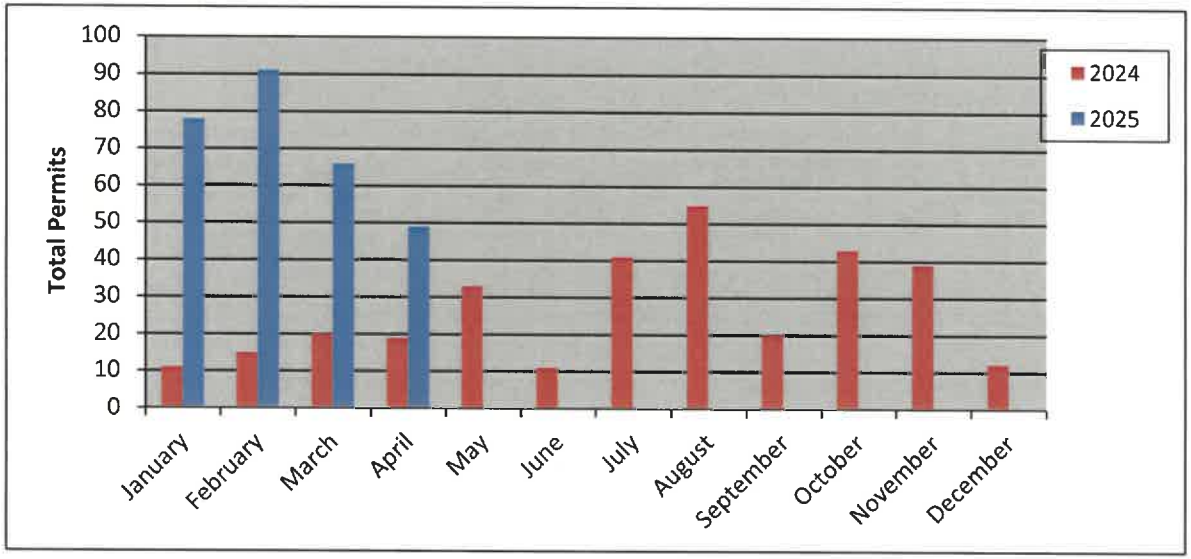
Board of Adjustment Cases:	**0**

City of Rockwall
PERMITS ISSUED - Summary by Type and Subtype
For the Period 4/1/2025 to 4/30/2025

Type/Subtype	# of Permits Issued	Valuation of Work	Fees Charged
Commercial Building Permit	45	$40,353,962.28	$838,131.23
Addition	1	12,500.00	$239.45
Backflow Permit	1	4,779.00	$125.06
Cell Tower Permit	3	45,000.00	$804.03
Certificate of Occupancy	1		$76.50
Demolition	2		$101.00
Electrical Permit	3	5,500.00	$208.60
Irrigation Permit	4		$25,144.21
Mechanical Permit	3	61,483.00	$969.57
New Construction	3	35,348,077.00	$778,800.28
Plumbing Permit	1	70,500.00	$818.29
Remodel	11	4,714,571.92	$28,931.74
Sign Permit	12	91,551.36	$1,912.50
Residential Building Permit	342		$392,289.97
Accessory Building Permit	6		$1,089.94
Addition	2		$257.45
Artificial Turf	3		$153.00
Concrete Permit	5		$507.12
Deck Permit	3		$306.00
Demolition	2		$102.00
Driveway Permit	2		$181.36
Electrical Permit	9		$841.50
Fence Permit	63		$3,238.50
Generator	4		$612.00
Irrigation Permit	53		$4,054.50
Mechanical Permit	23		$2,777.00
New Single Family Residential	49		$361,858.77
Outdoor Kitchen Permit	1		$51.00
Patio Cover/Pergola	13		$1,382.71
Plumbing Permit	36		$2,728.50
Pool	9		$1,479.00
Remodel	1		$127.50
Retaining Wall Permit	5		$254.00
Roofing Permit	38		$2,907.00
Solar Panel Permit	3		$1,361.88
Takeline - Raw Water	1		$51.00
Temporary Construction Trailer	1		$5,458.24
Window & Door Permit	10		$510.00
Short Term Rental	1		$510.00
Non-Owner-Occupied	1		$510.00
Totals:	**388**		**$1,230,931.20**

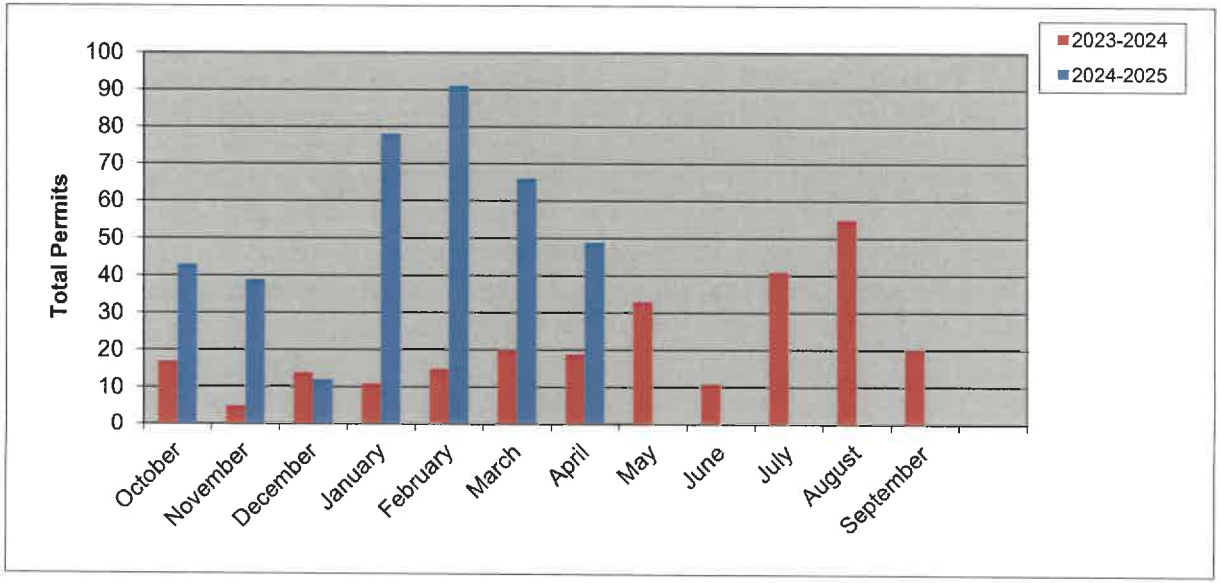
New Residential Permits Calendar Year

	Year	
	2024	2025
January	11	78
February	15	91
March	20	66
April	19	49
May	33	
June	11	
July	41	
August	55	
September	20	
October	43	
November	39	
December	12	
Totals	319	284



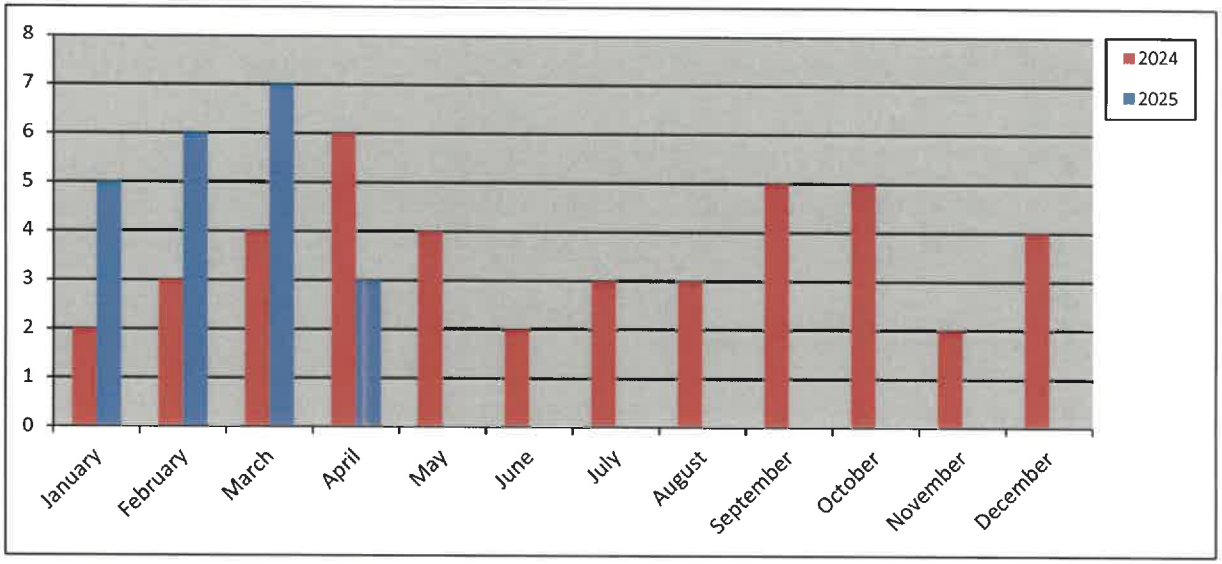
New Residential Permits Fiscal Year

	Year	
	2023-2024	2024-2025
October	17	43
November	5	39
December	14	12
January	11	78
February	15	91
March	20	66
April	19	49
May	33	
June	11	
July	41	
August	55	
September	20	
Totals	**261**	**378**



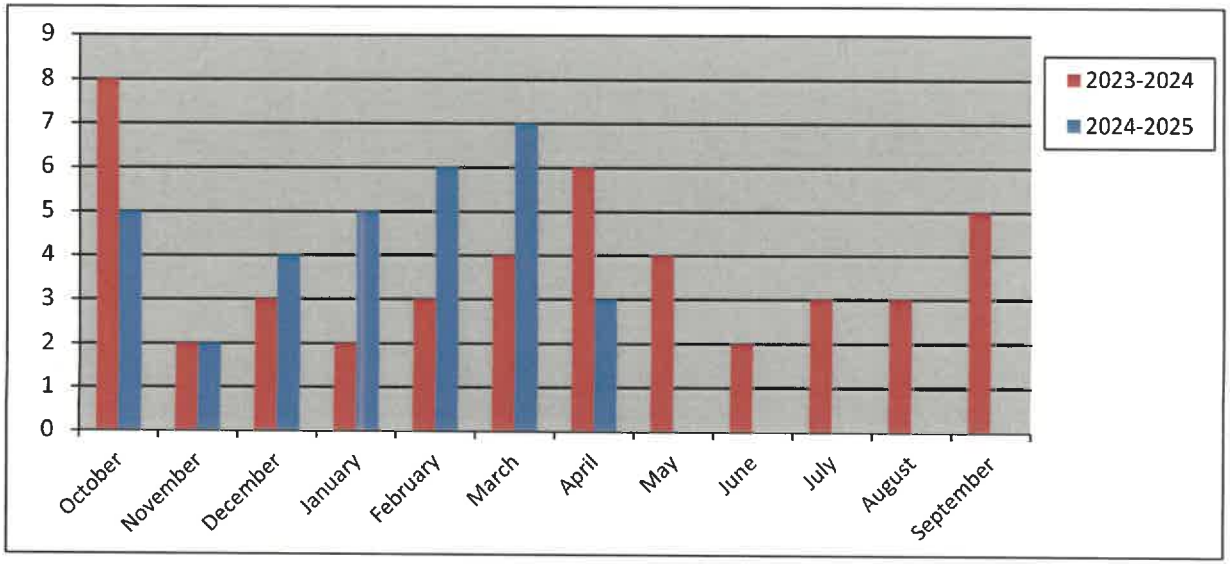
Residential Remodel/Additions Permits Calendar Year

	Year	
	2024	2025
January	2	5
February	3	6
March	4	7
April	6	3
May	4	
June	2	
July	3	
August	3	
September	5	
October	5	
November	2	
December	4	
Totals	43	21



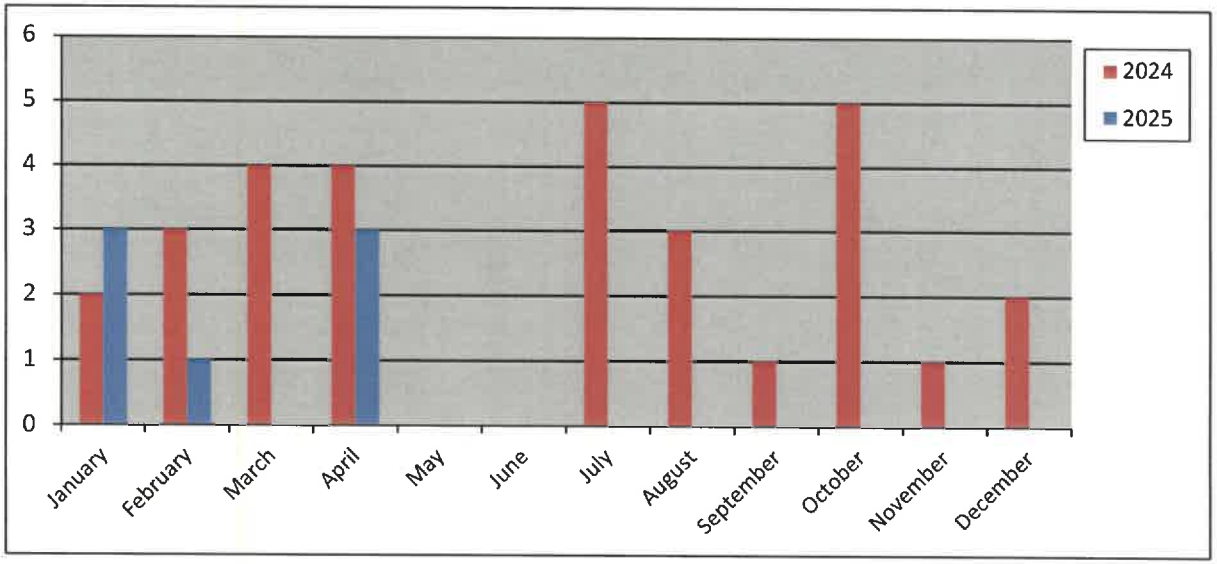
Residential Remodel/Additions Permits Fiscal Year

	Year	
	2023-2024	2024-2025
October	8	5
November	2	2
December	3	4
January	2	5
February	3	6
March	4	7
April	6	3
May	4	
June	2	
July	3	
August	3	
September	5	
Totals	**45**	**32**



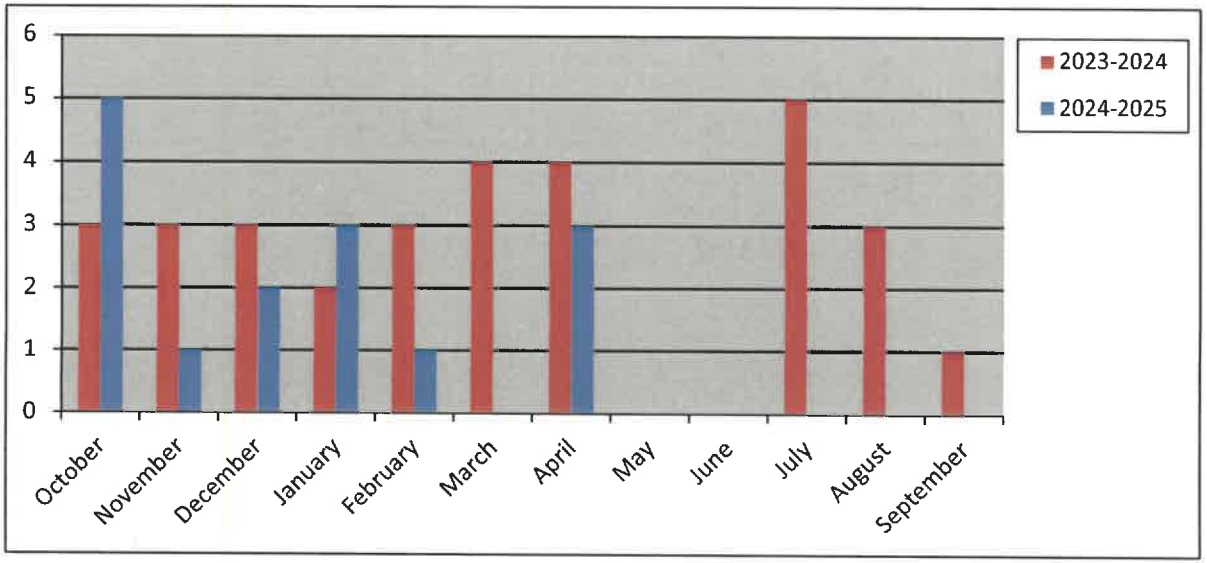
New Commercial Permits Calendar Year

	Year	
	2024	2025
January	2	3
February	3	1
March	4	0
April	4	3
May	0	
June	0	
July	5	
August	3	
September	1	
October	5	
November	1	
December	2	
Totals	**30**	**7**



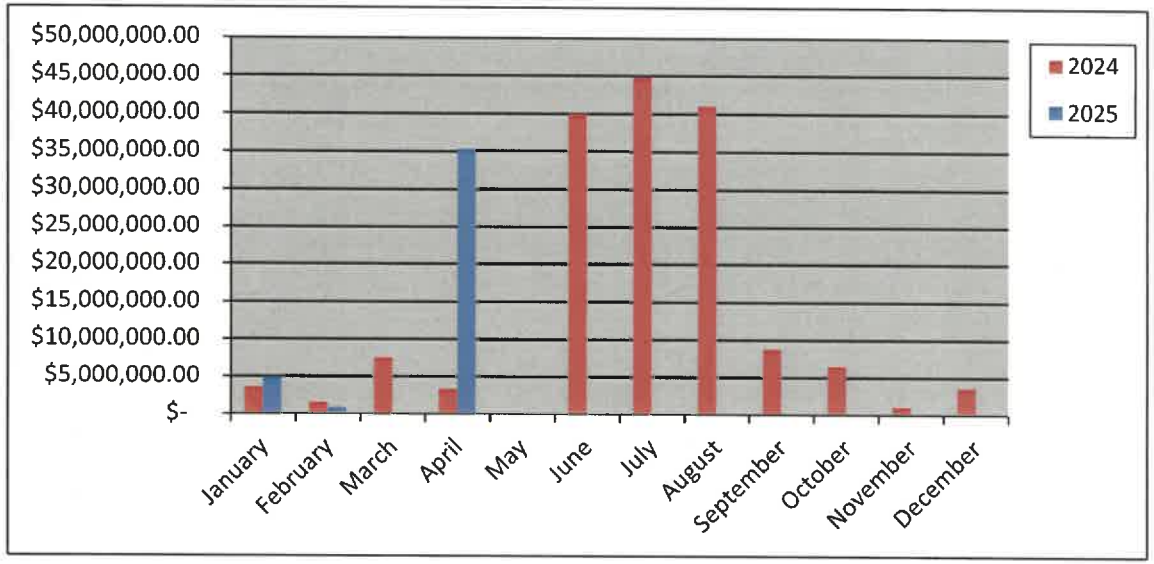
New Commercial Permits Fiscal Year

	Year	
	2023-2024	2024-2025
October	3	5
November	3	1
December	3	2
January	2	3
February	3	1
March	4	0
April	4	3
May	0	
June	0	
July	5	
August	3	
September	1	
Totals	**31**	**15**



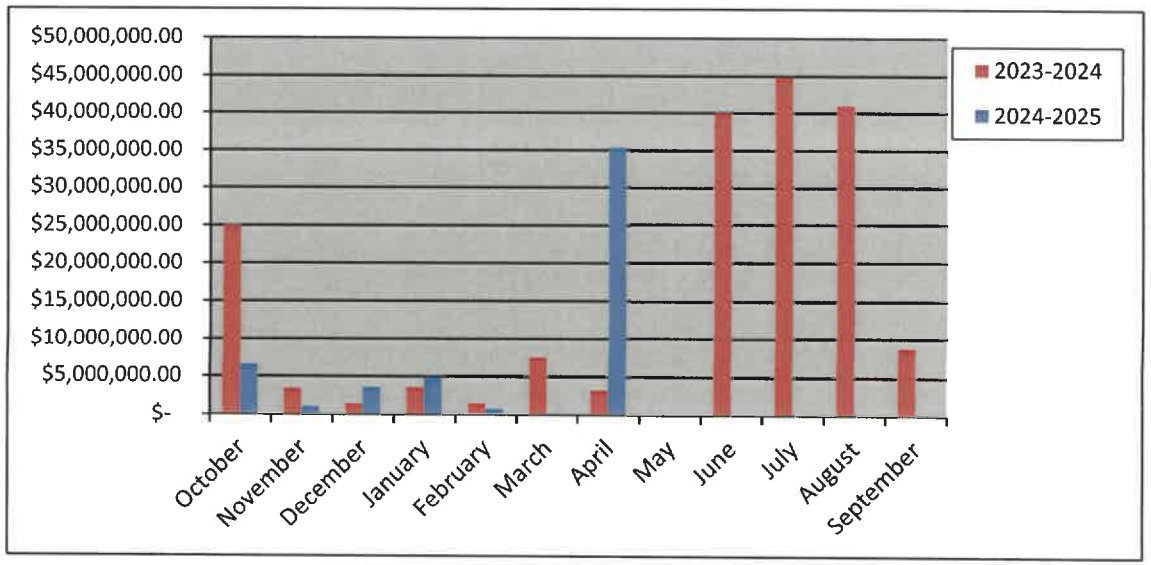
New Commercial Value Calendar Year

Year	2024	2025
January	$ 3,628,000.00	$ 4,800,000.00
February	$ 1,600,000.00	$ 850,000.00
March	$ 7,573,400.00	$ -
April	$ 3,400,000.00	$ 35,348,077.00
May	$ -	
June	$ 40,015,846.78	
July	$ 44,803,145.65	
August	$ 41,008,367.00	
September	$ 8,800,000.00	
October	$ 6,526,233.00	
November	$ 1,100,000.00	
December	$ 3,600,000.00	
Totals	**$ 162,054,992.43**	**$ 40,998,077.00**



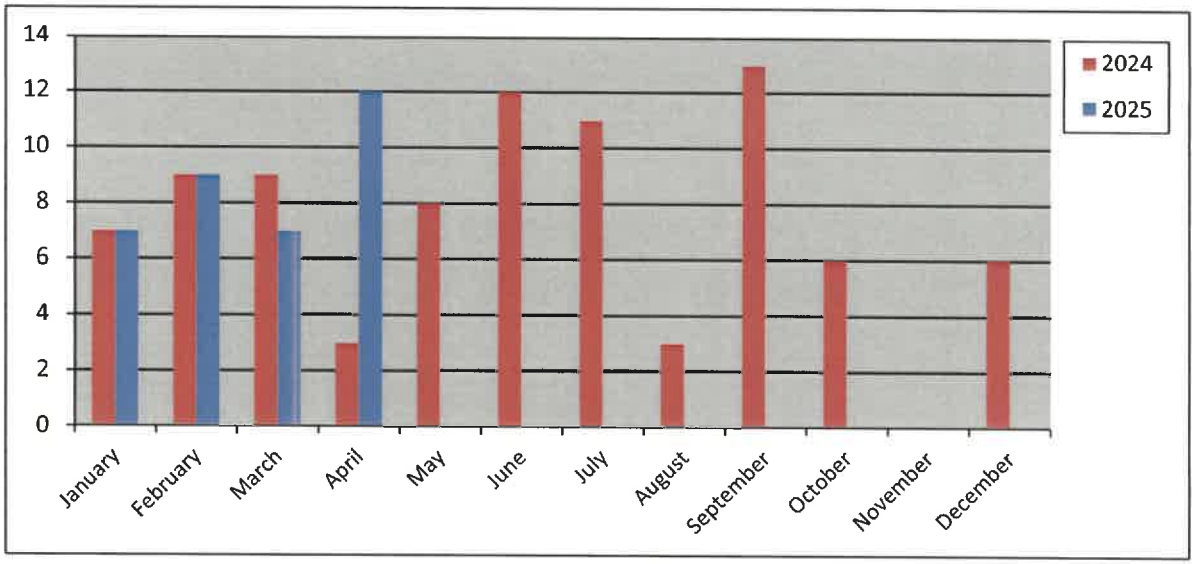
New Commercial Value Fiscal Year

Year	2023-2024	2024-2025
October	$ 25,014,439.00	$ 6,526,233.00
November	$ 3,500,000.00	$ 1,100,000.00
December	$ 1,539,000.00	$ 3,600,000.00
January	$ 3,628,000.00	$ 4,800,000.00
February	$ 1,600,000.00	$ 850,000.00
March	$ 7,573,400.00	$ -
April	$ 3,400,000.00	$ 35,348,077.00
May	$ -	
June	$ 40,015,846.78	
July	$ 44,803,145.65	
August	$ 41,008,367.00	
September	$ 8,800,000.00	
Totals	**$ 180,882,198.43**	**$ 52,224,310.00**



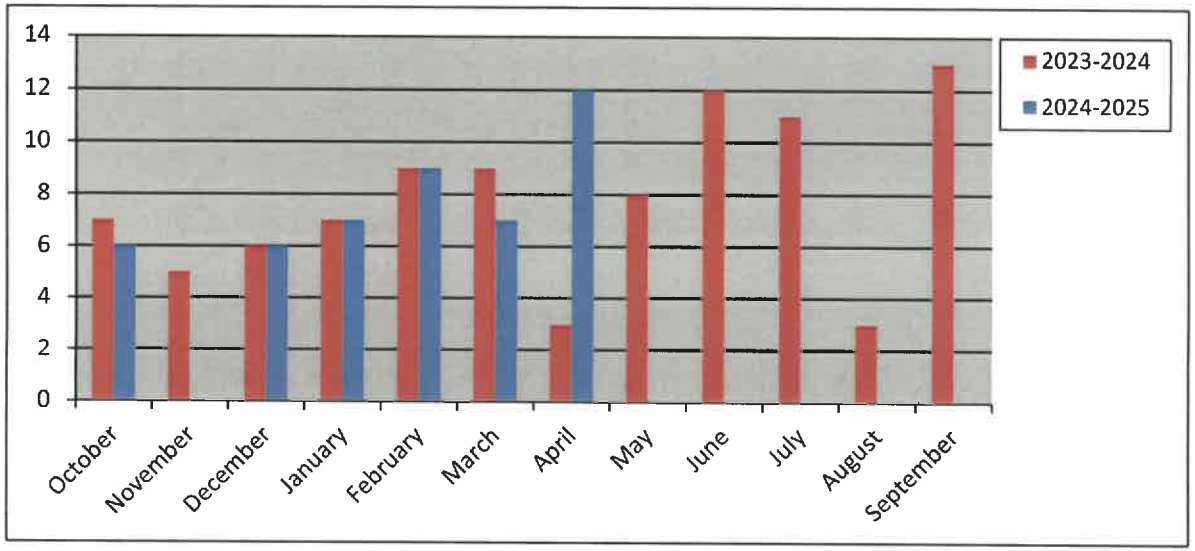
Commercial Additions/Remodel Permits Calendar Year

	Year	
	2024	2025
January	7	7
February	9	9
March	9	7
April	3	12
May	8	
June	12	
July	11	
August	3	
September	13	
October	6	
November	0	
December	6	
Totals	**87**	**35**



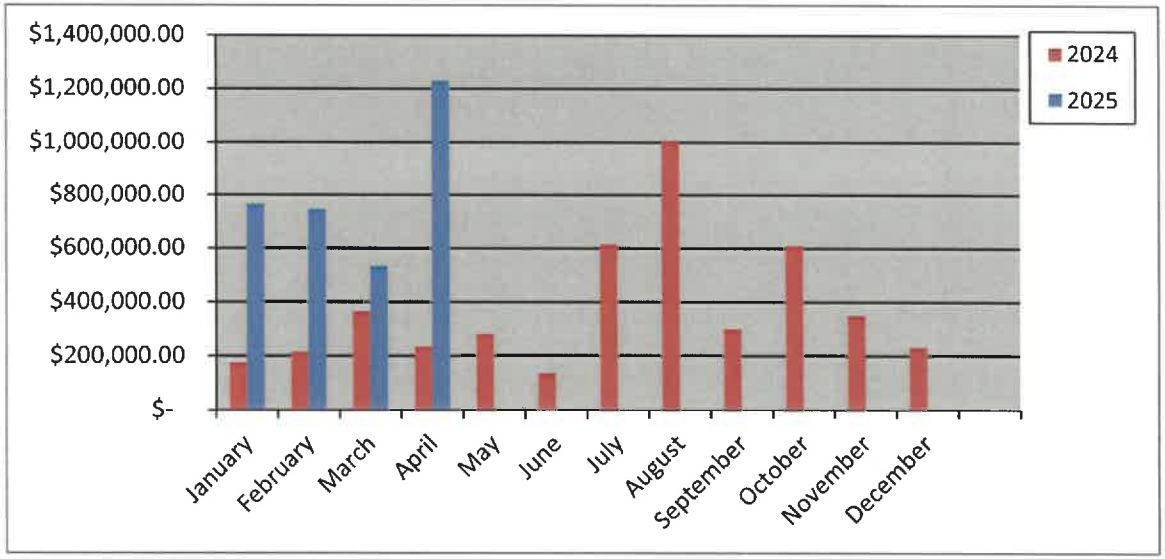
Commercial Additions/Remodel Permits Fiscal Year

	Year	
	2023-2024	2024-2025
October	7	6
November	5	0
December	6	6
January	7	7
February	9	9
March	9	7
April	3	12
May	8	
June	12	
July	11	
August	3	
September	13	
Totals	**93**	**47**



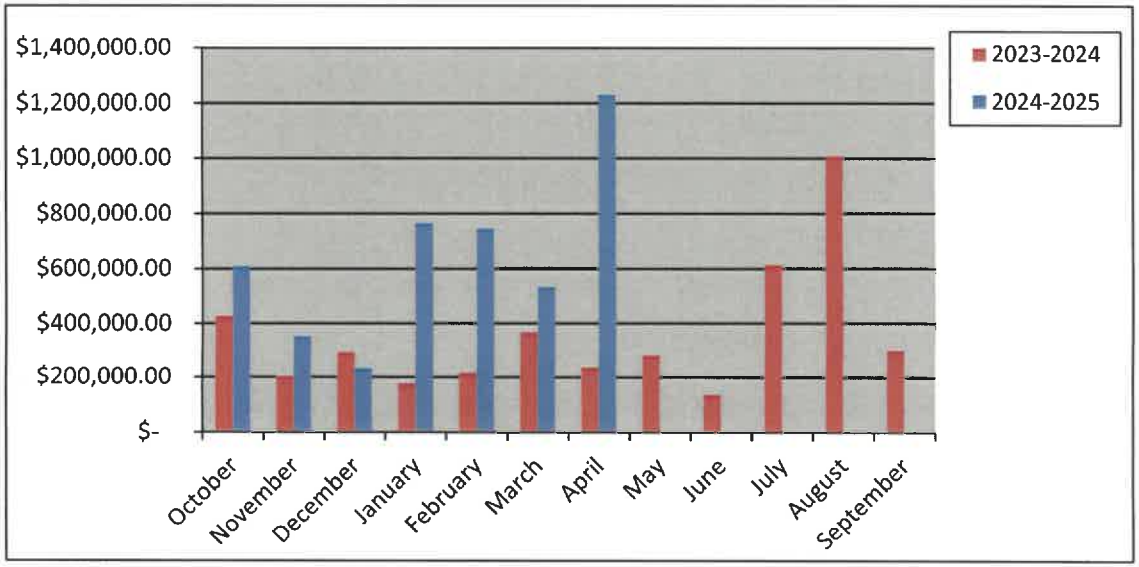
Total Fees Collected Calendar Year

Year	2024	2025
January	$ 177,441.82	$ 764,930.75
February	$ 217,495.76	$ 745,613.47
March	$ 368,481.32	$ 533,967.61
April	$ 236,650.24	$ 1,230,931.00
May	$ 283,718.89	
June	$ 137,783.50	
July	$ 615,851.86	
August	$ 1,007,731.91	
September	$ 300,912.22	
October	$ 610,616.91	
November	$ 353,133.50	
December	$ 232,852.46	
Totals	**$ 4,542,670.39**	**$ 3,275,442.83**



Total Fees Collected Fiscal Year

Year	2023-2024	2024-2025
October	$ 428,622.49	$ 610,616.91
November	$ 204,858.87	$ 353,133.50
December	$ 295,452.22	$ 232,852.46
January	$ 177,441.82	$ 764,930.75
February	$ 217,495.76	$ 745,613.47
March	$ 368,481.32	$ 533,967.61
April	$ 236,650.24	$ 1,230,931.20
May	$ 283,718.89	
June	$ 137,783.50	
July	$ 615,851.86	
August	$ 1,007,731.91	
September	$ 300,912.22	
Totals	**$ 4,275,001.10**	**$ 4,472,045.90**



CERTIFICATES OF OCCUPANCY ISSUED

For the Period 4/1/2025 to 4/30/2025

Permit Number / Application Date / Issue Date	Permit Type / Subtype / Status of Permit / Business Name	Site Address / Parcel Number / Subdivision Name / Plan Number	Valuation	Total Fees / Total SQFT	Fees Paid
CO2024-167 10/09/2024 04/02/2025	Certificate of Occupancy ISSUED Crash Champions LLC	1780 E INTERSTATE 30, ROCKWALL, TX, 75032		$76.50	$76.50

Contact Type	Contact Name / Business Phone	Contact Address			
Applicant	Robyn Meister	601 Oakmont Lane Suite 400	Westmont	IL	60559
Business Owner	Crash Champions LLC	601 Oakmont Lane Suite 400	Westmont	IL	60559
Property Owner	Line 5 Holdings LP	1201 N Riverfront Blvd #100	Dallas	TX	75207
Inspection Report Contact	Robyn Meister	601 Oakmont Lane Suite 400	Westmont	IL	60559

Contractors

Permit Number / Application Date / Issue Date	Permit Type / Subtype / Status of Permit / Business Name	Site Address / Parcel Number / Subdivision Name / Plan Number	Valuation	Total Fees / Total SQFT	Fees Paid
CO2025-20 01/28/2025 04/21/2025	Certificate of Occupancy ISSUED Amaya Taqueria	621 White Hills Dr., Rockwall, TX 75087		$76.50	$76.50

Contact Type	Contact Name / Business Phone	Contact Address			
Applicant	Arturo Vazquez	824 Glenmere Ct	Rockwall	TX	75087
Business Owner	Arturo Vasquez 214-868-7033	621 White Hills Dr	Rockwall	TX	75087
Property Owner	Saved Property Management LLC	2204 Huntington Dr	Plano	TX	75075
Inspection Report Contact	Arturo Vazquez	824 Glenmere Ct	Rockwall	TX	75087

Contractors

Permit Number / Application Date / Issue Date	Permit Type / Subtype / Status of Permit / Business Name	Site Address / Parcel Number / Subdivision Name / Plan Number	Valuation	Total Fees / Total SQFT	Fees Paid
CO2025-29 02/18/2025 04/10/2025	Certificate of Occupancy ISSUED Bright Restore Group LLC dba PuroClean	1491 S T L TOWNSEND DR, 110, ROCKWALL, TX, 75032		$76.50	$76.50

Permit Number / Application Date / Issue Date	Permit Type / Subtype / Status of Permit / Business Name	Site Address / Parcel Number / Subdivision Name / Plan Number	Valuation	Total Fees / Total SQFT	Fees Paid
CO2025-35 02/28/2025 04/02/2025	Certificate of Occupancy ISSUED Andrea Andes LMFT Psychotherapy Inc	1001 N GOLIAD ST, BLDG A, Office #1, ROCKWALL, TX 75087		$76.50	$76.50

Contact Type	Contact Name / Business Phone	Contact Address			
Applicant	Andrea Andes Spilsbury	1001 N Goliad St	Rockwall	TX	75087
Business Owner	Andrea Andes Spilsbury 310-493-7445	1001 N Goliad St	Rockwall	TX	75087
Property Owner	Adat Estate LLC	482 Arcadia Way	Rockwall	TX	75087
Inspection Report Contact	Andrea Andes Spilsbury	1001 N Goliad St	Rockwall	TX	75087
Contractors					

Permit Number / Application Date / Issue Date	Permit Type / Subtype / Status of Permit / Business Name	Site Address / Parcel Number / Subdivision Name / Plan Number	Valuation	Total Fees / Total SQFT	Fees Paid
CO2025-51 03/26/2025 04/02/2025	Certificate of Occupancy ISSUED Maseka Spas LLC dba Glo Tanning	1063 E INTERSTATE 30, 101, ROCKWALL, TX, 75032		$76.50	$76.50

Contact Type	Contact Name / Business Phone	Contact Address			
Applicant	Onyi Odunukwe	6624 Winterwood Ln.	Dallas	TX	75248
Business Owner	Masera Turkson	2361 El Camino Ln.	Dallas	TX	75248
Property Owner	Steven R. Greathouse	1140 N. Williamson Blvd., Suite 140	Daytona Beach	FL	32114
Inspection Report Contact	Onyi Odunukwe	6624 Winterwood Ln.	Dallas	TX	75248

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

CO2025-52 Certificate of Occupancy
04/01/2025 872 W RUSK ST, ROCKWALL, TX 75087 $75.00 $75.00
04/11/2025 ISSUED
Foot Joy Massage

Contact Type	Contact Name Business Phone	Contact Address			
Applicant	Zengru He	401 Shoretrail Dr	Rockwall	TX	75087
Business Owner	Zengru He	401 Shoretrail Dr	Rockwall	TX	75087
Property Owner	SMYRNA LAND COMPANY LP	3309 FAIRMONT DR	Nashville	TN	37203
Inspection Report Contact	Zengru He	401 Shoretrail Dr	Rockwall	TX	75087

Contractors

COM2022-7619 Commercial Building Permit
12/13/2022 Certificate of Occupancy 309 E INTERSTATE 30 $76.50 $76.50
04/04/2025 ISSUED 1,111.00
CULPEPPER'S STEAK HOUSE

Contact Type	Contact Name Business Phone	Contact Address			
Business Owner	Elias Pope, Co-CEO 972-979-9934	309 Interstate 30 Frontage Rd	Rockwall	TX	75087
Property Owner	Culpepper Restaurant LLC	309 Interstate 30	Rockwall	TX	75087
Inspection Report Contact	Elias Pope, Co-CEO	309 Interstate 30 Frontage Rd	Rockwall	TX	75087
Inspection Report Contact	Murphy Sayre	In-house Counsel			

Contractors

TCO2025-36 Temporary Certificate of Occupancy
03/06/2025 1711 STATE HIGHWAY 276, ROCKWALL, TX, 75032 $306.00 $306.00
04/28/2025 ISSUED
Smart Space Storage (Building D)

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

Contact Type	Contact Name / Business Phone	Contact Address			
Applicant	Jon Harris	2221 Lakeside Blvd, Suite 1260	Richardson	TX	75082
Inspection Report Contact	Jon Harris	2221 Lakeside Blvd, Suite 1260	Richardson	TX	75082
Contact	Charles				
Property Owner	Adv Rockwall John King Property Owner LLC	2221 Lakeside Dr, Suite 1260	Richardson	TX	75082
Business Owner	Adv Rockwall John King Property Owner LLC 972-547-0236	2221 Lakeside Dr, Suite 1260	Richardson	TX	75082

Contractors

TCO2025-61 Temporary Certificate of Occupancy
04/25/2025 1689 S JOHN KING BLVD $306.00 $306.00
04/29/2025 ISSUED
Smart Space Storage (Building B)

Contact Type	Contact Name / Business Phone	Contact Address			
Applicant	Jon Harris	2221 Lakeside Blvd, Suite 1260	Richardson	TX	75082
Business Owner	Adv Rockwall John King Property Owner LLC 214-308-5225	2221 Lakeside Dr, Suite 1260	Richardson	TX	75082
Property Owner	Adv Rockwall John King Property Owner LLC	2221 Lakeside Dr, Suite 1260	Richardson	TX	75082
Inspection Report Contact	Jon Harris	2221 Lakeside Blvd, Suite 1260	Richardson	TX	75082
Contact	Charles				
Applicant	Tim Buchanan				

Contractors

TCO2025-62 Temporary Certificate of Occupancy
04/25/2025 1705 S JOHN KING BLVD $306.00 $306.00
04/29/2025 ISSUED
Smart Space Storage (Building A)

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

Contact Type	Contact Name / Business Phone	Contact Address			
Applicant	Jon Harris	2221 Lakeside Blvd, Suite 1260	Richardson	TX	75082
Business Owner	Adv Rockwall John King Property Owner LLC 214-396-5225	2221 Lakeside Dr, Suite 1260	Richardson	TX	75082
Property Owner	Adv Rockwall John King Property Owner LLC	2221 Lakeside Dr, Suite 1260	Richardson	TX	75082
Inspection Report Contact	Jon Harris	2221 Lakeside Blvd, Suite 1260	Richardson	TX	75082
Contact	Charles				
Applicant	Tim Buchanan	2221 Lakeside Blvd	Richardson	TX	75082

Contractors

TCO2025-63 Temporary Certificate of Occupancy
04/25/2025 1715 S JOHN KING BLVD $306.00 $306.00
04/29/2025 ISSUED
Smart Space Storage (Building C)

Contact Type	Contact Name / Business Phone	Contact Address			
Applicant	Jon Harris	2221 Lakeside Blvd, Suite 1260	Richardson	TX	75082
Business Owner	Adv Rockwall John King Property Owner LLC 214-396-5225	2221 Lakeside Dr, Suite 1260	Richardson	TX	75082
Property Owner	Adv Rockwall John King Property Owner LLC	2221 Lakeside Dr, Suite 1260	Richardson	TX	75082
Inspection Report Contact	Jon Harris	2221 Lakeside Blvd, Suite 1260	Richardson	TX	75082
Contact	Charles				
Applicant	Tim Buchanan	2221 Lakeside Blvd	Richardson	TX	75082

Contractors

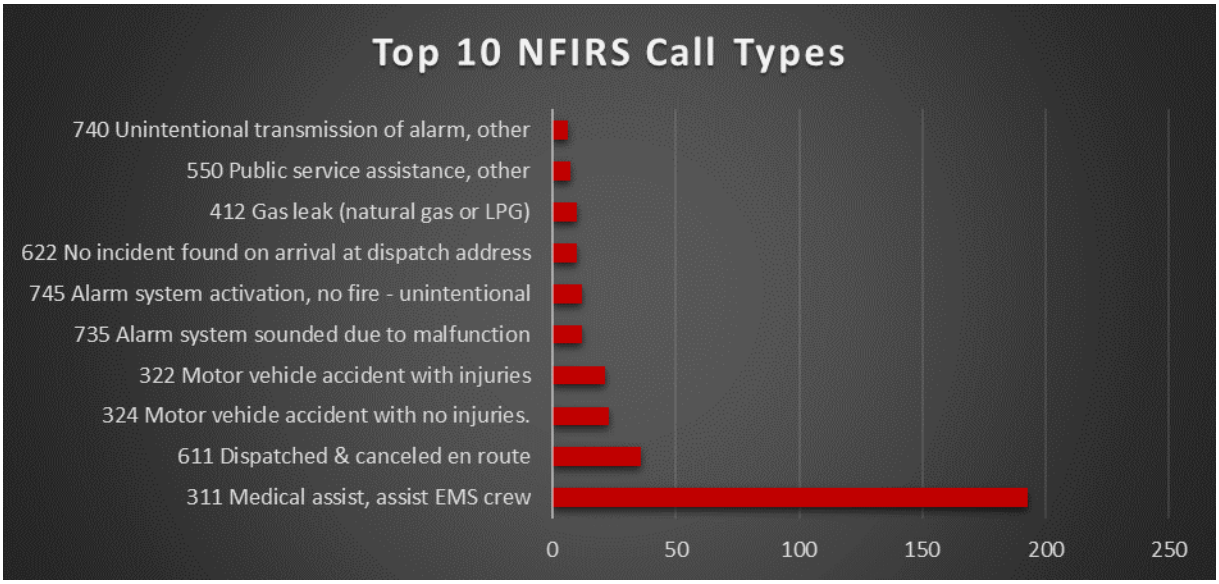
11

Total Valuation:
Total Fees: $1,758.00
Total Fees Paid: $1,758.00



April 2025

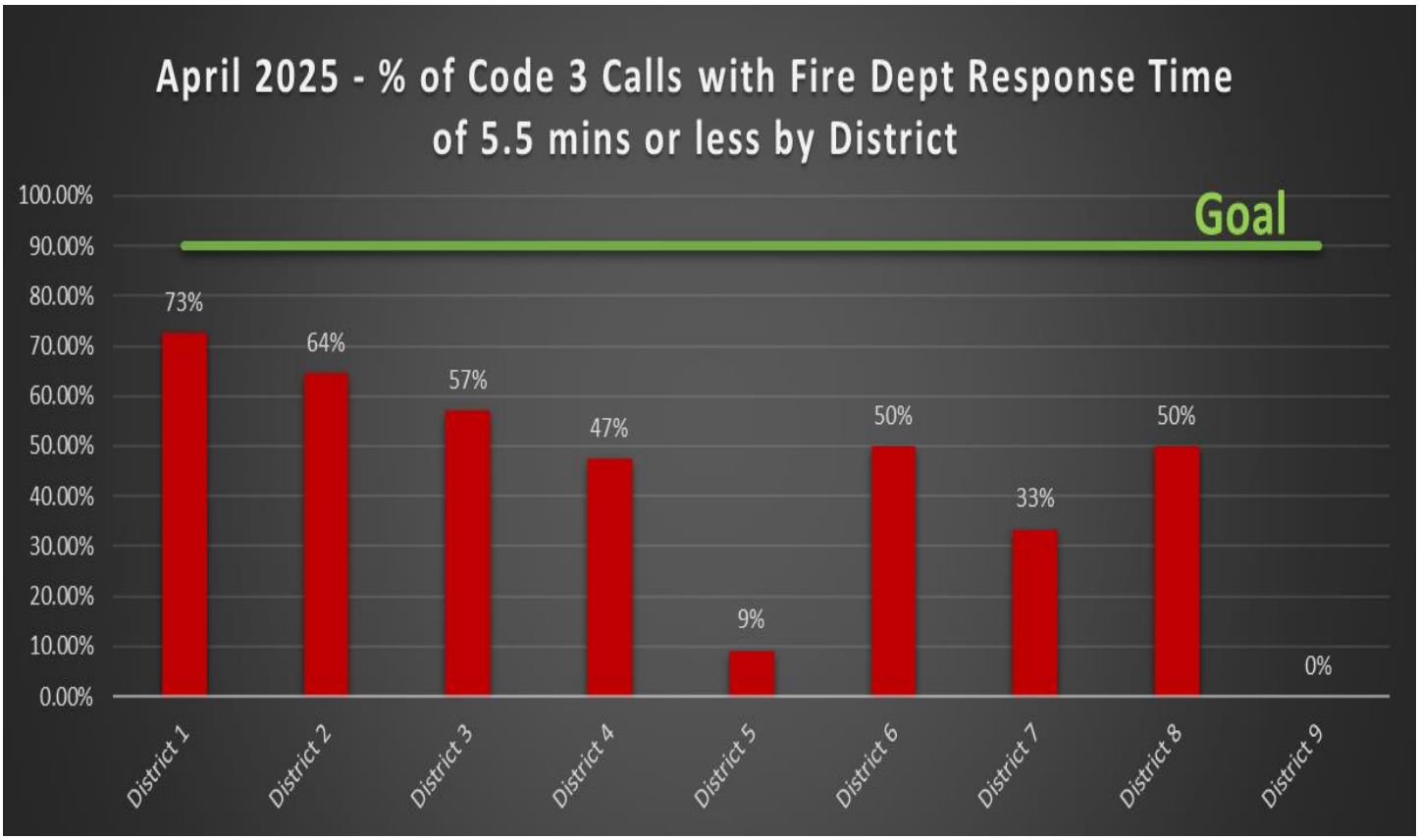
Monthly Report



All Calls By NFIRS Call Type	Incident Count
111 Building fire	1
131 Passenger vehicle fire (cars, pickups, SUV's)	2
151 Outside rubbish, trash or waste fire	1
311 Medical assist, assist EMS crew	193
322 Motor vehicle accident with injuries	21
324 Motor vehicle accident with no injuries.	23
342 Search for person in water	1
412 Gas leak (natural gas or LPG)	10
413 Oil or other combustible liquid spill	1
440 Electrical wiring/equipment problem, other	1
444 Power line down	3
445 Arcing, shorted electrical equipment	2
463 Vehicle accident, general cleanup	2
481 Attempt to burn	1
510 Person in distress, other	1
511 Lock-out	1
520 Water problem, other	1
531 Smoke or odor removal	2
550 Public service assistance, other	7
550 Smoke Detector Battery Change/Install	5
551 Assist police or other governmental agency	3
553 Public service	5
600 Good intent call, other	2
611 Dispatched & canceled en route	36
622 No incident found on arrival at dispatch address	10
631 Authorized controlled burning	1
651 Smoke scare, odor of smoke	4
652 Steam, vapor, fog or dust thought to be smoke	1
700 False alarm or false call, other	3
714 Central station, malicious false alarm	1
715 Local alarm system, malicious false alarm	3
731 Sprinkler activation due to malfunction	1
733 Smoke detector activation due to malfunction	3
735 Alarm system sounded due to malfunction	12
736 CO detector activation due to malfunction	4
740 Unintentional transmission of alarm, other	6
743 Smoke detector activation, no fire - unintentional	4
745 Alarm system activation, no fire - unintentional	12
746 Carbon monoxide detector activation, no CO	4
Grand Total	**394**

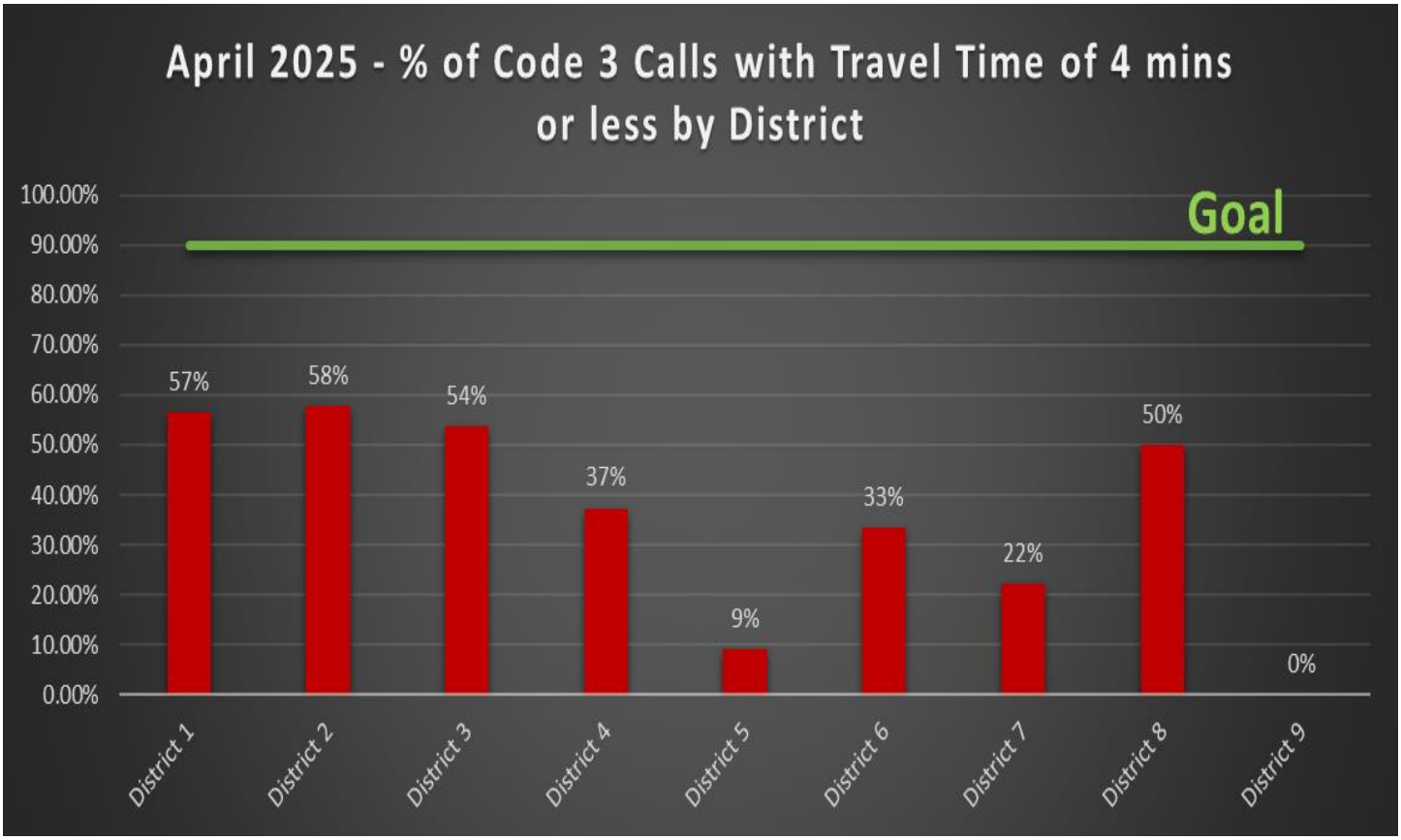
April 2025 Dispatch to Arrival Analysis

District	Total Number of Calls	Percent of Runs per District	Number of Calls in 5.5 mins or Less	Average FD Response Time Minutes	% in 5.5 min or less	Goal of 90%
District 1	99	31%	72	0:05:11	73%	90%
District 2	104	33%	67	0:05:53	64%	90%
District 3	28	9%	16	0:06:01	57%	90%
District 4	59	18%	28	0:06:41	47%	90%
District 5	11	3%	1	0:08:11	9%	90%
District 6	6	2%	3	0:06:06	50%	90%
District 7	9	3%	3	0:07:22	33%	90%
District 8	2	1%	1	0:12:03	50%	90%
District 9	1	0%	0	0:07:00	0%	90%
Department	319	100%	191	0:05:59	60%	90%



April 2025 Travel Times by District

District	Total Number of Calls	Percent of Runs per District	Number of Calls in 4 or Less	Average Travel Time Minutes	% in 4 min or less	Goal of 90%
District 1	99	31%	56	0:04:20	57%	90%
District 2	104	33%	60	0:05:04	58%	90%
District 3	28	9%	15	0:04:51	54%	90%
District 4	59	18%	22	0:05:44	37%	90%
District 5	11	3%	1	0:07:24	9%	90%
District 6	6	2%	2	0:05:17	33%	90%
District 7	9	3%	2	0:06:31	22%	90%
District 8	2	1%	1	0:11:03	50%	90%
District 9	1	0%	0	0:05:58	0%	90%
Department	319	100%	159	0:05:06	50%	90%



Total Dollar Losses

April 2025

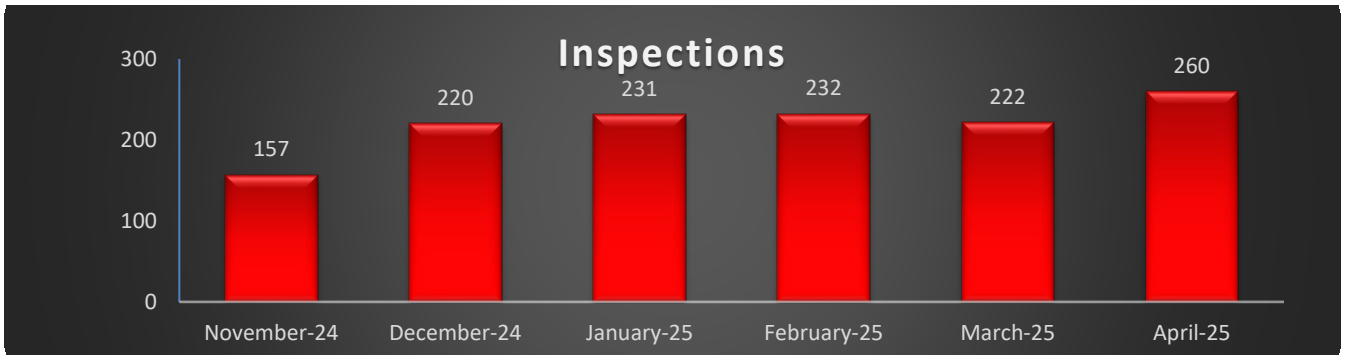
Rockwall Fire Department

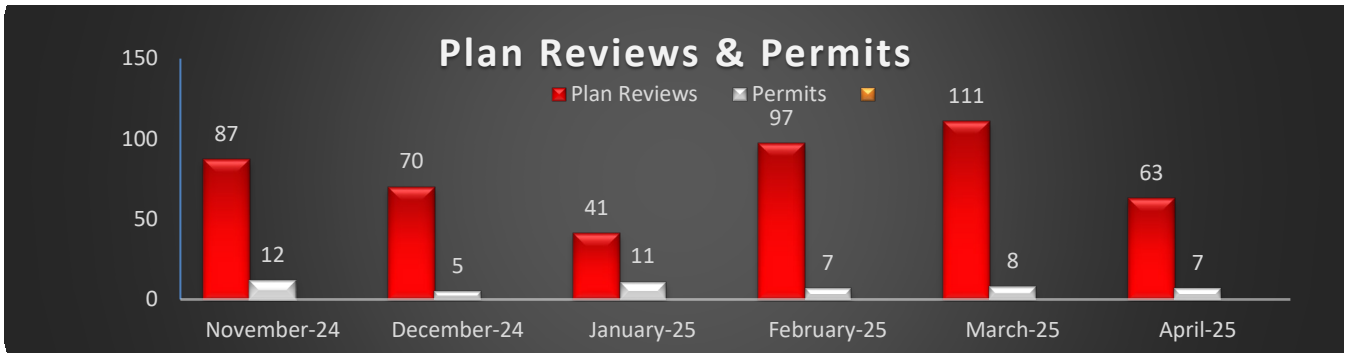
Print Date/Time: 05/13/2025 10:11
Login ID: rck\dgang
Layer: All
Areas: All

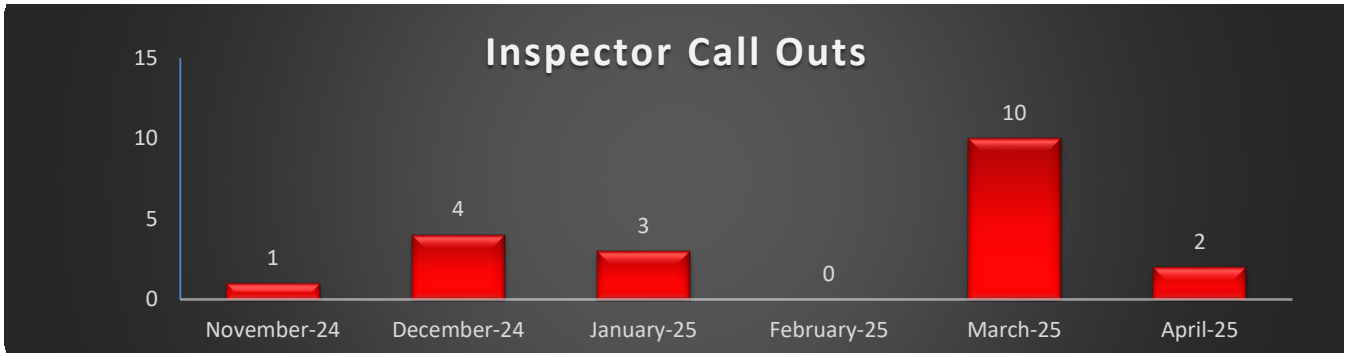
ORI Number: TX504
Incident Type: All
Station: All

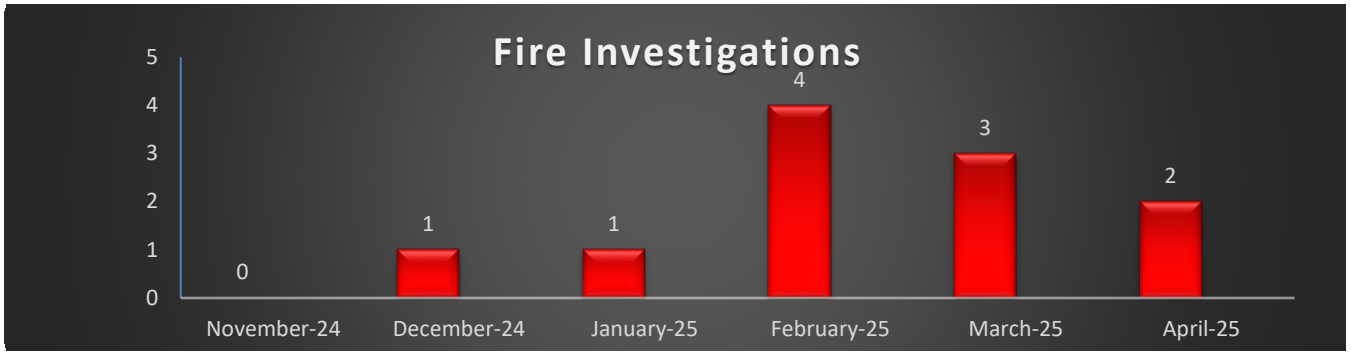
	Current Month	Last Month	Same Month Last Year	Year To Date	Last Year To Date
Total Property Loss:	$40,100.00	$99,000.00	$8,000.00	$1,129,870.00	$38,000.00
Total Content Loss:	$15,000.00	$60,000.00	$3,000.00	$173,000.00	$13,000.00
Total Property Pre-Incident Value:	$511,553.00	$316,425.00	$0.00	$19,437,533.00	$518,574.00
Total Contents Pre-Incident Value	$55,000.00	$187,455.00	$0.00	$717,455.00	$35,000.00
Total Losses:	$55,100.00	$159,000.00	$11,000.00	$1,302,870.00	$55,100.00
Total Value:	$566,553.00	$503,880.00	$.00	$20,154,988.00	$553,574.00

Fire Prevention, Education, & Investigations Division Monthly Report
April 2025









ROCKWALL PARKS & RECREATION

Monthly Report
April 2025

PLAYROCKWALL.COM



SNAP EASTER
200 PARTICIPANTS

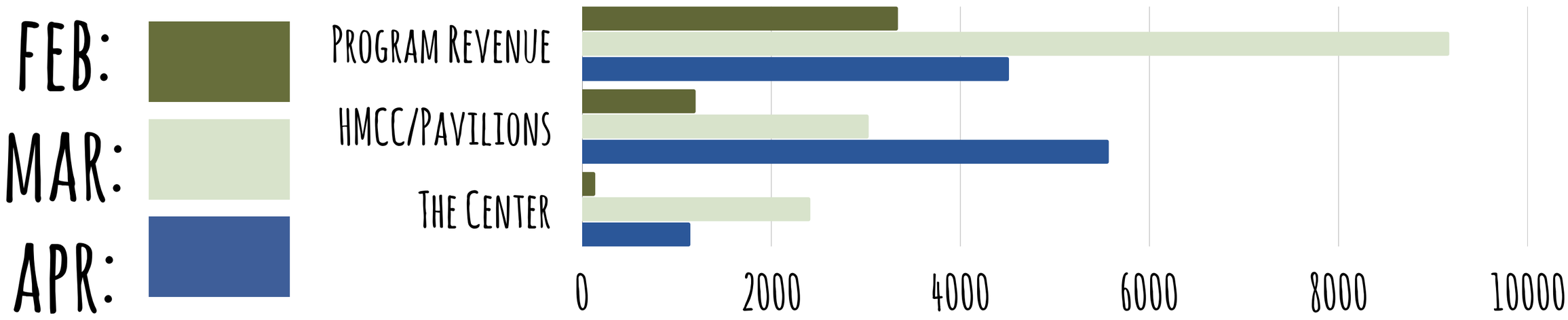




FISHING DERBY
150 PARTICIPANTS



REVENUE NUMBERS



PARKS PROJECT UPDATE – APRIL 2025



SHAQ COMBAQ ICY HOT COURT



HARRY MYERS POOL (UV SYSTEM)



SPRING ANNUALS



YELLOWJACKET POURED IN PLACE REPAIRS

Other Projects

ASSIST WITH EVENTS AND CLEAN UP OF PARKS

Rockwall Police Department

Monthly Activity Report

April-2025

ACTIVITY	CURRENT MONTH APRIL	PREVIOUS MONTH MARCH	YTD 2025	YTD 2024	YTD % CHANGE
PART 1 OFFENSES					
Homicide / Manslaughter	0	0	0	0	0.00%
Sexual Assault	4	3	9	1	800.00%
Robbery	0	0	2	3	-33.33%
Aggravated Assault	2	1	6	13	-53.85%
Burglary	1	4	10	22	-54.55%
Larceny	33	36	150	193	-22.28%
Motor Vehicle Theft	4	1	10	7	42.86%
TOTAL PART I	**44**	**45**	**187**	**239**	-21.76%
TOTAL PART II	**116**	**144**	**501**	**466**	7.51%
TOTAL OFFENSES	**160**	**189**	**688**	**705**	-2.41%
ADDITIONAL STATISTICS					
FAMILY VIOLENCE	24	11	63	44	43.18%
D.W.I.	19	12	54	46	17.39%
ARRESTS					
FELONY	25	30	89	86	3.49%
MISDEMEANOR	49	52	211	206	2.43%
WARRANT ARREST	8	10	28	28	0.00%
JUVENILE	10	4	29	24	20.83%
TOTAL ARRESTS	**92**	**96**	**357**	**344**	3.78%
DISPATCH					
CALLS FOR SERVICE	2088	2244	8175	9715	-15.85%
ACCIDENTS					
INJURY	2	2	5	6	-16.67%
NON-INJURY	129	104	412	552	-25.36%
FATALITY	0	0	0	0	0.00%
TOTAL	**131**	**106**	**417**	**558**	-25.27%
FALSE ALARMS					
RESIDENT ALARMS	40	53	165	171	-3.51%
BUSINESS ALARMS	114	118	510	557	-8.44%
TOTAL FALSE ALARMS	**154**	**171**	**675**	**728**	-7.28%
Estimated Lost Hours	**101.64**	**112.86**	**445.5**	**480.48**	-7.28%
Estimated Cost	**$2,417.80**	**$2,684.70**	**$10,597.50**	**$11,429.60**	-7.28%

ROCKWALL NARCOTICS UNIT

New Cases	2
Arrests	5
Arrest Warrants	1
Search Warrants	1
Agency Assists	1
Seized	
Cocaine	5 grams
Marijuana	1.5 lbs
THC	100 grams
Meth	2 kilos

Rockwall Police Department

Dispatch and Response Times

April 2025

Police Department

	Average Response Time	
Priority 1		Number of Calls **178**
Call to Dispatch	0:00:42	
Call to Arrival	0:05:10	
% over 7 minutes	21%	

	Average Response Time	
Priority 2		Number of Calls **789**
Call to Dispatch	0:01:51	
Call to Arrival	0:11:56	
% over 7 minutes	17%	

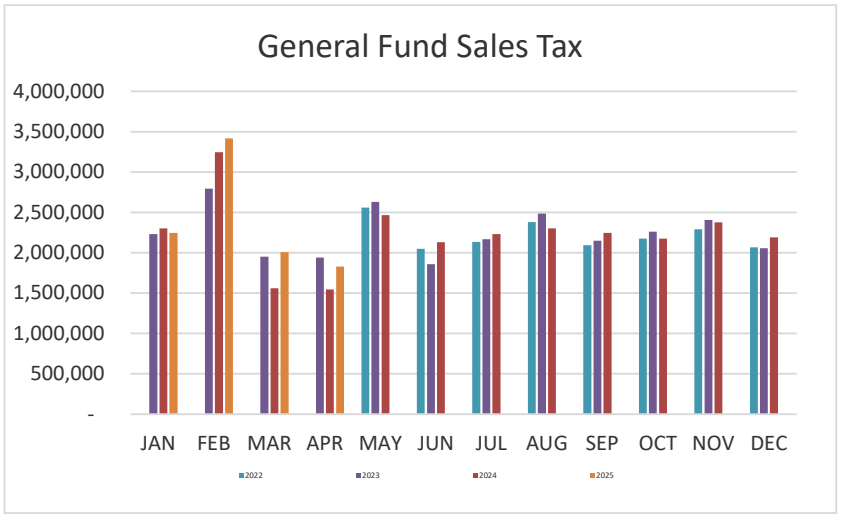
	Average Response Time	
Priority 3		Number of Calls **32**
Call to Dispatch	0:01:49	
Call to Arrival	0:09:44	
% over 7 minutes	47%	

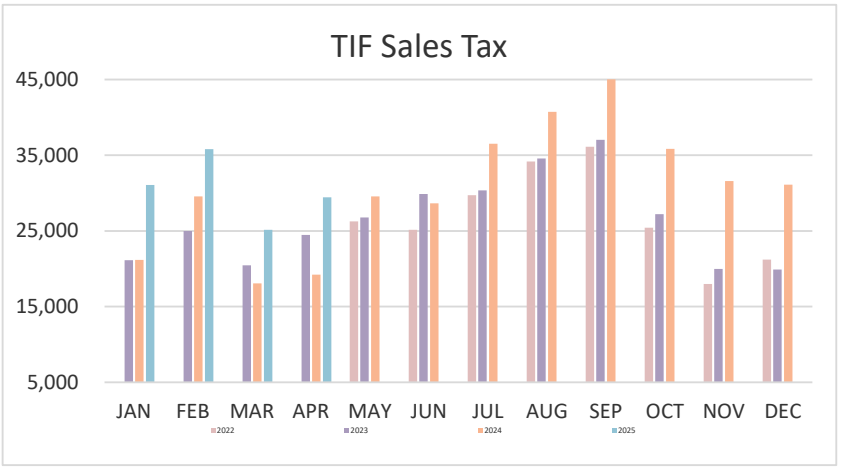
Average dispatch response time goals are as follows:

Priority 1: 1 Minute
Priority 2: 1 Minute, 30 Seconds
Priority 3: 3 Minutes

Sales Tax Collections - Rolling 36 Months

	General Fund Sales Tax	TIF Sales Tax
May-22	2,559,349	26,254
Jun-22	2,050,066	25,127
Jul-22	2,135,457	29,738
Aug-22	2,381,510	34,190
Sep-22	2,092,217	36,105
Oct-22	2,177,040	25,420
Nov-22	2,291,130	17,990
Dec-22	2,068,593	21,213
Jan-23	2,231,654	21,134
Feb-23	2,792,696	24,982
Mar-23	1,949,994	20,438
Apr-23	1,938,490	24,487
May-23	2,631,033	26,766
Jun-23	1,859,485	29,862
Jul-23	2,169,495	30,350
Aug-23	2,483,321	34,558
Sep-23	2,149,947	37,018
Oct-23	2,260,609	27,209
Nov-23	2,407,536	19,977
Dec-23	2,054,537	19,906
Jan-24	2,300,943	21,155
Feb-24	3,243,321	29,558
Mar-24	1,559,068	18,064
Apr-24	1,544,681	19,220
May-24	2,464,214	29,570
Jun-24	2,130,506	28,658
Jul-24	2,229,321	36,518
Aug-24	2,301,556	40,719
Sep-24	2,244,383	47,289
Oct-24	2,175,761	35,830
Nov-24	2,377,426	31,568
Dec-24	2,191,341	31,093
Jan-25	2,246,159	31,067
Feb-25	3,417,323	35,808
Mar-25	2,007,065	25,148
Apr-25	1,827,247	29,437





Notes:

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

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

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

Monthly Water Consumption - Rolling 27 Months

	Total Gallons	Daily Average	Maximum Day
Feb-23	198,103,255	7,075,116	8,544,708
Mar-23	220,326,930	7,107,320	10,825,669
Apr-23	292,874,560	9,762,486	13,280,734
May-23	355,482,851	11,467,189	16,032,988
Jun-23	491,086,630	16,369,555	21,693,510
Jul-23	587,439,800	18,949,672	23,599,534
Aug-23	742,795,770	23,961,154	25,727,492
Sep-23	637,062,410	21,235,410	31,876,280
Oct-23	461,067,498	14,873,145	20,317,822
Nov-23	307,169,395	10,238,981	12,875,885
Dec-23	277,770,415	8,960,337	13,375,678
Jan-24	326,749,166	10,540,296	21,931,696
Feb-24	236,310,098	8,148,624	10,720,500
Mar-24	270,997,608	8,741,858	10,729,160
Apr-24	292,285,444	9,742,848	11,333,764
May-24	314,251,314	10,137,140	13,475,962
Jun-24	452,670,816	15,089,026	22,364,746
Jul-24	643,093,680	20,744,956	25,259,696
Aug-24	716,579,590	23,115,472	25,942,998
Sep-24	564,519,530	18,817,318	22,530,378
Oct-24	604,424,870	19,497,576	23,874,820
Nov-24	277,770,415	8,960,337	13,375,680
Dec-24	320,082,056	10,325,228	12,934,577
Jan-25	259,571,102	6,444,886	11,210,467
Feb-25	226,708,713	7,313,184	9,927,894
Mar-25	233,309,701	7,526,119	10,777,185
Apr-25	357,554,071	11,918,469	16,303,760

Source: SCADA Monthly Reports generated at the Water Pump Stations

