AGENDA

ROCKWALL CITY COUNCIL MEETING

Monday, August 18, 2025 - 5:00 PM

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

I. Call Public Meeting to Order

II. Executive Session

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

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

2. Discussion regarding terms of contract and legal considerations related to solid waste contract(or), pursuant to Section §551.071 (Consultation with Attorney)

3. Discussion regarding land lease agreement for a cellular communication tower on real property owned by the City of Rockwall located at 305 E. Boydstun Avenue, pursuant to Section §551.072 (Real Property) and Section §551.071 (Consultation with Attorney).

4. Discussion regarding terms of contract and legal considerations related to Rockwall Area Chamber of Commerce's Convention Visitors Bureau-related services, pursuant to Section §551.071 (Consultation with Attorney)

III. Adjourn Executive Session

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

V. Invocation and Pledge of Allegiance - Councilmember Henson

VI. Proclamations / Awards / Recognitions

1. Presentation by Rockwall Breakfast Rotary Club: "Historic Texas Cemetery" designation (Gardenhire Cemetery)

VII. Appointment Items

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

VIII. Open Forum

This is a time for anyone to address the Council and public on any topic not already listed on the agenda or set for a public hearing. To speak during this time, please turn in a (yellow) "Request to Address City Council" form to the City Secretary either before the meeting or as you approach the podium. Per Council policy, public comments should be limited to three (3) minutes out of respect for others' time. On topics raised during Open Forum, please know Council is not permitted to respond to your comments during the

meeting since the topic has not been specifically listed on the agenda (the Texas Open Meetings Act requires that topics of discussion/deliberation be posted on an agenda not less than 72 hours in advance of the Council meeting). This, in part, is so that other citizens who may have the same concern may also be involved in the discussion.

IX. Take Any Action as a Result of Executive Session

X. Consent Agenda

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

1. Consider approval of the minutes from the August 4, 2025 city council meeting, and take any action necessary.

2. Consider authorizing the City Manager to execute a contract with Cummings Electrical, LP for the lift station electrical panel repairs in an amount not to exceed $153,973.95, to be funded from the Water and Sewer Fund, and take any action necessary.

3. **P2025-026** - Consider a request by Michael McDonald of Gentry Estates for the approval of a *Final Plat* for Lots 1 & 2, Block A, Gentry Addition being a 1.07-acre parcel of land identified as a portion of Lot C, Block 113, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 605 Bost Street, and take any action necessary.

4. Consider approval of an **ordinance** approving a negotiated settlement between the Atmos Cities Steering Committee and Atmos Energy Corporation, Mid-Tex Division regarding the 2025 Rate Review Mechanism filing, adopting tariffs as part of the settlement, and take any action necessary.

XI. Public Hearing Items

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

1. **Z2025-044** - Hold a public hearing to discuss and consider a request by Jim Benson of Jim Benson Custom Homes on behalf of Justine Marengo-Rowe for the approval of an **ordinance** for a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a 0.1214-acre tract of land identified as a Lot 22, Block B, Chandler's Landing #4 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8), addressed as 5405 Ranger Drive, and take any action necessary. **(1st Reading)**

2. **Z2025-045** - Hold a public hearing to discuss and consider a request by Kevin Osornio of MBA Custom Homes for the approval of an **ordinance** for a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a 0.1150-acre tract of land identified as a portion of Lot 1, Block G, Sanger 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 606 Ross Street, and take any action necessary **(1st Reading)**.

3. **Z2025-047** - Hold a public hearing to discuss and consider a request by Sairong Cheng of Joyful Claw, LLC on behalf of Jeff Carter of PA Harbor Retail, LLC for the approval of an **ordinance** for a *Specific Use Permit (SUP)* for *Indoor Commercial Amusement/Recreation* on a portion of a 12.89-acre parcel of land identified as Lot 8, Block A, the Harbor-Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 7 (PD-7) for limited General Retail (GR) District land uses, addressed as 2071 Summer Lee Drive, Suite R103, and take any action necessary **(1st Reading)**.

4. **P2025-023** - Hold a public hearing to discuss and consider a request by Vance Liles of MTG Engineers and Surveyors on behalf of Rodney D. and Fran Webb for the approval of a *Replat* for Lots 1 & 2, Block A, Webb Addition being a 0.45-acre parcel of land identified as Lot C, Block 11, Griffith Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 507 E. Rusk Street, and take any action necessary.

5. **P2025-025** - Hold a public hearing to discuss and consider a request by the City of Rockwall for the approval of an **ordinance** abandoning public right-of-way and a *Final Plat* for Lots 1 & 2, Block A, West Street Addition being a 0.73-acre tract of land identified as Lot 2, Block 11, Highwood Addition and a portion Lots 2, 3, & 6, Block A, Original Town of Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District and Downtown (DT) District, addressed as 302 Highland Drive and 202 Interurban Street, and take any action necessary.

XII. Action Items

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

1. Discuss and consider directing staff to amend Subsection 06.05, *Southside Residential Neighborhood Overlay (SRO) District,* of Article 05, *District Development Standards*, of the Unified Development Code (UDC), and take any action necessary.

XIII. Adjournment

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

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

I, Kristy Teague, City Secretary for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 15th day of August, 2025 at 5 PM and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

_____ _____

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

Date Removed

Teague, Kristy

Subject: FW: Rockwall Breakfast Rotary

From: Hadawi, Kevin
Sent: Tuesday, July 22, 2025 11:29:07 AM
To: kteague@rockwall.com <kteague@rockwall.com>
Subject: Rockwall Breakfast Rotary

Ms. Teague,

I am a member of the Rockwall Breakfast Rotary. Our club has spent the last 2 years getting the Texas Historical Commission to recognized a cemetery here in Rockwall as a "Historic Texas cemetery". The cemetery is located at the corner of Spring Creek Drive and Woodpark Drive in Rockwall.

The name of the cemetery is Gardenhire Cemetery. The official name is "Memorial Park Cemetery aka Gardenhire".

This cemetery is made up on African American Veterans from WWI and WWII essentially.

We have a certificate that we have framed from the Texas Historical Commission that we would like to present to the City at an upcoming Council meeting.

Do you have a date specific for us to attend?

Thank you

Kevin F. Hadawi

MINUTES

ROCKWALL CITY COUNCIL MEETING

Monday, August 4, 2025 - 5:00 PM

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

I. Call Public Meeting to Order

Mayor McCallum called the meeting to order at 6:00 p.m. Present were Mayor Tim McCallum, Mayor Pro Tem Mark Moeller, and Councilmembers Sedric Thomas, Melba Jeffus, Anna Campbell, Dennis Lewis and Richard Henson. Also present were City Manager Mary Smith, Assistant City Manager Joey Boyd, Administrative Services Director David Sweet, 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

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 City Manager *Agreement for Professional Services & Employment,* pursuant to Section 551.074 (Personnel Matters).

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

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

III. Adjourn Executive Session

Council adjourned from its first (pre-meeting) Executive Session at 5:55 p.m. Council subsequently went back into Executive Session at 6:29 p.m. after addressing the public meeting agenda and then came out of Executive Session thereafter at 6:53 p.m. (see end of minutes for action taken out of post-meeting Executive Session).

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

Mayor McCallum called the public meeting back to order at 6:00 p.m.

V. Invocation and Pledge of Allegiance - Councilmember Lewis

Mayor McCallum took a moment to recognize the recent passing away of Rockwall resident, Marlyn Roberts, extending condolences to his family. Councilmember Lewis then delivered the invocation and led the Pledge of Allegiance.

VI. Open Forum

Mayor McCallum explained how Open Forum is conducted, asking if anyone would like to speak at this time. There being no on indicating such, he closed Open Forum.

VII. Take Any Action as a Result of Executive Session

Mayor Pro Tem Moeller moved to authorize the Mayor and City Attorney to negotiate and execute an amendment to the City Manager's agreement in response to new state legislation, as discussed in Executive Session. Councilmember Thomas seconded the motion, which passed by a vote of 7 ayes to 0 nays.

Mayor Pro Tem Moeller moved to authorize the City Manager to negotiate and finalize the purchase of land located at 1010 Squabble Creek Lane, authorizing the City Attorney to finalize all necessary documents to complete the transaction, and authorizing the City Manager to execute all necessary agreements on behalf of the City. Councilmember Lewis seconded the motion, which passed by a vote of 7 ayes to 0 nays.

VIII. Consent Agenda

1. Consider approval of the minutes from the July 21, 2025 City Council meeting, and take any action necessary.

2. Consider approval of the minutes from the July 24, 2025 City Council and Planning & Zoning Commission joint special work session meeting, and take any action necessary.

3. Consider approval of an **ordinance** amending the Code of Ordinances in Chapter 36, Article IV., Division 2., Section 36-77 to modify the composition of the art review team (ART) commission from seven regular members down to five, and take any action necessary. **(2nd Reading)**

4. **Z2025-031** -Consider a request by Tom and Patti Muggeo for the approval of an **ordinance** for a *Specific Use Permit (SUP)* for an *Accessory Building* that exceeds the maximum size for a one (1) acre parcel of land identified as Lot 5, Block A, Saddlebrook Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 2317 Saddlebrook Lane, and take any action necessary **(2nd Reading)**.

5. **Z2025-032** - Consider a request by the City of Rockwall for the approval of an **ordinance** for a *Zoning Change* amending Planned Development District 11 (PD-11) [*Ordinance No.'s 73-52, 80-13, 93-11, 94.28, 01-08 & 04-37*] for the purpose of consolidating the regulating ordinances for a 118.53-acre tract of land situated within the A. Hanna Survey, Abstract No. 98 and the N. Butler Survey, Abstract No. 21, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 11 (PD-11), generally located west of N. Lakeshore Drive, north of North Hills Drive, south of Shores Boulevard, and take any action necessary **(2nd Reading)**.

6. **Z2025-034** - Consider a request by Himmat Chauhan of Homestay Rentals, LP for the approval of an **ordinance** for a *Specific Use Permit (SUP)* for a *Non-Owner Occupied Short-Term Rental* on a 0.2250-acre tract of land identified as a portion of Lot 609 and all of Lot 610, Rockwall Lake Estates #1 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 3985 Horizon Road, and take any action necessary **(2nd Reading)**.

7. **Z2025-035** - Consider a request by Gunnar Ledermann on behalf of Divine Peace Evangelical Lutheran Church for the approval of an **ordinance** for a Specific Use Permit (SUP) for a Daycare Facility on a 0.344-acre parcel of land identified as Lots 1, 2, 3 & 4, Block T, and Lots 1, 2 & 3, Block W, Rockwall OT Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 305 S. Fannin Street, and take any action necessary **(2nd Reading).**

8. **Z2025-036** - Consider a request by Javier Silva of JMS Custom Homes, LLC for the approval of an **ordinance** for a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a ~0.115-acre tract of land identified as a portion of Lot W, Block J, Sanger 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 803 Sam Houston Street, and take any action necessary **(2nd Reading)**.

9. **Z2025-037** - Consider a request by Javier Silva of JMS Custom Homes, LLC for the approval of an **ordinance** for a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a ~0.115-acre tract of land identified as a portion of Lot W, Block J, Sanger 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 805 Sam Houston Street, and take any action necessary **(2nd Reading)**.

10. **Z2025-038** - 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, addressed as 704 S. Alamo Road, and take any action necessary **(2nd Reading)**.

11. **Z2025-041** - Consider a request by Paul Arce on behalf of Shirley Soto for the approval of an **ordinance** for a *Specific Use Permit (SUP)* for a *Guest Quarters/Secondary Living Unit* on a 0.2480-acre parcel of land identified as Lot 1, Block B, Rockwall Lake Estates East Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 340 Evans Road, and take any action necessary **(2nd Reading)**.

12. **Z2025-042** - Consider a request by Tyler Adams of Greenlight Studio on behalf of Bill Bricker of Rockwall Property Corporation the approval of an **ordinance** for a *Specific Use Permit (SUP)* for *Outdoor Commercial Amusement/Recreation* in conjunction with a proposed *Restaurant with Drive-Through or Drive-In* on a 2.50-acre portion of a larger 4.50-acre parcel of land identified as Lot 1, Block A, Boardwalk Development Addition, City of Rockwall, Rockwall County, Texas, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, zoned Planned Development District 71 (PD-71) for limited Commercial (C) District land uses, generally located at the northwest corner of the intersection of Park Hills Boulevard and John King Boulevard, and take any action necessary **(2nd Reading)**.

13. **P2025-022** - Consider a request by Todd Martin, PE of Kimley-Horn on behalf of Tracy Tuttle of Lakepointe Church for the approval of a *Replat* for Lot 4, Block A, Lake Pointe Baptist Church Addition being a 34.4904-acre parcel of land identified as Lot 3, Block A, Lake Pointe Baptist Church Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District,

situated within the IH-30 Overlay (IH-30 OV) District, addressed as 701 E. IH-30, and take any action necessary.

14. **P2025-024** - Consider a request by Ryan Snitzer of WAS Holdings, LLC for the approval of a *Replat* for Lot 4, Block A, Boardwalk Development Addition being a 1.50-acre parcel of land identified as Lot 2, Block A, Boardwalk Development Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 71 (PD-71) for Commercial (C) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, addressed as 100 S, John King Boulevard, and take any action necessary.

15. Consider authorizing the City Manager to execute an Interlocal Agreement with North Central Texas Emergency Communications District (NCT9-1-1) for installation of telecommunications equipment on city-owned facilities, and take any action necessary.

Mayor McCallum indicated that Consent Agenda item #11 (Z2025-041) was inadvertently placed on tonight's Consent Agenda for second reading; however, it was actually denied at the last Council meeting, so no action should be taken tonight on that particular agenda item. Mayor McCallum then moved to approve the entire Consent Agenda, minus item #11 (so, numbers 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 12, 13, 14 and 15). Councilmember Thomas seconded the motion. The ordinance captions were read as follows:

CITY OF ROCKWALL

ORDINANCE NO. 25-40

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE MUNICIPAL CODE ORDINANCES OF THE CITY OF ROCKWALL IN CHAPTER 36 STREETS, SIDEWALKS AND PUBLIC PLACES; ARTICLE IV, DIVISION 2. ART REVIEW TEAM (ART) COMMISSION TO AMEND ITS COMPOSITION FROM SEVEN (7) MEMBERS TO FIVE (5) MEMBERS; PROVIDING THAT THE MEETING AT WHICH THIS ORDINANCE WAS PASSED WAS OPEN TO THE PUBLIC; PROVIDING FOR AN EFFECTIVE DATE.

CITY OF ROCKWALL
ORDINANCE NO. 25-42
SPECIFIC USE PERMIT NO. S-369

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 BUILDING* ON A ONE (1) ACRE PARCEL OF LAND IDENTIFIED AS LOT 5, BLOCK A, SADDLEBROOK ESTATES #2 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

CITY OF ROCKWALL

ORDINANCE NO. 25-43

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 11 (PD-11) AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CONSOLIDATE THE REGULATING ORDINANCES OF THE PLANNED DEVELOPMENT DISTRICT, BEING A 118.53-ACRE TRACT OF LAND SITUATED WITHIN THE A. HANNA SURVEY, ABSTRACT NO. 98, AND THE N. BUTLER SURVEY, ABSTRACT NO. 21, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'* AND DEPICTED HEREIN BY *EXHIBIT 'B'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

CITY OF ROCKWALL
ORDINANCE NO. 25-44
SPECIFIC USE PERMIT NO. S-370

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 75 (PD-75) [ORDINANCE NO. 16-01] AND THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW A NON-OWNER-OCCUPIED SHORT-TERM RENTAL ON A 0.2250-ACRE PARCEL OF LAND IDENTIFIED AS A PORTION OF LOT 609, AND ALL OF 610, ROCKWALL LAKE ESTATES #1 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DEPICTED AND DESCRIBED IN EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

CITY OF ROCKWALL
ORDINANCE NO. 25-46
SPECIFIC USE PERMIT NO. S-372

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION* TO ALLOW FOR THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A ~0.115-ACRE PARCEL OF LAND, IDENTIFIED AS LOT W, BLOCK J, SANGER ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A

REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

CITY OF ROCKWALL
ORDINANCE NO. 25-48
SPECIFIC USE PERMIT NO. S-374

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION* TO ALLOW FOR THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.1960-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 2, BLOCK A, HIGHRIDGE ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

CITY OF ROCKWALL
ORDINANCE NO. 25-50
SPECIFIC USE PERMIT NO. S-376

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 71 (PD-71) [*ORDINANCE NO. 07-19*] AND THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW AN *OUTDOOR COMMERCIAL AMUSEMENT/RECREATION* IN CONJUCTION WITH A PROPOSED *RESTAURANT WITH DRIVE-THROUGH OR DRIVE-IN* ON A 2.50-ACRE PORTION OF A LARGER 4.50-ACARE PARCEL OF LAND IDENTIFIED AS LOT 1, BLOCK A, BOARDWALK DEVELOPMENT ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DEPICTED IN *EXHIBIT 'A'* AND *EXHIBIT 'B'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS *($2,000.00*) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

CITY OF ROCKWALL
ORDINANCE NO. 25-45
SPECIFIC USE PERMIT NO. S-371

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, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW A DAYCARE FACILITY IN CONJUNCTION WITH AN EXISTING CHURCH/HOUSE OF WORSHIP ON A 0.344-ACRE PARCEL OF LAND IDENTIFIED LOTS 1, 2, 3 & 4, BLOCK T, AND LOTS 1, 2, & 3, BLOCK W, OF THE ROCKWALL OT 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.

CITY OF ROCKWALL
ORDINANCE NO. 25-47
SPECIFIC USE PERMIT NO. S-373

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION* TO ALLOW FOR THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A ~0.115-ACRE PARCEL OF LAND, IDENTIFIED AS LOT W, BLOCK J, SANGER 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.

IX. Action Items

1. **Z2025-030** - Discuss and consider a request by Dyron Durham, Caroline Harklau, Sheli Hudson, and Mike Crawford for the approval of an **ordinance** for a Zoning Change amending Planned Development District 50 (PD-50) [Ordinance No. 25-19] to incorporate an additional 2.57-acre tract of land within the district being a 22.19-acre tract of land situated within the S. S. McCurry Survey, Abstract No. 146 and B. F. Boydston Survey, Abstract No. 14, City of Rockwall, Rockwall County, Texas, zoned: [1] Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, and [2] Single-Family 7 (SF-7) District, and [3] Single-Family 10 (SF-10) District, situated within the North Goliad Corridor Overlay (NGC OV) District and the Old Town Rockwall (OTR) Historic District, generally located along N. Goliad Street [SH-205], north of Olive Street and south of Live Oak Street, and take any action necessary **(2nd Reading).**

Planning Director, Ryan Miller, indicated that this item did not receive unanimous approval at the previous city council meeting. Therefore, it was placed here under Action Items for Council's consideration. Councilmember Campbell then moved to approve Z2025-030. Councilmember Lewis seconded the motion. The ordinance caption was then read as follows:

CITY OF ROCKWALL
ORDINANCE NO. 25-41

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS AMENDING PLANNED DEVELOPMENT DISTRICT 50 (PD-50) [*ORDINANCE NO. 25-19*] AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, FOR THE PURPOSE OF AMENDING PLANNED DEVELOPMENT DISTRICT 50 (PD-50) TO INCORPORATE AN ADDITIONAL 2.57-ACRE PARCEL OF LAND INTO THE DISTRICT BEING A 22.19-ACRE TRACT OF LAND SITUATED WITHIN THE S. S. McCURRY SURVEY, ABSTRACT NO. 146 AND B. F. BOYDSTON SURVEY, ABSTRACT NO. 14, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY

EXHIBIT 'A' **AND DEPICTED IN** ***EXHIBIT 'B'*** **OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF A FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (*$2,000.00*) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.**

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

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

Jodi Willard, Director of Tourism with the Rockwall Area Chamber of Commerce came forth and briefed the Council on various events, conferences and marking efforts, all of which have been aimed to promote tourism within the City of Rockwall and identifying it as a local travel / visitor destination. She reminded Council that the City of Rockwall recently received the "Texas Tourism Friendly Community" designation, which makes it the fifth in the state to receive this designation. Two recent conferences were held in the City, and they collectively generated over 80 booked hotel room night stays and an estimated overall economic impact of more than $40,000. Also, four more conferences and one more major sporting event have been secured for Rockwall between now and 2028. In addition, one more conference is in the early stages of evaluation and will also possibly be secured soon. Regional and statewide ad campaigns are ongoing to market Rockwall. "Tour Texas" recently selected Rockwall to be highlighted on its social media during National Travel and Tourism Week. Josh Turner (signer / headliner band) commented on the Chamber's Founder's Day social media post. Various campaigns and efforts continue to focus on highlighting Rockwall as both a meetings and groups destination as well as a leisure tourism destination.

Following her briefing, Councilmember Campbell thanked Mrs. Willard for her report, congratulated her on securing the recent designation and also for securing future conferences and sporting events.

Councilmember Lewis echoed Councilmember's Campbell's sentiments and indicated Ms. Willard is doing a great job.

Ms. Willard shared she is going to begin serving in September on the Board of Directors for the TX Association of Convention & Visitors Bureau, so this will help her represent Rockwall on a statewide level.

Councilmember Thomas asked for clarification on what feedback Ms. Willard gets on visitors who may be returning to Rockwall. Ms. Willard indicated visitors tend to enjoy the restaurants, the lake (the views), and – of course – downtown as well (its walkability). So, we are getting a lot of positive feedback.

Mayor McCallum thanked Ms. Willard extensively for her hard work on promoting Rockwall and working on the 'visitor's bureau' aspects.

No action was taken as a result of her briefing.

X. 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. Quarterly Budget Report
6. Roadway Projects Update
7. Sales Tax Historical Comparison
8. Water Consumption Historical Statistics

Mrs. Smith, City Manager, shared that notifications recently went out by mail to all residents living along Boydstun to make them aware of upcoming reconstruction of that roadway. The only address along Boydstun that is not residential is the First Baptist Church, and city staff will meet with them soon to discuss timelines and to work around church service times, funerals, events, etc. the church may have planned during reconstruction.

City Engineer, Amy Williams, then briefly shared with Council short details regarding additional, various roadway (re)construction projects that are in progress, upcoming soon, or future-planned. Mayor McCallum thanked Ms. Williams for this report and encouraged citizens to view the report every first Council meeting monthly within the informational city council meeting packet that gets posted online on the city website. Councilmember Lewis thanked Ms. Williams for her report and for staff getting started on Henry M. Chandler, as he has received a lot of comments about that road.

Following the close of the public meeting agenda, at 6:27 p.m. Mayor McCallum then recessed the public meeting to go back into Executive Session. He read aloud the following item that would be discussed:

Discussion regarding (re)appointments to city regulatory boards and commissions, including possible interviews, pursuant to §551.074 (Personnel Matters)

Council came out of Executive Session at 6:53 p.m. and Mayor McCallum then called the meeting back to order.

Mayor McCallum then made a motion to move David Rolf up to a regular, voting member (from an "alternate" member) on the Board of Adjustments in order to fill a vacant seat left by Kevin Hadawi (initial, two-year term to expire in August of 2027). Councilmember Thomas seconded the motion, which passed by a vote of 7 ayes to 0 nays.

Regarding the City's Historic Preservation Advisory Board, Councilmember Anna Campbell moved to reappoint Fran Webb, Sarah Freed, Ben Lewis and Steve Gaskin to each serve additional two-year terms (to expire in August of 2027). Councilmember Lewis seconded the motion, which passed by a vote of 7 ayes to 0 nays.

Mayor McCallum moved to appoint David Schoen to the Planning & Zoning Commission (replacing Kyle

Thompson, effective August 13, 2025) with an initial three-year term through August of 2028. Councilmember Jeffus seconded the motion, which passed by a vote of 7 ayes to 0 nays.

Mayor McCallum moved to reappoint John Hagaman to the Planning & Zoning Commission (with a term to expire in August of 2028). Councilmember Thomas seconded the motion, which passed by a vote of 7 ayes to 0 nays.

Regarding the ART Commission, Councilmember Lewis moved to reappoint Ashlei Neill and Michael Rohlf to an additional two-year term (through August of 2027). Mayor Pro Tem Moeller seconded the motion, which passed by a vote of 7 ayes to 0 nays.

Councilmember Thomas moved to appoint Glenn Taft to the city's Park Board (replacing Jason Alvarado for an initial term to run through August of 2027). Mayor McCallum seconded the motion, which passed by a vote of 7 ayes to 0 nays.

XI. Adjournment

Mayor McCallum adjourned the meeting at 6:56 p.m.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS ON THIS 18th DAY OF AUGUST, 2025.

_____
TIM McCALLUM, MAYOR

ATTEST:

_____
KRISTY TEAGUE, CITY SECRETARY

City of Rockwall
The New Horizon

MEMORANDUM

TO: **Mary Smith, City Manager**

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

DATE: **August 18, 2025**

SUBJECT: **Lift Station Repair**

Three lift stations in the City require repair of the electrical panels to prevent sewer overflows from occurring. The panels range in age from 23 years to 27 years. The lift stations that need the electrical repair are the Shores lift station (installed in 2002), Lakeside Village lift station (installed in 2001), and the old Kroger lift station (installed in 1998). Deterioration of the wiring due to hydrogen sulfide gases has caused the electrical panels to lose the integrity and proper temperature regulation when outside temperatures are extreme.

Staff requests the City Council consider authorizing the City Manager to execute a contract with Cummings Electrical, LP for the lift station electrical panel repairs in an amount not to exceed $153,973.95, to be funded from the Water and Sewer Fund.

August 5, 2025

City of Rockwall
385 S Goliad St,
Rockwall, TX 75087
Attn: Shon Bellah

Reference: **City of Rockwall – Shores LS**

We are pleased to present this proposal for electrical work associated with the above referenced project.

Price:
Pump Panel Lift Station - $49,875
Pressure Transmitter Level Sensor - $1,449.65
Total - $51,324.65

The following materials and/or services are **included** in this quotation.

- Remove the old Lift Station Pump Panel.
- Purchase and install a new Panel.
- Terminate SCADA, motors, and power.
- Programming or Calibration of instrumentation devices
- PLC Programming
- Program Scada
- Test New Lift Station Pump panel.
- Test Scada Communications.

The following materials and/or services are **excluded** in this quotation.

- Upgrade, repair or replacement of electrical systems and equipment other than the items included in this quotation.
- Roof penetrations and seals
- No antenna equipment included or ROhm tower.
- Sheetrock repair/tape/bed or paint
- Permits and permit fees.
- Painting, grinding, or welding of surfaces.
- Sales Tax

General Conditions & Clarifications

- This proposal is based on the prices of metal building products (such as conduit, fittings, wire, etc.) quoted to us as of the date of this proposal. Due to the rapidly rising metal prices, this proposal is subject to increase if any metal building materials increase prior to the execution of a written agreement, by the amount of increase quoted by our intended suppliers and/or subcontractors. (We will provide you with proof of any increase.)
- All equipment furnished by owner or other contractors must by supplied with all necessary accessories (i.e. - fuses, lamps, thermal overloads and circuit breakers, etc...)
- Cummings Electrical will not indemnify, defend, and hold harmless the owner, general contractor or other parties for their own negligence.
- This proposal excludes the assumption of risk of nonpayment to the general contractor.
- This proposal excludes all consequential, actual, or undefined damages.
- Our proposal assumes that either the owner or general contractor will carry builder's risk and/or other forms of insurance necessary.
- The construction shall be carried out in accordance with good construction practice and the latest revisions of recognized National Codes of Practice, Standards, and Specifications, specifically NFPA 70 (National Electrical Code).
- Proposal is conditioned upon the parties entering into a mutually agreeable contract.
- Proposal is conditioned upon receipt of a mutually agreeable project schedule.
- Payment shall be made for materials stored offsite and/or prefabricated at Cummings Electricals' warehouse
- We request written notification of acceptance of this proposal prior to any contractual performance by Cummings Electrical.
- Customer will supply Cummings Electrical with updated electronic files at no charge to Cummings.
- Per Texas Business and Commerce Code Section 56.054, Cummings Electrical hereby requests proof of adequate funding and reserves the right to rescind this bid if such is not provided. Additionally, Cummings cannot subordinate its rights.
- This proposal does not include costs associated with a Project Labor Agreement, and Cummings Electrical reserves the right to modify or rescind this proposal if PLAs are required.
- If subcontractors or suppliers are specified or required by owner or general contractor, Cummings may require special contract terms and/or terms matching those demanded by such subs and suppliers.
- Unless they are clearly stated in the provided bid documents, Cummings' price does not include any consideration for liquidated damages. Price may be subject to modification if Cummings is informed of liquidated damages after bid submission.
- Pricing is firm for **30** days from date of proposal.
- Cummings Electrical shall not be responsible for any escalations, unforeseen costs, failure to perform, or delay in performance of its obligations resulting from the COVID-19 pandemic, and contractor shall not be entitled to any damages resulting therefrom.
- Credit Card Payments are Subject to a Processing Fee

We appreciate this opportunity to be of service to you.

Sincerely,

Logan Wilson
Cummings Electrical
Vendor ID: 5133
Contract#: 250503

Accepted: _____

August 5, 2025

City of Rockwall
385 S Goliad St,
Rockwall, TX 75087
Attn: Shon Bellah

Reference: **City of Rockwall – Lakeside Village LS**

We are pleased to present this proposal for electrical work associated with the above referenced project.

Price:
Pump Panel Lift Station - $49,875
Pressure Transmitter Level Sensor - $1,449.65
Total - $51,324.65

The following materials and/or services are **included** in this quotation.

- Remove the old Lift Station Pump Panel.
- Purchase and install a new Panel.
- Terminate SCADA, motors, and power.
- Programming or Calibration of instrumentation devices
- PLC Programming
- Program Scada
- Test New Lift Station Pump panel.
- Test Scada Communications.

The following materials and/or services are **excluded** in this quotation.

- Upgrade, repair or replacement of electrical systems and equipment other than the items included in this quotation.
- Roof penetrations and seals
- No antenna equipment included or ROhm tower.
- Sheetrock repair/tape/bed or paint
- Permits and permit fees.
- Painting, grinding, or welding of surfaces.
- Sales Tax

General Conditions & Clarifications

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- All equipment furnished by owner or other contractors must by supplied with all necessary accessories (i.e. - fuses, lamps, thermal overloads and circuit breakers, etc...)
- Cummings Electrical will not indemnify, defend, and hold harmless the owner, general contractor or other parties for their own negligence.
- This proposal excludes the assumption of risk of nonpayment to the general contractor.
- This proposal excludes all consequential, actual, or undefined damages.
- Our proposal assumes that either the owner or general contractor will carry builder's risk and/or other forms of insurance necessary.
- The construction shall be carried out in accordance with good construction practice and the latest revisions of recognized National Codes of Practice, Standards, and Specifications, specifically NFPA 70 (National Electrical Code).
- Proposal is conditioned upon the parties entering into a mutually agreeable contract.
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- Cummings Electrical shall not be responsible for any escalations, unforeseen costs, failure to perform, or delay in performance of its obligations resulting from the COVID-19 pandemic, and contractor shall not be entitled to any damages resulting therefrom.
- Credit Card Payments are Subject to a Processing Fee

We appreciate this opportunity to be of service to you.

Sincerely,

Logan Wilson
Cummings Electrical
Vendor ID: 5133
Contract#: 250503

Accepted: _____

August 5, 2025

City of Rockwall
385 S Goliad St,
Rockwall, TX 75087
Attn: Shon Bellah

Reference: **City of Rockwall – Kroger LS**

We are pleased to present this proposal for electrical work associated with the above referenced project.

Price:
Pump Panel Lift Station - $49,875
Pressure Transmitter Level Sensor - $1,449.65
Total - $51,324.65

The following materials and/or services are **included** in this quotation.

- Remove the old Lift Station Pump Panel.
- Purchase and install a new Panel.
- Terminate SCADA, motors, and power.
- Programming or Calibration of instrumentation devices
- PLC Programming
- Program Scada
- Test New Lift Station Pump panel.
- Test Scada Communications.

The following materials and/or services are **excluded** in this quotation.

- Upgrade, repair or replacement of electrical systems and equipment other than the items included in this quotation.
- Roof penetrations and seals
- No antenna equipment included or ROhm tower.
- Sheetrock repair/tape/bed or paint
- Permits and permit fees.
- Painting, grinding, or welding of surfaces.
- Sales Tax

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- This proposal excludes all consequential, actual, or undefined damages.
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- Credit Card Payments are Subject to a Processing Fee

We appreciate this opportunity to be of service to you.

Sincerely,

Logan Wilson
Cummings Electrical
Vendor ID: 5133
Contract#: 250503

Accepted: _____

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:	August 18, 2025
APPLICANT:	Michael McDonald; *Gentry Estates*
CASE NUMBER:	P2025-026; *Final Plat for Lots 1 & 2, Block A, Gentry Addition*

SUMMARY

Consider a request by Michael McDonald of Gentry Estates for the approval of a *Final Plat* for Lots 1 & 2, Block A, Gentry Addition being a 1.07-acre parcel of land identified as a portion of Lot C, Block 113, B. F. Boydstun Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 605 Bost Street, and take any action necessary.

PLAT INFORMATION

☑ *Purpose.* The applicant is requesting the approval of a *Final Plat* for a 1.07-acre parcel of land [*i.e. Lot C, Block 113, Boydstun Addition*] for the purpose of dedicating and abandoning easements for the future development of the subject property and subdividing one (1) residential lot into two (2) residential lots [*i.e. Lots 1 & 2, Block A, Gentry Addition*].

☑ *Background.* The subject property was annexed prior to 1934 based on the April 1934 Sanborn Map. According to the City's historic zoning maps, the subject property was zoned Commercial (C) District as of January 3, 1972. Sometime between January 3, 1972 and June 3, 1977, the subject property was rezoned from a Commercial (C) District to a Single-Family 3 (SF-3) District. Based on the May 16, 1983 zoning map, the property was again rezoned from Single-Family 3 (SF-3) District to Single-Family 7 (SF-7) District and has remained zoned Single-Family 7 (SF-7) District to date. According to the Rockwall Central Appraisal District (RCAD), there is currently a 1,432 SF single-family home constructed in 1970 and three (3) accessory structures [*i.e. 224 SF, 60 SF, and 30 SF accessory structures*] constructed in 1980 situated on the subject property.

☑ *Parks and Recreation Board.* On August 5, 2025, the Parks and Recreation Board reviewed the *Final Plat* and made the following recommendations concerning the proposed subdivision:

(1) The property owner shall pay *Pro-Rata Equipment Fees* of $606.19 (*i.e. $606.19 x 1 lot = $606.19*).
(2) The property owner shall pay *Cash-In-Lieu of Land Fees* of $709.37 (*i.e. $709.37 x 1 lot = $709.37*).

☑ *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 *Final Plat* 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 City Council chooses to approve of the *Final Plat* for *Lots 1 & 2, Block A, Gentry 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 *Final Plat* shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION

On August 12, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the *Final Plat* by a vote of 6-0, with Commissioner Conway absent.

DEVELOPMENT APPLICATION

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

STAFF USE
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	605 BOST STREET				
SUBDIVISION	B.F. Boydstun A-14	LOT	1+2	BLOCK	A
GENERAL LOCATION	Bost near St. Mary				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	SF 7	CURRENT USE	RESIDENTIAL		
PROPOSED ZONING	SF 7	PROPOSED USE	SAME		
ACREAGE	1.07	LOTS [CURRENT]	1	LOTS [PROPOSED]	2

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

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

☑ OWNER	GENTRY ESTATES	☐ APPLICANT	
CONTACT PERSON	MICHAEL McDONALD	CONTACT PERSON	SAME
ADDRESS	507 BOST ST	ADDRESS	
CITY, STATE & ZIP	ROCKWALL TX 75087	CITY, STATE & ZIP	
PHONE	[redacted]		
E-MAIL	[redacted]		

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ 327.80, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 13 DAY OF JUNE, 20 25. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

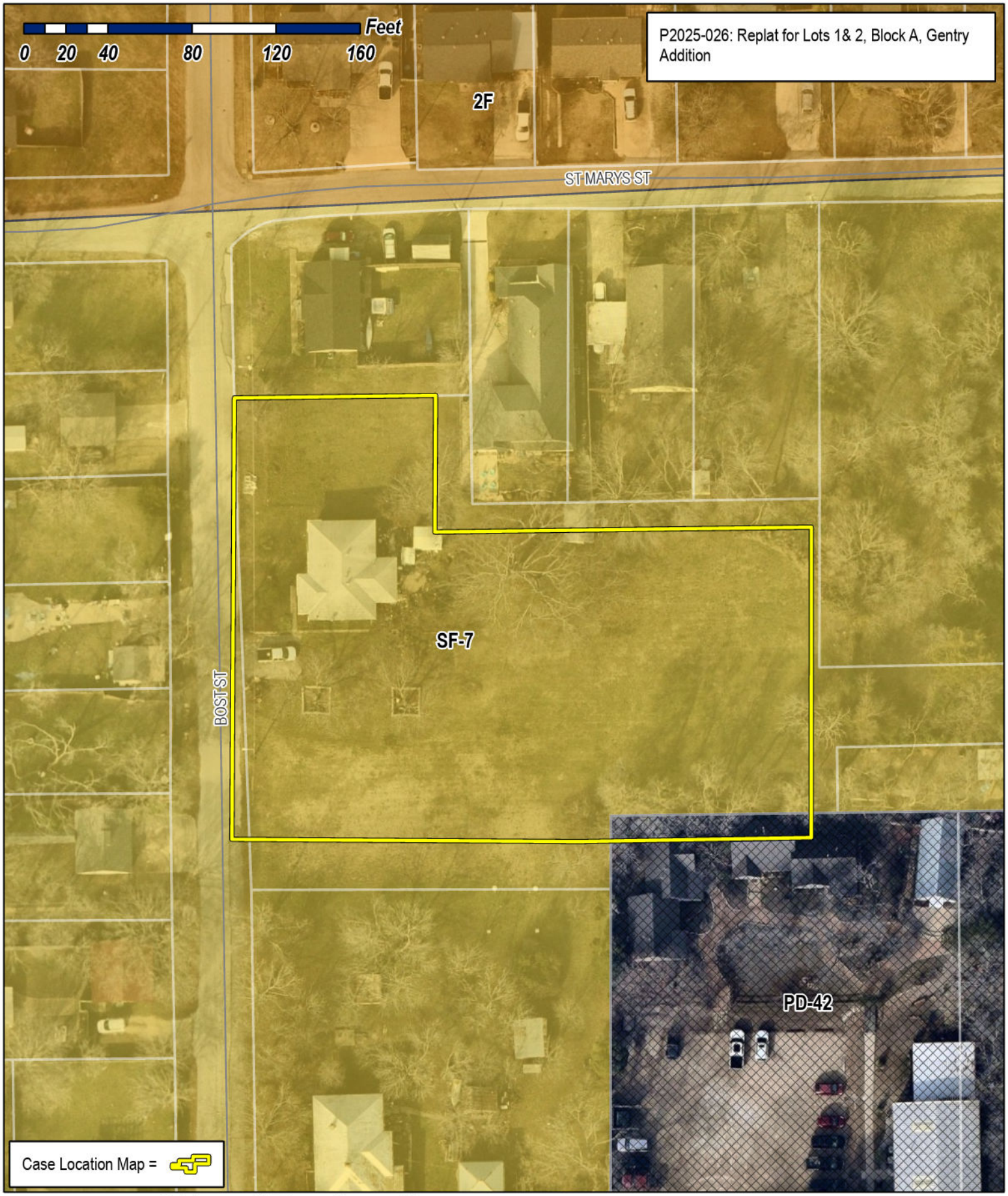
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13 DAY OF JUNE, 2025

OWNER'S SIGNATURE: Michael Lee McDonald

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

MY COMMISSION EXPIRES 9/27/25

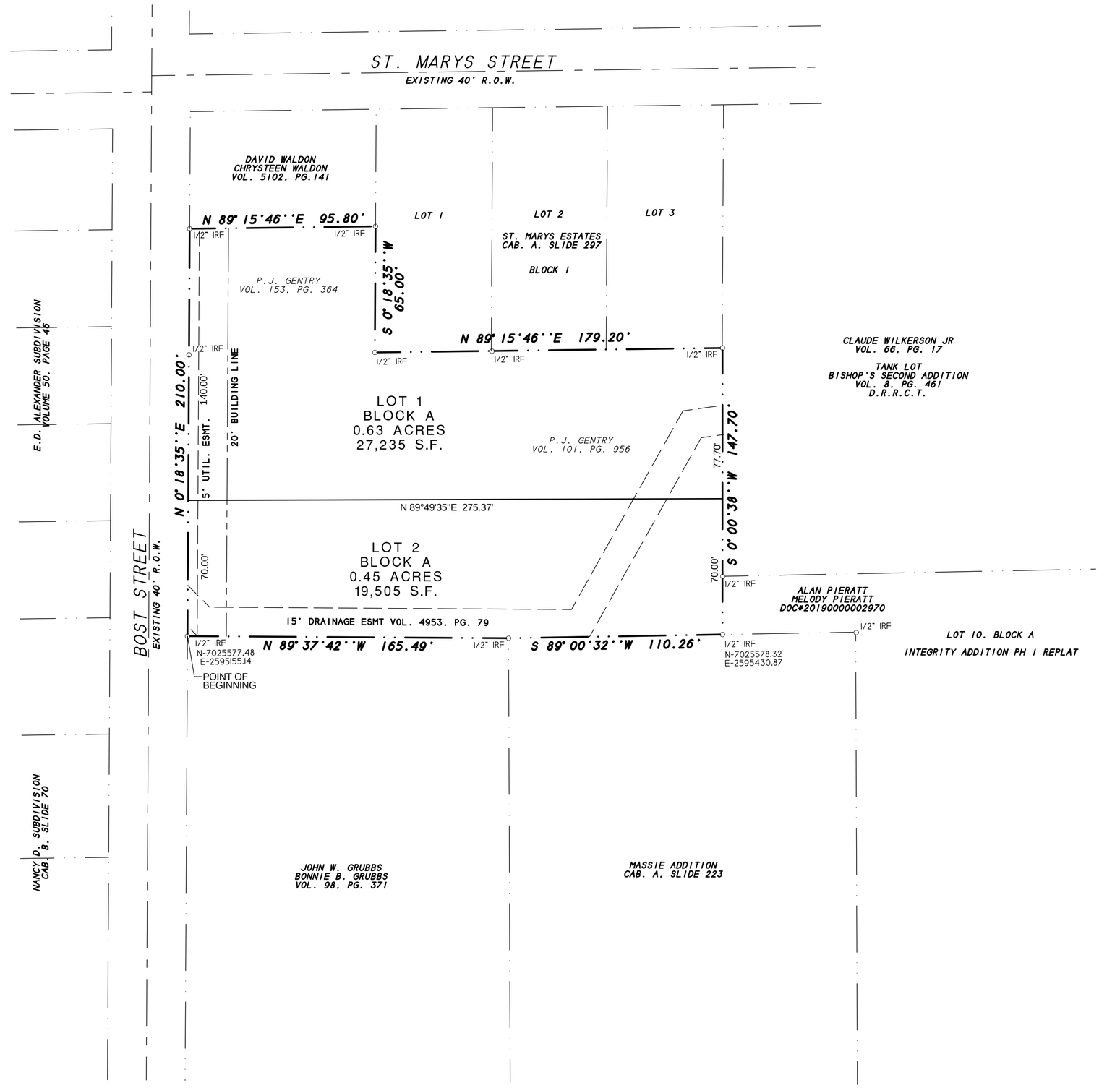
JENNEFER AYALA
Notary Public
STATE OF TEXAS
My Comm. Exp. 09-27-25
Notary ID # 133355727

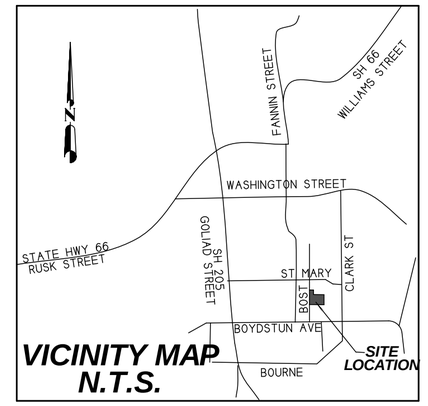


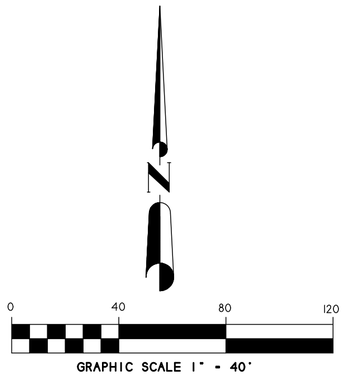
City of Rockwall

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.







FINAL PLAT
LOT 1 AND LOT 2 BLOCK A GENTRY ADDITION

2 LOTS
1.07 ACRES OR 46,740 S.F.
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
SITUATED IN B.F. BOYDSTUN SURVEY
ABSTRACT NO. 14

OWNERS:

GENTRY ESTATE
605 BOST STREET
ROCKWALL, TEXAS 75087

SHEET 1 OF 2

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 10150900
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SURVEY DATE JUNE 13, 2025
SCALE 1" = 40' FILE # 20250064
CLIENT GENTRY

CITY CASE NO. P2025-

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, GENTRY ESTATE, BEING THE OWNER OF A TRACT OF land in the B.F. BOYDSTUN SURVEY, ABSTRACT NO. 14, County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the B.F. BOYDSTUN SURVEY, ABSTRACT NO. 14, City of Rockwall, Rockwall County, Texas, and being all of that tract of land as described in a Warranty deed to P.J. Gentry and Geneva Gentry, as recorded in Volume 101, Page 956 and Volume 153, Page 364 of the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the east right-of-way line of Bost Street and at the southwest corner of said Gentry tract per Volume 101, Page 956 and at the northwest corner of a tract of land as described in a Warranty deed to John W. Grubbs and Bonnie B. Grubbs, as recorded in Volume 98, Page 371 of the Deed Records of Rockwall County, Texas;

THENCE N. 00 deg. 18 min. 35 sec. E. along said right-of-way, a distance of 210.00 feet to a 1/2" iron rod found for corner at the northwest corner of said Gentry tract per Volume 153, Page 364;

THENCE N. 89 deg. 15 min. 46 sec. E. a distance of 95.80 feet to a 1/2" iron rod found for corner;

THENCE S. 00 deg. 18 min. 35 sec. W. a distance of 65.00 feet to a 1/2" iron rod found for corner;

THENCE N. 89 deg. 15 min. 46 sec. E. a distance of 179.20 feet to a 1/2" iron rod found for corner;

THENCE S. 00 deg. 00 min. 38 sec. E. a distance of 147.70 feet to a 1/2" iron rod found for corner;

THENCE S. 89 deg. 00 min. 32 sec. W. a distance of 110.26 feet to 1/2" iron rod found for corner;

THENCE N. 89 deg. 37 min. 42 sec. W. a distance of 165.49 feet to the POINT OF BEGINNING and containing 46,740 square feet or 1.07 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as LOT 1 AND LOT 2, BLOCK A, GENTRY ADDITION an Addition to the City of Rockwall, Texas and whose name is subscribed hereto, hereby dedicated to the use of public forever all streets, alleys parks water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in LOT 1 AND LOT 2, BLOCK A, GENTRY ADDITION, have been notified and signed this plat.

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

I also understand the following;

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

2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of 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 occasional 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 properties within the drainage area are not adversely affected by storm drainage from the development.

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

I 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 I may have as a result of the dedication of exaction's made herein.

_____
DOLLY BAGBY
for GENTRY ESTATE

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared DOLLY BAGBY, 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 _____, 20__.

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

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal useand fire protection within such plat, as required under Ordinance 83-54.

SURVEYOR'S CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

_____
Harold D. Fetty, III
Registered Professional Land Surveyor No. 5034

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

APPROVED

I hereby certify that the above and foregoing plat of LOT 1 AND LOT 2, BLOCK A, GENTRY ADDITION, an addition to the City of Rockwall, Texas, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ___ day of _____ ,_____.

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

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

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

_____ _____
Mayor, City of Rockwall Planning and Zoning Chairman

_____ _____
City Secretary City of Rockwall City Engineer

FINAL PLAT
LOT 1 AND LOT 2
BLOCK A
GENTRY ADDITION

2 LOTS
1.07 ACRES OR 46,740 S.F.
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
SITUATED IN B.F. BOYDSTUN SURVEY
ABSTRACT NO. 14

OWNERS:

GENTRY ESTATE
605 BOST STREET
ROCKWALL, TEXAS 75087

SHEET 2 OF 2

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 10150900
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SURVEY DATE JUNE 13, 2025
SCALE 1" = 40' FILE # 20250064
CLIENT GENTRY

CITY CASE NO. P2025-

Sole Property Manager for 605 Bost Street, Rockwall, Texas 75087

X Michael Lee McDonald

X Dolly S Bagby

X Delores A Burns

Notary

STATE OF TEXAS, COUNTY OF

This instrument was acknowledged before me on this 15th day of July, 2025 by Michael Lee McDonald and Dolly Bagby

Delores A. Burns

Notary Public's Signature

DELORES A BURNS
Notary Public
STATE OF TEXAS
My Comm. Exp. 10-09-28
Notary ID # 10653287

To whom it may concern,

Michael Lee McDonald is the property manager of 605 Bost Street, Rockwall, Texas 75087. I am writing to confirm my commitment to complete the necessary extension of the sanitary sewer line required for the development of a new single family residence on the property. I understand that the plat for this property will not be accepted until this commitment is provided. I acknowledge that the sewer extension will be constructed at my expense and permitting requirements in full acquirements.

I will coordinate with the appropriate city departments.

To ensure all necessary approvals and inspections are obtained.

Please accept this letter as confirmation of my intent to complete the required sewer line extension.

Thank you.

X Michael Lee McDonald

Michael Lee McDonald

X Dolly S. Bagby

Dolly Bagby

Notary

X Delores A. Burns

STATE OF TEXAS, COUNTY OF Rockwall

This instrument was acknowledged before me on this 1 day of July, 2025 by Michael Lee McDonald and Dolly Bagby

Delores A. Burns

Notary Public's Signature

DELORES A BURNS
Notary Public
STATE OF TEXAS
My Comm. Exp. 10-09-28
Notary ID # 10653287

Guevara, Angelica

From: Kevin Passons [redacted]
Sent: Monday, July 21, 2025 1:38 PM
To: Guevara, Angelica
Cc: Stephen Ritchey
Subject: PID 14392

Good Afternoon All,

I reference to the above property Rockwall CAD acknowledges that there needs to be a correction to the map. We have sent the documentation provided by the surveyor to our mapping company and are awaiting the correction to be done by them.

Feel free to contact me if you have any questions.

Regards,

Kevin R. Passons

Kevin R. Passons, RPA RTA RTC CCA CTA
Chief Appraiser
Rockwall Central Appraisal District
841 Justin Rd.
Rockwall, TX 75087
[redacted]

CONFIDENTIALITY NOTICE: This email may contain confidential information and/or attorney client privileged transmission et seq., and any information contained in this message is legally privileged, confidential and intended only for the individual or entity named herein. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution or copy of this message is strictly prohibited. If you have received this message in error, please

City of Rockwall
The New Horizon

MEMORANDUM

TO: **Rockwall City Council**

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

DATE: **August 12, 2025**

SUBJECT: **Settlement Agreement with Atmos Energy Corp. Mid-Tex Division**

The information below is provided by the Atmos Cities Steering Committee Executive Committee and its General Counsel.

BACKGROUND AND SUMMARY

The City, along with 181 other Mid-Texas cities served by Atmos Energy Corporation, Mid-Tex Division ("Atmos Mid-Tex" or "Company"), is a member of the Atmos Cities Steering Committee ("ACSC"). In 2007, ACSC and Atmos Mid-Tex settled a rate application filed by the Company pursuant to Section 104.301 of the Texas Utilities Code for an interim rate adjustment commonly referred to as a GRIP filing (arising out of the Gas Reliability Infrastructure Program legislation). That settlement created a substitute rate review process, referred to as Rate Review Mechanism ("RRM"), as a substitute for future filings under the GRIP statute.

Since 2007, there have been several modifications to the original RRM Tariff. The most recent iteration of an RRM Tariff was reflected in an ordinance adopted by ACSC members in 2018. On or about April 1, 2025, the Company filed a rate request pursuant to the RRM Tariff adopted by ACSC members. The Company claimed that its cost-of-service in a test year ending December 31, 2024, entitled it to additional system-wide revenues of $245.2 million.

Application of the standards set forth in ACSC's RRM Tariff reduces the Company's request to $225.6 million, $163.5 million of which would be applicable to ACSC members. After reviewing the filing and conducting discovery, ACSC's consultants concluded that the system-wide deficiency under the RRM regime should be $185.6 million instead of the claimed $245.2 million.

After several settlement meetings, the parties have agreed to settle the case for $205.6 million. This is a reduction of $20 million to the Company's initial request. This includes payment of ACSC's expenses. The Effective Date for new rates is October 1, 2025. ACSC members should take action approving the Ordinance before October 1, 2025.

RATE TARIFFS

Atmos generated rate tariffs attached to the Ordinance that will generate $205.6 million in additional revenues. Atmos also prepared a Proof of Revenues supporting the settlement figures. ACSC consultants have agreed that Atmos' Proof of Revenues is accurate.

BILL IMPACT

The impact of the settlement on average residential rates is an increase of $7.83 on a monthly basis, or 9.27%. The increase for average commercial usage will be $25.73 or 6.56%. Atmos provided bill impact comparisons containing these figures.

SUMMARY OF ACSC'S OBJECTION TO THE UTILITIES CODE SECTION 104.301 GRIP PROCESS

ACSC strongly opposed the GRIP process because it constitutes piecemeal ratemaking by ignoring declining expenses and increasing revenues while rewarding the Company for increasing capital investment on an annual basis. The GRIP process does not allow any review of the reasonableness of capital investment and does not allow cities to participate in the Railroad Commission's review of annual GRIP filings or allow recovery of Cities' rate case expenses. The Railroad Commission undertakes a mere administrative review of GRIP filings (instead of a full hearing) and rate increases go into effect without any material adjustments. In ACSC's view, the

GRIP process unfairly raises customers' rates without any regulatory oversight. In contrast, the RRM process has allowed for a more comprehensive rate review and annual evaluation of expenses and revenues, as well as capital investment.

RRM SAVINGS OVER GRIP

While residents outside municipal limits must pay rates governed by GRIP, there are some cities served by Atmos Mid-Tex that chose to remain under GRIP rather than adopt RRM. Additionally, the City of Dallas adopted a variation of RRM which is referred to as DARR. When new rates become effective on October 1, 2025, ACSC residents will maintain an economic monthly advantage over GRIP and DARR rates.

Comparison to Other Mid-Tex Rates (Residential)

	Average Bill	Compared to RRM Cities
RRM Cities:	$54.68	-
DARR:	$58.57	$3.89
ATM Cities:	$57.39	$2.71
Environs:	$55.96	$1.28

Note: ATM Cities and Environs rates are as-filed. Also note that DARR uses a test year ending in September rather than December.

EXPLANATION OF "BE IT RESOLVED" PARAGRAPHS:

1. This section approves all findings in the Ordinance.
2. This section adopts the RRM rate tariffs and finds the adoption of the new rates to be just, reasonable, and in the public interest.
3. This section makes it clear that Cities may challenge future costs associated with gas leaks.
4. This section finds that existing rates are unreasonable. Such finding is a necessary predicate to establishment of new rates. The new tariffs will permit Atmos Mid-Tex to recover an additional $205.6 million on a system-wide basis.

5. This section approves an exhibit that establishes a benchmark for pensions and retiree medical benefits to be used in future rate cases or RRM filings.

6. This section requires the Company to reimburse the City for expenses associated with review of the RRM filing, settlement discussions, and adoption of the Ordinance approving new rate tariffs.

7. This section repeals any resolution or ordinance that is inconsistent with the Ordinance.

8. This section finds that the meeting was conducted in compliance with the Texas Open Meetings Act, Texas Government Code, Chapter 551.

9. This section is a savings clause, which provides that if any section is later found to be unconstitutional or invalid, that finding shall not affect, impair, or invalidate the remaining provisions of this Ordinance. This section further directs that the remaining provisions of the Ordinance are to be interpreted as if the offending section or clause never existed.

10. This section provides for an effective date upon passage.

11. This section directs that a copy of the signed Ordinance be sent to a representative of the Company and legal counsel for ACSC.

CONCLUSION

The Legislature's GRIP process allowed gas utilities to receive annual rate increases associated with capital investments. The RRM process has proven to result in a more efficient and less costly (both from a consumer rate impact perspective and from a ratemaking perspective) than the GRIP process. Given Atmos Mid-Tex's claim that its historic cost of service should entitle it to recover $245.2 million in additional system-wide revenues, the RRM settlement at $205.6 million for ACSC members reflects substantial savings to ACSC cities. Settlement at $205.6 million is fair and reasonable. The ACSC Executive Committee consisting of city employees of 18 ACSC members

urges all ACSC members to pass the Ordinance before October 1, 2025. New rates become effective October 1, 2025.

CITY OF ROCKWALL

ORDINANCE NO. 25-51

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, APPROVING A NEGOTIATED SETTLEMENT BETWEEN THE ATMOS CITIES STEERING COMMITTEE ("ACSC") AND ATMOS ENERGY CORP., MID-TEX DIVISION REGARDING THE COMPANY'S 2025 RATE REVIEW MECHANISM FILING; DECLARING EXISTING RATES TO BE UNREASONABLE; ADOPTING TARIFFS THAT REFLECT RATE ADJUSTMENTS CONSISTENT WITH THE NEGOTIATED SETTLEMENT; FINDING THE RATES TO BE SET BY THE ATTACHED SETTLEMENT TARIFFS TO BE JUST AND REASONABLE AND IN THE PUBLIC INTEREST; APPROVING AN ATTACHMENT ESTABLISHING A BENCHMARK FOR PENSIONS AND RETIREE MEDICAL BENEFITS; REQUIRING THE COMPANY TO REIMBURSE ACSC'S REASONABLE RATEMAKING EXPENSES; DETERMINING THAT THIS ORDINANCE WAS PASSED IN ACCORDANCE WITH THE REQUIREMENTS OF THE TEXAS OPEN MEETINGS ACT; ADOPTING A SAVINGS CLAUSE; DECLARING AN EFFECTIVE DATE; AND REQUIRING DELIVERY OF THIS ORDINANCE TO THE COMPANY AND THE ACSC'S LEGAL COUNSEL.

WHEREAS, the City of Rockwall, Texas ("City") is a gas utility customer of Atmos Energy Corp., Mid-Tex Division ("Atmos Mid-Tex" or "Company"), and a regulatory authority with an interest in the rates, charges, and services of Atmos Mid-Tex; and

WHEREAS, the City is a member of the Atmos Cities Steering Committee ("ACSC"), a coalition of similarly-situated cities served by Atmos Mid-Tex ("ACSC Cities") that have joined together to facilitate the review of, and response to, natural gas issues affecting rates charged in the Atmos Mid-Tex service area; and

WHEREAS, ACSC and the Company worked collaboratively to develop a Rate Review Mechanism ("RRM") tariff that allows for an expedited rate review process by ACSC Cities as a substitute to the Gas Reliability Infrastructure Program ("GRIP") process instituted by the Legislature, and that will establish rates for the ACSC Cities based on the system-wide cost of serving the Atmos Mid-Tex Division; and

WHEREAS, the current RRM tariff was adopted by the City in a rate ordinance in 2018; and

WHEREAS, on about April 1, 2025 Atmos Mid-Tex filed its 2025 RRM rate request with ACSC Cities based on a test year ending December 31, 2024; and

WHEREAS, ACSC coordinated its review of the Atmos Mid-Tex 2025 RRM filing through its Executive Committee, assisted by ACSC's attorneys and consultants, to resolve issues identified in the Company's RRM filing; and

WHEREAS, the Executive Committee, as well as ACSC's counsel and consultants, recommend that ACSC Cities approve an increase in base rates for Atmos Mid-Tex of $205.6 million on a system-wide basis with an Effective Date of October 1, 2025; and

WHEREAS, ACSC agrees that Atmos plant-in-service is reasonable; and

WHEREAS, with the exception of approved plant-in-service, ACSC is not foreclosed from future reasonableness evaluation of costs associated with incidents related to gas leaks; and

WHEREAS, the attached tariffs (Attachment 1) implementing new rates are consistent with the recommendation of the ACSC Executive Committee, are agreed to by the Company, and are just, reasonable, and in the public interest; and

WHEREAS, the settlement agreement sets a new benchmark for pensions and retiree medical benefits (Attachment 2); and

WHEREAS, the RRM Tariff contemplates reimbursement of ACSC's reasonable expenses associated with RRM applications.

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

SECTION 1. That the findings set forth in this Ordinance are hereby in all things approved.

SECTION 2. That, without prejudice to future litigation of any issue identified by ACSC, the City Council finds that the settled amount of an increase in revenues of $205.6 million on a system-wide basis represents a comprehensive settlement of gas utility rate issues affecting the rates, operations, and services offered by Atmos Mid-Tex within the municipal limits arising from Atmos Mid-Tex's 2025 RRM filing, is in the public interest, and is consistent with the City's authority under Section 103.001 of the Texas Utilities Code.

SECTION 3. That despite finding Atmos Mid-Tex's plant-in-service to be reasonable, ACSC is not foreclosed in future cases from evaluating the reasonableness of costs associated with incidents involving leaks of natural gas.

SECTION 4. That the existing rates for natural gas service provided by Atmos Mid-Tex are unreasonable. The new tariffs attached hereto and incorporated herein as Attachment 1, are just and reasonable, and are designed to allow Atmos Mid-Tex to recover annually an additional $205.6 million on a system-wide basis, over the amount allowed under currently approved rates. Such tariffs are hereby adopted.

SECTION 5. That the ratemaking treatment for pensions and retiree medical benefits in Atmos Mid-Tex's next RRM filing shall be as set forth on Attachment 2, attached hereto and incorporated herein.

SECTION 6. That Atmos Mid-Tex shall reimburse the reasonable ratemaking expenses of ACSC in processing the Company's 2025 RRM filing.

SECTION 7. That to the extent any resolution or ordinance previously adopted by the Council is inconsistent with this Ordinance, it is hereby repealed.

SECTION 8. That the meeting at which this Ordinance was approved was in all things conducted in strict compliance with the Texas Open Meetings Act, Texas Government Code, Chapter 551.

SECTION 9. That if any one or more sections or clauses of this Ordinance is adjudged to be unconstitutional or invalid, such judgment shall not affect, impair, or invalidate the remaining provisions of this Ordinance, and the remaining provisions of the Ordinance shall be interpreted as if the offending section or clause never existed.

SECTION 10. That consistent with the City Ordinance that established the RRM process, this Ordinance shall become effective from and after its passage with rates authorized by attached tariffs to be effective for bills rendered on or after October 1, 2025.

SECTION 11. That a copy of this Ordinance shall be sent to Atmos Mid-Tex, care of Chris Felan, Vice President of Rates and Regulatory Affairs Mid-Tex Division, Atmos Energy Corporation, 5420 LBJ Freeway, Suite 1862, Dallas, Texas 75240, and to Thomas Brocato, General Counsel to ACSC, at Lloyd Gosselink Rochelle & Townsend, P.C., 816 Congress Avenue, Suite 1900, Austin, Texas 78701.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS 18TH DAY OF AUGUST, 2025 BY A VOTE OF _____AYES AND ____NAYS.

_____
TIM MCCALLUM, MAYOR

ATTEST:

_____
KRISTY TEAGUE, CITY SECRETARY

APPROVED AS TO FORM:

_____
FRANK GARZA, CITY ATTORNEY

MID-TEX DIVISION
ATMOS ENERGY CORPORATION

RATE SCHEDULE:	**R – RESIDENTIAL SALES**	
APPLICABLE TO:	**ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF**	
EFFECTIVE DATE:	**Bills Rendered on or after 10/01/2025**	

Application
Applicable to Residential Customers for all natural gas provided at one Point of Delivery and measured through one meter.

Type of Service
Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

Monthly Rate
Customer's monthly bill will be calculated by adding the following Customer and Ccf charges to the amounts due under the riders listed below:

Charge	Amount
Customer Charge per Bill	$ 23.65 per month
Rider CEE Surcharge	$ 0.03 per month[1]
Total Customer Charge	$ 23.68 per month
Commodity Charge – All Ccf	$ 0.74748 per Ccf

Gas Cost Recovery: Plus an amount for gas costs and upstream transportation costs calculated in accordance with Part (a) and Part (b), respectively, of Rider GCR.

Weather Normalization Adjustment: Plus or Minus an amount for weather normalization calculated in accordance with Rider WNA.

Franchise Fee Adjustment: Plus an amount for franchise fees calculated in accordance with Rider FF. Rider FF is only applicable to customers inside the corporate limits of any incorporated municipality.

Tax Adjustment: Plus an amount for tax calculated in accordance with Rider TAX.

Surcharges: Plus an amount for surcharges calculated in accordance with the applicable rider(s).

Agreement
An Agreement for Gas Service may be required.

Notice
Service hereunder and the rates for services provided are subject to the orders of regulatory bodies having jurisdiction and to the Company's Tariff for Gas Service.

[1]Reference Rider CEE - Conservation and Energy Efficiency as approved in GUD 10170. Surcharge billing effective July 1, 2025.

MID-TEX DIVISION
ATMOS ENERGY CORPORATION

RATE SCHEDULE:	**C – COMMERCIAL SALES**	
APPLICABLE TO:	**ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF**	
EFFECTIVE DATE:	**Bills Rendered on or after 10/01/2025**	

Application
Applicable to Commercial Customers for all natural gas provided at one Point of Delivery and measured through one meter and to Industrial Customers with an average annual usage of less than 30,000 Ccf.

Type of Service
Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

Monthly Rate
Customer's monthly bill will be calculated by adding the following Customer and Ccf charges to the amounts due under the riders listed below:

Charge	Amount
Customer Charge per Bill	$ 94.00 per month
Rider CEE Surcharge	$ 0.01 per month[1]
Total Customer Charge	$ 94.01 per month
Commodity Charge – All Ccf	$ 0.22261 per Ccf

Gas Cost Recovery: Plus an amount for gas costs and upstream transportation costs calculated in accordance with Part (a) and Part (b), respectively, of Rider GCR.

Weather Normalization Adjustment: Plus or Minus an amount for weather normalization calculated in accordance with Rider WNA.

Franchise Fee Adjustment: Plus an amount for franchise fees calculated in accordance with Rider FF. Rider FF is only applicable to customers inside the corporate limits of any incorporated municipality.

Tax Adjustment: Plus an amount for tax calculated in accordance with Rider TAX.

Surcharges: Plus an amount for surcharges calculated in accordance with the applicable rider(s).

Agreement
An Agreement for Gas Service may be required.

Notice
Service hereunder and the rates for services provided are subject to the orders of regulatory bodies having jurisdiction and to the Company's Tariff for Gas Service.

Presumption of Plant Protection Level
For service under this Rate Schedule, plant protection volumes are presumed to be 10% of normal, regular, historical usage as reasonably calculated by the Company in its sole discretion. If a customer believes it needs to be modeled at an alternative plant protection volume, it should contact the company at mdtx-div-plantprotection@atmosenergy.com.

[1] Reference Rider CEE - Conservation and Energy Efficiency as approved in GUD 10170. Surcharge billing effective July 1, 2025.

MID-TEX DIVISION
ATMOS ENERGY CORPORATION

RATE SCHEDULE:	**I – INDUSTRIAL SALES**	
APPLICABLE TO:	**ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF**	
EFFECTIVE DATE:	**Bills Rendered on or after 10/01/2025**	

Application
Applicable to Industrial Customers with a maximum daily usage (MDU) of less than 200 MMBtu per day for all natural gas provided at one Point of Delivery and measured through one meter. Service for Industrial Customers with an MDU equal to or greater than 200 MMBtu per day will be provided at Company's sole option and will require special contract arrangements between Company and Customer.

Type of Service
Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

Monthly Rate
Customer's monthly bill will be calculated by adding the following Customer and MMBtu charges to the amounts due under the riders listed below:

Charge	Amount
Customer Charge per Meter	$ 1,848.75 per month
First 0 MMBtu to 1,500 MMBtu	$ 0.7678 per MMBtu
Next 3,500 MMBtu	$ 0.5623 per MMBtu
All MMBtu over 5,000 MMBtu	$ 0.1206 per MMBtu

Gas Cost Recovery: Plus an amount for gas costs and upstream transportation costs calculated in accordance with Part (a) and Part (b), respectively, of Rider GCR.

Franchise Fee Adjustment: Plus an amount for franchise fees calculated in accordance with Rider FF. Rider FF is only applicable to customers inside the corporate limits of any incorporated municipality.

Tax Adjustment: Plus an amount for tax calculated in accordance with Rider TAX.

Surcharges: Plus an amount for surcharges calculated in accordance with the applicable rider(s).

Curtailment Overpull Fee
Upon notification by Company of an event of curtailment or interruption of Customer's deliveries, Customer will, for each MMBtu delivered in excess of the stated level of curtailment or interruption, pay Company 200% of the midpoint price for the Katy point listed in *Platts Gas Daily* published for the applicable Gas Day in the table entitled "Daily Price Survey."

Replacement Index
In the event the "midpoint" or "common" price for the Katy point listed in *Platts Gas Daily* in the table entitled "Daily Price Survey" is no longer published, Company will calculate the applicable imbalance fees utilizing a daily price index recognized as authoritative by the natural gas industry and most closely approximating the applicable index.

MID-TEX DIVISION
ATMOS ENERGY CORPORATION

RATE SCHEDULE:	**I – INDUSTRIAL SALES**	
APPLICABLE TO:	**ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF**	
EFFECTIVE DATE:	**Bills Rendered on or after 10/01/2025**	

Agreement
An Agreement for Gas Service may be required.

Notice
Service hereunder and the rates for services provided are subject to the orders of regulatory bodies having jurisdiction and to the Company's Tariff for Gas Service.

Special Conditions
In order to receive service under Rate I, Customer must have the type of meter required by Company. Customer must pay Company all costs associated with the acquisition and installation of the meter.

Presumption of Plant Protection Level
For service under this Rate Schedule, plant protection volumes are presumed to be 10% of normal, regular, historical usage as reasonably calculated by the Company in its sole discretion. If a customer believes it needs to be modeled at an alternative plant protection volume, it should contact the company at mdtx-div-plantprotection@atmosenergy.com.

MID-TEX DIVISION
ATMOS ENERGY CORPORATION

RATE SCHEDULE:	**T – TRANSPORTATION**	
APPLICABLE TO:	**ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF**	
EFFECTIVE DATE:	**Bills Rendered on or after 10/01/2025**	

Application
Applicable, in the event that Company has entered into a Transportation Agreement, to a customer directly connected to the Atmos Energy Corp., Mid-Tex Division Distribution System (Customer) for the transportation of all natural gas supplied by Customer or Customer's agent at one Point of Delivery for use in Customer's facility.

This tariff is not available to customers with a maximum daily demand of 1,000 MMBtu or greater and a daily/annual load factor of 10% or less. Load factor is calculated as follows: annual usage / (maximum daily connected demand X 365). Load factors will be recalculated once each year to determine appropriate eligibility for Rate T.

Type of Service
Company's receipt and delivery of all gas quantities under the applicable Transportation Agreement will be on a wholly interruptible basis subject to the Terms and Conditions incorporated in the Transportation Agreement. If Customer is an Industrial Customer, then Customer may elect, at the reasonable discretion of Company, to contract for Plant Protection transportation quantities defined as the minimum natural gas required to prevent physical harm and/or protect critical safety to the plant facilities, plant personnel, or the public when such protection cannot be achieved through the use of an alternate fuel. Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

Monthly Rate
Customer's bill will be calculated by adding the following Customer and MMBtu charges to the amounts and quantities due under the riders listed below:

Charge	Amount
Customer Charge per Meter	$ 1,848.75 per month
First 0 MMBtu to 1,500 MMBtu	$ 0.7678 per MMBtu
Next 3,500 MMBtu	$ 0.5623 per MMBtu
All MMBtu over 5,000 MMBtu	$ 0.1206 per MMBtu

Upstream Transportation Cost Recovery: Plus an amount for upstream transportation costs in accordance with Part (b) of Rider GCR.

Retention Adjustment: Plus a quantity of gas as calculated in accordance with Rider RA.

Franchise Fee Adjustment: Plus an amount for franchise fees calculated in accordance with Rider FF. Rider FF is only applicable to customers inside the corporate limits of any incorporated municipality.

Tax Adjustment: Plus an amount for tax calculated in accordance with Rider TAX.

Surcharges: Plus an amount for surcharges calculated in accordance with the applicable rider(s).

MID-TEX DIVISION
ATMOS ENERGY CORPORATION

RATE SCHEDULE:	**T – TRANSPORTATION**	
APPLICABLE TO:	**ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF**	
EFFECTIVE DATE:	**Bills Rendered on or after 10/01/2025**	

Imbalance Fees
All fees charged to Customer under this Rate Schedule will be charged based on the quantities determined under the applicable Transportation Agreement and quantities will not be aggregated for any Customer with multiple Transportation Agreements for the purposes of such fees.

Monthly Imbalance Fees
Customer shall pay Company the greater of (i) $0.10 per MMBtu, or (ii) 150% of the difference per MMBtu between the highest and lowest "midpoint" price for the Katy point listed in *Platts Gas Daily* in the table entitled "Daily Price Survey" during such month, for the MMBtu of Customer's monthly Cumulative Imbalance, as defined in the applicable Transportation Agreement, at the end of each month that exceeds 10% of Customer's receipt quantities for the month.

Overpull Fee
Upon notification by Company of an event of interruption of Customer's deliveries, Customer will, for each MMBtu delivered in excess of the stated level of interruption, pay Company 200% of the midpoint price for the Katy point listed in *Platts Gas Daily* published for the applicable Gas Day in the table entitled "Daily Price Survey."

Replacement Index
In the event the "midpoint" or "common" price for the Katy point listed in *Platts Gas Daily* in the table entitled "Daily Price Survey" is no longer published, Company will calculate the applicable imbalance fees utilizing a daily price index recognized as authoritative by the natural gas industry and most closely approximating the applicable index.

Agreement
A transportation agreement is required.

Notice
Service hereunder and the rates for services provided are subject to the orders of regulatory bodies having jurisdiction and to the Company's Tariff for Gas Service.

Special Conditions
In order to receive service under Rate T, customer must have the type of meter required by Company. Customer must pay Company all costs associated with the acquisition and installation of the meter.

MID-TEX DIVISION
ATMOS ENERGY CORPORATION

RIDER:	**SUR – SURCHARGES**	
APPLICABLE TO:	**ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF**	
EFFECTIVE DATE:	**Bills Rendered on or after 10/01/2025**	

Application

This Rider is applicable to customer classes in the incorporated areas under the RRM tariff as authorized by the state or any governmental entity, a municipality, or a regulatory authority pursuant to any statute, ordinance, order, rule, contract, or agreement.

Monthly Calculation

Surcharges will be calculated in accordance with the applicable statute, ordinance, order, rule, contract, or agreement.

FASB ASC 740-10 (Fin48) Refund

Applicable to Customers taking service under Rate Schedules R – Residential, C – Commercial, I – Industrial and T – Transportation.

To ensure that gas utility customers receive the benefit associated with the changes in the Company's Uncertain Tax Positions ("UTPs") arising from recognition of Texas Margin Tax returns.

The decrease shall be calculated as follows:

Beginning with implementation of rates from the negotiated RRM Tariff, and annually thereafter, the portion of UTP liabilities identified in Schedule FIN48-1.1 for the prior fiscal year shall be allocated based on the final class allocations of GUD No. 10170 as per the RRM Tariff, divided by the annual bill count to derive rates to be refunded through Rider SUR in the subsequent fiscal year. Each year's calculation will include a true-up (+ or -) due to account for over/under collections. Amounts identified in Schedule FIN48-1 shall be adjusted to reflect any audit adjustments received from the Texas Comptroller of Public Accounts.

No action on the part of the Regulatory Authority is required to give effect to the amount to be refunded to customers. However, any amount refunded to customers shall be fully subject to review for reasonableness and accuracy in the gas utility's next statement of intent proceeding with the Railroad Commission of Texas, and if applicable, the gas utility shall be required to reconcile any discrepancies.

The following refund as authorized in the most recent negotiated RRM Tariff shall be refunded to each Rate Schedules R – Residential, C – Commercial, I – Industrial and T – Transportation customer's monthly bill in each month for a 12-month period. The refund amount by month by Rate Schedule is shown in the table below:

Rate Schedules	Rate
Rate R – Residential Sales	$ (0.12)
Rate C – Commercial Sales	$ (0.41)
Rate I – Industrial Sales	$ (8.68)
Rate T – Transportation	$ (8.68)

MID-TEX DIVISION
ATMOS ENERGY CORPORATION

RIDER:	**TAX – TAX ADJUSTMENT**	
APPLICABLE TO:	**Entire Division as Set Forth Below**	
EFFECTIVE DATE:	**Bills Rendered on or after 10/01/2025**	**PAGE:**

Application

Applicable to Customers taking service under Rate R, Rate C, Rate I, and Rate T, except for exempt State Agency Customers, to the extent of state gross receipts taxes only.

1. **State Gross Receipts Taxes**

Applicability - Entire Division except for Unincorporated Areas

Each monthly bill shall be adjusted for Miscellaneous state gross receipts taxes imposed by Sections 182-021 - 182-025 of the Texas Tax Code.

Entire Division

Each monthly bill shall also be adjusted by an amount equivalent to the amount of all applicable taxes and any other governmental impositions, rentals, fees, or charges (except state, county, city, and special district ad valorem taxes and taxes on net income) levied, assessed, or imposed upon or allocated to Company with respect to the Gas Service provided to Customer by Company, and any associated facilities involved in the performance of such Gas Service. Each monthly bill shall also be adjusted by an amount equivalent to the proportionate part of any increase or decrease of any tax and any other governmental imposition, rental, fee, or charge (except state, county, city, and special district ad valorem taxes and taxes on net income) levied, assessed, or imposed subsequent to the effective date of this tariff, upon or allocated to Company's operations, by any new or amended law, ordinance, or contract.

2. **Federal or State Tax Law or Rate Changes:**

Applicability – All Customers in the Mid-Tex Division ("MTX") Under the RRM Tariff

Applicable to Customers taking service under Rate R, Rate C, Rate I, and Rate T.

To ensure that gas utility customers receive the benefits or costs associated with the changes in tax rates at a federal or state level, MTX shall establish and accrue on its books and records, as of the effective date of the federal or state tax law or rate change: 1) regulatory liabilities to reflect the impact of a decrease in federal corporate income tax rates or state margin tax rates; or, 2) regulatory assets to reflect the impact of an increase in federal corporate income tax rates or state margin tax rates.

The gas utility may not change rates to give effect to a change in Federal or State Tax law or rates through the Rider TAX unless and until the city issues final authorization, an Accounting Order, or other express guidance authorizing such recovery through the RRM process.

Company may also not change rates to capture the impacts associated with the effects of Public Law 117-169, 136 STAT. 1818 of August 16, 2022 ("Tax Act 2022") and certain other tax-related costs that will change from the amounts included in the most recent base revenue requirement established through an RRM filing unless and until the city issues a final authorization, an Accounting Order, or other express guidance authorizing such recovery.

Upon receipt of authorization from the city through an Accounting Order, final authorization or other express guidance, the calculation applicable to the aforementioned federal or state tax rate or law changes are as follows; however, to the extent there is a conflict between the calculation or methodology

prescribed by an Accounting Order, final authorization, or other express guidance, and those contained in this rate schedule, the Accounting Order, final authorization, or other express guidance controls:

Calculations

1. With regard to changes in the tax rates at a federal or state level, the increase or decrease shall be calculated as follows:

    a. A portion of the gas utility's revenue representing the difference between: 1) the cost of service as approved by the Commission or the applicable regulatory authority in the gas utility's most recent statement of intent or other rate proceeding, and 2) the cost of service that would have resulted had the rates been based on the new federal income tax rate (increase or decrease) or state margin taxes (increase or decrease), as of the effective date of the change;
    b. If applicable, the portion of the gas utility's revenue representing the difference between: 1) each Interim Rate Adjustment surcharge approved by the regulatory authority since the gas utility's most recent statement of intent or other rate proceeding, and 2) each Interim Rate Adjustment surcharge that would have resulted had the surcharges been based on the new federal income tax rate (increase or decrease) or state margin taxes (increase or decrease), as of the effective date of the change; and
    c. The excess or deficient deferred tax reserve, including any associated gross up in taxes, caused by the reduction or increase in the federal corporate income tax rate or state related tax increases, as of the effective date of the change.

Upon the receipt of authorization from the Commission or applicable regulatory authority, the gas utility shall separately refund to customers based on a decrease in federal or state tax rates or separately collect from customers based on an increase in federal or state tax rates within twelve (12) months or, pursuant to applicable Internal Revenue Code ("IRC") rules and regulations, as follows:

    d. The amount collected/refunded by the gas utility that reflects the difference in base rates between: 1) the cost of service approved by the regulatory authority in the gas utility's most recent statement of intent rate proceeding, and 2) the cost of service that would have resulted had the rates been based upon the new federal or state tax rates, between the effective date of this order and the effective date of the changes.
    e. If applicable, the amount collected/refunded by the gas utility that reflects the difference between: 1) each Interim Rate Adjustment surcharge approved by the Commission or the regulatory authority since the gas utility's most recent statement of intent rate proceeding, and 2) each Interim Rate Adjustment surcharge that would have resulted had the rates been based upon the new federal or state tax rates, between the effective date of this order and the effective date of the changes.
    f. The amount collected/refunded by the gas utility that reflects the difference in the excess or deficient deferred tax reserve included in base rates between: 1) the cost of service approved by the Commission or the regulatory authority in the gas utility's most recent statement of intent rate proceeding, and 2) the cost of service that would have resulted had the rates been based upon the new federal or state tax rates, between the effective date of this order and the effective date of the changes. These amounts shall be refunded or collected from customers based upon IRC rules and regulations if applicable.

2. With regard to the Tax Act 2022 and certain other tax-related costs that will change from the amounts included in the base revenue requirement established through an RRM filing, any change in rates shall be calculated as follows:

   (a) The amount shall be calculated as the product of Company's grossed-up rate of return authorized in the cost of service as approved by the Commission or the applicable regulatory authority in the gas utility's most recent statement of intent or other rate proceeding times the Corporate Alternative Minimum Tax deferred tax asset ("CAMT DTA") estimated at September 30 of the fiscal year or applicable quarter-end within a fiscal year prior to the annual change in the rates pursuant to this tariff, less the income tax credits received in accordance with IRC requirements applicable to the Tax Act 2022 grossed-up for income taxes to a revenue equivalent.

   (b) The estimated CAMT DTA and the related effects on the rider revenue requirements shall be trued up to the actual effects in the following year and the over/under recovery amortized over the twelve months that each year's recalculated tariff rates are in effect. The over/under recovery shall include a grossed-up rate of return as authorized in Company's most recent statement of intent or other rate proceeding.

   (c) The methodology for computing Company's CAMT is as follows:

      i. Confirm when Atmos Energy Corporation and its affiliates are subject to CAMT as an "applicable corporation" as defined the Tax Act 2022, then there will be MTX's CAMT DTA in the tariff.

      ii. Calculate the Mid-Tex Division's (MTX) contribution to Adjusted Financial Statement Income ("AFSI") on a stand-alone basis. MTX's AFSI is calculated by adjusting MTX's applicable financial statement income by adjustments to depreciation, pension costs and federal income tax to arrive at AFSI. AFSI is intended to be computed consistent with applicable IRC requirements.

      iii. Compare MTX's CAMT stand-alone amount with MTX's regular stand-alone tax liability. If the stand alone CAMT is in excess of the stand-alone regular tax, the CAMT DTA is recorded to MTX.

If the Internal Revenue Service issues new guidance related to the Tax Act 2022, Company shall have the right to make additional filings to recognize such adjustments.

Any Commission filing made to give effect to Federal or State Tax Law or Rate Changes shall be filed within 12-months following the enactment of a tax rate change with the Commission's Oversight and Safety Division or as part of a Statement of Intent.

Any city filing made to give effect to Federal or State Tax Law or Rate Changes shall be filed within 12-months following the enactment of a tax rate change and addressed to the city official at the address of record with the Mid-Tex Division.

With the exception of the authorization required from the Commission to allow the gas utility to recognize the new federal income tax rate (increase or decrease) or state taxes (increase or decrease) or the impacts associated with the effects of the Tax Act 2022 and certain other tax-related costs that will change from the amounts included in the base revenue requirement in the last approved RRM Tariff filing, no action on the part of the regulatory authority is required to give effect to the amount to be refunded or

collected from customers. However, any amount refunded or collected from customers shall be fully subject to review for reasonableness and accuracy in the gas utility's next statement of intent proceeding, and if applicable, the gas utility shall be required to reconcile any discrepancies.

Regulatory orders issued pursuant to this mechanism are ratemaking orders and shall be subject to appeal under Sections 102.001(b) and 103.021, et seq., of the Texas Utilities Code (Vernon 2007). Rate changes subject to the provisions of this tariff may be implemented upon the filing of an appeal to the relevant authority.

MID-TEX DIVISION
ATMOS ENERGY CORPORATION

RIDER:	**WNA – WEATHER NORMALIZATION ADJUSTMENT**	
APPLICABLE TO:	**ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF**	
EFFECTIVE DATE:	**Bills Rendered on or after 10/01/2025**	

Provisions for Adjustment

The Commodity Charge per Ccf (100 cubic feet) for gas service set forth in any Rate Schedules utilized by the cities of the Mid-Tex Division service area for determining normalized winter period revenues shall be adjusted by an amount hereinafter described, which amount is referred to as the "Weather Normalization Adjustment." The Weather Normalization Adjustment shall apply to all temperature sensitive residential and commercial bills based on meters read during the revenue months of November through April. The five regional weather stations are Abilene, Austin, Dallas, Waco, and Wichita Falls.

Computation of Weather Normalization Adjustment

The Weather Normalization Adjustment Factor shall be computed to the nearest one-hundredth cent per Ccf by the following formula:

$$WNAF_i = R_i \frac{(HSF_i \times (NDD-ADD))}{(BL_i + (HSF_i \times ADD))}$$

Where

i = any particular Rate Schedule or billing classification within any such particular Rate Schedule that contains more than one billing classification

$WNAF_i$ = Weather Normalization Adjustment Factor for the i^{th} rate schedule or classification expressed in cents per Ccf

R_i = Commodity Charge rate of temperature sensitive sales for the i^{th} schedule or classification.

HSF_i = heat sensitive factor for the i^{th} schedule or classification divided by the average bill count in that class

NDD = billing cycle normal heating degree days calculated as the simple ten-year average of actual heating degree days.

ADD = billing cycle actual heating degree days.

BI_i = base load sales for the i^{th} schedule or classification divided by the average bill count in that class

The Weather Normalization Adjustment for the jth customer in ith rate schedule is computed as:

$WNA_i = WNAF_i \times q_{ij}$

Where q_{ij} is the relevant sales quantity for the jth customer in ith rate schedule.

MID-TEX DIVISION
ATMOS ENERGY CORPORATION

RIDER:	**WNA – WEATHER NORMALIZATION ADJUSTMENT**	
APPLICABLE TO:	**ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF**	
EFFECTIVE DATE:	**Bills Rendered on or after 10/01/2025**	

Base Use/Heat Use Factors

	Residential		Commercial	
Weather Station	Base use Ccf	Heat use Ccf/HDD	Base use Ccf	Heat use Ccf/HDD
Abilene	9.61	0.1476	91.65	0.7406
Austin	8.19	0.1394	183.99	1.1581
Dallas	12.74	0.2017	193.53	1.1001
Waco	9.23	0.1277	148.26	0.7631
Wichita Falls	10.43	0.1387	122.94	0.7038

Weather Normalization Adjustment (WNA) Report

On or before June 1 of each year, the company posts on its website at www.atmosenergy.com/MTXtariffs, in Excel format, a *Weather Normalization Adjustment (WNA) Report* to show how the company calculated its WNAs factor during the preceding winter season. Additionally, on or before June 1 of each year, the company files one hard copy and an Excel version of the *WNA Report* with the Railroad Commission of Texas' Gas Services Division, addressed to the Director of that Division.

ATMOS ENERGY CORP., MID-TEX DIVISION
MID-TEX RATE REVIEW MECHANISM
PENSIONS AND RETIREE MEDICAL BENEFITS FOR CITIES APPROVAL
TEST YEAR ENDING DECEMBER 31, 2024

Line No.	Description	Shared Services		Mid-Tex Direct			Adjustment Total
		Pension Account Plan	Post-Employment Benefit Plan	Pension Account Plan	Post-Employment Benefit Plan	Supplemental Executive Benefit Plan	
	(a)	(b)	(c)	(d)	(e)	(f)	(g)
1	Proposed Benefits Benchmark - Fiscal Year 2025 Willis Towers Watson Report as adjusted	$ 572,372	$ (649,253)	$ 882,931	$ (3,920,499)	$ 65,943	
2	Allocation Factor	46.27%	46.27%	84.14%	84.14%	100.00%	
3	Proposed Benefits Benchmark Costs Allocated to Mid-Tex (Ln 1 x Ln 2)	$ 264,856	$ (300,432)	$ 742,888	$ (3,298,664)	$ 65,943	
4	O&M and Capital Allocation Factor	100.00%	100.00%	100.00%	100.00%	100.00%	
5	Proposed Benefits Benchmark Costs to Approve (Ln 3 x Ln 4)	$ 264,856	$ (300,432)	$ 742,888	$ (3,298,664)	$ 65,943	$ (2,525,408)
6							
7	O&M Expense Factor	76.41%	76.41%	39.54%	39.54%	10.97%	
8							
9	Summary of Costs to Approve:						
10	Total Pension Account Plan	$ 202,374		$ 293,727			$ 496,101
11	Total Post-Employment Benefit Plan		$ (229,557)		$ (1,304,242)		(1,533,799)
12	Total Supplemental Executive Benefit Plan					$ 7,231	7,231
13	Total (Ln 10 + Ln 11 + Ln 12)	$ 202,374	$ (229,557)	$ 293,727	$ (1,304,242)	$ 7,231	$ (1,030,467)

ATMOS ENERGY CORP., MID-TEX DIVISION
MID-TEX RATE REVIEW MECHANISM
AVERAGE BILL COMPARISON - BASE RATES
TEST YEAR ENDING DECEMBER 31, 2024

Line No.	Description	Average Volumes	Current Rates	Proposed Rates	Current Average Bill	Proposed Average Bill	Amount Change	Percent Change
	(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)
1	**Rate R @ 42.1 Ccf**							
2	Base Rates:							
3	Customer Charge		$ 22.95	$ 23.65	$ 22.95	$ 23.65	$ 0.70	
4	Consumption Charge (Ccf)	42.1	$ 0.58974	$ 0.74748	24.80	31.44	6.64	
5	Total Base Rates				$ 47.75	$ 55.09	$ 7.34	15.37%
6								
7	Gas Cost:							
8	Rider GCR Part A (Ccf)	42.1	$ 0.20875	$ 0.20875	$ 8.78	$ 8.78	$ -	
9	Rider GCR Part B (Ccf)	42.1	$ 0.53838	$ 0.53838	22.64	22.64	-	
10	Total Gas Cost				$ 31.42	$ 31.42	$ -	0.00%
11								
12	Total Base with Gas Cost				$ 79.17	$ 86.51	$ 7.34	
13	Rider FF & Rider TAX		0.06725	0.06725	5.32	5.82	0.49	9.27%
14								
15	**Total Residential Average Bill**				**$ 84.49**	**$ 92.33**	**$ 7.83**	**9.27%**
16								
17	**Rate C @ 367.6 Ccf**							
18	Base Rates:							
19	Customer Charge		$ 81.75	$ 94.00	$ 81.75	$ 94.00	$ 12.25	
20	Consumption Charge (Ccf)	367.6	$ 0.19033	$ 0.22261	69.97	81.83	11.86	
21	Total Base Rates				$ 151.72	$ 175.83	$ 24.11	15.89%
22								
23	Gas Cost:							
24	Rider GCR Part A	367.6	$ 0.20875	$ 0.20875	$ 76.74	$ 76.74	$ -	
25	Rider GCR Part B	367.6	$ 0.37860	$ 0.37860	139.18	139.18	-	
26	Total Gas Cost				$ 215.92	$ 215.92	$ -	0.00%
27								
28	Total Base with Gas Cost				$ 367.64	$ 391.75	$ 24.11	
29	Rider FF & Rider TAX		0.06725	0.06725	24.72	26.35	1.62	6.56%
30								
31	**Total Commercial Average Bill**				**$ 392.36**	**$ 418.10**	**$ 25.73**	**6.56%**
32								

ATMOS ENERGY CORP., MID-TEX DIVISION
MID-TEX RATE REVIEW MECHANISM
AVERAGE BILL COMPARISON - BASE RATES
TEST YEAR ENDING DECEMBER 31, 2024

Line No.	Description	Average Volumes	Current Rates	Proposed Rates	Current Average Bill	Proposed Average Bill	Amount Change	Percent Change
	(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)
33	**Rate I at 1277 MMBTU**							
34	Base Rates:							
35	Customer Charge		$1,587.75	$ 1,848.75	$ 1,587.75	$ 1,848.75	$ 261.00	
36	Block 1 - Consumption Charge (MMBtu)	1,277	$ 0.6553	$ 0.7678	836.99	980.69	143.69	
37	Block 2 - Consumption Charge (MMBtu)	-	$ 0.4799	$ 0.5623	-	-	-	
38	Block 3 - Consumption Charge (MMBtu)	-	$ 0.1029	$ 0.1206	-	-	-	
39	Total Base Rates	1,277			$ 2,424.74	$ 2,829.44	$ 404.69	16.69%
40								
41	Gas Cost:							
42	Rider GCR Part A (MMBtu)	1,277	$ 2.07711	$ 2.07711	$ 2,653.03	$ 2,653.03	$ -	
43	Rider GCR Part B (MMBtu)	1,277	$ 0.88986	$ 0.88986	1,136.59	1,136.59	-	
44	Total Gas Cost				$ 3,789.63	$ 3,789.63	$ -	0.00%
45								
46	Total Base with Gas Cost				$ 6,214.37	$ 6,619.07	$ 404.69	
47	Rider FF and Rider TAX		0.06725	0.06725	417.92	445.14	27.22	6.51%
48								
49	**Total Industrial Average Bill**				**$ 6,632.29**	**$ 7,064.20**	**$ 431.91**	**6.51%**
50								
51	**Rate T at 4534 MMBTU**							
52	Base Rates:							
53	Customer Charge		$1,587.75	$ 1,848.75	$ 1,587.75	$ 1,848.75	$ 261.00	
54	Block 1 - Consumption Charge (MMBtu)	1,500	$ 0.6553	$ 0.7678	982.95	1,151.70	168.75	
55	Block 2 - Consumption Charge (MMBtu)	3,034	$ 0.4799	$ 0.5623	1,456.19	1,706.22	250.03	
56	Block 3 - Consumption Charge (MMBtu)	-	$ 0.1029	$ 0.1206	-	-	-	
57	Total Base Rates	4,534			$ 4,026.89	$ 4,706.67	$ 679.78	16.88%
58								
59	Gas Cost:							
60	Rider GCR Part B (MMBtu)	4,534	$ 0.88986	$ 0.88986	$ 4,034.96	$ 4,034.96	$ -	
61	Total Gas Cost				$ 4,034.96	$ 4,034.96	$ -	0.00%
62								
63	Total Base with Gas Cost				$ 8,061.85	$ 8,741.63	$ 679.78	
64	Rider FF and Rider TAX		0.06725	0.06725	542.17	587.88	45.72	8.43%
65								
66	**Total Transportation Average Bill**				**$ 8,604.01**	**$ 9,329.51**	**$ 725.50**	**8.43%**

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:	August 18, 2025
APPLICANT:	Jim Benson; *Jim Benson Custom Homes, LLC*
CASE NUMBER:	Z2025-044; *Specific Use Permit (SUP) for Residential Infill at 5405 Ranger Drive*

SUMMARY

Hold a public hearing to discuss and consider a request by Jim Benson of Jim Benson Custom Homes on behalf of Justine Marengo-Rowe for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a 0.1214-acre tract of land identified as a Lot 22, Block B, Chandler's Landing #4 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8), addressed as 5405 Ranger Drive, and take any action necessary.

BACKGROUND

The subject property was annexed into the City of Rockwall on October 29, 1973 by *Ordinance No. 73-42* [*i.e. Case No. 1973-004*]. At the time of annexation, the property was zoned Agricultural (AG) District. The subject property was rezoned to Planned Development District 8 (PD-8) by *Ordinance No. 73-48* on November 12, 1973. Phase 19 was later amended by *Ordinance No. 85-43* on August 26, 1985. A preliminary plat [*i.e. Case No. PZ1985-045-01*] and a final plat [*i.e. Case No. PZ1985-056-01*] for Phase 19 of the Chandler's Landing Subdivision were approved on July 2, 1985. This established the subject property as Lot 4, Block B, Chandler's Landing, Phase 19. On June 6, 2022, City Council approved *Ordinance No. 22-34* [*i.e. Case No. Z2022-021, S-280*] to allow the construction of a single-family home on the subject property; however, work never commenced on the property, and the SUP to expired on June 6, 2023. Currently, the subject property is vacant.

PURPOSE

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

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 5405 Ranger Drive. The land uses adjacent to the subject property are as follows:

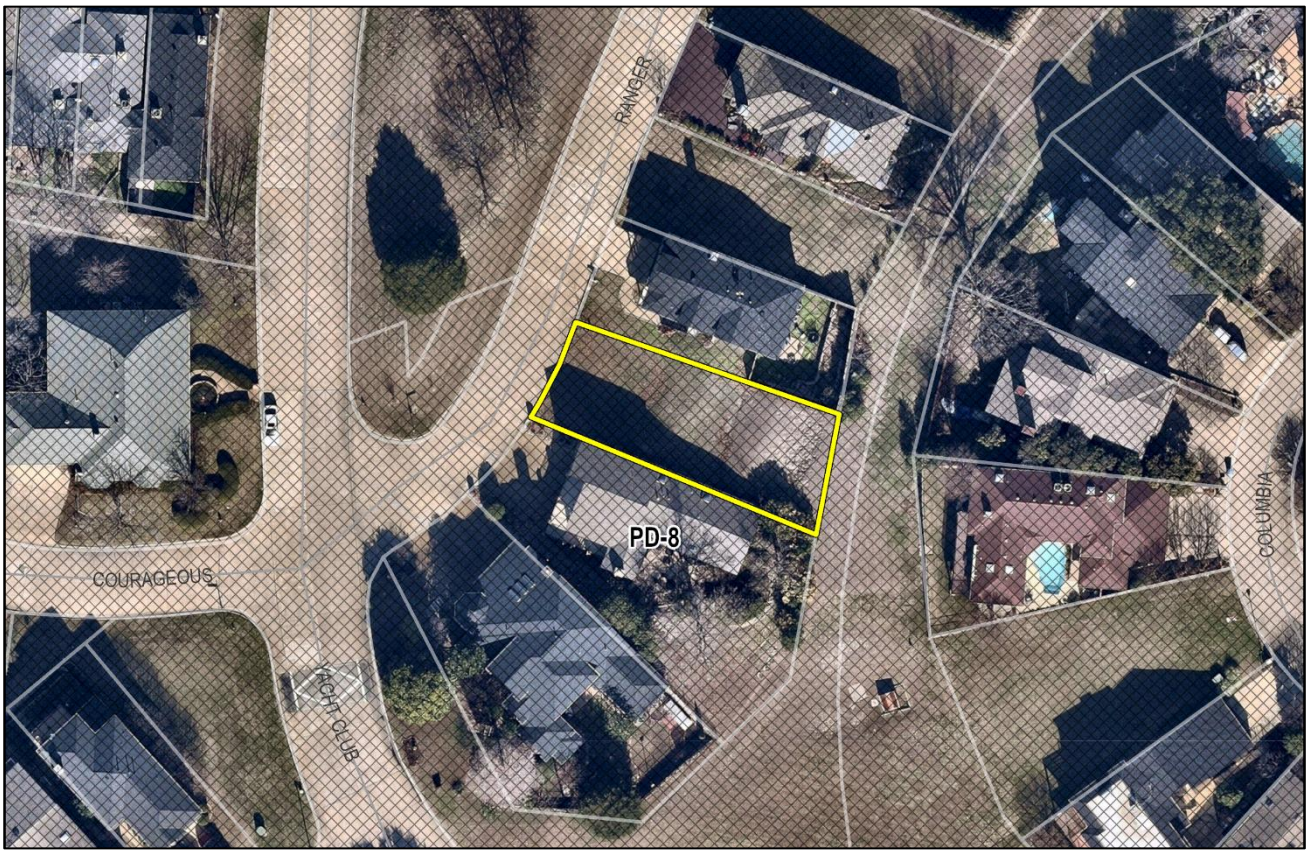
North: Directly north of the subject property are various parcels of land that make up the remainder of Phase 4 of the Chandler's Landing Subdivision. Beyond this is Phase 18 of the Chandler's Landing Subdivision, which was established on October 1, 1984 and consists of 17 residential lots. North of this is Phase 17 of the Chandler's Landing Subdivision, which was platted on January 15, 1985 and consists of 57 residential lots. All of these subdivisions are zoned Planned Development District 8 (PD-8) for single-family land uses.

South: Directly south of the subject property are two (2) parcels of land (*i.e. 5401 & 5403 Ranger Drive*) developed with single-family homes. Beyond this is Yacht Club Drive, which is identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. South of this is Phase 1 of the Chandler's Landing Subdivision, which was platted on July 9, 1973, and consists of 24 residential lots. All of these properties are zoned Planned Development District 8 (PD-8).

East: Directly east of the subject property are various parcels of land developed with single-family homes. All of these homes are within Phase 2 of the Chandlers Landing Subdivision, which was established on July 9, 1973 and consists of 57 residential lots. This phase of the Chandler's Landing Subdivision is zoned Planned Development District 8 (PD-8) for single-family land uses. Beyond this is Columbia Drive, which is identified as *R2* (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

West: Directly west of the subject property is Ranger Drive, which is identified as an R2 (*i.e. residential, [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is Yacht Club Drive, which is identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. West of this is Phase 18/Section 2 of the Chandlers Landing Subdivision, which was established on January 23, 1985 and consists of 42 residential lots. This phase of the Chandler's Landing Subdivision is zoned Planned Development District 8 (PD-8) for single-family land uses.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



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

Article 13, *Definitions*, of the Unified Development Code (UDC) defines *Residential Infill in or Adjacent to an Established Subdivision* as "(t)he new development of a single-family home or duplex on an existing vacant or undeveloped parcel of land or the redevelopment of a developed parcel of land for a new single-family home or duplex within an established subdivision that is mostly or entirely built-out." An *established subdivision* is further defined in Subsection 02.03(B)(11) of Article 04, *Permissible Uses*, of the UDC as "…a subdivision that consists of five (5) or more lots, that is 90% developed, and that has been in existence for more than ten (10) years." The subject property is part of Phase 4 of the Chandler's Landing Subdivision, which has been in existence since 1985, consists of 24 residential lots, and is considered to be more than 90% developed. The *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the UDC, requires a Specific Use Permit (SUP) for *Residential Infill in or Adjacent to an Established Subdivision* in all single-family zoning districts, the Two-Family (2F)

District, the Downtown (DT) District, and the Residential-Office (RO) District. This property, being in a Planned Development District for single-family land uses, requires a Specific Use Permit (SUP).

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

Housing Design and Characteristics	Existing Housing on Ranger Drive and Yacht Club Drive	Proposed Housing
Building Height	One (1) & Two (2) Story.	Three (3) Story
Building Orientation	Most of the homes are oriented towards their front property line.	The front elevation of the home will face onto Ranger Drive
Year Built	1986-2000	*N/A*
Building SF on Property	2,051 SF – 7,082 SF	3,644 SF
Building Architecture	Townhomes & Traditional Suburban Residential	Comparable Architecture to the Existing Homes
Building Setbacks:		
Front	The front yard setbacks appear to conform to the required 20-foot front yard setback.	20-Feet
Side	The side yard setbacks appear to conform to the required five (6) foot side yard setback.	0/10-Feet
Rear	The rear yard setbacks appear conform to the required ten (10) feet rear yard setback.	15-Feet
Building Materials	Brick, Hardie Board Siding, and Stone	Combination of Hardie-Board Siding and Stone
Paint and Color	White, Cream, Red, Blue, and Brown	N/A
Roofs	Composite Shingles	Composite Shingle
Driveways/Garages	Driveways are all in the front with the orientations being *flat front entry*, *side entry*, and *'J' or traditional swing entry*.	The garage will be situated three (3) feet, six (6) inches in front of the front of the front façade of the home.

According to Section 04, *Residential Parking*, of Article 06, *Parking and Loading*, of the Unified Development Code (UDC), "(i)n single-family or duplex districts, parking garages must be located at least 20-feet behind the front façade for front entry garages …" In this case, the applicants proposed garage is oriented six (6) feet, three (3) inches in front of the front façade of the home. Additionally, Subsection 03.01, *General Residential District Standards*, of Article 05, *District Development Standards*, within the Unified Development Code (UDC), specifies that "…all residential structures shall be constructed with a minimum of a 3:12 roof pitch." The proposed elevations, however, indicate a roof pitch of 2:12, which does not comply with the requirements set forth in the UDC. Staff should point out that the applicant is proposing a mansard roof (*i.e. a roof that looks pitched but that plateaus at the top*), and has stated that this is to comply with the height requirements of the Chandler's Landing Codes, Covenants, and Restrictions (CC&Rs). Staff should also point out that since the construction range for housing in this area extends from 1986-2000, the houses already have several garage configurations that would be deemed to be legally non-conforming under the City's current requirements (*i.e. they were conforming when they were constructed; however, due to changes in the code they are no longer conforming and would not be permitted to be built in this configuration today*). A waiver to the garage orientation and the roof pitch is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission. If approved as part of the Specific Use Permit (SUP) request, the City Council, upon recommendation by the Planning and Zoning Commission, will be waiving the garage orientation and roof pitch requirement. With this being said, staff should point out -- *that with the exception of these two deviations*-- the proposed single-family home meets all of the density and dimensional requirements stipulated by Planned Development District 8 [*Ordinance No. 85-43*] and the Unified Development Code (UDC).

For the purpose of comparing the proposed home to the existing single-family housing located adjacent to or in the vicinity of the *subject property*, staff has provided photos of the properties along Ranger Drive and Yacht Club Drive and the proposed building elevations in the attached packet.

NOTIFICATIONS

On July 22, 2025, staff mailed 132 notices to property owners and occupants within 500-feet of the subject property. Staff also sent a notice to the Signal Ridge, Signal Ridge Phase 4, the Cabana's at Chandler's Landing, Match Point Townhomes, Cutter Hill, and Chandler's Landing Homeowner's Associations (HOAs), which are the only HOA's or Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had received ten (10) notices back in favor of the applicant's request.

CONDITIONS OF APPROVAL

If City Council chooses to approve of the applicant's request for a *Specific Use Permit (SUP)* to construct a single-family home as a *Residential Infill within an Established Subdivision*, then staff would propose the following conditions of approval:

(1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the *Specific Use Permit (SUP)* ordinance and which are detailed as follows:

(a) Development of the *Subject Property* shall generally conform to the *Residential Plot Plan* as depicted in *Exhibit 'B'* of the draft ordinance.

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

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

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

PLANNING AND ZONING COMMISSION

On August 12, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the *Specific Use Permit (SUP)* by a vote of 6-0, with Commissioner Conway absent.

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:

SP 4

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	5405 Ranger Dr				
SUBDIVISION	Chambers Landing	LOT	22	BLOCK	B
GENERAL LOCATION	Yacht Club + Ranger Dr				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD 8	CURRENT USE	Residential		
PROPOSED ZONING		PROPOSED USE	"		
ACREAGE	0.12	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	Justine Marengo-Rowe	☑ APPLICANT	Jim Benson Custom Homes
CONTACT PERSON	Jim Benson	CONTACT PERSON	Jim Benson
ADDRESS		ADDRESS	[redacted]
CITY, STATE & ZIP		CITY, STATE & ZIP	
PHONE		PHONE	
E-MAIL	[redacted]	E-MAIL	

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Justine Marengo-Rowe [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."

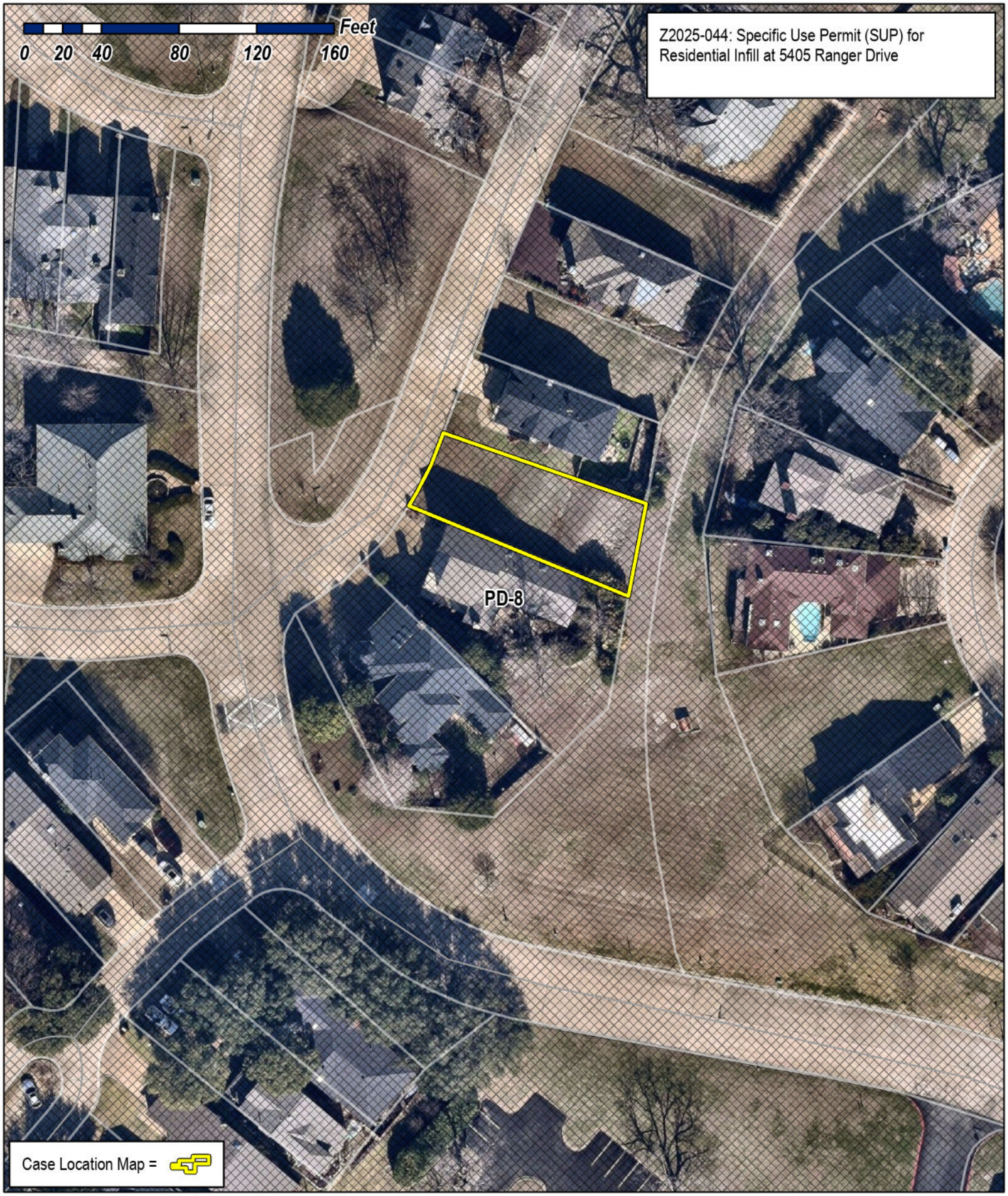
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14 DAY OF May 2025

OWNER'S SIGNATURE [signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Cary DeVitt

MY COMMISSION EXPIRES 9-14-2026

NOTARY PUBLIC STATE OF TEXAS
CARY DEVITT
Notary ID #390781
My Commission Expires
September 14, 2026



City of Rockwall

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

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

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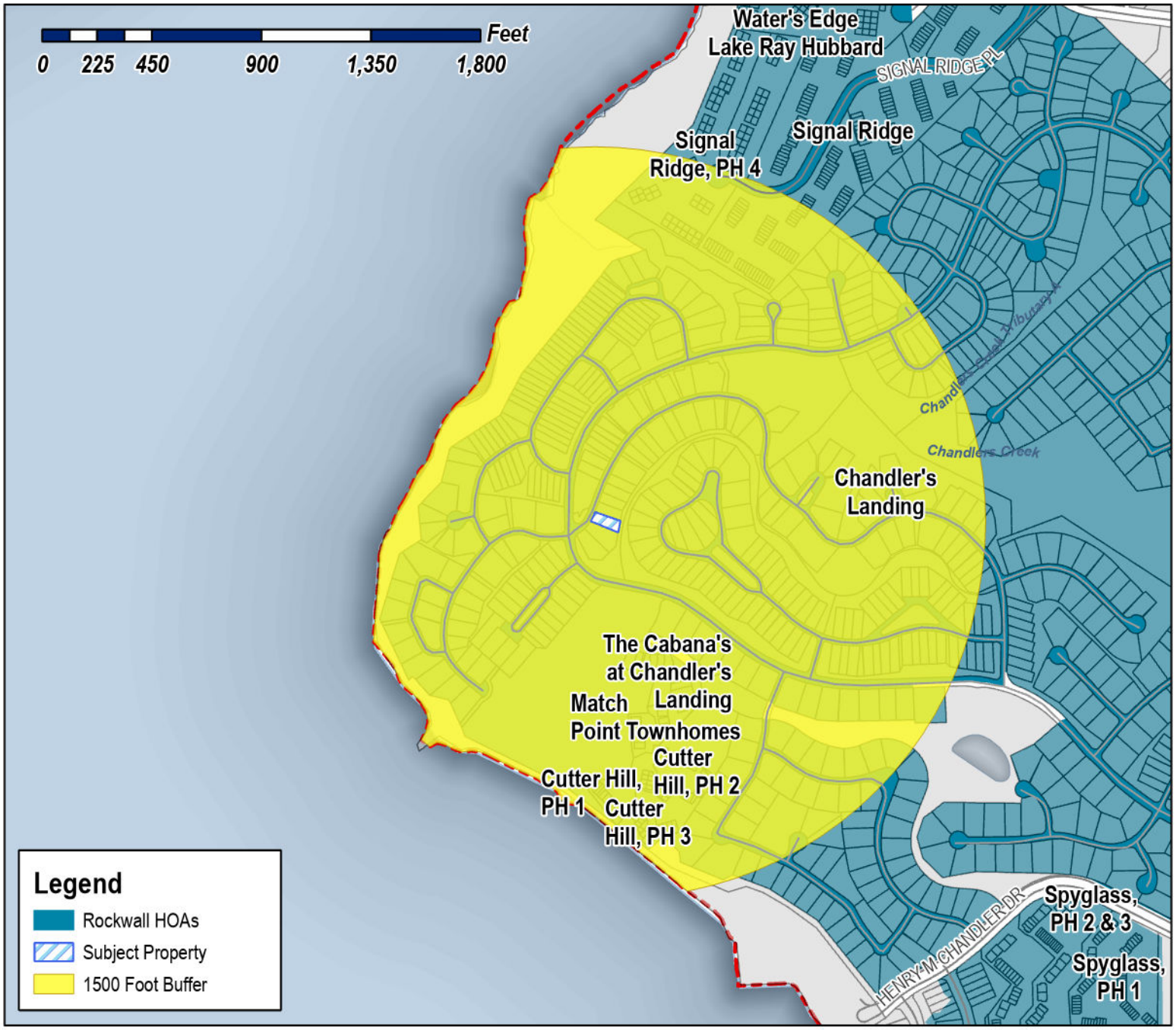

Case Number: Z2025-044
Case Name: SUP for a Residential Infill
Case Type: Zoning
Zoning: Planned Development District 8 (PD-8)
Case Address: 5405 Ranger Drive

Date Saved: 7/17/2025
For Questions on this Case Call (972) 771-7745

From:	Zavala, Melanie
Cc:	Miller, Ryan; Lee, Henry; Ross, Bethany; Guevara, Angelica
Subject:	Neighborhood Notification Program [Z2025-044]
Date:	Wednesday, July 23, 2025 4:34:58 PM
Attachments:	Public Notice (07.22.2025).pdf HOA Map (07.17.2025).pdf

HOA/Neighborhood Association Representative:

Per your participation in the Neighborhood Notification Program, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on Friday, July, 25, 2025. The Planning and Zoning Commission will hold a public hearing on Tuesday, August 12, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, August 18, 2025 at 6:00 PM. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

All interested parties are encouraged to submit public comments via email to Planning@rockwall.com at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be read into the record during each of the public hearings. Additional information on all current development cases can be found on the City's website: https://sites.google.com/site/rockwallplanning/development/development-cases.

Z2025-044: SUP for a Residential Infill
Hold a public hearing to discuss and consider a request by Jim Benson of Jim Benson Custom Homes on behalf of Justine Marengo-Rowe for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on a 0.1214-acre tract of land identified as a Lot 22, Block B, Chandler's Landing #4 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8), addressed as 5405 Ranger Drive, and take any action necessary.

Thank you,

Melanie Zavala
Planning & Zoning Coordinator | Planning Dept.| City of Rockwall
385 S. Goliad Street | Rockwall, TX 75087
Planning & Zoning Rockwall
972-771-7745 Ext. 6568

City of Rockwall

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385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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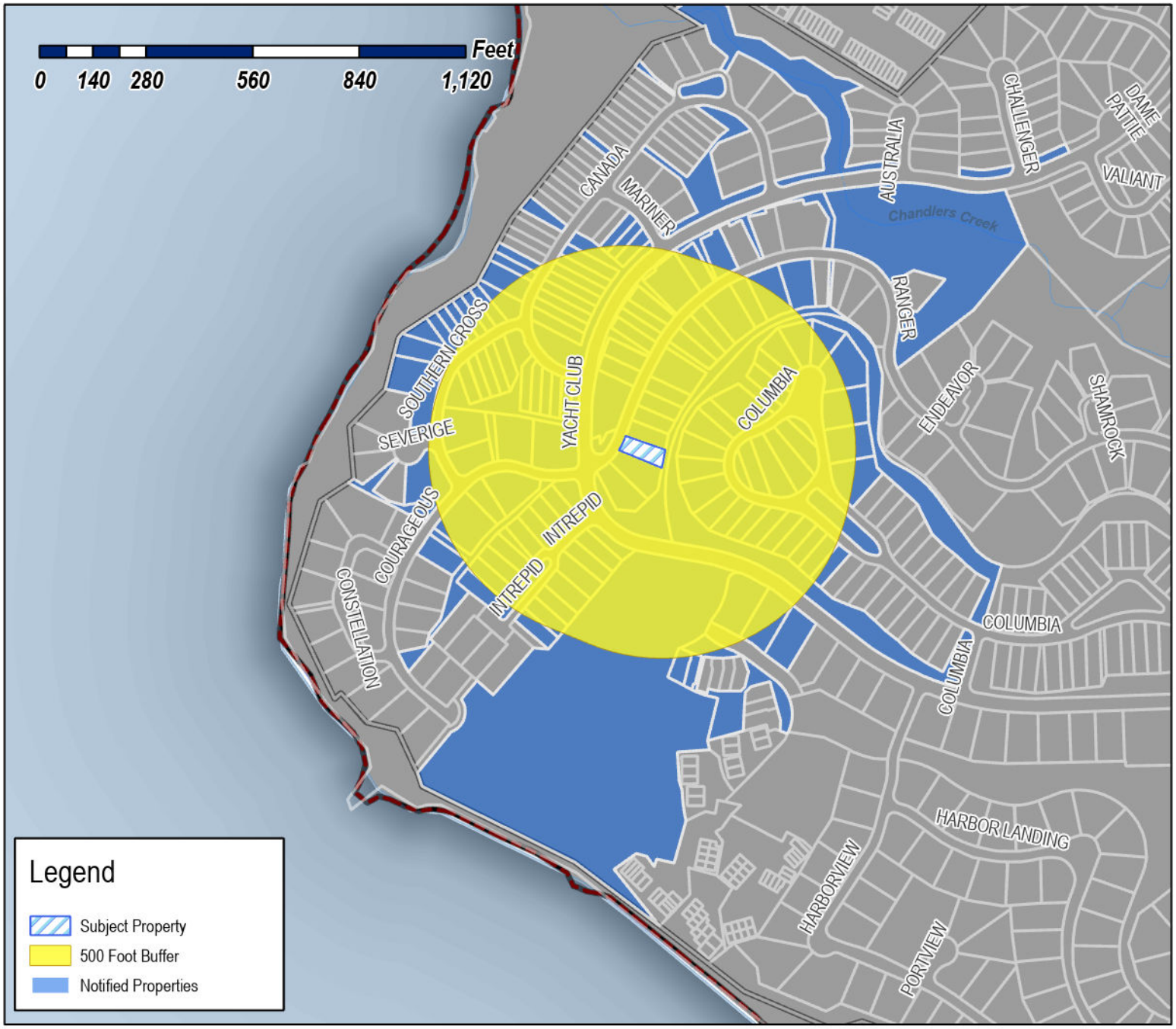

Case Number: Z2025-044
Case Name: SUP for a Residential Infill
Case Type: Zoning
Zoning: Planned Development District 8 (PD-8)
Case Address: 5405 Ranger Drive

Date Saved: 7/14/2025
For Questions on this Case Call: (972) 771-7745

CHANDLERS LANDING COMMUNITY ASSOC
1 COMMODORE PLAZA
ROCKWALL, TX 75032

LOVEJOY ROMA DIANE HUMPHREYS
1 INTREPID CIRCLE
ROCKWALL, TX 75032

PATON BRUCE R &
DR DARIAH L MORGAN
10 INTREPID CIR
ROCKWALL, TX 75032

JACCK RESIDENTIAL HOLDINGS LLC - SERIES 5606
CANADA
1000 PULLEN RD
ROCKWALL, TX 75032

LEAHOVCENCO ALEXANDER
107 INDEPENDENCE PLACE
ROCKWALL, TX 75032

ELCHANAN DANIEL & NANCY B
11 INTREPID CIR
ROCKWALL, TX 75032

SINISCALCHI JOSEPH W & KIMBERLY A
116 OLD VINEYARD LN
ROCKWALL, TX 75032

ROBERTS JASON
12 INTREPID CIR
ROCKWALL, TX 75032

MARENGO-ROWE JUSTINE
122 Henry M Chandler Dr # 122
Rockwall, TX 75032

LUCKEY CAROL MALATICH
13 INTREPID CIRCLE
ROCKWALL, TX 75032

POURBEIK POUYAN AND TABASOM
14 Intrepid Cir
Rockwall, TX 75032

LEEDS JULIE
1423 ROLLINS DR
ALLEN, TX 75013

RESIDENT
16 INTREPID CIR
ROCKWALL, TX 75087

5 TO 1 LIVING TRUST
2 INTREPID CIRCLE
ROCKWALL, TX 75032

SPARKS PHILIP R
3 INTREPID CIR
ROCKWALL, TX 75032

PAYNE JOHN R
301 ADAMS ST
GEORGETOWN, TX 78628

PRESERVE CUSTOM HOMES LLC
3021 Ridge Rd # 205
Rockwall, TX 75032

FLEMING JOYCE MARIE
4 INTREPID CIR
ROCKWALL, TX 75032

BLUM JENNIFER REBECCA
404 MAIN ST
TEAGUE, TX 75860

BAKER JARROD J & HEATHER M
409 YACHT CLUB DR
ROCKWALL, TX 75032

WATSON JARRETT A
411 YACHT CLUB DR
ROCKWALL, TX 75032

MACGILVARY ERIN
413 YACHT CLUB DRIVE
ROCKWALL, TX 75032

PICKELL JAMES A AND CARRIE A
419 COLUMBIA DRIVE
ROCKWALL, TX 75032

DUPELL JOHN R & STACY L
421 COLUMBIA DR
ROCKWALL, TX 75032

MANASCO MARTIN E & LISA M
422 COLUMBIA DR
ROCKWALL, TX 75032

BRIGHT CHRISTOPHER J JOHN
423 COLUMBIA DR
ROCKWALL, TX 75032

HANKINS MICHAEL L & VICKI S
425 COLUMBIA DR
ROCKWALL, TX 75032

YANGER DORIS
427 COLUMBIA DRIVE
ROCKWALL, TX 75032

RESIDENT
428 COLUMBIA DR
ROCKWALL, TX 75087

KELLY DONNA
431 COLUMBIA DR
ROCKWALL, TX 75032

DUDEK JOHN F AND JENNIFER H
432 COLUMBIA DR
ROCKWALL, TX 75032

GESSNER JOHN B
433 COLUMBIA DR
ROCKWALL, TX 75032

LAMBERTH ROBERT B & JENNIFER J
435 COLUMBIA DR
ROCKWALL, TX 75032

MORRISON DEBRA
436 COLUMBIA DR
ROCKWALL, TX 75032

BENSON CURT R
438 COLUMBIA DRIVE
ROCKWALL, TX 75032

KRISHNAN ASHOK AND
SRIVASTAVA VARUNA
440 COLUMBIA DRIVE
ROCKWALL, TX 75032

STOUFFER JAMES MITCHELL AND AMY ALLEN
442 COLUMBIA DR
ROCKWALL, TX 75032

RESIDENT
444 COLUMBIA DR
ROCKWALL, TX 75087

RESIDENT
446 COLUMBIA DR
ROCKWALL, TX 75087

JJ ROLAND FAMILY TRUST
JAMES NEWTON ROLAND & DEBRA JAN ROLAND
- TRUSTEES
479 COLUMBIA DR
ROCKWALL, TX 75032

AURINGER JENNIFER & JONATHAN
5 INTREPID CIR
ROCKWALL, TX 75032

ANDERSON-HENDRY KASIE
50008 PETTERS POINT LN
ABERDEEN, MS 39730

RESIDENT
501 YACHT CLUB DR
ROCKWALL, TX 75087

UDSTUEN ERIKA ANN
501 COLUMBIA DRIVE
ROCKWALL, TX 75032

VILLARREAL ANDRES II
502 COLUMBIA DRIVE
ROCKWALL, TX 75032

RESIDENT
503 MARINER DR
ROCKWALL, TX 75087

NORTHCUTT BENJAMIN CHARLES AND LEIGH
ANN
503 COLUMBIA DRIVE
ROCKWALL, TX 75032

RESIDENT
505 MARINER DR
ROCKWALL, TX 75087

FORSSELL MARI ANNIKA &
KINGSLEY CHRISTOPHER DAVID
505 COLUMBIA DR.
ROCKWALL, TX 75032

IRWIN PATRICIA ANN
506 COLUMBIA DRIVE
ROCKWALL, TX 75032

RESIDENT
507 MARINER DR
ROCKWALL, TX 75087

BLAKELY DENNIS DALE AND SARA ALLEN
508 COLUMBIA DRIVE
ROCKWALL, TX 75032

SUTTON KRISTINA
510 COLUMBIA DR
ROCKWALL, TX 75032

DEBENDER RACHEL M AND
MADELINE A GEARY
512 COLUMBIA DR
ROCKWALL, TX 75032

RESIDENT
514 COLUMBIA DR
ROCKWALL, TX 75087

LAYENDECKER TIMOTHY P & SHAHLA
519 E I30 PMB 629
Rockwall, TX 75087

HOLMGREN DENNIS M AND JO ANN
5303 YACHT CLUB DRIVE
ROCKWALL, TX 75032

VAN AMBURGH GORDON D JR & JEANNE M
540 LOMA VIST
HEATH, TX 75032

DUNCAN EILEEN
5401 Ranger Dr
Rockwall, TX 75032

JANAK JUDY A
5403 RANGER DR
ROCKWALL, TX 75032

RESIDENT
5405 RANGER DR
ROCKWALL, TX 75087

MAYFIELD STEPHEN ANDREW
5407 RANGER DRIVE
ROCKWALL, TX 75032

RESIDENT
5409 RANGER DR
ROCKWALL, TX 75087

RICH JEFFREY M
5411 RANGER DRIVE
ROCKWALL, TX 75032

RESIDENT
5412 RANGER DR
ROCKWALL, TX 75087

RESIDENT
5413 RANGER DR
ROCKWALL, TX 75087

RESIDENT
5414 RANGER DR
ROCKWALL, TX 75087

COOK GREGORY
5416 RANGER DRIVE
ROCKWALL, TX 75032

ELLIS DAVID
5418 RANGER DR
ROCKWALL, TX 75032

KOMP STEPHEN J
5419 RANGER DRIVE
ROCKWALL, TX 75032

OTTEN STEVEN E
5420 RANDER DR
ROCKWALL, TX 75032

RESIDENT
5421 RANGER DR
ROCKWALL, TX 75087

RESIDENT
5422 RANGER DR
ROCKWALL, TX 75087

2023 M C LUND REVOCABLE TRUST - 2/14/2023
MICHAEL JAMES LUND AND CHIZUKO
TOKUNAGA LUND - TRUSTEES
5425 RANGER DRIVE
ROCKWALL, TX 75032

THOMAS VICKIE SUE
5427 RANGER DR
ROCKWALL, TX 75032

CONFIDENTIAL
5433 RANGER DR
ROCKWALL, TX 75032

RAINEY JOEL A & PAULA N
5434 RANGER DR
ROCKWALL, TX 75032

TANNER GINA LIGHT
5436 Ranger Dr
Rockwall, TX 75032

LIKE JOHN MILES
5437 RANGER DR
ROCKWALL, TX 75032

RESIDENT
5438 RANGER DR
ROCKWALL, TX 75087

DEWITT ROBERT & MADALENA
5441 RANGER DR
ROCKWALL, TX 75032

RESIDENT
5445 RANGER DR
ROCKWALL, TX 75087

ANDREA PIXLEY LIVING TRUST
ANDREA J PIXLEY - TRUSTEE
5560 CANADA CT
ROCKWALL, TX 75032

PUSCH CHRISTA
5569 CANADA CT
ROCKWALL, TX 75032

RESIDENT
5571 CANADA CT
ROCKWALL, TX 75087

WITT JOHN T & NIKI
5573 CANADA CT
ROCKWALL, TX 75032

RESIDENT
5574 CANADA CT
ROCKWALL, TX 75087

MCCLOY STEPHANIE JOAN
5575 CANADA CT
ROCKWALL, TX 75032

HETTINGER HAYS V & MARGARET A
5576 CANADA CT
ROCKWALL, TX 75032

PERRY JAMES L AND SONDRA S
5577 CANADA CT
ROCKWALL, TX 75032

PALMER TODD P AND NEELIE HUFF
5579 CANADA CT
ROCKWALL, TX 75032

ADAMS BRIAN SCOTT
558 Yacht Club Dr
Rockwall, TX 75032

HAWN LESLEE AND WILLIAM RUSSELL
5580 CANADA CT
ROCKWALL, TX 75032

RESIDENT
5581 CANADA CT
ROCKWALL, TX 75087

MARTIN GREGORY LAWRENCE AND CHRISTINE BRADLEY
5583 CANADA CT
ROCKWALL, TX 75032

RESIDENT
560 YACHT CLUB DR
ROCKWALL, TX 75087

JACKSON DESHANNON
5602 CANADA COURT
ROCKWALL, TX 75032

CLAYTON DREW & LALEH KADJAR & ROBIN W CLAYTON
5604 CANADA CT
ROCKWALL, TX 75032

RESIDENT
5606 CANADA CT
ROCKWALL, TX 75087

BUTTLES HOLLI M LOVELESS
5608 CANADA CT
ROCKWALL, TX 75032

ROBISON AARON AND AMY M
5610 CANADA CT
ROCKWALL, TX 75032

OWEN DONALD H
5702 SOUTHERN CROSS
ROCKWALL, TX 75032

NOLAN STEPHEN
5704 SOUTHERN CROSS DR
ROCKWALL, TX 75032

SORENSEN DEBORAH R
5705 SOUTHERN CROSS DR
ROCKWALL, TX 75032

HAMAD JASON
5706 SOUTHERN CROSS DRIVE
ROCKWALL, TX 75032

KING SHILA
5707 SOUTHERN CROSS DRIVE
ROCKWALL, TX 75032

RESIDENT
5708 SOUTHERN CROSS DR
ROCKWALL, TX 75087

RESIDENT
5709 SOUTHERN CROSS DR
ROCKWALL, TX 75087

DEFRANCO JOHN
5710 SOUTHERN CROSS
ROCKWALL, TX 75032

MARK BRIAN POESCHEL & AURORA POESCHEL LIVING TRUST
MARK BRIAN POESCHEL & AURORA POESCHEL-TRUSTEES
5711 SOUTHERN CROSS DRIVE
ROCKWALL, TX 75032

LEMASTER MARK & JILL
5712 SOUTHERN CROSS DR
ROCKWALL, TX 75032

RUSHING ROGER D & DEBORAH C
5713 SOUTHERN CROSS DR
ROCKWALL, TX 75032

JENNISON FAMILY HOMESTEAD TRUST
JEROME R JENNISON AND NANCY E JENNISON-TRUSTEES
5716 SOUTHERN CROSS DRIVE
ROCKWALL, TX 75032

CHESNA THOMAS E &
VICTORIA D CHESNA LIVING TR
5720 SOUTHERN CROSS DR
ROCKWALL, TX 75032

BRANCO ANTHONY J
5731 SOUTHERN CROSS DR
ROCKWALL, TX 75032

ANDERSON DEREK J & LINDSAY WESTER
5735 Southern Cross Dr
Rockwall, TX 75032

BROWN DORLISKA WADSWORTH IV
6 INTREPID CIRCLE
ROCKWALL, TX 75032

RICHARDSON CHESTER AND SHELLEY
604 COURAGEOUS DR
ROCKWALL, TX 75032

RESIDENT
605 COURAGEOUS DR
ROCKWALL, TX 75087

MARSHALL LISA AND WILLIAM C
609 COURAGEOUS DR
ROCKWALL, TX 75032

MARTINA L RENVILLE 2009 TRUST
TODD PALLETT & MARTINA L RENVILLE - TRUSTEES
612 SEVERIGE CT
ROCKWALL, TX 75032

RESIDENT
615-619 COURAGEOUS DR
ROCKWALL, TX 75087

EVERHARDT AARON & AISULU
623 COURAGEOUS DR
ROCKWALL, TX 75032

DEFORD ERA JANE
7 INTREPID CIRCLE
ROCKWALL, TX 75032

JONES W GRIFFIN & BARBARA STEWART JONES
701 YACHT CLUB DR
ROCKWALL, TX 75032

CARDENAS RODOLFO
705 Lakeside Dr
Rockwall, TX 75032

BOWSHER KATHERINE M
8 INTREPID CIRCLE
ROCKWALL, TX 75032

DIXIE SIMMONS MILLER LIVING TRUST
DIXIE SIMMONS MILLER - TRUSTEE
801 W State St
Terrell, TX 75160

ARMSTRONG D
804 EAGLE PASS
HEATH, TX 75032

SEIBERT PETE
9 INTREPID CIR
ROCKWALL, TX 75032

LAM PROPERTY
PO BOX 755
ROCKWALL, TX 75087

DEVILL HOMES INC
PO BOX 764166
DALLAS, TX 75376

PUBLIC NOTICE

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

Property Owner and/or Resident of the City of Rockwall:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Z2025-044: Specific Use Permit (SUP) for a Residential Infill

Hold a public hearing to discuss and consider a request by Jim Benson of Jim Benson Custom Homes on behalf of Justine Marengo-Rowe for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on a 0.1214-acre tract of land identified as a Lot 22, Block B, Chandler's Landing #4 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8), addressed as 5405 Ranger Drive, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, August 12, 2025 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, August 18, 2025 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Angelica Guevara
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by *Monday, August 18, 2025 at 4:00 PM* to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

MORE INFORMATION ON THIS CASE CAN BE FOUND AT: https://sites.google.com/site/rockwallplanning/development/development-cases

PLEASE RETURN THE BELOW FORM

Case No. Z2025-044: Specific Use Permit (SUP) for a Residential Infill

Please place a check mark on the appropriate line below:

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

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

Name:

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

ZONING & SPECIFIC USE PERMIT
INFORMATION FORM

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

CASE NUMBER Z2025-044

PLEASE PLACE A CHECK MARK ON THE APPROPRIATE LINE BELOW.

- ☑ I am in favor of the request
- ☐ I am in opposition of the request

NAME Andy Villarreal

ADDRESS [redacted]

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

None

PLEASE CHECK ALL THAT APPLY.

- ☑ I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☐ I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☑ I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☐ I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☐ Other:

HOW DID YOU HEAR ABOUT THIS ZONING OR SPECIFIC USE PERMIT (SUP) REQUEST?

- ☑ I received a property owner notification in the mail
- ☐ I read about the request on the City's website
- ☐ I saw a zoning sign on the property
- ☐ I read about the request in the Rockwall Herald Banner
- ☐ My neighbors told me about the request
- ☐ Other:

ZONING & SPECIFIC USE PERMIT INFORMATION FORM

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

CASE NUMBER Z2025-044

PLEASE PLACE A CHECK MARK ON THE APPROPRIATE LINE BELOW.

- ☑ I am in favor of the request
- ☐ I am in opposition of the request

NAME Derek Anderson

ADDRESS [redacted]

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

Appropriate for Chandler's Landing neighborhood.

PLEASE CHECK ALL THAT APPLY.

- ☑ I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☐ I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☐ I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☐ I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
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CASE NUMBER Z2025-044

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- ☑ I am in favor of the request
- ☐ I am in opposition of the request

NAME Erika Udstuen

ADDRESS [redacted]

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

No comments.

PLEASE CHECK ALL THAT APPLY.

- ☑ I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☐ I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
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PLEASE RETURN THE BELOW FORM

Case No. Z2025-044: Specific Use Permit (SUP) for a Residential Infill

Please place a check mark on the appropriate line below:

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

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

THIS WILL PRETTY MUCH BUILD OUT OUR NEIGHBORHOOD —

Name: W. GRIFFIN AND BARBARA S. JONES

Address: [redacted]

Tex. Loc. Gov. Code. Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

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

ZONING & SPECIFIC USE PERMIT
INFORMATION FORM

CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
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CASE NUMBER Z2025-044

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- ☑ I am in favor of the request
- ☐ I am in opposition of the request

NAME Judy Janak

ADDRESS [redacted]

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

I am in favor, provided that the Planning and Zoning Commission examines and approves the proposed plans for grading, as multiple homeowners on this end of Ranger Drive have experienced occasional water entering homes from heavy rains running down the hill.

PLEASE CHECK ALL THAT APPLY.

- ☑ I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- ☐ Other:

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INFORMATION FORM

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CASE NUMBER Z2025-044

PLEASE PLACE A CHECK MARK ON THE APPROPRIATE LINE BELOW.

- ☑ I am in favor of the request
- ☐ I am in opposition of the request

NAME Justine Marengo-Rowe

ADDRESS [redacted]

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

The architectural design is beautiful. Will be a stunning and well built house!

PLEASE CHECK ALL THAT APPLY.

- ☐ I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☐ I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- ☐ I read about the request in the Rockwall Herald Banner
- ☐ My neighbors told me about the request
- ☐ Other:

From: Madalena DeWitt
To: Planning
Subject: Zoning Approval - Case No. Z2025-044
Date: Thursday, July 31, 2025 3:02:47 PM

I am in favor of the request for the reasons listed below:

It's fine with us to have another house on the street.

Madalena DeWitt
[redacted]

Madalena DeWitt
[redacted]

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CASE NUMBER Z2025-044

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- ☑ I am in favor of the request
- ☐ I am in opposition of the request

NAME Mike Vanhooser/ 5 to 1 Living Trust

ADDRESS [redacted]

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

Approve new housing construction

PLEASE CHECK ALL THAT APPLY.

- ☑ I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
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CASE NUMBER Z2025-044

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- ☑ I am in favor of the request
- ☐ I am in opposition of the request

NAME Stacy Dyer

ADDRESS [redacted]

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

Beautiful plans.

PLEASE CHECK ALL THAT APPLY.

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EMAIL: PLANNING@ROCKWALL.COM

CASE NUMBER Z2025-044

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- ☑ I am in favor of the request
- ☐ I am in opposition of the request

NAME Steve Otten

ADDRESS [redacted]

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

I have not problem with a house being built in the lot.

PLEASE CHECK ALL THAT APPLY.

- ☑ I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☐ I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☐ I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
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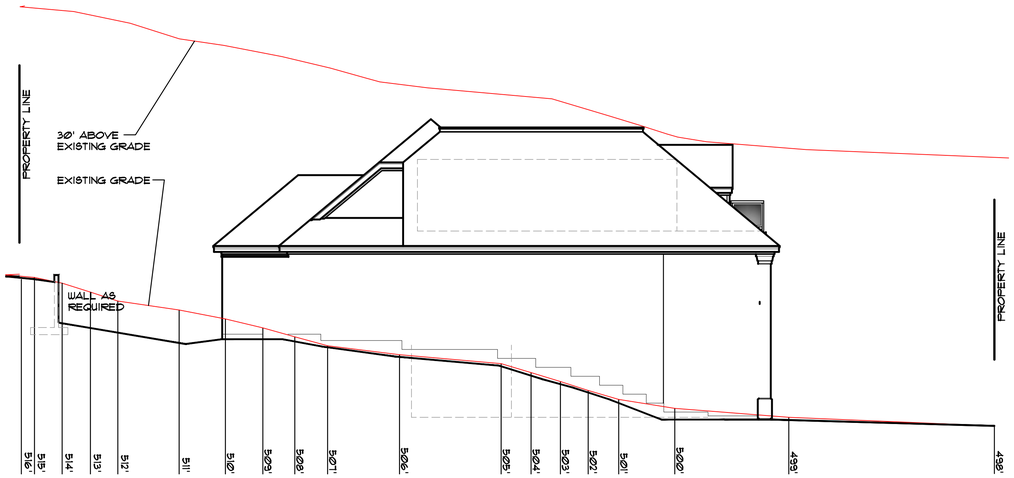
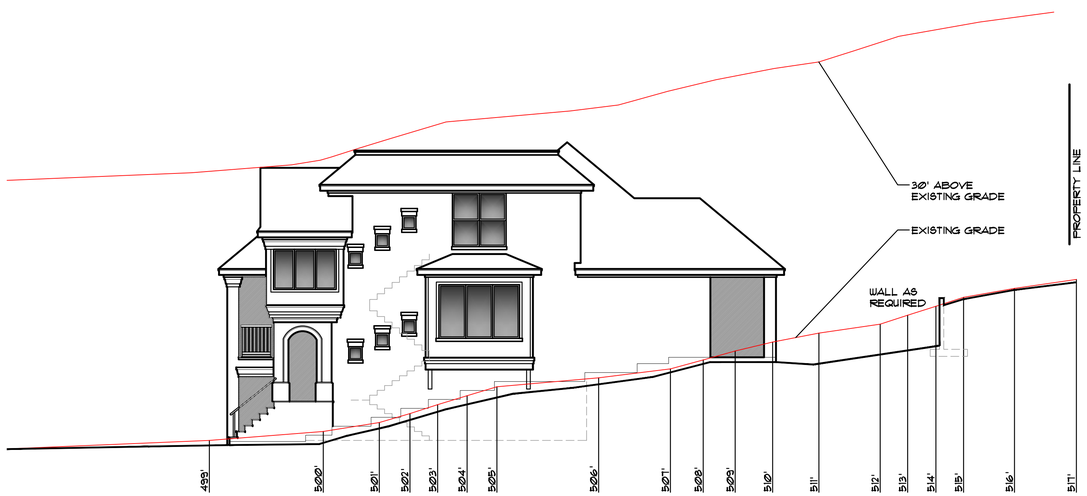


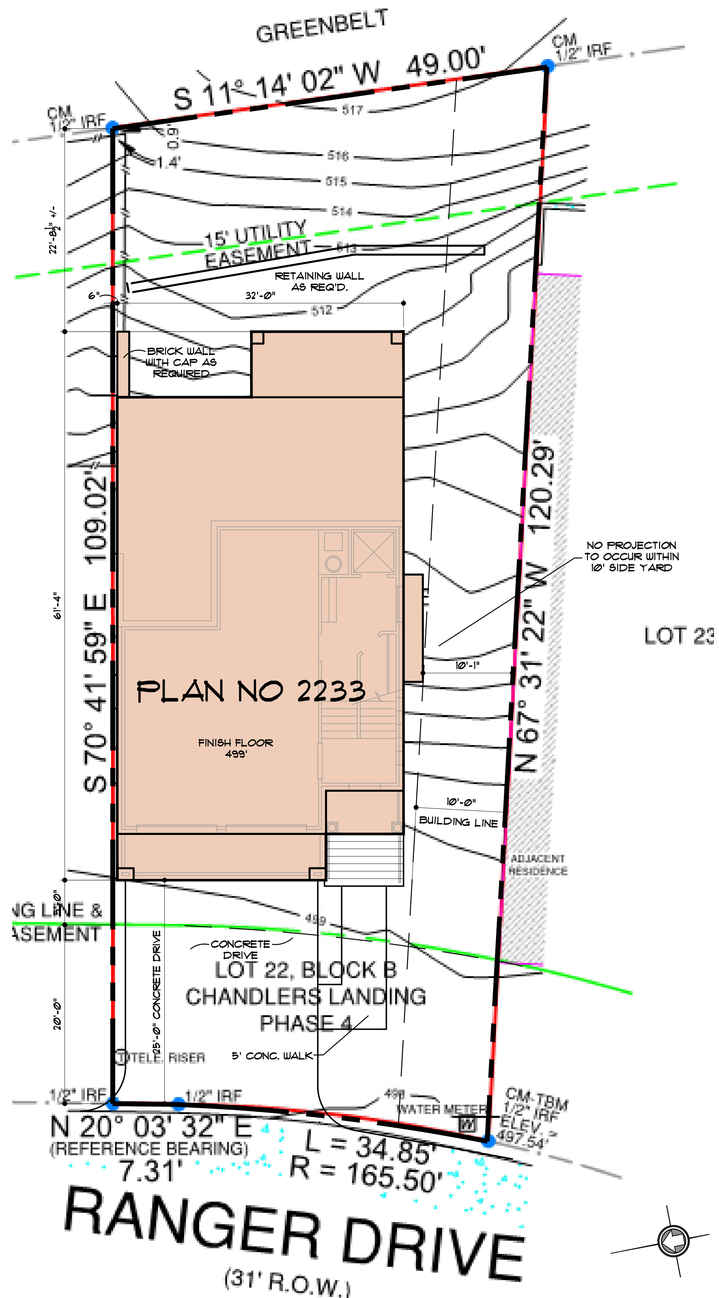
GRADING DIAGRAM
LEFT SIDE ELEVATION

SCALE: 1/8" = 1'-0"



GRADING DIAGRAM
RIGHT SIDE ELEVATION

SCALE: 1/8" = 1'-0"



PLOT PLAN

SCALE: 1/8" = 1'-0"

LOT #22, BLOCK "B"

CHANDLERS LANDING

PHASE 4

ROCKWALL, TEXAS

PLAN NO. 2233

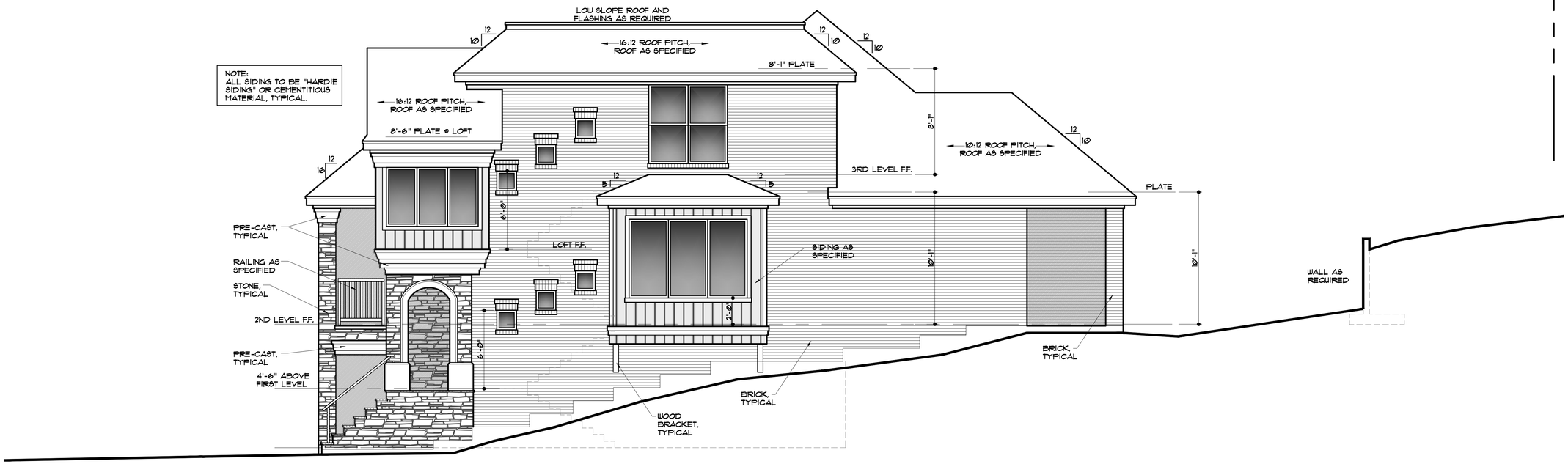
REVISIONS	BY

Marengo - Rowe Residence
5405 Ranger Drive - Rockwall, TX 75032
Lot #22, Block "B" - Chandlers Landing Phase 4

JIM BENSON CUSTOM HOMES

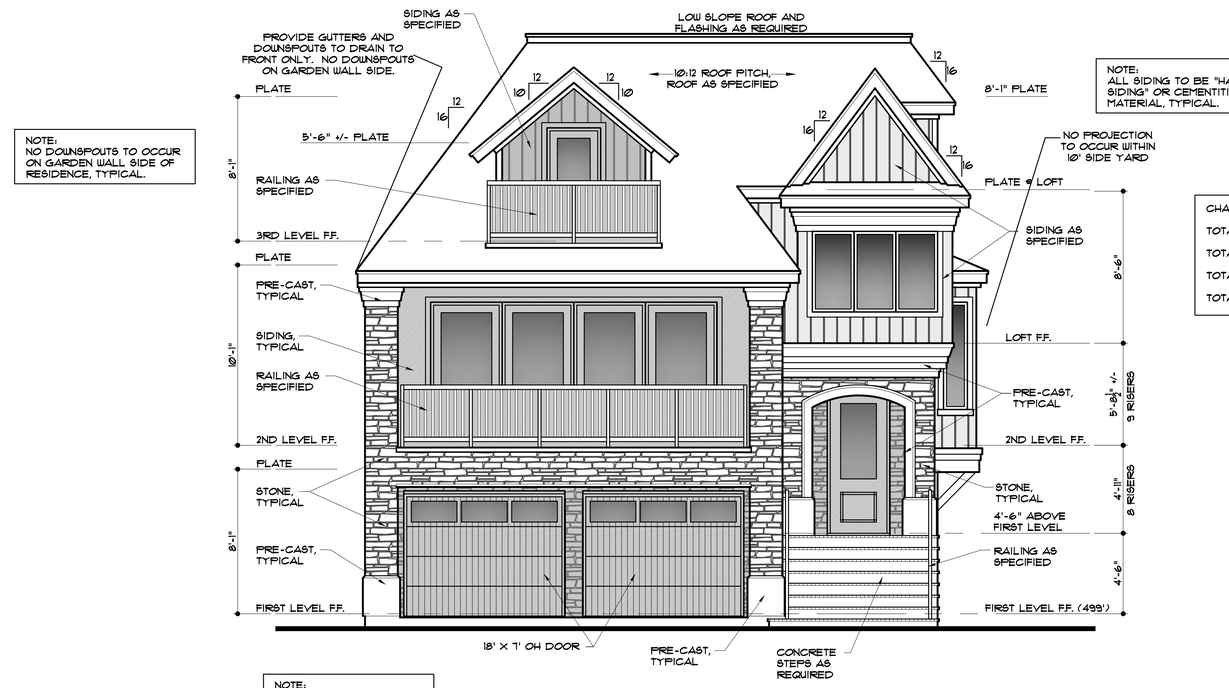
LKS DESIGNS
LANCE K. STOVALL
817/320-6221

Sheet
of 7 Sheets



RIGHT SIDE ELEVATION

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



FRONT ELEVATION

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

CHART OF EXTERIOR MATERIALS:

TOTAL S.F. OF STONE	423 SF	20.8%
TOTAL S.F. OF BRICK	1,334 SF	65.5%
TOTAL S.F. OF SIDING	235 SF	11.6%
TOTAL S.F. OF PRE-CAST	43 SF	2.1%

PLAN NO. 2233

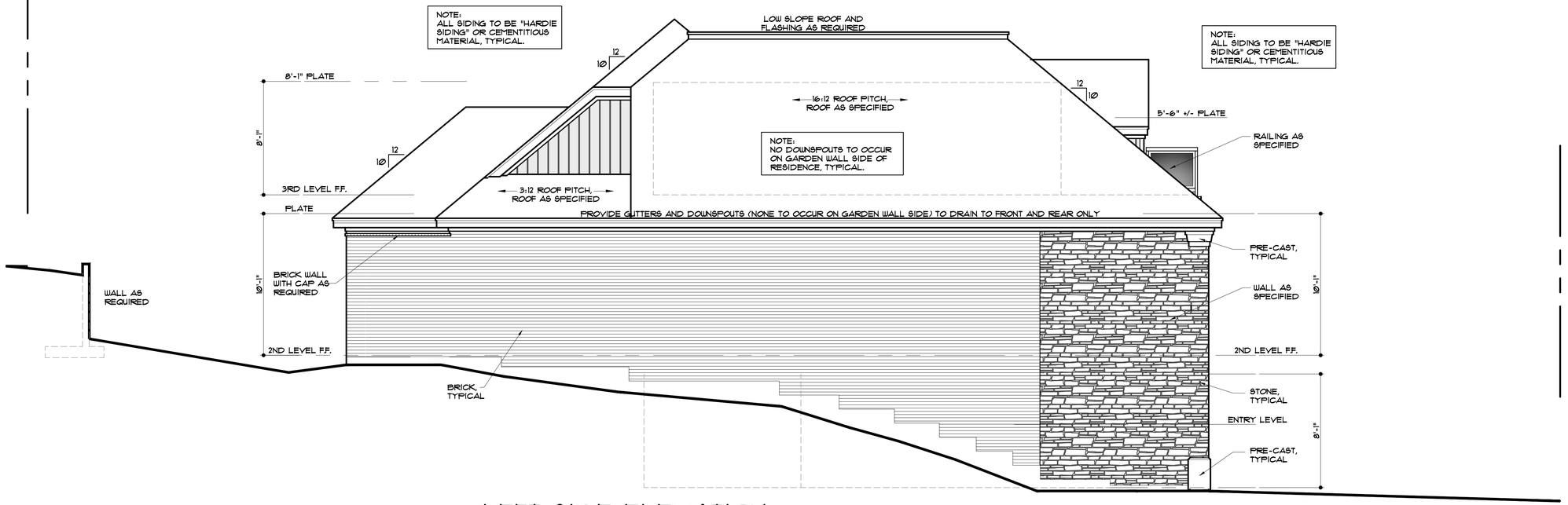
REVISIONS	BY

Marengo - Rowe Residence
5405 Ranger Drive - Rockwall, TX 75032
Lot #22, Block "B" - Chandlers Landing Phase 4

JIM BENSON CUSTOM HOMES

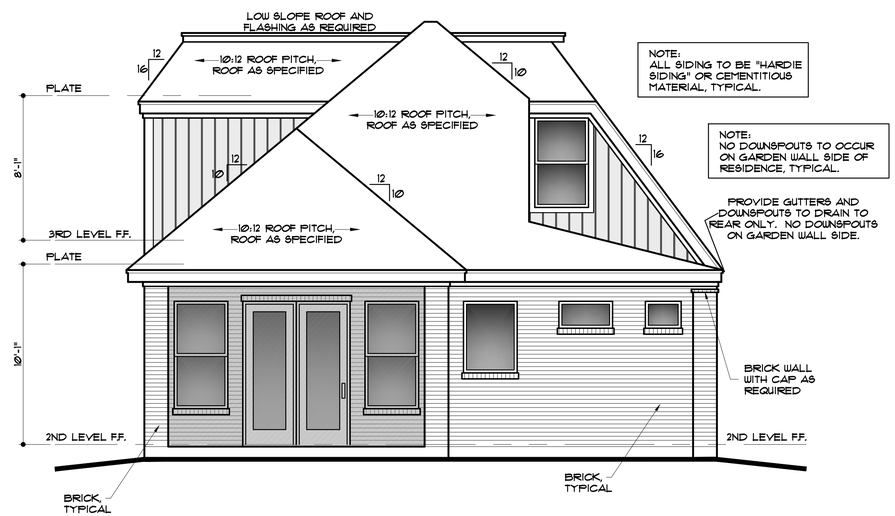
LKS DESIGNS
LANCE K. STOVALL
817/320-6221

Sheet 3 of 7 Sheets



LEFT SIDE ELEVATION

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



REAR ELEVATION

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

PLAN NO. 2233

REVISIONS	BY

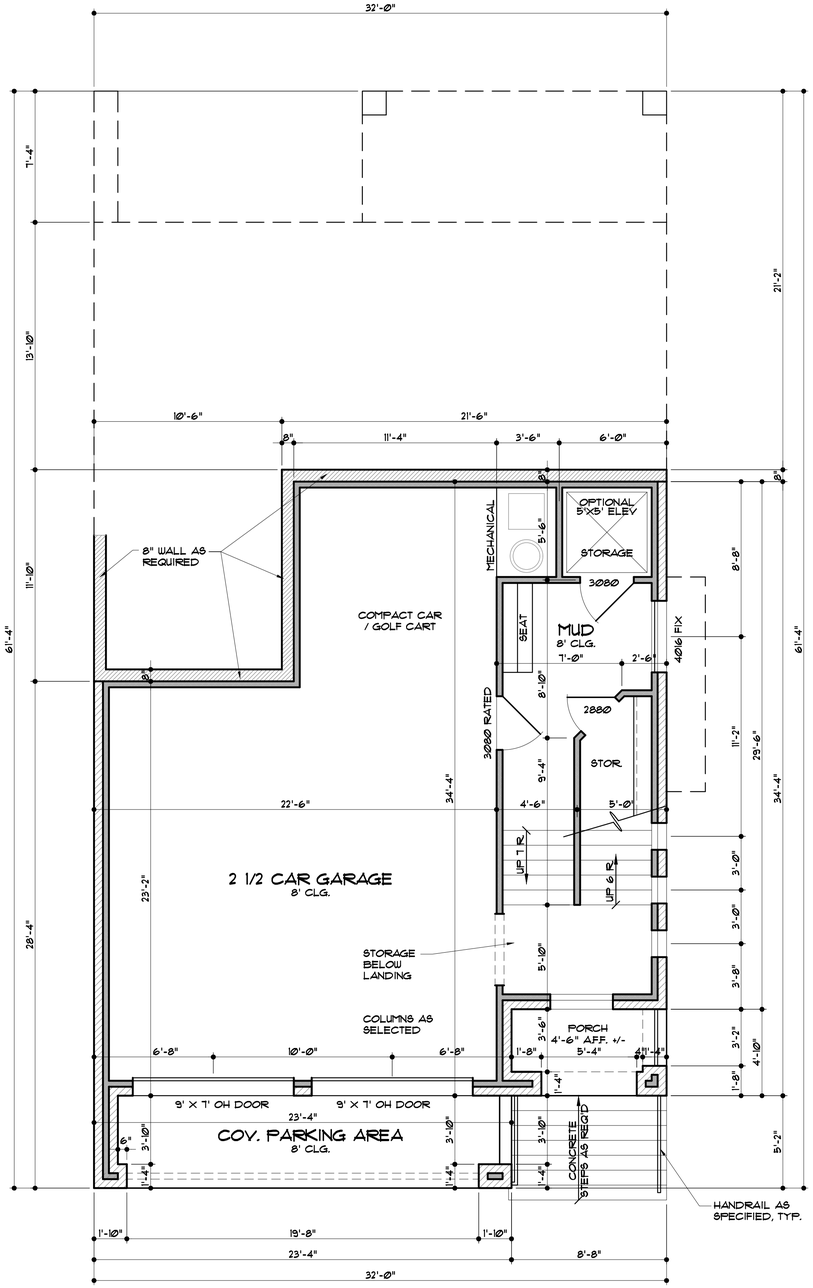
Marengo - Rowe Residence

5405 Ranger Drive - Rockwall, TX 75032
Lot #22, Block "B" - Chandlers Landing Phase 4

JIM BENSON CUSTOM HOMES

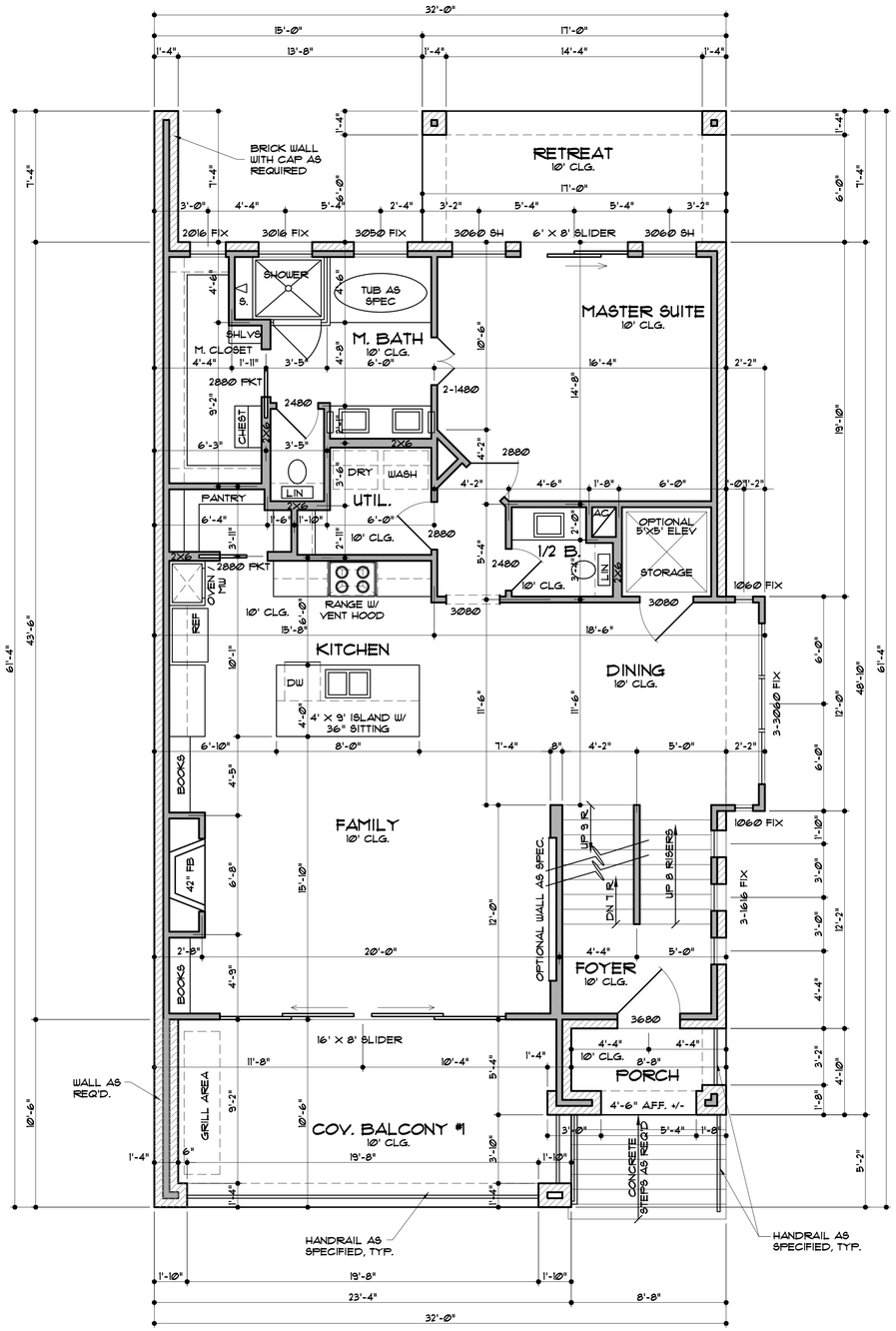
LKS DESIGNS
LANCE K. STOVALL
817/320-6221

Sheet 4 of 7 Sheets



FIRST LEVEL FLOOR PLAN

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



SECOND LEVEL FLOOR PLAN

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

AREAS

LOWER LEVEL AC:	124 SF
SECOND LEVEL AC:	1,432 SF
THIRD LEVEL AC:	677 SF
HOUSE PROPER AC:	2,233 SF
GARAGE & STOR.:	803 SF
COVERED PARKING:	120 SF
PORCH:	42 SF
COV. BALCONY #1:	233 SF
MASTER RETREAT:	124 SF
COV. BALCONY #2:	89 SF

PLAN NO. 2233

REVISIONS	BY

Marengo - Rowe Residence
5405 Ranger Drive - Rockwall, TX 75032
Lot #22, Block "B" - Chandlers Landing Phase 4

JIM BENSON CUSTOM HOMES

LKS DESIGNS
LANCE K. STOVALL
817/320-6221

Sheet 1 of 7 Sheets

THIRD LEVEL FLOOR PLAN

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

PLAN NO. 2233

REVISIONS	BY

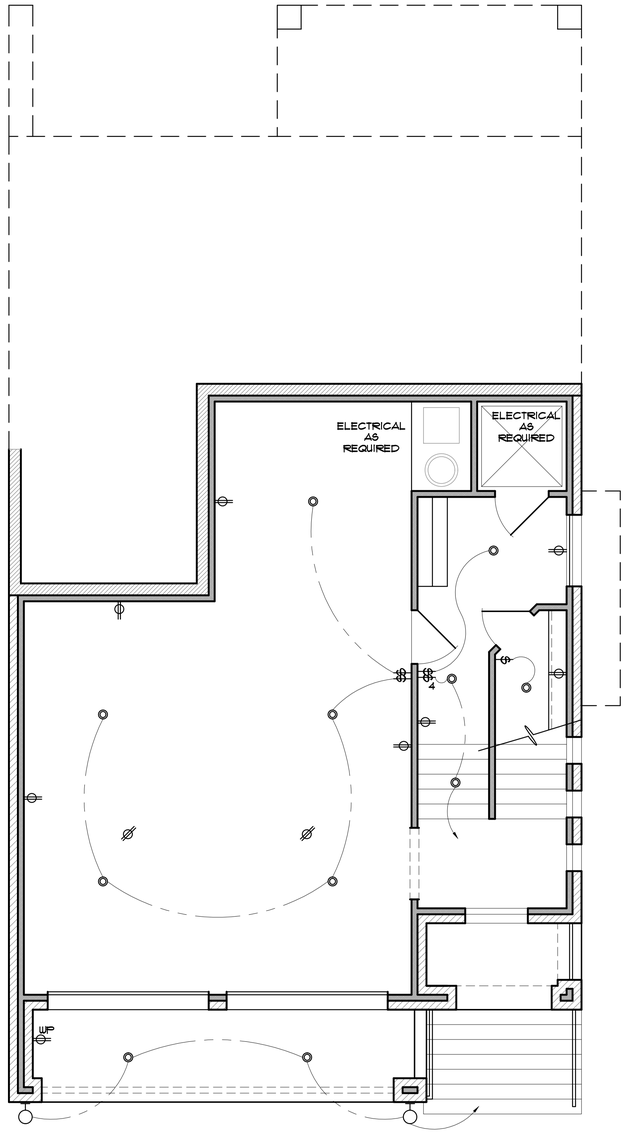
Marengo - Rowe Residence

5405 Ranger Drive - Rockwall, TX 75032
Lot #22, Block "B" - Chandlers Landing Phase 4

JIM BENSON CUSTOM HOMES

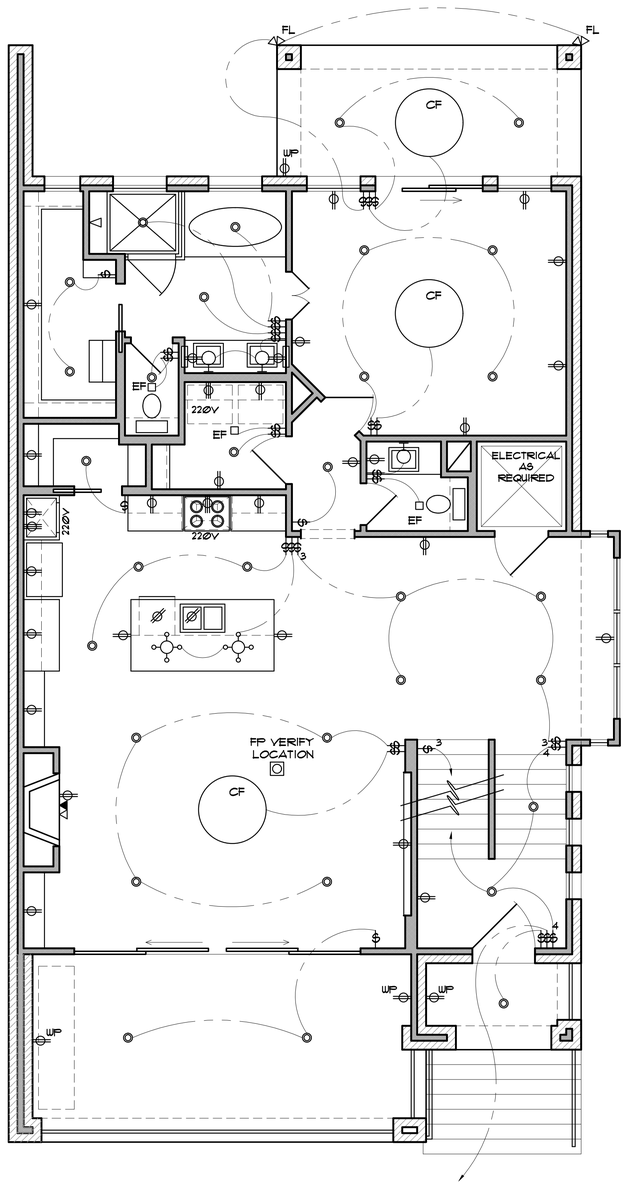
LKS DESIGNS
LANCE K. STOVALL
817/320-6221

Sheet 2 Of 7 Sheets



ELECTRICAL
FIRST LEVEL FLOOR PLAN

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



ELECTRICAL
SECOND LEVEL FLOOR PLAN

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

PLAN NO. 2233

REVISIONS	BY

Marengo - Rowe Residence
5405 Ranger Drive - Rockwall, TX 75032
Lot #22, Block "B" - Chandlers Landing Phase 4

JIM BENSON CUSTOM HOMES

LKS DESIGNS
LANCE K. STOVALL
817/320-6221

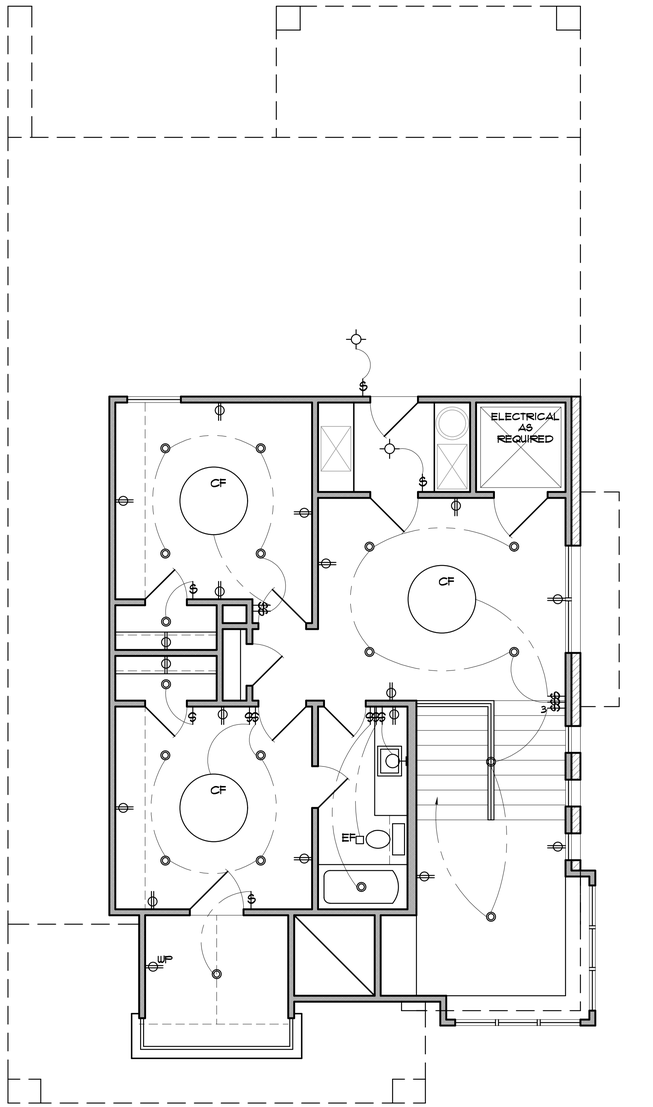
Sheet 6 of 7 Sheets

ELECTRICAL NOTES:

1. PROVIDE SMOKE DETECTORS WITH 110V WIRING TO HOUSE WIRING.
2. VENT EXHAUST FANS TO EXTERIOR.
3. PRIVIDE G.F.I. PROTECTION WHERE REQUIRED.
4. PROVIDE LIGHT FIXTURE AND SMOKE DETECTOR AT EACH WATER HEATER AND A/C UNIT LOCATION IN ATTIC.
5. PROVIDE ELECTRICAL DISCONNECT AT EACH A/C UNIT.
6. PROVIDE CIRCUITS FOR POOL AND REAR YARD LIGHTING AS REQUIRED BY OWNER.
7. PROVIDE OVER AND UNDER COUNTER LIGHTING AS REQUIRED BY OWNER.
8. WIRE FOR SURROUND SOUND IN FAMILY, MEDIA, COVERED PATIOS, MASTER BEDROOM, & ALL BEDROOMS.
9. PRE-WIRE FOR STERO SOUND SYSTEM PER OWNER SPEC.

ELECTRICAL LEGEND:

SYMBOL	DESCRIPTION
	DUPLEX OUTLET
WP	DUPLEX OUTLET, WATERPROOF
220	220V OUTLET
	FLOOR MOUNTED DUPLEX OUTLET
	TELEPHONE
S	SINGLE POLE SWITCH
S3	THREE WAY SWITCH
	TV ANTENNA
	VENT FAN
	RECESSED INCANDESCENT FIXTURE
	LIGHT FIXTURE
	WALL WASHER
	WALL MOUNTED LIGHT FIXTURE
FL	FLOOD LIGHTS
	HANGING FIXTURE
UL	UPLIGHTS
	2'x4' FLUORESCENT FIXTURE
	CEILING FAN
UC	UNDERCOUNTER LIGHTING



ELECTRICAL THIRD LEVEL FLOOR PLAN

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

PLAN NO. 2233

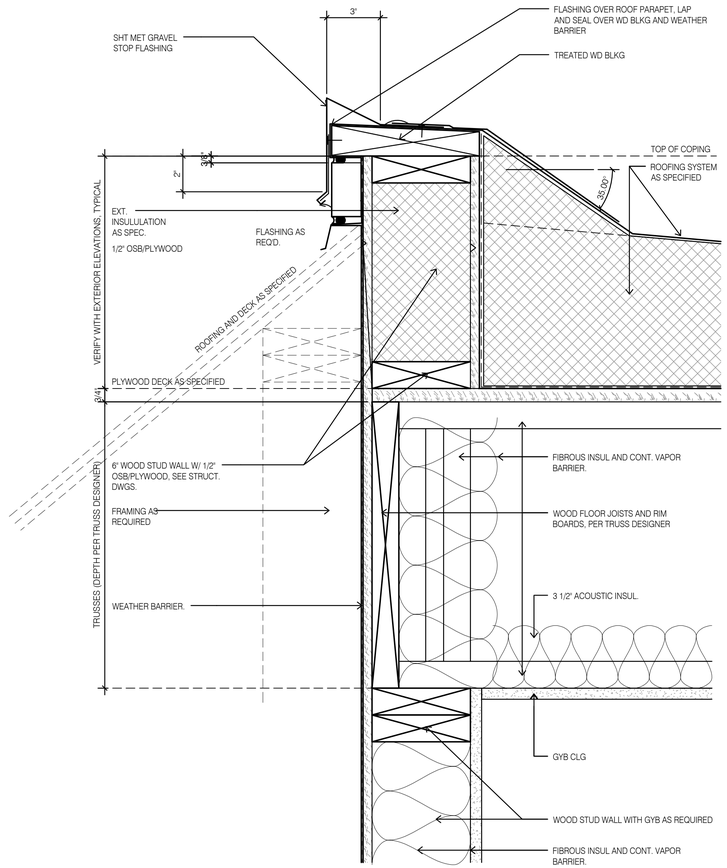
REVISIONS	BY

Marengo - Rowe Residence
5405 Ranger Drive - Rockwall, TX 75032
Lot #22, Block "B" - Chandlers Landing Phase 4

JIM BENSON CUSTOM HOMES

LKS DESIGNS
LANCE K. STOVALL
817/320-6221

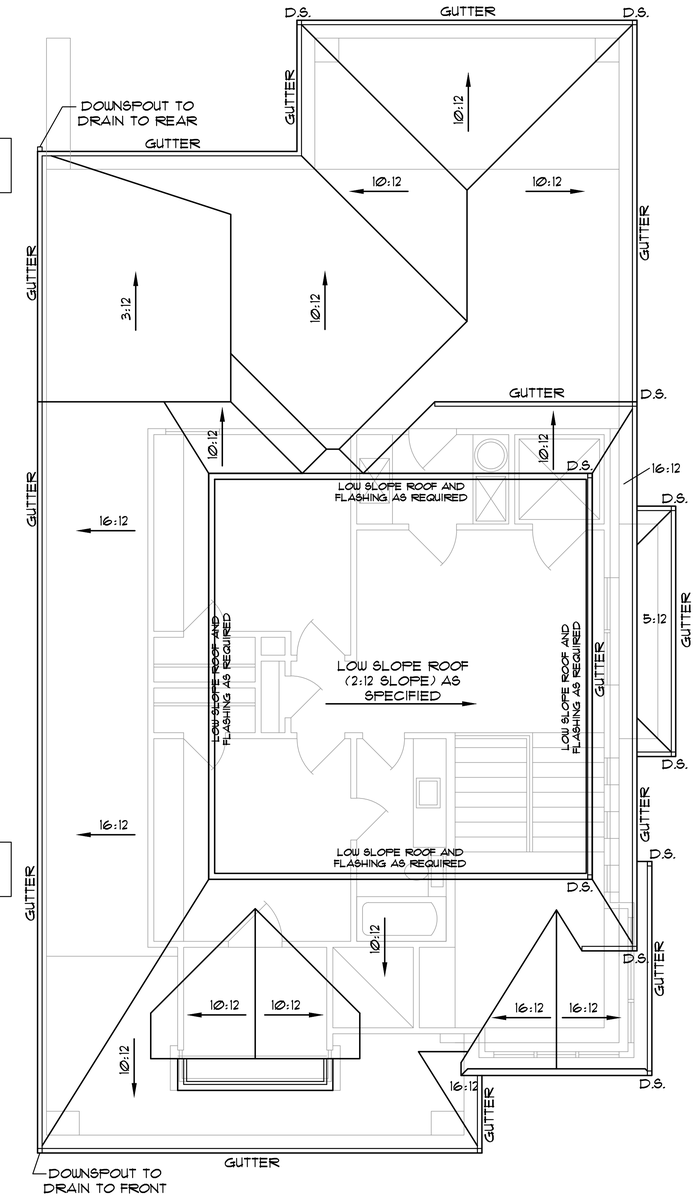
Sheet 7 Of 7 Sheets



MANSARD DETAIL

SCALE: 3" = 1'-Ø"

NOTE:
NO DOWNSPOUTS TO OCCUR ON GARDEN WALL SIDE OF RESIDENCE, TYPICAL.



NOTE:
NO DOWNSPOUTS TO OCCUR ON GARDEN WALL SIDE OF RESIDENCE, TYPICAL.

ROOF PLAN

SCALE: 1/4" = 1'-Ø"

PLAN NO. 2233

REVISIONS	BY

Marengo - Rowe Residence
5405 Ranger Drive - Rockwall, TX 75032
Lot #22, Block "B" - Chandlers Landing Phase 4

JIM BENSON CUSTOM HOMES

LKS DESIGNS
LANCE K. STOVALL
817/320-6221

Sheet 5 of 7 Sheets

CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2025-044

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

ADJACENT HOUSING ATTRIBUTES

ADDRESS	HOUSING TYPE	YEAR BUILT	HOUSE SF	ACCESSORY BUILDING	EXTERIOR MATERIALS
5401 Ranger Drive	Single-Family Home	1995	5,197	*N/A*	Brick
5403 Ranger Drive	Single-Family Home	1988	3,856	*N/A*	Brick and Siding
5405 Ranger Drive	Vacant	N/A	N/A	*N/A*	N/A
5407 Ranger Drive	Single-Family Home	1996	3,270	*N/A*	Brick and Siding
5409 Ranger Drive	Vacant	N/A	N/A	*N/A*	N/A
5411 Ranger Drive	Single-Family Home	2000	3,429	*N/A*	Brick and Stone
5412 Ranger Drive	Townhouse	1986	2,299	*N/A*	Siding
5413 Ranger Drive	Vacant	N/A	N/A	*N/A*	N/A
5416 Ranger Drive	Townhouse	1986	2,051	*N/A*	Siding
5419 Ranger Drive	Single-Family Home	1998	3,676	*N/A*	Brick
5421 Ranger Drive	Vacant	N/A	N/A	*N/A*	N/A
701 Yacht Club Drive	Single-Family Home	1997	7,082	*N/A*	Brick
	AVERAGES:	1993	3,858	N/A	

5401 Ranger Drive

5403 Ranger Drive

5405 Ranger Drive

5407 Ranger Drive

5409 Ranger Drive

5411 Ranger Drive

5412 Ranger Drive

5413 Ranger Drive

5416 Ranger Drive

5419 Ranger Drive

5421 Ranger Drive

701 Yacht Club Drive

CITY OF ROCKWALL

ORDINANCE NO. 25-XX

SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 8 (PD-8) [*ORDINANCE NO. 23-40*] AND THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION* ON A 0.1214-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 22, BLOCK B, CHANDLER'S LANDING #4 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Jim Benson of Benson Custom Homes for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* on a 0.1214-acre parcel of land identified as Lot 22, Block B, Chandler's Landing #4 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for Zero Lot line (ZL-5) District land uses, addressed as 5405 Ranger Drive, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that Planned Development District 8 (PD-8) [*Ordinance No. 23-40*] and the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall should be amended as follows:

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

SECTION 1. That Planned Development District 8 (PD-8) [*Ordinance No. 23-40*] and the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* in accordance with Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Planned Development District 8 (PD-8) [*Ordinance No. 23-40*] and Subsection 03.01, *General Residential District Standards*, and Subsection 03.10, *Zero Lot line (ZL-5) District*, of Article 05,

DRAFT 08/21/2025

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

2.1 OPERATIONAL CONDITIONS

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

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

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

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

2.2 COMPLIANCE

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

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

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

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

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

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

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

DRAFT ORDINANCE 08.18.2025

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

_____
Tim McCallum, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *August 18, 2025*

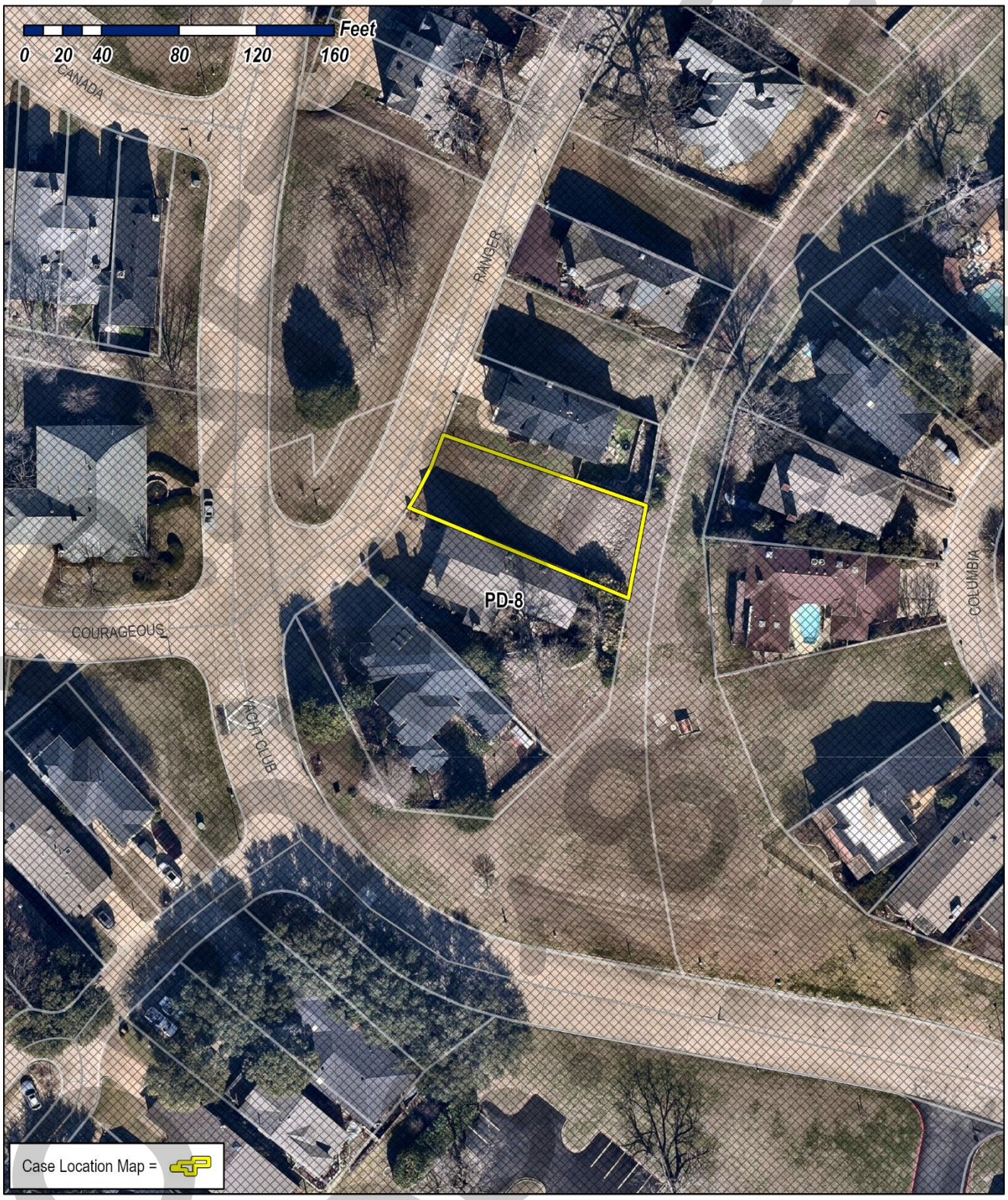
2nd Reading: *September 2, 2025*

DRAFT ORDINANCE 08.18.2025

Exhibit 'A':
Location Map

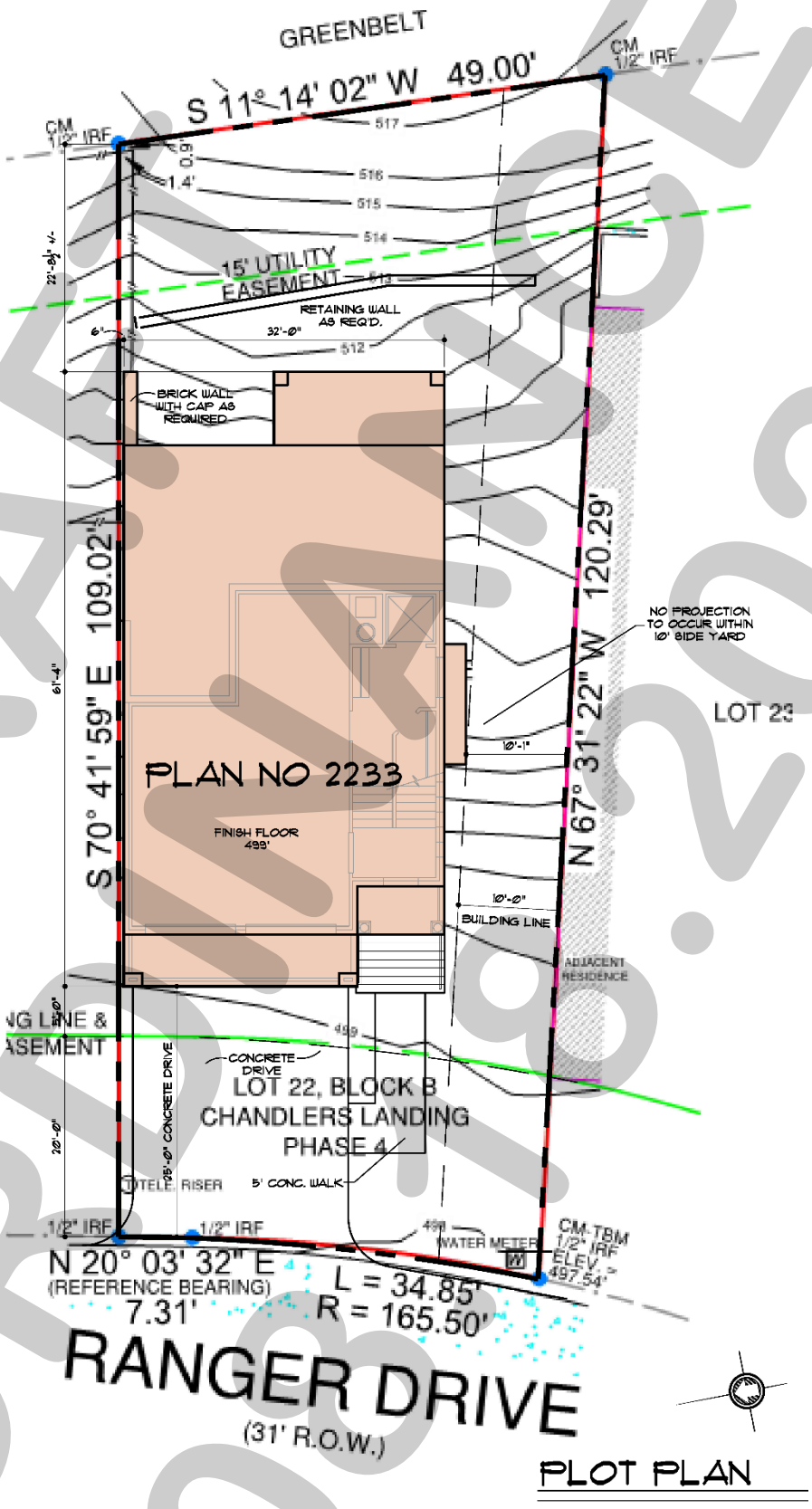
Address: *5405 Ranger Drive*

Legal Description: *Lot 22, Block B, Chandler's Landing #4 Addition*



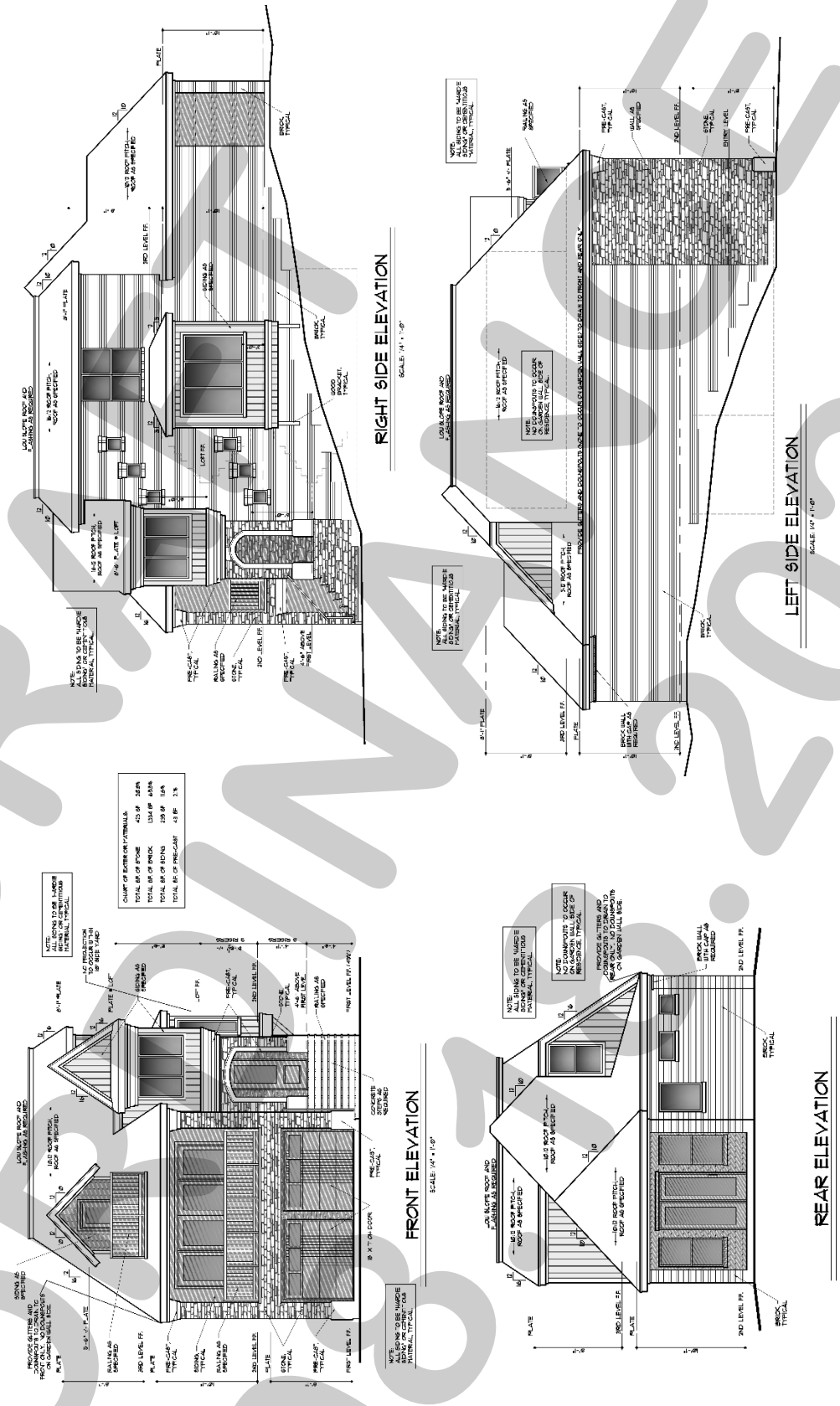
PROPOSED

Exhibit 'B':
Residential Plot Plan



DRAFT ORDINANCE 08.19.2025

Exhibit 'C':
Building Elevations



DRAFT
08.15.2025

CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

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

TO:	Mayor and City Council
DATE:	August 18, 2025
APPLICANT:	Kevin Osornio: *MBA Custom Homes*
CASE NUMBER:	Z2025-045; *Specific Use Permit (SUP) for a Residential Infill for 606 Ross Street*

SUMMARY

Hold a public hearing to discuss and consider a request by Kevin Osornio of MBA Custom Homes for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a 0.1150-acre tract of land identified as a portion of Lot 1, Block G, Sanger 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 606 Ross Street, and take any action necessary.

BACKGROUND

According to the 1934 Sanborn Maps, the subject property was established after 1934. Per the City's historic zoning maps, the subject property was originally zoned Commercial (C) District as of January 3, 1972. Between this date and July 11, 1985, the subject property was rezoned from a Commercial (C) District to a Single-Family 7 (SF-7) District. The subject property has been situated within the Southside Residential Neighborhood Overlay (SRO) District since its inception on June 3, 1996 by *Ordinance No. 96-12*. According to the Rockwall Central Appraisal District (RCAD), there was a 624 SF structure on the subject property that was constructed in 1975; however, that building was deemed hazardous prompting the Building Inspections Department to issue a Demolition Permit [*i.e. RES2025-1969*] to allow the demolition and removal of the structure. The subject property is currently vacant.

PURPOSE

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

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 606 E. Ross Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property E. Ross Street, which is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is the Robbins Addition, which consists of five (5) residential lots [*i.e. 605, 609, & 725 E. Ross Street and 709 & 715 Peters Colony*] that have been in existence since August 30, 2005. North of this is the Ne & Jo Addition, which consists of two (2) residential lots [*i.e. 703 & 705 Peters Colony*] that have been in existence since March 11, 2004. All of these properties are zoned Single-Family 7 (SF-7) District.

South: Directly south of the subject property is a 0.459-acre parcel of land (*i.e. Lot 2, Block G, Sanger Addition*) that is developed with a house of worship [*i.e. St. Paul African Methodist Church*]. Beyond this is a vacant 0.6660-acre parcel of land [*i.e. Lot E, Block G, Sanger Addition*]. All of these properties are zoned Single-Family 7 (SF-7) District. South of this is E. Bourn Street, which is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property is Lamar Street, which is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is the Lamar Street Habitat No. 1 Addition, which consists of two (2) residential lots that have been in existence since March 13, 2018. East of this is a vacant 1.1209-acre parcel of land [*i.e. Lot G, Block 112, B.F. Boydston Addition*] that is owned by the Rockwall Habitat for Humanity. All of these properties are zoned Single-Family 7 (SF-7) District.

West: Directly west of the subject property are three (3) lots [*i.e. 604 E. Ross Street and 801 & 803 Peters Colony*] that are developed with single-family homes and are zoned Single-Family 7 (SF-7) District. Beyond this is Peters Colony, which is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. West of this is a parcel of land [*i.e. Lot 1B, Block H, Sanger Addition*] that is developed with a duplex. This parcel of land is owned by the Rockwall Housing Development Corporation and is zoned Multi-Family 14 (MF-14) District.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY

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

Article 13, *Definitions*, of the Unified Development Code (UDC) defines *Residential Infill in or Adjacent to an Established Subdivision* as "(t)he new development of a single-family home or duplex on an existing vacant or undeveloped parcel of land or the redevelopment of a developed parcel of land for a new single-family home or duplex within an established subdivision that is mostly or entirely built-out." An *established subdivision* is further defined in Subsection 02.03(B) (11) of Article 04, *Permissible Uses*, of the UDC as "…a subdivision that consists of five (5) or more lots, that is 90% developed, and that has been in existence for more than ten (10) years." In this case, the subject property is located within the B. F. Boydston Subdivision, and situated within 500-feet of the Robbins Addition, which has been in existence for more than ten (10) years, consists of more than five (5) residential lots, and is more than 90.00% developed. The *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the UDC, requires a Specific Use Permit (SUP) for *Residential Infill in or Adjacent to an*

Established Subdivision in all single-family zoning districts, the Two-Family (2F) District, the Downtown (DT) District, and the Residential-Office (RO) District. This property, being adjacent to an established subdivision, requires a Specific Use Permit (SUP).

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

Housing Design and Characteristics	Existing Housing on E. Ross Street in a Close Proximity to the Subject Property	Proposed Housing
Building Height	One (1) Story	Two (2) Story
Building Orientation	All of the homes are oriented toward the street they front on.	The front elevation of the home will face E. Ross Street.
Year Built	1953-2024	*N/A*
Building SF on Property	942 SF – 2,580 SF	2,120 SF
Building Architecture	Single Family Homes and Three (3) Vacant Lots	Not Comparable Architecture to the surrounding Single-Family Homes
Building Setbacks:		
Front	20-Feet	20-Feet
Side	6- feet	6- Feet, 20-Feet
Rear	10-Feet	10-Feet
Building Materials	Brick, Stone, and Siding	Siding
Paint and Color	Red, Blue, White, Gray and Brown	N/A
Roofs	Composite Shingles	Composite Shingle
Driveways/Garages	Driveways all front the same street the single-family home faces. Homes consist of front-facing garages or no garages.	The garage will be attached and located approximately 6-feet in front of the front façade.

According to Section 04, *Residential Parking*, of Article 06, *Parking and Loading*, of the Unified Development Code (UDC), "(i)n single-family or duplex districts, parking garages must be located at least 20-feet behind the front façade for front entry garages …" In this case, the applicant's proposed garage is oriented approximately six (6) feet in front of the front façade of the proposed single-family home; however, staff should point out that this is not atypical for this area or properties located within the Southside Neighborhood Residential Overlay (SRO) District. A waiver to the garage orientation is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission. If this Specific Use Permit (SUP) request is approved by the Planning and Zoning Commission and City Council, the garage setback requirement will be waived. With the exception of the garage orientation, the proposed single-family home meets all of the density and dimensional requirements as stipulated by the Unified Development Code (UDC) for a property in a Single-Family 7 (SF-7) District and the Southside Residential Neighborhood Overlay (SRO) District.

For the purpose of comparing the proposed home to the existing single-family housing located adjacent to or in the vicinity of the subject property, staff has provided photos of the properties along E. Ross Street and also provided the proposed building elevations in the attached packet. The approval of this request is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission and a finding that the proposed house ***will not*** have a negative impact on the existing subdivision.

NOTIFICATIONS

On July 22, 2025, staff mailed 122 notices to property owners and occupants within 500-feet of the subject property. There were no Homeowners Associations (HOAs) within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had received one (1) notice in favor of the applicant's request.

CONDITIONS OF APPROVAL

If City Council chooses to approve of the applicant's request for a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision*, then staff would propose the following conditions of approval:

(1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the *Specific Use Permit (SUP)* ordinance and which are detailed as follows:

(a) Development of the *Subject Property* shall generally conform to the *Residential Plot Plan* as depicted in *Exhibit 'B'* of the draft ordinance.

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

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

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

PLANNING AND ZONING COMMISSION

On August 12, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the *Specific Use Permit (SUP)* by a vote of 6-0, with Commissioner Conway absent.

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	606 E Ross St Rockwall TX 75087				
SUBDIVISION	Sanger Bros. Addition	LOT	1	BLOCK	G
GENERAL LOCATION					

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Single family	CURRENT USE			
PROPOSED ZONING	Single fam, new construction	PROPOSED USE			
ACREAGE	5,000SQFT	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	MBA Custom Homes	☐ APPLICANT	MBA Custom Homes
CONTACT PERSON	Kevin Osornio	CONTACT PERSON	Kevin Osornio
ADDRESS	[redacted]	ADDRESS	[redacted]
CITY, STATE & ZIP		CITY, STATE & ZIP	
PHONE	[redacted]	PHONE	[redacted]
E-MAIL	[redacted]	E-MAIL	[redacted]

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Kevin Osornio [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 16 DAY OF July, 20 25 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A R[illegible]

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16 DAY OF July, 20 25

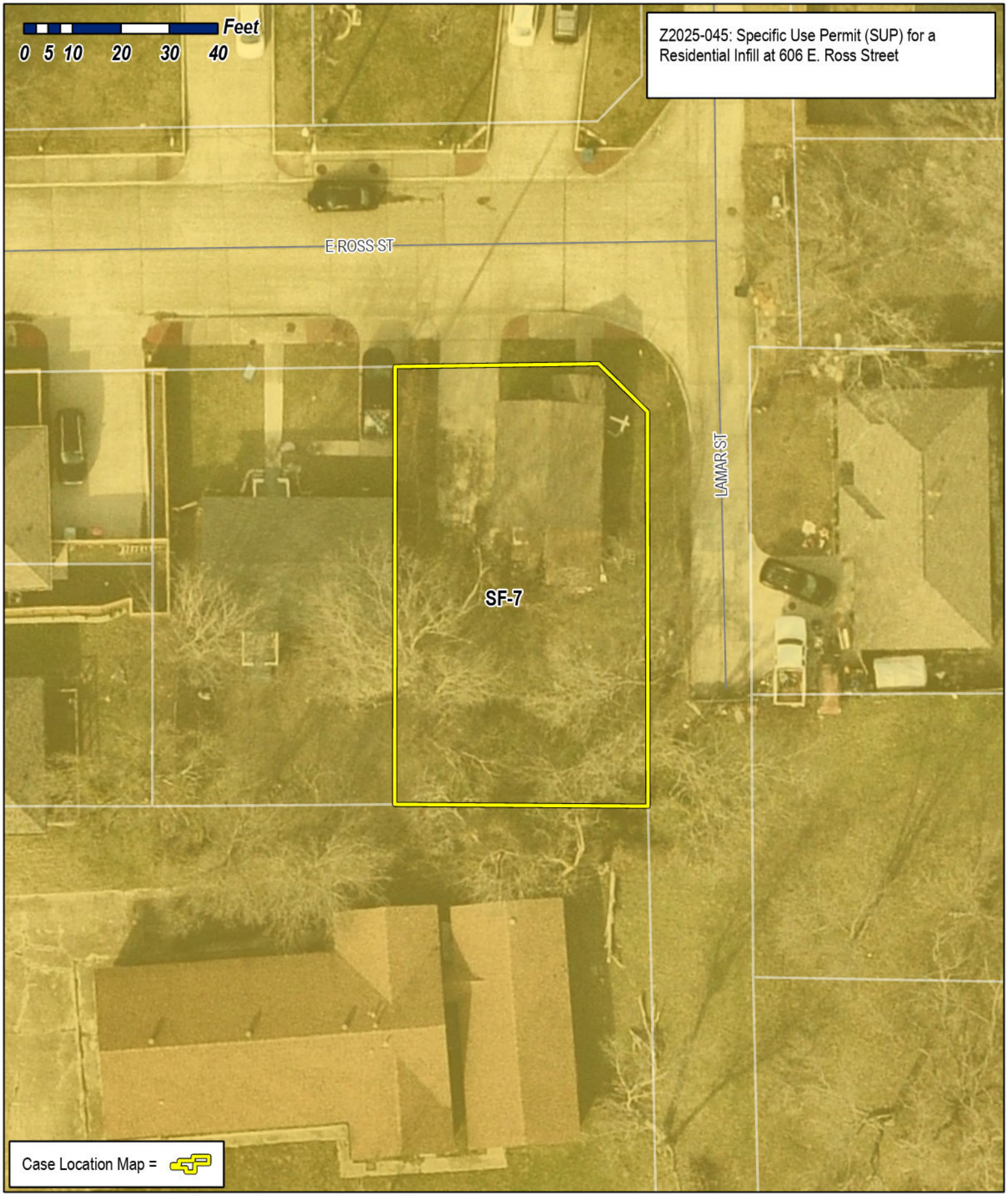
OWNER'S SIGNATURE [signature]

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

SYLVIA LIVAUDAIS
NOTARY PUBLIC, State of Texas
Comm. Expires 06-13-2029
Notary ID 132919173

Notary Public, State of Texas
Comm. Expires 06-13-2029

06-13-2029



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

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

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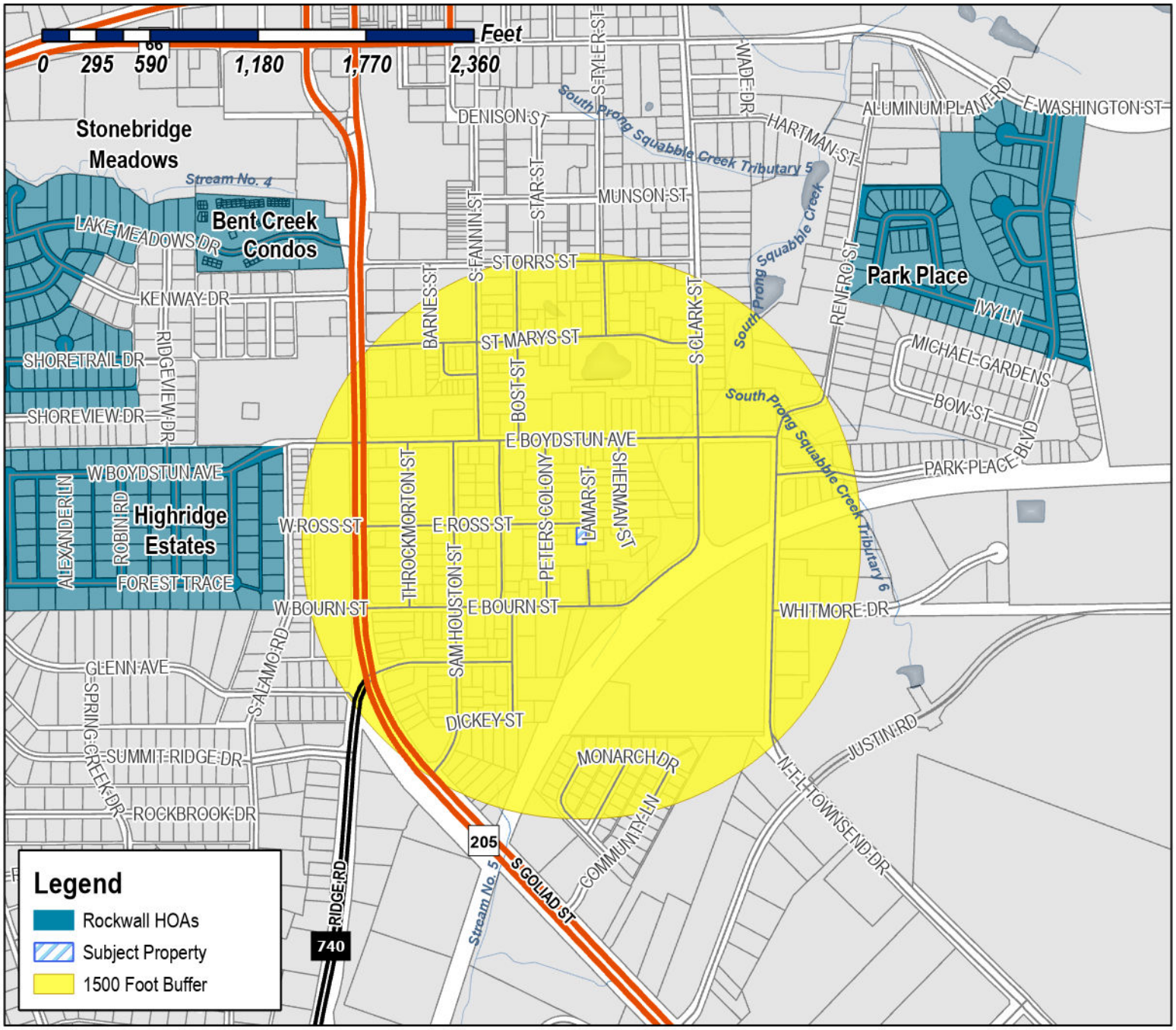
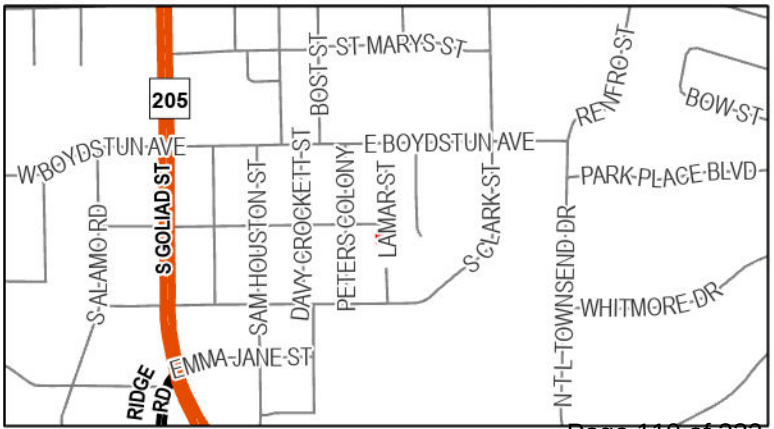


Case Number: Z2025-045
Case Name: SUP for a Residential Infill
Case Type: Zoning
Zoning: Single-Family 7 (SF-7) District
Case Address: 606 E. Ross Street



Date Saved: 7/17/2025
For Questions on this Case Call (972) 771-7745

City of Rockwall

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385 S. Goliad Street
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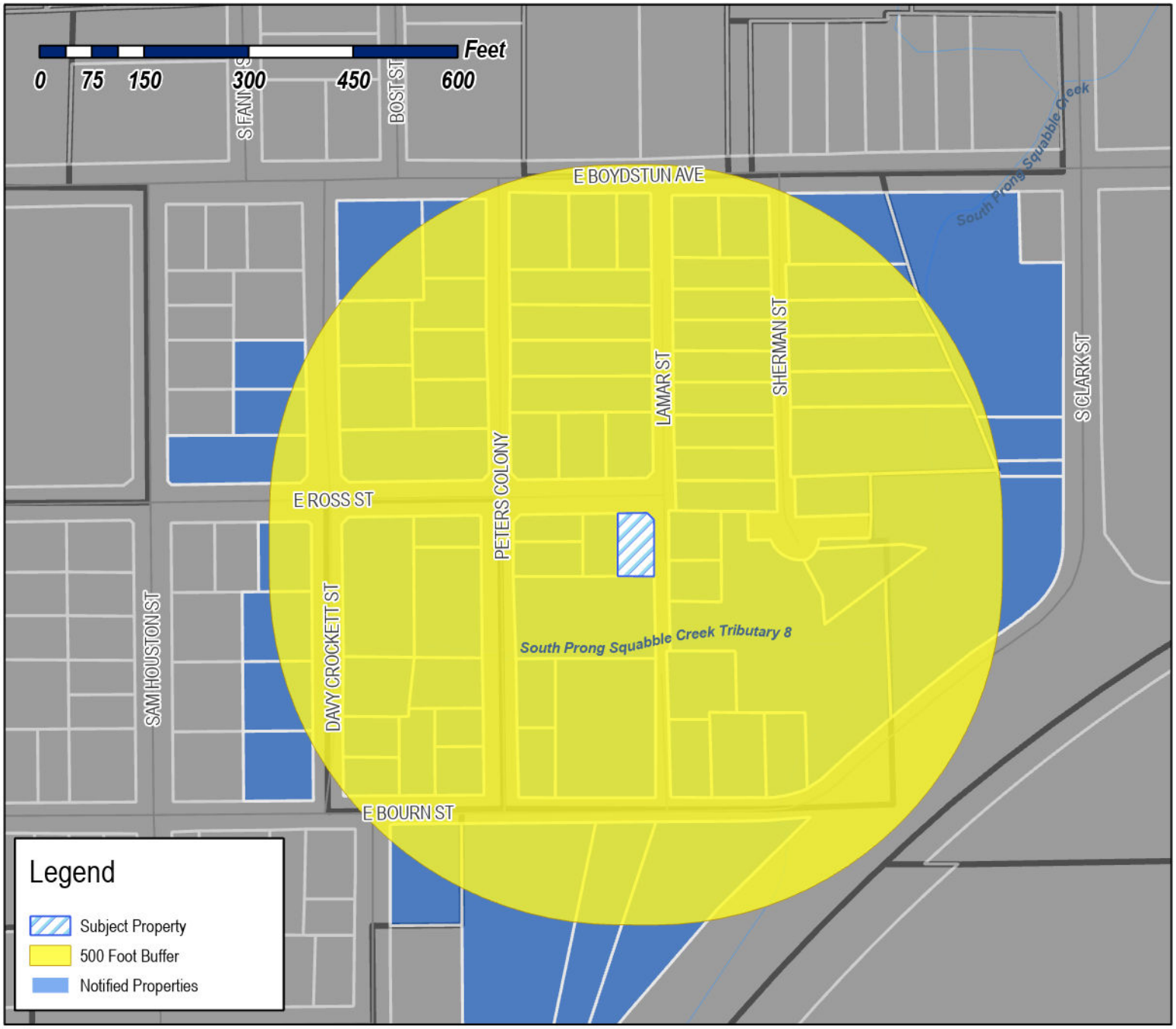

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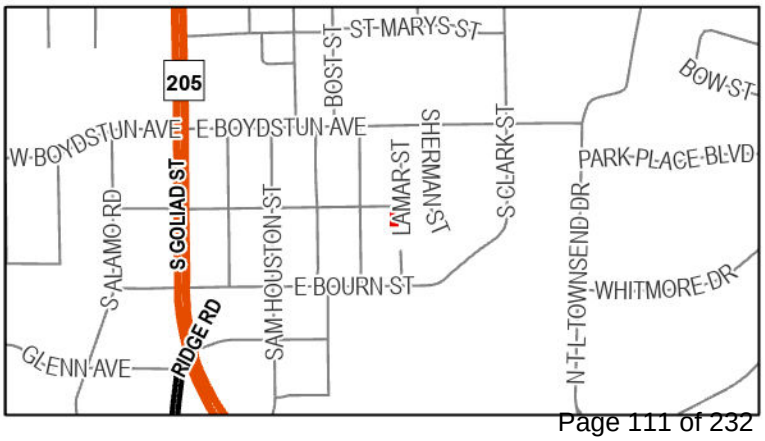

Date Saved: 7/17/2025
For Questions on this Case Call: (972) 771-7745

PEREZ MARIA D
1002 E WOODIN BLVD
DALLAS, TX 75126

ESTATE OF RHODA MAE HEARD
ANDREW HEARD JR - INDPENDENT EXECUTOR
10800 MCCOMBS ST APT 102
EL PASO, TX 79924

WELCH CHRISTOPHER & HAZEL
1212 Clifftop Ln
Dallas, TX 75208

JOHNSON PAMELA
1310 COLONY DR
GARLAND, TX 75040

RSR CAPITAL LLC
1321 CRESENT COVE DRIVE
ROCKWALL, TX 75087

HOGUE MIKE & VICKY
1498 HUBBARD DR
FORNEY, TX 75126

TAYLOR THOMAS M & KAY D
2000 Country Club Dr
Plano, TX 75074

HERNANDEZ ROSA ALBA
2040 SHERWOOD DR
GARLAND, TX 75041

BALL JUSTIN
2155 CLUBVIEW DR
ROCKWALL, TX 75087

DENSON PATRICIA STRANGE
2521 LOUDON ST W
ROCKWALL, TX 75032

HANEY W
2824 MISTY RIDGE
ROCKWALL, TX 75032

CRP/TH SFR PROGRAM TX OWNER LP
2875 W RAY RD
CHANDLER, AZ 85224

CUMMINGS JOHN AND LORI
308 STONEBRIDGE DR
ROCKWALL, TX 75087

RESIDENT
402 E BOYDSTUN AVE
ROCKWALL, TX 75087

RESIDENT
403 E BOURN ST
ROCKWALL, TX 75087

WALTER MARY
408 E BOURN ST
ROCKWALL, TX 75087

JONES MARGARINE ESTATE
410 E BOYDSTUN AVE
ROCKWALL, TX 75087

HONZELL DAVID AND PATRICIA
414 E. COACHLIGHT TRAIL
ROCKWALL, TX 75087

ANGULAR PIEDRA A/G
418 E BOURN ST
ROCKWALL, TX 75087

PIEDRA ANGULAR AG A CORP
418 E BOURN ST
ROCKWALL, TX 75087

COCHRAN LIVING TRUST
JOE B COCHRAN & SANDRA COCHRAN - TRUSTEES
4405 VIA DEL NORTE
MESQUITE, TX 75150

MARTIN HELEN
501 E BOURN ST
ROCKWALL, TX 75087

RESIDENT
504 ROSS
ROCKWALL, TX 75087

RESIDENT
505 E BOURN ST
ROCKWALL, TX 75087

SHERWIN CAROLYN MARIE
509 E BOURN STREET
ROCKWALL, TX 75087

ALLEN DONNA ANETTE AND
JACQUELINE YVETTE JACOBS AND JEFFREY
DWAYNE JACOBS
5961 CONNIE LANE
ROCKWALL, TX 75032

NIX ROSALIA
602 E BOYDSTUN AVE
ROCKWALL, TX 75087

RESIDENT
604 E BOYDSTUN AVE
ROCKWALL, TX 75087

CAMELI CHAZ CRISTIAN NECOLA & LAUREN
604 E ROSS ST
ROCKWALL, TX 75087

KRONLAGE HOLLIE
605 E ROSS STREET
ROCKWALL, TX 75087

RESIDENT
606 ROSS
ROCKWALL, TX 75087

RESIDENT
606 E BOYDSTUN AVE
ROCKWALL, TX 75087

RESIDENT
608 E BOYDSTUN AVE
ROCKWALL, TX 75087

HUBBARD ALPHINEEZES
609 E ROSS ST
ROCKWALL, TX 75087

SCHUMANN LAURIE A
610 E BOYDSTUN AVE
ROCKWALL, TX 75087

GAMEZ DAVID
614 E BOYDSTUN AVE
ROCKWALL, TX 75087

KAUFMANN PROPERTIES LLC
% DOUGLAS A KAUFMANN
627 SORITA CIR
HEATH, TX 75032

TALARICO CHRISTOPHER AND JUSTIN
633 STILLMEADOW DR
RICHARDSON, TX 75081

RESIDENT
703 SHERMAN
ROCKWALL, TX 75087

EBY JENNIFER
703 PETERS COLONY
ROCKWALL, TX 75087

SCROGGINS MURRAY
704 SHERMAN ST
ROCKWALL, TX 75087

RESIDENT
705 DAVY CROCKETT
ROCKWALL, TX 75087

STRANGE ANTHONY I SR & LISA D
705 N SHERMAN
ROCKWALL, TX 75087

ANDUJAR AMY ELIZABETH MAYER
705 PETERS COLONY
ROCKWALL, TX 75087

RESIDENT
706 SHERMAN ST
ROCKWALL, TX 75087

WILLIAMS SHIRLEY B ETAL
706 DAVY CROCKETT ST
ROCKWALL, TX 75087

ESTATE OF DABNEY AUDRY
706 PETERS COLONY
ROCKWALL, TX 75087

RESIDENT
706 S CLARK ST
ROCKWALL, TX 75087

CRENSHAW LORENZA
707 DAVY CROCKETT ST
ROCKWALL, TX 75087

ABARCA JOANNE
707 SHERMAN ST
ROCKWALL, TX 75087

RESIDENT
708 DAVY CROCKETT
ROCKWALL, TX 75087

RESIDENT
708 PETERS COLONY
ROCKWALL, TX 75087

RESIDENT
708 SHERMAN ST
ROCKWALL, TX 75087

MURPHREE LYNDI LOUISE & CAMERON JUSTIN LEE
709 PETERS COLONY
ROCKWALL, TX 75087

SMITH PAMELA K
709 SHERMAN STREET
ROCKWALL, TX 75087

RESIDENT
710 DAVY CROCKETT
ROCKWALL, TX 75087

RESIDENT
710 PETERS COLONY
ROCKWALL, TX 75087

SANCHEZ FATIMA L
710 SHERMAN ST
ROCKWALL, TX 75087

ALLEN ETHEL JEAN
711 SHERMAN ST
ROCKWALL, TX 75087

RESIDENT
712 CLARK ST
ROCKWALL, TX 75087

RESIDENT
712 SHERMAN ST
ROCKWALL, TX 75087

BENNETT A L EST
C/O OLIVER LINVELL
712 PETERS COLONY
ROCKWALL, TX 75087

LINVEL MELBA RUTH ESTATE
712 PETERS COLONY
ROCKWALL, TX 75087

RESIDENT
713 SHERMAN ST
ROCKWALL, TX 75087

RESIDENT
714 SHERMAN ST
ROCKWALL, TX 75087

RESIDENT
715 SHERMAN ST
ROCKWALL, TX 75087

CABRERA JUAN R & NOEMI E
715 PETERS COLONY
ROCKWALL, TX 75087

RESIDENT
716 SHERMAN ST
ROCKWALL, TX 75087

RESIDENT
725 PETERS COLONY
ROCKWALL, TX 75087

ROCKWALL HOUSING DEV CORP
A TEXAS NON-PROFIT CORP OF RW
787 HAIL DR
ROCKWALL, TX 75032

ROCKWALL HOUSING DEV CORP
A TEXAS NON-PROFIT CORP OF RW
787 HAIL DR
ROCKWALL, TX 75032

ROCKWALL HOUSING DEV CORP
A TEXAS NON-PROFIT CORP OF RW
787 HAIL DR
ROCKWALL, TX 75032

RESIDENT
801 DAVY CROCKETT
ROCKWALL, TX 75087

RESIDENT
801 PETERS COLONY
ROCKWALL, TX 75087

MATHIS MALCOLM AND CHRISTIE
801 LAMAR ST
ROCKWALL, TX 75087

SHAW JERRY GAIL
803 LAMAR ST
ROCKWALL, TX 75087

FISHER JESSICA
803 PETERS COLONY
ROCKWALL, TX 75087

ST PAUL AFRICAN METHODIST
EPISCOPAL CHURCH
805 PETERS COLONY
ROCKWALL, TX 75087

ST PAUL AFRICAN METHODIST
EPISCOPAL CHURCH
805 PETERS COLONY
ROCKWALL, TX 75087

JOHNSON MELDRIA
809 DAVY CROCKETT
ROCKWALL, TX 75087

STRANGE FREDERICK & PATRICIA
810 DAVY CROCKETT ST
ROCKWALL, TX 75087

BARRON BLAKELEIGH
811 DAVY CROCKETT ST
ROCKWALL, TX 75087

RESIDENT
812 PETERS COLONY
ROCKWALL, TX 75087

HALL WILLA O
815 DAVY CROCKETT ST
ROCKWALL, TX 75087

RICHARD EXPO
820 E HEATH ST
ROCKWALL, TX 75087

AUL PROPERTIES LLC
8502 Huntington Dr
Rowlett, TX 75089

HILLMAN HOUSING LLC
9706 HEARTSTONE LANE
ROCKWALL, TX 75087

JCK CONCRETE INC
PO BOX 311
FATE, TX 75132

ROCKWALL HABITAT FOR HUMANITY
PO BOX 4
ROCKWALL, TX 75087

NEW CALDONIA BAPTIST CHURCH
PO BOX 481
ROCKWALL, TX 75087

SMITH TIMOTHY
PSC 3 BOX 5631
APO, AP 96266

DALLAS-GARLAND & NORTHEASTERN RAILROAD
ATTN: ACCOUNTS PAYABLE
SUITE 300 200 MERIDIAN CENTRE BLVD
ROCHESTER, NY 14618

PUBLIC NOTICE

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

Property Owner and/or Resident of the City of Rockwall:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Z2025-045: Specific Use Permit (SUP) for a Residential Infill

Hold a public hearing to discuss and consider a request by Kevin Osornio of MBA Custom Homes for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on a 0.1150-acre tract of land identified as a portion of Lot 1, Block G, Sanger 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 606 Ross Street, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, August 12, 2025 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, August 18, 2025 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Angelica Guevara
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by *Monday, August 18, 2025 at 4:00 PM* to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

MORE INFORMATION ON THIS CASE CAN BE FOUND AT: https://sites.google.com/site/rockwallplanning/development/development-cases

PLEASE RETURN THE BELOW FORM

Case No. Z2025-045: Specific Use Permit (SUP) for a Residential Infill

Please place a check mark on the appropriate line below:

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

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

Name:

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

PUBLIC NOTICE

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

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Ryan Miller, AICP
Director of Planning & Zoning

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PLEASE RETURN THE BELOW FORM

Case No. Z2025-045: Specific Use Permit (SUP) for a Residential Infill

Please place a check mark on the appropriate line below:

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

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

NEIGHBORHOOD ENHANCEMENT

Name: JEAN ALLEN 8/4/2025

Address: 711 SHERMAN ST. ROCKWALL, TX 75087

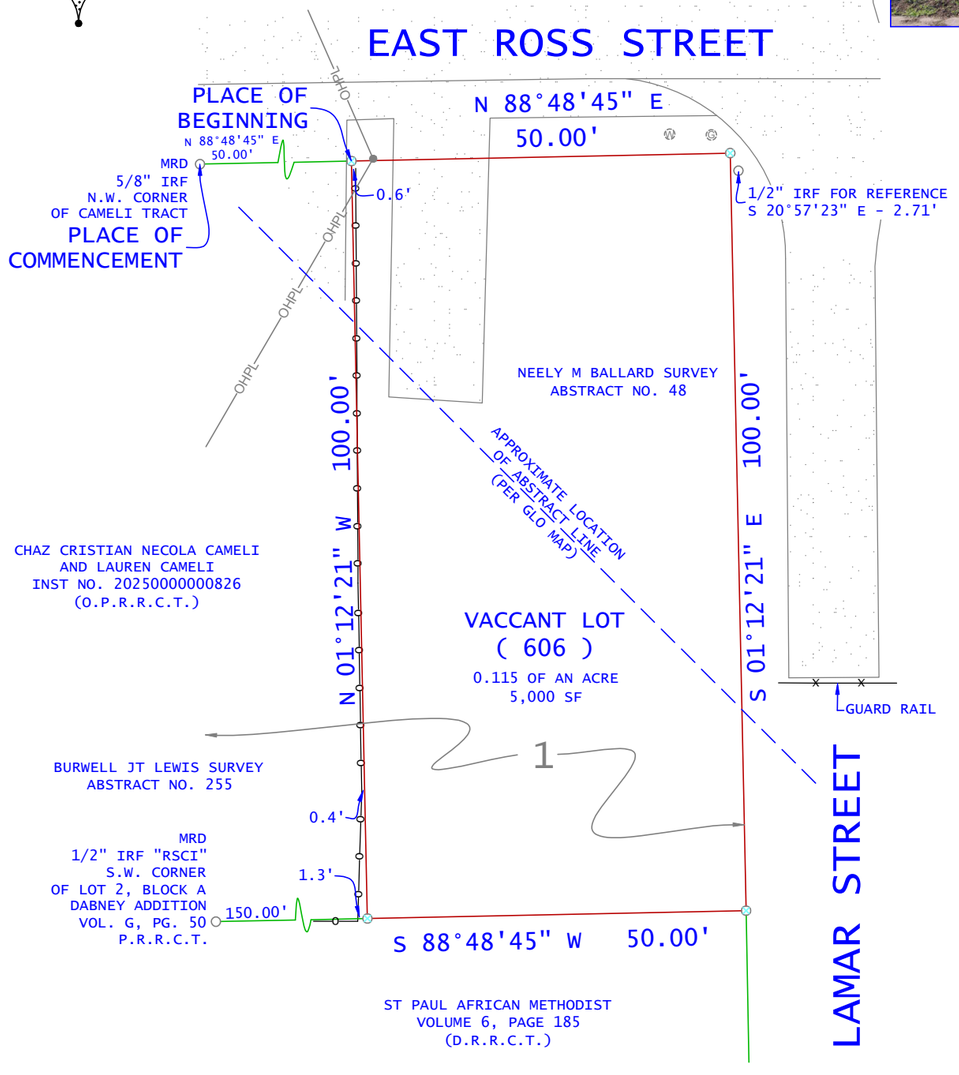
Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

2701 SUNSET RIDGE DRIVE, STE 303
ROCKWALL, TEXAS 75032
FIRM REGISTRATION NO. 10194366

BOUNDARY SURVEY

BURNS SURVEYING



BARRY S. RHODES Registered Professional Land Surveyor (214) 326-1090
This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at 606 EAST ROSS STREET, in the City of ROCKWALL, ROCKWALL County, Texas.

BEING all that certain lot, tract, or parcel of land situated in the Burwell JT Lewis Survey, Abstract No. 255 and Neely M Ballard Survey, Abstract No. 48, and being the east 1/2 of the east 1/2 of Lot 1, Block G, Sanger Bros. Addition, an addition to the Town of Rockwall, Rockwall County, Texas, according to the map or plat thereof, recorded in Volume 'Q', Page 100, Map Records of Rockwall County, Texas, and being that same tract of land described in deed to Rosa Alba Hernandez recorded under Instrument Number 20240000020950, Official Public Records of Rockwall County, Texas (O.P.R.R.C.T.) and being more particularly described by metes and bounds as follows:

COMMENCING from a 5/8“ iron rod found in the South line of East Ross Street, at the Northeast corner of a tract of land described in deed to Aul Properties LLC, recorded under instrument Number 20230000018187, (O.P.R.R.C.T.), same point being the Northwest corner of a tract of land described in deed to Chaz Cristian Necola Cameli and Lauren Cameli recorded under Instrument Number 20250000000826, (O.P.R.R.C.T.);

THENCE North 88 degrees 48 minutes 45 seconds East, with the south line of East Ross Street, a distance of 50.00 feet to 1/2 inch yellow-capped iron rod stamped “BURNS SURVEYING” set for corner at the Northeast corner of said Cameli tract, the Northwest corner of that tract herein described, and being the PLACE OF BEGINNING;

THENCE North 88 degrees 48 minutes 45 seconds East, continuing with the south line of said East Ross Street, a distance of 50.00 feet to a 1/2 inch yellow-capped iron rod stamped “BURNS SURVEYING” set at the intersection of the South line of East Ross Street and the West line of Lamar Street, from which a 1/2 inch iron rod found for reference bears South 20 degrees 57 minutes 23 seconds East, a distance of 2.71 feet;

THENCE South 01 degrees 12 minutes 21 seconds East, with the West line of said Lamar Street, a distance of 100.00 feet to a 1/2 inch yellow-capped iron rod stamped “BURNS SURVEYING” set for corner at the Northeast corner of a tract of land described in deed to St Paul African Methodist, recorded in Volume 6, Page 185, Deed Records of Rockwall County, Texas;

THENCE South 88 degrees 48 minutes 45 seconds West, a distance of 50.00 feet to 1/2 inch yellow-capped iron rod stamped “BURNS SURVEYING” set for corner in the North line of said Methodist tract, at the Southeast corner of said Cameli tract;

THENCE North 01 degrees 12 minutes 21 Seconds West, a distance of 100.00 feet to the PLACE OF BEGINNING and containing a total of 5,000 square feet or 0.115 of an acre of land.

Bearings shown hereon are referenced to the Texas Coordinate System of 1983, North Central Zone (4202), and are based upon the North American Datum of 1983 (NAD 83), 2011 Adjustment, Epoch 2010.

LEGEND

WOOD FENCE	IRON FENCE
CHAIN LINK	WIRE FENCE
BOUNDARY LINE	
EASEMENT SETBACK	
CM - CONTROLLING MONUMENT	
MRD - MONUMENT OF RECORD DIGNITY	
POINT FOR CORNER	
1/2" IRON ROD WITH CAP STAMPED "BURNS SURVEYING" SET	
X-CUT FOUND OR SET (AS NOTED)	
FENCE POST FOR CORNER	
MONUMENT FOUND	EM - ELECTRIC METER
C - CABLE	E - ELECTRIC
CO - CLEAN OUT	PE - POOL EQUIP
G - GAS METER	P - POWER POLE
FH - FIRE HYDRANT	T - TELEPHONE
L - LIGHT POLE	W - WATER METER
MH - MANHOLE	V - WATER VALVE

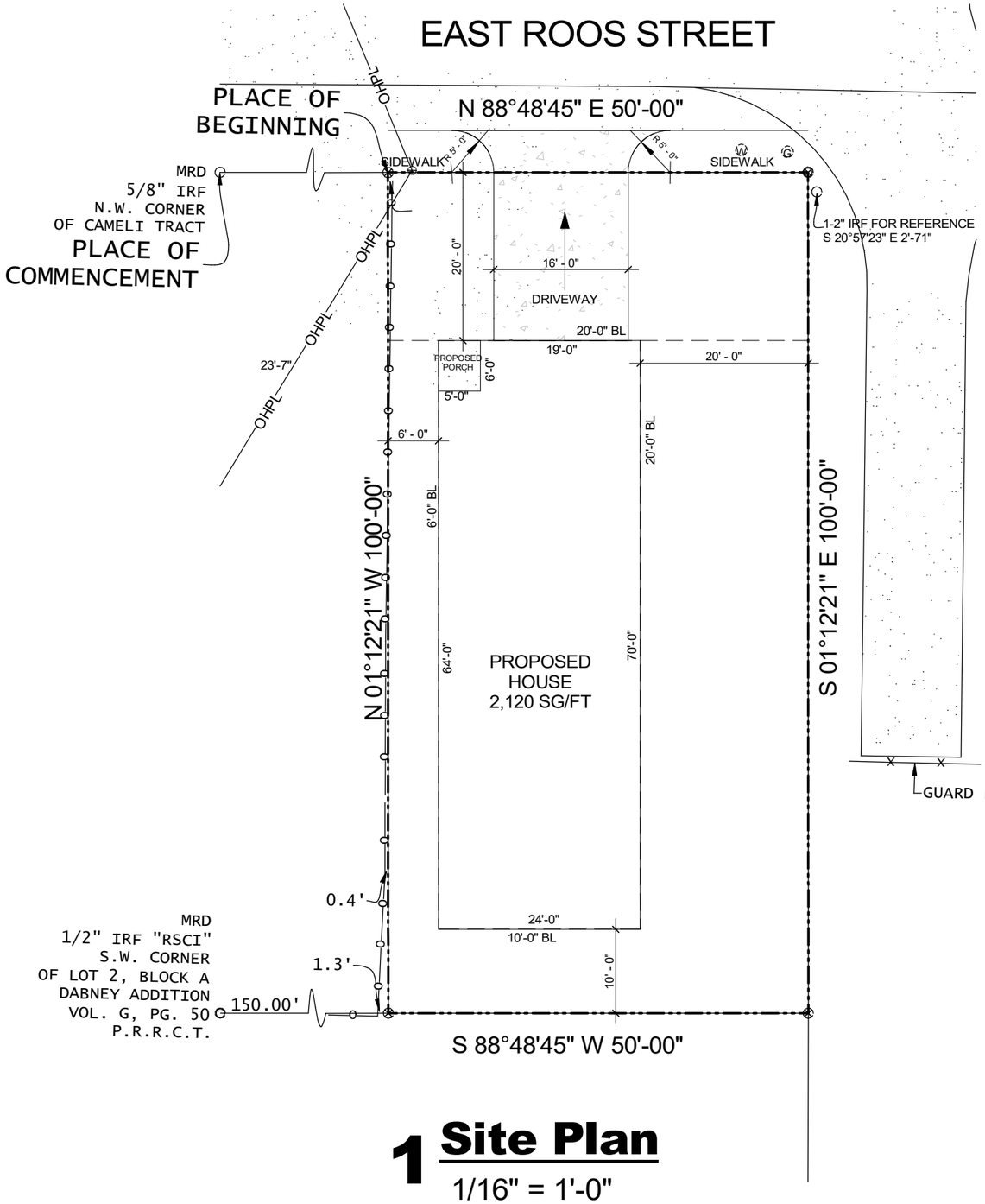
(UNLESS OTHERWISE NOTED)

This parcel depicted hereon is a true, correct, and accurate representation of the property as determined by survey; The lines and dimensions of said property being as indicated by the plat; The size, location, and type(s) of building(s) are as shown, all improvements being within the boundaries of the property setback from the property lines the distance indicated.
TITLE AND ABSTRACTING WORK FURNISHED BY N/A
THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale: 1" = 20'
Date: 05/30/25
G. F. No.: N/A
Job no.: 202504551
Drawn by: NM

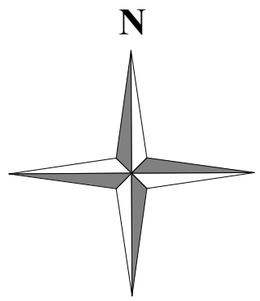
USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHER FOR ANY LOSS RESULTING THEREFROM. THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR ROSA HERNANDEZ

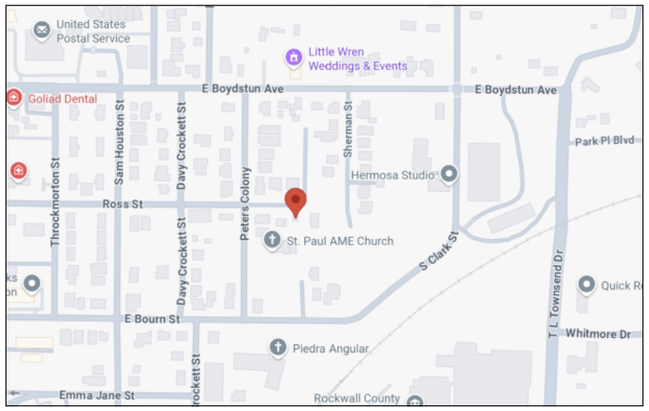
STATE OF TEXAS
REGISTERED
BARRY S. RHODES
3691
PROFESSIONAL
LAND SURVEYOR



1 Site Plan

1/16" = 1'-0"





VICINITY MAP
for reference only

606 ROSS ST
ROCKWALL, TX 75087

PROPOSED FIRST FLOOR PLAN	1,254 SQFT
PROPOSED SECOND FLOOR PLAN	866 SQFT
TOTAL A/C	2,120 SQFT
PROPOSED GARAGE	396 SQFT
PROPOSED PORCH	30 SQFT
LOT	1
COUNTRY	ROCKWALL
CITY	ROCKWALL
LOT AREA	5,000 SQFT

ARAQUE
PROJECTS & CONSTRUCTION

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Project Name & Address
606 ROSS ST
ROCKWALL, TX 75087

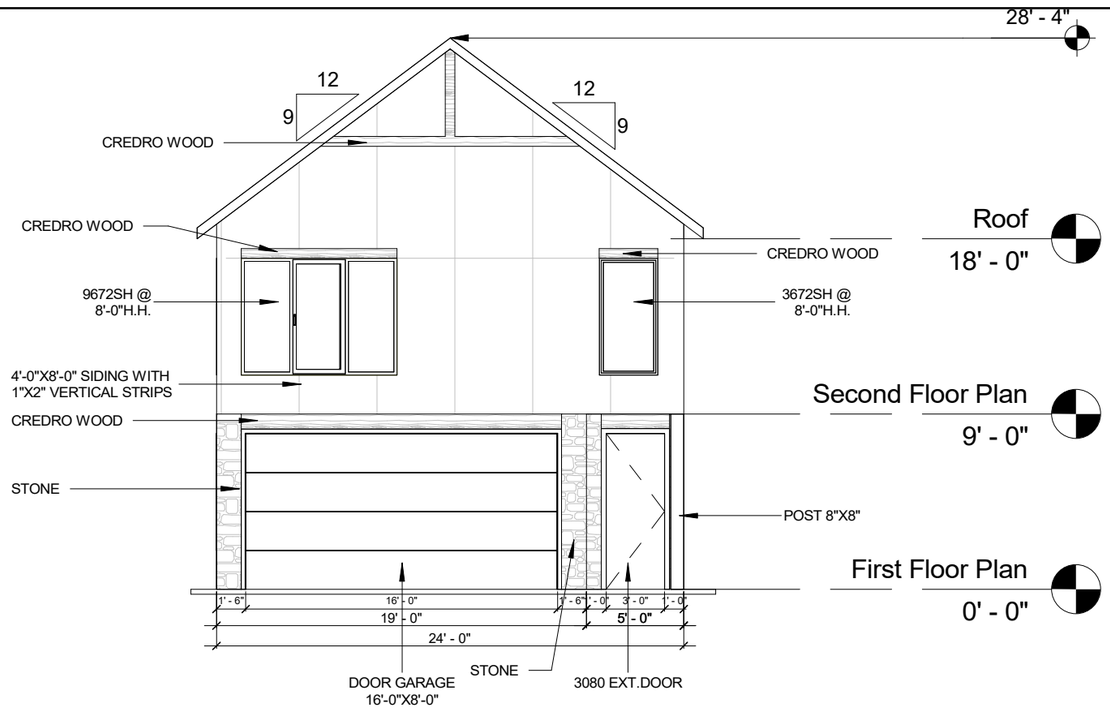
Legal Description
LOT 1, BLOCK G

SITE PLAN

Date: 07/02/2025 Scale 1/16" = 1'-0"

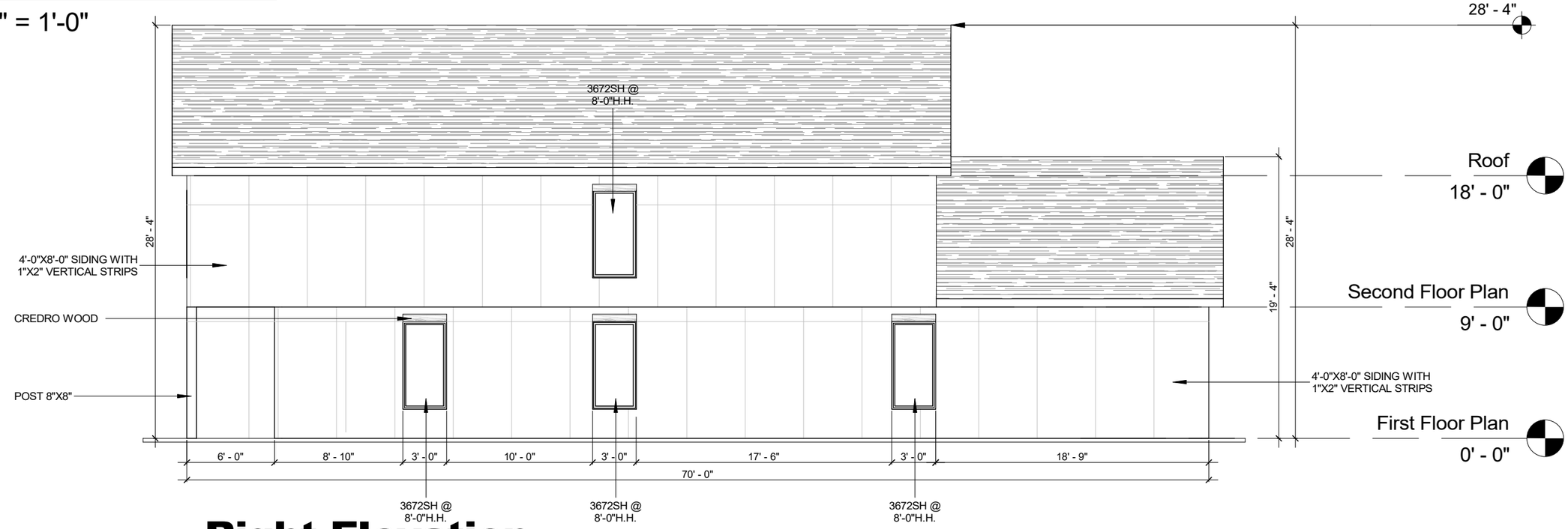
Drawn by: Projects & Construction Araque

1



1 Front Elevation

1/8" = 1'-0"



2 Right Elevation

1/8" = 1'-0"

ARAQUE
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Project Name & Address
606 ROSS ST
ROCKWALL, TX 75087

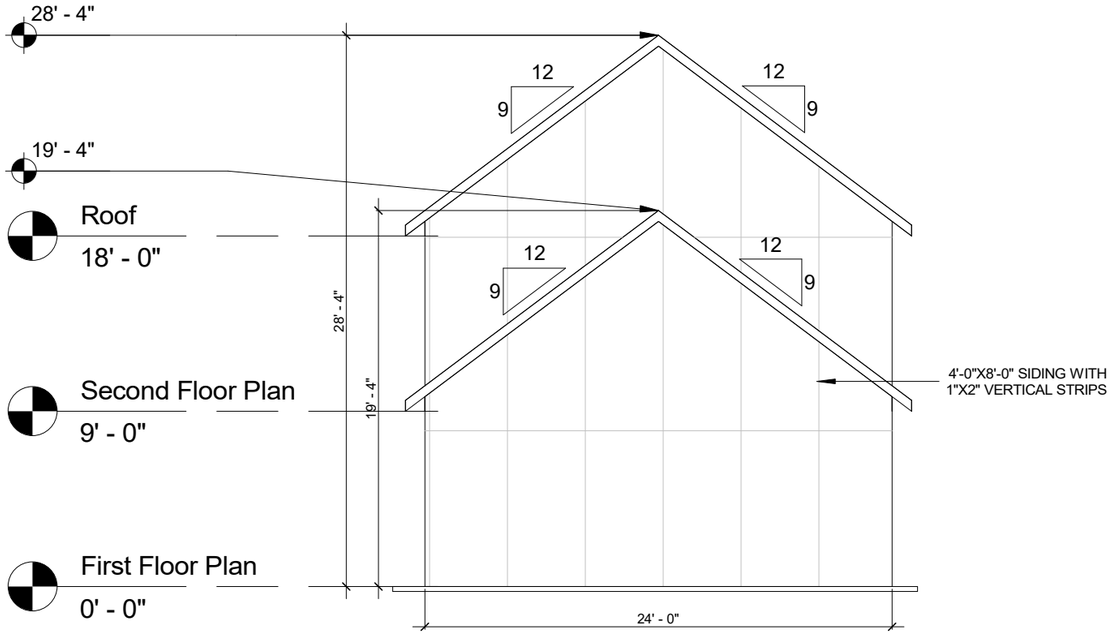
Legal Description
LOT 1, BLOCK G

ELEVATIONS

Date: 07/02/2025 | Scale 1/8" = 1'-0"

Drawn by: Projects & Construction Araque

9



1 Rear Elevation

1/8" = 1'-0"

2 Left Elevation

1/8" = 1'-0"

ARAQUE
PROJECTS & CONSTRUCTION

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Project Name & Address
606 ROSS ST
ROCKWALL, TX 75087

Legal Description
LOT 1, BLOCK G

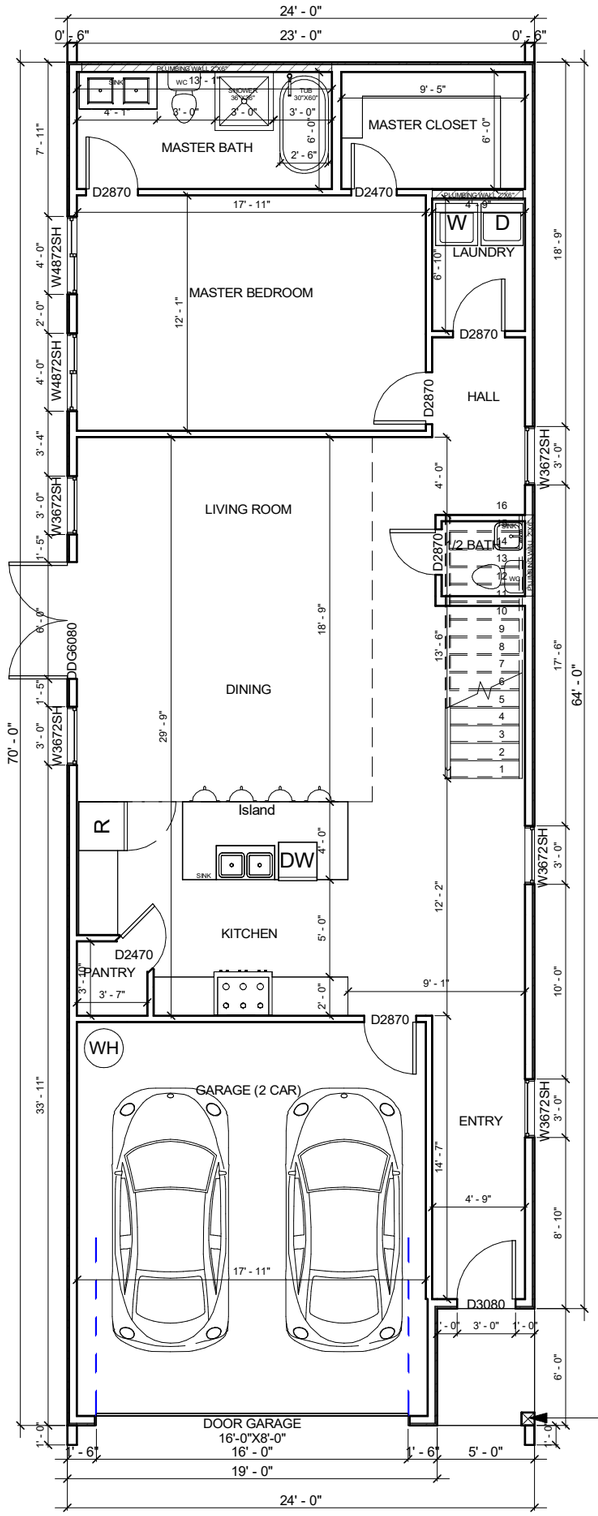
ELEVATIONS

Date: 07/02/2025 | Scale 1/8" = 1'-0"

Drawn by: Projects & Construction Araque

9.1

WINDOW SPECIFICATIONS:
W-48-in x 60-in Jamb Aluminum-clad New Construction White Double Hung Window ENERGY STAR North/Central Zone ENERGY STAR South/Central Zone ENERGY STAR Southern Zone
-Classic double-hung wood window best suited for traditional architectural styles
-Low-E 366 glass with argon provides more protection against heat gain by blocking harmful infrared rays, as well as providing greater energy savings
-Both top and bottom sash slide open vertically for optimal airflow and easier cleaning
-The frame is crafted with AuraLast® pine for superior protection against rot and termites and clad with extruded aluminum for increased structural integrity
-Hybrid spiral balance system supports the vertical operation of the sash in singlehung and double-hung styles, for easy opening and to hold the top sash in place
-Weatherstripping creates a tight seal against outdoor elements
-Matching fiberglass mesh screen to protect against insects
-Standard 1-1/4-in pre-punched integral nailing fin surrounds the perimeter of the frame and helps make installations weather tight; for new construction or replacement



1 Proposed First Floor

1/8" = 1'-0"

Door Schedule First Floor

Level	Mark	Width	Height	Count
First Floor Plan	D2470	2' - 4"	<varies>	2
First Floor Plan	D2870	<varies>	7' - 0"	5
First Floor Plan	D3080	3' - 0"	8' - 0"	1
First Floor Plan	DDG6080	6' - 0"	8' - 0"	1
First Floor Plan	DOOR GARAGE 16'-0"X8'-0"	16' - 0"	8' - 0"	1

Grand total: 10

Window Schedule First Floor

Level	Mark	Witdh	Height	Count
First Floor Plan	W3672SH	3' - 0"	6' - 0"	5
First Floor Plan	W4872SH	4' - 0"	6' - 0"	2

Grand Total: 7

ARAQUE
PROJECTS & CONSTRUCTION

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Project Name & Address
606 ROSS ST
ROCKWALL, TX 75087

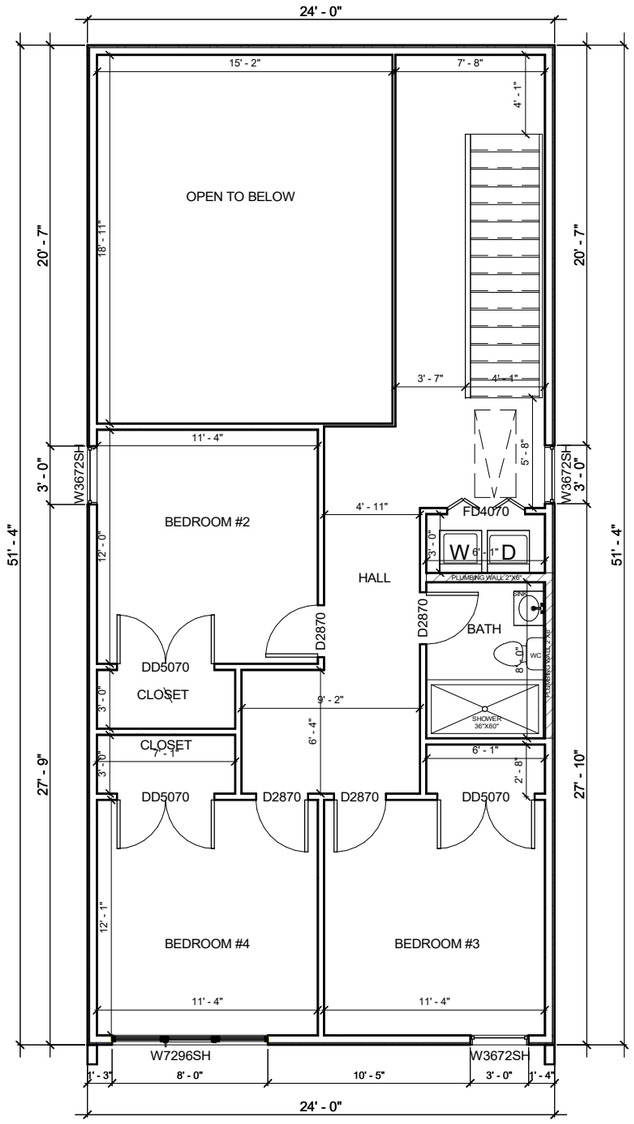
Legal Description
LOT 1, BLOCK G

PROPOSED FIRST FLOOR

Date: 07/02/2025 | Scale 1/8" = 1'-0"

Drawn by: Projects & Construction Araque

3



1 Proposed Second Floor

1/8" = 1'-0"

Door Schedule Second Floor

Level	Mark	Width	Height	Count
Second Floor Plan	D2870	2' - 8"	7' - 0"	4
Second Floor Plan	DD5070	5' - 0"	7' - 0"	3
Second Floor Plan	FD4070	4' - 0"	7' - 0"	1
Grand total: 8				

Window Schedule Second Floor

Level	Mark	Witdh	Height	Count
Second Floor Plan	W3672SH	3' - 0"	6' - 0"	3
Second Floor Plan	W7296SH	8' - 0"	6' - 0"	1
Grand Total: 4				

ARAQUE
PROJECTS & CONSTRUCTION

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Project Name & Address
606 ROSS ST
ROCKWALL, TX 75087

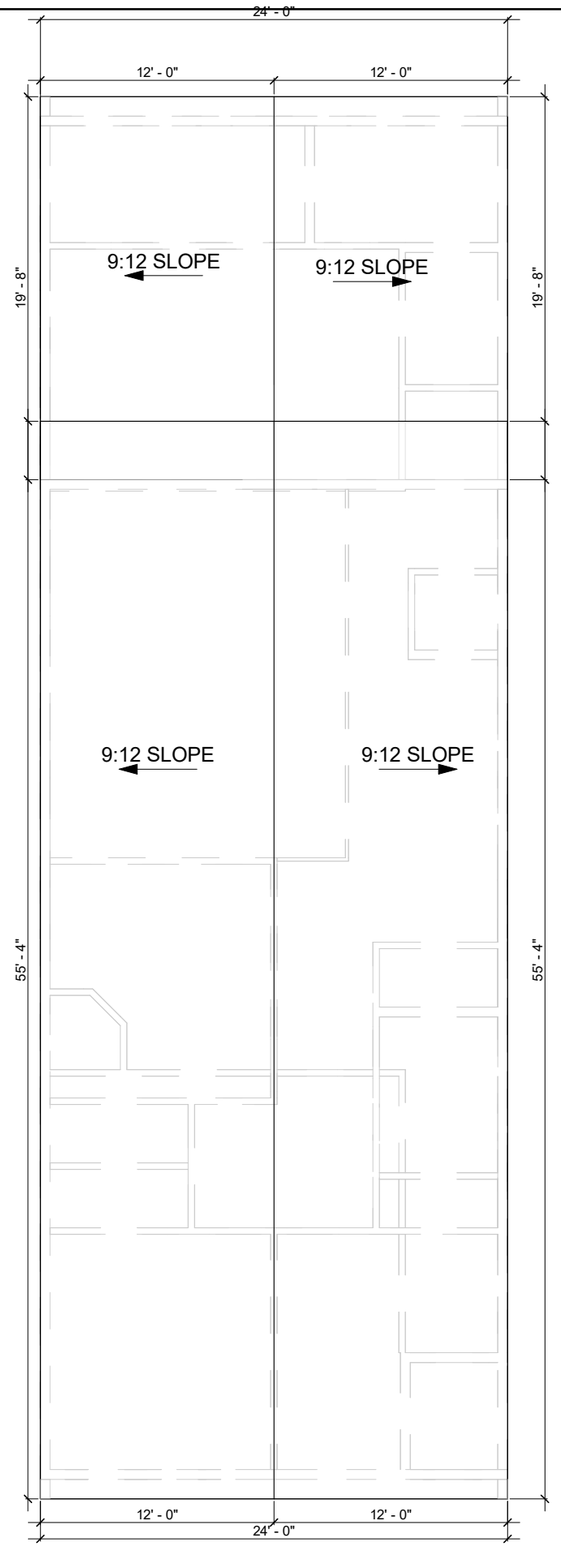
Legal Description
LOT 1, BLOCK G

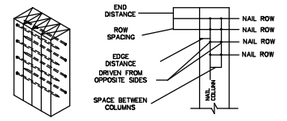
PROPOSED SECOND FLOOR

Date: 07/02/2025 | Scale 1/8" = 1'-0"

Drawn by: Projects & Construction Araque

3.1

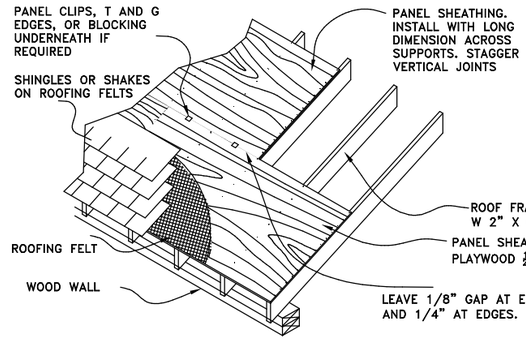




# NAILS PER ROW	(3)-2x4	(4)-2x4	(3)-2x6	(4)-2x6
	1	1	2	2
NAIL SIZE	300	300	500	500
END DISTANCE	3.5"	3.75"	3.5"	3.75"
EDGE DISTANCE	1.5"	1.5"	1.5"	1.5"
SPACE BETWEEN ROWS	8	9	8	9
SPACE BETWEEN COLUMNS	0.5"	2.5"	0.5"	2.5"

STUD PACK CONNECTION DETAIL

NOT TO SCALE



NOTES:
Roofing material shall be composition shingles placed on double layer of 30 lb. felt.
Type and color of shingles shall be selected by owner.
All roofing to be installed and anchored over 1/2" thick plywood.
Roof pitch shall be 6.5 & 10 in 12 pitch.
Shingle exposure shall be 16"

1 Roof Plan

1/8" = 1'-0"

ARAQUE
PROJECTS & CONSTRUCTION

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Project Name & Address
606 ROSS ST
ROCKWALL, TX 75087

Legal Description
LOT 1, BLOCK G

ROOF PLAN

Date: 07/02/2025 | Scale 1/8" = 1'-0"

Drawn by: Projects & Construction Araque

4

CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2025-045

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

ADJACENT HOUSING ATTRIBUTES

ADDRESS	HOUSING TYPE	YEAR BUILT	HOUSE SF	ACCESSORY BUILDING	EXTERIOR MATERIALS
604 E. Ross Street	Single-Family Home	1975	942	*N/A*	Siding
605 E. Ross Street	Single-Family Home	2006	1,899	*N/A*	Brick
606 E. Ross Street	Vacant	N/A	N/A	*N/A*	N/A
609 E. Ross Street	Single-Family Home	2006	1,899	*N/A*	Brick
712 Peters Colony	Single-Family Home	1953	2,048	*128*	Siding
725 Peters Colony	Single-Family Home	2006	2,231	*N/A*	Brick and Stone
801 Peters Colony	Single-Family Home	2011	1,597	*N/A*	Brick
803 Peters Colony	Single-Family Home	2010	1,505	*N/A*	Brick
711 Lamar Street	Vacant	N/A	N/A	*N/A*	N/A
714 Sherman Street	Single-Family Home	2024	2,580	*N/A*	Stone and Siding
716 Sherman Street	Vacant	N/A	N/A	*N/A*	N/A
801 Lamar Street	Single-Family Home	2017	1,616	*216*	Brick
	AVERAGES:	2001	1,813	N/A	

604 E. Ross Street

605 E. Ross Street

606 E. Ross Street

609 E. Ross Street

712 Peters Colony

725 Peters Colony

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

801 Peters Colony

803 Peters Colony

711 Lamar Street

714 Sherman Street

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

716 Sherman Street

801 Lamar Street

CITY OF ROCKWALL

ORDINANCE NO. 25-XX

SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION* TO ALLOW FOR THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.1150-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 1, BLOCK G, SANGER ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Kevin Osornio of MBA Custom Homes for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a 0.1150-acre parcel of land identified as Lot 1, Block G, Sanger Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 606 E. Ross Street, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

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

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential District Standards*, Subsection 03.09, *Single-Family 7 (SF-7) District*, and Subsection 06.05, *Southside Residential Neighborhood Overlay (SRO) District,* of

DRAFT 03.18.2025

Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] -- *as heretofore amended and may be amended in the future* -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

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

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

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

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

2.2 COMPLIANCE

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

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

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

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

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

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

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

DRAFT
08.18.2025

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

_____
Tim McCallum, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *August 18, 2025*

2nd Reading: *September 2, 2025*

DRAFT ORDINANCE 08.18.2025

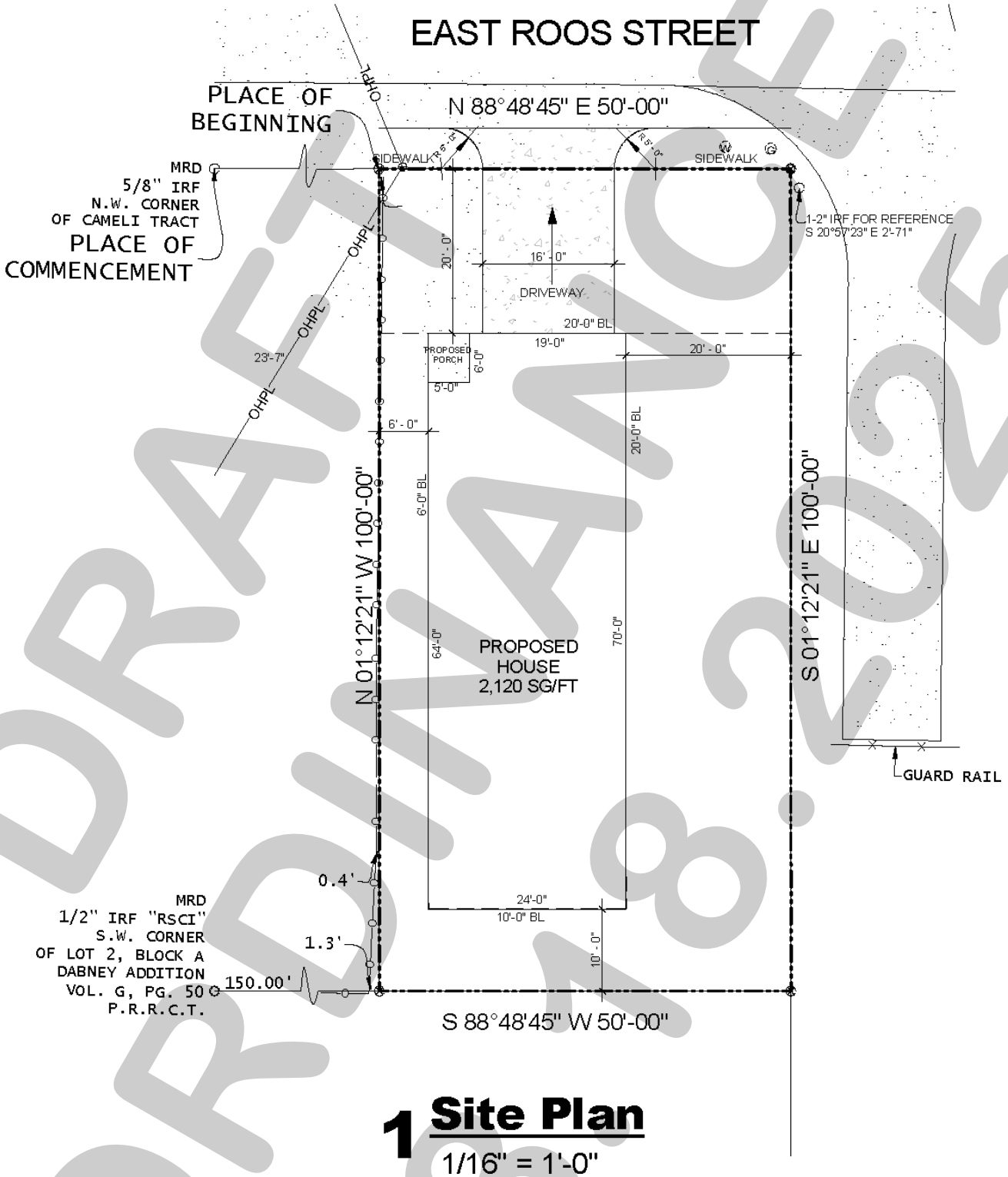
Exhibit 'A':
Location Map

Address: *606 E. Ross Street*

Legal Description: *Lot 1, Block G, Sanger Addition*

DRAFT 08.18.2025

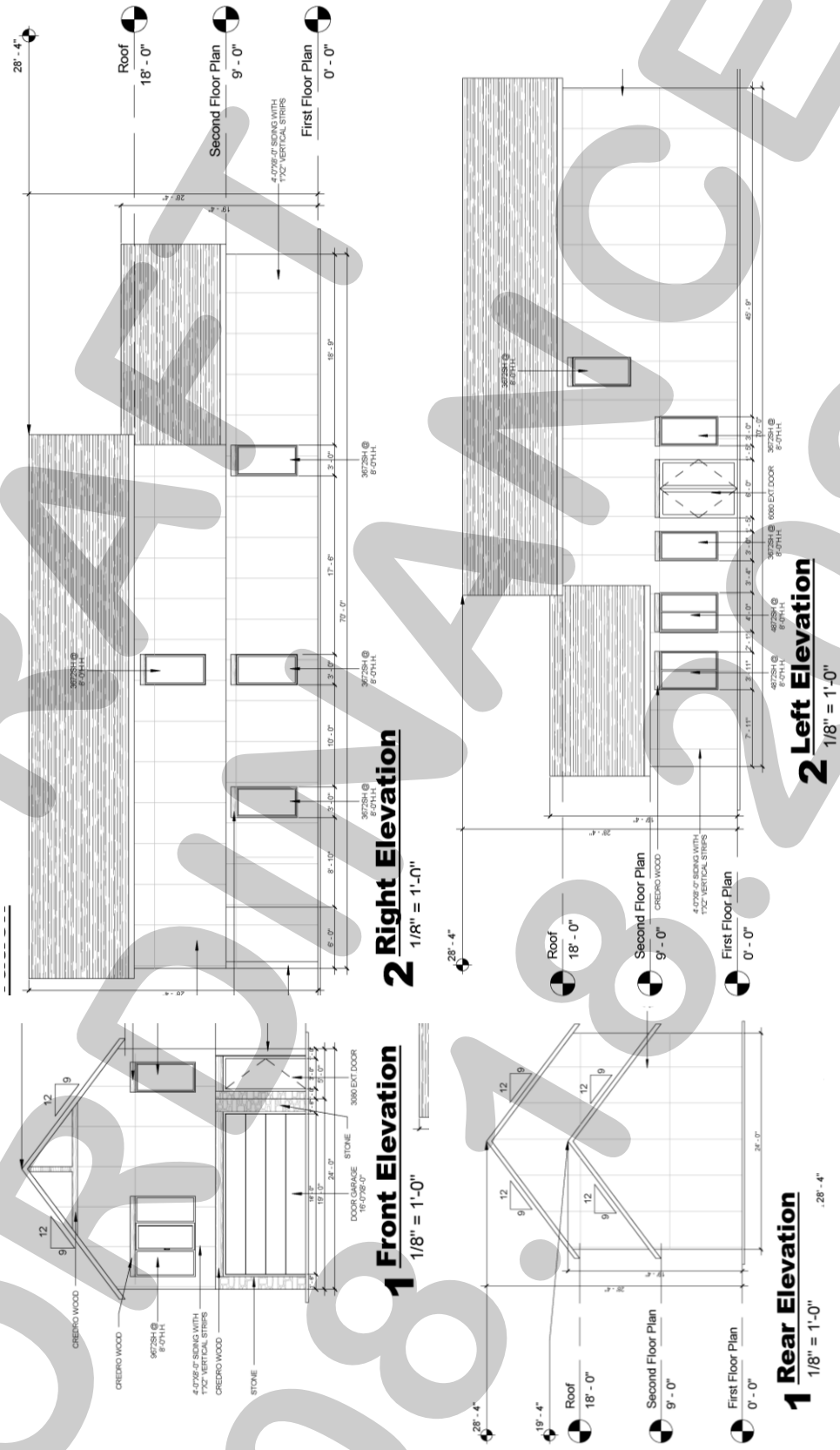
Exhibit 'B':
Residential Plot Plan



1 Site Plan
1/16" = 1'-0"

DRAFT ORDINANCE 08.18.2025

Exhibit 'C':
Building Elevations



DRAFT OF 08.18.2025

CITY OF ROCKWALL

CITY COUNCIL MEMORANDUM

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

TO:	Mayor and City Council
CC:	Mary Smith; *City Manager* Joey Boyd; *Assistant City Manager*
FROM:	Ryan Miller; *Director of Planning and Zoning*
DATE:	August 18, 2025
SUBJECT:	Z2025-047; *Specific Use Permit for Indoor Commercial Recreation/Amusement*

On August 12, 2025, the Planning and Zoning Commission approved a motion to recommend denial of the Specific Use Permit (SUP) by a vote of 4-2, with Commissioners Roth and Bentley dissenting, and Commissioner Conway absent. A primary reason for the denial of this request was the Planning and Zoning Commission did not feel the amount of information provided by the applicant was sufficient to make a positive recommendation. Based on the recommendation to deny, the applicant -- *Sairong Cheng*-- sent an email to staff, on August 14, 2025, requesting to withdraw *Case No. Z2025-047*. According to the applicant, the purpose of the withdrawal request is to allow the applicant time to resubmit additional information for the case that could better articulate their request and clarify the proposed concept for the Planning and Zoning Commission and City Council. According to Subsection 01.03, *Application Withdrawal*, of the Article 11, *Development Application and Review Procedures*, of the Unified Development Code (UDC), "(i)f an application requires notice to be published in the newspaper and/or notifications of a public hearing sent to affected property owners, such request for withdrawal of an application must be placed on the public hearing agenda and acted upon by the applicable body." This means that the City Council will need to vote on the applicant's request to withdraw the case. Should the City Council have any questions staff will be available at the *August 18, 2025* meeting.

August 14, 2025

City of Rockwall
Attn: Bethany Ross - Planning and Zoning Department
385 S. Goliad Street
Rockwall, TX 75087

Re: Withdrawal of Specific Use Permit Application – Project No. Z2025-047
Project Name: SUP for 2071 Summer Lee Drive
Site Address: 2071 Summer Lee Drive
Applicant: Sairong Cheng, Joyful Claw, LLC

Dear Planning and Zoning Department,

On behalf of Joyful Claw, LLC, I respectfully request our Specific Use Permit (SUP) application, Project No. Z2025-047 be withdrawn from the Rockwall City Council meeting on Monday, August 18.

This request decision is being made so that we may take additional time to regroup and prepare a complete package for submission to the Planning and Zoning Committee in September. Our intention is to return with more detailed information, enhanced visuals, and supporting materials as part of our revised package and also be available to address any follow up questions from the Planning and Zoning Committee. We believe these additional resources will allow us to more effectively convey that Joyful Claw is a family friendly arcade and entertainment venue, and how this use aligns with and enhances The Harbor retail development.

Thank you for your consideration of this request.

Sincerely,

Sairong Cheng
Joyful Claw, LLC

PegasusAblon

Corporate Office
8222 Douglas Avenue
Suite 604
Dallas, Texas 75225
214.389.6100
214.871.2799
www.pegasusablon.com

August 14, 2025

RE: Zoning Project # Z2025-47 (Joyful Claw SUP)

Honorable City of Rockwall Mayor and Rockwall City Council,

We would respectfully request zoning application Z2025-047 related to a Special Use Permit at 2071 Summer Lee Drive for a new Harbor District tenant, Joyful Claw, be withdrawn from the City Council agenda for voting this coming Monday, August 18. The application from our new tenant at Harbor Village clearly lacked the necessary information to communicate the proposed concept, goals and receive the appropriate feedback and discussion that should be part of a complete and concise submission package.

We would appreciate the opportunity be granted to Joyful Claw to reschedule a meeting with Planning and Zoning at a later date to properly present and be available to answer questions to satisfy any Planning and Zoning concerns.

As always, we appreciate your efforts and ongoing support at The Harbor and respectively request the withdrawal from Monday's agenda.

Best Regards,

Jeff Carter
Sr. Vice President
Pegasus Ablon

cc: Bethany Ross – City of Rockwall
Ryan Miller – City of Rockwall
Michael Ablon
File

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:	August 18, 2025
APPLICANT:	Sairong Cheng; *Joyful Claw, LLC*
CASE NUMBER:	Z2025-047; *Specific Use Permit (SUP) for Indoor Commercial Amusement/Recreation*

SUMMARY

Hold a public hearing to discuss and consider a request by Sairong Cheng of Joyful Claw, LLC on behalf of Jeff Carter of PA Harbor Retail, LLC for the approval of a *Specific Use Permit (SUP)* for *Indoor Commercial Amusement/Recreation* on a portion of a 12.89-acre parcel of land identified as Lot 8, Block A, the Harbor-Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 7 (PD-7) for limited General Retail (GR) District land uses, addressed as 2071 Summer Lee Drive, Suite R103, and take any action necessary.

BACKGROUND

The subject property was annexed by the City Council on October 29, 1973 by *Ordinance No. 73-40* [*Case No. A1973-002*]. At the time of annexation, the subject property was zoned Agricultural (AG) District. On November 12, 1973, the City Council approved a zoning change from Agricultural (AG) District to Planned Development District 7 (PD-7) by adopting *Ordinance No. 73-47*. At the time of adoption, the planned development district permitted a combination of neighborhood service, water recreation, single-family, and multi-family land uses. This ordinance was later amended on August 2, 1982 by *Ordinance No. 82-36*, which incorporated a concept plan and expanded the land uses to include a commercial hotel, marina, retail, multi-family, and condominiums. On April 6, 1987, the planned development district was again amended to limit the land uses. This limited set of land uses included office, restaurants, hotel and marina. On December 15, 2003, the City Council approved a site plan for the Harbor, Phase 1. This portion of the development included the retail areas and the *Harbor Fountain*. The Planning and Zoning Commission then approved the site plan for the Hilton Hotel & Resort on February 14, 2006. On March 6, 2017, the City Council approved a subsequent amendment to Planned Development District 7 (PD-7) by adopting *Ordinance No. 17-11* [*Case No. Z2017-003*] for the purpose of incorporating a 0.30-acre portion of Lot 7 and all of Lots 3, 4, & 5, Block A, the Harbor-Rockwall Addition into Planned Development District 7 (PD-7). On February 6, 2017, the City Council approved a replat [*Case No. P2017-004*] for lots 8 & 9, Block A, the Harbor-Rockwall Addition. On May 9, 2017, the Planning and Zoning Commission approved a Treescape Plan [*Case No. MIS2017-005*] for a 12.6747-acre tract of land that currently functions as the parking for the Harbor District. Since construction of the development, the subject property *(i.e. Suite R103*) has accommodated a variety of retail and office uses.

PURPOSE

The applicant -- *Sairong Cheng* -- is requesting the approval of a Specific Use Permit (SUP) to allow *Indoor Commercial Amusement/Recreation,* specifically an arcade within the 4,800 SF suite (*i.e. Suite R103*) situated on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is generally located in Suite R103 on 2071 Summer Lee Drive. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a general retail store (*i.e. En Fuego)* located at 2083 Summer Lee Drive, Suite 109. Beyond this is a small fountain at the Harbor and a *restaurant* (*i.e Giovanni*) located at 2091 Summer Lee Drive, Suite 111. Beyond that is another *restaurant* (*i.e. Yuzu Japanese).* All of these uses are located within the same structure as the subject property, zoned Planned Development 7 (PD-7). Beyond this is a 1.7812-acre

parcel of land (*i.e. Lot 6, Block A, The Harbor-Rockwall Addition*) zoned Planned Development District 7 (PD-7) and developed with the Harbor Fountain, which is owned and operated by the City of Rockwall.

South: Directly south of the subject property is a *restaurant* (*i.e Twisty Treats*) located at 2065 Summer Lee Drive, Suite 103, and a general retail store (*i.e. Stephanie's Creative Space*) located at 2065 Summer Lee Drive, Suite 101. All of these uses are located within the same structure as the subject property, and are zoned Planned Development District 7 (PD-7). Beyond this is an 8.9244-acre parcel of land (*i.e. Lot 4, Block A, The Harbor-Rockwall*) which is zoned Planned Development District 7 (PD-7) and developed with a hotel (*i.e. Hilton*).

East: Directly east of the subject property is the remainder of Lot 8, Block A, The Harbor-Rockwall Addition, which is zoned Planned Development District 7 (PD-7) and developed with a parking lot. Beyond this is Summer Lee Drive which is classified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is the Lago Vista Subdivision, which consists of 92 lots and was incorporated in 1994 and zoned Planned Development District 18 (PD-18) for Single-Family 10 (SF-10) District land uses.

West: Directly west of the subject property is a *restaurant* (*i.e. Tiffs Treats Bakery*) located at 2071 Summer Lee Drive, Suite 101, and a *restaurant* (*i.e. The Brass Tap*) located at 2075 Summer Lee Drive. These two (2) uses are located within the same structure as the subject property, and are zoned Planned Development District 7 (PD-7). Beyond this is the corporate limits of the City of Rockwall followed by the Lake Ray Hubbard Takeline.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY

CHARACTERISTICS OF THE REQUEST

The proposed *Indoor Commercial Amusement/Recreation* facilities (*i.e. arcade games*) are to be situated within a 4,800 SF suite designated as Suite R103 on the subject property. The applicant has provided a floor plan for the recreational amenity that includes the proposed arcade machines and their locations. These have been provided in the attached packet.

CONFORMANCE WITH THE CITY'S CODES

According to Subsection 02.02(E), *Recreation, Entertainment and Amusement Land Uses*, of Article 13, *Definitions*, of the Unified Development Code (UDC), the proposed land use falls under the definition for *Indoor Commercial Amusement/Recreation* which is defined as "(a)ny enterprise whose main purpose is to provide the general public with a variety of amusing or entertaining activities, including such activities as skating rinks, bowling alleys, video arcades, billiard tables and similar enterprises, but does not include theaters and auditoriums." In addition, according to the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), the *Indoor Commercial Amusement/Recreation* land use requires a Specific Use Permit (SUP) in a General Retail (GR) District. The purpose of this requirement is to acknowledge that the *Indoor Commercial Amusement/Recreation* land use is *not* appropriate within all of the City's General Retail (GR) District, and that the City Council should have discretionary oversight with regard to the establishment of this land use and its potential impacts on surrounding properties.

STAFF ANALYSIS

According to Subsection 02.02, *Specific Use Permits (SUP)*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "(t)he purpose of a Specific Use Permit (SUP) is to allow discretionary consideration of certain uses that would typically be considered incompatible within certain locations of a zoning district." In this case, the applicant is requesting to allow an arcade within the subject property. As mentioned earlier this use requires discretionary consideration as it may not be compatible with certain locations within General Retail (GR) Districts throughout the City. According to Subsection 02.03, *Conditional Land Use Standards*, of Article 04, *Permissible Uses*, the *Indoor Commercial Amusement/Recreation* land use has the following exemptions within the conditional land use standards: [*1*] Skill or coin-operated machines kept in private residences or apartments and used without charge by members of the family or bona fide guests, [*2*] Skill or coin-operated machines on the premises of religious, charitable, educational or fraternal organizations for the use of members or their guests, and not for private profit, although a charge is made for playing, and [*3*] Billiard or pool tables on the premises of publicly owned facilities. In this case, the arcade use appears to meet all the conditional land use standards. All that being said, the approval of a Specific Use Permit (SUP) is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

According to the *Land Use Plan* contained in the OURHometown Vision 2040 Comprehensive Plan, the subject property is situated within the *Harbor District*. As one of the primary gateways into the City of Rockwall, the *Harbor District* is envisioned as a pedestrian-oriented, mixed-use district that accommodates residential, non-residential, and public spaces. It is characterized by the "live, work and play" environment offering professional offices, scenic condominiums, a wide array of shopping, dining, entertainment, and recreational opportunities. The *Harbor District i*s further intended to serve as a regional commercial hub, providing a distinct alternative to the local, small town shopping experience found in the Downtown Square. The subject property is designated as *Mixed Use* within this district, which is intended to foster walkable, pedestrian-friendly environment that blends multiple land uses. In this case, the proposed *Indoor Commercial Amusement/Recreation* appears to align with the entertainment component envisioned for the Harbor District. With that being said, since this use is permitted only by Specific Use Permit (SUP), it is at the discretion of the Planning and Zoning Commission and City Council if the proposed *Indoor Commercial Amusement/Recreation* meets the *District Strategies* outlined within the OURHometown Vision 2040 Comprehensive Plan; however, it does appear to generally conform with the intent of the existing development and the overall district.

NOTIFICATIONS

On July 22, 2025, staff mailed 69 notices to property owners and occupants within 500-feet of the subject property. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At this time, staff has not received any notices in favor or in opposition of the applicant's request.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the applicant's request for a Specific Use Permit (SUP) for *Indoor Commercial Amusement/Recreation* within a General Retail (GR) District, then staff would propose the following conditions of approval:

(1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the *Specific Use Permit (SUP)* ordinance and which are detailed as follows:

   (a) The development of the *Subject Property* shall generally conform to the *Floor Plan* as depicted in *Exhibit 'B'* of the SUP ordinance.

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

PLANNING AND ZONING COMMISSION

On August 12, 2025, the Planning and Zoning Commission approved a motion to recommend denial of the *Specific Use Permit (SUP)* by a vote of 4-2, with Commissioners Bentley and Roth dissenting and Commissioner Conway absent. According to Subsection 02.03(G), *Protest of a Zoning Change*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), if a zoning change "…is recommended for denial by the Planning and Zoning Commission, such zoning change or Specific Use Permit (SUP) shall require a supermajority vote (*i.e. a three-fourths vote of those members present*), with a minimum of four (4) votes in the affirmative required for approval."

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	2071 Summer Lee Drive, Suite R 103, Rockwall, TX 75032				
SUBDIVISION	Harbor - Rockwall The	LOT	8	BLOCK	A
GENERAL LOCATION	HARBOR - ROCKWALL, THE, BLOCK A, LOT 8, ACRES 12.894, (REPLAT 2017)				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD-7	CURRENT USE	
PROPOSED ZONING		PROPOSED USE	Amusement Arcade Business
ACREAGE	12.89	LOTS [CURRENT]	LOTS [PROPOSED]

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

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

☒ OWNER	PA Harbor Retail, LLC	☒ APPLICANT	Joyful Claw, LLC
CONTACT PERSON	Jeff Carter	CONTACT PERSON	Sairong Cheng
ADDRESS	[redacted]	ADDRESS	[redacted]
	[redacted]		
CITY, STATE & ZIP	[redacted]	CITY, STATE & ZIP	[redacted]
PHONE	[redacted]	PHONE	
E-MAIL	[redacted]	E-MAIL	[redacted]

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SAIRONG CHENG [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 $ 225.00, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 30 DAY OF June, 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 30 DAY OF June, 2025.

REY DIANO
NOTARY PUBLIC, STATE OF TEXAS
MY COMM. EXP. 07/11/26
NOTARY ID 115038-2

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES 07-11-2026

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

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

City of Rockwall

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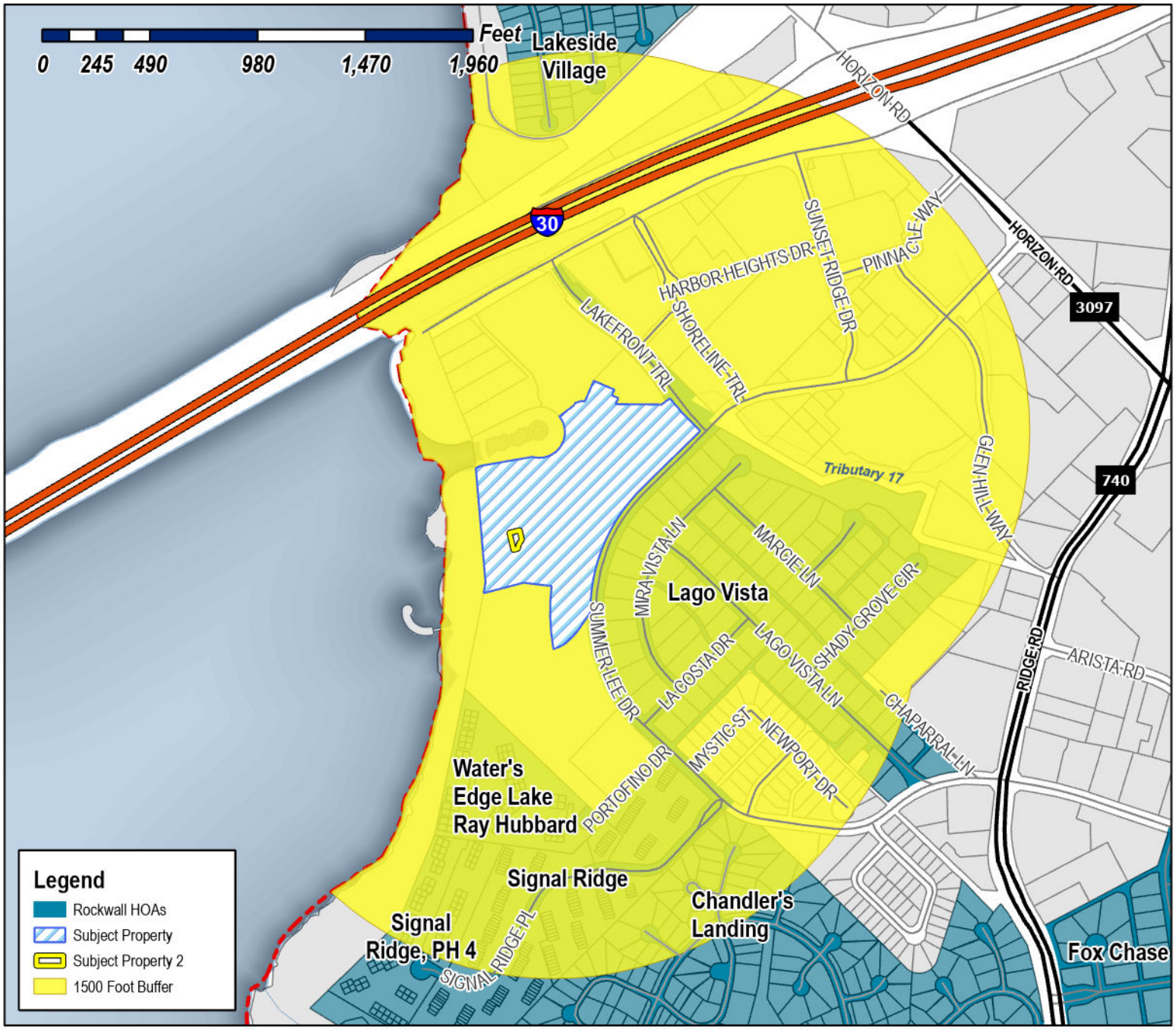

Case Number: Z2025-047
Case Name: SUP for 2071 Summer Lee Drive
Case Type: Zoning
Zoning: Planned Development District 7 (PD-7)
Case Address: 2071 Summer Lee Drive

Date Saved: 7/18/2025
For Questions on this Case Call (972) 771-7745

From:	Zavala, Melanie
Cc:	Miller, Ryan; Lee, Henry; Ross, Bethany; Guevara, Angelica
Subject:	Neighborhood Notification Program [Z2025-047]
Date:	Wednesday, July 23, 2025 4:34:37 PM
Attachments:	Public Notice (07.22.2025).pdf HOA Map (07.22.2025).pdf

HOA/Neighborhood Association Representative:

Per your participation in the Neighborhood Notification Program, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on Friday, July, 25, 2025. The Planning and Zoning Commission will hold a public hearing on Tuesday, August 12, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, August 18, 2025 at 6:00 PM. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

All interested parties are encouraged to submit public comments via email to Planning@rockwall.com at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be read into the record during each of the public hearings. Additional information on all current development cases can be found on the City's website: https://sites.google.com/site/rockwallplanning/development/development-cases.

Z2025-047: SUP for an Indoor Commercial Amusement/Recreation
Hold a public hearing to discuss and consider a request by Sairong Cheng of Joyful Claw, LLC on behalf of Jeff Carter of PA Harbor Retail, LLC for the approval of a Specific Use Permit (SUP) for Indoor Commercial Amusement/Recreation on a portion of a 12.89-acre parcel of land identified as Lot 8, Block A, the Harbor-Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 7 (PD-7) for limited General Retail (GR) District land uses, addressed as 2071 Summer Lee Drive, Suite R103, and take any action necessary.

Thank you,

Melanie Zavala
Planning & Zoning Coordinator | Planning Dept.| City of Rockwall
385 S. Goliad Street | Rockwall, TX 75087
Planning & Zoning Rockwall
972-771-7745 Ext. 6568

City of Rockwall

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

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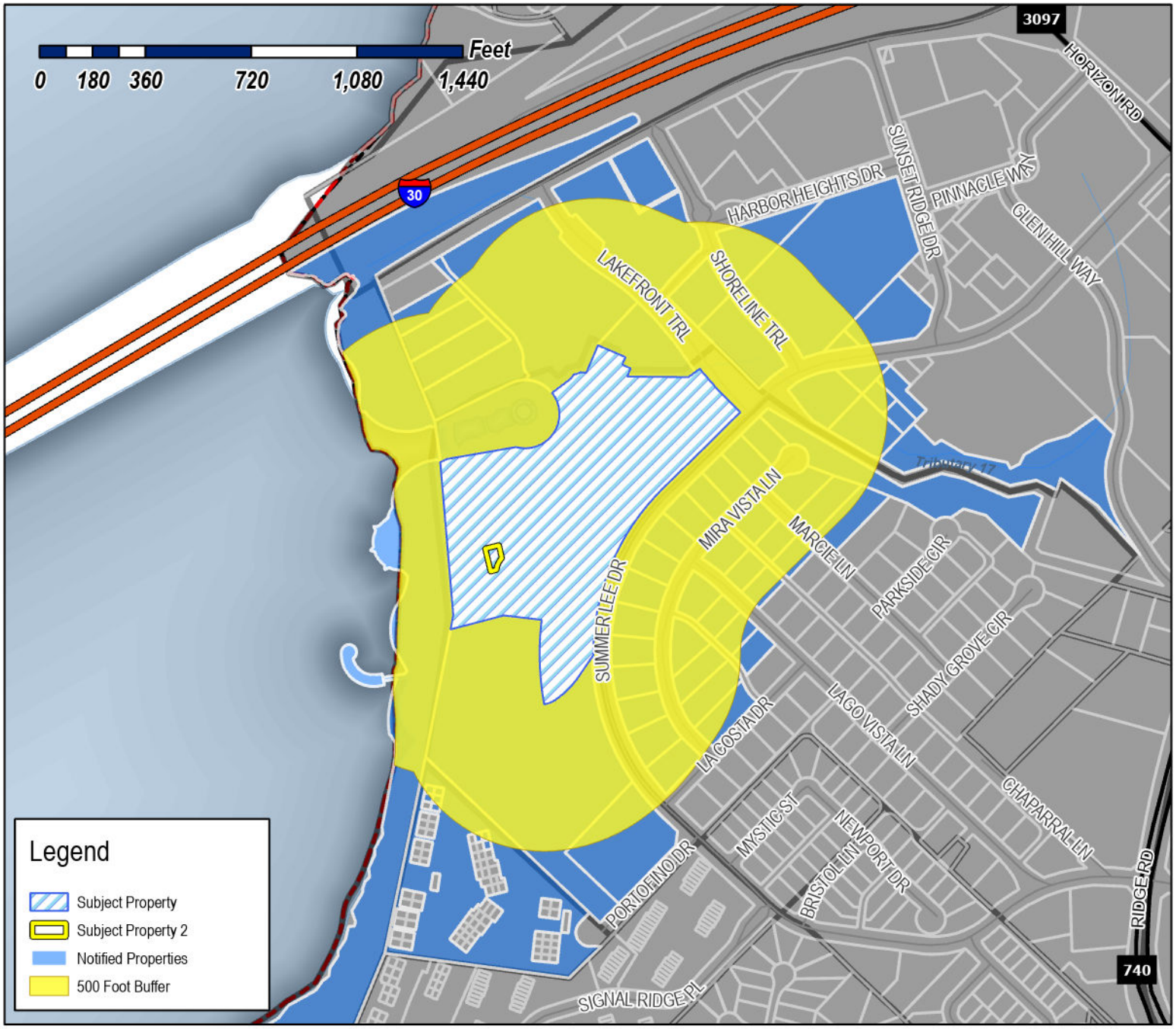


Case Number: Z2025-047
Case Name: SUP for 2071 Summer Lee Drive
Case Type: Zoning
Zoning: Planned Development District 7 (PD-7)
Case Address: 2071 Summer Lee Drive

Date Saved: 7/18/2025
For Questions on this Case Call: (972) 771-7745

RESIDENT
1995 SUMMER LEE DR
ROCKWALL, TX 75087

HARVILLE BRET
2003 PORTOFINO DR
ROCKWALL, TX 75032

RESIDENT
201 E I30
ROCKWALL, TX 75087

RESIDENT
203 E I30
ROCKWALL, TX 75087

ARKOMA REALTY LTD
A TEXAS LTD PARTNERSHIP
203 E INTERSTATE 30
ROCKWALL, TX 75087

RESIDENT
205 I30
ROCKWALL, TX 75087

CITY OF ROCKWALL
205 W RUSK ST
ROCKWALL, TX 75087

RESIDENT
2055 SUMMER LEE DR
ROCKWALL, TX 75087

RESIDENT
2057 SUMMER LE DR
ROCKWALL, TX 75087

BUSTILLO RAFAEL
2197 PORTOFINO DRIVE
ROCKWALL, TX 75032

TOMBLIN REGINALD WAYNE AND
MARIA EMILY MATHEWS
2201 PORTOFINO DR
ROCKWALL, TX 75032

MOORE PATRICIA
2203 PORTOFINO DRIVE
ROCKWALL, TX 75032

KURT PFLIEGER REVOCABLE TRUST
KURT LORING PFLIEGER - TRUSTEE
2208 PORTOFINO DR
ROCKWALL, TX 75032

EWING WENDY L
2212 PORTOFINO DR
ROCKWALL, TX 75032

KUBIT THOMAS MICHAEL & KIMBERLY D
2214 PORTOFINO DR
ROCKWALL, TX 75032

SARMIENTO FAMILY TRUST
REYNALDO DOMINGO SARMIENTO - TRUSTEE
2218 PORTOFINO DR
ROCKWALL, TX 75032

RESIDENT
2220 PORTOFINO DR
ROCKWALL, TX 75087

ROCKWALL LOT 3 OWNER LLC
255 Alhambra Cir Ste 760
Coral Gables, FL 33134

2055 SUMMER LEE ROCKWALL OWNER LLC
255 Alhambra Cir Ste 760
Coral Gables, FL 33134

RESIDENT
2600 LAKEFRONT TRAIL
ROCKWALL, TX 75087

RESIDENT
2601 LAKEFRONT TR
ROCKWALL, TX 75087

HARBOR LAKE POINTE INVESTORS LLC
2701 Sunset Ridge Dr Ste 607
Rockwall, TX 75032

101 HUBBARD DR LLC
2701 Sunset Ridge Dr Ste 610
Rockwall, TX 75032

THOMPSON GARY
2730 MIRA VISTA LN
ROCKWALL, TX 75032

MCKINNEY MARVIN
2738 MIRA VISTA LANE
ROCKWALL, TX 75032

KAPRANTZAS VICTORIA J AND
ROSALIE A CRACCHIOLO
2748 MIRA VISTA LANE
ROCKWALL, TX 75032

COOLIDGE JONATHAN S & CATHEY M
2756 MIRA VISTA LN
ROCKWALL, TX 75032

DOUGLAS JOETTA & ROY
2766 MIRA VISTA LN
ROCKWALL, TX 75032

BAILEY RICHARD A AND GENA B
2774 MIRA VISTA LN
ROCKWALL, TX 75032

TURNER KATHY BAIRD
2782 MIRA VISTA
ROCKWALL, TX 75032

SIDEREAS BRENDON L ET UX
2790 MIRA VISTA LN
ROCKWALL, TX 75032

RESIDENT
2800 LAKEFRONT TRL
ROCKWALL, TX 75087

KIDD DAVID A AND MARY S SOTELO-KIDD
2800 MIRA VISTA LANE
ROCKWALL, TX 75032

YU JOHNNY & HAE SUK
2804 MARCIE LN
ROCKWALL, TX 75032

MILLER DARYL & CAMILLE STEARNS
2805 LAGO VISTA LN
ROCKWALL, TX 75032

VANHOV ENTERPRISES LLC
2805 MARCIE LANE
ROCKWALL, TX 75032

PRESTENBERG W JAY & PATSY R
2806 LAGO VISTA LN
ROCKWALL, TX 75032

POLGAR ROBERT PETER & MARLA
2807 MIRA VISTA LN
ROCKWALL, TX 75032

RESIDENT
2808 MIRA VISTA LN
ROCKWALL, TX 75087

BUTLER ROVON AND ROSALYN
2813 LAGO VISTA LN
ROCKWALL, TX 75032

CASSADY CHARLES P
2814 MARCIE LN
ROCKWALL, TX 75032

BENNETT CLIFF AND STELLA
2815 MARCIE LN
ROCKWALL, TX 75032

BRADFORD PATRICIA L
2816 LAGO VISTA LN
ROCKWALL, TX 75032

JOHNSTON MARK D AND LISA P
2818 MIRA VISTA LN
ROCKWALL, TX 75032

HEDGPETH JAMES L & JANIE M
2821 LAGO VISTA LN
ROCKWALL, TX 75032

FRY ROBIN KAY
2822 MARCIE LN
ROCKWALL, TX 75032

HOOD ANTOINE M & ROGUE N
2823 MIRA VISTA LN
ROCKWALL, TX 75032

NGUYEN LE MINHCHAU AND
BRYAN NGUYEN LE AND JESSICA NGUYEN LE
2824 LAGO VISTA LN
ROCKWALL, TX 75032

RESIDENT
2825 MARCIE LN
ROCKWALL, TX 75087

MCBANE JANET T AND
TRESA LEE MCBANE
2828 MIRA VISTA LN
ROCKWALL, TX 75032

TOLBERT MELISSA RENAE
2834 LAGO VISTA LANE
ROCKWALL, TX 75032

ROCHA GUADALUPE
2835 Mira Vista Ln
Rockwall, TX 75032

WOMBLE JOHN & GINGER
2836 MIRA VISTA LN
ROCKWALL, TX 75032

TAGGART MICHAEL AND KELLY
2843 MIRA VISTA LN
ROCKWALL, TX 75032

SOLERO DANIEL J AND ANDREA
2844 MIRA VISTA LN
ROCKWALL, TX 75032

RESIDENT
2850 SHORELINE TRL
ROCKWALL, TX 75087

LAKE FRONT TRAIL LP
2850 Shoreline Trl Ste 200
Rockwall, TX 75032

TOP NOTCH LEASING LLC
2900 S Peachtree Rd
Balch Springs, TX 75180

LAKEFRONT TRAIL ROCKWALL HOTEL LP
3021 RIDGE ROAD A-120
ROCKWALL, TX 75032

RESIDENT
303 E I30
ROCKWALL, TX 75087

CITY OF ROCKWALL
ATTN;MARY SMITH
385 S GOLIAD ST
ROCKWALL, TX 75087

BPD REALTY GROUP LLC
4515 DORSET RD
DALLAS, TX 75229

SARMIENTO FAMILY TRUST
507 AZALEA LN
MT PLEASANT, TX 75455

CRABB JESSICA M ESTATE OF
C/O BANK OF AMERICA TRUST
575 MARYVILLE CENTRE DR SUITE 511
ST LOUIS, MO 63141

PA HARBOR RETAIL LLC
8222 Douglas Ave Ste 390
Dallas, TX 75225

ABLON AT HARBOR VILLAGE OWNER LLC
8222 DOUGLAS AVE STE 390
DALLAS, TX 75225

CLEMENTS BOB L
PO BOX 1850
MCKINNEY, TX 75070

CULPEPPER /SPATEX JV
%GARY SHULTZ
PO BOX 190569
DALLAS, TX 75219

ROCKWALL RENTAL PROPERTIES LP
PO BOX 818
TERRELL, TX 75160

PUBLIC NOTICE

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

Property Owner and/or Resident of the City of Rockwall:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Z2025-047: Specific Use Permit (SUP) for Indoor Commercial Amusement/Recreation

Hold a public hearing to discuss and consider a request by Sairong Cheng of Joyful Claw, LLC on behalf of Jeff Carter of PA Harbor Retail, LLC for the approval of a Specific Use Permit (SUP) for Indoor Commercial Amusement/Recreation on a portion of a 12.89-acre parcel of land identified as Lot 8, Block A, the Harbor-Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 7 (PD-7) for limited General Retail (GR) District land uses, addressed as 2071 Summer Lee Drive, Suite R103, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, August 12, 2025 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, August 18, 2025 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Bethany Ross
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by *Monday, August 18, 2025 at 4:00 PM* to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

MORE INFORMATION ON THIS CASE CAN BE FOUND AT: https://sites.google.com/site/rockwallplanning/development/development-cases

PLEASE RETURN THE BELOW FORM

Case No. Z2025-047: Specific Use Permit (SUP) for Indoor Commercial Amusement/Recreation

Please place a check mark on the appropriate line below:

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

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

Name:

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

OCCUPANT LOAD CALCULATIONS

AREA	FOOTAGE	OCCUPANT LOAD FACTOR	OCCUPANT LOAD
VEST.	200 S.F.	---	0
FRONT DESK	148 S.F.	150	1
ARCADE MACHINE AREA	1160 S.F.	11	106
RESTROOMS	130 S.F.	---	0
STORAGE	185	200	1
			108

INDEX OF DRAWINGS

A1.0	FLOOR PLAN
A1.1	SITE PLAN
A1.2	DEMOLITION PLAN
A2.0	REFLECTED CEILING PLAN
A3.0	FINISH SCHEDULE
M1.0	MECHANICAL PLAN AND NOTES
M2.0	MECHANICAL NOTES & DETAIL
E1.0	ELECTRICAL PLAN – LIGHTING
E2.0	ELECTRICAL PLAN – POWER
E3.0	ELECTRICAL PANELS
P1.0	PLUMBING PLAN – SAN. SEWER
P2.0	PLUMBING PLAN – WATER

BUILDING CODE INFORMATION

CONSTRUCTION TYPE: 2A
OCCUPANCY TYPE: A-3

CODE USED:
2021 INTERNATIONAL PLUMBING CODE
2021 INTERNATIONAL MECHANICAL CODE
2021 INTERNATIONAL BUILDING CODE
2021 INTERNATIONAL FIRE CODE
2020 NATIONAL ELECTRICAL CODE
2021 ESC
2021 INTERNATIONAL EXISTING BUILDING CODE

THIS LEASE SPACE IS 100% SPRINKLED.

SCOPE OF WORK

TO REMODEL EXISTING VACANT LEASE SPACE 2,005 S.F. TO BE A NEW ARCADE GAME CENTER.

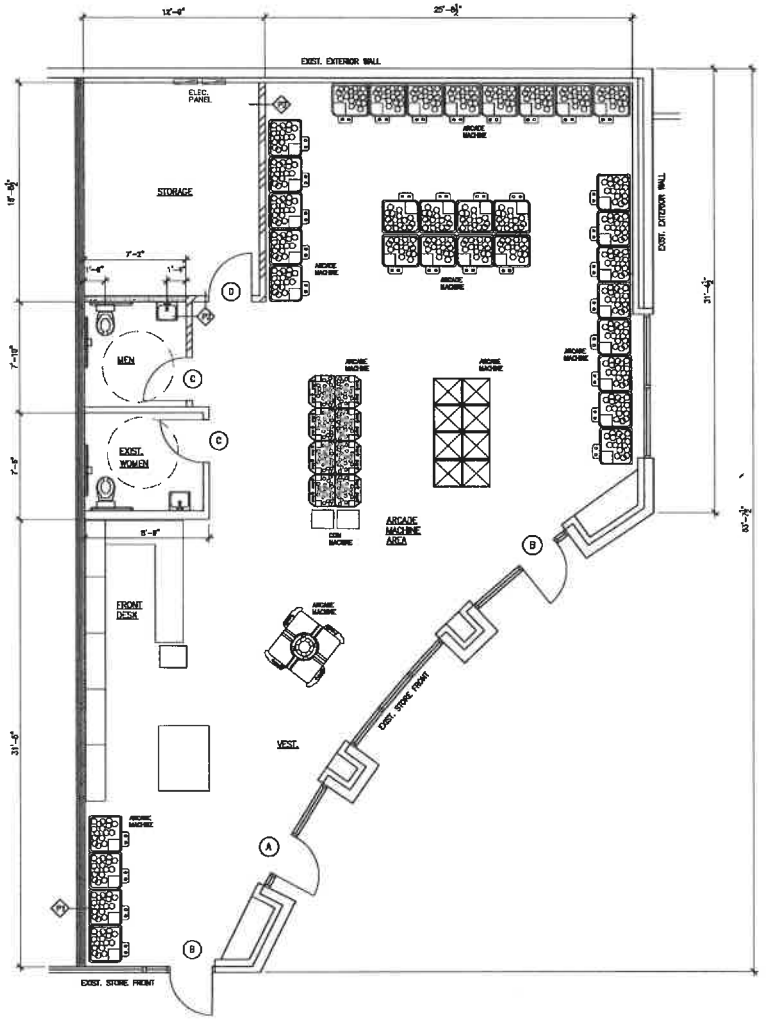
NO FOOD OR BEVERAGES ARE PROVIDED TO THE COSTUMERS.

GENERAL NOTES:

1. ALL WORK UNDER THIS CONTRACT SHALL COMPLY WITH THE PROVISIONS OF THE SPECIFICATIONS AND DRAWINGS. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LOCAL, STATE AND NATIONAL ORDINANCES AND REGULATIONS.
2. THE CONTRACTOR SHALL OBTAIN ALL PERMITS NECESSARY FOR ALL TRADES, FOR PROPER EXECUTION OF WORK UNDER THIS CONTRACT. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS REQUIRED FOR THIS PROJECT.
3. THE CONTRACTOR SHALL MAKE HIMSELF FAMILIAR WITH THE JOB SITE CONDITIONS. OMISSION OF SPECIFIC DETAILS, DATA OR DRAWINGS SHALL NOT RELIEVE CONTRACTOR OF ANY RESPONSIBILITIES FOR A COMPLETE WORKING PROJECT AND SYSTEMS. THE CONTRACTOR SHALL THOROUGHLY ACQUAINT HIMSELF WITH THE CONSTRUCTION REQUIREMENTS AND DETAILS BEFORE SUBMITTING HIS BID, AS NO ALLOWANCES WILL BE ALLOWED BECAUSE OF THE CONTRACTOR'S UNFAMILIARITY WITH THE JOB SITE CONDITIONS AND PROJECT REQUIREMENTS.
4. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT THE JOB SITE. CONTRACTOR SHALL REPORT ANY DISCREPANCIES AND/OR UNUSUAL CONDITIONS NOT SHOWN OR ANTICIPATED TO THE OWNER'S REPRESENTATIVE PRIOR TO FINALIZING BIDS AND COMMENCEMENT OF ANY CONSTRUCTION.
5. ALL WORK UNDER THIS CONTRACT SHALL BE PERFORMED BY COMPETENT WORKMEN AND EXECUTED IN A NEAT WORKMEN LIKE MANNER. THE TENANT SHALL REQUIRE EXTENDED WARRANTIES ON SOME EQUIPMENT.
6. ALL PENETRATIONS MADE IN EXTERIOR WALLS OF BUILDINGS FOR CONDUIT, PIPING, WINDOWS AND DOORS SHALL BE SEALED WITH POLYSULFIDE.
7. NO PENETRATION SHALL OCCUR WITHIN 12" OF ANY OTHER ROOF PENETRATIONS, EXPANSION JOINT OR EDGE DETAIL.
8. ALL MATERIALS FOR PARTITIONS, WALLS, CEILINGS AND FINISHES SHALL BE APPROVED NON-COMBUSTIBLE MATERIALS.
9. THE CONTRACTOR SHALL NOT PAINT ANY PLASTER, BUSH HAMMERED CONCRETE, PRE-FINISHED TRIM OR FLASHING.
10. THE CONTRACTOR SHALL SAW, CUT AND EXCAVATE ANY CONCRETE REQUIRED FOR ELECTRICAL, PLUMBING OR PIPING INSTALLATION REQUIRED BY VENDORS OR SHOWN ON DRAWING BACK FILL WITH SAND COMPACTED TO 95 PROCTOR NEW REINFORCING INSTALL AND REPOUR WITH 5 SACKS 3000 PSI CONCRETE TO SAME SLAB DEPTH.
11. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTACT ALL REFRIGERATION VENDORS SUCH AS, FREEZERS, COOLERS AND REFRIGERATION CASES AND OBTAIN COPIES OF SHOP DRAWINGS FOR EQUIPMENT PRIOR TO STARTING ANY ROUGH INSTALLATION OF UTILITIES REQUIRED .
12. THE CONTRACTOR SHALL INSTALL FIRE EXTINGUISHING SYSTEMS THAT WILL BE REQUIRED BY CODE AND INSURANCE IN HOOD, KITCHEN, AND OTHER AREAS, INCLUDING PORTABLE SYSTEMS THAT WILL BE REQUIRED BY FIRE CODE.
13. SHELVES AND COUNTER PER GENERAL CONTRACTOR.
14. ALL CONTROL SWITCHES, THERMOSTATS, ETC. SHALL BE MOUNTED WITH THE HEIGHT NOT TO EXCEED 48" MAX. HEIGHT FOR FORWARD APPROACH & 54" MAX. FOR SIDE APPROACH.
15. PROVIDE LANDING AT EACH EXTERIOR EXIT DOOR. THE MAXIMUM IS 1/2" DROP FROM DOORWAY THERSHOLD TO LANDING.
16. TYPE 2B STRUCTURE, NO EXISTING OR PROPOSED WOOD STRUCTURES IN THIS LEASE SPACE OR THIS BUILDING. ALL WOOD BLOCKING USED IN WALLS NEEDS TO BE FIRE TREATED.
17. FIRE SPRINKLER SYSTEM BY SEPARATE PLAN AND CONTRACT. FIRE SPRINKLE COMPANY WILL SUBMIT SEPARATE PLANS FOR FIRE SERVICE.

WALL LEGEND:

- EXIST. WALL
- EXIST. GLASS STORE FRONT IN ALUMINUM FRAME.
- EXIST. ONE HOUR FIRE RATED PARTITION (P1)
- NEW PARTITION (P2)
- NEW PARTITION (P3)



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

05/23/2025

SIX ARCHITECT
4843 WILLOWBEND BLVD.
HOUSTON, TEXAS 77035
PHONE 713.667.6900
E MAIL RICHSIT@AOL.COM

Joyful Claw
2071 Summer Lee Dr., Suite B103
Rockwall, Texas 75032

PROJECT INFORMATION:

PROJECT NO: 2507
DATE:
ISSUE:
REVISIONS:

DRAWN BY:
PRINTED ON:

OWNERSHIP OF DOCUMENTS

Sheet:

FLOOR PLAN

A1.0

PROJECT LOCATION

01 SITE PLAN
N.T.S.

SH ARCHITECT
4845 FALLOWFIELD BLVD.
Houston, Texas 77045
Phone 832.587.4829
E MAIL SCHOETTKA@AOL.COM

Joyful Claw
2071 Summer Lee Dr., Suite R103
Rockwall, Texas 75032

PROJECT INFORMATION:

PROJECT NO.: 2527
DATE:
ISSUE:
REVISIONS:

DRAWN BY:
PRINTED ON:

OWNERSHIP OF DOCUMENTS

Sheet:
SITE PLAN
A1.1

CITY OF ROCKWALL

ORDINANCE NO. 25-XX

SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 7 (PD-7) [*ORDINANCE NO. 17-11*] AND THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW INDOOR COMMERCIAL AMUSEMENT/RECREATION ON A PORTION OF A 12.89-ACRE PARCEL OF LAND IDENTIFIED LOT 8, BLOCK A, HARBOR-ROCKWALL ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DEPICTED IN *EXHIBIT 'A'* AND *EXHIBIT 'B'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS *($2,000.00*) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Sairong Cheng of Joyful Claw, LLC. on behalf of Jeff Carter of PA Harbor Retail, LLC. for the approval of a *Specific Use Permit (SUP)* for *Indoor Commercial Amusement/Recreation* on a portion of a 12.89-acre parcel of land identified Lot 8, Block A, Harbor-Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 7 (PD-7) for limited General Retail (GR) District land uses, addressed as 2071 Summer Lee Drive, and being more specifically depicted in *Exhibit 'A'* and *Exhibit 'B'* 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 Planned Development District 7 (PD-7) [*Ordinance No. 17-11*] and the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) to allow *Indoor Commercial Amusement/Recreation* in accordance with Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Planned Development District 7 (PD-7) [*Ordinance No. 17-11*]; Subsection 04.04, *General Retail*

DRAFT 05.15.2025

(GR) District, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] -- *as heretofore amended and may be amended in the futur*e -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of the *Indoor Commercial Amusement/Recreation* on the *Subject Property* and conformance to these conditions is required for continued operation:

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

2.2 COMPLIANCE

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

1) Upon obtaining a *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 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 SEPTEMBER, 2025.

Tim McCallum, *Mayor*

DRAFT ORDINANCE 08.18.2025

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *August 18, 2025*

2nd Reading: *September 2, 2025*

DRAFT ORDINANCE 08.18.2025

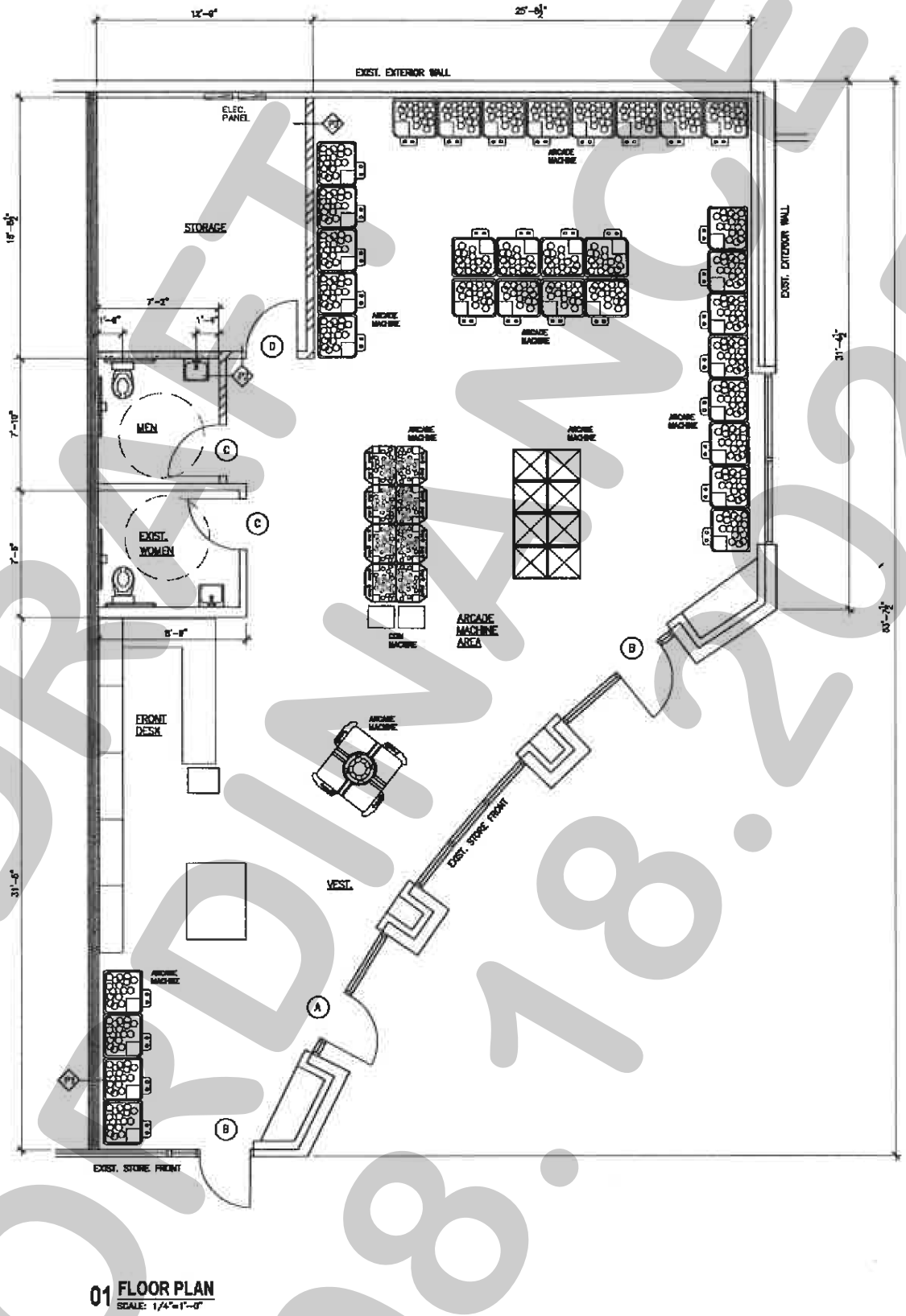
Exhibit 'A'
Location Map

Legal Description: A Portion of Lot 8, Block A, Harbor-Rockwall Addition
Address: 2071 Summer Lee Drive

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.

Exhibit 'B':
Floor Plan



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

DRAFT ORDINANCE 08.18.2025

CITY OF ROCKWALL
CITY COUNCIL MEMORANDUM

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

TO:	Mayor and City Council
DATE:	August 18, 2025
APPLICANT:	Vance Liles; *MTG Engineers and Surveyors*
CASE NUMBER:	P2025-023; *Replat for Lots 1 & 2, Block A, Webb Addition*

SUMMARY

Hold a public hearing to discuss and consider a request by Vance Liles of MTG Engineers and Surveyors on behalf of Rodney D. and Fran Webb for the approval of a *Replat* for Lots 1 & 2, Block A, Webb Addition being a 0.45-acre parcel of land identified as Lot C, Block 11, Griffith Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 507 E. Rusk Street, and take any action necessary.

PLAT INFORMATION

☑ *Purpose.* The applicant is requesting the approval of a *Replat* for a 0.45-acre tract of land (*i.e. Lot C, Block 11, Griffith Addition*) for the purpose of subdividing the residential lot into two (2) separate residential lots.

☑ *Background.* The subject property was annexed prior to 1934 based on the April 1934 Sanborn Maps. The 2017 *Historic Preservation Resource Survey* states that existing on the subject property is a 1,997 SF single-family home that was constructed in 1894 and is considered *Medium Contributing*. In addition, one (1) accessory structure (*i.e. a detached garage*) was constructed on the property in 1985. According to the City's historic zoning maps, the subject property was zoned Single Family 3 (SF-3) District as of January 3, 1972. This designation changed between January 4, 1972 and May 15, 1983 to a Single-Family 7 (SF-7) District based on the May 16, 1983 zoning map. The property has remained zoned Single Family (SF-7) District since May 16, 1983. On April 10, 2025, the Board of Adjustments (BOA) approved a variance [*Case No. BOA 2025-I-V*] from the zoning requirements to allow a decrease in lot depth from 100 feet to 90.78 feet and to reduce the minimum required lot size of 7,000 SF to 5,500 SF. This approval was necessary to facilitate the approval of this subdivision plat.

☑ *Public Hearing*. This *Replat* requires a public hearing at both the Planning and Zoning Commission and City Council in accordance with Subsection 015(f) *Additional Requirements for Certain Replats*, of Chapter 212, *Municipal Regulation of Subdivisions and Property Development*, of the Texas Local Government Code.

☑ *Parks Board.* On August 5, 2025, the Parks and Recreation Board reviewed the *Replat* and made the following recommendations concerning the proposed subdivision:

- The property owner shall pay *Cash-In-Lieu of Land Fees* of $709.37 (*i.e. $709.37 x 1 lots = $709.37*), and
- The property owner shall pay *Pro-Rata Equipment* fees of $606.19 (*i.e. $606.19 x 1 lots = $606.19*).

☑ *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 *Lots 1 & 2, Block A, Webb 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 August 12, 2025, the Planning and Zoning Commission approved motion to recommend approval of the *Replat* by a vote of 6-0, with Commissioner Conway absent.

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	507 E Rusk				
SUBDIVISION	Griffith	LOT	C	BLOCK	11
GENERAL LOCATION	North of Rusk St, West of Tyler St, South of Kaufman St				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	SF-7		CURRENT USE	Single Family	
PROPOSED ZONING	SF-7		PROPOSED USE	Single Family	
ACREAGE	0.45	LOTS [CURRENT]	1	LOTS [PROPOSED]	2

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

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

☐ OWNER	Rodney D Webb, Fran W Webb	☑ APPLICANT	MTG Engineers and Surveyors
CONTACT PERSON	Rodney Webb	CONTACT PERSON	Vance Liles
ADDRESS	507 E Rusk	ADDRESS	6417 Wesley
CITY, STATE & ZIP	Rockwall, Tx 75087	CITY, STATE & ZIP	Greenville, Tx 75402
PHONE	[redacted]	PHONE	[redacted]
E-MAIL	[redacted]	E-MAIL	[redacted]

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Rodney Webb [*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 $ 320.00 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 18th *DAY OF* July *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 REQU[illegible]*

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16th *DAY OF* July *20*25

OWNER'S SIGNATURE [signature]

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

NOTARY PUBLIC STATE OF TEXAS
BRANDI PRUITT
MY COMMISSION EXPIRES
09/09/2028
NOTARY ID: 132865542

MY COMMISSION EXPIRES 09/09/2028

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

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

City of Rockwall

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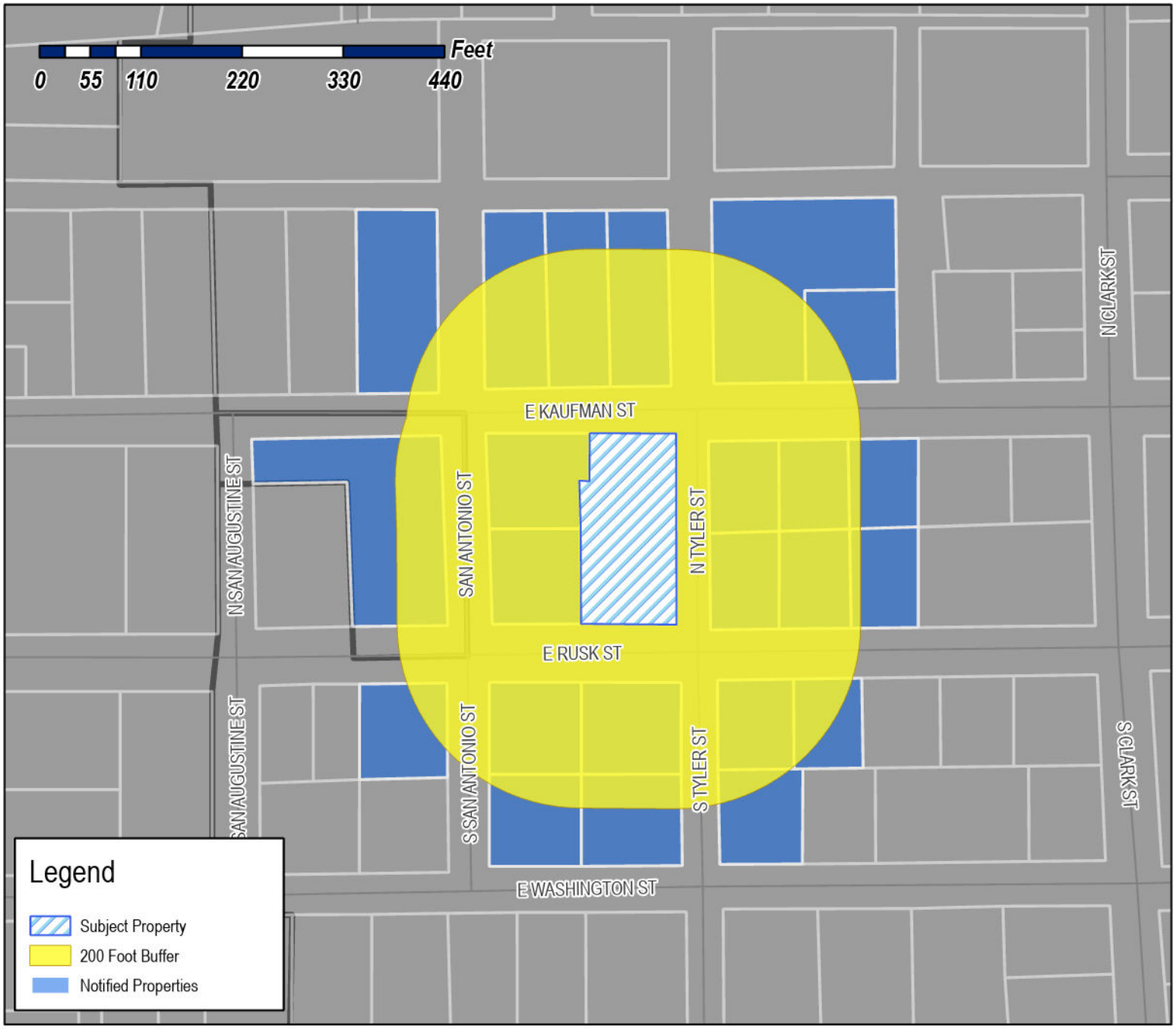


Case Number: P2025-023
Case Name: Replat for Lots 1 & 2, Block A, Webb Addition
Case Type: Replat
Zoning: Single-Family 7 (SF-7) District
Case Address: 507 E Rusk Street

Date Saved: 7/24/2025
For Questions on this Case Call: (972) 771-7745

SOUTHWESTERN BELL TELEPHONE CO
ATTN: PROPERTY TAX DEPARTMENT
1010 Pine St # 9E-L-01
Saint Louis, MO 63101

QUINTON BILLY & AUTUMN
102 N TYLER ST
ROCKWALL, TX 75087

QUINTON BILLY & AUTUMN
102 N TYLER ST
ROCKWALL, TX 75087

KUPPER LEROY J ET UX
108 ELM CREST DR
ROCKWALL, TX 75087

HARPER LYDIA
1200 CLEVELAND STREET APT 327
DENTON, TX 76201

SMILEY KAREN APRIL
INDEPENDENT ADMINISTRATOR - ESTATE OF
ROBERT THOMAS WIKTORCH
1319 Nevarc Rd
Warminster, PA 18974

MORGAN MARY FRANCES COLEY
180 SAN ANTONIO STREET
ROCKWALL, TX 75087

WIMPEE JOE AND
BEAU WIMPEE
1800 DALTON RD
ROCKWALL, TX 75087

BALL JUSTIN
2155 CLUBVIEW DR
ROCKWALL, TX 75087

GLASS JERRY
301 MEADOWDALE DR
ROCKWALL, TX 75087

BONFANTE VITTORIO & ANGELA
3111 ANNETTE CT
GARLAND, TX 75044

RESIDENT
405 E KAUFMAN ST
ROCKWALL, TX 75087

RESIDENT
406 E KAUFMAN
ROCKWALL, TX 75087

RESIDENT
406 E RUSK
ROCKWALL, TX 75087

BOSS MORRIS E & DEBRA KAY
408 RIDGEVIEW DR
ROCKWALL, TX 75087

BARTON SHANNON G
501 E. KAUFMAN
ROCKWALL, TX 75087

TAMEZ PEDRO ET EX
502 E RUSK ST
ROCKWALL, TX 75087

RICHARDSON CATHERINE E AND TRENTON R
503 E KAUFMAN
ROCKWALL, TX 75087

ARCHER KERRY ANNE
503 E RUSK ST
ROCKWALL, TX 75087

RESIDENT
503 E WASHINGTON
ROCKWALL, TX 75087

RESIDENT
505 E KAUFMAN
ROCKWALL, TX 75087

DUTT JOHN RICHARD JR ETUX
505 E WASHINGTON ST
ROCKWALL, TX 75087

BIRKENBACK JOSSEPH M & OLGA M
506 E RUSK ST
ROCKWALL, TX 75087

WEBB RODNEY D AND FRAN W
507 E RUSK ST
ROCKWALL, TX 75087

RESIDENT
601 E KAUFMAN ST
ROCKWALL, TX 75087

RESIDENT
601 E RUSK ST
ROCKWALL, TX 75087

RESIDENT
601 E WASHINGTON
ROCKWALL, TX 75087

RESIDENT
602 E RUSK
ROCKWALL, TX 75087

WALKER KELLI & JESSICA
603 E RUSK ST
ROCKWALL, TX 75087

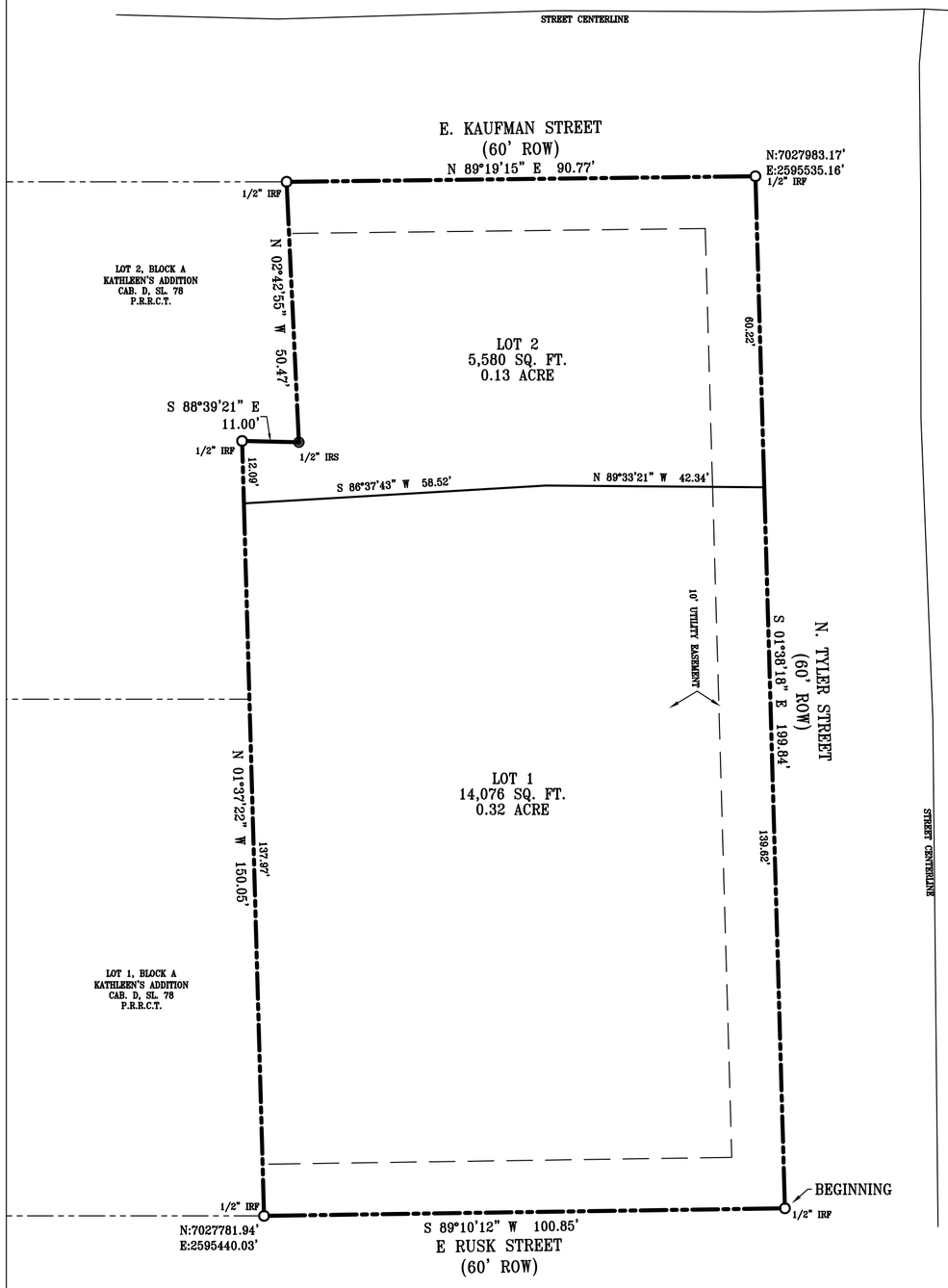
GALVAN CARMAN
604 E KAUFMAN ST
ROCKWALL, TX 75087

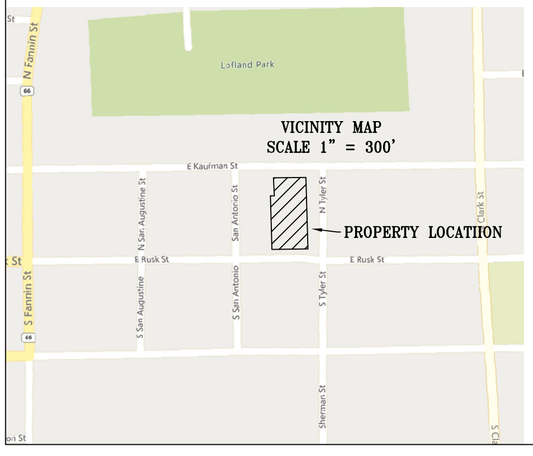
HORNER ANDREA J
604 E. RUSK ST
ROCKWALL, TX 75087

HARPER VICKI DAWSON
605 E KAUFMAN ST
ROCKWALL, TX 75087

RESIDENT
605 E RUSK
ROCKWALL, TX 75087

ROCKWALL COMMUNITY PLAYHOUSE
609 E RUSK ST
ROCKWALL, TX 75087





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).

(6) Total number of lots is two (2).

(7) Water and sewer service is provided by the City of Rockwall.

NOTE:

1) ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP. COMMUNITY PANEL NO. 480547 0040 L, DATED SEPTEMBER 26, 2008, THIS PROPERTY LIES IN ZONE X, THIS PROPERTY DOES NOT APPEAR TO LIE WITHIN A 100-YEAR FLOOD PLAIN

2) BEARING SOURCE: BEARINGS BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NAD-83

3) ALL IRON RODS SET ARE CAPPED WITH PLASTIC CAPS STAMPED "MTG ENG"

4) IT SHALL BE THE POLICY OF THE CITY OF ROCKWALL TO WITHHOLD ISSUING BUILDING PERMITS UNTIL ALL STREETS, WATER, SEWER AND STORM DRAINAGE SYSTEMS HAVE BEEN ACCEPTED BY THE CITY THE APPROVAL OF A PLAT BY THE CITY DOES NOT CONSTITUTE ANY REPRESENTATION ASSURANCE OR GUARANTEE THAT ANY BUILDING WITHIN SUCH PLAT SHALL BE APPROVED AUTHORIZED OR PERMIT THEREFORE ISSUED NOR SHALL 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

5) THE PURPOSE OF THIS PLAT IS TO CREATE TWO PLATTED LOTS FROM AN EXISTING UNRECORDED PLATTED LOT

CERTIFICATE OF APPROVAL

I hereby certify that the above and forgoing subdivision plat reviewd approved by the Planning and Zoning Commission and approved by the City Council of the City of Rockwall, Texas for the preparation of a FINAL PLAT the _____ day of _____, 202__

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

_____ _____
CITY SECRETARY CITY ENGINEER

SURVEYOR CERTIFICATE:

I, PAUL RUST, REGISTERED PROFESSIONAL LAND SURVEYOR, STATE OF TEXAS, DO CERTIFY THAT THE PLAT HEREON WAS MADE FROM MEASUREMENTS PERFORMED UPON THE GROUND, THE LINES AND DIMENSIONS OF SAID PROPERTY BEING INDICATED BY PLAT, THE CORNER MONUMENTS SHOWN HEREON WERE SET OR FOUND AS DESCRIBED, AND IS A TRUE SURVEY TO THE BEST OF MY KNOWLEDGE AND BELIEF.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

PAUL RUST
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6003, STATE OF TEXAS
FIRM CERTIFICATE NO. 101011-00
DATE: JUNE 28, 2025

OWNERS CERTIFICATION

Whereas Rodney D. Webb and Fran W. Webb are the owners of that certain lot, tract or parcel of land situated in the B.F. Boydstun Headright Survey, Abstract No. 14, City of Rockwall, Rockwall County, Texas, and being more particularly described as follows:

All that certain lot, tract or parcel of land situated in the B.F. Boydstun Headright Survey, Abstract No. 14, Rockwall County, Texas, said corner being a part of Block 11 in the Griffith's Addition, an unrecorded addition, Rockwall County, Texas, same being all that certain tract of land described in the deed from Marth Ann Myers to Rodney D. Webb, et al, as recorded in Document Number 20160000011948 of the Official Public Records of Rockwall County, Texas (hereinafter called Subject Tract) and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found for a corner lying in the intersection of the East line of S. Tyler Street and the North line of E. Rusk Street, said corner being the Southeast corner of the said Subject Tract;

THENCE S. 89 deg. 10 min. 12 sec. W. a distance of 100.85 feet along the North line of the said E. Rusk Street and the South line of the said Subject Tract to a 1/2" iron rod found for a corner, said corner being Southwest corner of the said Subject Tract and the Southeast corner of Lot 1, Block A of the Kathleens Addition as recorded in Cabinet D, Slide 78 of the Plat Records of Rockwall County, Texas;

THENCE N. 01 deg. 37 min. 22 sec. W. a distance of 150.05 feet along the West line of the said Subject Tract, the East line of the said Lot 1 and the East line of Lot 2, Block A of the said Kathleens Addition to a 1/2" iron rod found for a corner lying in the South line of E. Kaufman Street, said corner being an outside ell corner of the said Subject Tract and an inside ell corner of the said Lot 2;

THENCE N. 89 deg. 31 min. 44 sec. E. a distance of 10.10 feet along the North line of the said Subject Tract and the South line of the said Lot 2 to a 1/2" iron rod with plastic cap stamped "MTG ENG" set for a corner, said corner being an inside ell corner of the said Subject Tract and an outside ell corner of the said Lot 2;

THENCE N. 01 deg. 42 min. 43 sec. W. a distance of 50.10 feet along the West line of the said Subject Tract and the East line of the said Lot 2 to a 1/2" iron rod found for a corner lying in the South line of E. Kaufman Street, said corner being the Northwest corner of the said Subject Tract and the Northeast corner of the said Lot 2;

THENCE N. 89 deg. 19 min. 15 sec. E. a distance of 90.77 feet along the South line of the said E. Kaufman Street and the North line of the said Subject Tract to a 1/2" iron rod found for a corner lying in the intersection of the South line of the said E. Kaufman Street and the West line of the said S. Tyler Street, said corner being the Northeast corner of the said Subject Tract;

THENCE S. 01 deg. 38 min. 18 sec. E. a distance of 199.84 feet along the West line of the said E. Tyler Street and the East line of the said Subject Tract to the POINT OF BEGINNING and containing 19,656 square feet, 0.45 acre of land.

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the REPLAT WEBB ADDITION to the city, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the REPLAT WEBB ADDITION have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following;
(1) No buildings shall be constructed or placed upon, over, or across the 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 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 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; 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.

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

_____ _____
RODNEY D. WEBB FRAN W. WEBB

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, the undersigned authority, a Notary Public, in and for the State of Texas, on this day personally appeared _____ whose name is subscribed to the foregoing instrument, and they acknowledged same for the purposes and considerations therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____,20__

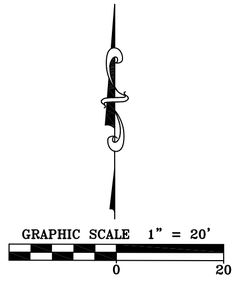
_____
Notary Public

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, the undersigned authority, a Notary Public, in and for the State of Texas, on this day personally appeared _____ whose name is subscribed to the foregoing instrument, and they acknowledged same for the purposes and considerations therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____,20__

_____
Notary Public



OWNER:
RODNEY D. WEBB
FRAN W. WEBB
(972)-824-6690

ADDRESS:
507 EAST RUSK STREET
ROCKWALL, TX. 75087

LEGEND

FOUND MONUMENT ○ SET MONUMENT ●

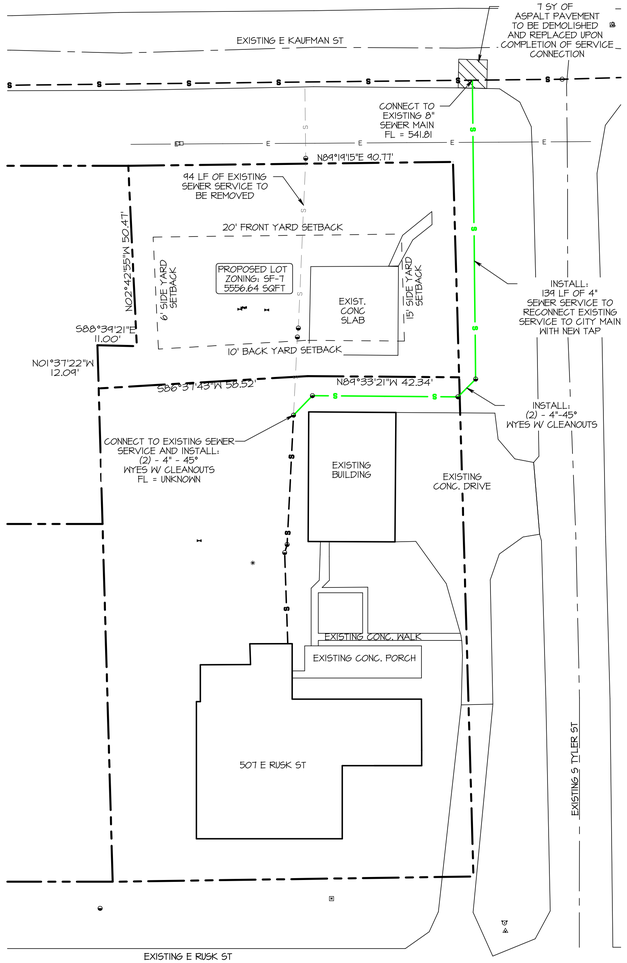
B.L. BUILDING LINE

FINAL PLAT
LOTS 1-2, BLOCK A
WEBB ADDITON

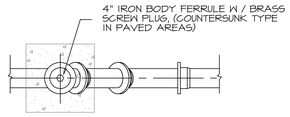
BEING A REPLAT OF LOT C, BLOCK 11
GRIFFITH ADDITION
CREATING 1 LOT
0.45 ACRE (19,656 SF)
SITUATED WITHIN THE B.F. BOYDSTUN SURVEY
ABSTRACT NO. 14
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

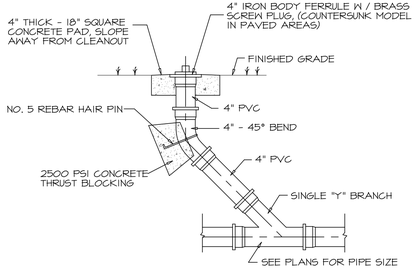
Drawn By	Checked By	Project No.	Dwg. Date	Case No.	Sheet No.
JB	PR	25621G	07/28/2025	P2025-023	1 OF 1

MTG ENGINEERS & SURVEYORS
5930 Summerhill Road 903.838.8533 telephone
Texarkana, TX 75503 903.832.4700 facsimile



PROPOSED UTILITY LAYOUT
SCALE: 1" = 20'

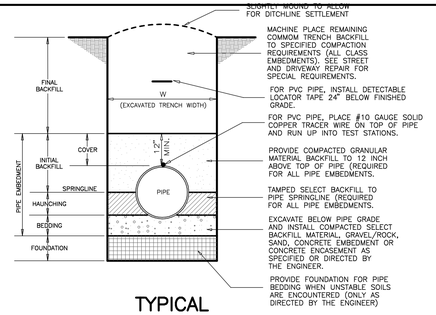




NO. 5 REBAR HAIR PIN

IN-LINE SANITARY SEWER CLEAN-OUT DETAIL

SCALE: NONE



TYPICAL TRENCH CONSTRUCTION AND PIPE INSTALLATION

SCALE: NONE

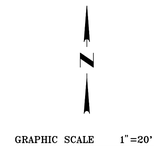


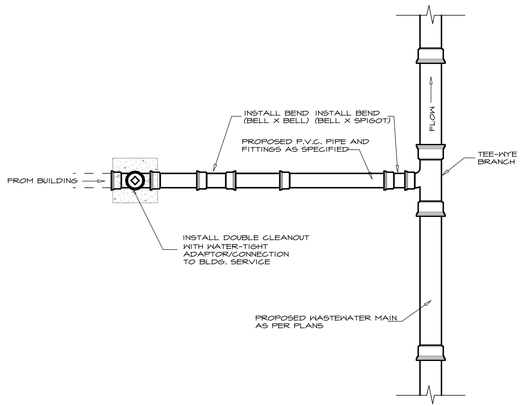
TABLE 1 – QUANTITIES OF SAND, GRAVEL OR CONCRETE IN CUBIC YARD PER 100 LINEAR FEET, BASED ON MAXIMUM TRENCH WIDTH

INSIDE DIAMETER OF PIPE IN INCHES	KIND OF PIPE*	OUTSIDE DIAMETER OF PIPE IN INCHES D	TRENCH WIDTH W		EMBEDMENT	EMBEDMENT	ENCASEMENT
			MIN.	MAX.	SAND/GRAVEL	CONCRETE	CONCRETE
4"	P.V.C. SEWER PIPE	4.215	20"	28"	2.44	4.67	9.88
6"	P.V.C. SEWER PIPE	6.275	24"	28"	2.56	4.83	10.93
8"	P.V.C. SEWER PIPE	8.400	24"	28"	2.68	4.97	11.83
10"	P.V.C. SEWER PIPE	10.500	24"	28"	2.78	5.10	12.54
12"	P.V.C. SEWER PIPE	12.500	24"	28"	2.86	5.20	13.05
15"	P.V.C. SEWER PIPE	15.300	28"	39"	4.24	7.57	20.65
18"	D.I.P. SEWER MAIN	19.50	30"	42"	4.86	8.52	24.19
20"	D.I.P. SEWER MAIN	21.60	35"	44"	5.24	9.12	26.34
24"	D.I.P. SEWER MAIN	25.80	40"	48"	6.04	10.35	30.75
30"	D.I.P. SEWER MAIN	32.00	44"	60"	8.26	13.83	44.13
36"	D.I.P. SEWER MAIN	38.30	48"	66"	9.72	16.01	52.36

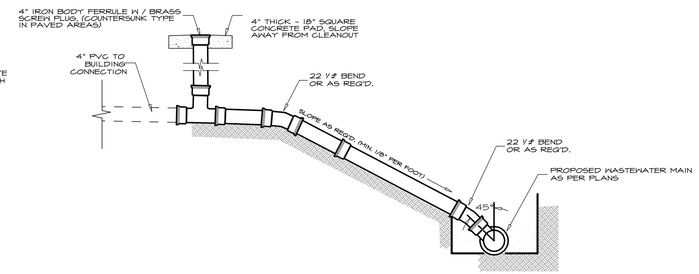
* OR AS SPECIFIED

NOTES:

1. ALL TRENCHING SHALL BE IN ACCORDANCE WITH OSHA REGULATIONS.



PLAN VIEW



ELEVATION

TYPICAL 4" WASTEWATER SERVICE CONNECTION

SCALE: NONE

GENERAL UTILITY NOTES

1. THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF A CONFLICT IS DISCOVERED.

2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS SHOWN, COORDINATING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES

3. ALL SANITARY SEWER MAINS AND LATERALS SHALL BE SDR 26 PVC (ASTM 2241). SANITARY SEWER LINES SHALL BE BEDDED AND BACKFILLED IN ACCORDANCE WITH APPLICABLE UTILITY OPERATOR STANDARDS AND DETAILS.

4. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SITE TRENCH SAFETY DURING ALL PHASES OF CONSTRUCTION.

5. FIRE HYDRANTS & WATER METERS TO BE PROTECTED BY EITHER 6" CURB OR BOLLARDS.

LEGEND

PROPERTY LINE	W	WATER MAIN	POWER POLE	LIGHT POLE
CURB AND GUTTER	S	SANITARY SEWER MAIN	WATER METER	GAS REGULATOR
BUILDING EDGE	T	TELEPHONE LINE	WATER VALVE	IRRIGATION CONTROL VALVE
EDGE OF PAVEMENT	345	PROPOSED CONTOUR INT.	CLEAN OUT	SPRINKLER HEAD
EASEMENT	342	EXISTING CONTOUR INT.	SANITARY SEWER MANHOLE	ROOF DRAIN
BUILDING LINE OFFSET	SF	SILT FENCE	STORM DRAIN MANHOLE	TELEPHONE JUNCTION BOX
TOE OF DITCH/SLOPE	SD	STORMDRAIN	SIGN (TYPICAL)	ELECTRIC JUNCTION BOX
TOP OF BANK	FL	FIRELANE	HANDICAP PARKING SYMBOL (PAINTED)	GUY WIRE
E OVERHEAD POWER LINE	356.0	SPOT ELEVATION	FIRE HYDRANT	TREE

MTG | STOVALL
ENGINEERS & SURVEYORS
6417 WESLEY STREET GREENVILLE, TX
P 903.838.8533 www.stovallassociates.com
TBPE FIRM NO. F-354
© MTG 2025

STATE OF TEXAS
VANCE F. LILES
131520
REGISTERED PROFESSIONAL ENGINEER
7/3/2025

No.	Revision/Description	Date

Scale: AS SHOWN | Drawn By: C.T. | Checked By: G.D.B. | File No.: 25026

UTILITY PLAN

507 E RUST ST
SUBDIVISION
ROCKWALL, TEXAS
RODNEY WEBB

Drawing Date: 7/1/2025
Project Number: 256216
Sheet Number: C1

X:\2025 Projects\256216 Webb Prel\05 Engineering Design\Design\Design_01.pro
Last Jul 1, 2025 1:39PM

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:	Planning and Zoning Commission
DATE:	August 18, 2025
APPLICANT:	Ryan Miller; *City of Rockwall*
CASE NUMBER:	P2025-025; *Final Plat for Lots 1 & 2, Block A, West Street Addition*

SUMMARY

Hold a public hearing to discuss and consider a request by the City of Rockwall for the approval of an ordinance abandoning public right-of-way and a *Final Plat* for Lots 1 & 2, Block A, West Street Addition being a 0.73-acre tract of land identified as Lot 2, Block 11, Highwood Addition and a portion Lots 2, 3, & 6, Block A, Original Town of Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District and Downtown (DT) District, addressed as 302 Highland Drive and 202 W. Interurban Street, and take any action necessary.

PLAT INFORMATION

☑ *Purpose*. The City of Rockwall is requesting the approval of a *Final Plat* for a 0.73-acre tract of land (*i.e. Lot 2, Block 11, Highwood Addition and portions of Lots 2, 3, & 6, Block A, Original Town of Rockwall Addition*) for the purpose of abandoning an unimproved public right-of-way that extends from Highland Drive and W. Interurban Street to behind the property at 202 W. Interurban Street and incorporating the abandoned area into the adjacent properties.

☑ *Background*. On February 5, 2024, the City Council approved a motion directing staff to proceed with a *Right-of-Way Abandonment Program* that would abandon certain unimproved rights-of-way in the City of Rockwall, deeding these lands to the adjacent property owners at no cost. The basis of this decision was in accordance with Subsection 311.007, *Closing of Street or Alley by Home-Rule Municipality*, of Chapter 311, *General Provisions Relating to Municipal Streets*, of the Texas Transportation Code, which grants a home-rule municipality the power to vacate, abandon, or close a street or alleyway; and, in accordance with Subsection 272.001(b) of the Texas Local Government Code, which provides that land -- *including streets or alleys* -- owned in fee or used by easement by a political subdivision of the *State*, may be conveyed, sold or exchanged for less than fair market value with one (1) or more of the abutting property owners who owns the underlying fee. The right-of-way running in between the property at 302 Highland Drive and 202 W. Interurban Street and extending along the northern boundary of 202 W. Interurban Street was originally established prior to September 27, 1861 based on the subdivision plat for the Rockwall Original Town Addition. Subsequent subdivision plats show the right-of-way being the unimproved right-of-way for West

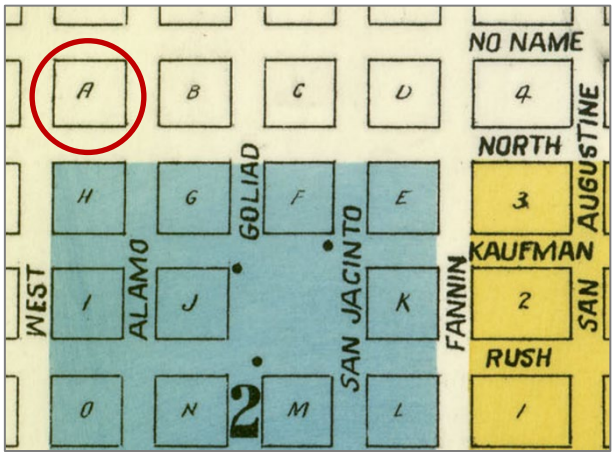


FIGURE 1. 1905 SANBORN MAPS SHOWING THE RIGHT-OF-WAY FOR BRENT STREET (SUBJECT PROPERTY IN RED)

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

Street and an unnamed road later identified as Olive Street (*see Figure 1*), and -- *based on the current condition of the right-of-way* -- it was never utilized as a public street or alleyway (*see Figure 2*). In accordance with the City Council's direction, staff began the process of abandoning this right-of-way on February 28, 2025 by sending the property owners a *Letter of Intent* (*see the attached Letters of Intent*). Once all property owners had signed their letters of intent, staff engaged with *H. D. Fetty Land Surveyors, LLC* to prepare a subdivision plat for the two (2) properties and the abandoned right-of-way.

☑ *Public Hearing*. In accordance with Subsection 272.001(b) of the Texas Local Government Code, the City Council will be required to hold a public hearing on *August 18, 2025*. In addition, staff advertised the public hearings in the Rockwall Herald Banner in the manner prescribed by Subsection 272.001(a).

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

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

CONDITIONS OF APPROVAL

If the City Council chooses to approve the *Final Plat* for *Lots 1 & 2, Block A, West Street Addition*, staff would propose the following conditions of approval:

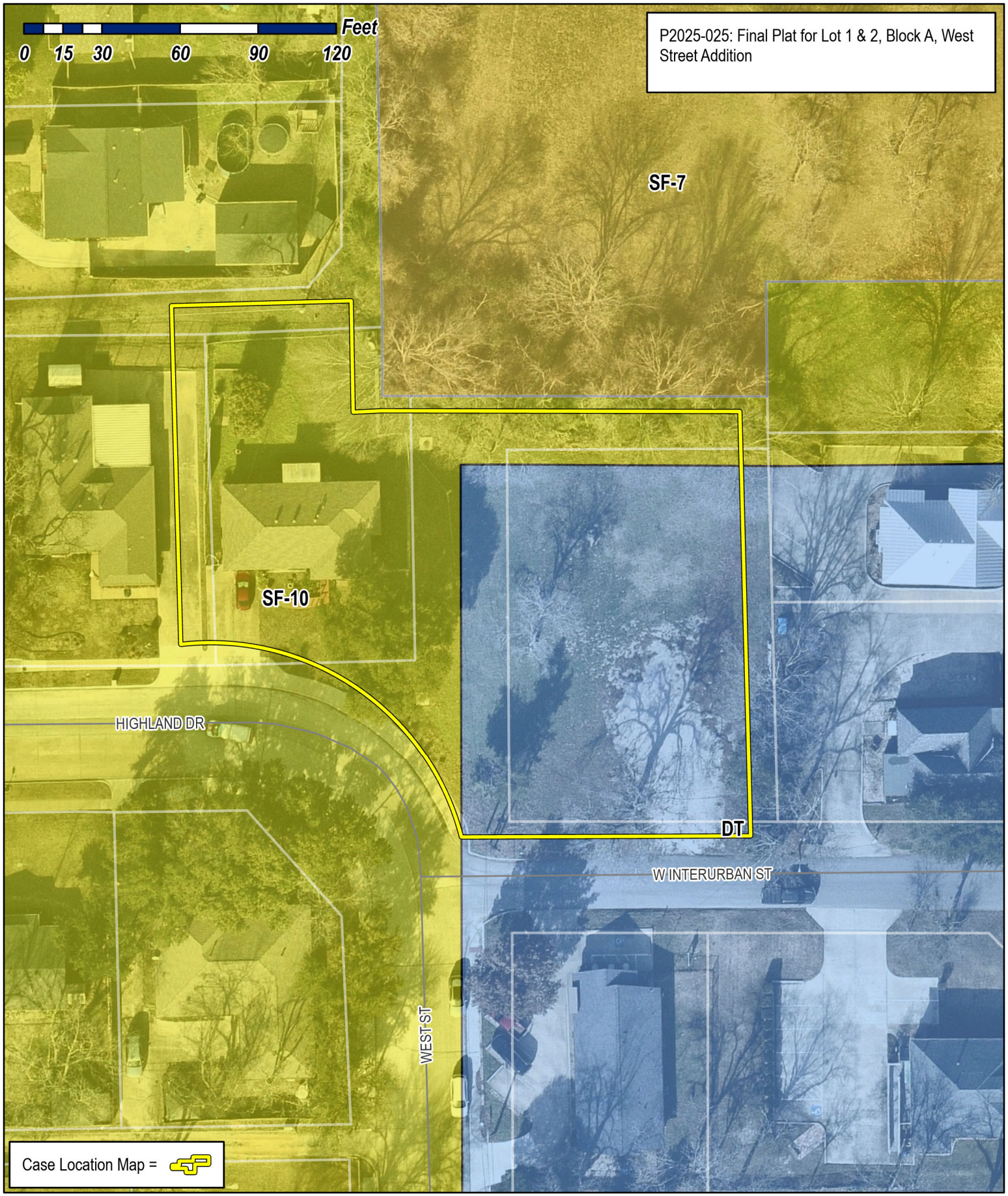
(1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this *Final Plat*; and,

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

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

PLANNING AND ZONING COMMISSION

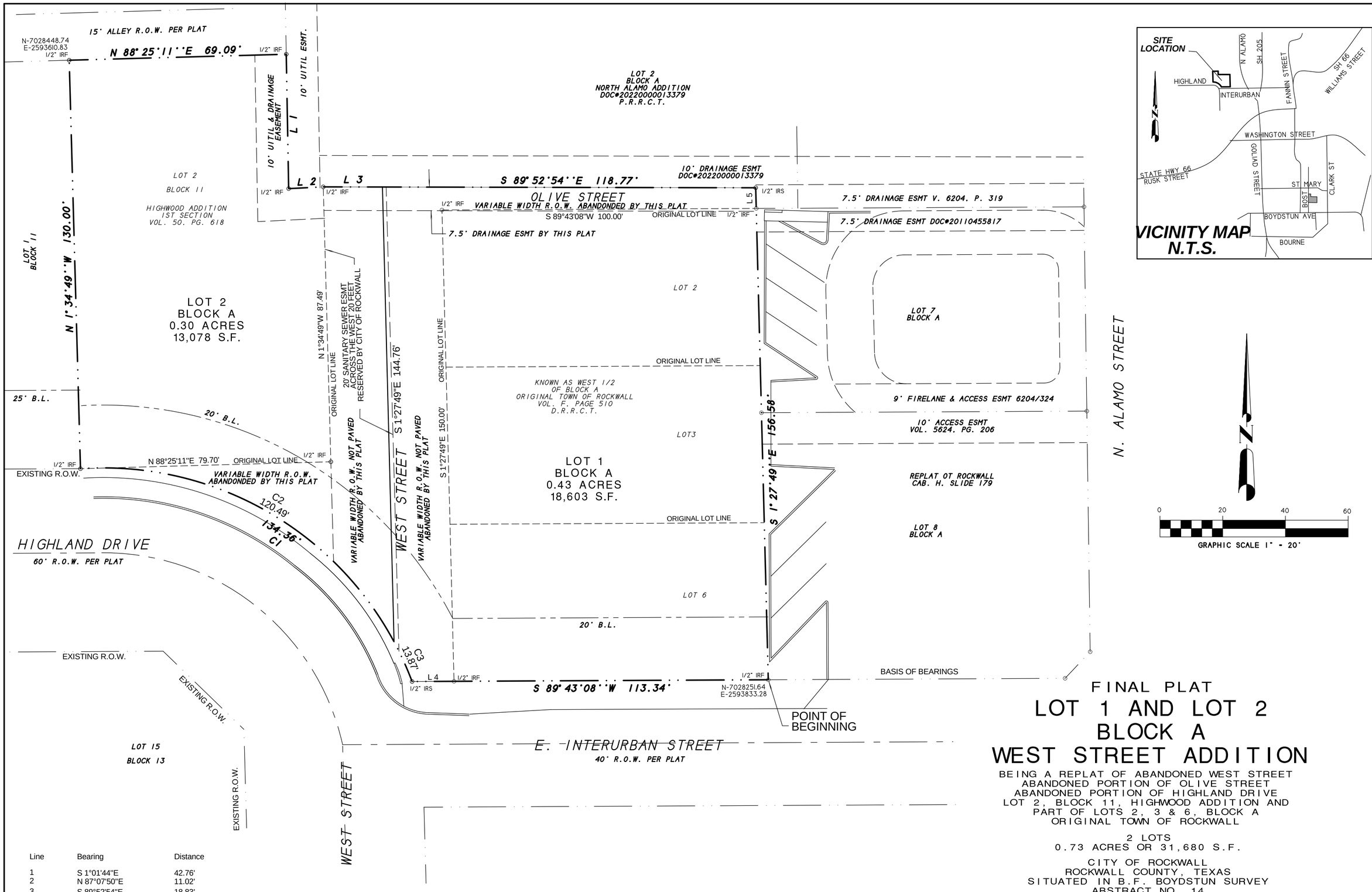
On August 12, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the *Final Plat* by a vote of 6-0, with Commissioner Conway absent.



City of Rockwall

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

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



Line	Bearing	Distance
1	S 1°01'44"E	42.76'
2	N 87°07'50"E	11.02'
3	S 89°52'54"E	18.83'
4	S 89°43'08"W	13.34'
5	S 1°27'49"E	6.58'

Curve	Delta Angle	Radius	Arc	Tangent	Chord	Chord Bearing
1	73°18'56"	105.00	134.36	78.14	125.38	N 57°18'47"W
2	65°44'54"	105.00	120.49	67.86	113.99	N 61°05'48"W
3	7°34'03"	105.00	13.87	6.94	13.86	N 24°26'20"W

FINAL PLAT
LOT 1 AND LOT 2 BLOCK A WEST STREET ADDITION

BEING A REPLAT OF ABANDONED WEST STREET
ABANDONED PORTION OF OLIVE STREET
ABANDONED PORTION OF HIGHLAND DRIVE
LOT 2, BLOCK 11, HIGHWOOD ADDITION AND
PART OF LOTS 2, 3 & 6, BLOCK A
ORIGINAL TOWN OF ROCKWALL

2 LOTS
0.73 ACRES OR 31,680 S.F.

CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
SITUATED IN B.F. BOYDSTUN SURVEY
ABSTRACT NO. 14

OWNERS:

PEGGY E. WARREN
302 HIGHLAND DRIVE
ROCKWALL, TEXAS 75087

DAVENPORT RENTAL PROPERTY
407 CASTLE PINES
HEATH, TEXAS 75032

SHEET 1 OF 2

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 10150900
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SURVEY DATE JUNE 13, 2025
SCALE 1" = 20' FILE # 20030372-RP
CLIENT DAVENPORT

CITY CASE NO. P2025-

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, DAVENPORT RENTAL PROPERTY and PEGGY E. WARREN, BEING THE OWNERS OF A TRACT OF land in the B.F. BOYDSTUN SURVEY, ABSTRACT NO. 14, County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the B.F. BOYDSTUN SURVEY, ABSTRACT NO. 14, City of Rockwall, Rockwall County, Texas, and being Lot 2, Lot 3 and Lot 6, Block A, and being a part of Olive Street right-of-way, a part of Highland Drive right-of-way, a part of West Street right-of-way as shown on the Block A, ORIGINAL TOWN OF ROCKWALL, TEXAS, according to the Map thereof recorded in Volume F, Page 510, Deed Records of Rockwall County, Texas, and being Lot 2, Block 11, Highwood Addition Section 1, an Addition to the City of Rockwall, Texas, according to the plat recorded in Volume 50, Page 618, Deed Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a ½" iron rod found for corner in the north right-of-way of Interurban Street, and at the southeast corner of Lot 6, Block A;

THENCE S. 89 deg. 43 min. 08 sec. W. a distance of 113.34 feet to a ½" iron rod set for corner;

THENCE in a northwesterly direction along a curve to the left having a central angle of 73°18'56", radius of 105.00 feet, a tangent of 78.14 feet, a chord of N 57°18'47"W, 125.38 feet, and an arc distance of 134.36 feet to a ½" iron rod found for corner at the southwest corner of Lot 2, Block 11, Highwood Addition;

THENCE N. 01 deg. 34 min. 49 sec. W. a distance of 130.00 feet to a 1/2" iron rod found for corner;

THENCE N. 88 deg. 25 min. 11 sec. E. a distance of 69.09 feet to a 1/2" iron rod found for corner;

THENCE S. 01 deg. 01 min. 44 sec. E. a distance of 42.76 feet to a 1/2" iron rod found for corner;

THENCE N. 87 deg. 07 min. 50 sec. E. a distance of 11.02 feet to a ½" iron rod found for corner at the northwest corner of said Lot 2, Block 11 and in the west right-of-way of West Street;

THENCE S. 89 deg. 52 min. 54 sec. E. a distance of 137.61 feet to a 1/2" iron rod found for corner;

THENCE S. 01 deg. 27 min. 49 sec. E. a distance of 156.58 feet to the POINT OF BEGINNING and containing 31,681 square feet or 0.73 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We the undersigned owners of the land shown on this plat, and designated herein as LOT 1 AND LOT 2, BLOCK A WEST STREET ADDITION, an Addition to the City of Rockwall, Texas and whose name is subscribed hereto, hereby dedicated to the use of public forever all streets, alleys parks water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest inLOT 1 AND LOT 2, BLOCK A, WEST STREET 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.

We also understand the following;

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

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

I 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 I may have as a result of the dedication of exaction's made herein.

_____
for DAVENPORT RENTAL PROPERTY

_____
PEGGY E. WARREN

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 _____, 20__.

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

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared PEGGY E. WARREN, 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 _____, 20__.

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

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal useand fire protection within such plat, as required under Ordinance 83-54.

SURVEYOR'S CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

_____
Harold D. Fetty, III
Registered Professional Land Surveyor No. 5034

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

APPROVED

I hereby certify that the above and foregoing plat of LOT 1 AND LOT 2, BLOCK A WEST STREET ADDITION, an addition to the City of Rockwall, Texas, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ___ day of _____ ,_____.

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

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

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

_____ _____
Mayor, City of Rockwall Planning and Zoning Chairman

_____ _____
City Secretary City of Rockwall City Engineer

FINAL PLAT
LOT 1 AND LOT 2
BLOCK A
WEST STREET ADDITION

BEING A REPLAT OF ABANDONED WEST STREET
ABANDONED PORTION OF OLIVE STREET
ABANDONED PORTION OF HIGHLAND DRIVE
LOT 2, BLOCK 11, HIGHWOOD ADDITION AND
PART OF LOTS 2, 3 & 6, BLOCK A
ORIGINAL TOWN OF ROCKWALL

2 LOTS
0.73 ACRES OR 31,680 S.F.

CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
SITUATED IN B.F. BOYDSTUN SURVEY
ABSTRACT NO. 14

OWNERS:

PEGGY E. WARREN
302 HIGHLAND DRIVE
ROCKWALL, TEXAS 75087

DAVENPORT RENTAL PROPERTY
407 CASTLE PINES
HEATH, TEXAS 75032

SHEET 2 OF 2

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 10150900
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SURVEY DATE JUNE 13, 2025
SCALE 1" = 20' FILE # 20030372-RP
CLIENT DAVENPORT

CITY CASE NO. P2025-

February 28, 2025

TO: Natalie Davenport
Davenport Rental Properties, LLC
407 Castle Pines Drive
Heath, Texas 75032

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

SUBJECT: Letter of Intent (LOI) for the Abandonment of the Right-of-Way for Olive Street and West Street

Ms. Davenport,

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

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

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

Please review the attached map, which outlines the details of the abandonment and the terms and conditions of the Letter of Intent (LOI). Please provide all required information back to the Planning and Zoning Department of the City of Rockwall by no later than April 15, 2025 to proceed with the program. If you have any questions or require further clarification, please do not hesitate to contact me by phone at (972) 772-6441 or by email at rmiller@rockwall.com.

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

Sincerely,

Ryan Miller, AICP
Director of Planning and Zoning

February 28, 2025

TO: Peggy E. Warren
302 Highland Drive
Rockwall, Texas 75087

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

SUBJECT: Letter of Intent (LOI) for the Abandonment of the Right-of-Way for Olive Street and West Street

Ms. Warren,

I am writing to you on behalf of the City of Rockwall regarding the abandonment of the excess right-of-way along West Street and Olive Street, which is directly adjacent to your property at 302 Highland Drive. As you may be aware, the City of Rockwall has identified several unimproved or underutilized City rights-of-way within our jurisdiction that provide limited to no public benefit. These rights-of-way have been maintained by the City for decades without plans for future improvement. In some cases, adjacent properties have constructed improvements within these rights-of-way, further complicating their potential use by the City.

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

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

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

Sincerely,

Ryan Miller, AICP
Director of Planning and Zoning

February 28, 2025

TO: Brittany Rood
Stringfellow Holdings, LLC
5023 Parkview Place
Addison, Texas 75001

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

SUBJECT: Letter of Intent (LOI) for the Abandonment of the Right-of-Way for Olive Street and West Street

Ms. Rood,

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

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

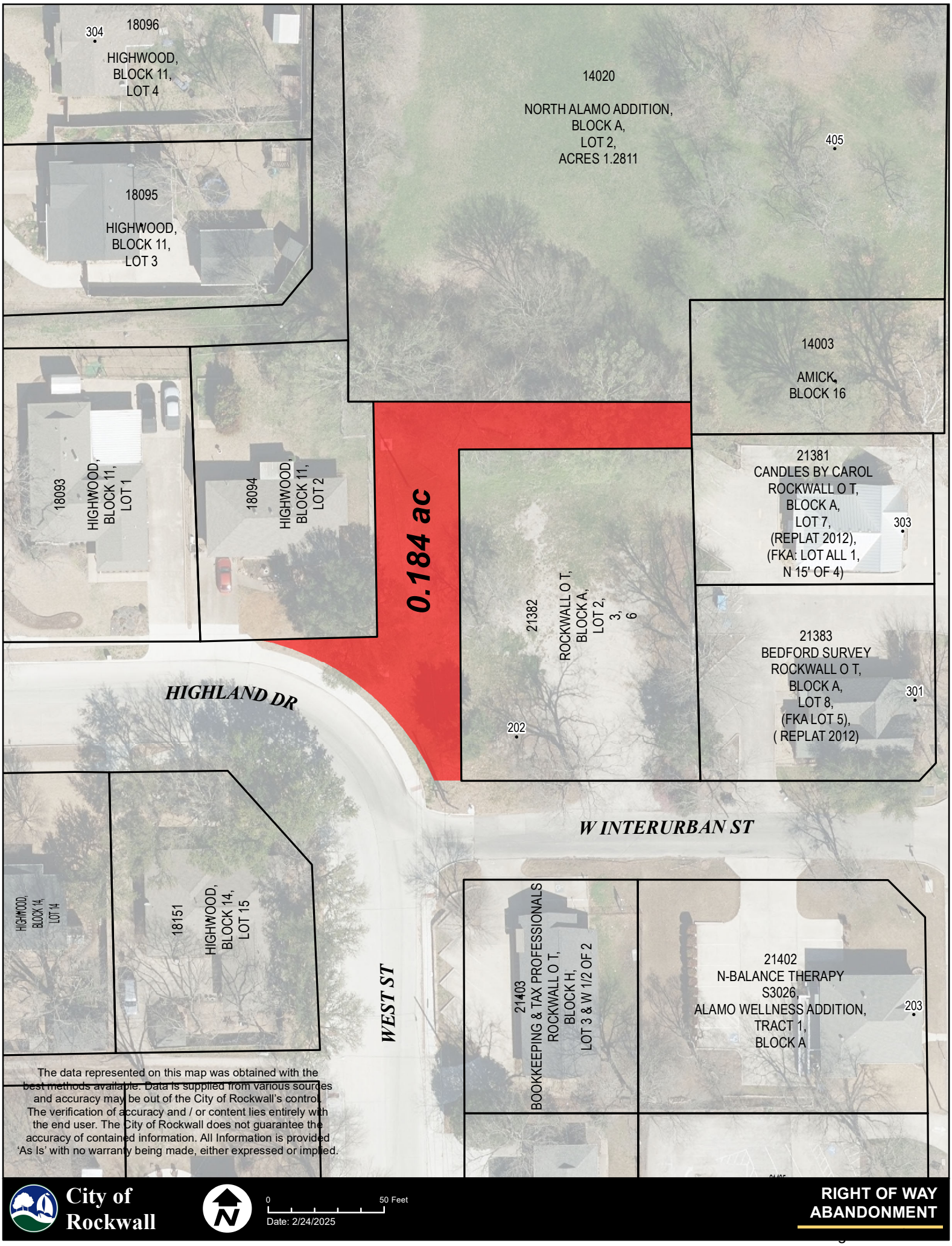
In order to proceed with this transaction, I kindly request your cooperation in signing the attached Letter of Intent (LOI), acknowledging your acceptance of the abandoned right-of-way. Additionally, by signing this letter, you agree to allow the City of Rockwall to file a subdivision plat, which is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

Please review the attached map, which outlines the details of the abandonment and the terms and conditions of the Letter of Intent (LOI). Please provide all required information back to the Planning and Zoning Department of the City of Rockwall by no later than April 15, 2025 to proceed with the program. If you have any questions or require further clarification, please do not hesitate to contact me by phone at (972) 772-6441 or by email at rmiller@rockwall.com.

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

Sincerely,

Ryan Miller, AICP
Director of Planning and Zoning



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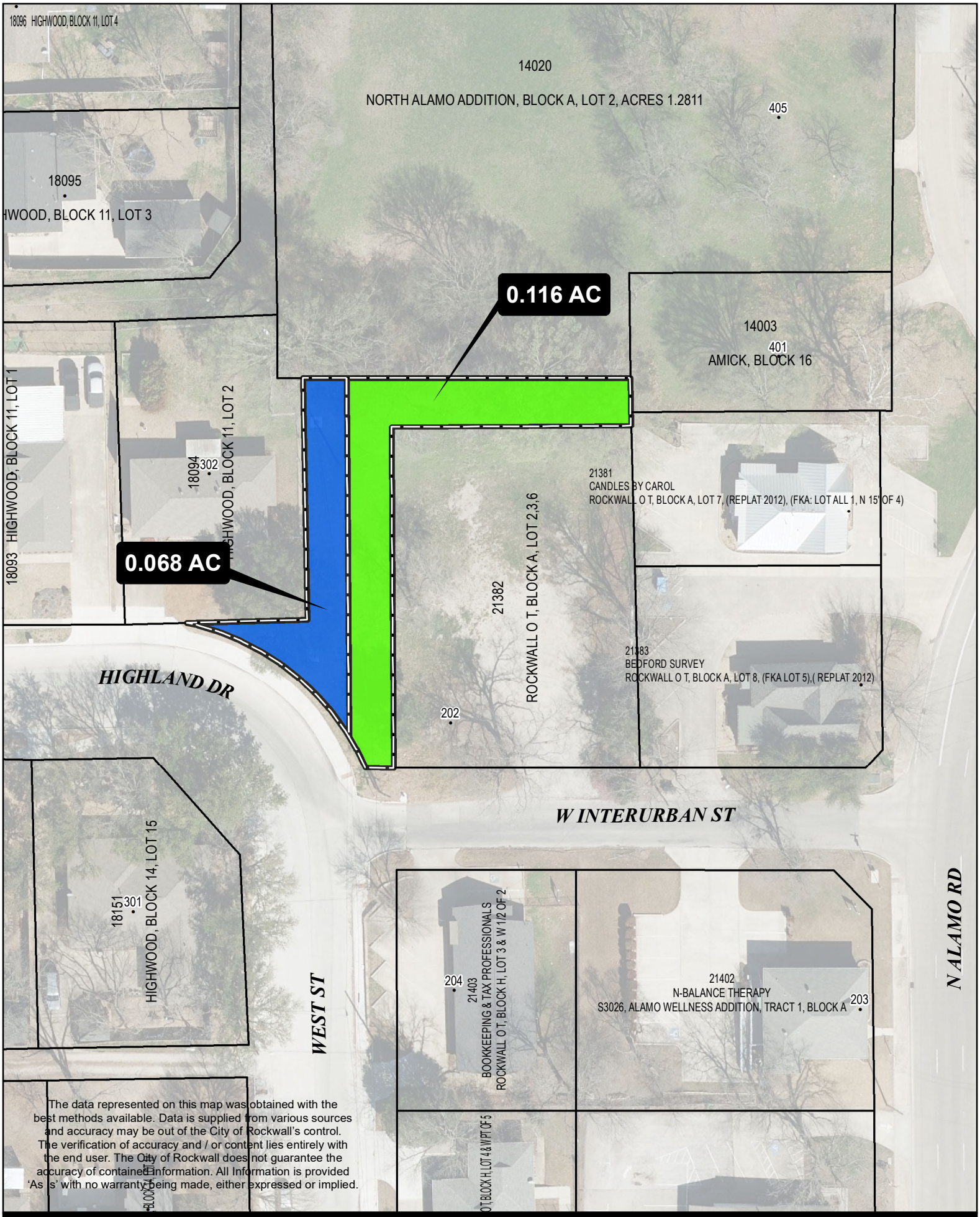
City of Rockwall

0 50 Feet

Date: 2/24/2025

RIGHT OF WAY ABANDONMENT



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City of Rockwall

0 50 Feet

Date: 4/29/2025

RIGHT OF WAY ABANDONMENT

DATE: 3/10/25

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

PROPERTY OWNER INFORMATION:

PROPERTY OWNER NAME(S): Natalee Davenport

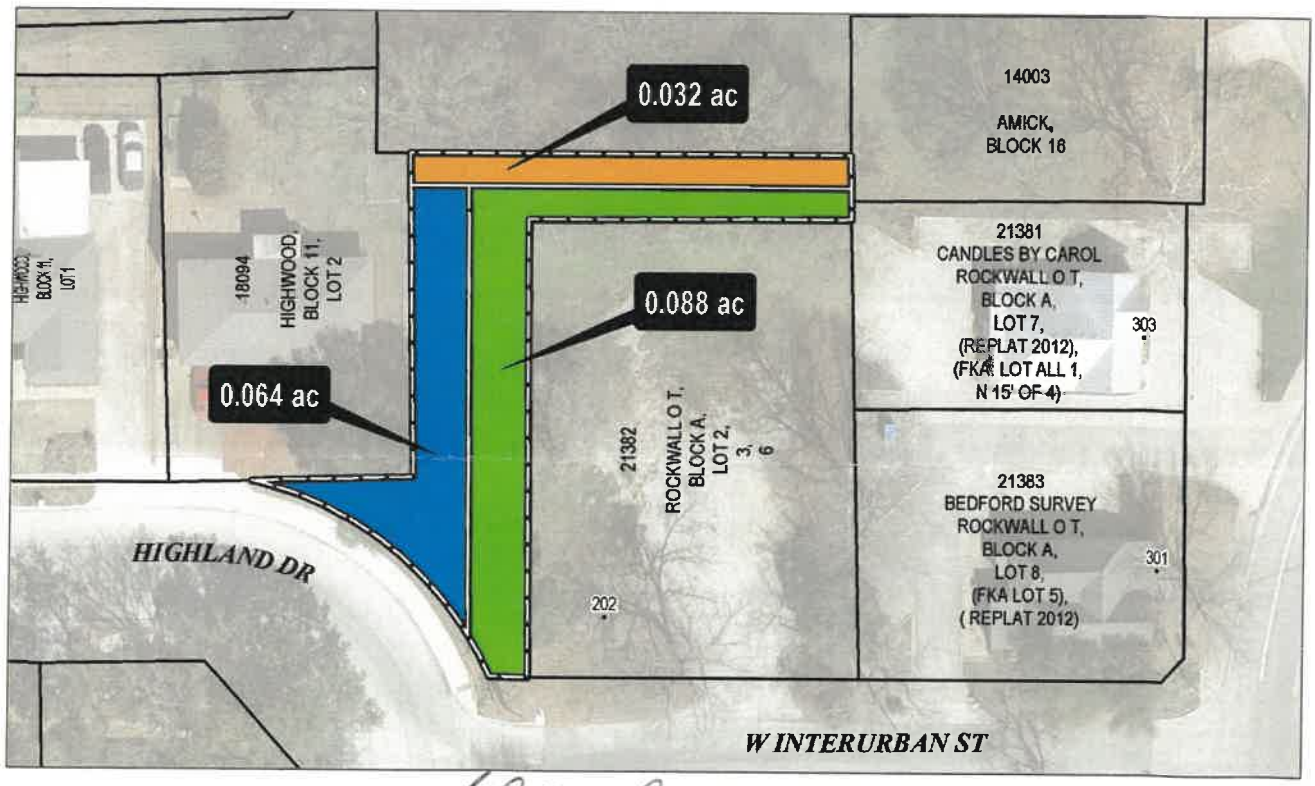
PROPERTY OWNER ADDRESS: 407 Castle Pines Drive
Heath TX 75032

PROPERTY ADDRESS: 202 Interurban
Rockwall, Texas 75087

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

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

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



PROPERTY OWNER'S SIGNATURE: _____

PROPERTY OWNER'S SIGNATURE: _____

4

DATE: 4-4-2025

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

PROPERTY OWNER INFORMATION:

PROPERTY OWNER NAME(S): Peggy E. Warren

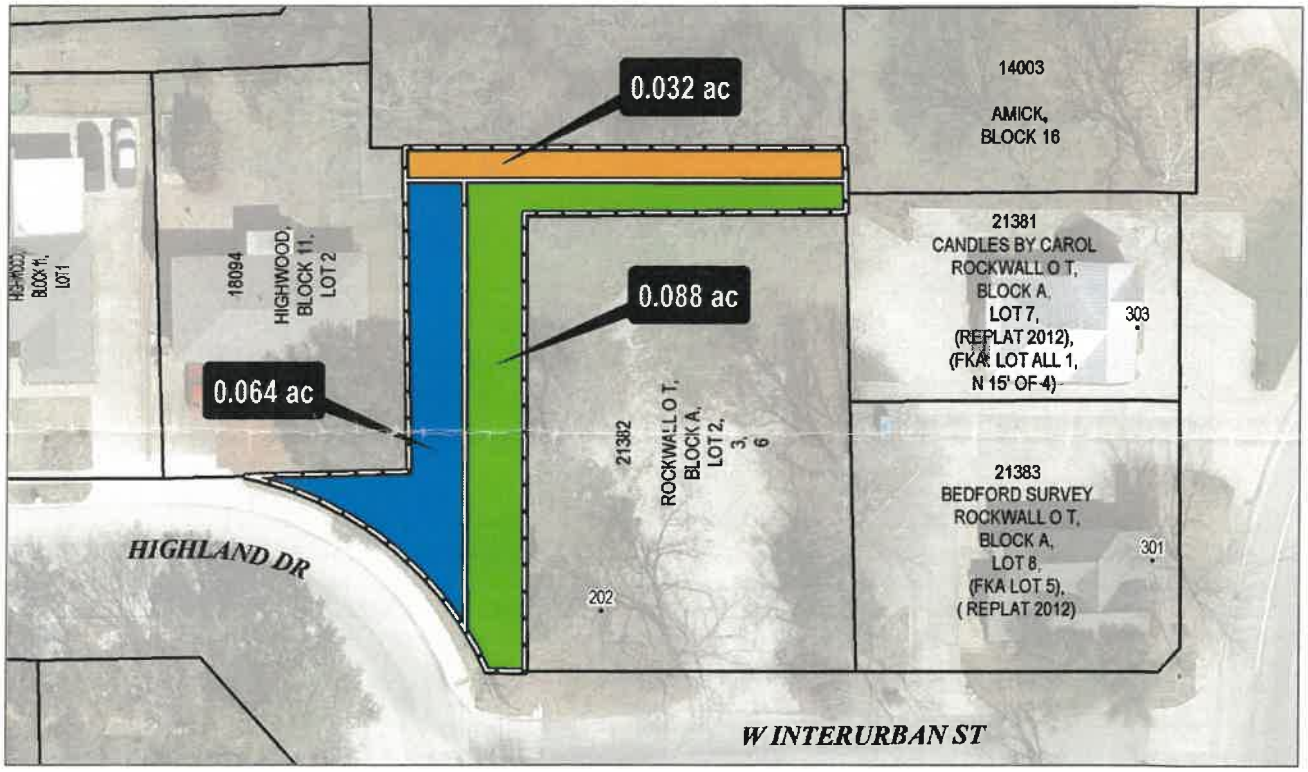
PROPERTY OWNER ADDRESS: 302 Highland Dr. Rockwall, TX. 75087

PROPERTY ADDRESS: Rockwall, Texas 75087

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

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

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



PROPERTY OWNER'S SIGNATURE: PEGGY E. WARREN

PROPERTY OWNER'S SIGNATURE: Peggy E. Warren

CITY OF ROCKWALL

ORDINANCE NO. 25-XX

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

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

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

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

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

WHEREAS, with proper notice to the public, a public hearing was held on *August 18, 2025* at a meeting of the City Council of the City of Rockwall, during which all interested parties and citizens were allowed to appear and be heard; and,

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

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

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

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

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

DRAFT ORDINANCE 08.18.2025

abandon.

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

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

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

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

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

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

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

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

_____
Tim McCallum, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

DRAFT ORDINANCE 08.18.2025

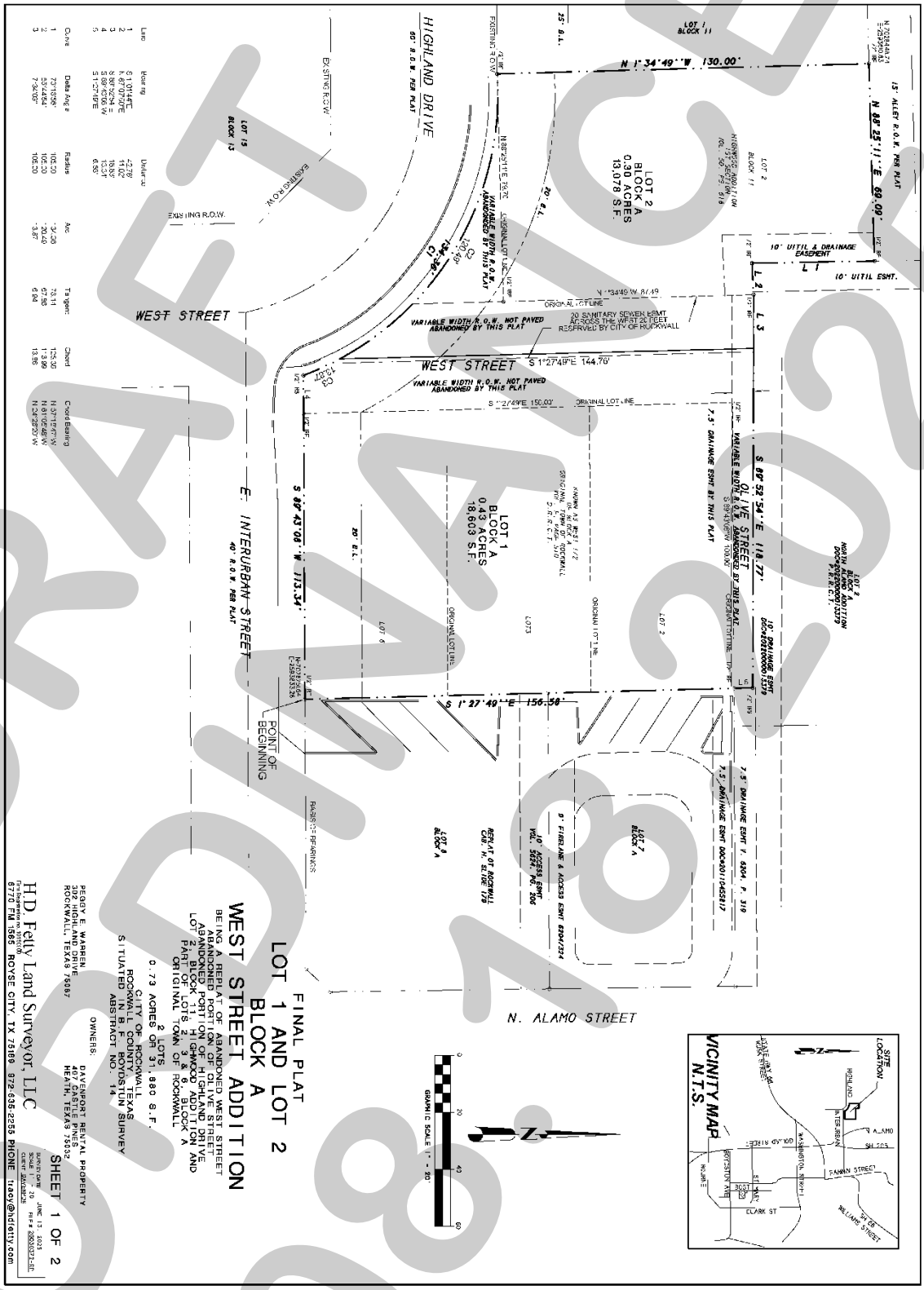
1st Reading: *August 18, 2025*

2nd Reading: *September 2, 2025*

DRAFT ORDINANCE 08.18.2025

Exhibit 'A'

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



FINAL PLAT
LOT 1 AND LOT 2
BLOCK A
WEST STREET ADDITION
BEING A REPLAT OF ABANDONED WEST STREET
ABANDONED PORTION OF OLIVE STREET
ABANDONED PORTION OF HIGHLAND DRIVE
LOT 11, BLOCK 11, HIGHLAND ADDITION AND
PART OF LOTS 2 & 3, BLOCK A
ORIGINAL TOWN OF ROCKWALL
0.73 ACRES OR 31,680 S.F.
2 LOTS
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
SITUATED IN B.F. BOYDSTUN SURVEY
ABSTRACT NO. 14

OWNERS:

PEGGY E. WARREN
301 HIGHLAND DRIVE
ROCKWALL, TEXAS 75087

DAVENPORT RENTAL PROPERTY
407 CASTLE PINES
HEATH, TEXAS 75032

SHEET 2 OF 2

JOB NO. 23-3025
DATE 12/20/2023
SCALE 1" = 20'
FILE: 12202372.DP

CITY CASE NO. P2025-

J.D. Fetty Land Surveyor, LLC
TBPELS Firm No. 10194382
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@jdfetty.com

DRAFT 08.19.2025

QUITCLAIM

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

Date: _____, 2025

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

Grantor's Mailing Address:

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

Grantee: Natalie Davenport

Grantee's Mailing Address:

Davenport Rental Properties, LLC
407 Castle Pines Drive
Heath, Texas 75032

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

Property (including any improvements):

Being a _**-acre tract of land** situated in the B. F. Boydstun Survey, Abstract No. 14, City of Rockwall, Rockwall County, Texas; said _**-acre tract of land** being described as a portion of Lot 1, Block A, West Street Addition as depicted in *Exhibit 'A'* of this document, which is adding to Lots 2, 3, & 6, Block A, Original Town of Rockwall Addition that was established by *Volume 1, Page 555* of the Real Property Records of Rockwall County, Texas.

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

DRAFT QUITCLAIM DEED

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

CITY OF ROCKWALL,
a Texas municipal corporation

By: _____
Tim McCallum, *Mayor*

ACKNOWLEDGMENT

STATE OF TEXAS §
§
COUNTY OF ROCKWALL §

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

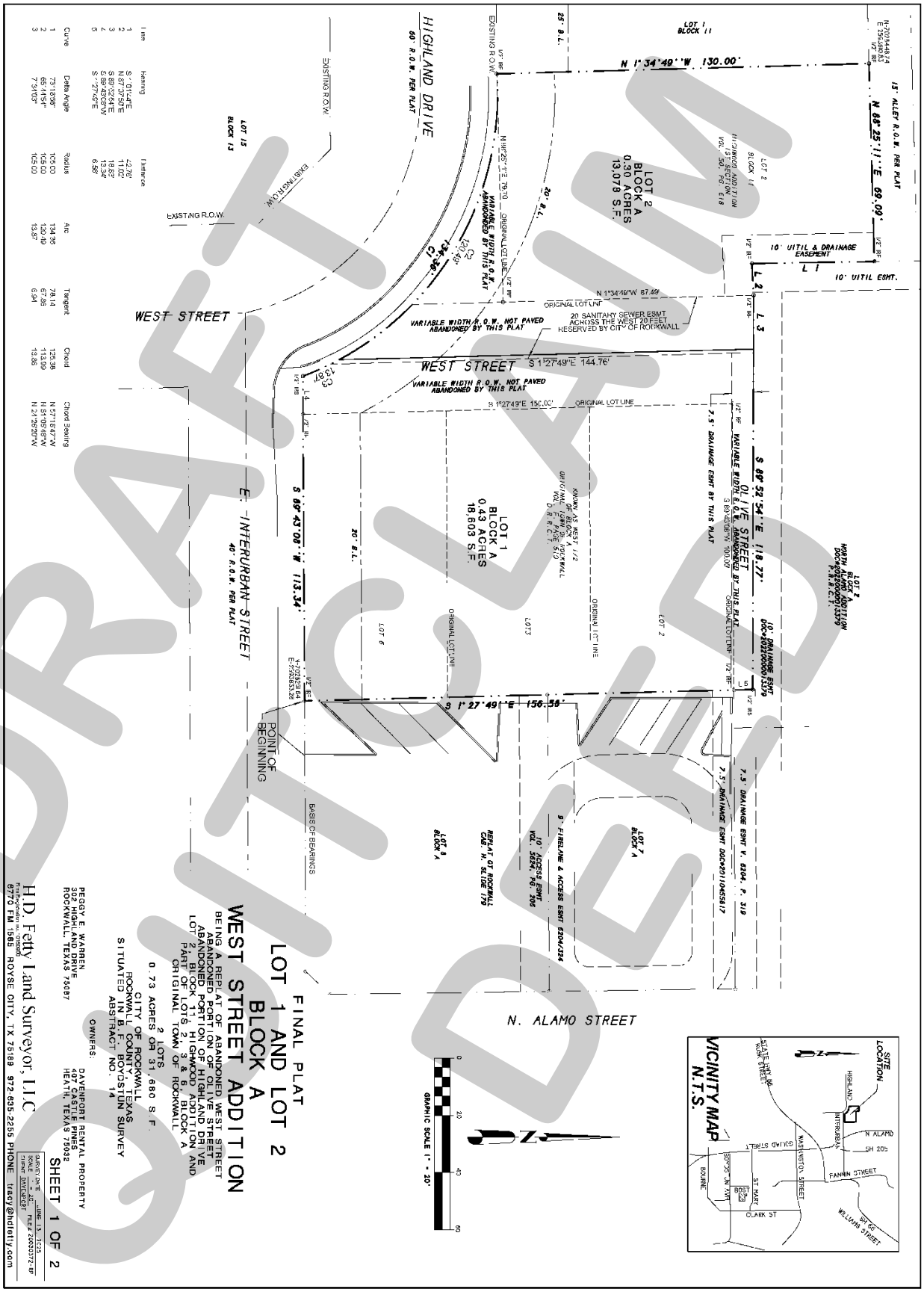
_____
Notary Public, State of Texas

AFTER RECORDING PLEASE RETURN TO:

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

DRAFT QUITCLAIM DEED

EXHIBIT "A"



DRAFT NOT FOR RECORDATION

EXHIBIT "A"

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NOT FOR RECORDATION
DRAFT

QUITCLAIM

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

Date: _____, 2025

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

Grantor's Mailing Address:

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

Grantee: Peggy E. Warren

Grantee's Mailing Address:

302 Highland Drive
Rockwall, Texas 75087

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

Property (including any improvements):

Being a _**-acre tract of land** situated in the B. F. Boydstun Survey, Abstract No. 14, City of Rockwall, Rockwall County, Texas; said _**-acre tract of land** being described as a portion of Lot 2, Block A, West Street Addition as depicted in *Exhibit 'A'* of this document, which is adding to Lot 2, Block 11, Highwood Addition, 1st Section Addition that was established by *Instrument No. 19550099900031* of the Real Property Records of Rockwall County, Texas.

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

DRAFT QUITCLAIM DEED

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

CITY OF ROCKWALL,
a Texas municipal corporation

By: _____
Tim McCallum, *Mayor*

ACKNOWLEDGMENT

STATE OF TEXAS §
§
COUNTY OF ROCKWALL §

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

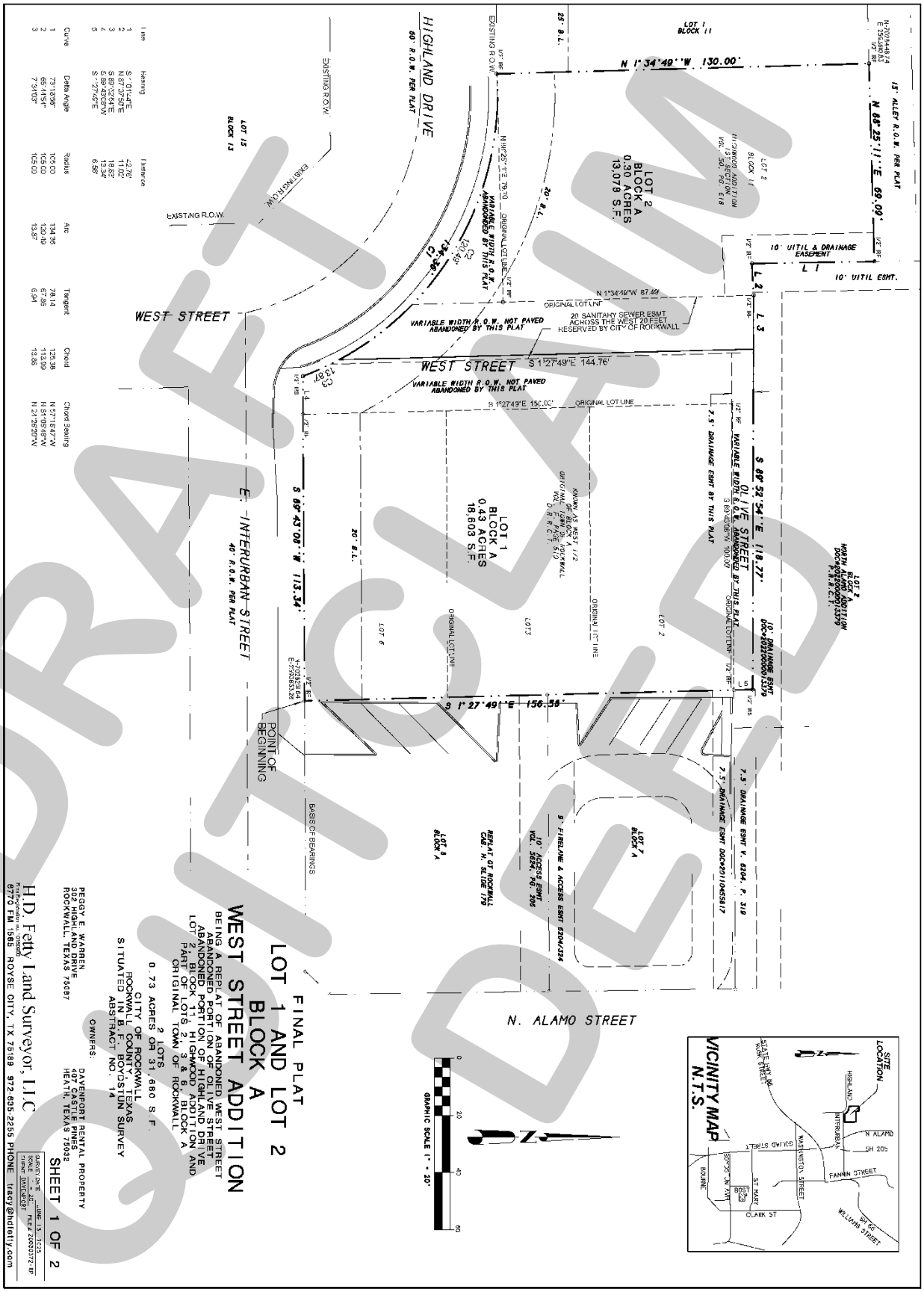
_____
Notary Public, State of Texas

AFTER RECORDING PLEASE RETURN TO:

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

DRAFT QUITCLAIM DEED

EXHIBIT "A"



DRAFT NOT FOR RECORDATION

EXHIBIT "A"

DRAFT
NOT FOR RECORDATION

CITY OF ROCKWALL

CITY COUNCIL MEMORANDUM

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

TO:	Mayor and City Council
CC:	Mary Smith, *City Manager* Joey Boyd, *Assistant City Manager*
FROM:	Ryan Miller, *Director of Planning and Zoning*
DATE:	August 18, 2025
SUBJECT:	Southside Residential Neighborhood Overlay (SRO) District

On June 16, 2025, the City Council approved a motion to direct staff to review the Southside Residential Neighborhood Overlay (SRO) District and provide recommendations for updates to the district. This motion was approved by a vote of 6-0, with Council Member Campbell absent. Based on this direction staff has performed a comprehensive review of the overlay district, and has drafted three (3) recommendations that may address the City Council's direction. The following provides background on the district, the current conditions of the district, and detailed explanation of staff's recommendations.

BACKGROUND

The Southside Residential Neighborhood Overlay (SRO) District was adopted by the City Council and consolidated into the *1983 Comprehensive Zoning Ordinance* on June 3, 1996 by *Ordinance No. 96-12* [*Case No. PZ1996-030-01*]. This was a City initiated zoning case that came in response to a request from representatives of the Southside Neighborhood, and was formed in conformance with the then newly approved *Neighborhood Preservation Ordinance* (*Ordinance No. 96-11*). A copy of the language that was codified into the *1983 Comprehensive Zoning Ordinance* is contained in the attached packet.

On June 7, 2004, the Unified Development Code (UDC) was established by the City Council through *Ordinance No. 04-38*. Under this newly adopted zoning code the *Purpose* and *Other Requirements* sections of the Southside Residential Neighborhood Overlay (SRO) District were shortened (*see attached excerpt from the 2004 Unified Development Code [UDC]*); however, the *Area Requirements* and overall standards of the overlay district remained unchanged.

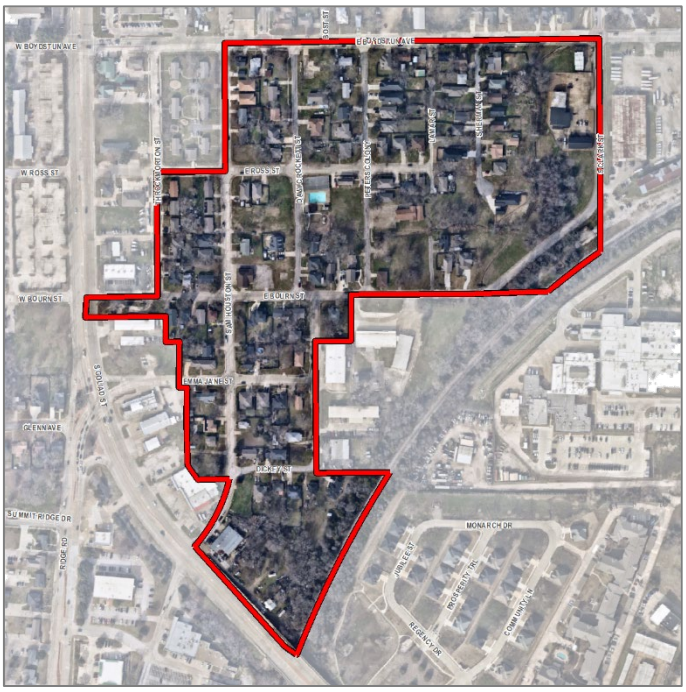


FIGURE 1. CURRENT BOUNDARY OF THE SRO DISTRICT

In April 2016, the City Council directed staff to initiate amendments to the Southside Residential Neighborhood Overlay (SRO) District for the purpose of removing the City Council's ability to grant land use without a public process or a zoning change. In addition, the process under the original ordinance required special requests to be first brought to the City Council to initiate the request, then taken to the Planning and Zoning Commission for a recommendation, and finally returning to the City Council for action. This was changed to allow a property owner to initiate the request and take the case directly to the Planning and Zoning Commission for recommendation -- *first* -- prior to being brought to the City Council for action. These changes were adopted by the City Council through *Ordinance No. 16-40* on June 6, 2016. No other changes have been made to the district since the adoption of this ordinance. A copy of the current language for the Southside Residential Neighborhood Overlay (SRO) District has been provided in the attached packet.

CURRENT CONDITIONS

Currently, the Southside Residential Neighborhood Overlay (SRO) District consists of 43.95-acres of land that is broken down into 145 tracts or parcels of land. Of the 43.95-acres of land within the district, 33.08-acres or 75.27% is zoned Single-Family 7 (SF-7) District, 4.85-acres or 11.04% is zoned Planned Development District 52 (PD-52) for Heavy Commercial (HC) District land uses, 2.56-acres or 5.82% is zoned Multi-Family 14 (MF-14) District, and 3.46-acres or 7.87% is zoned Commercial (C) District. Of the 145 lots or tracts of land, 28 of these lots or tracts are currently vacant with the majority (*i.e. 21 lots or tracts*) of vacant land being zoned for Single-Family 7 (SF-7) District land uses (*see Table 1 for a complete breakdown of the district*).

TABLE 1. COMPOSITION OF THE SOUTHSIDE RESIDENTIAL NEIGHBORHOOD OVERLAY (SRO) DISTRICT

ZONING DISTRICT	ACREAGE*	PERCENTAGE	BUILT LOTS	VACANT LOTS	TOTAL LOTS
COMMERCIAL (C) DISTRICT	3.46	07.87%	4	3	7
MULTI-FAMILY 14 (MF-14) DISTRICT	2.56	05.82%	8	2	10
PLANNED DEVELOPMENT DISTRICT 52 (PD-52)	4.85	11.04%	3	2	5
SINGLE-FAMILY 7 (SF-7) DISTRICT	33.08	75.27%	102	21	123
TOTAL:	43.95	100.00%	117	28	145

NOTES:
* *INCLUDES RIGHT-OF-WAY.*

All of the property in the Southside Residential Neighborhood Overlay (SRO) District has been platted and are primarily a part of the Canup Addition, the Sanger Addition, the B. F. Boydston Addition, the Ridgell Addition, and the Robbins Addition; however, several smaller one (*1*) or two (*2*) lot subdivision plats also exist. The majority of these subdivision plats establish lots that have a 50-foot to 60-foot frontage and a 125-foot to 150-foot depth; however, some of the lots in the district are smaller than these dimensions and are considered to be legally non-conforming. Staff should note that these lots are also considered to be legally non-conforming by the reduced standards established by the SRO district. Staff has included a map of lot frontages and depths in the attached packet.

As of the date of this memorandum, there are 109 existing single-family homes situated within the Southside Residential Neighborhood Overlay (SRO) District. These homes were constructed between 1920 and 2024, and range in size from 420 SF to 3,748 SF. The market values of these homes -- *according to the Rockwall Central Appraisal District* -- range from $13,476.00 to $594,397.00 (*see the maps for year built and value in the attached packet*). Based on these numbers, the average housing size is 1,361 SF and the average value of a home in this area is $274,805.03.

In 2019, the City Council approved *Ordinance No. 19-32* [*Case No. Z2019-016*] creating requirements for *Residential Infill in or Adjacent to an Established Subdivision*. Under these requirements, any new residential homes proposed in the SRO District would require a Specific Use Permit (SUP). *Table 2 -- below --* shows a breakdown of the 12 SUP requests for *Residential Infill* that have been filed since these requirements were adopted by the City Council on September 3, 2019.

TABLE 2. SPECIFIC USE PERMIT (SUP) REQUEST FOR RESIDENTIAL INFILL IN THE SRO DISTRICT SINCE SEPTEMBER 3, 2019

ADDRESS	CASE NO.	APPROVED SF	STATUS
705 PETERS COLONY	Z2020-004	2,450 SF	BUILT
703 PETERS COLONY	Z2020-005	2,450 SF	BUILT
706 SHERMAN STREET	Z2020-012	2,424 SF	BUILT
304 BOURNE STREET	Z2020-049	2,823 SF	BUILT
511 BOURNE STREET	Z2022-025	1,989 SF	BUILT
512 DICKEY STREET	Z2023-014	1,662 SF	BUILT
715 SHERMAN STREET	Z2023-046	2,712 SF	BUILT
711 LAMAR STREET	Z2024-026	2,533 SF	BUILT
302 BOURNE STREET	Z2024-018	1,299 SF	APPROVED; NOT BUILT
614 BOYDSTUN AVENUE	Z2025-012	1,031 SF *	APPROVED; NOT BUILT
803 SAM HOUSTON	Z2025-036	1,997 SF	IN PROCESS
805 SAM HOUSTON	Z2025-037	2,673 SF	IN PROCESS
	AVERAGE:	2,170 SF	

NOTES:
* *CASES THAT MEET THE CURRENT SRO DISTRICT REQUIREMENTS, BUT DO NOT MEET THE UNDERLYING ZONING REQUIREMENTS.*

All of these cases dealt with single-family homes, and all but one (1) of the requests proposed single-family homes that conformed to the square footage requirements of the base zoning district. There have been no changes in the commercially zoned properties in the district in the last five (5) years.

RECOMMENDATIONS

Based on the information collected, staff has the following recommendations concerning the City Council's goals and direction for the Southside Residential Neighborhood Overlay (SRO) District:

(1) *Recommendation #1*. Adjust the boundaries of the district and remove the commercial properties.

According to the *Purpose* statement for the Southside Residential Neighborhood Overlay (SRO) District, "(t)he purpose of the overlay district is to provide the flexibility necessary for allowing infill and redevelopment of the Southside Neighborhood, while maintaining and protecting the character and integrity of the existing neighborhood." Since the overlay district was primarily established to protect the existing residential land uses, the non-residentially zoned property in the district is effectively only regulated by the base zoning district requirements and the overlay has no effect on these properties. Based on this the overlay district's boundary should be adjusted to remove the non-residentially zoned properties from the district. This would better align the intent of the district with the properties it is intended to regulate. *Figures 2 & 3* below show the current district's boundaries and land use classifications and how the district could be changed in accordance with *Recommendation #1*.

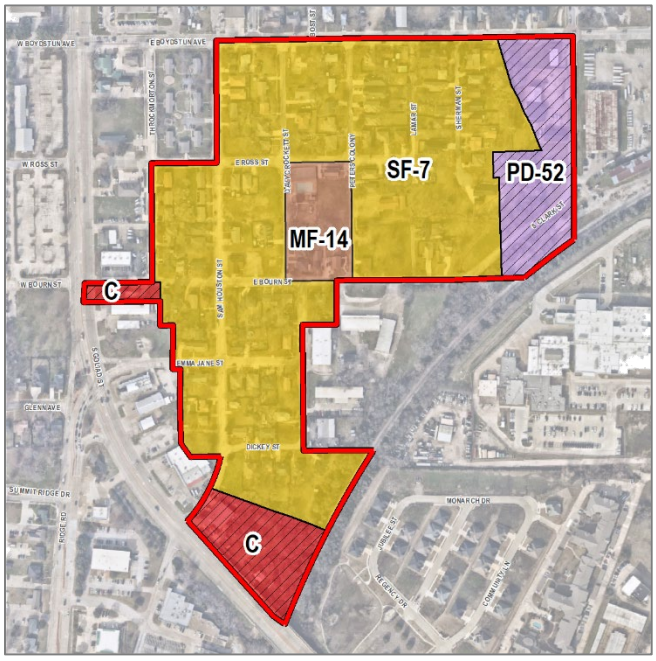


FIGURE 2. CURRENT SRO DISTRICT

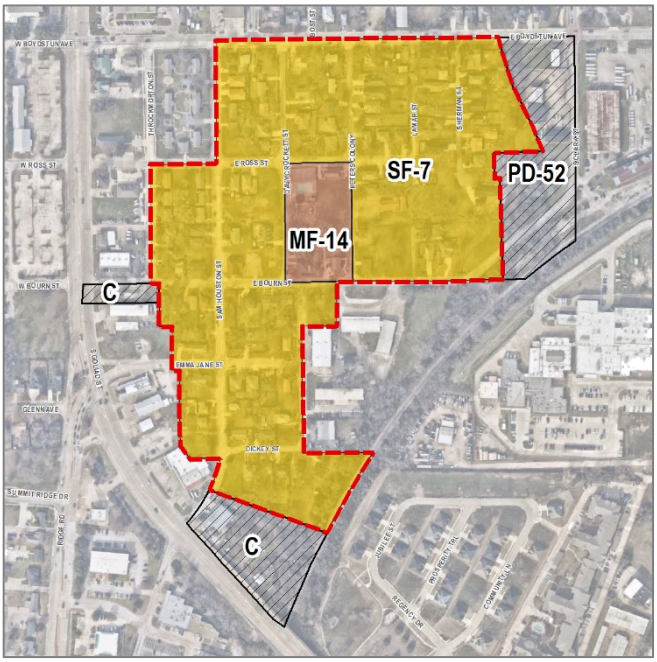


FIGURE 3. PROPOSED SRO DISTRICT UNDER *RECOMMENDATION #1*

NOTE: THE CROSS HATCH ON FIGURES 2 & 3 SHOWS THE NON-RESIDENTIALLY ZONED AREAS WITHIN THE SRO DISTRICT.

(2) *Recommendation #2*. Remove the reduced standards contained within the overlay district and allow the underlying zoning to regulate the density and dimensional requirements for properties.

When looking at the *Area Requirements* listed in the Southside Residential Neighborhood Overlay (SRO) District, these requirements do *not* appear to deviate much from the base zoning requirements of the Single-Family 7 (SF-7) District (*see Table 3 below*).

TABLE 3. ZONING ANALYSIS FOR SRO AND SF-7 DISTRICTS

ZONING REQUIREMENTS	SRO	SF-7	DIFFERENCE
LOT AREA (SF)	5,000	7,000	+2,000
LOT WIDTH (FEET)	50	60	+10
LOT DEPTH (FEET)	100	100	0
DWELLING UNIT SIZE (SF)	900	1,100	+200
FRONT YARD SETBACK	20	20	0
REAR YARD SETBACK	10	10	0
SIDE YARD SETBACK			
INTERNAL	6	6	0
ABUTTING A STREET	15	20	+5
ABUTTING AN ARTERIAL	20	20	0

DISTANCE BETWEEN BUILDINGS	10	10	0
DRIVEWAY LENGTH	20	20	0
LOT COVERAGE	40%	45%	+5%
BUILDING HEIGHT	32	32	0
OFF STREET PARKING REQUIREMENTS	2	2	0

Based on this, the base zoning district appears to be sufficient to regulating the properties in the district. Staff should note, that this will increase the number of legally non-conforming properties in the district in terms of dwelling unit size from 14 (*i.e. lots less than 900 SF*) to 30 (*i.e. lots less than 1,100 SF*); however, this should not affect these properties ability to continue to exist since they will be considered to be legally non-conforming. This will also increase the number of legally non-conforming lots with regard to lot area; however, these are platted lots and will also be considered legally non-conforming. In addition, the overlay district will still retain the ability for property owners to request *Special Requests* from the Planning and Zoning Commission and City Council. This will allow the City Council the ability to vary the density and dimensional requirements in certain circumstances where it is deemed a request will be "…in [the] furtherance of neighborhood preservation and enhancement within the established neighborhood preservation overlay district."

(3) *Recommendation #3*. Initiate zoning to change the Multi-Family 14 (MF-14) District to Single-Family 7 (SF-7) District to make the zoning more uniform in the overlay district.

In reviewing the area zoned Multi-Family 14 (MF-14) District, staff was able to determine that this area was zoned Multi-Family 1 (MF-1) District since at least January 3, 1972. At some point between June 14, 1983 and July 11, 1985, this designation was changed from a Multi-Family 1 (MF-1) District to a Multi-Family 15 (MF-15) District, and finally changing to a Multi-Family 14 (MF-14) District between December 7, 1993 and April 5, 2005. Currently located within this 2.56-acre zoning district are ten (10) parcels of land with the following land uses: [*1*] two (2) vacant tracts of land, [*2*] four (4) single-family homes, [*3*] two (2) duplexes, [*4*] one (1) triplex, and [*5*] Gloria Williams Park/Pool.

Currently, the majority underlying zoning within the Southside Residential Neighborhood Overlay (SRO) District is Single-Family 7 (SF-7) District, which represents a total of 33.08-acres or 75.27% of the total district. In addition, the requirements for the district specifically state that "(a)ny requirements not specifically stated in this section [*i.e. the SRO District*] shall comply with the Single-Family 7 (SF-7) District requirements." If the City Council chooses to move forward with *Recommendations #1 & #2* above it may also be advisable to change the Multi-Family 14 (MF-14) District zoning -- *which currently represents a small portion of the district at 2.56-acres or 5.82% of the district* -- to Single-Family 7 (SF-7) District. This -- *coupled with the changes in Recommendation #1* -- would make the zoning within the overlay district consistent for all properties. Staff should also note, that this recommendation would be consistent with the *Future Land Use Map* contained in the OURHometown Vision 2040 Comprehensive Plan, which currently designates this area for *Medium Density Residential (MDR)* land use.

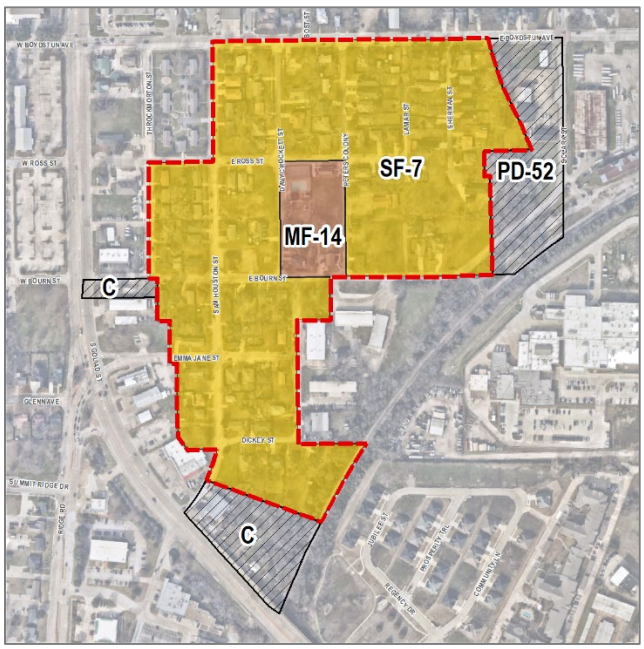


FIGURE 4. SRO DISTRICT WITH *RECOMMENDATION #1*

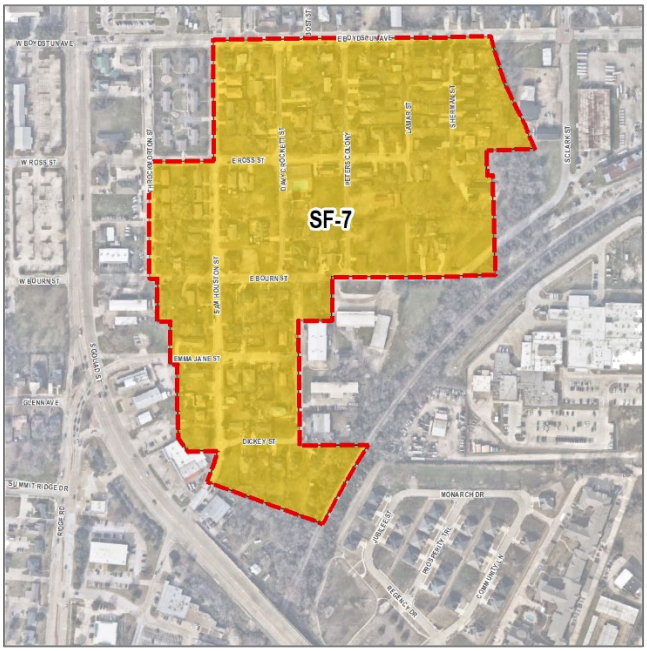


FIGURE 5. PROPOSED SRO DISTRICT AFTER *RECOMMENDATIONS #1 & #3*

PROCESS AND IMPLEMENTATION

Since any change to the Southside Residential Neighborhood Overlay (SRO) District will require an amendment to *Ordinance No. 96-12* and to the Unified Development Code (UDC), all three (3) recommendations will require a zoning process (*i.e. public and newspaper notices and a recommendation from the Planning and Zoning Commission prior to the City Council taking action on changes*); however, all three (3) recommendations can be achieved in a single ordinance. Attached is a draft ordinance -- *for the City Council's consideration* -- that would implement the recommendations contained within this report. Should the City Council choose to direct staff to proceed with the changes, the schedule for this zoning case would be as follows:

Planning and Zoning Commission Work Session Meeting: August 26, 2025
Planning and Zoning Commission Public Hearing: September 9, 2025
City Council Public Hearing/1st Reading: September 15, 2025
City Council 2nd Reading: October 6, 2025

Should the City Council have any questions concerning the proposal, staff and the City Attorney will be present at the meeting on *August 18, 2025*.

ORDINANCE NO. 96-12

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL BY THE DESIGNATION OF THE SOUTHSIDE RESIDENTIAL NEIGHBORHOOD OVERLAY DISTRICT; CORRECTING THE OFFICIAL ZONING MAP; PROVIDING FOR A PURPOSE; PROVIDING FOR OTHER REQUIREMENTS; PROVIDING FOR AREA REQUIREMENTS; PROVIDING THE LOCATION DESCRIBED HEREIN; 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, in accordance with guidelines established in the City of Rockwall's Comprehensive Zoning Ordinance the City Council has considered amending the Comprehensive Zoning Ordinance and;

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Comprehensive Zoning Ordinance of the City of Rockwall should be amended as follows:

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

Section 1. That the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, be and the same is hereby amended by the designation of the "The Southside Residential Neighborhood Overlay District" as set forth in Exhibits "A" and "B" attached hereto and made part of hereof.

Section 2. That the "The Southside Residential Neighborhood Overlay District" shall be used only in the manner and for the purposed provided for in the Comprehensive Zoning Ordinance of the City of Rockwall as heretofore amended and as may be amended in the future.

Section 3. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

Section 4. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

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 paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Comprehensive Zoning Ordinance No.83-23 of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable.

Section 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

DULY PASSED AND APPROVED this 3rd day of June, 1996.

ATTEST

APPROVED

1st Reading 5/20/96

2nd Reading 6/03/96

EXHIBIT "A"

SOUTHSIDE RESIDENTIAL NEIGHBORHOOD DISTRICT

A. Purpose:

1. This district is considered to be the proper zoning classification for smaller lot developments for a single-family dwelling use. This district is intended to allow the flexibility necessary for redevelopment while protecting the integrity of the neighborhood.

2. Areas that are zoned for this use shall have or provide for water, wastewater, drainage and transportation capacities based on residential usage required by the allowed density.

3. It is intended for areas that are properly buffered from non-residential uses, and protected from pollution and/or environmental hazards or from high volume of non-single family traffic.

4. Developers wishing to restrict their subdivision to lot sizes in excess of what this ordinance requires shall use restrictive covenants.

B. Other Requirements:

1. Any requirement not identified in this section shall comply with that requirement as described in the underlying zoning category.

2. The development of property in this district shall comply with either the overlay district restrictions or the underlying zoning restrictions.

3. Any requirements necessary for residential development or use not specifically stated in this section shall comply with the SF-7 district requirements.

C. Area Requirements:

1. Minimum lot area - 5,000 square feet

2. Maximum number of single-family detached dwellings units per lot - 1

3. Minimum square footage per dwelling unit - 900 square feet

4. Minimum lot frontage on a public street - 50 feet*

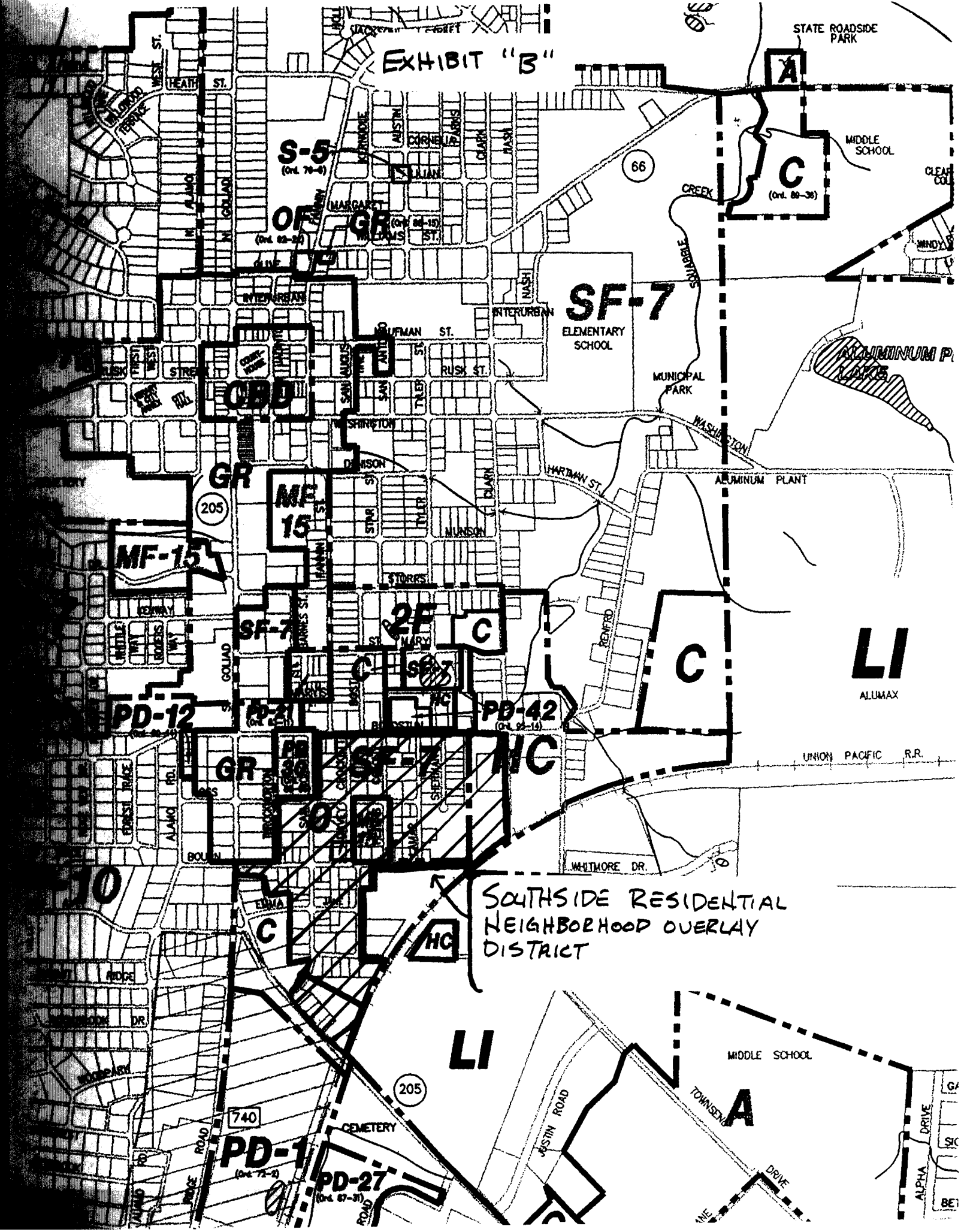


EXHIBIT "B"
STATE ROADSIDE PARK
MIDDLE SCHOOL
ELEMENTARY SCHOOL
MUNICIPAL PARK
ALUMINUM PLANT
ALUMAX
UNION PACIFIC R.R.
CEMETERY
SOUTHSIDE RESIDENTIAL NEIGHBORHOOD OVERLAY DISTRICT
S-5
OF
GR
SF-7
CBD
MF-15
PD-12
PD-42
PD-1
PD-27
LI
A
C
HC
2F
205
740
66

A. Purpose:

1. This district is considered to be the proper zoning classification for smaller lot developments for a single-family dwelling use. This district is intended to allow the flexibility necessary for redevelopment while protecting the integrity of the neighborhood.

2. Areas that are zoned for this use shall have or provide for water, wastewater, drainage and transportation capacities based on residential usage required by the allowed density.

3. It is intended for areas that are properly buffered from non-residential uses, and protected from pollution and/or environmental hazards or from high volume of non-single family traffic.

4. Developers wishing to restrict their subdivision to lot sizes in excess of what this ordinance requires shall use restrictive covenants.

B. Other Requirements:

1. Any requirement not identified in this Section shall comply with that requirement as described in the underlying zoning category.

2. The development of property in this district shall comply with either the overlay district restrictions or the underlying zoning restrictions.

3. Any requirements necessary for residential development or use not specifically stated in this Section shall comply with the SF-7 district requirements.

C. Area Requirements:

1. Minimum lot area - 5,000 square feet

2. Maximum number of single-family detached dwellings units per lot - 1

3. Minimum square footage per dwelling unit - 900 square feet

4. Minimum lot frontage on a public street - 50 feet*

5. Minimum lot depth - 100 feet*

6. Minimum depth of front setback - 20 feet*

7. Minimum depth of rear setback - 10 feet*

8. Minimum width of side setback -

   (a) Internal lot - 6 feet*

   (b) Abutting street - 15 feet*

   (c) Abutting an arterial - 20 feet*

* These setbacks may be varied by the Planning and Zoning Commission and City Council upon request of the applicant.

9. Minimum distance between separate buildings on the same lot or parcel of land - 10 feet

10. Minimum length of driveway pavement from the public right-of-way for rear or side yards - 20 feet

11. Maximum building coverage as a percentage of lot area - 40 percent

12. Maximum height of structures - 32 feet

13. Minimum number of paved off-street parking spaces required for -

   (a) One single-family dwelling unit - 2
   An enclosed garage shall not be considered in meeting the off-street parking requirements.

   (b) All other uses (see Off-Street Parking, Article V)

14. See Article VIII, Sections 8.1 to 8.4 for further clarification, and exceptions and modifications.

D. CONSIDERATION OF SPECIAL REQUEST IN FURTHERANCE OF NEIGHBORHOOD PRESERVATION

The City Council may consider special requests in furtherance of neighborhood preservation and enhancement within an established neighborhood preservation

overlay district. Such requests may include, but not necessarily be limited to, neighborhood signage plans, use of building materials not otherwise allowed, authorization of specific land uses not otherwise allowed, or other requests submitted for consideration.

Upon receipt of such special requests, the City Council shall review same and forward its recommendation to the Planning and Zoning Commission for consideration. Upon recommendations from the Planning and Zoning Commission, the City Council may approve said requests by amendment of the ordinance designating such neighborhood district. Any such amendment shall preempt any other underlying zoning restrictions in the Zoning Ordinance. Such special requests may be denied by the City Council by passage of a motion to deny.

6.4 SOUTHSIDE RESIDENTIAL NEIGHBORHOOD OVERLAY (SRO) DISTRICT

A. Purpose

This overlay district is considered to be the proper zoning classification for smaller lot developments for a single-family dwelling use. It is intended to allow the flexibility necessary for redevelopment while protecting the integrity of the neighborhood.

B. Other Requirements

Any requirements necessary for residential development or use not specifically stated in this Section shall comply with the SF-7 district requirements.

C. Area Requirements

1. Minimum **lot area** - *5,000 square feet*
2. Maximum number of **single-family detached dwellings** units per lot - 1
3. Minimum **square footage** per dwelling unit - *900 square feet*
4. Minimum **lot frontage** on a public street - *50 feet**
5. Minimum **lot depth** - *100 feet**
6. Minimum depth of **front yard setback** - *20 feet**
7. Minimum depth of **rear yard setback** - *10 feet**
8. Minimum width of **side yard setback** -
   (a) Internal lot - *6 feet**
   (b) Abutting street - *15 feet**
   (c) Abutting an arterial - *20 feet**

   [* These setbacks may be varied by the Planning and Zoning Commission and City Council upon request of the applicant.]
9. Minimum **distance between separate buildings** on the same lot or parcel of land - *10 feet*
10. Minimum **length of driveway** pavement from the public right-of-way for rear or side yards - *20 feet*
11. Maximum **building coverage** as a percentage of lot area - *40 percent*
12. Maximum **building height** - *32 feet*
13. Minimum number of paved **off-street parking spaces** required for -
    (a) One single-family dwelling unit – 2. An enclosed garage shall not be considered in meeting the off-street parking requirements.
    (b) For all other uses see Article V Parking and Loading
14. See Article VIII, Sections 8.1 to 8.4 for further clarification, and exceptions and modifications.

D. Consideration of Special Request in Furtherance of Neighborhood Preservation

The City Council may consider special requests in furtherance of neighborhood preservation and enhancement within the established neighborhood preservation overlay district. Such requests may include, but not necessarily be

limited to, neighborhood signage plans, use of building materials not otherwise allowed, authorization of specific land uses not otherwise allowed, or other requests submitted for consideration.

Upon receipt of such special requests, the City Council shall review same and forward its recommendation to the Planning and Zoning Commission for consideration. Upon recommendations from the Planning and Zoning Commission, the City Council may approve requests by amendment of the ordinance designating the neighborhood district. Any such amendment shall preempt any other underlying zoning restrictions in the Zoning Ordinance. Such special requests may be denied by the City Council by passage of a motion to deny.

(J) *Lighting Standards*. In addition to the requirements of the outdoor lighting requirements no light pole, pole base or combination thereof shall exceed 20 feet in the North Goliad Corridor Overlay District. All lighting fixtures shall focus light downward and be contained on the site. Lighting elements shall be incandescent, metal Halide, or halogen only. No HID or fluorescent lights (except fluorescent bulbs that screw into standard socket fixtures) may be used on the exterior of buildings. All street lighting shall meet the specifications for a *B1* & *B2* contained in Subsection (I), *Streetscape Elements*, of Section 04.07, *Downtown (DT) District*, of the Unified Development Code (UDC).

(K) *Variance*. The City Council may, upon request from the applicant, grant a variance to any provision of this section where unique or extraordinary conditions exist or where strict adherence to the provisions of this section would create a hardship. Approval of any variance to any provision of this section shall require City Council approval by a three-quarter majority vote of those City Council members present with a minimum of four affirmative votes.

SUBSECTION 06.05: SOUTHSIDE RESIDENTIAL NEIGHBORHOOD OVERLAY (SRO) DISTRICT

(A) *Purpose*. The purpose of the overlay district is to provide the flexibility necessary for allowing infill and redevelopment of the Southside Neighborhood, while maintaining and protecting the character and integrity of the existing neighborhood.

(B) *Other Requirements*. Any requirements not specifically stated in this section shall comply with the Single-Family 7 (SF-7) District requirements.

(C) *Area Requirements*.

(1) Minimum lot area: 5,000 square feet.

(2) Maximum number of single-family detached dwellings units per lot: One.

(3) Minimum square footage per dwelling unit: 900 square feet.

(4) Minimum lot frontage on a public street: 50 feet.

(5) Minimum lot depth: 100 feet.

(6) Minimum depth of front yard setback: 20 feet.

(7) Minimum depth of rear yard setback: 10 feet.

(8) Minimum width of side yard setback:

(a) Internal lot: 6 feet.

(b) Abutting street: 15 feet.

(c) Abutting an arterial: 20 feet.

(9) Minimum distance between separate buildings on the same lot or parcel of land: ten feet.

(10) Minimum length of driveway pavement from the public right-of-way for rear or side yards: 20 feet.

(11) Maximum building coverage as a percentage of lot area: 40%.

(12) Maximum building height: 32 feet.

(13) Minimum number of paved off-street parking spaces required for:

(a) One single-family dwelling unit: Two (2) Parking Spaces. An enclosed garage shall not be considered in meeting the off-street parking requirements.

(b) All other uses: see Article 06, *Parking and Loading*, of the Unified Development Code (UDC).

(D) *Consideration of Special Request in Furtherance of Neighborhood Preservation*. The City Council may consider special requests in furtherance of neighborhood preservation and enhancement within the established neighborhood preservation overlay district. Such requests may include, but not necessarily be limited to neighborhood signage plans, the use of alternate building materials reductions in the building setbacks, or other requests submitted for consideration to the planning and zoning department.

Upon receipt of such requests, the Planning and Zoning Commission shall review the case and forward a recommendation to the City Council for consideration. The City Council may approve special request. Any such approval shall preempt any other underlying zoning restrictions in the Unified Development Code (UDC). Such special requests may be denied by the City Council by the passage of a motion to deny.

Special requests shall not include any request to change the land use of a property.

SUBSECTION 06.06: IH-30 OVERLAY (IH-30 OV) DISTRICT

(A) *Purpose*. The intent of the IH-30 Overlay (IH-30 OV) District is to provide for consistent development of office, retail and commercial areas in concert with the most efficient and aesthetically pleasing appearance of the frontage, which serves as the initial impression to those visiting and passing through the City of Rockwall. In order to ensure that the visual impact of development does not detrimentally affect the area in which it is proposed, landscaping plans, building elevations and site plans are required. Architectural compatibility will be reviewed through the Architectural Review Board (ARB). These development requirements shall apply to non-residential and multi-family land uses only, single-family land uses shall be excluded from these standards except as otherwise stated.

(B) *Application and Boundaries*. The IH-30 Overlay (IH-30 OV) District includes the entirety of all properties which adjoin or are located within 500-feet of the future right-of-way of IH-30. The IH-30 Overlay (IH-30 OV) District spans east to west along IH-30 from the eastern city limits (approximately 3,600-feet east of FM 549), west to the western city limit line along Lake Ray Hubbard. The standards and regulations set forth in the IH-30 Overlay (IH-30 OV) District are superimposed and shall supersede the standards and regulations of any underlying zoning district which are in conflict.

(C) *Overlay District Standards*. If any portion of a property is situated within the boundaries of the IH-30 Overlay (IH-30 OV) District, the entire property shall be subject to the requirements of Section 06.02, *General Overlay District Standards*.

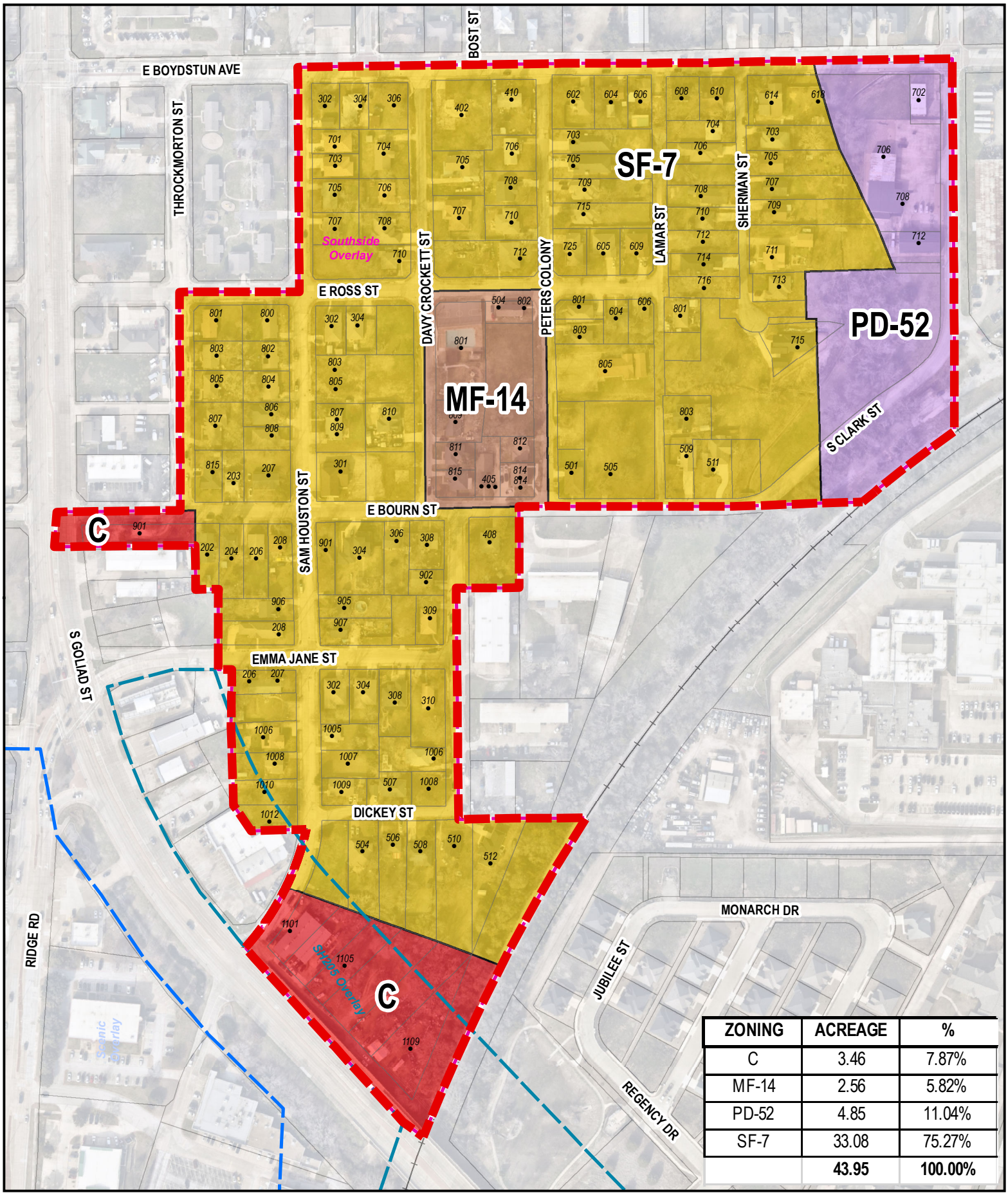
SUBSECTION 06.07: SH-205 OVERLAY (SH-205 OV) DISTRICT

(A) *Purpose*. The intent of the SH-205 Overlay (SH-205 OV) District is to provide for consistent development of office, retail and commercial areas in concert with the most efficient and aesthetically

City of Rockwall

Planning and 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 Information is the sole responsibility of the end user.



ZONING	ACREAGE	%
C	3.46	7.87%
MF-14	2.56	5.82%
PD-52	4.85	11.04%
SF-7	33.08	75.27%
	43.95	**100.00%**

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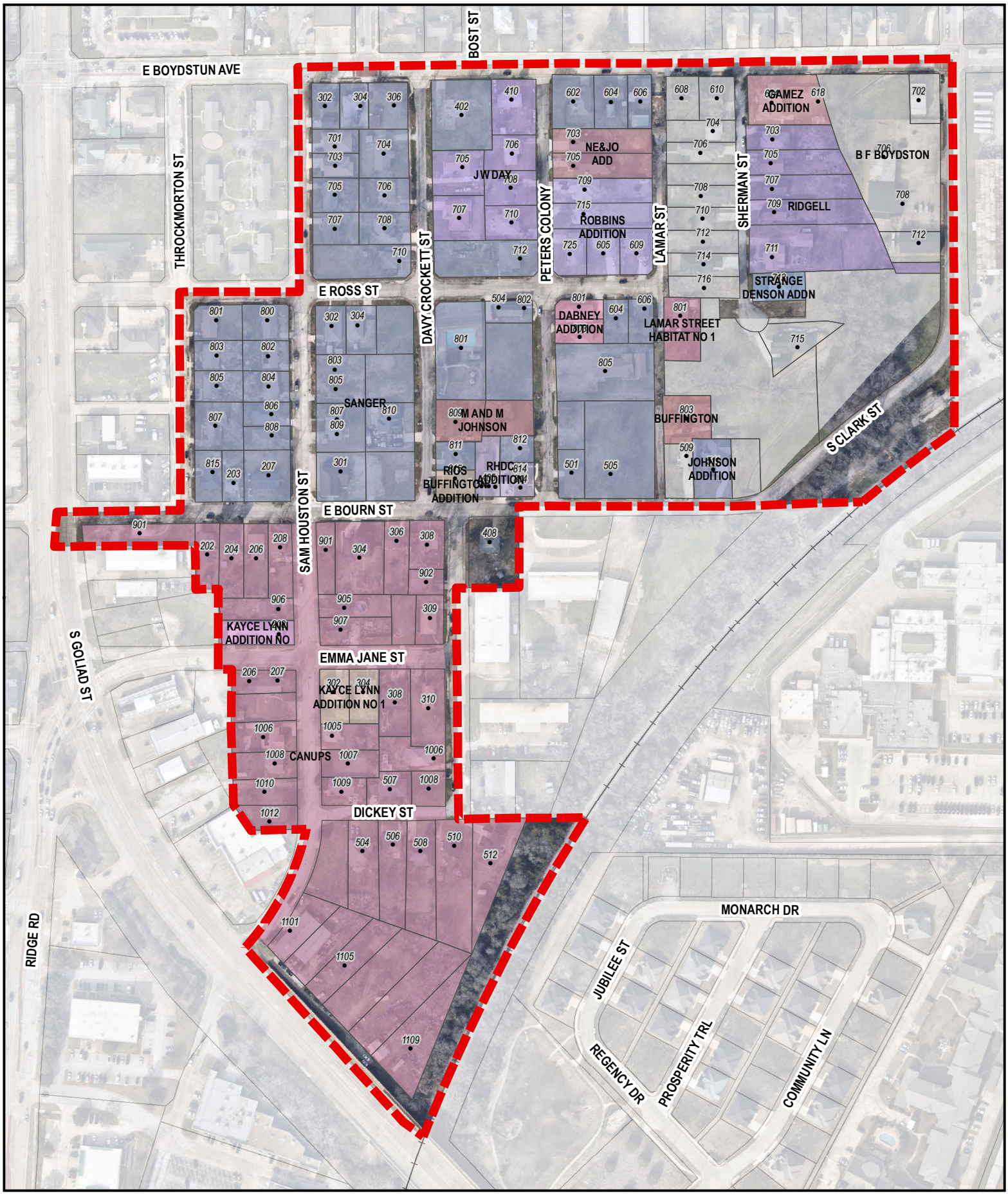

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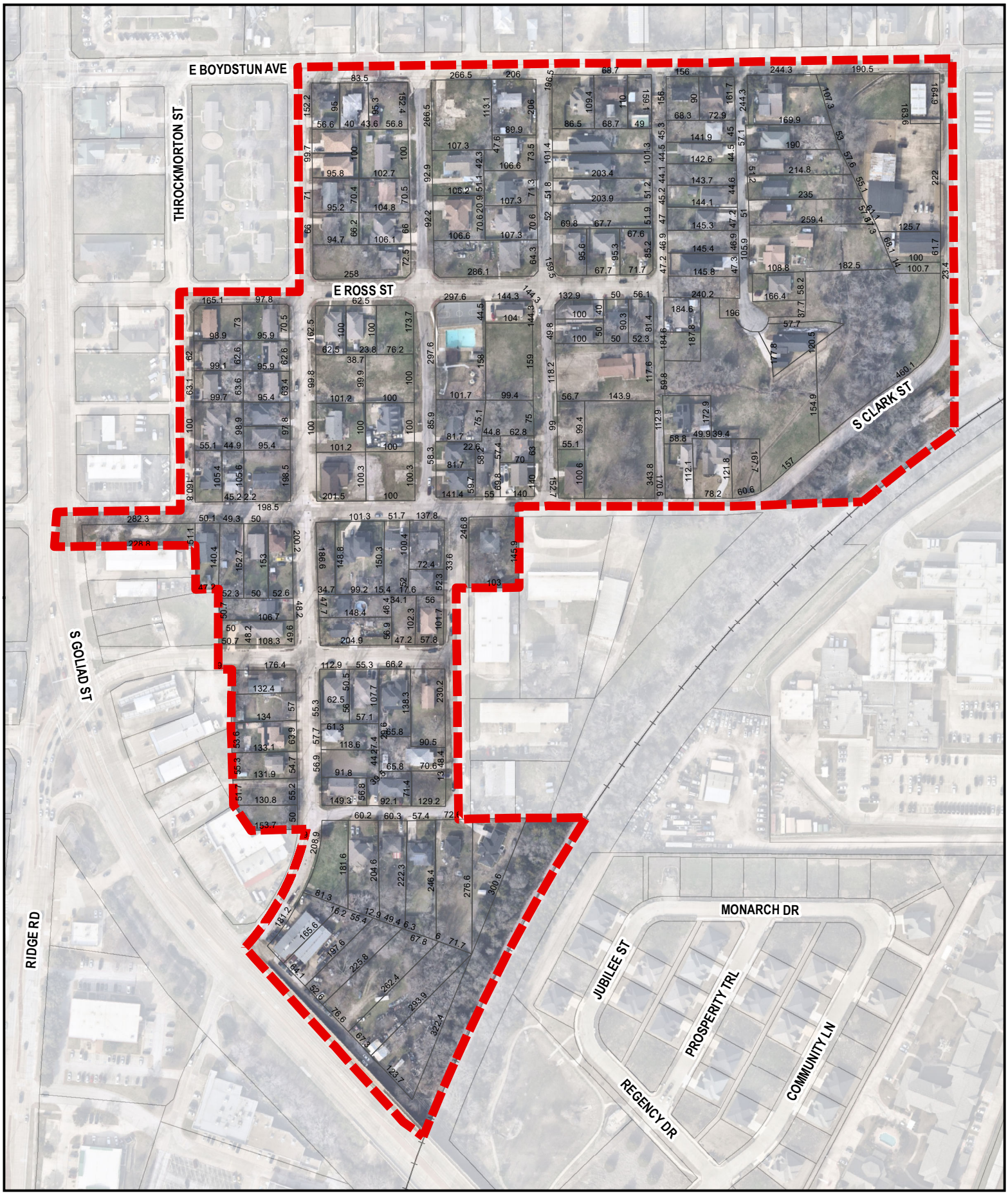

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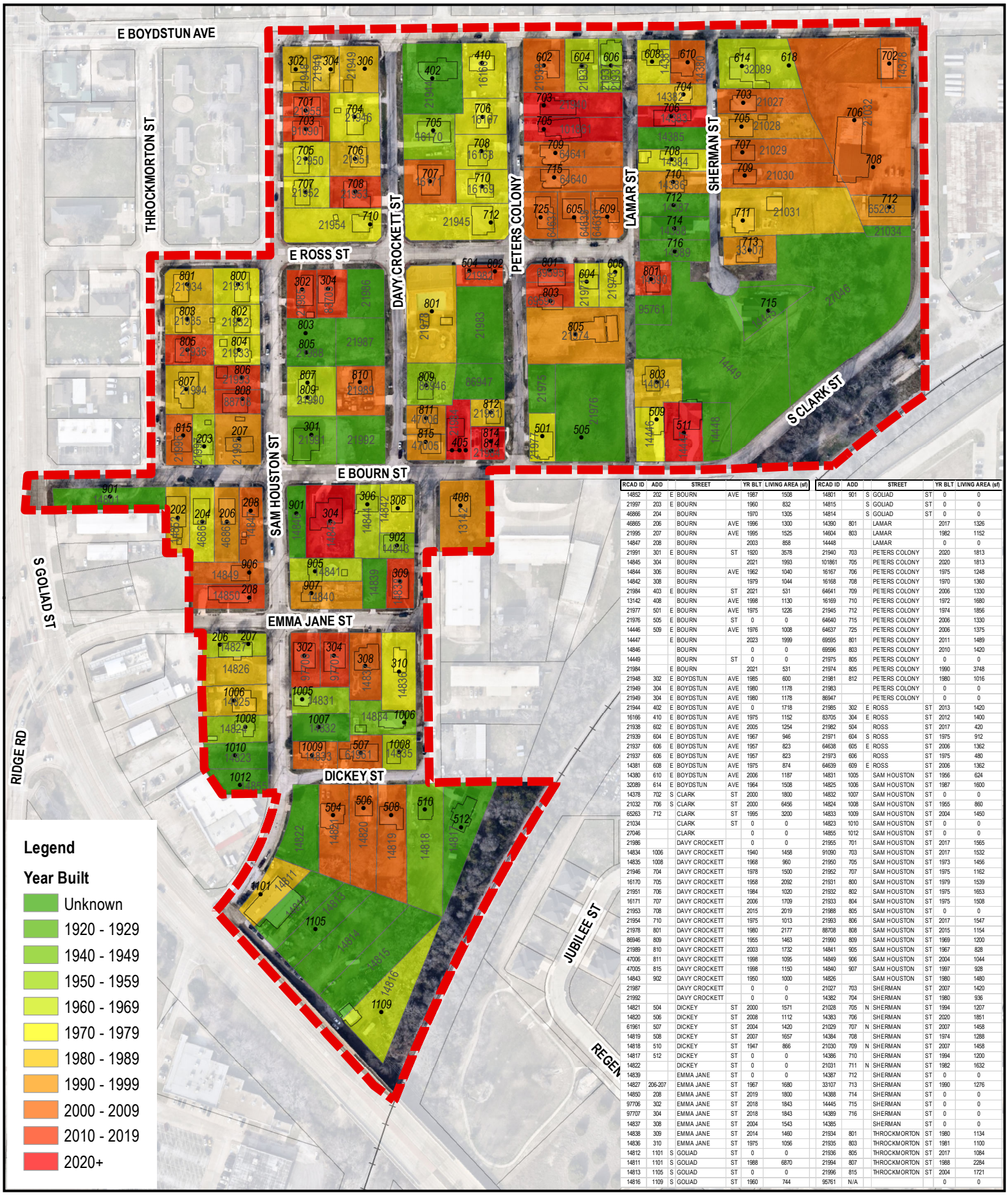

RCAD ID	ADD		STREET		YR BLT	LIVING AREA (sf)
14852	202	E	BOURN	AVE	1967	1508
21997	203	E	BOURN		1960	832
46866	204		BOURN		1970	1305
46865	206		BOURN	AVE	1996	1300
21995	207		BOURN	AVE	1995	1525
14847	208		BOURN		2003	858
21991	301	E	BOURN	ST	1920	3578
14845	304		BOURN		2021	1993
14844	306		BOURN	AVE	1962	1040
14842	308		BOURN		1979	1044
21984	403	E	BOURN	ST	2021	531
13142	408		BOURN	AVE	1998	1130
21977	501	E	BOURN	AVE	1975	1226
21976	505	E	BOURN	ST	0	0
14446	509	E	BOURN	AVE	1976	1008
14447		E	BOURN		2023	1999
14846			BOURN		0	0
14449			BOURN	ST	0	0
21984		E	BOURN		2021	531
21948	302	E	BOYDSTUN	AVE	1985	600
21949	304	E	BOYDSTUN	AVE	1980	1178
21949	304	E	BOYDSTUN	AVE	1980	1178
21944	402	E	BOYDSTUN	AVE	0	1718
16166	410	E	BOYDSTUN	AVE	1975	1152
21938	602	E	BOYDSTUN	AVE	2005	1254
21939	604	E	BOYDSTUN	AVE	1967	946
21937	606	E	BOYDSTUN	AVE	1957	823
21937	606	E	BOYDSTUN	AVE	1957	823
14381	608	E	BOYDSTUN	AVE	1975	874
14380	610	E	BOYDSTUN	AVE	2006	1187
32089	614	E	BOYDSTUN	AVE	1964	1508
14378	702	S	CLARK	ST	2000	1800
21032	706	S	CLARK	ST	2000	6456
65263	712		CLARK	ST	1995	3200
21034			CLARK	ST	0	0
27046			CLARK		0	0
21986			DAVY CROCKETT		0	0
14834	1006		DAVY CROCKETT		1940	1458
14835	1008		DAVY CROCKETT		1968	960
21946	704		DAVY CROCKETT		1978	1500
16170	705		DAVY CROCKETT		1958	2092
21951	706		DAVY CROCKETT		1984	1020
16171	707		DAVY CROCKETT		2006	1709
21953	708		DAVY CROCKETT		2015	2019
21954	710		DAVY CROCKETT		1975	1013
21978	801		DAVY CROCKETT		1980	2177
86946	809		DAVY CROCKETT		1955	1463
21989	810		DAVY CROCKETT		2003	1732
47006	811		DAVY CROCKETT		1998	1095
47005	815		DAVY CROCKETT		1998	1150
14843	902		DAVY CROCKETT		1950	1000
21987			DAVY CROCKETT		0	0
21992			DAVY CROCKETT		0	0
14821	504		DICKEY	ST	2000	1571
14820	506		DICKEY	ST	2008	1112
61961	507		DICKEY	ST	2004	1420
14819	508		DICKEY	ST	2007	1657
14818	510		DICKEY	ST	1947	866
14817	512		DICKEY	ST	0	0
14822			DICKEY	ST	0	0
14839			EMMA JANE	ST	0	0
14827	206-207		EMMA JANE	ST	1967	1680
14850	208		EMMA JANE	ST	2019	1800
97706	302		EMMA JANE	ST	2018	1843
97707	304		EMMA JANE	ST	2018	1843
14837	308		EMMA JANE	ST	2004	1543
14838	309		EMMA JANE	ST	2014	1460
14836	310		EMMA JANE	ST	1975	1056
14812	1101	S	GOLIAD	ST	0	0
14811	1101	S	GOLIAD	ST	1988	6870
14813	1105	S	GOLIAD	ST	0	0
14816	1109	S	GOLIAD	ST	1960	744

RCAD ID	ADD		STREET		YR BLT	LIVING AREA (sf)
14801	901	S	GOLIAD	ST	0	0
14815		S	GOLIAD	ST	0	0
14814		S	GOLIAD	ST	0	0
14390	801		LAMAR			2017 1326
14604	803		LAMAR			1982 1152
14448			LAMAR			0 0
21940	703		PETERS COLONY			2020 1813
101861	705		PETERS COLONY			2020 1813
16167	706		PETERS COLONY			1975 1248
16168	708		PETERS COLONY			1970 1360
64641	709		PETERS COLONY			2006 1330
16169	710		PETERS COLONY			1972 1680
21945	712		PETERS COLONY			1974 1856
64640	715		PETERS COLONY			2006 1330
64637	725		PETERS COLONY			2006 1375
69595	801		PETERS COLONY			2011 1489
69596	803		PETERS COLONY			2010 1420
21975	805		PETERS COLONY			0 0
21974	805		PETERS COLONY			1990 3748
21981	812		PETERS COLONY			1980 1016
21983			PETERS COLONY			0 0
86947			PETERS COLONY			0 0
21985	302	E	ROSS	ST	2013	1420
83705	304	E	ROSS	ST	2012	1400
21982	504		ROSS	ST	2017	420
21971	604	S	ROSS	ST	1975	912
64638	605	E	ROSS	ST	2006	1362
21973	606		ROSS	ST	1975	480
64639	609	E	ROSS	ST	2006	1362
14831	1005		SAM HOUSTON	ST	1956	624
14825	1006		SAM HOUSTON	ST	1987	1600
14832	1007		SAM HOUSTON	ST	0	0
14824	1008		SAM HOUSTON	ST	1955	860
14833	1009		SAM HOUSTON	ST	2004	1450
14823	1010		SAM HOUSTON	ST	0	0
14855	1012		SAM HOUSTON	ST	0	0
21955	701		SAM HOUSTON	ST	2017	1565
91090	703		SAM HOUSTON	ST	2017	1532
21950	705		SAM HOUSTON	ST	1973	1456
21952	707		SAM HOUSTON	ST	1975	1162
21931	800		SAM HOUSTON	ST	1979	1539
21932	802		SAM HOUSTON	ST	1975	1653
21933	804		SAM HOUSTON	ST	1975	1508
21988	805		SAM HOUSTON	ST	0	0
21993	806		SAM HOUSTON	ST	2017	1547
88708	808		SAM HOUSTON	ST	2015	1154
21990	809		SAM HOUSTON	ST	1969	1200
14841	905		SAM HOUSTON	ST	1967	828
14849	906		SAM HOUSTON	ST	2004	1044
14840	907		SAM HOUSTON	ST	1997	928
14826			SAM HOUSTON	ST	1980	1480
21027	703		SHERMAN	ST	2007	1420
14382	704		SHERMAN	ST	1980	936
21028	705	N	SHERMAN	ST	1994	1207
14383	706		SHERMAN	ST	2020	1851
21029	707	N	SHERMAN	ST	2007	1458
14384	708		SHERMAN	ST	1974	1288
21030	709	N	SHERMAN	ST	2007	1458
14386	710		SHERMAN	ST	1994	1200
21031	711	N	SHERMAN	ST	1982	1632
14387	712		SHERMAN	ST	0	0
33107	713		SHERMAN	ST	1990	1276
14388	714		SHERMAN	ST	0	0
14445	715		SHERMAN	ST	0	0
14389	716		SHERMAN	ST	0	0
14385			SHERMAN	ST	0	0
21934	801		THROCKMORTON	ST	1980	1134
21935	803		THROCKMORTON	ST	1981	1100
21936	805		THROCKMORTON	ST	2017	1084
21994	807		THROCKMORTON	ST	1988	2284
21996	815		THROCKMORTON	ST	2004	1721
95761	N/A				0	0

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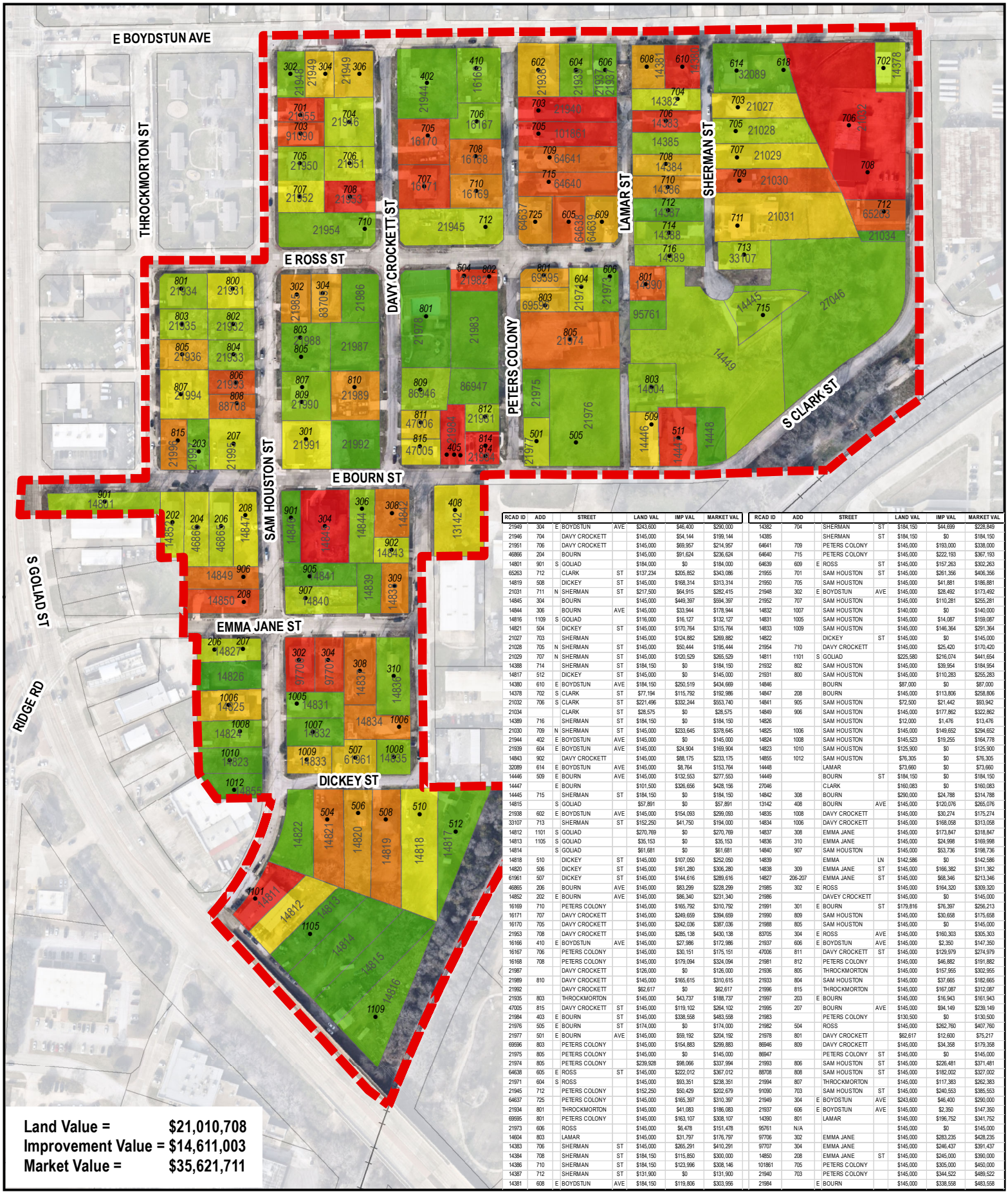

RCAD ID	ADD		STREET		LAND VAL	IMP VAL	MARKET VAL
21949	304	E	BOYDSTUN	AVE	$243,600	$46,400	$290,000
21946	704		DAVY CROCKETT		$145,000	$54,144	$199,144
21951	706		DAVY CROCKETT		$145,000	$69,957	$214,957
46866	204		BOURN		$145,000	$91,624	$236,624
14801	901	S	GOLIAD		$184,000	$0	$184,000
65263	712		CLARK	ST	$137,234	$205,852	$343,086
14819	508		DICKEY	ST	$145,000	$168,314	$313,314
21031	711	N	SHERMAN	ST	$217,500	$64,915	$282,415
14845	304		BOURN		$145,000	$449,397	$594,397
14844	306		BOURN	AVE	$145,000	$33,944	$178,944
14816	1109	S	GOLIAD		$116,000	$16,127	$132,127
14821	504		DICKEY	ST	$145,000	$170,764	$315,764
21027	703		SHERMAN		$145,000	$124,882	$269,882
21028	705	N	SHERMAN	ST	$145,000	$50,444	$195,444
21029	707	N	SHERMAN	ST	$145,000	$120,529	$265,529
14388	714		SHERMAN	ST	$184,150	$0	$184,150
14817	512		DICKEY	ST	$145,000	$0	$145,000
14380	610	E	BOYDSTUN	AVE	$184,150	$250,519	$434,669
14378	702	S	CLARK	ST	$77,194	$115,792	$192,986
21032	706	S	CLARK	ST	$221,496	$332,244	$553,740
21034			CLARK	ST	$28,575	$0	$28,575
14389	716		SHERMAN	ST	$184,150	$0	$184,150
21030	709	N	SHERMAN	ST	$145,000	$233,645	$378,645
21944	402	E	BOYDSTUN	AVE	$145,000	$0	$145,000
21939	604	E	BOYDSTUN	AVE	$145,000	$24,904	$169,904
14843	902		DAVY CROCKETT		$145,000	$88,175	$233,175
32089	614	E	BOYDSTUN	AVE	$145,000	$8,764	$153,764
14446	509	E	BOURN	AVE	$145,000	$132,553	$277,553
14447		E	BOURN		$101,500	$326,656	$428,156
14445	715		SHERMAN	ST	$184,150	$0	$184,150
14815		S	GOLIAD		$57,891	$0	$57,891
21938	602	E	BOYDSTUN	AVE	$145,000	$154,093	$299,093
33107	713		SHERMAN	ST	$152,250	$41,750	$194,000
14812	1101	S	GOLIAD		$270,769	$0	$270,769
14813	1105	S	GOLIAD		$35,153	$0	$35,153
14814		S	GOLIAD		$61,681	$0	$61,681
14818	510		DICKEY	ST	$145,000	$107,050	$252,050
14820	506		DICKEY	ST	$145,000	$161,280	$306,280
61961	507		DICKEY	ST	$145,000	$144,616	$289,616
46865	206		BOURN	AVE	$145,000	$83,299	$228,299
14852	202	E	BOURN	AVE	$145,000	$86,340	$231,340
16169	710		PETERS COLONY		$145,000	$165,792	$310,792
16171	707		DAVY CROCKETT		$145,000	$249,659	$394,659
16170	705		DAVY CROCKETT		$145,000	$242,036	$387,036
21953	708		DAVY CROCKETT		$145,000	$285,138	$430,138
16166	410	E	BOYDSTUN	AVE	$145,000	$27,986	$172,986
16167	706		PETERS COLONY		$145,000	$30,151	$175,151
16168	708		PETERS COLONY		$145,000	$179,094	$324,094
21987			DAVY CROCKETT		$126,000	$0	$126,000
21989	810		DAVY CROCKETT		$145,000	$165,615	$310,615
21992			DAVY CROCKETT		$62,617	$0	$62,617
21935	803		THROCKMORTON		$145,000	$43,737	$188,737
47005	815		DAVY CROCKETT	ST	$145,000	$119,102	$264,102
21984	403	E	BOURN	ST	$145,000	$338,558	$483,558
21976	505	E	BOURN	ST	$174,000	$0	$174,000
21977	501	E	BOURN	AVE	$145,000	$59,192	$204,192
69596	803		PETERS COLONY		$145,000	$154,883	$299,883
21975	805		PETERS COLONY		$145,000	$0	$145,000
21974	805		PETERS COLONY		$239,928	$98,066	$337,994
64638	605	E	ROSS	ST	$145,000	$222,012	$367,012
21971	604	S	ROSS		$145,000	$93,351	$238,351
21945	712		PETERS COLONY		$152,250	$50,429	$202,679
64637	725		PETERS COLONY		$145,000	$165,397	$310,397
21934	801		THROCKMORTON		$145,000	$41,083	$186,083
69595	801		PETERS COLONY		$145,000	$163,107	$308,107
21973	606		ROSS		$145,000	$6,478	$151,478
14604	803		LAMAR		$145,000	$31,797	$176,797
14383	706		SHERMAN	ST	$145,000	$265,291	$410,291
14384	708		SHERMAN	ST	$184,150	$115,850	$300,000
14386	710		SHERMAN	ST	$184,150	$123,996	$308,146
14387	712		SHERMAN	ST	$131,900	$0	$131,900
14381	608	E	BOYDSTUN	AVE	$184,150	$119,806	$303,956

RCAD ID	ADD		STREET		LAND VAL	IMP VAL	MARKET VAL
14382	704		SHERMAN	ST	$184,150	$44,699	$228,849
14385			SHERMAN	ST	$184,150	$0	$184,150
64641	709		PETERS COLONY		$145,000	$193,000	$338,000
64640	715		PETERS COLONY		$145,000	$222,193	$367,193
64639	609	E	ROSS	ST	$145,000	$157,263	$302,263
21955	701		SAM HOUSTON	ST	$145,000	$261,356	$406,356
21950	705		SAM HOUSTON		$145,000	$41,881	$186,881
21948	302	E	BOYDSTUN	AVE	$145,000	$28,492	$173,492
21952	707		SAM HOUSTON		$145,000	$110,281	$255,281
14832	1007		SAM HOUSTON		$140,000	$0	$140,000
14831	1005		SAM HOUSTON		$145,000	$14,087	$159,087
14833	1009		SAM HOUSTON		$145,000	$146,364	$291,364
14822			DICKEY	ST	$145,000	$0	$145,000
21954	710		DAVY CROCKETT		$145,000	$25,420	$170,420
14811	1101	S	GOLIAD		$225,580	$216,074	$441,654
21932	802		SAM HOUSTON		$145,000	$39,954	$184,954
21931	800		SAM HOUSTON		$145,000	$110,283	$255,283
14846			BOURN		$87,000	$0	$87,000
14847	208		BOURN		$145,000	$113,806	$258,806
14841	905		SAM HOUSTON		$72,500	$21,442	$93,942
14849	906		SAM HOUSTON		$145,000	$177,862	$322,862
14826			SAM HOUSTON		$12,000	$1,476	$13,476
14825	1006		SAM HOUSTON		$145,000	$149,652	$294,652
14824	1008		SAM HOUSTON		$145,523	$19,255	$164,778
14823	1010		SAM HOUSTON		$125,900	$0	$125,900
14855	1012		SAM HOUSTON		$76,305	$0	$76,305
14448			LAMAR		$73,660	$0	$73,660
14449			BOURN	ST	$184,150	$0	$184,150
27046			CLARK		$160,083	$0	$160,083
14842	308		BOURN		$290,000	$24,788	$314,788
13142	408		BOURN	AVE	$145,000	$120,076	$265,076
14835	1008		DAVY CROCKETT		$145,000	$30,274	$175,274
14834	1006		DAVY CROCKETT		$145,000	$168,058	$313,058
14837	308		EMMA JANE		$145,000	$173,847	$318,847
14836	310		EMMA JANE		$145,000	$24,998	$169,998
14840	907		SAM HOUSTON		$145,000	$53,736	$198,736
14839		LN	EMMA		$142,586	$0	$142,586
14838	309	E	EMMA JANE	ST	$145,000	$166,382	$311,382
14827	206-207		EMMA JANE	ST	$145,000	$68,346	$213,346
21985	302	E	ROSS		$145,000	$164,320	$309,320
21986			DAVEY CROCKETT		$145,000	$0	$145,000
21991	301	E	BOURN	ST	$179,816	$76,397	$256,213
21990	809		SAM HOUSTON		$145,000	$30,658	$175,658
21988	805		SAM HOUSTON		$145,000	$0	$145,000
83705	304	E	ROSS	AVE	$145,000	$160,303	$305,303
21937	606	E	BOYDSTUN	AVE	$145,000	$2,350	$147,350
47006	811		DAVY CROCKETT	ST	$145,000	$129,979	$274,979
21981	812		PETERS COLONY		$145,000	$46,882	$191,882
21936	805		THROCKMORTON		$145,000	$157,955	$302,955
21933	804		SAM HOUSTON		$145,000	$37,665	$182,665
21996	815		THROCKMORTON		$145,000	$167,087	$312,087
21997	203	E	BOURN		$145,000	$16,943	$161,943
21995	207		BOURN	AVE	$145,000	$94,149	$239,149
21983			PETERS COLONY		$130,500	$0	$130,500
21982	504		ROSS		$145,000	$262,760	$407,760
21978	801		DAVY CROCKETT		$62,617	$12,600	$75,217
86946	809		DAVY CROCKETT		$145,000	$34,358	$179,358
86947			PETERS COLONY	ST	$145,000	$0	$145,000
21993	806		SAM HOUSTON	ST	$145,000	$226,481	$371,481
88708	808		SAM HOUSTON	ST	$145,000	$182,002	$327,002
21994	807		THROCKMORTON		$145,000	$117,383	$262,383
91090	703		SAM HOUSTON	ST	$145,000	$240,553	$385,553
21949	304	E	BOYDSTUN	AVE	$243,600	$46,400	$290,000
21937	606	E	BOYDSTUN	AVE	$145,000	$2,350	$147,350
14390	801		LAMAR		$145,000	$196,752	$341,752
95761	N/A				$145,000	$0	$145,000
97706	302		EMMA JANE		$145,000	$283,235	$428,235
97707	304		EMMA JANE		$145,000	$246,437	$391,437
14850	208		EMMA JANE	ST	$145,000	$245,000	$390,000
101861	705		PETERS COLONY		$145,000	$305,000	$450,000
21940	703		PETERS COLONY		$145,000	$344,522	$489,522
21984		E	BOURN		$145,000	$338,558	$483,558

Land Value = $21,010,708
Improvement Value = $14,611,003
Market Value = $35,621,711

City of Rockwall

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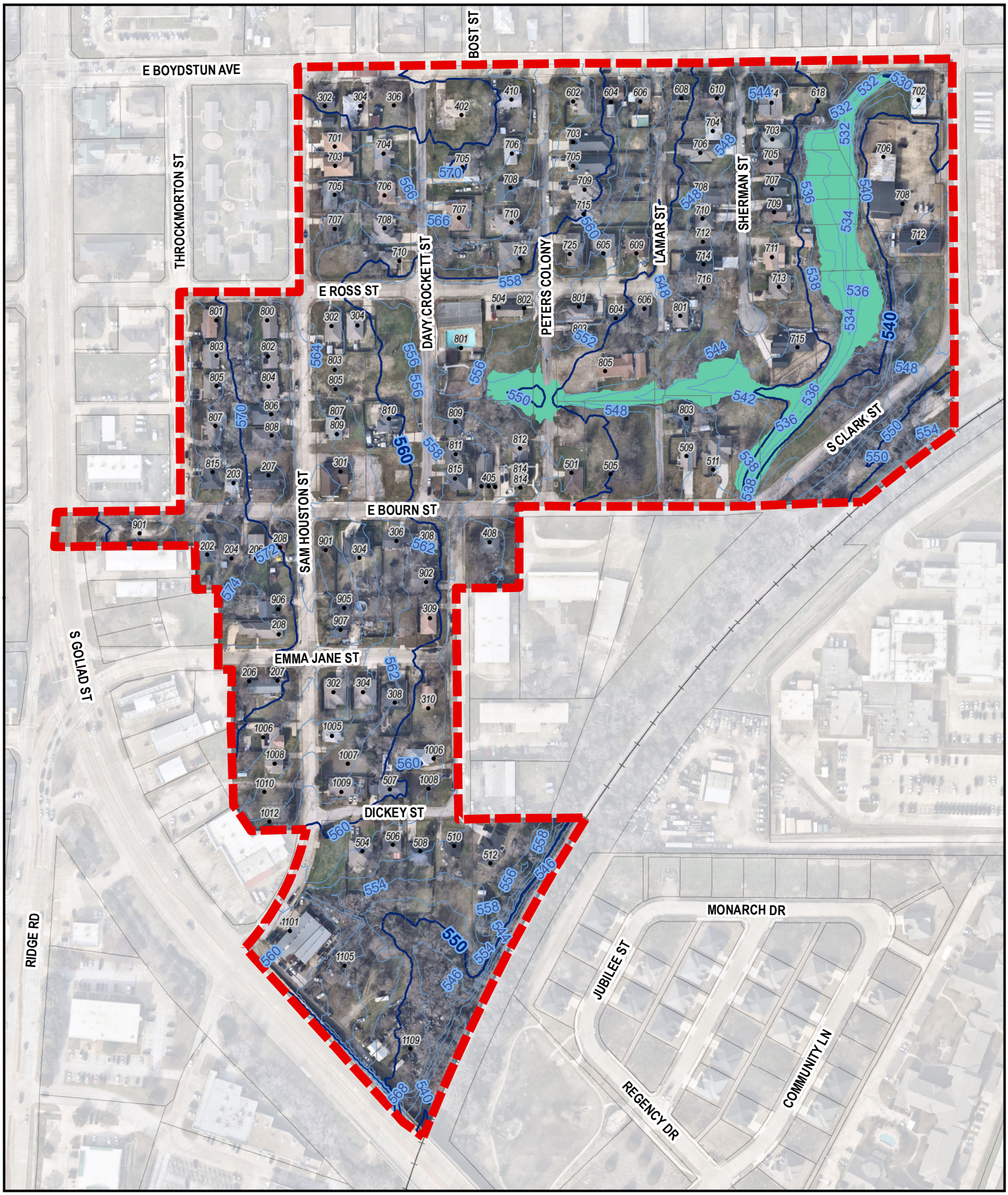

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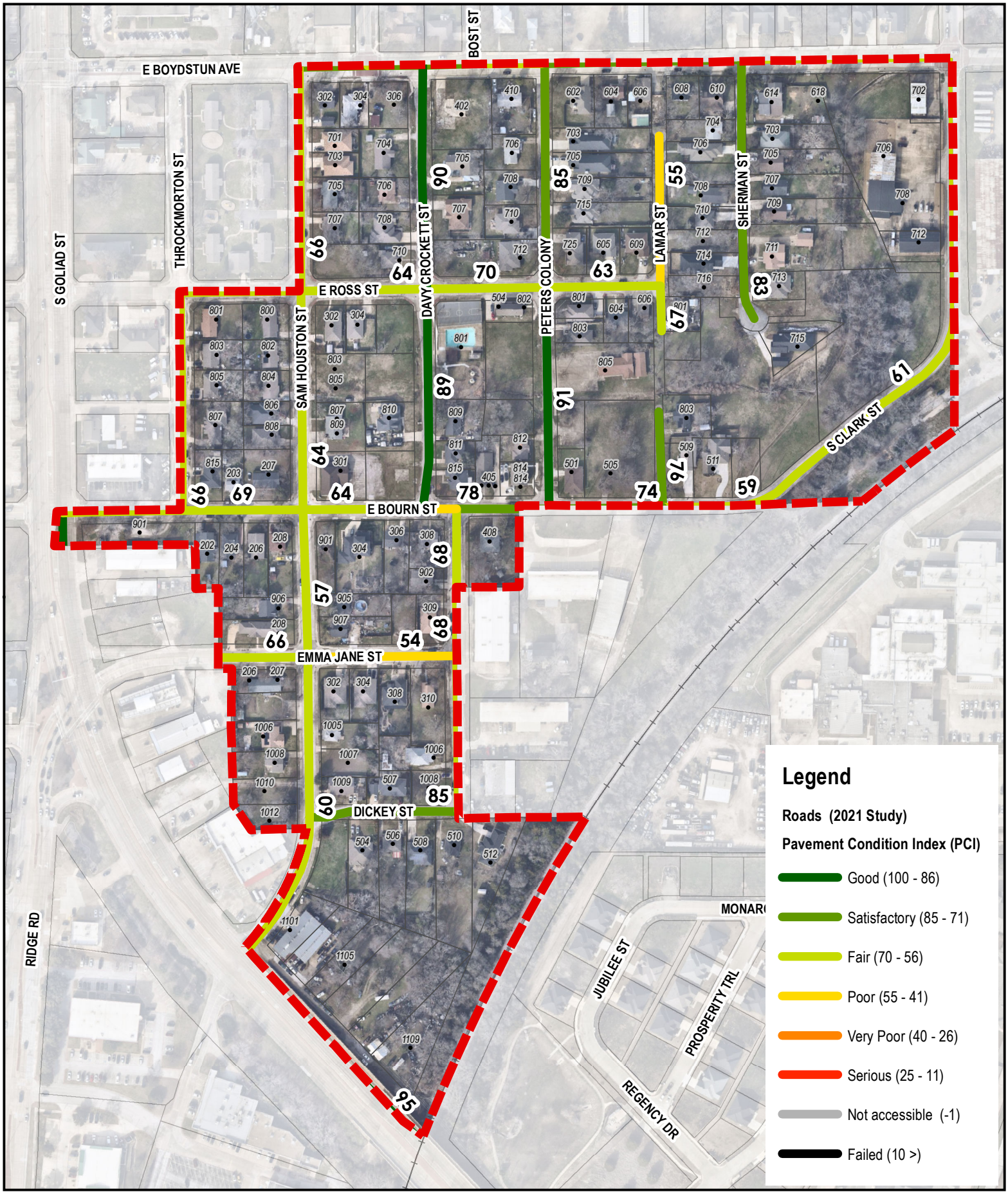

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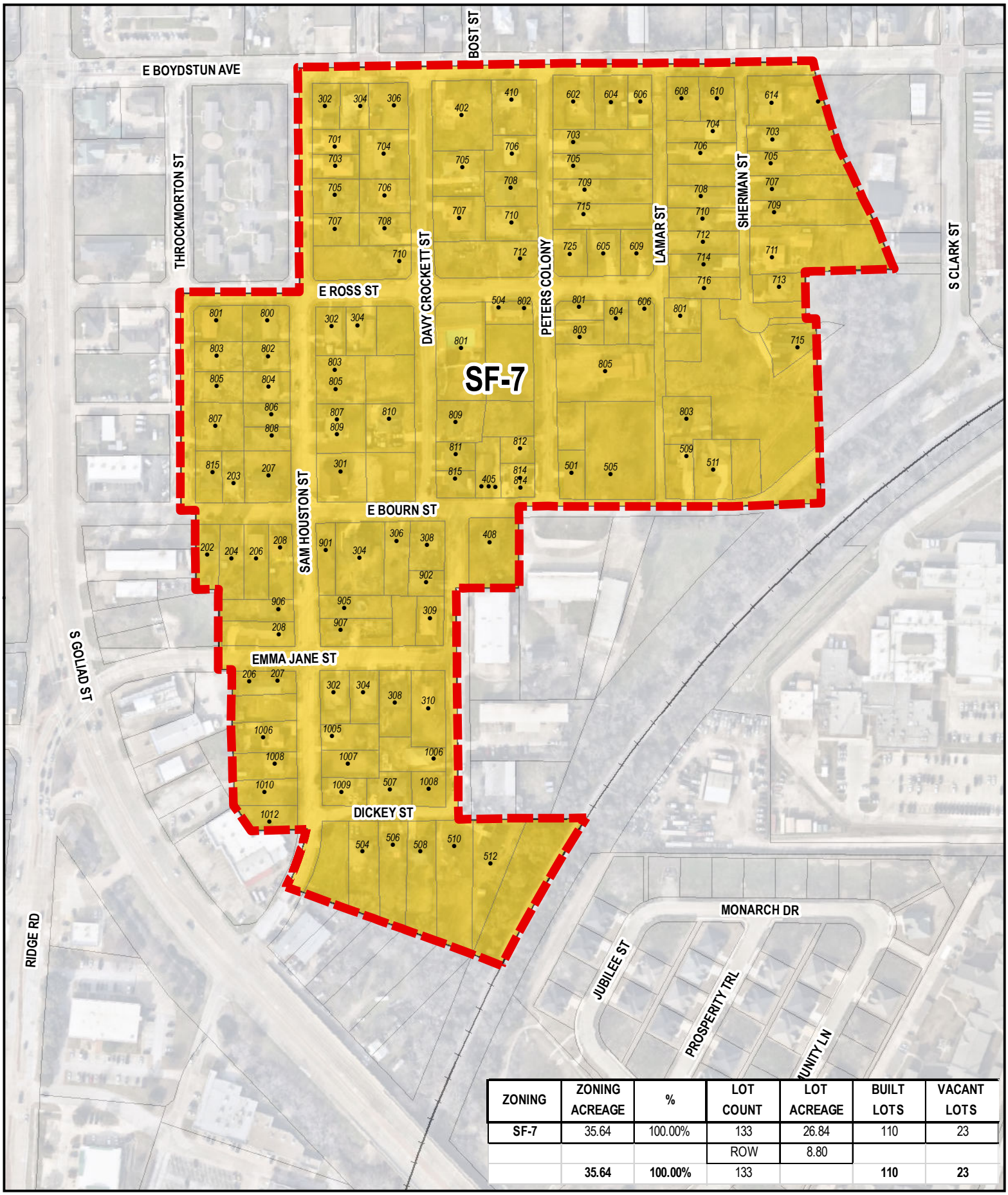
PROPERTY ANALYSIS OF THE SRO DISTRICT

PROP ID	SITUS NO	SITUS PRE	SITUS STREET	SITUS TYPE	ACREAGE	LAND VALUE	IMPRV VALUE	MARKET	YEAR BUILT	LIVING AREA	LEGAL NON-CON	BUILT STATUS	PARCEL USE	ZONING	LAND USE	STATE LU	FLOODPLAIN
21949	304	E	BOYDSTUN	AVE	0.13	$ 243,600.00	$ 46,400.00	$ 290,000.00	1980	1,178	NO	BUILT	Residential	SF-7	SF-7	A1	No
21946	704		DAVY CROCKETT		0.23	$ 145,000.00	$ 54,144.00	$ 199,144.00	1978	1,500	NO	BUILT	Residential	SF-7	SF-7	A1	No
21951	706		DAVY CROCKETT		0.17	$ 145,000.00	$ 69,957.00	$ 214,957.00	1984	1,020	NO	BUILT	Residential	SF-7	SF-7	A1	No
46866	204		BOURN		0.18	$ 145,000.00	$ 91,624.00	$ 236,624.00	1970	1,305	NO	BUILT	Residential	SF-7	SF-7	A1	No
14801	901	S	GOLIAD		0.27	$ 184,000.00	$ -	$ 184,000.00			NO	VACANT	Non-Residential	C	C	C2	No
65263	712		CLARK	ST	0.16	$ 137,234.00	$ 205,852.00	$ 343,086.00	1995	3,200	NO	BUILT	Non-Residential	PD-52	HC	F1	No
14819	508		DICKEY	ST	0.33	$ 145,000.00	$ 168,314.00	$ 313,314.00	2007	1,657	NO	BUILT	Residential	SF-7	SF-7	A1	No
21031	711	N	SHERMAN	ST	0.61	$ 217,500.00	$ 64,915.00	$ 282,415.00	1982	1,632	NO	BUILT	Residential	SF-7	SF-7	A1	Yes
14845	304		BOURN		0.34	$ 145,000.00	$ 449,397.00	$ 594,397.00	2021	1,993	NO	BUILT	Residential	SF-7	SF-7	O1	No
14844	306		BOURN	AVE	0.18	$ 145,000.00	$ 33,944.00	$ 178,944.00	1962	1,040	NO	BUILT	Residential	SF-7	SF-7	A1	No
14816	1109	S	GOLIAD		0.42	$ 116,000.00	$ 16,127.00	$ 132,127.00	1960	744	YES	VACANT	Non-Residential	C	C	A1	No
14821	504		DICKEY	ST	0.28	$ 145,000.00	$ 170,764.00	$ 315,764.00	2000	1,571	NO	BUILT	Residential	SF-7	SF-7	A1	No
21027	703		SHERMAN		0.21	$ 145,000.00	$ 124,882.00	$ 269,882.00	2007	1,420	NO	BUILT	Residential	SF-7	SF-7	A1	Yes
21028	705	N	SHERMAN	ST	0.24	$ 145,000.00	$ 50,444.00	$ 195,444.00	1994	1,207	NO	BUILT	Residential	SF-7	SF-7	A1	Yes
21029	707	N	SHERMAN	ST	0.26	$ 145,000.00	$ 120,529.00	$ 265,529.00	2007	1,458	NO	BUILT	Residential	SF-7	SF-7	A1	Yes
14388	714		SHERMAN	ST	0.16	$ 184,150.00	$ -	$ 184,150.00			NO	BUILT	Residential	SF-7	SF-7	C1	No
14817	512		DICKEY	ST	0.35	$ 145,000.00	$ -	$ 145,000.00			NO	BUILT	Residential	SF-7	SF-7	A1	No
14380	610	E	BOYDSTUN	AVE	0.15	$ 184,150.00	$ 250,519.00	$ 434,669.00	2006	1,187	NO	BUILT	Residential	SF-7	SF-7	A1	No
14378	702	S	CLARK	ST	0.15	$ 77,194.00	$ 115,792.00	$ 192,986.00	2000	1,800	NO	BUILT	Non-Residential	PD-52	HC	F1	Yes
21032	706	S	CLARK	ST	1.31	$ 221,496.00	$ 332,244.00	$ 553,740.00	2000	6,456	NO	BUILT	Non-Residential	PD-52	HC	F1	Yes
21034			CLARK	ST	0.05	$ 28,575.00	$ -	$ 28,575.00			NO	VACANT	Non-Residential	PD-52	HC	C1	No
14389	716		SHERMAN	ST	0.15	$ 184,150.00	$ -	$ 184,150.00			NO	VACANT	Residential	SF-7	SF-7	C1	No
21030	709	N	SHERMAN	ST	0.29	$ 145,000.00	$ 233,645.00	$ 378,645.00	2007	1,458	NO	BUILT	Residential	SF-7	SF-7	A1	Yes
21944	402	E	BOYDSTUN	AVE	0.41	$ 145,000.00	$ -	$ 145,000.00		1,718	NO	VACANT	Residential	SF-7	SF-7	A1	No
21939	604	E	BOYDSTUN	AVE	0.17	$ 145,000.00	$ 24,904.00	$ 169,904.00	1967	946	NO	BUILT	Residential	SF-7	SF-7	A1	No
14843	902		DAVY CROCKETT		0.09	$ 145,000.00	$ 88,175.00	$ 233,175.00	1950	1,000	NO	BUILT	Residential	SF-7	SF-7	A1	No
32089	614	E	BOYDSTUN	AVE	0.37	$ 145,000.00	$ 8,764.00	$ 153,764.00	1964	1,508	NO	BUILT	Residential	SF-7	SF-7	A1	Yes
14446	509	E	BOURN	AVE	0.15	$ 145,000.00	$ 132,553.00	$ 277,553.00	1976	1,008	NO	BUILT	Residential	SF-7	SF-7	A1	No
14447		E	BOURN		0.22	$ 101,500.00	$ 326,656.00	$ 428,156.00	2023	1,999	NO	BUILT	Residential	SF-7	SF-7	C1	Yes
14445	715		SHERMAN	ST	0.19	$ 184,150.00	$ -	$ 184,150.00			NO	BUILT	Residential	SF-7	SF-7	C1	Yes
14815		S	GOLIAD		0.42	$ 57,891.00	$ -	$ 57,891.00			NO	VACANT	Non-Residential	C	C	C2	No
21938	602	E	BOYDSTUN	AVE	0.22	$ 145,000.00	$ 154,093.00	$ 299,093.00	2005	1,254	NO	BUILT	Residential	SF-7	SF-7	A1	No
33107	713		SHERMAN	ST	0.14	$ 152,250.00	$ 41,750.00	$ 194,000.00	1990	1,276	NO	BUILT	Residential	SF-7	SF-7	A1	Yes
14812	1101	S	GOLIAD		0.27	$ 270,769.00	$ -	$ 270,769.00			NO	BUILT	Non-Residential	C	C	C2	No
14813	1105	S	GOLIAD		0.26	$ 35,153.00	$ -	$ 35,153.00			NO	VACANT	Non-Residential	C	C	C2	No
14814		S	GOLIAD		0.42	$ 61,681.00	$ -	$ 61,681.00			NO	VACANT	Non-Residential	C	C	C2	No
14818	510		DICKEY	ST	0.45	$ 145,000.00	$ 107,050.00	$ 252,050.00	1947	866	YES	BUILT	Residential	SF-7	SF-7	A1	No
14820	506		DICKEY	ST	0.28	$ 145,000.00	$ 161,280.00	$ 306,280.00	2008	1,112	NO	BUILT	Residential	SF-7	SF-7	A1	No
61961	507		DICKEY	ST	0.14	$ 145,000.00	$ 144,616.00	$ 289,616.00	2004	1,420	NO	BUILT	Residential	SF-7	SF-7	A1	No
46865	206		BOURN	AVE	0.18	$ 145,000.00	$ 83,299.00	$ 228,299.00	1996	1,300	NO	BUILT	Residential	SF-7	SF-7	A1	No
14852	202	E	BOURN	AVE	0.16	$ 145,000.00	$ 86,340.00	$ 231,340.00	1987	1,508	NO	BUILT	Residential	SF-7	SF-7	A1	No
16169	710		PETERS COLONY		0.17	$ 145,000.00	$ 165,792.00	$ 310,792.00	1972	1,680	NO	BUILT	Residential	SF-7	SF-7	A1	No
16171	707		DAVY CROCKETT		0.22	$ 145,000.00	$ 249,659.00	$ 394,659.00	2006	1,709	NO	BUILT	Residential	SF-7	SF-7	A1	No
16170	705		DAVY CROCKETT		0.23	$ 145,000.00	$ 242,036.00	$ 387,036.00	1958	2,092	NO	BUILT	Residential	SF-7	SF-7	A1	No
21953	708		DAVY CROCKETT		0.16	$ 145,000.00	$ 285,138.00	$ 430,138.00	2015	2,019	NO	BUILT	Residential	SF-7	SF-7	A1	No
16166	410	E	BOYDSTUN	AVE	0.24	$ 145,000.00	$ 27,986.00	$ 172,986.00	1975	1,152	NO	BUILT	Residential	SF-7	SF-7	A1	No
16167	706		PETERS COLONY		0.17	$ 145,000.00	$ 30,151.00	$ 175,151.00	1975	1,248	NO	BUILT	Residential	SF-7	SF-7	A1	No
16168	708		PETERS COLONY		0.18	$ 145,000.00	$ 179,094.00	$ 324,094.00	1970	1,360	NO	BUILT	Residential	SF-7	SF-7	A1	No
21987			DAVY CROCKETT		0.23	$ 126,000.00	$ -	$ 126,000.00			NO	VACANT	Residential	SF-7	SF-7	C1	No
21989	810		DAVY CROCKETT		0.23	$ 145,000.00	$ 165,615.00	$ 310,615.00	2003	1,732	NO	BUILT	Residential	SF-7	SF-7	A1	No
21992			DAVY CROCKETT		0.23	$ 62,617.00	$ -	$ 62,617.00			NO	VACANT	Residential	SF-7	SF-7	F1	No
21935	803		THROCKMORTON		0.14	$ 145,000.00	$ 43,737.00	$ 188,737.00	1981	1,100	NO	BUILT	Residential	SF-7	SF-7	A1	No
47005	815		DAVY CROCKETT	ST	0.10	$ 145,000.00	$ 119,102.00	$ 264,102.00	1998	1,150	NO	BUILT	Residential	MF-14	MF-14	A1	No
21984	403	E	BOURN	ST	0.14	$ 145,000.00	$ 338,558.00	$ 483,558.00	2021	531	YES	BUILT	Residential	MF-14	MF-14		No
21976	505	E	BOURN	ST	0.66	$ 174,000.00	$ -	$ 174,000.00			NO	VACANT	Residential	SF-7	SF-7	C1	Yes
21977	501	E	BOURN	AVE	0.12	$ 145,000.00	$ 59,192.00	$ 204,192.00	1975	1,226	NO	BUILT	Residential	SF-7	SF-7	A1	No
69596	803		PETERS COLONY		0.11	$ 145,000.00	$ 154,883.00	$ 299,883.00	2010	1,420	NO	BUILT	Residential	SF-7	SF-7	A1	No
21975	805		PETERS COLONY		0.13	$ 145,000.00	$ -	$ 145,000.00			NO	VACANT	Residential	SF-7	SF-7	C1	Yes
21974	805		PETERS COLONY		0.54	$ 239,928.00	$ 98,066.00	$ 337,994.00	1990	3,748	NO	BUILT	Residential	SF-7	QP	F1	Yes
64638	605	E	ROSS	ST	0.15	$ 145,000.00	$ 222,012.00	$ 367,012.00	2006	1,362	NO	BUILT	Residential	SF-7	SF-7	A1	No
21971	604	S	ROSS		0.10	$ 145,000.00	$ 93,351.00	$ 238,351.00	1975	912	NO	BUILT	Residential	SF-7	SF-7	A1	No
21945	712		PETERS COLONY		0.36	$ 152,250.00	$ 50,429.00	$ 202,679.00	1974	1,856	NO	BUILT	Residential	SF-7	SF-7	A1	No
64637	725		PETERS COLONY		0.15	$ 145,000.00	$ 165,397.00	$ 310,397.00	2006	1,375	NO	BUILT	Residential	SF-7	SF-7	A1	No
21934	801		THROCKMORTON		0.16	$ 145,000.00	$ 41,083.00	$ 186,083.00	1980	1,134	NO	BUILT	Residential	SF-7	SF-7	A1	No
69595	801		PETERS COLONY		0.09	$ 145,000.00	$ 163,107.00	$ 308,107.00	2011	1,489	NO	BUILT	Residential	SF-7	SF-7	A1	No
21973	606		ROSS		0.11	$ 145,000.00	$ 6,478.00	$ 151,478.00	1975	480	YES	VACANT	Residential	SF-7	SF-7	A1	No

14604	803		LAMAR		0.21	$ 145,000.00	$ 31,797.00	$ 176,797.00	1982	1,152	NO	BUILT	Residential	SF-7	SF-7	A1	Yes
14383	706		SHERMAN	ST	0.15	$ 145,000.00	$ 265,291.00	$ 410,291.00	2020	1,851	NO	BUILT	Residential	SF-7	SF-7	A1	No
14384	708		SHERMAN	ST	0.15	$ 184,150.00	$ 115,850.00	$ 300,000.00	1974	1,288	NO	BUILT	Residential	SF-7	SF-7	A1	No
14386	710		SHERMAN	ST	0.16	$ 184,150.00	$ 123,996.00	$ 308,146.00	1994	1,200	NO	BUILT	Residential	SF-7	SF-7	A1	No
14387	712		SHERMAN	ST	0.16	$ 131,900.00	$ -	$ 131,900.00			NO	VACANT	Residential	SF-7	SF-7	C1	No
14381	608	E	BOYDSTUN	AVE	0.14	$ 184,150.00	$ 119,806.00	$ 303,956.00	1975	874	YES	BUILT	Residential	SF-7	SF-7	A1	No
14382	704		SHERMAN	ST	0.15	$ 184,150.00	$ 44,699.00	$ 228,849.00	1980	936	NO	BUILT	Residential	SF-7	SF-7	A1	No
14385			SHERMAN	ST	0.15	$ 184,150.00	$ -	$ 184,150.00			NO	BUILT	Residential	SF-7	SF-7	C1	No
64641	709		PETERS COLONY		0.24	$ 145,000.00	$ 193,000.00	$ 338,000.00	2006	1,330	NO	BUILT	Residential	SF-7	SF-7	A1	No
64640	715		PETERS COLONY		0.24	$ 145,000.00	$ 222,193.00	$ 367,193.00	2006	1,330	NO	BUILT	Residential	SF-7	SF-7	A1	No
64639	609	E	ROSS	ST	0.15	$ 145,000.00	$ 157,263.00	$ 302,263.00	2006	1,362	NO	BUILT	Residential	SF-7	SF-7	A1	No
21955	701		SAM HOUSTON	ST	0.11	$ 145,000.00	$ 261,356.00	$ 406,356.00	2017	1,565	NO	BUILT	Residential	SF-7	SF-7	A1	No
21950	705		SAM HOUSTON		0.16	$ 145,000.00	$ 41,881.00	$ 186,881.00	1973	1,456	NO	BUILT	Residential	SF-7	SF-7	A1	No
21948	302	E	BOYDSTUN	AVE	0.12	$ 145,000.00	$ 28,492.00	$ 173,492.00	1985	600	YES	BUILT	Residential	SF-7	SF-7	A1	No
21952	707		SAM HOUSTON		0.14	$ 145,000.00	$ 110,281.00	$ 255,281.00	1975	1,162	NO	BUILT	Residential	SF-7	SF-7	A1	No
14832	1007		SAM HOUSTON		0.16	$ 140,000.00	$ -	$ 140,000.00			NO	VACANT	Residential	SF-7	SF-7	C1	No
14831	1005		SAM HOUSTON		0.14	$ 145,000.00	$ 14,087.00	$ 159,087.00	1956	624	YES	BUILT	Residential	SF-7	SF-7	A1	No
14833	1009		SAM HOUSTON		0.12	$ 145,000.00	$ 146,364.00	$ 291,364.00	2004	1,450	NO	BUILT	Residential	SF-7	SF-7	A1	No
14822			DICKEY	ST	0.26	$ 145,000.00	$ -	$ 145,000.00			NO	VACANT	Residential	SF-7	SF-7	C1	No
21954	710		DAVY CROCKETT		0.32	$ 145,000.00	$ 25,420.00	$ 170,420.00	1975	1,013	NO	BUILT	Residential	SF-7	SF-7	A1	No
14811	1101	S	GOLIAD		0.20	$ 225,580.00	$ 216,074.00	$ 441,654.00	1988	6,870	NO	BUILT	Non-Residential	C	C	F1	No
21932	802		SAM HOUSTON		0.14	$ 145,000.00	$ 39,954.00	$ 184,954.00	1975	1,653	NO	BUILT	Residential	SF-7	SF-7	A1	No
21931	800		SAM HOUSTON		0.16	$ 145,000.00	$ 110,283.00	$ 255,283.00	1979	1,539	NO	BUILT	Residential	SF-7	SF-7	A1	No
14846			BOURN		0.13	$ 87,000.00	$ -	$ 87,000.00			NO	BUILT	Residential	SF-7	SF-7	C1	No
14847	208		BOURN		0.17	$ 145,000.00	$ 113,806.00	$ 258,806.00	2003	858	YES	BUILT	Residential	SF-7	SF-7	A1	No
14841	905		SAM HOUSTON		0.16	$ 72,500.00	$ 21,442.00	$ 93,942.00	1967	828	YES	BUILT	Residential	SF-7	SF-7		No
14849	906		SAM HOUSTON		0.16	$ 145,000.00	$ 177,862.00	$ 322,862.00	2004	1,044	NO	BUILT	Residential	SF-7	SF-7	A1	No
14826			SAM HOUSTON		0.18	$ 12,000.00	$ 1,476.00	$ 13,476.00	1980	1,480	NO	BUILT	Residential	SF-7	SF-7	C2	No
14825	1006		SAM HOUSTON		0.19	$ 145,000.00	$ 149,652.00	$ 294,652.00	1987	1,600	NO	BUILT	Residential	SF-7	SF-7	A1	No
14824	1008		SAM HOUSTON		0.17	$ 145,523.00	$ 19,255.00	$ 164,778.00	1955	860	YES	BUILT	Residential	SF-7	SF-7	F1	No
14823	1010		SAM HOUSTON		0.16	$ 125,900.00	$ -	$ 125,900.00			NO	VACANT	Residential	SF-7	SF-7	C1	No
14855	1012		SAM HOUSTON		0.13	$ 76,305.00	$ -	$ 76,305.00			NO	VACANT	Residential	SF-7	SF-7	C1	No
14448			LAMAR		0.16	$ 73,660.00	$ -	$ 73,660.00			NO	VACANT	Residential	SF-7	SF-7	C1	Yes
14449			BOURN	ST	1.40	$ 184,150.00	$ -	$ 184,150.00			NO	VACANT	Residential	SF-7	SF-7	C1	Yes
27046			CLARK		1.51	$ 160,083.00	$ -	$ 160,083.00			NO	BUILT	Non-Residential	PD-52	HC	C2	Yes
14842	308		BOURN		0.17	$ 290,000.00	$ 24,788.00	$ 314,788.00	1979	1,044	NO	BUILT	Residential	SF-7	SF-7	A1	No
13142	408		BOURN	AVE	0.34	$ 145,000.00	$ 120,076.00	$ 265,076.00	1998	1,130	NO	BUILT	Residential	SF-7	SF-7	A1	No
14835	1008		DAVY CROCKETT		0.12	$ 145,000.00	$ 30,274.00	$ 175,274.00	1968	960	NO	BUILT	Residential	SF-7	SF-7	A1	No
14834	1006		DAVY CROCKETT		0.19	$ 145,000.00	$ 168,058.00	$ 313,058.00	1940	1,458	NO	BUILT	Residential	SF-7	SF-7	A1	No
14837	308		EMMA JANE		0.21	$ 145,000.00	$ 173,847.00	$ 318,847.00	2004	1,543	NO	BUILT	Residential	SF-7	SF-7	A1	No
14836	310		EMMA JANE		0.26	$ 145,000.00	$ 24,998.00	$ 169,998.00	1975	1,056	NO	BUILT	Residential	SF-7	SF-7	A1	No
14840	907		SAM HOUSTON		0.19	$ 145,000.00	$ 53,736.00	$ 198,736.00	1997	928	NO	BUILT	Residential	SF-7	SF-7	A1	No
14839			EMMA	LN	0.12	$ 142,586.00	$ -	$ 142,586.00			NO	VACANT	Residential	SF-7	SF-7	A5	No
14838	309		EMMA JANE	ST	0.13	$ 145,000.00	$ 166,382.00	$ 311,382.00	2014	1,460	NO	BUILT	Residential	SF-7	SF-7	A1	No
14827	206-207		EMMA JANE	ST	0.14	$ 145,000.00	$ 68,346.00	$ 213,346.00	1967	1,680	NO	BUILT	Residential	SF-7	SF-7	B1	No
21985	302	E	ROSS		0.14	$ 145,000.00	$ 164,320.00	$ 309,320.00	2013	1,420	NO	BUILT	Residential	SF-7	SF-7	A1	No
21986			DAVEY CROCKETT		0.17	$ 145,000.00	$ -	$ 145,000.00			NO	VACANT	Residential	SF-7	SF-7	C2	No
21991	301	E	BOURN	ST	0.23	$ 179,816.00	$ 76,397.00	$ 256,213.00	1920	3,578	NO	BUILT	Residential	SF-7	QP	F1	No
21990	809		SAM HOUSTON		0.23	$ 145,000.00	$ 30,658.00	$ 175,658.00	1969	1,200	NO	BUILT	Residential	SF-7	SF-7	B2	No
21988	805		SAM HOUSTON		0.23	$ 145,000.00	$ -	$ 145,000.00			NO	VACANT	Residential	SF-7	SF-7	C1	No
83705	304	E	ROSS	AVE	0.14	$ 145,000.00	$ 160,303.00	$ 305,303.00	2012	1,400	NO	BUILT	Residential	SF-7	SF-7	A1	No
21937	606	E	BOYDSTUN	AVE	0.12	$ 145,000.00	$ 2,350.00	$ 147,350.00	1957	823	YES	BUILT	Residential	SF-7	SF-7	A1	No
47006	811		DAVY CROCKETT	ST	0.11	$ 145,000.00	$ 129,979.00	$ 274,979.00	1998	1,095	NO	BUILT	Residential	MF-14	MF-14	A1	No
21981	812		PETERS COLONY		0.09	$ 145,000.00	$ 46,882.00	$ 191,882.00	1980	1,016	NO	BUILT	Residential	MF-14	MF-14	A1	No
21936	805		THROCKMORTON		0.14	$ 145,000.00	$ 157,955.00	$ 302,955.00	2017	1,084	NO	BUILT	Residential	SF-7	SF-7	A1	No
21933	804		SAM HOUSTON		0.14	$ 145,000.00	$ 37,665.00	$ 182,665.00	1975	1,508	NO	BUILT	Residential	SF-7	SF-7	A1	No
21996	815		THROCKMORTON		0.13	$ 145,000.00	$ 167,087.00	$ 312,087.00	2004	1,721	NO	BUILT	Residential	SF-7	SF-7	A1	No
21997	203	E	BOURN		0.11	$ 145,000.00	$ 16,943.00	$ 161,943.00	1960	832	YES	BUILT	Residential	SF-7	SF-7	A1	No
21995	207		BOURN	AVE	0.23	$ 145,000.00	$ 94,149.00	$ 239,149.00	1995	1,525	NO	BUILT	Residential	SF-7	SF-7	A1	No
21983			PETERS COLONY		0.35	$ 130,500.00	$ -	$ 130,500.00			NO	VACANT	Residential	MF-14	MF-14	C1	Yes
21982	504		ROSS		0.10	$ 145,000.00	$ 262,760.00	$ 407,760.00	2017	420	YES	BUILT	Residential	MF-14	MF-14	A1	No
21978	801		DAVY CROCKETT		0.47	$ 62,617.00	$ 12,600.00	$ 75,217.00	1980	2,177	NO	BUILT	Non-Residential	MF-14	OS	C1	Yes
86946	809		DAVY CROCKETT		0.19	$ 145,000.00	$ 34,358.00	$ 179,358.00	1955	1,463	NO	BUILT	Residential	MF-14	MF-14	A1	Yes
86947			PETERS COLONY	ST	0.17	$ 145,000.00	$ -	$ 145,000.00			NO	VACANT	Residential	MF-14	MF-14	C1	Yes
21993	806		SAM HOUSTON	ST	0.11	$ 145,000.00	$ 226,481.00	$ 371,481.00	2017	1,547	NO	BUILT	Residential	SF-7	SF-7	A1	No
88708	808		SAM HOUSTON	ST	0.11	$ 145,000.00	$ 182,002.00	$ 327,002.00	2015	1,154	NO	BUILT	Residential	SF-7	SF-7	A1	No
21994	807		THROCKMORTON		0.23	$ 145,000.00	$ 117,383.00	$ 262,383.00	1988	2,284	NO	BUILT	Residential	SF-7	SF-7	A1	No
91090	703		SAM HOUSTON	ST	0.11	$ 145,000.00	$ 240,553.00	$ 385,553.00	2017	1,532	NO	BUILT	Residential	SF-7	SF-7	A1	No
21949	304	E	BOYDSTUN	AVE	0.18	$ 243,600.00	$ 46,400.00	$ 290,000.00	1980	1,178	NO	BUILT	Residential	SF-7	SF-7	A1	No
21937	606	E	BOYDSTUN	AVE	0.12	$ 145,000.00	$ 2,350.00	$ 147,350.00	1957	823	YES	BUILT	Residential	SF-7	SF-7	A1	No
14390	801		LAMAR		0.12	$ 145,000.00	$ 196,752.00	$ 341,752.00	2017	1,326	NO	BUILT	Residential	SF-7	SF-7	A1	No

95761	N/A					0.10	$ 145,000.00	$ -	$ 145,000.00			NO	VACANT	Residential	SF-7	SF-7	A1	No
97706	302		EMMA JANE			0.15	$ 145,000.00	$ 283,235.00	$ 428,235.00	2018	1,843	NO	BUILT	Residential	SF-7	SF-7	A1	No
97707	304		EMMA JANE			0.15	$ 145,000.00	$ 246,437.00	$ 391,437.00	2018	1,843	NO	BUILT	Residential	SF-7	SF-7	A1	No
14850	208		EMMA JANE	ST		0.17	$ 145,000.00	$ 245,000.00	$ 390,000.00	2019	1,800	NO	BUILT	Residential	SF-7	SF-7	A1	No
101861	705		PETERS COLONY			0.24	$ 145,000.00	$ 305,000.00	$ 450,000.00	2020	1,813	NO	BUILT	Residential	SF-7	SF-7		No
21940	703		PETERS COLONY			0.24	$ 145,000.00	$ 344,522.00	$ 489,522.00	2020	1,813	NO	BUILT	Residential	SF-7	SF-7	C1	No
21984		E	BOURN			0.11	$ 145,000.00	$ 338,558.00	$ 483,558.00	2021	531	YES	BUILT	Residential	MF-14	MF-14		No
14445	715		SHERMAN	ST		0.03	$ 184,150.00	$ -	$ 184,150.00			NO	BUILT	Residential	SF-7	SF-7	C1	Yes
					TOTAL:	32.28	$ 21,194,858.00	$ 14,611,003.00	$ 35,805,861.00									
					ROW:	11.67												
					TOTAL ACREAGE:	43.95												



ZONING	ZONING ACREAGE	%	LOT COUNT	LOT ACREAGE	BUILT LOTS	VACANT LOTS
SF-7	35.64	100.00%	133	26.84	110	23
			ROW	8.80		
	35.64	**100.00%**	133		**110**	**23**

City of Rockwall
Planning and 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 Information is the sole responsibility of the end user.

(J) *Lighting Standards*. In addition to the requirements of the outdoor lighting requirements no light pole, pole base or combination thereof shall exceed 20 feet in the North Goliad Corridor Overlay District. All lighting fixtures shall focus light downward and be contained on the site. Lighting elements shall be incandescent, metal Halide, or halogen only. No HID or fluorescent lights (except fluorescent bulbs that screw into standard socket fixtures) may be used on the exterior of buildings. All street lighting shall meet the specifications for a *B1* & *B2* contained in Subsection (I), *Streetscape Elements*, of Section 04.07, *Downtown (DT) District*, of the Unified Development Code (UDC).

(K) *Variance*. The City Council may, upon request from the applicant, grant a variance to any provision of this section where unique or extraordinary conditions exist or where strict adherence to the provisions of this section would create a hardship. Approval of any variance to any provision of this section shall require City Council approval by a three-quarter majority vote of those City Council members present with a minimum of four affirmative votes.

SUBSECTION 06.05: SOUTHSIDE RESIDENTIAL NEIGHBORHOOD OVERLAY (SRO) DISTRICT

(A) *Purpose*. The purpose of the overlay district is to provide the flexibility necessary for allowing infill and redevelopment of the Southside Neighborhood, while maintaining and protecting the character and integrity of the existing neighborhood.

~~(B) *Other Requirements*. Any requirements not specifically stated in this section shall comply with the Single-Family 7 (SF-7) District requirements.~~

~~(C) *Area Requirements*.~~

~~(1) Minimum lot area: 5,000 square feet.~~

~~(2) Maximum number of single-family detached dwellings units per lot: One.~~

~~(3) Minimum square footage per dwelling unit: 900 square feet.~~

~~(4) Minimum lot frontage on a public street: 50 feet.~~

~~(5) Minimum lot depth: 100 feet.~~

~~(6) Minimum depth of front yard setback: 20 feet.~~

~~(7) Minimum depth of rear yard setback: 10 feet.~~

~~(8) Minimum width of side yard setback:~~

~~(a) Internal lot: 6 feet.~~

~~(b) Abutting street: 15 feet.~~

~~(c) Abutting an arterial: 20 feet.~~

~~(9) Minimum distance between separate buildings on the same lot or parcel of land: ten feet.~~

~~(10) Minimum length of driveway pavement from the public right-of-way for rear or side yards: 20 feet.~~

~~(11) Maximum building coverage as a percentage of lot area: 40%.~~

~~(12) Maximum building height: 32 feet.~~

~~(13) Minimum number of paved off-street parking spaces required for:~~

~~(a) One single-family dwelling unit: Two (2) Parking Spaces. An enclosed garage shall not be considered in meeting the off-street parking requirements.~~

~~(b) All other uses: see Article 06, *Parking and Loading*, of the Unified Development Code (UDC).~~

~~(D)~~(B) *Consideration of Special Request in Furtherance of Neighborhood Preservation*. The City Council may consider special requests in furtherance of neighborhood preservation and enhancement within the established neighborhood preservation overlay district. Such requests may include, but not necessarily be limited to neighborhood signage plans, the use of alternate building materials reductions in the building setbacks, or other requests submitted for consideration to the ~~planning~~ Planning and ~~zoning~~ Zoning ~~department~~Department.

Upon receipt of such requests, the Planning and Zoning Commission shall review the case and forward a recommendation to the City Council for consideration. The City Council may approve special request. Any such approval shall preempt any other underlying zoning restrictions in the Unified Development Code (UDC). Such special requests may be denied by the City Council by the passage of a motion to deny.

Special requests shall *not* include any request to change the land use of a property.

SUBSECTION 06.06: IH-30 OVERLAY (IH-30 OV) DISTRICT

(A) *Purpose*. The intent of the IH-30 Overlay (IH-30 OV) District is to provide for consistent development of office, retail and commercial areas in concert with the most efficient and aesthetically pleasing appearance of the frontage, which serves as the initial impression to those visiting and passing through the City of Rockwall. In order to ensure that the visual impact of development does not detrimentally affect the area in which it is proposed, landscaping plans, building elevations and site plans are required. Architectural compatibility will be reviewed through the Architectural Review Board (ARB). These development requirements shall apply to non-residential and multi-family land uses only, single-family land uses shall be excluded from these standards except as otherwise stated.

(B) *Application and Boundaries*. The IH-30 Overlay (IH-30 OV) District includes the entirety of all properties which adjoin or are located within 500-feet of the future right-of-way of IH-30. The IH-30 Overlay (IH-30 OV) District spans east to west along IH-30 from the eastern city limits (approximately 3,600-feet east of FM 549), west to the western city limit line along Lake Ray Hubbard. The standards and regulations set forth in the IH-30 Overlay (IH-30 OV) District are superimposed and shall supersede the standards and regulations of any underlying zoning district which are in conflict.

(C) *Overlay District Standards*. If any portion of a property is situated within the boundaries of the IH-30 Overlay (IH-30 OV) District, the entire property shall be subject to the requirements of Section 06.02, *General Overlay District Standards*.

SUBSECTION 06.07: SH-205 OVERLAY (SH-205 OV) DISTRICT

(A) *Purpose*. The intent of the SH-205 Overlay (SH-205 OV) District is to provide for consistent development of office, retail and

CITY OF ROCKWALL

ORDINANCE NO. 25-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, BY AMENDING SUBSECTION 06.05, *SOUTHSIDE RESIDENTIAL NEIGHBORHOOD OVERLAY (SRO) DISTRICT*, OF ARTICLE 05, *DISTRICT DEVELOPMENT STANDARDS*, *EXHIBITS 'A' THROUGH 'G'* OF THIS ORDINANCE; 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, an amendment to the City of Rockwall's Unified Development Code [*Ordinance No. 20-02*] has been initiated by the City Council in accordance with Subsections 02.01(B)(1) and 02.01(C)(1) of Article 11, *Development Review Procedures*, of the Unified Development Code (UDC) to make changes to the Southside Residential Neighborhood Overlay (SRO) District as contained in Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*]; and,

WHEREAS, the Southside Residential Neighborhood Overlay (SRO) District was adopted on June 3, 1996 by *Ordinance No. 96-12* for the purpose of allowing "…flexibility necessary for the redevelopment [*of the Southside Neighborhood*] while protecting the integrity of the neighborhood …"; and,

WHEREAS, the City Council of the City of Rockwall has determined that changes to the Southside Residential Neighborhood Overlay (SRO) District -- *including changing the boundaries of the district and the existing base zoning district for certain properties in the district* -- are needed to ensure the district continues to preserve the Southside Neighborhood while accommodating new residential infill development within the district; 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 city's corporate boundaries, and the governing body in the exercise of its legislative discretion, has concluded that *Ordinance No. 96-12* and the Unified Development Code [*Ordinance No. 20-02*] should be amended as follows:

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

SECTION 1. That the approval of this ordinance shall supersede all requirements stipulated by *Ordinance No. 96-12*;

SECTION 2. That the current boundaries of the Southside Residential Neighborhood Overlay (SRO) District are described in *Exhibit 'A'* of this ordinance and depicted in *Exhibit 'B'* of this ordinance;

SECTION 3. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, Texas, as here to fore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to change the boundary of the Southside Residential Neighborhood Overlay (SRO) District as described in *Exhibit 'C'* of this ordinance and depicted in *Exhibit 'D'* of this ordinance;

SECTION 4. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, Texas, as here to fore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to change the property described in *Exhibit 'E'* of this ordinance and depicted in *Exhibit 'F'* of this ordinance from a Multi-Family 14 (MF-14) District to a Single-Family 7 (SF-7) District;

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SECTION 5. That the property described in *Exhibit 'E'* of this ordinance and depicted in *Exhibit 'F'* of this ordinance shall be used only in the manner and for the purposes provided for a *Single-Family 7 (SF-7) District* as stipulated by Subsection 01.01, *Use of Land and Buildings*, of Article 04, *Permissible Uses*, and Subsection 03.09, *Single-Family 7 (SF-7) District*, and Subsection 06.05, *Southside Residential Neighborhood Overlay (SRO) 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 6. That Subsection 06.05, *Southside Residential Neighborhood Overlay (SRO) District*, of Article 05, *District Development Standards*, of the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended as specifically described in *Exhibit 'G'* of this ordinance;

SECTION 7. That the official zoning map of the City of Rockwall be corrected to reflect the changes in the zoning described herein;

SECTION 8. 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 9. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars ($2,000.00*) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 10. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code [*Ordinance No. 20-02*], and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 11. 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 6TH DAY OF OCTOBER, 2025.

_____
Tim McCallum, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *September 15, 2025*

2nd Reading: *October 6, 2025*

DRAFT ORDINANCE 08.18.2025

EXHIBIT 'A'

Description of the Boundary of the Southside Residential Neighborhood Overlay (SRO) District as Approved by Ordinance No. 96-12

BEING 43.955 acres of land situated in Abstract 255, B.J.T. Smith Survey in the County of Rockwall, Texas and being more particularly described by metes and bounds as follows:

BEGINNING in the Southeastern corner of Tract 35, Abstract 255, also known as 408 Bourne St., RCAD # 13142 *(NAD83 Texas State Plane GPS Coordinate (Grid): E2,595,231.526, N7,024,244.726 Feet);*

1 **THENCE** South 89°-39'-26" West, to the Centerline of Davy Crockett Street, a distance of 128.809 feet for a corner;
2 **THENCE** South 00°-34'-31" East, along said Centerline, a distance of 473.988 feet for a corner;
3 **THENCE** North 87°-48'-46" East, a distance of 28.96 feet to a point;
4 **THENCE** North 88°-58'-53" East, a distance of 111.243 feet to a point;
5 **THENCE** North 89°-56'-26" East, a distance of 121.614 feet to the beginning of a curve;
6 **THENCE** along said curve to the left, also being the Centerline of the Union Pacific / Dallas Garland Northeast Railroad, having an angle of 05°-09'-41", and a radius of 3,874.726 feet, with a chord bearing of South 29°-54-33" West, and a chord distance of 348.927 feet;
7 **THENCE** continuing along said curve to the left, having an angle of 05°-42'-17", and a radius of 3,874.726 feet, with a chord bearing of South 24°-28-34" West, and a chord distance of 385.639 feet;
8 **THENCE** North 53°-43'-12" West, a distance of 53.345 feet to a point;
9 **THENCE** North 42°-12'-26" West, a distance of 142.839 feet to a point;
10 **THENCE** North 42°-18'-05" West, a distance of 197.046 feet to a point;
11 **THENCE** North 41°-50'-24" West, a distance of 142.159 feet to the beginning of a curve;
12 **THENCE** along said curve to the left having an angle of 16°-06'-50", and a radius of 535.538 feet, with a chord bearing of North 33°-59'-03" East, and a chord distance of 150.119 feet;
13 **THENCE** continuing along said curve to the left, having an angle of 13°-21'-16", and a radius of 535.538 feet, with a chord bearing of North 19°-15'-00" East, and a chord distance of 124.541 feet;
14 **THENCE** South 88°-36'-15" West, a distance of 112.868 feet for a corner;
15 **THENCE** North 34°-50'-07" West, a distance of 63.396 feet for a corner;
16 **THENCE** North 01°-52'-07" W, a distance of 160.64 feet to a point;
17 **THENCE** North 00°-56'-20" East, a distance of 118.181 feet for a corner;
18 **THENCE** South 89°-44'-51" West, generally along the South Right of Way of Emma Jane Street, a distance of 28.524 feet for a corner;
19 **THENCE** North 00°-17'-45" East, a distance of 164.502 feet for a corner;
20 **THENCE** South 88°-33'-45" West, a distance of 47.169 feet for a corner;
21 **THENCE** North 00°-18'-59" West, a distance of 90.722 feet for a corner;
22 **THENCE** South 89°-24'-02" West, to the approximate Centerline of South Goliad Street, a distance of 288.387 feet for a corner;
23 **THENCE** North 03°-37'-36" East, along said Centerline, a distance of 71.405 feet for a corner;
24 **THENCE** North 89°-13'-13" East, a distance of 253.722 feet for a corner;
25 **THENCE** North 00°-18'-07" West, approximately along the Centerline of Throckmorton Street, a distance of 447.103 feet for a corner;
26 **THENCE** North 89°-51'-01" East, approximately along the Centerline of Ross Street, a distance of 245.605 feet for a corner;
27 **THENCE** North 00°-20'-52" West, approximately along the Centerline of Sam Houston Street, a distance of 459.89 feet for a corner;
28 **THENCE** North 89°-11'-04" East, approximately along the Centerline of East Boydstun Avenue, a distance of 542.823 feet to a point;
29 **THENCE** North 89°-44'-54" East, a distance of 293.06 feet to a point;
30 **THENCE** North 88°-54'-08" East, a distance of 219.483 feet for a corner;
31 **THENCE** North 89°-09'-02" East, a distance of 285.502 feet to a point;
32 **THENCE** South 00°-26'-15" East, along the approximate Centerline of South Clark Street, a distance of 508.037 feet to a point;
33 **THENCE** South 00°-02'-43" East, a distance of 255.536 feet to the beginning of a curve;
34 **THENCE** along said curve to the left having an angle of 04°-24'-39", and a radius of 2641.593 feet, with a chord bearing of South 52°-48'-37" West, and a chord distance of 203.31 feet;
35 **THENCE** continuing along said curve to the left having an angle of 00°-26'-58", and a radius of 4328.33 feet, with a chord bearing of South 50°-22'-50" West, and a chord distance of 33.944 feet;
36 **THENCE** South 88°-31'-09" West, a distance of 84.579 feet for a corner;

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37 **THENCE** South 87°-51'-02" West, a distance of 181.023 feet to a point;
38 **THENCE** South 89°-57'-17" West, generally along the Centerline of East Bourn Street, a distance of 438.243 feet for a corner;
39 **THENCE** South 00°-04'-29" East, along the east property line of Abstract 255, Tract 35, a distance of 166.167 feet to the POINT OF BEGINNING AND CONTAINING 43.955 acres of land (1,914,686.560 square feet) more or less.

DRAFT ORDINANCE 08.18.2025

EXHIBIT 'B'

Depiction of the Boundary of the Southside Residential Neighborhood Overlay (SRO) District as Approved by Ordinance No. 96-12

BEING 35.632 acres of land situated in Abstract 255, B.J.T. Smith Survey in the County of Rockwall, Texas and being more particularly described by metes and bounds as follows:

BEGINNING in the Southeastern corner of Tract 35, Abstract 255, also known as 408 Bourne St., RCAD # 13142 *(NAD83 Texas State Plane GPS Coordinate (Grid): E2,595,231.526, N7,024,244.726 Feet);*

1 **THENCE** South 89°-39'-26" West, to the Centerline of Davy Crockett Street, a distance of 128.809 feet for a corner;
2 **THENCE** South 00°-34'-31" East, along said Centerline, a distance of 473.988 feet for a corner;
3 **THENCE** North 87°-48'-46" East, a distance of 28.96 feet to a point;
4 **THENCE** North 88°-58'-53" East, a distance of 111.243 feet to a point;
5 **THENCE** North 89°-56'-26" East, a distance of 121.614 feet to the beginning of a curve;
6 **THENCE** along said curve to the left, also being the Centerline of the Union Pacific / Dallas Garland Northeast Railroad, having an angle of 05°-09'-41", and a radius of 3,874.726 feet, with a chord bearing of South 29°-54-33" West, and a chord distance of 348.927 feet;
7 **THENCE** North 68°-36'-05" West, a distance of 65.092 feet to a point;
8 **THENCE** North 70°-03'-36" West, a distance of 367.083 feet to a point;
9 **THENCE** North 70°-28'-57" West, a distance of 37.111 feet to the beginning of a curve;
10 **THENCE** along said curve to the left having an angle of 13°-21'-16", and a radius of 535.538 feet, with a chord bearing of North 19°-15'-00" East, and a chord distance of 124.541 feet;
11 **THENCE** South 88°-36'-15" West, a distance of 112.868 feet for a corner;
12 **THENCE** North 34°-50'-07" West, a distance of 63.396 feet for a corner;
13 **THENCE** North 01°-52'-07" W, a distance of 160.64 feet to a point;
14 **THENCE** North 00°-56'-20" East, a distance of 118.181 feet for a corner;
15 **THENCE** South 89°-44'-51" West, generally along the South Right of Way of Emma Jane Street, a distance of 28.524 feet for a corner;
16 **THENCE** North 00°-17'-45" East, a distance of 164.502 feet for a corner;
17 **THENCE** South 88°-33'-45" West, a distance of 47.169 feet for a corner;
18 **THENCE** North 00°-18'-59" West, a distance of 162.886 feet for a corner;
19 **THENCE** South 89°-06'-13" West, a distance of 29.761 feet for a corner;
20 **THENCE** North 00°-18'-07" West, approximately along the Centerline of Throckmorton Street, a distance of 447.103 feet for a corner;
21 **THENCE** North 89°-51'-01" East, approximately along the Centerline of Ross Street, a distance of 245.605 feet for a corner;
22 **THENCE** North 00°-20'-52" West, approximately along the Centerline of Sam Houston Street, a distance of 459.89 feet for a corner;
23 **THENCE** North 89°-11'-04" East, approximately along the Centerline of East Boydstun Avenue, a distance of 542.823 feet to a point;
24 **THENCE** North 89°-44'-54" East, a distance of 293.06 feet to a point;
25 **THENCE** North 88°-54'-08" East, a distance of 219.483 feet for a corner;
26 **THENCE** South 13°-00'-08" East, a distance of 28.997 feet to a point;
27 **THENCE** South 17°-14'-42" East, a distance of 160.325 feet to a point;
28 **THENCE** South 26°-04'-55" East, a distance of 170.351 feet to a point;
29 **THENCE** South 22°-05'-12" East, a distance of 99.356 feet for a corner;
30 **THENCE** South 88°-14'-08" West, a distance of 182.46 feet for a corner;
31 **THENCE** South 01°-09'-25" East, a distance of 95.897 feet for a corner;
32 **THENCE** North 89°-50'-52" East, a distance of 20.739 feet for a corner;
33 **THENCE** South 01°-33'-25" East, a distance of 378.308 feet for a corner;
34 **THENCE** South 87°-51'-02" West, a distance of 181.023 feet to a point;
35 **THENCE** South 89°-57'-17" West, generally along the Centerline of East Bourn Street, a distance of 438.243 feet for a corner;
36 **THENCE** South 00°-04'-29" East, along the east property line of Abstract 255, Tract 35, a distance of 166.167 feet to the POINT OF BEGINNING AND CONTAINING 35.632 acres of land (1,552,124.920 square feet) more or less.

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EXHIBIT 'D'

Depiction of the Boundary of the Southside Residential Neighborhood Overlay (SRO) District

DRAFT 08/18/2025

EXHIBIT 'E'

Description of the Property that is Multi-Family 14 (MF-14) District and Changing to Single-Family 7 (SF-7) District

BEING 2.56 acres of land situated in Abstract 255, B.J.T. Smith Survey in the County of Rockwall, Texas and being more particularly described by metes and bounds as follows:

BEGINNING in the Intersection of East Ross Street and Davy Crockett Street, *(NAD83 Texas State Plane GPS Coordinate (Grid): E2,595,036.543, N7,024,852.660 Feet);*

1 **THENCE** North 89°-12'-45" East, to the Intersection of East Ross Street and Peters Colony Street, a distance of 249.153 feet for a corner;
2 **THENCE** South 00°-55'-40" East, along the Centerline of Peters Colony Street, a distance of 445.171 feet for a corner;
3 **THENCE** South 89°-57'-17" West, along the Centerline of East Bourn Street, a distance of 61.572 feet to a point;
4 **THENCE** South 88°-58'-24" West, continuing along said Centerline of East Bourn Street, a distance of 192.228 for a corner;
5 **THENCE** North 00°-19'-50" West, along the Centerline of Davy Crockett Street, a distance of 445.188 feet to the POINT OF BEGINNING AND CONTAINING 2.56 acres of land (111,365.063 square feet) more or less.

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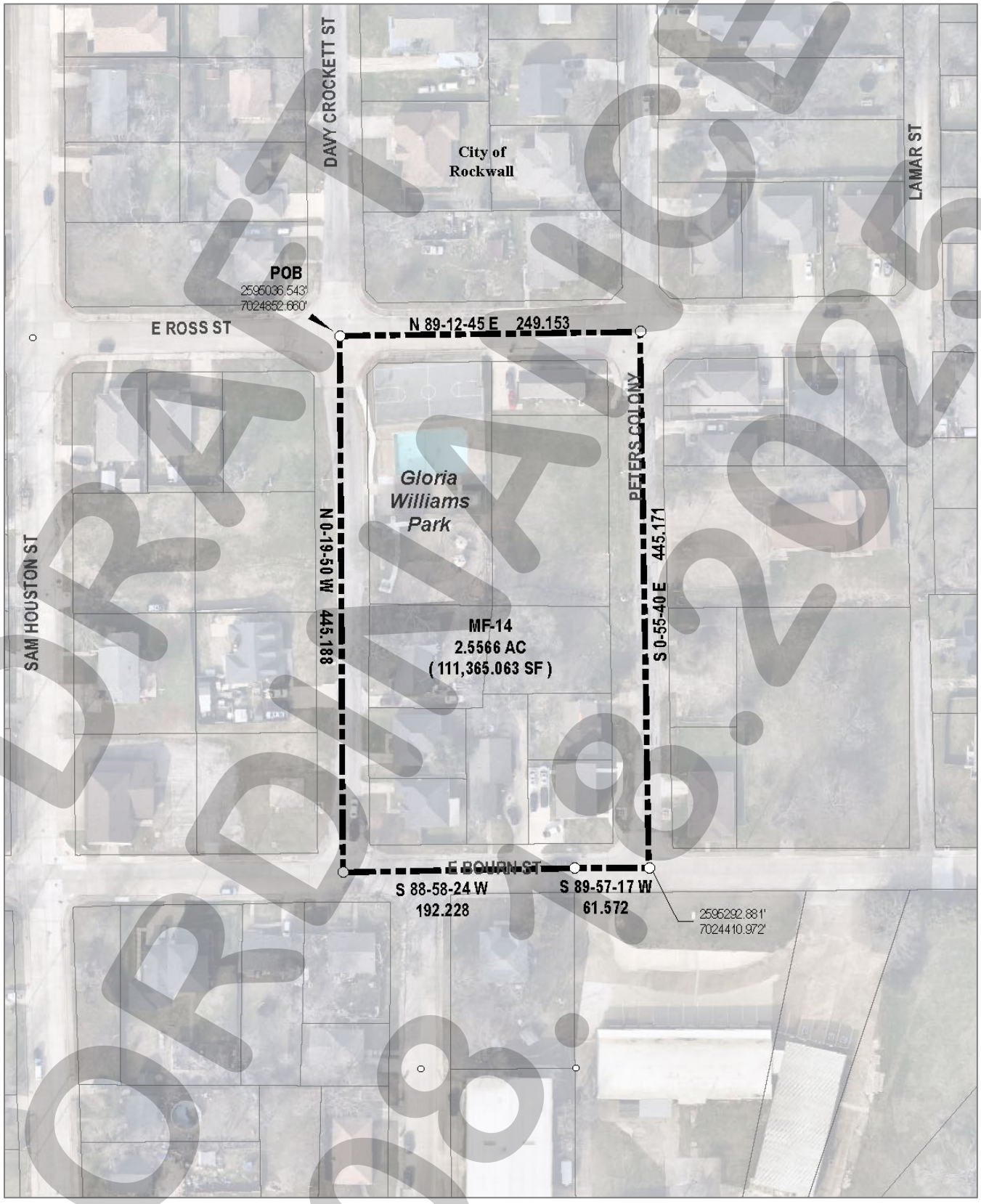
EXHIBIT 'F'

Depiction of the Property that is Multi-Family 14 (MF-14) District and Changing to Single-Family 7 (SF-7) District



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(J) *Lighting Standards*. In addition to the requirements of the outdoor lighting requirements no light pole, pole base or combination thereof shall exceed 20 feet in the North Goliad Corridor Overlay District. All lighting fixtures shall focus light downward and be contained on the site. Lighting elements shall be incandescent, metal Halide, or halogen only. No HID or fluorescent lights (except fluorescent bulbs that screw into standard socket fixtures) may be used on the exterior of buildings. All street lighting shall meet the specifications for a *B1* & *B2* contained in Subsection (I), *Streetscape Elements*, of Section 04.07, *Downtown (DT) District*, of the Unified Development Code (UDC).

(K) *Variance*. The City Council may, upon request from the applicant, grant a variance to any provision of this section where unique or extraordinary conditions exist or where strict adherence to the provisions of this section would create a hardship. Approval of any variance to any provision of this section shall require City Council approval by a three-quarter majority vote of those City Council members present with a minimum of four affirmative votes.

SUBSECTION 06.05: SOUTHSIDE RESIDENTIAL NEIGHBORHOOD OVERLAY (SRO) DISTRICT

(A) *Purpose*. The purpose of the overlay district is to provide the flexibility necessary for allowing infill and redevelopment of the Southside Neighborhood, while maintaining and protecting the character and integrity of the existing neighborhood.

~~(B) *Other Requirements*. Any requirements not specifically stated in this section shall comply with the Single-Family 7 (SF-7) District requirements.~~

~~(C) *Area Requirements*.~~

~~(1) Minimum lot area: 5,000 square feet.~~

~~(2) Maximum number of single-family detached dwellings units per lot: One.~~

~~(3) Minimum square footage per dwelling unit: 900 square feet.~~

~~(4) Minimum lot frontage on a public street: 50 feet.~~

~~(5) Minimum lot depth: 100 feet.~~

~~(6) Minimum depth of front yard setback: 20 feet.~~

~~(7) Minimum depth of rear yard setback: 10 feet.~~

~~(8) Minimum width of side yard setback:~~

~~(a) Internal lot: 6 feet.~~

~~(b) Abutting street: 15 feet.~~

~~(c) Abutting an arterial: 20 feet.~~

~~(9) Minimum distance between separate buildings on the same lot or parcel of land: ten feet.~~

~~(10) Minimum length of driveway pavement from the public right-of-way for rear or side yards: 20 feet.~~

~~(11) Maximum building coverage as a percentage of lot area: 40%.~~

~~(12) Maximum building height: 32 feet.~~

~~(13) Minimum number of paved off-street parking spaces required for:~~

~~(a) One single-family dwelling unit: Two (2) Parking Spaces. An enclosed garage shall not be considered in meeting the off-street parking requirements.~~

~~(b) All other uses: see Article 06, *Parking and Loading*, of the Unified Development Code (UDC).~~

~~(D)~~(B) *Consideration of Special Request in Furtherance of Neighborhood Preservation*. The City Council may consider special requests in furtherance of neighborhood preservation and enhancement within the established neighborhood preservation overlay district. Such requests may include, but not necessarily be limited to neighborhood signage plans, the use of alternate building materials reductions in the building setbacks, or other requests submitted for consideration to the ~~planning~~ Planning and ~~zoning~~ Zoning ~~department~~Department.

Upon receipt of such requests, the Planning and Zoning Commission shall review the case and forward a recommendation to the City Council for consideration. The City Council may approve special request. Any such approval shall preempt any other underlying zoning restrictions in the Unified Development Code (UDC). Such special requests may be denied by the City Council by the passage of a motion to deny.

Special requests shall *not* include any request to change the land use of a property.

SUBSECTION 06.06: IH-30 OVERLAY (IH-30 OV) DISTRICT

(A) *Purpose*. The intent of the IH-30 Overlay (IH-30 OV) District is to provide for consistent development of office, retail and commercial areas in concert with the most efficient and aesthetically pleasing appearance of the frontage, which serves as the initial impression to those visiting and passing through the City of Rockwall. In order to ensure that the visual impact of development does not detrimentally affect the area in which it is proposed, landscaping plans, building elevations and site plans are required. Architectural compatibility will be reviewed through the Architectural Review Board (ARB). These development requirements shall apply to non-residential and multi-family land uses only, single-family land uses shall be excluded from these standards except as otherwise stated.

(B) *Application and Boundaries*. The IH-30 Overlay (IH-30 OV) District includes the entirety of all properties which adjoin or are located within 500-feet of the future right-of-way of IH-30. The IH-30 Overlay (IH-30 OV) District spans east to west along IH-30 from the eastern city limits (approximately 3,600-feet east of FM 549), west to the western city limit line along Lake Ray Hubbard. The standards and regulations set forth in the IH-30 Overlay (IH-30 OV) District are superimposed and shall supersede the standards and regulations of any underlying zoning district which are in conflict.

(C) *Overlay District Standards*. If any portion of a property is situated within the boundaries of the IH-30 Overlay (IH-30 OV) District, the entire property shall be subject to the requirements of Section 06.02, *General Overlay District Standards*.

SUBSECTION 06.07: SH-205 OVERLAY (SH-205 OV) DISTRICT

(A) *Purpose*. The intent of the SH-205 Overlay (SH-205 OV) District is to provide for consistent development of office, retail and