AGENDA

ROCKWALL CITY COUNCIL MEETING

Monday, September 15, 2025 - 6:00 PM

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

I. Call Public Meeting to Order

II. Invocation and Pledge of Allegiance - Mayor Pro Tem Moeller

III. Proclamations / Awards / Recognitions

1. Constitution Week Proclamation

2. American Legion Day Proclamation

IV. Appointment Items

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

V. 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 3 business days 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.

VI. 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 Sept. 2, 2025 city council meeting, and take any action necessary.

2. **Z2025-049** - Consider the approval of an **ordinance** for a *Text Amendment* to Article 06, *Parking and Loading*, and Article 13, *Definitions*, of the Unified Development Code (UDC) for the purpose of defining the residential garage orientations permitted in the City of Rockwall, and take any action necessary **(2nd Reading)**.

3. **P2025-028** - Consider a request by Brian Cramer of CCD – Rockwall, LLC for the approval of a *Final Plat* for Phase 1 of the Southside Hills Subdivision consisting of 284 single-family residential lots on a 262.94-acre tract of land identified as Tracts 17-13, 17-14, 17-15, 17-16, & 40-8 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 99 (PD-99) for Single-Family 10 (SF-10) and limited General Retail (GR) District land uses, located on the east side of SH-205 [*S. Goliad Street*] south of the intersection of SH-205 and FM-549, and take any action necessary.

4. **P2025-029** - Consider a request by Javier Silva of JMS Custom Homes, LLC for the approval of a *Replat* for Lots 7 & 8, Block J, Sanger Addition being a 0.23-acre tract of land identified as a portion of Lot 2, 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 & 805 Sam Houston Street, and take any action necessary.

5. **P2025-030** - Consider a request by Nick Keran of Urban Strategy on behalf of Sherif Sharawi of Rockwall Steel Co., Inc. for the approval of a *Replat* for Lots 3 & 4, Block A, Industrial Boulevard Addition being a 55.192-acre tract of land identified as Lot 2, Block A, Industrial Boulevard Addition and Tract 3 of the A. Hanna Survey, Abstract No. 99, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, generally located on the east side of Industrial Boulevard north of the IH-30 Frontage Road, and take any action necessary.

6. Consider authorizing the City Manager to execute an Interlocal Agreement with Rockwall Independent School District for School Resource Officer services for school calendar year 2025-2026, and take any action necessary.

7. Consider the approval of a resolution affirming the city's investment policy, and take an action necessary.

VII. 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. **Z2025-050** - Hold a public hearing to discuss and consider the approval of an **ordinance** for a *Text Amendment* to Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) for the purpose of establishing requirements that relate to an applicant's failure to appear at a public hearing, and take any action necessary **(1st Reading)**.

2. **Z2025-051** - Hold a public hearing to discuss and consider the approval of an **ordinance** for a *Text Amendment* to Article 12, *Enforcement*, of the Unified Development Code (UDC) for the purpose of establishing an expiration date for building permits that are dormant or show little progress towards completion, and take any action necessary **(1st Reading)**.

3. **Z2025-052** - Hold a public hearing to discuss and consider the approval of an **ordinance** for a *Text Amendment* to Subsection 06.05, *Southside Residential Neighborhood Overlay (SRO) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) for the purpose of making changes to the boundary and development requirements of the Southside Residential Neighborhood Overlay (SRO) District, and take any action necessary **(1st Reading)**.

4. **Z2025-053** - Hold a public hearing to discuss and consider a request by Dub Douphrate of Douphrate and Associates on behalf of RHC 1 Properties, LLC for the approval of an **ordinance** for a *Specific Use Permit (SUP)* for a *Carwash* on a 2.008-acre tract of land identified as a portion of Lot 1, Block A, the Woods at Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, addressed as 2215 Ridge Road [*FM-740*], and take any action necessary **(1st Reading)**.

5. **Z2025-054** - Hold a public hearing to discuss and consider a request by Stephen B. Duncan for the approval of an **ordinance** for a *Specific Use Permit (SUP)* for a *Carport* and *Accessory Building* on a one (1) acre parcel of land identified as Lot 18, Block B, Saddlebrook Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 2389 Saddlebrook Lane, and take any action necessary **(1st Reading)**.

6. **Z2025-055** - Hold a public hearing to discuss and consider a request by Lisa Deaton of Palm Development Partners, LLC on behalf of Donna Perry of East Shore J/V for the approval of an **ordinance** for a *PD Development Plan* for a *Medical Office Building* on a 1.4384-acre parcel of land identified as Lot 27, Block A, The Standard-Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 68 (PD-68) for Commercial (C) District land uses, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1301 S. Goliad Street [*SH-205*], and take any action necessary **(1st Reading)**.

7. **Z2025-056** - Hold a public hearing to discuss and consider a request by Nahomi Anaya on behalf of Dustin Fox 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 0.368-acre tract of land identified as a Lot 15, Block C, Harbor Landing, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8), addressed as 308 Harborview Drive, and take any action necessary **(1st Reading)**.

8. **Z2025-057** - Hold a public hearing to discuss and consider a request by Kiew Kam of Triangle Engineering, LLC on behalf of Conor Keilty, AIA of Structured REA-Rockwall Land, LLC for the approval of an **ordinance** for a *Specific Use Permit (SUP)* for a *Residence Hotel* on a 2.819-acre portion of a larger 4.767-acre parcel of land identified as Lot 6, Block B, Fit Sport Life Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the FM-549 Overlay (FM-549 OV) District, generally located east of the intersection of FM-549 and Fit Sport Life Boulevard, and take any action necessary **(1st Reading)**.

9. **Z2025-058** - Hold a public hearing to discuss and consider a request by Leonard and Debra Lynskey for the approval of an **ordinance** for a *Specific Use Permit (SUP)* for an *Accessory Structure* that exceeds the maximum size on a 0.445-acre parcel of land identified as Lot 17, Block F, Saddle Star Estates South, Phase 2 Addition, City of Rockwall, Rockwall County,

Texas, zoned Planned Development District 79 (PD-79) for Single-Family 8.4 (SF-8.4) District land uses, addressed as 2310 Sarah Drive, and take any action necessary **(1st Reading)**.

10. **Z2025-059** - Hold a public hearing to discuss and consider a request by William Andrew Solomon of KRE 15, LLC for the approval of an **ordinance** for a *Zoning Change* from an Agricultural (AG) District to a Planned Development District for Single-Family 1 (SF-1) District land uses on a 105.1004-acre tract of land identified as Tract 4 of the J. R. Marrs Survey, Abstract No. 152, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-276 Overlay (SH-276 OV) District, generally located on the south side of SH-276 west of the intersection of SH-276 and E. FM-550, and take any action necessary **(1st Reading)**.

11. **Z2025-060** - Hold a public hearing to discuss and consider a request by Anthony Rendon on behalf of Marcelino Rendon for the approval of an **ordinance** for a *Specific Use Permit (SUP)* for an *Accessory Structure* on a 0.570-acre parcel of land identified as Lot 1 of the Hurst 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 710 Hartman Street, and take any action necessary **(1st Reading)**.

12. **Z2025-061** - Hold a public hearing to discuss and consider a request by the City of Rockwall for the approval of an **ordinance** for a *Zoning Change* from Multi-Family 14 (MF-14) District to a Single-Family 7 (SF-7) District for a 2.56-acre parcel of land identified as [*1*] Lot 1A, 2A, 1B, 2B & 1C and a portion of Lots 3 & 4, Block H, Sanger Addition, [*2*] Lots 1 & 2, Block A, M & M Johnson Addition, [*3*] Lots 1 & 2, Block A, Rios Buffington Addition, and [*4*] Lots 1 & 2, Block A, RHDC Addition, City of Rockwall, Rockwall County, Texas, zoned Multi-Family 14 (MF-14) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, bounded by E. Ross Street, Davy Crockett, Peters Colony, and E. Bourn Street, and take any action necessary **(1st Reading)**.

VIII. Action Items

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

1. Discuss and consider recommended appointments to the Rockwall Youth Advisory Council (YAC) for the 2025-26 school year, and take any action necessary.

2. Discuss and consider approval of the Rockwall Economic Development Corporation (REDC) budget for fiscal year 2026 and amended budget for fiscal year 2025, as well as the 'Annual Work Plan' for FY2026, and take any action necessary.

3. Discuss and consider approval of the Rockwall Technology Park Association budget for fiscal year 2026 and amended budget for fiscal year 2025, and take any action necessary.

4. Discuss and consider approval of an **ordinance** amending the city budget for fiscal year 2025, and take any action necessary.

5. Discuss and consider approval of an **ordinance** adopting the proposed city budget***** for fiscal year 2026, and take any action necessary.

6. Discuss and consider approval of an **ordinance** levying ad valorem taxes***** for the tax year 2025, and take any action necessary.

7. Discuss and consider the Hotel Occupancy Tax ("HOT") Subcommittee recommendations for funding allocations in fiscal year 2026, including authorizing the City Manager to execute associated funding arrangements, and take any action necessary.

**** Taxpayer Impact Statement - For a median-valued homestead property, the following table shows a property tax bill comparison under various scenarios (per $100 dollars of assessed value). For more information on the budget and/or tax rate, visit www.rockwall.com.***

	Current Rate	No New Revenue Rate	Proposed Rate
Tax Year	**2024**	**2025**	**2025**
Fiscal Year	**FY2025**	**FY2026**	**FY2026**
Average Homestead Value	**$430,794**	**$472,950**	**$472,950**
Tax Rate	**.247450**	**.234687**	**.257500**
Estimated Taxes	**$1,066**	**$1,109**	**$1,217**

IX. 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 9th day of September, 2025 at 5 PM and remained so posted for at least three (3) business days before the scheduled time of said meeting.

_____ _____

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

Date Removed

Rockwall, Texas

Proclamation

Whereas, on September 17, 1787 members of the Constitutional Convention signed the final draft of the U.S. Constitution, and this year marks the two hundred and thirty-eight anniversary; and

Whereas, this sacred document established our nation's government and fundamental laws and has served to protect and guarantee certain basic rights to citizens of the United States; and

Whereas, the U.S. Constitution has been the guardian of our liberties, embodying the principal of limited government in a Republic dedicated to rule by laws; and

Whereas, it is fitting and proper to officially recognize this magnificent document and to support the various patriotic celebrations which commemorate the annual occasion; and

Whereas, Public Law 915 guarantees the issuing of a proclamation each year by the President of the United States of America, annually designating one week in September as "Constitution Week."

Now, Therefore, I, Tim McCallum, Mayor of the City of Rockwall, TX, do hereby proclaim **September 17-23, 2025** as

CONSTITUTION WEEK

in the City of Rockwall, and urge all citizens to reaffirm the ideals that the framers of the Constitution had in 1787 by vigilantly protecting the freedoms guaranteed to us through this invaluable document, the guardian of our liberties.

In Witness Whereof, I hereunto set my hand and official seal this 15th day of September, 2025.

_____

Tim McCallum, Mayor

Rockwall, Texas

Proclamation

Whereas, the American Legion was chartered by Congress in 1919 on September 16th as a wartime veterans organization based on the four pillars of Veterans Affairs & Rehabilitation, National Security, Americanism, and Children & Youth; and

Whereas, over the years, the American Legion has become a preeminent community-service organization, which now numbers nearly 2 million members - men and women - in over 13,000 posts worldwide; and

Whereas, the American Legion provides a variety of programs that support the four pillars and benefit our nation's veterans, its service members, their families, the youth of American and its citizens; and

Whereas, the members of the American Legion are dedicated to upholding the ideals of freedom and democracy while working to make a difference in the lives of fellow Americans; and

Now, Therefore, I, Tim McCallum, Mayor of the City of Rockwall, Texas, do hereby proclaim **September 16, 2025** as:

American Legion Day

in the City of Rockwall and urge all citizens to recognize and say, "Thank you!" to the members of Legionnaires in our city for their many contributions to our community.

In Witness Whereof, I hereunto set my hand and official seal this 15th day of September, 2025.

Tim McCallum, Mayor

MINUTES

ROCKWALL CITY COUNCIL MEETING

Tuesday, September 2, 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 5:00 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 and City Attorney Frank Garza. Mayor McCallum then read the below-listed discussion item into the record before recessing the public meeting to go into Executive Session at 5:01 p.m.

II. Executive Session

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

III. Adjourn Executive Session

Council adjourned from Executive Session discussions at 5:42 p.m.

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

The mayor reconvened the public meeting at 6:00 p.m.

V. Invocation and Pledge of Allegiance - Councilmember Jeffus

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

VI. Appointment Items

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

Dr. Jean Conway, Chair of the P&Z Commission came forth and briefed Council on recommendations of the Commission relative to planning-related items on tonight's meeting agenda. Council took no action following her briefing.

VII. Open Forum

Mayor McCallum thanked everyone for being here, pointing out there was a full house present tonight. He then explained how Open Forum is conducted, expressing that comments will be limited to 3 minutes, and asking if anyone would like to come forth and speak at this time.

Bob Wacker
309 Featherstone
Rockwall, TX

Mr. Wacker came forth and provided brief comments regarding the Action Item this evening that deals with the manufactured home. He shared his understanding that apparently nobody builds mobile homes with Hardi-Board, so the applicant has been faced with a serious dilemma. As such, he suggested that perhaps the city should change its ordinance regulations.

VIII. Take Any Action as a Result of Executive Session

Mayor Pro Tem Moeller moved to appoint Galen Hilliard to the Board of Adjustments (to fill an "alternate" seat vacancy) with a term to run from Aug. 2025 to Aug. 2027 and to reappoint James Smith and Glenn Carr, each for two-year terms to run through Aug. 2027. Mayor McCallum seconded the motion, which passed unanimously.

Mayor Pro Tem Moeller then moved to appoint Julien Meyrat to the Architectural Review Board (ARB) (to fill a vacant seat left by Robert Miller who has termed out). The term of the appointment will be from Aug. 2025 through Aug. 2027. Included in the motion was also to reappoint Patra Philips and Kristi Mase, each for two-year terms through Aug. 2027. Councilmember Thomas seconded the motion, which passed by a vote of 7 ayes to 0 nays.

IX. Consent Agenda

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

2. Consider approval of the minutes from the August 25, 2025, Special City Council Meeting - Budget Work Session, and take any action necessary.

3. **Z2025-044** - 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. **(2nd Reading)**

4. **Z2025-045** - 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 **(2nd Reading)**.

5. **P2025-025** - 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. **(2nd Reading)**

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

CITY OF ROCKWALL
ORDINANCE NO. 25-52
SPECIFIC USE PERMIT NO. S-377

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.

CITY OF ROCKWALL
ORDINANCE NO. 25-53
SPECIFIC USE PERMIT NO. S-378

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.

CITY OF ROCKWALL

ORDINANCE NO. 25-54

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.

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

Following the Consent Agenda, Mayor McCallum reordered the agenda to address Action Item #1 next.

X. Public Hearing Items

1. **Z2025-049** - Hold a public hearing to discuss and consider the approval of an **ordinance** for a *Text Amendment* to Article 06, *Parking and Loading*, and Article 13, *Definitions*, of the Unified Development Code (UDC) for the purpose of defining the residential garage orientations permitted in the City of Rockwall, and take any action necessary **(1st Reading)**.

Planning Director, Ryan Miller provided background information regarding this agenda item. He explained that this ordinance will help provide specific definitions within the UDC for various types of garages, including: front entry garages; recessed front entry garages; side entry garages; j-swing garages; traditional swing garages; modified traditional swing garages and swing garages. Staff published notice of this matter in the newspaper, as required by state law, and the city's Planning & Zoning Commission has heard and unanimously recommend approval of this item.

The mayor then opened the public hearing, but no one indicated a desire to speak. So, he closed the public hearing.

Councilmember Thomas then moved to approve Z2025-049. Councilmember Campbell seconded the motion. The ordinance caption was read as follows:

CITY OF ROCKWALL

ORDINANCE NO. 25-___

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 VARIOUS ARTICLES AS DEPICTED IN *EXHIBITS 'A' THROUGH 'B'* 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.

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

2. Hold a public hearing to receive comments regarding the proposed FY2026 City of Rockwall Budget and tax rate, and take any action necessary.

- Taxpayer Impact Statement - For a median-valued homestead property, the following table shows a property tax bill comparison under various scenarios (per $100 dollars of assessed value). For more information on the budget and/or tax rate, visit www.rockwall.com.

	Current Rate	No New Revenue Rate	Proposed Rate
Tax Year	2024	2025	2025
Fiscal Year	FY2025	FY2026	FY2026
Average Homestead Value	$430,794	$472,950	$472,950
Tax Rate	.247450	.234687	.257500
Estimated Taxes	$1,066	$1,109	$1,217

City Manager Mary Smith provided brief, introductory comments pertaining to this agenda item. She shared that the taxpayer impact statements are included on face of the public meeting agenda, in accordance with a recent legislative requirement to do so. Also, the Council will receive public input tonight on the rate they voted to advertise at the last meeting. She explained it is the very highest rate that could possibly be adopted, but Council could ultimately choose to adopt a lower rate.

Mayor McCallum then opened the public hearing, asking if anyone would like to speak at this time.

Les Chapman
733 Sunset Hill Drive
Rockwall, TX

Mr. Chapman came forth and shared that he is against any increase in taxes. He explained that he understands that public safety employees are vital, and he understands they need salary increases. He believes we must have salary increases for Police and Fire staff as well as those who work on the streets. However, he urged Council to take a hard look at salaries associated with any city position that have the title "manager" or "director" beside them, indicating that - per governmentsalaries.com or indeed.com – some of those manager or director positions are anywhere from 24-35% above both the TX and national averages. He urged the Council to take a hard look before any potential tax increase.

Penelope Chapman
733 Sunset Hill Drive
Rockwall, TX

Mrs. Chapman shared that she did some brief research, and she and her husband looked at salaries of those in the city who are at the top. She shared she is against a tax rate. She explained that in 2020, our city's Assistant Manager had a salary that was 212% higher than the median salary of every other worker in the city. In 2024, it's 255% higher than the median salary of other city employees. So, she believes the people at the top can retain their salaries to free up money so that those in the lower levels of the organization can get their salary adjustments. She is against a tax rate increase.

John Hagaman
30 Shady Dale
Rockwall, TX 75032

Mr. Hagaman shared that, regarding the budget, he observed the City may be having trouble finding money to put towards repairs at The Harbor (i.e. the fountains and their water recirculating feature not currently working; the boat docks). He expressed The Harbor is a vital entryway to the City, and it's the first impression people see when they come into our city. He expressed that the city does need to take care of those repairs. Also, it's necessary to take care of public safety employees. He has concerns about police personnel who may be leaving our city to go elsewhere to make more money. He expressed the belief that our city should be paying police officers even more than what they're worth. We should be paying the police staff the highest salary compared to other agencies.

Bob Wacker
309 Featherstone
Rockwall, TX

Mr. Wacker came forth and shared a line graph showing the population growth over the last several years as compared to the growth in employee population. He pointed out that full-time, salaried employees in departments such as Planning, Recreation, Engineering, Building Inspections, Admin., Code Enforcement, and HR have not experienced any growth in adding personnel at all since 2017. Population growth has been at 30%, but staffing levels have only increased by 6%. He shared that he did not see any requests for new personnel in this current budget proposal. He went on to share that past city councils going below the no new revenue rate made decisions that have resulted in kicking the can down the road, decisions that were ridiculous. He believes the city needs enough funding to develop and grow the community so it does not

stagnate.

Michael Caffey
311 S. Fannin
Rockwall, TX 75087

Mr. Caffey thanked the city manager and city councilmembers for the work they do. On behalf of the Rockwall Fire Firefighters, he asked Council to adopt the 1 cent proposed tax rate increase and then adopt the no new revenue rate thereafter year by year. In addition to being a staff member of the city, he is also a resident. He believes not doing so results in serious, negative consequences over time for the City of Rockwall. He pointed out the immense growth the city has experienced over the years, as well as his belief that running a city is not a luxury but rather a necessity. He went on to share that the city manager has done a very good job over the years of running a very 'lean' city. He praised city staff and generally encouraged Council to move forward and approve salary adjustments requested in the budget proposal. He went on to share a lot of statistics and information that compared the City of Rockwall to other cities within the metroplex, including cities such as Grapevine, Wylie, Lewisville, Burleson, all of which have higher tax rates than Rockwall. He shared this is not a matter of spending more but it's a matter of funding what is necessary, especially related to keeping compensation of employees in line with the market. He went on to share various examples of why and how it's very important to retain good staff that's already in place (mainly related to experience that's directly related to our own city). He shared that what's being asked is less than $13 per month to the average citizen, and he urged Council to adopt the city manager's proposed one cent tax rate increase.

There being no one else wishing to come forth and speak at this time, the mayor then closed the public hearing, indicating that additional discussion regarding the budget and tax rate will occur during tonight's posted Action Item relative to those subjects.

The Mayor then moved on to Action Item #2 on the meeting agenda.

XI. Action Items

1. Discuss and consider a request from Kevin Passons, Chief Appraiser of the Rockwall Central Appraisal District (RCAD), regarding approval of a resolution of the RCAD's Board of Directors related to finishing out construction of the second floor within the RCAD building located at 841 Justin Road, and take any action necessary.

Mr. Passons came forth and briefed Council on this request, explaining that due to a lot of growth throughout the county and the need for additional staff, it's now become time to finish out the upstairs of this building, an expansion that was originally constructed in 2020. He went on to respectfully ask Council to approve this request, indicating the RCAD Board already approved a resolution for this finish-out with a cost not to exceed $500,000. He shared that the funds are available and there would be no impact to the budget.

Following brief, additional comments Councilmember Campbell sought and received clarification, confirming with Mr. Passons that this request will not in any way result in an increase in the budget, neither this year nor next year.

Mayor McCallum then moved to approve the resolution of the RCAD board of directors related to construction for the building finish-out. Mayor Pro Tem Moeller seconded the motion, which passed by a vote of 7 ayes to 0 nays.

The mayor then addressed Action Item #4 next.

2. **MIS2025-012** - Discuss and consider a request by Tammy Underwood for the consideration of a *Special Request* to the *Manufactured Home Replacement* requirements of Planned Development District 75 (PD-75) to allow a new *Manufactured Home* on a 0.1650-acre parcel of land identified as Lot 976A of the Rockwall Lake Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 203 Lynn Drive, and take any action necessary.

Planning Director, Ryan Miller provided background information regarding this agenda item. He explained that, as part of PD75, language was included to allow for the one-time replacement of habitable mobile/manufactured homes. This one-time replacement is permitted, as long as a permit is obtained prior to the removal and replacement of the manufactured home and the established criteria for the new manufactured home is met. The one-time replacement requires that the new manufactured home is [1] permanently attached to a concrete foundation, [2] has a minimum 3:12 roof pitch, [3] utilizes 90% masonry (i.e. Hardi-Board lap siding or a similar durable cementitious lap siding material) on the exterior façade, and [4] the new manufactured home must be newer and larger in living space than the prior mobile/manufactured home. Staff should note, that a number of properties have taken advantage of the one-time replacement -- meeting the stated criteria -- since PD-75 was established. According to aerial imagery of the subject property, there was a manufacture home situated on the subject property up until at least January 13, 2025; however, sometime between January 13, 2025 and May 23, 2025 this manufactured home was removed without a building permit. Under the provisions of Planned Development District 75 (PD-75), a permit must be obtained in order to verify that a new manufactured home meets the one-time replacement requirements. Following the removal of the manufactured home, the applicant approached staff about the replacement of the manufactured home. Given that the existing manufactured home was already removed from the property, staff could not determine that the new manufactured home met all of the one-time replacement requirements, and the applicant was informed that a new manufactured home could not be established; however, after extensive conversations with the applicant and the manufactured home supplier, staff was able to ascertain that the new manufactured home would have met the one-time replacement, and informed the applicant that the new manufactured home could may be established on the subject property as long as it met the criteria stated in PD-75 (detailed above). Initially the applicant agreed to staff's determination; however, the applicant later returned to staff to ask if LP Smart Panel could be utilized in lieu of Hardi-Board due to concerns related to the durability of Hardi-Board during shipping. Staff informed the applicant that LP Smart Panel could not be utilized, and that the Hardi-Board would be required to be installed onto the manufactured home once it arrived on the property. At the time, the applicant agreed to this stipulation.

Mr. Miller went on to explain that on August 15, 2025, the applicant, Tammy Underwood, submitted an application for a special exception to the Manufactured Home Replacement Requirements, specifically to allow the use of LP Smart Panel in lieu of Hardi-Board. According to the applicant letter, the special request is being made to due to [1] concerns related to the shipping of the Hardi-Board after it is installed on the manufactured home, and [2] that Hardi-Board products "…tend to crack and break when being installed." As detailed above staff had already allowed the applicant to install the Hardi-Board once the manufactured home was established on the subject property. In addition, staff should note that Hardi-Board product is used extensively throughout the City of Rockwall without any issues, including on other manufactured homes taking advantage of the one-time replacement in the Lake Rockwall Estates Subdivision. Based on this, it appears that the difficulty with the Hardi-Board instillation lies on the manufacturer of the manufactured home, as opposed to the quality of the product as indicated in the letter provided by the applicant.

Mr. Miller indicated that, regarding this discretionary decision on the part of Council, on August 26, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the special request by a vote of 4-3, with Commissioners Conway, Hagaman, and Roth dissenting.

The mayor then called forth the applicant.

Tammy Underwood
203 Lynn Drive
Rockwall, TX

Ms. Underwood, the applicant, came forth and provided details regarding how she wanted to get a new mobile home and explained some of her inquiries and interactions with city staff concerning this mobile home replacement. She went on to explain that she had a conversation with a representative of the mobile home manufacturer out of Waco that made her mobile home. She was told that if she puts Hardi-Board on it after it's been delivered and put in place, the company will void her warranty. She shared that the prior home was a 1980s model, and it was removed in late May, so this new one is an upgrade. She briefly spoke about other, nearby mobile homes existing in her same neighborhood.

Councilmember Thomas asked Mr. Miller for clarification on the material, asking if it is a combustible material. Mr. Miller shared that it is a synthetic material, but he is not able to speak to the fire rating of the material. It is the exact same material that is used on Tuff Sheds.

Councilmember Campbell spoke with the applicant and Mr. Miller regarding the material and whether or not the manufacturer would or would not warranty the home if Hardi-Board is added after the fact.

Councilmember Lewis asked Chief Cullins for clarification on the materials – the LP Smart Panel versus Hardi-Board. Chief Cullins only indicated that he believes that Hardi-Board is a non-combustible material, and Mr. Miller confirmed that to be his understanding of the material as well.

The mayor then shared that he was on the city council back when the Lake Rockwall Estates neighborhood was originally annexed into the city limits. At the time, the original intent was to – over time – improve and upgrade the homes within PD-75. He shared that a lot of new, quality development, including homes with Hardi-Board, have been constructed in the neighborhood since that time.

Following additional comments, Mayor McCallum then moved to deny MIS2025-012. City Attorney Frank Garza then indicated he would like the Council to meet with him in Executive Session to discuss legal matters on this agenda item prior to moving forward this evening.

Mayor McCallum then indicated he will temporarily withdraw his motion. He then announced that Council would recess into Executive Session to discuss this agenda item under Sec. 551 of the Texas Government Code (specifically §551.071 (Consultation with Attorney)). Mayor McCallum then recessed the public meeting at 7:04 p.m., and Council went back and convened in Executive Session.

Councilmembers returned to the Council Chambers, and Mayor McCallum called the meeting back to order at 7:14 p.m. Mayor McCallum then moved to deny MIS2025-012. Councilmember Thomas seconded the motion, which passed by a vote of 7 ayes to 0 nays.

3. Continue discussions regarding the proposed FY2026 budget and proposed tax rate, and take any action necessary.

City Manager Mary Smith shared that she did work on the various scenarios that the city council previously asked her to evaluate. She then briefed the Council on a few of those various scenarios, all of which contained variables pertaining to how much debt to potentially issue for roadway bond-related projects

versus how much money would then need to be found to 'cut' within the budget.

Mayor McCallum commented, sharing his views on the impact that the IKEA-related incentive that was previously granted has on the city's budget. He went on to share that he is a big proponent of spending dollars to fix roadways. He indicated he is not in favor of a tax rate increase.

Mayor Pro Tem Moeller agreed this is tough budget, and he realizes we are dealing with a bare bones budget proposal. He acknowledged that budget requests were very likely very lean and/or were never even brought forth at all for possible inclusion. He went on to provide details about how the average home owners' tax bill is already going to increase due to their home's appraised value increasing. He went on to share that these matters span beyond just staff salaries. They also extend to quality services and infrastructure needs. He went on to generally indicate that, although he does not necessarily like to increase taxes, he believes what the city manager is proposing is necessary at this point.

Councilmember Henson shared that this has been a huge learning curve for him coming from the private business sector where raises are based on how well a company is doing. Now, in the public sector, he's learned that governments look at market rates. He went on to share that over a dozen years, our city's tax rate has been cut in half. We are now in a season where our tax payers are asked to vote for bonds to pay for more taxes than they're already paying. Now, residents are being asked to pay more for things such as upgraded trash services to modernize these services which will become automated. Tax payers keep being asked to pay more, and they've already been paying more. He explained that citizens will still end up paying higher taxes even if the city stays at the same rate, and that is due to inflation and increases in the assessed values of homes. He went on to share that he is opposed to raising the tax rate. He would be in favor of leaving the rate at the same rate it is currently.

Councilmember Campbell shared that the "no new revenue rate" looks great on paper, but it would have an impact that would essentially weaken our city's public safety. The proposed new rate would ensure that Rockwall remains safe, new streets could be addressed, and it would take care of our employees who serve our citizens. She expressed we are looking at a very lean, very conservative budget under a city manager who has kept things very, very lean. She went on to share that 'market value' is a mediocre pay rate, and our men and women and our public safety staff deserve to be competitively paid, not just paid at a mediocre level. She acknowledged that city staff salaries are below market value. She would like to see salaries brought up to at least market value. She emphasized that the city cannot pay salaries off of projections (such as sales tax revenue projections). She went on to share that she is in favor of a tax rate of .257, which will ensure our staff get paid – to a minimum – at market value.

Councilmember Thomas shared that the proposed rate put before us is representative of taking a fiscally conservative approach to how we run government. He pointed out that a 2% salary adjustment isn't a big increase, and he believes we should be adequately paying our Police and Fire staff. He pointed out that the 2% increase will likely not adequately keep up with inflation. He went on to share he is very much in support of public safety staff and ensuring they are adequately paid. He shared that when he's out walking his neighborhood – Breezy Hill – and he encounters neighbors, he asks them why they selected Rockwall. They usually say it's because of the small town feel and good schools in our community. He believes we should support things that tie to the reasons why residents come here to live. He provided comments regarding new and upcoming businesses and how those sales tax revenues will eventually be beneficial; however, he pointed out that sales tax revenues vary year-by-year. He shared that Rowlett, our neighboring city, is now proposing at a tax rate of .8079 cents, and ours is at .2575. He knows that Rockwall is one of the lowest rates of other comparable cities in the metroplex, with the exception of Grapevine which is also low but is very blessed with a lot of sales tax revenue. He acknowledged councilmembers are currently faced

with making some tough decisions, and our city's staff salaries are below market. He believes we need to make necessary investments to ensure Rockwall remains a strong community.

Councilmember Lewis shared that the city tries to remain + or – within 5% of what the median salaries are for our city employees when compared to other similar cities in the metroplex. Our city staff salaries are consistently within 5% below market. He went on to stress the importance of paying our public safety employees. He pointed out how things such as Costco being built in Forney will likely take money away from our (sales) tax dollars as will a Lowes being built in Royse City. He went on to share that everyone submitted a very bare bones budget to the city manager, and what she has put forth is very bare bones. He shared comments about needed streets and alleyway repairs as well as costs that have increased for the city on things such as insurance related expenses. He believes that the .257500 rate is a fair one, and he is prepared to support it.

Councilmember Jeffus shared that she has really agonized over this proposed budget. She agrees, to some extent, with every single thing that each of the other council members has expressed this evening. She shared that she has received overwhelming input from citizens who have indicated they do not want a tax rate increase. She shared that she ran for elected office promising three things - lower density, no more multi-family and no tax rate increases. She went on to share that she, therefore, cannot vote for a tax rate increase.

Mayor McCallum went on to share additional comments pertaining to his opinions related to the incentive that was granted to IKEA. He went on to share that to have lowered the rate below the 'no new revenue rate' in the past was not only an idiotic move on the part of past city councils – it was also a very selfish move. Had the rate not been lowered like that over the years, he believes $2.4 million dollars would now be available in the budget for use. He pointed out that Council will not be cutting the budget, but – rather – it will be deciding what can now be added. He went on to share comments about police and fire related salaries and how they've been increased over the last few years. He went on to share he's never voted for a tax increase, and he will never vote for such increase. He wants to find a way to keep the rate at the same rate it is currently and make needed cuts to still appropriately pay all city staff members.

Mrs. Smith shared that she will always try and find a way to ensure staff is appropriately paid. Following additional comments, the mayor announced that the Council will take action at the September 15 city council meeting to adopt the tax rate and budget at that time. Ultimately, no action was taken this evening regarding this agenda item and associated discussions.

4. Discuss and consider approval of the "Adopt an Airport" TXDOT Aviation program for the Ralph M. Hall Municipal Airport, in conjunction with the RISD Robotics Team, including authorizing the mayor to sign the associated application on behalf of the City, and take any action necessary.

Building Official, Jeffrey Widmer provided background information regarding this agenda item. He shared that a local high school student has approached the city about the Rockwall High School (RHS) Robotics Team 'adopting' the local, municipal airport to have ongoing trash clean-up efforts about four times per year.

The mayor then called for Rockwall High School student, Colton Crum, who is currently the Executive Vice President of Public Relations for the RHS Robotics Team. He is taking the lead on trying to get this program approved and implemented. Mr. Crum came forth and provided comments related to his love for aviation and his enthusiasm for this proposal. He respectfully asked Council to consider approving this request.

Following brief discussion, Councilmember Lewis moved to approve this request, including authorizing the mayor to sign the associated application. Councilmember Campbell seconded the motion, which – following brief comments by the mayor – passed unanimously (7 ayes to 0 nays).

The mayor then addressed Public Hearing items next.

XII. 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. Roadway Projects Update

6. Sales Tax Historical Comparison

7. Water Consumption Historical Statistics

Mrs. Smith asked Council to take note of the annual Volunteers Appreciation event that has been sent out as a calendar invite for a date at the end of October.

City Engineer, Amy Williams, went on to brief council on recent roadway reconstruction projects and their progress reports. The mayor thanked staff for this update and encouraged citizens to be aware of and look for these updates during the first city council meeting of every month.

XIII. Adjournment

The mayor adjourned the meeting at 7:59 p.m.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS ON THIS 15th DAY OF SEPTEMBER, 2025.

_____
TIM McCALLUM, MAYOR

ATTEST:

_____
KRISTY TEAGUE, CITY SECRETARY

CITY OF ROCKWALL

ORDINANCE NO. 25-55

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 VARIOUS ARTICLES AS DEPICTED IN *EXHIBITS 'A' THROUGH 'B'* 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 Director of Planning and Zoning in accordance with 02.01(C)(3) of Article 11, *Development Review Procedures*, of the Unified Development Code (UDC) to make various changes for the purpose of defining the residential garage orientations permitted in the City of Rockwall; 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 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 Article 06, *Parking and Loading*, 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 'A'* of this ordinance;

SECTION 2. That Article 13, *Definitions*, 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 'B'* of this ordinance;

SECTION 3. 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 4. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code [*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 5. That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 15TH DAY OF SEPTEMBER, 2025.

Tim McCallum, Mayor

ATTEST:

Kristy Teague, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: September 2, 2025

2nd Reading: September 15, 2025

TABLE 1: JOINT USE OF PARKING CALCULATIONS

TIME OF DAY	OFFICE	RETAIL	RESTAURANT	THEATER	HOTEL
6:00 AM - 12:00 PM	1.00	0.97	0.50	0.30	1.00
12:00 PM - 1:00PM	0.90	1.00	0.70	0.70	0.30
1:00 PM - 4:00 PM	0.97	0.97	0.60	0.70	0.45
4:00 PM - 6:00 PM	0.47	0.82	0.90	0.80	0.70
6:00 PM - 8:00 PM	0.07	0.89	1.00	1.00	1.00
8:00 PM - 12:00 AM	0.03	0.61	1.00	1.00	1.00

EXAMPLE 1: JOINT USE OF PARKING CALCULATIONS

An example of a mixed-use development comprised of the below land uses would be as follows:

Step 1: Development Square Footages

- *Office*: 50,000 SF
- *Retail*: 20,000 SF
- *Restaurant*: 8,000 SF

Step 2: Individual Parking Requirements

LAND USE	SF	PARKING REQUIREMENT	REQUIRED PARKING
OFFICE	50,000	1/300 SF	167
RETAIL	20,000	1/250 SF	80
RESTAURANT	8,000	1/100 SF	80
		TOTAL:	327

Step 3: Shared Parking Requirements

TIME OF DAY	OFFICE	RETAIL	RESTAURANT	TOTAL
6:00 AM - 12:00 PM	1.00x167=167	0.97x80=78	0.50x80=40	285
12:00 PM - 1:00PM	0.90x167=150	1.00x80=80	0.70x80=56	286
1:00 PM - 4:00 PM	0.97x167=162	0.97x80=78	0.60x80=48	288
4:00 PM - 6:00 PM	0.47x167=78	0.82x80=66	0.90x80=72	216
6:00 PM - 8:00 PM	0.07x167=12	0.89x80=71	1.00x80=80	163
8:00 PM - 12:00 AM	0.03x167=5	0.61x80=49	1.00x80=80	134

Step 4: The parking required is 288 parking spaces. This is a reduction of 39 parking spaces or 11.9% over the individual parking requirements.

(C) *Off-Site Parking Agreement*.

(1) When the required off-street parking spaces are not located on the same lot with the building or use served, or when the required off-street parking spaces are provided collectively or used jointly by two (2) or more establishments, a written agreement which ensures the retention of such spaces for this purpose, and for a period of not less than two (2) years, shall be drawn and executed by the parties concerned, approved as to form by the City Attorney, and filed with the application for a building permit or Certificate of Occupancy (CO) if a change in use is involved.

(2) If the off-site parking is terminated for any reason, then alternative parking meeting the standards of this Article, shall be required, or the property shall lose its Certificate of Occupancy (CO).

(D) *Parking in Front Yards of Residential and Agriculture*. No required off-street parking space shall be located in the required front yard in any residential or agricultural district.

(E) *Parking in Front Yards of Non-Residential*. In any nonresidential district, the required off-street parking space may be located in the required front yard provided that it meets landscaping and screening requirements in Article 08, *Landscape Standards*.

SUBSECTION 03.04: LIGHTING OF PARKING AND LOADING AREAS

(A) *Spill-Over Lighting*. All lighting facilities shall be so arranged as to reflect the illumination away from any adjacent property. Such lighting facilities shall provide illumination within parking areas not to exceed a maintained average of 1½- footcandles at ground level, and shall distribute not more than 0.2 of one (1) footcandle of light upon any adjacent residential property (*also see Section 03, Outdoor Lighting for Non-Residential Properties, of Article 07, Environmental Standards*).

(B) *Lighting as a Nuisance or Safety Hazard*. All lighting facilities shall be placed, masked or otherwise arranged such that illumination or glare shall not intrude on residential property or create a hazard to motorists on any street, alley or other public way.

SUBSECTION 03.05: PAY PARKING LOTS

No charge may be made for at-grade visitor parking spaces, unless approved by City Council as part of a specific Use Permit.

SUBSECTION 03.06: SHARED PARKING/CROSS ACCESS

In master planned retail centers, cross access and shared parking agreements are required for final platting.

SECTION 04 | RESIDENTIAL PARKING

SUBSECTION 04.01: LOTS LESS THAN FIVE (5) ACRES

(A) *Location*. All required residential parking shall be located onsite except in the Downtown District.

(B) *Garages*. In single-family or duplex districts, parking garages must be ~~located at least 20-feet behind the front building facade for front entry garages, unless it is a *J-Swing* garage where the garage door is perpendicular to the street.~~configured in a *J-Swing*, *Traditional Swing*, or *Recessed Front Entry* garage configuration (*see the definition for Garage Orientations in Article 13, Definitions, of this Unified Development Code [UDC]*).

(C) *Carports*. In single-family or duplex districts, carports must be located at least 20-feet behind the front building facade and be architecturally integrated with the main residential structure.

SECTION 05 | OFF-STREET PARKING REQUIREMENTS

SUBSECTION 05.01: OFF-STREET PARKING REQUIREMENTS

The schedule of off-street parking requirements in Table 5 establishes parking requirements for all zoning districts.

(45) *Garage, Community*. A building or portion thereof, other than a public, private or storage garage as defined below, providing storage for motor vehicles with facilities for washing, but no other services, such garage to be in lieu of private garages within a block or portion of a block.

~~(45)~~(46) *Garage Orientations*. For the purposes of this Unified Development Code (UDC), the following definitions shall apply when interpreting garage orientation:

(a) *Front Entry Garage*. A garage configuration where the vehicular entrance faces directly toward the adjacent public right-of-way (*i.e. the front property line*). This configuration includes orientations that are: [*1*] flush with the front façade of the primary structure (*sometimes referred to as Flat Front Entry garages*), [2] recessed less than 20-feet behind the front façade of the primary structure, or [*3*] situated in front of the front façade of the primary structure.

(b) *Recessed Front Entry Garage*. A garage configuration where the garage door is forward facing and is situated a minimum of 20-feet behind the front façade of the primary structure.

(c) *Side Entry Garage*. A garage configuration where the garage door faces towards the side yard property line (*i.e. generally perpendicular to the front property line*) or -- *on corner lots* – the perceived side yard property line adjacent to a street, and is situated on the side of the primary structure.

(d) *J-Swing Garage*. A garage configuration in which the driveway curves at a 90-degree angle in front of the primary structure to access a garage door that faces inward or at an angle toward the home's interior. This configuration includes a *J-Swing Garage* that enters on both the left- or right-hand side of the primary structure, and where the garage door is not directly visible from the street.

(e) *Traditional Swing Garage*. A variation of the *J-Swing* garage orientation in which an additional single or double garage door facing the street may be added behind the primary garage that is configured in a *J-Swing*. These secondary garage doors should be a minimum of 20-feet behind the front façade of the primary structure (*i.e. the front façade of the J-Swing Garage*).

(f) *Modified Traditional Swing Garage*. A variation of the *Traditional Swing Garage* where a single garage door is situated in a *J-Swing* orientation, and a double garage door is facing the street.

(g) *Swing Garage*. A general term encompassing both the *J-Swing* and *Traditional Swing* garage configurations.

~~(46)~~(47) *Garage, Public*. A building or portion thereof, designed or used for the storage, sale, hiring, care or repair of motor vehicles, which is operated for commercial purposes.

~~(47)~~(48) *Garage, storage*. A building or portion thereof, except those defined as private, a public, or a community garage providing storage for more than four motor vehicles, with facilities for washing but no other services.

~~(48)~~(49) *Ground Cover*. Natural mulch or plants of species which normally reach a height of less than two feet upon maturity, installed in such a manner so as to form a continuous cover over the ground.

~~(49)~~(50) *Height of Yard or Court*. The vertical distance from the lowest level of such yard or court to the highest point of any boundary wall.

~~(50)~~(51) *Impervious Cover*. Roads, parking areas, buildings and other impermeable construction covering the natural land surface that prevent absorption of the water. Water quality basins, swells and other conveyances for overland drainage shall not be calculated as impervious cover.

~~(51)~~(52) *Industrial Development.* Any development on private land that is not classified as commercial or residential development (*i.e. that consists of development being performed within the Light Industrial [LI] or Heavy Industrial [HI] Districts and that is based in warehouse, research/technology, light or heavy manufacturing, or similar land uses*).

~~(52)~~(53) *Institutional Use*. A nonprofit organization or building, public or private, for the benefit of the public including YMCA, YWCA, Boys Clubs, Scouts; educational facilities and schools, including day care centers and kindergartens; churches, temples, cemeteries, mausoleums or crematories for the deposit of the human dead; hospitals, civic clubs, private parks, private libraries, museums, etc.

~~(53)~~(54) *Kindergarten*. A school for more than five (5) children of preschool age, in which constructive endeavors, object lessons or educational games are prominent features of the curriculum.

~~(54)~~(55) *Landscape Architect*. A person licensed to practice or teach landscape architecture in the State of Texas pursuant to state law.

~~(55)~~(56) *Landscape Buffer*. A strip of land:

(a) Which serves a buffer function on the perimeter of a building site adjacent to another building site, residentially zoned or used property, or to a public or private street or alley; and

(b) At least 80% of which is covered by natural grass, ground cover, or other natural plant materials (*excluding screening*).

(c) Which is exclusive of any easements or right-of-way.

~~(56)~~(57) *Landscaping*. Trees, shrubs, ground cover, earthen berms, vines, grass, water, decorative features such as fountains, or other material approved by the City Council.

~~(57)~~(58) *Large Shrub*. A shrub which normally reaches a height of six (6) feet or more upon maturity.

~~(58)~~(59) *Large Tree*. A tree of a species which normally reaches a height of 30 feet or more upon maturity.

~~(59)~~(60) *Legislative or Governing Body*. The City Council of the City of Rockwall, Texas.

~~(60)~~(61) *Loading Space*. A space within the main building or on the same lot therewith, providing for the standing, loading, or unloading of trucks and having a minimum dimension of 12 feet by 65 feet and a vertical clearance of at least 14 feet.

~~(61)~~(62) *Lot*. An undivided tract or parcel of land having frontage on a

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:	September 15, 2025
APPLICANT:	Brian Cramer; *CCD – Rockwall LLC*
CASE NUMBER:	P2025-028; *Final Plat for Phase 1 of the Southside Hills Subdivision*

SUMMARY

Consider a request by Brian Cramer of CCD – Rockwall, LLC for the approval of a *Final Plat* for Phase 1 of the Southside Hills Subdivision consisting of 284 single-family residential lots on a 262.94-acre tract of land identified as Tracts 17-13, 17-14, 17-15, 17-16, & 40-8 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 99 (PD-99) for Single-Family 10 (SF-10) and limited General Retail (GR) District land uses, located on the east side of SH-205 [S. Goliad Street] south of the intersection of SH-205 and FM-549, and take any action necessary.

PLAT INFORMATION

☑ *Purpose*. The applicant is requesting the approval of a *Final Plat* for a 262.94-acre tract of land (*i.e. Tracts 17-13, 17-14, 17-15, 17-16, & 40-8 of the W. W. Ford Survey, Abstract No. 80*) for the purpose of establishing Phase 1 of the Southside Hills Subdivision, which will consist of 284 single-family residential lots, six (6) open space lots, one (1) lift station, and one (1) public park (*i.e. Lots 1-73, Block A; Lots 1-18, Block B; Lots 1-8, Block C; Lots 1-14, Block D; Lots 1-23, Block E; Lots 1-23, Block F; Lots 1-19, Block G; Lots 1-12, Block H; Lots 1-26; Block I; Lots 1-21, Block J; Lots 1-2, Block K; Lots 1-21, Block L; Lots 1-11. Block M; Lots 1-21, Block O, Southside Hills Phase 1 Subdivision*). Staff should note that in conjunction with the final plat, the applicant has submitted a PD Site Plan [*Case No SP2025-036*].

☑ *Background*. The subject property is a 264.51-acre tract of land that was annexed into the City on November 4, 2010 by *Ordinance No. 10-27* [*Case No. A2010-001*]. At the time of annexation, the subject property was zoned as an Agricultural (AG) District. According to the Rockwall Central Appraisal District (RCAD), at that time there was an existing 8,567 SF single-family home, a 1,568 SF mobile home, a 61,200 SF metal building, and various other commercial buildings situated on the property. On December 18, 2021, the applicant -- *Brian Cramer of Corson Cramer Development* -- submitted an application requesting to change the zoning [*Case No. Z2021-057*] of the subject property from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) and limited Commercial (C) District land uses, which was ultimately withdrawn. Following this submittal, the applicant submitted a subsequent application on May 20, 2022. This application was requesting to change the zoning [*Case No. Z2022-028*] of the subject property from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) and limited Commercial (C) District land uses. The applicant also withdrew this request on June 20, 2022. The applicant submitted a third and final zoning request [*Case No. Z2022-039*] to change the zoning on the subject property from Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) and limited Commercial (C) District land uses on August 19, 2022. This case was approved by the City Council on October 3, 2022 through the adoption of *Ordinance No. 22-51*, which established Planned Development District 99 (PD-99). On January 21, 2025, the City Council approved a preliminary plat [*Case No. P2024-042*] and master plat [*Case No. P2024-043*] that established the preliminary lot layout and the phasing lines for the proposed subdivision and commercial areas associated with Planned Development District 99 (PD-99).

☑ *Parks Board.* Per the zoning ordinance for Planned Development District 99 (PD-99) [*Ordinance No. 22-51*], the Southside Hills Subdivision is not required to pay pro-rata equipment fees or cash-in-lieu of land fees; however, a fully amenitized 11.60-acre park must be developed and dedicated to the City of Rockwall. Normally the park improvements would be approved at the time of Master Plat; however, at the January 7, 2025 Parks Board meeting, the Board agreed to delay the approval of the park improvements until the PD Site Plan. That being said, as part of the Tree Mitigation

Settlement Agreement [*Case No. MIS2025-008*], the City Council approved the amenities that shall be provided in the park. On September 8, 2025, the Parks Board approved the proposed amenity locations.

☑ *Conformance to the Subdivision Ordinance*. The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Subdivision Ordinance in the Municipal Code of Ordinances* -- - is recommended for conditional approval pending the completion of final technical modifications, submittal requirements, and conformance to the items listed in the Conditions of Approval section of this case memo.

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

CONDITIONS OF APPROVAL

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

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

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

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

PLANNING AND ZONING COMMISSION

On September 9, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the final plat by a vote of 7-0.

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

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

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

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

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

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	5565 Hwy FM 549, Rockwall, TX		
SUBDIVISION		LOT	BLOCK
GENERAL LOCATION	West of SH 205 & South of FM 549		

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD-99	CURRENT USE	Ag
PROPOSED ZONING		PROPOSED USE	Single Family
ACREAGE	192.58 Ac.	LOTS [CURRENT]	0
LOTS [PROPOSED]	284 sf, 6 OS, 1 Lift Station, 1 Park & 1 Amenity Center = 293 Lots Total		

☐ ***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	CCD - Rockwall LLC	☑ APPLICANT	Same
CONTACT PERSON	Jason Wight	CONTACT PERSON	
ADDRESS	[redacted]	ADDRESS	
CITY, STATE & ZIP		CITY, STATE & ZIP	
PHONE		PHONE	
E-MAIL		E-MAIL	

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Jason Wight [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 $ 4151.60 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 15th *DAY OF* August, 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."*

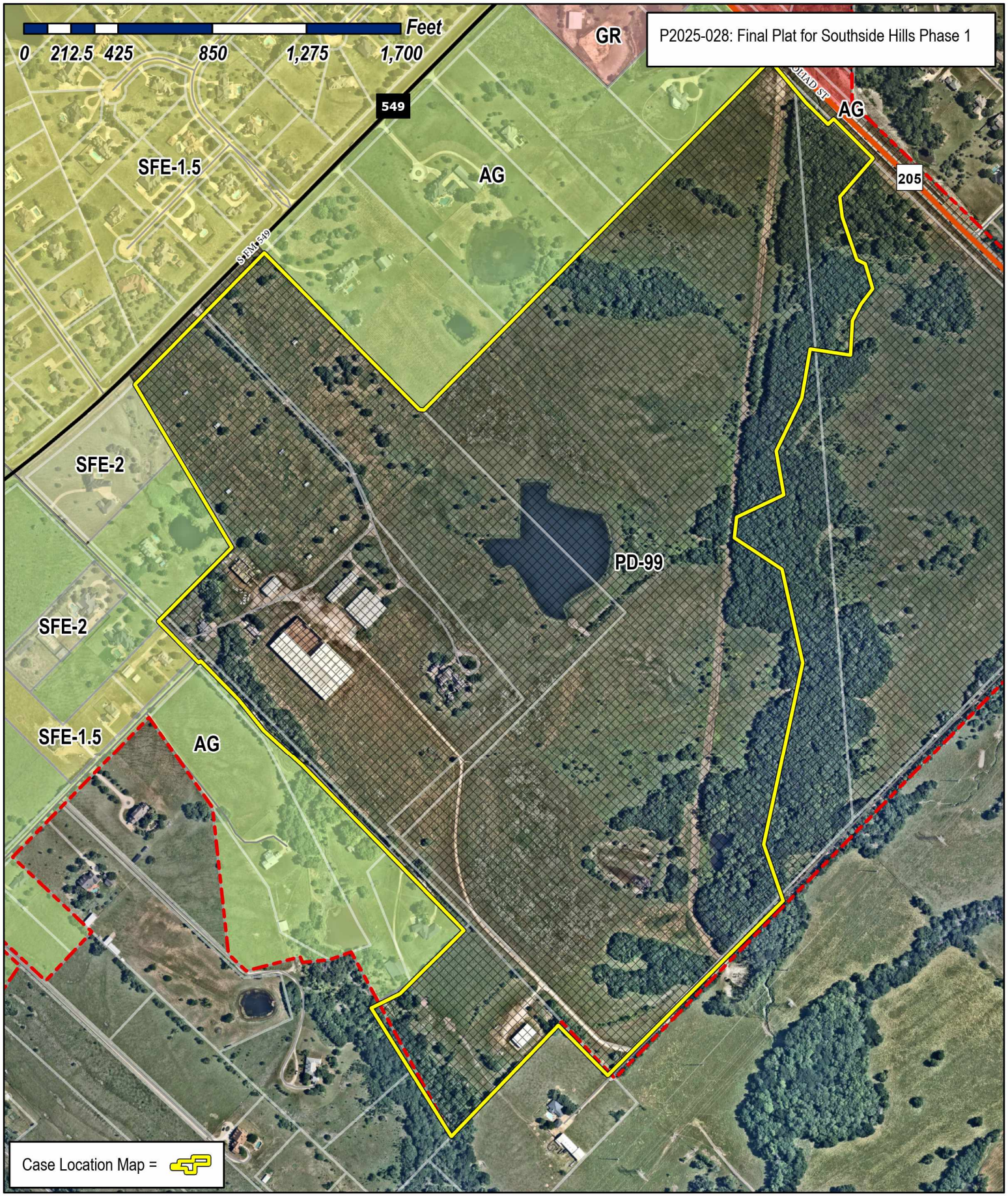
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15 DAY OF August, 2025

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Belinda Lahar

BELINDA BARTON LAHAR
Notary ID #11426361
My Commission Expires
May 27, 2026

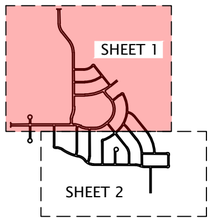
MY COMMISSION EXPIRES 5-27-2026



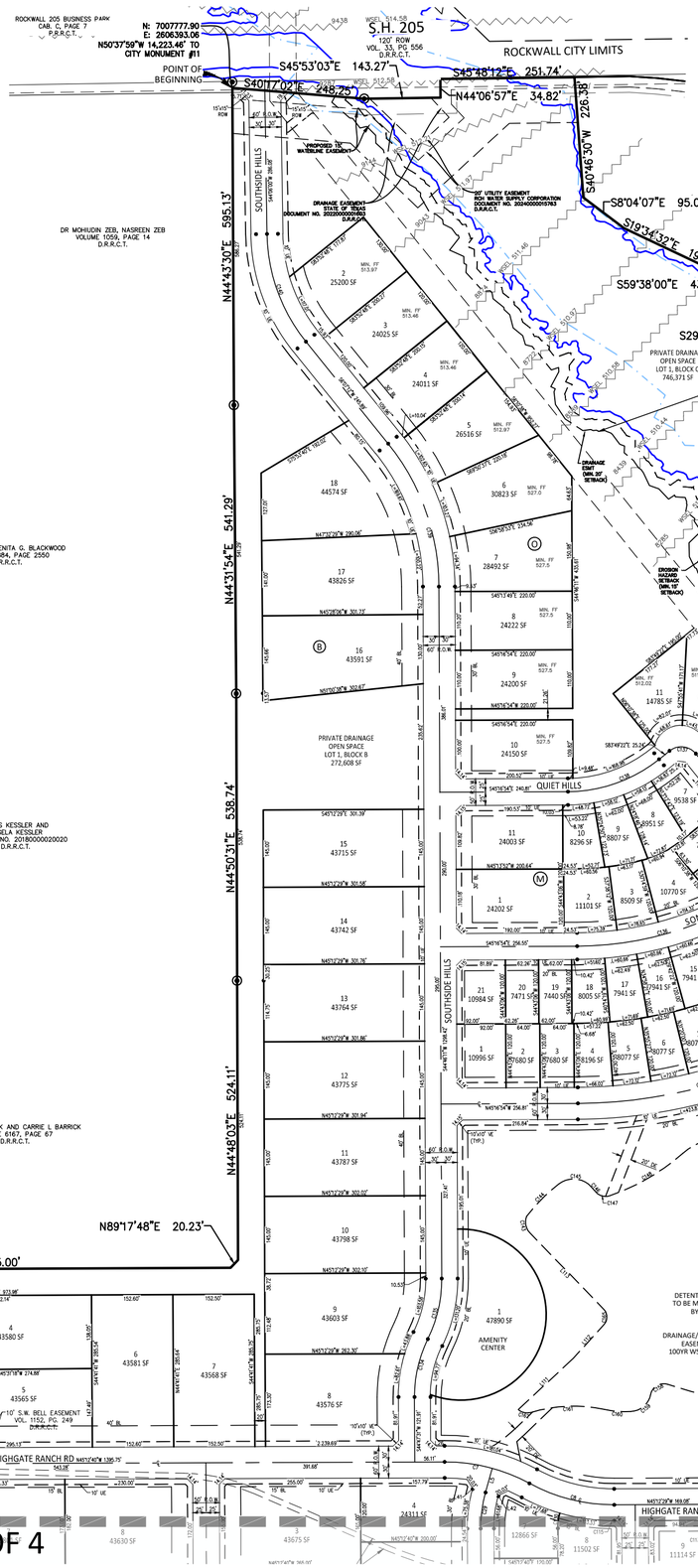
City of Rockwall

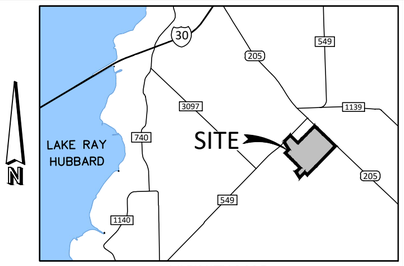
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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.



KEY MAP





VICINITY MAP
N.T.S.

LEGEND

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

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

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

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

200 100 0 200 400

SCALE 1" = 200'

FINAL PLAT
SOUTHSIDE HILLS-PH 1

LOTS 1-73, BLOCK A; LOTS 1-18, BLOCK B;
LOTS 1-8, BLOCK C; LOTS 1-14, BLOCK D;
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192.58 ACRES OR 8,388,777.55 SF
284 SINGLE FAMILY LOTS , 6 OPEN SPACES,
1 LIFT STATION, 1 PARK & 1 AMENITY CENTER
SITUATED WITHIN
W.W. FORD SURVEY, ABSTRACT NO. 80
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
P2025-028

August 26, 2025
SHEET 1 OF 4

EXIST. ZONING: PD-99
LAND USE: SF-10 & C

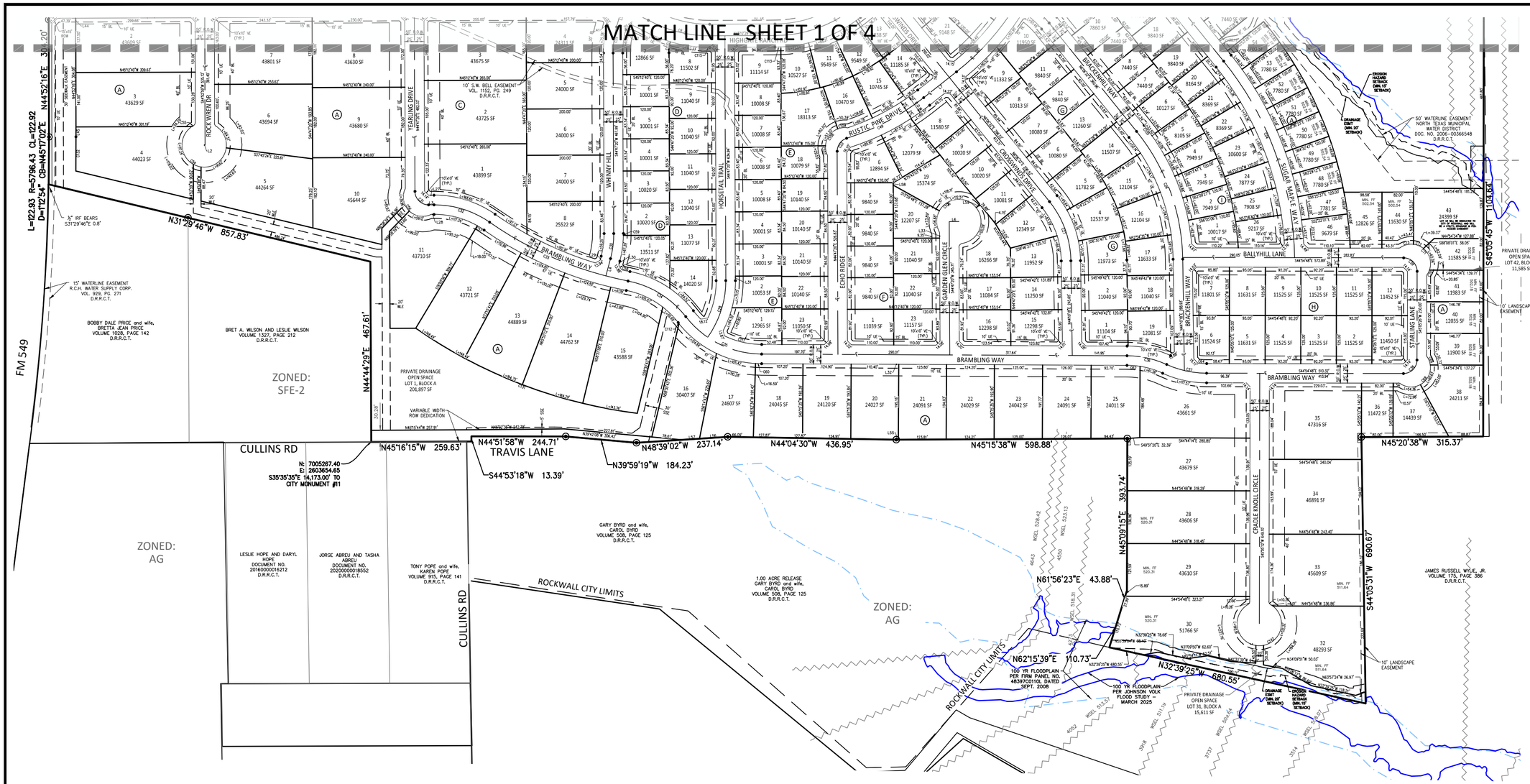
GENERAL NOTES:

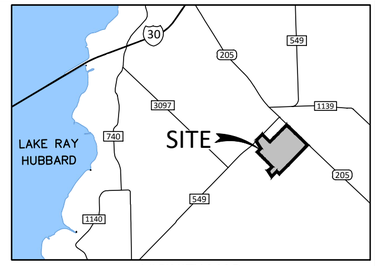
1. PRIVATE OPEN SPACE LOTS SHALL BE MAINTAINED BY THE HOA.
2. FLOODPLAIN, PRIVATE DRAINAGE, OPEN SPACE LOTS SHALL BE MAINTAINED, REPAIRED & REPLACED BY THE HOA.

Owner/Applicant:
Corson Cramer Development
4925 Greenville Ave, Ste. 604
Dallas, Texas 75206
Phone: 214-734-5924

Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite. 1200
Plano, Texas 75074
Phone: 972-201-3100
Contact: Tom Dayton, PE

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





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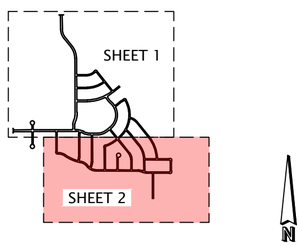
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SOUTHSIDE HILLS-PH 1

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SITUATED WITHIN
W.W. FORD SURVEY, ABSTRACT NO. 80
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
P2025-028

August 26, 2025
SHEET 2 OF 4

EXIST. ZONING: PD-99
LAND USE: SF-10 & C

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704 Central Parkway East | Suite 1200 | Plano,TX 75074 | 972.201.3100

Line Table		
Line	Length	Direction
L1	2.73	S45° 07' 01"E
L2	1.85	S45° 07' 01"E
L3	14.32	N45° 12' 40"W
L4	46.44	S59° 52' 38"W
L5	47.23	S60° 29' 40"W
L6	25.00	N45° 12' 40"W
L7	108.02	N83° 14' 53"W
L8	17.35	S14° 42' 23"E
L9	55.15	S75° 51' 12"E
L10	35.94	S17° 01' 57"W
L14	56.80	N43° 55' 12"E
L15	26.33	S86° 40' 44"W
L16	23.00	S45° 42' 01"E
L26	16.11	N45° 12' 40"W
L27	14.32	N45° 12' 40"W
L28	5.34	S45° 12' 40"E
L29	11.19	S59° 52' 38"W
L30	11.01	S59° 52' 38"W
L31	11.64	S44° 47' 20"W
L32	13.10	S44° 44' 25"E
L33	11.69	S44° 47' 20"W
L34	13.46	S44° 54' 48"E
L35	14.58	S6° 06' 32"W
L36	4.32	S6° 06' 32"W
L37	15.99	N43° 45' 48"E
L38	21.17	S43° 55' 12"W
L41	1.19	S60° 29' 40"W
L42	1.19	S60° 29' 40"W
L43	13.30	N83° 49' 22"W
L44	137.50	N44° 52' 16"E
L45	25.58	N44° 52' 16"E
L50	14.58	N6° 06' 32"E
L52	57.83	N44° 05' 31"E
L54	135.19	S45° 09' 15"W
L55	5.43	S45° 15' 38"E
L56	73.77	S48° 39' 02"E
L57	45.30	S48° 39' 02"E

Line Table		
Line	Length	Direction
L58	6.32	N44° 47' 20"E
L59	12.86	S83° 53' 28"E
L60	17.88	N74° 44' 50"W
L61	25.00	S45° 42' 01"E
L62	25.00	S45° 42' 01"E
L63	12.51	S45° 59' 00"E
L64	51.74	N84° 36' 03"W
L111	141.52	S87° 59' 11"E
L112	84.68	N87° 19' 41"E
L113	201.09	N0° 54' 58"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C7	165.95	330.00	028°48'47"	164.21	N30° 48' 17"W
C8	165.93	330.00	028°48'35"	164.19	S30° 48' 11"E
C9	219.10	330.00	038°02'24"	215.09	S64° 13' 41"E
C10	659.33	375.00	100°44'18"	577.63	N46° 22' 58"E
C11	146.74	400.00	021°01'08"	145.92	S06° 31' 23"W
C18	625.58	930.00	038°32'27"	613.85	S64° 33' 08"E
C19	45.20	325.00	007°58'09"	45.17	N79° 50' 17"W
C20	55.91	35.00	091°31'18"	50.15	N30° 05' 33"W
C21	117.86	670.00	010°04'44"	117.71	S88° 17' 15"E
C22	44.48	35.00	072°48'42"	41.55	S81° 11' 41"W
C23	185.25	225.00	047°10'23"	180.06	N17° 28' 40"W
C24	551.69	830.00	038°05'02"	541.59	N25° 09' 03"E
C25	81.74	225.00	020°48'54"	81.29	N04° 17' 55"W
C26	358.73	540.00	038°03'46"	352.17	N25° 08' 25"E
C27	166.08	250.00	038°03'46"	163.04	N25° 08' 25"E
C28	156.70	250.00	035°54'47"	154.15	N62° 44' 44"E
C29	68.53	250.00	015°42'20"	68.31	S52° 38' 30"W
C30	65.83	250.00	015°05'18"	65.64	N52° 19' 59"E
C31	54.98	35.00	090°00'00"	49.50	S00° 12' 40"E
C32	153.32	250.00	035°08'19"	150.93	N27° 38' 30"W
C33	393.00	945.00	023°49'39"	390.17	S21° 59' 11"E
C34	179.69	250.00	041°10'54"	175.85	N13° 18' 33"W
C35	226.99	250.00	052°01'19"	219.27	S18° 43' 45"E
C36	106.12	250.00	024°19'17"	105.33	N32° 34' 46"W
C37	106.88	250.00	024°29'41"	106.07	S32° 39' 58"E
C38	54.98	35.00	089°59'46"	49.50	S89° 54' 41"E
C39	54.98	35.00	090°00'14"	49.50	N00° 05' 19"E
C40	82.89	500.00	009°29'54"	82.79	S88° 34' 19"E
C41	123.93	150.00	047°20'16"	120.44	N69° 39' 08"W
C42	242.63	500.00	027°48'13"	240.26	S30° 01' 05"W
C43	304.35	625.00	027°54'01"	301.35	N30° 03' 59"E
C44	54.98	35.00	090°00'00"	49.50	S00° 59' 00"E
C45	55.15	35.00	090°16'59"	49.62	N00° 50' 31"W
C46	358.57	325.00	063°12'51"	340.66	S13° 34' 02"W
C47	213.84	350.00	035°00'20"	210.53	N00° 32' 13"W
C48	274.67	250.00	062°56'57"	261.06	S14° 30' 32"E
C49	227.42	625.00	020°50'55"	226.17	S72° 49' 25"E
C53	89.32	57.50	089°00'13"	80.61	N89° 42' 46"W
C54	117.24	57.50	116°49'16"	97.96	S43° 11' 00"W
C55	3.89	57.50	003°52'18"	3.88	N76° 28' 13"W
C56	20.58	50.00	023°34'41"	20.43	S10° 45' 59"W
C57	20.73	225.00	005°16'42"	20.72	N12° 42' 42"W
C58	22.36	920.00	001°23'33"	22.36	S33° 12' 14"E
C59	5.03	275.00	001°02'50"	5.03	N45° 18' 45"E
C60	15.83	275.00	003°17'54"	15.83	S43° 05' 28"E
C62	34.13	225.00	008°41'29"	34.10	N40° 23' 40"W
C64	23.30	225.00	005°55'57"	23.29	S41° 56' 50"E
C68	60.63	50.00	069°28'27"	56.98	N71° 36' 56"E
C69	22.12	50.00	025°20'43"	21.94	N24° 12' 21"E
C70	12.09	50.00	013°51'11"	12.06	N71° 43' 17"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C71	62.06	50.00	071°07'15"	58.16	N29° 14' 03"E
C72	28.13	50.00	032°14'23"	27.76	N22° 26' 46"W
C73	34.82	50.00	039°54'17"	34.12	N58° 31' 06"W
C74	34.86	805.00	002°28'52"	34.86	N07° 20' 58"E
C75	12.08	695.00	000°59'46"	12.08	N47° 23' 13"E
C76	63.68	50.00	072°58'29"	59.46	N02° 24' 55"E
C91	38.76	300.00	007°24'07"	38.73	N47° 43' 03"E
C92	38.76	300.00	007°24'07"	38.73	S47° 43' 03"W
C94	32.13	50.00	036°49'16"	31.58	S68° 58' 57"E
C96	42.93	375.00	006°33'34"	42.91	N14° 45' 36"W
C97	18.99	375.00	002°54'03"	18.98	N10° 01' 48"W
C98	17.69	175.00	005°47'25"	17.68	N48° 52' 43"W
C99	12.43	275.00	002°35'24"	12.43	S15° 40' 15"W
C100	13.84	225.00	003°31'23"	13.83	S44° 13' 19"E
C101	0.77	275.00	000°09'40"	0.77	S45° 54' 10"E
C104	19.90	250.00	004°33'36"	19.89	N03° 49' 44"E
C105	33.50	565.00	003°23'49"	33.49	N07° 48' 26"E
C106	112.51	57.50	112°06'20"	95.40	N49° 56' 38"W
C107	23.49	50.00	026°54'50"	23.27	S34° 41' 22"W
C108	57.20	50.00	065°33'03"	54.13	S80° 55' 18"W
C109	23.87	50.00	027°21'04"	23.64	N52° 37' 38"W
C111	99.60	225.00	025°21'43"	98.79	S32° 03' 33"E
C112	3.59	275.00	000°44'55"	3.59	S06° 54' 26"W
C113	15.06	360.00	002°23'50"	15.06	S46° 24' 24"E
C114	14.48	360.00	002°18'19"	14.48	S82° 05' 43"E
C115	103.33	360.00	016°26'46"	102.98	S36° 59' 05"E
C116	28.52	50.00	032°40'34"	28.13	N53° 12' 07"W
C117	44.29	50.00	050°44'52"	42.85	N11° 29' 24"W
C118	11.84	205.00	003°18'30"	11.84	N16° 23' 08"W
C119	61.81	205.00	017°16'32"	61.58	N08° 19' 41"E
C120	17.85	395.00	002°35'24"	17.85	S15° 40' 15"W
C121	0.77	395.00	000°06'44"	0.77	S45° 55' 38"E
C128	19.31	480.00	002°18'19"	19.31	S82° 05' 43"E
C129	12.56	480.00	001°29'56"	12.56	S80° 11' 36"E
C130	28.85	105.00	015°44'35"	28.76	S52° 39' 37"W
C131	164.29	1280.00	007°21'14"	164.17	S27° 47' 25"E
C132	88.69	5866.43	000°51'59"	88.69	N45° 06' 38"E
C134	112.69	245.00	026°21'14"	111.70	S57° 58' 09"W
C135	117.39	255.00	026°22'35"	116.36	N57° 57' 28"E
C136	431.46	635.00	038°55'49"	423.21	S64° 44' 49"E
C137	54.98	35.00	090°00'00"	49.50	N38° 49' 22"W
C138	184.98	275.00	038°32'27"	181.52	S64° 33' 08"E
C139	290.06	430.00	038°38'59"	284.59	N25° 26' 42"E
C140	218.75	330.00	037°58'48"	214.77	S25° 06' 36"W
C141	53.95	57.50	053°45'25"	51.99	S71° 02' 24"E
C142	132.32	57.50	131°50'46"	104.99	N58° 13' 54"E
C143	33.40	28.55	067°01'28"	31.53	N34° 25' 42"E
C144	85.80	326.97	015°02'07"	85.56	N89° 45' 57"E
C145	66.82	44.93	085°12'22"	60.83	S40° 06' 49"E
C146	13.84	571.82	001°23'13"	13.84	S03° 10' 59"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C147	27.53	23.33	067°37'30"	25.96	S29° 56' 10"E
C148	160.61	406.94	022°36'46"	159.56	S75° 03' 18"E
C149	159.70	115.65	079°07'03"	147.31	S46° 48' 10"E
C150	124.92	521.28	013°43'50"	124.62	S05° 26' 03"E
C151	102.22	129.00	045°23'55"	99.56	S24° 07' 50"W
C152	151.68	702.82	012°21'54"	151.38	S53° 00' 45"W
C153	52.21	520.57	005°44'47"	52.19	S56° 19' 18"W
C154	33.77	20.87	092°43'21"	30.20	S07° 05' 14"W
C155	50.01	37.48	076°26'17"	46.38	S01° 03' 18"E
C156	130.12	121.51	061°21'29"	123.99	N75° 06' 32"W
C157	227.35	1633.78	007°58'22"	227.16	N31° 24' 55"W
C158	41.82	24.91	096°10'00"	37.08	N75° 30' 44"W
C159	53.02	40.06	075°49'56"	49.23	N85° 40' 47"W
C160	49.97	193.87	014°46'10"	49.84	N40° 22' 44"W
C161	138.59	276.72	028°41'46"	137.15	N47° 20' 32"W
C162	26.05	26.14	057°05'28"	24.98	N33° 08' 41"W
C165	30.63	21.76	080°37'32"	28.16	N47° 00' 55"E

GENERAL NOTES:

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

GENERAL NOTES:

1. ALL LOT CORNERS MONUMENTED WITH A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JVC" UNLESS OTHERWISE NOTED.
2. ALL UTILITY EASEMENTS AND DRAINAGE EASEMENTS WITHIN THIS PLATTED PROPERTY ARE CREATED BY THIS PLAT, UNLESS OTHERWISE NOTED. ALL OPEN SPACE LOTS ARE UTILITY, DRAINAGE AND ACCESS EASEMENTS.
3. BASIS OF BEARING AND COORDINATES SHOWN HEREON REFER TO "TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES.
4. LOCATION OF 1% ANNUAL FLOOD CHANCE SHOWN PER JOHNSON VOLK FLOOD STUDY DATED MARCH, 2025.
5. LOTS ADJACENT TO FLOODPLAIN SHALL HAVE A MINIMUM FINISHED FLOOR ELEVATION 2' ABOVE THE 100-YR WSEL.
6. OPEN SPACE LOTS SHALL BE MAINTAINED BY THE HOA.

GENERAL NOTES:

1. PRIVATE OPEN SPACE LOTS SHALL BE MAINTAINED BY THE HOA.
2. FLOODPLAIN, PRIVATE DRAINAGE, OPEN SPACE LOTS SHALL BE MAINTAINED, REPAIRED & REPLACED BY THE HOA.

FINAL PLAT

SOUTHSIDE HILLS-PH 1

LOTS 1-73, BLOCK A; LOTS 1-18, BLOCK B;
LOTS 1-8, BLOCK C; LOTS 1-14, BLOCK D;
LOTS 1-23, BLOCK E; LOTS 1-23, BLOCK F;
LOTS 1-19, BLOCK G; LOTS 1-12, BLOCK H;
LOTS 1-26, BLOCK I; LOTS 1-21, BLOCK J;
LOTS 1-2, BLOCK K; LOTS 1-21, BLOCK L;
LOTS 1-11, BLOCK M; LOTS 1-21, BLOCK O;
192.58 ACRES OR 8,388,777.55 SF
284 SINGLE FAMILY LOTS , 6 OPEN SPACES,
1 LIFT STATION, 1 PARK & 1 AMENITY CENTER
SITUATED WITHIN
W.W. FORD SURVEY, ABSTRACT NO. 80
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
P2025-028

August 26, 2025
SHEET 3 OF 4

EXIST. ZONING: PD-99
LAND USE: SF-10 & C

Owner/Applicant:
Corson Cramer Development
4925 Greenville Ave, Ste. 604
Dallas, Texas 75206
Phone: 214-734-5924

Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite. 1200
Plano, Texas 75074
Phone: 972-201-3100
Contact: Tom Dayton, PE

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

LEGAL DESCRIPTION:
192.58 ACRES

BEING a tract of land situated in the W.W. FORD SURVEY, ABSTRACT NO. 80, Town of Rockwall, Rockwall County, Texas and being all of that tract of land described as Tract 1 in Deed to Rockwall Highgate, Ltd., as recorded in Volume 5015, Page 251, Deed Records, Rockwall County, Texas and being part of that tract of land described as Tract 2 in Deed to Rockwall Highgate, Ltd., as recorded in Volume 5015, Page 251, Deed Records, Rockwall, County, Texas and being all of that tract of land described in Deed to Rockwall Highgate, Ltd., as recorded in Volume 5572, Page 219, Deed Records, Rockwall County, Texas and being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod found in the southwest line of State Highway No. 205, a 120 foot right-of-way, for the common north corner of that tract of land described as Parcel 79 Part 2 in Deed to The State of Texas, as recorded in Document No. 20220000001602, Deed Records, Rockwall County, Texas and east corner of that tract of land described in Deed to Dr. Mohiudin Zeb, Nasreen Zeb, as recorded in Volume 1059, Page 14, Deed Records, Rockwall, County, Texas;

THENCE Southeasterly, with said southwest line, the following five (5) courses and distances:

South 44 degrees 43 minutes 30 seconds West, a distance of 11.14 feet to a TxDOT monument found for the **POINT OF BEGINNING** of the tract of land herein described:
South 40 degrees 17 minutes 02 seconds East, a distance of 248.25 feet to a TxDOT monument found for corner;
South 45 degrees 53 minutes 03 seconds East, a distance of 143.27 feet to a TxDOT monument found for corner;
North 44 degrees 06 minutes 57 seconds East, a distance of 34.82 feet to a TxDOT monument found for corner;
South 45 degrees 48 minutes 12 seconds East, a distance of 251.74 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 40 degrees 46 minutes 30 seconds West, leaving said southwest line, a distance of 226.38 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 08 degrees 04 minutes 07 seconds East, a distance of 95.07 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 19 degrees 34 minutes 32 seconds East, a distance of 193.98 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 59 degrees 38 minutes 00 seconds East, a distance of 43.03 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 18 degrees 50 minutes 22 seconds East, a distance of 105.44 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 29 degrees 46 minutes 44 seconds West, a distance of 172.85 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 02 degrees 56 minutes 27 seconds West, a distance of 161.51 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 80 degrees 51 minutes 56 seconds West, a distance of 185.26 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 09 degrees 06 minutes 41 seconds West, a distance of 222.47 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 26 degrees 52 minutes 08 seconds West, a distance of 103.03 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 24 degrees 27 minutes 12 seconds West, a distance of 160.07 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 09 degrees 59 minutes 00 seconds East, a distance of 197.45 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 64 degrees 40 minutes 56 seconds West, a distance of 232.38 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 06 degrees 10 minutes 38 seconds West, a distance of 93.23 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 57 degrees 01 minutes 02 seconds East, a distance of 257.67 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 13 degrees 07 minutes 25 seconds East, a distance of 432.64 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 11 degrees 49 minutes 50 seconds West, a distance of 829.30 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 19 degrees 37 minutes 46 seconds East, a distance of 266.03 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 45 degrees 05 minutes 45 seconds West, a distance of 1,104.64 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 45 degrees 20 minutes 38 seconds West, with the southwest line of said Tract 1, a distance of 315.37 feet to a 1/2 inch iron rod with a yellow plastic cap found for the east corner of said Rockwall Highgate, Ltd. tract recorded in Volume 5572, Page 219;

THENCE South 44 degrees 05 minutes 31 seconds West, leaving said southwest line, a distance of 690.67 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the south corner of said Rockwall Highgate, Ltd. tract recorded in Volume 5572, Page 219;

THENCE North 32 degrees 39 minutes 25 seconds West, a distance of 680.55 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the west corner of said Rockwall Highgate, Ltd. tract recorded in Volume 5572, Page 219;

THENCE North 62 degrees 15 minutes 39 seconds East, a distance of 110.73 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for an interior ell corner of said Rockwall Highgate, Ltd. tract recorded in Volume 5572, Page 219;

THENCE North 61 degrees 56 minutes 23 seconds East, a distance of 43.88 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for an interior ell corner of said Rockwall Highgate, Ltd. tract recorded in Volume 5572, Page 219;

THENCE North 45 degrees 09 minutes 15 seconds East, a distance of 393.74 feet to a 1/2 inch iron rod with a yellow plastic cap found in the southwest line of the above mentioned Tract 1;

THENCE North 45 degrees 15 minutes 38 seconds West, a distance of 598.88 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "RSCI RPLS 5034" found for corner at the beginning of a Boundary Line Agreement, as recorded in Volume 4715, Page 230 (Document No. 2006-00361312), Deed Records, Rockwall County, Texas;

THENCE Northwesterly, with said Boundary Line Agreement, the following six (6) courses and distances:

North 44 degrees 04 minutes 30 seconds West, a distance of 436.95 feet to a 1/2 inch iron rod with a yellow plastic cap found for corner;
North 48 degrees 39 minutes 02 seconds West, a distance of 237.14 feet to a 1/2 inch iron rod with a yellow plastic cap found for corner;
North 39 degrees 59 minutes 19 seconds West, a distance of 184.23 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "RSCI RPLS 5034" found for corner;
North 44 degrees 51 minutes 58 seconds West, a distance of 244.71 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;
South 44 degrees 53 minutes 18 seconds West, a distance of 13.39 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner in the west line of said Tract 1;

THENCE Northwesterly, with said west line, the following three (3) courses and distances:

North 45 degrees 16 minutes 15 seconds West, a distance of 259.63 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner the common south corner of that tract of land described in Deed to Bret A. Wilson and Leslie Wilson, as recorded in Volume 1327, Page 212, Deed Records, Rockwall, County, Texas and an exterior ell corner of said Tract 1;

North 44 degrees 44 minutes 29 seconds East, a distance of 467.61 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the common east corner of said Bret A. Wilson and Leslie Wilson tract and an interior ell corner of said Tract 1;

North 31 degrees 29 minutes 46 seconds West, passing at a distance of 486.24 feet a 1/2 inch iron rod found for the common north corner of said Bret A. Wilson and Leslie Wilson tract and east corner of that tract of land described in Deed to Bobby Dale Price and wife, Bretta Jean Price, as recorded in Volume 1028, Page 142, Deed Records, Rockwall County, Texas, and continuing in all for a total distance of 857.83 feet to a point in the southeast line of Farm to Market Road No. 548, a variable width right-of-way, from which point a 1/2 inch iron rod found bears South 31 degrees 29 minutes 46 seconds East, 0.80 feet, said point being at the beginning of a non-tangent curve to the left having a central angle of 01 degrees 12 minutes 54 seconds, a radius of 5,796.43 feet and a chord bearing and distance of North 45 degrees 17 minutes 02 seconds East, 122.92 feet;

THENCE Northeasterly, with said southeast line, the following three (3) courses and distances:

Northeasterly, with said curve to the left, an arc distance of 122.93 feet to a concrete pedestal monument found for corner;

North 44 degrees 52 minutes 16 seconds East, a distance of 304.20 feet to an "X" found in concrete for the common north corner of said Tract 1 and most westerly northwest corner of said Tract 2;

North 44 degrees 50 minutes 38 seconds East, passing at a distance of 375.47 feet a concrete pedestal monument found, and continuing in all for a total distance of 398.43 feet to a 1/2 inch iron rod found for the common west corner of that tract of land described in Deed to Cody A. Barrick and Carrie L. Barrick, as recorded in Volume 6167, Page 67, Deed Records, Rockwall County, Texas and most northerly northwest corner of said Trat 2;

THENCE South 45 degrees 15 minutes 03 seconds East, leaving said southeast line, a distance of 995.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for a common south corner of said Cody A. Barrick and Carrie L. Barrick tract and an interior ell corner of said Tract 2;

THENCE North 89 degrees 17 minutes 48 seconds East, a distance of 20.23 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for a common south corner of said Cody A. Barrick and Carrie L. Barrick tract and an interior ell corner of said Tract 2;

THENCE North 44 degrees 48 minutes 03 seconds East, a distance of 524.11 feet to a 1/2 inch iron rod found for the common east corner of said Cody A. Barrick and Carrie L. Barrick tract and south corner of that tract of land described in Deed to James Kessler and Angela Kessler, as recorded in Document No. 20180000020020, Deed Records, Rockwall County, Texas;

THENCE North 44 degrees 50 minutes 31 seconds East, a distance of 538.74 feet to a 1/2 inch iron rod found for the east corner of said James Kessler and Angela Kessler tract;

THENCE North 44 degrees 31 minutes 54 seconds East, a distance of 541.29 feet to a 1/2 inch iron rod found for the south corner of the above mentioned Dr. Mohiudin Zeb, Nasreen Zeb tract;

THENCE North 44 degrees 43 minutes 30 seconds East, a distance of 595.13 feet to the **POINT OF BEGINNING** and containing 192.580 acres of land, more or less.

OWNER'S CERTIFICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS §
COUNTY OF ROCKWALL §

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the **SOUTHSIDE HILLS–PH 1** subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever any streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the **SOUTHSIDE HILLS–PH 1** subdivision have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following:

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

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

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

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

_____
Property Owner Signature

STATE OF TEXAS §
COUNTY OF ROCKWALL §

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

Given under my hand and seal of office, this ___ day of _____, 2025.

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

SURVEYOR'S CERTIFICATE:

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS::

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

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

APPROVED:

I hereby certify that the above and forgoing subdivision plat –– being an addition to the City of Rockwall, Texas –– was approved by the City Council of the City of Rockwall on ___ day of _____, 2025.

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

_____ _____
CITY SECRETARY CITY ENGINEER

FINAL PLAT
SOUTHSIDE HILLS-PH 1

LOTS 1-73, BLOCK A; LOTS 1-18, BLOCK B;
LOTS 1-8, BLOCK C; LOTS 1-14, BLOCK D;
LOTS 1-23, BLOCK E; LOTS 1-23, BLOCK F;
LOTS 1-19, BLOCK G; LOTS 1-12, BLOCK H;
LOTS 1-26, BLOCK I; LOTS 1-21, BLOCK J;
LOTS 1-2, BLOCK K; LOTS 1-21, BLOCK L;
LOTS 1-11, BLOCK M; LOTS 1-21, BLOCK O;
192.58 ACRES OR 8,388,777.55 SF
284 SINGLE FAMILY LOTS , 6 OPEN SPACES,
1 LIFT STATION, 1 PARK & 1 AMENITY CENTER
SITUATED WITHIN
W.W. FORD SURVEY, ABSTRACT NO. 80
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
P2025-028

August 26, 2025
SHEET 4 OF 4

EXIST. ZONING: PD-99
LAND USE: SF-10

Owner/Applicant:
Corson Cramer Development
4925 Greenville Ave, Ste. 604
Dallas, Texas 75206
Phone: 214-734-5924

Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite. 1200
Plano, Texas 75074
Phone: 972-201-3100
Contact: Tom Dayton, PE

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

CITY OF ROCKWALL

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:	September 15, 2025
APPLICANT:	Javier Silva; *JMS Custom Homes, LLC.*
CASE NUMBER:	P2025-029; *Replat for Lots 7 & 8, Block J, Sanger Addition*

SUMMARY

Consider a request by Javier Silva of JMS Custom Homes, LLC for the approval of a *Replat* for Lots 7 & 8, Block J, Sanger Addition being a 0.23-acre tract of land identified as a portion of Lot 2, 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 & 805 Sam Houston Street, and take any action necessary.

PLAT INFORMATION

☑ *Purpose.* The applicant is requesting the approval of a *Replat* for a 0.23-acre tract of land [*i.e. A portion of Lot 2, Block J, Sanger 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 7 & 8, Block J, Sanger Addition*].

☑ *Background.* The subject property was originally platted as Lot 2, Block J, Sanger Addition on May 11, 1895. According to the 1934 Sanborn Maps, there was a dwelling unit on the subject property; however, there is no record of when the structure was demolished and the property has remained vacant since its removal. Per the City's historic zoning maps, the subject property was zoned Single-Family 3 (SF-3) District as of January 3, 1972. Between January 3, 1972 and May 16, 1983, the subject property was rezoned to a Single-Family 7 (SF-7) District and has remained zoned Single-Family 7 (SF-7) District to this day. On August 4, 2025, the City Council approved *Ordinance No. 25-46* and *Ordinance No. 25-47* [*i.e. Case No. Z2025-036, S-372 & Case No. Z2025-037, S-373*] to allow the construction of two (2) residential homes on the subject property.

☑ *Parks and Recreation Board.* On September 8, 2025, the Parks and Recreation Board reviewed the *Replat* 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 *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 City Council chooses to approve of the *Replat* for *Lots 7 & 8, Block J, Sanger 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 September 9, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the *Replat* by a vote of 7-0.

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

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

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

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

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

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	805 Sam Houston				
SUBDIVISION		LOT		BLOCK	
GENERAL LOCATION					

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

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

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

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

☒ OWNER	JMS Custom Homes. LLC	☒ APPLICANT	Javier Silva
CONTACT PERSON	Javier Silva	CONTACT PERSON	Javier Silva
ADDRESS	[redacted]	ADDRESS	[redacted]
CITY, STATE & ZIP		STATE & ZIP	
PHONE		PHONE	
E-MAIL		E-MAIL	

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Javier Silva [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* 14 *DAY OF* August, 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."*

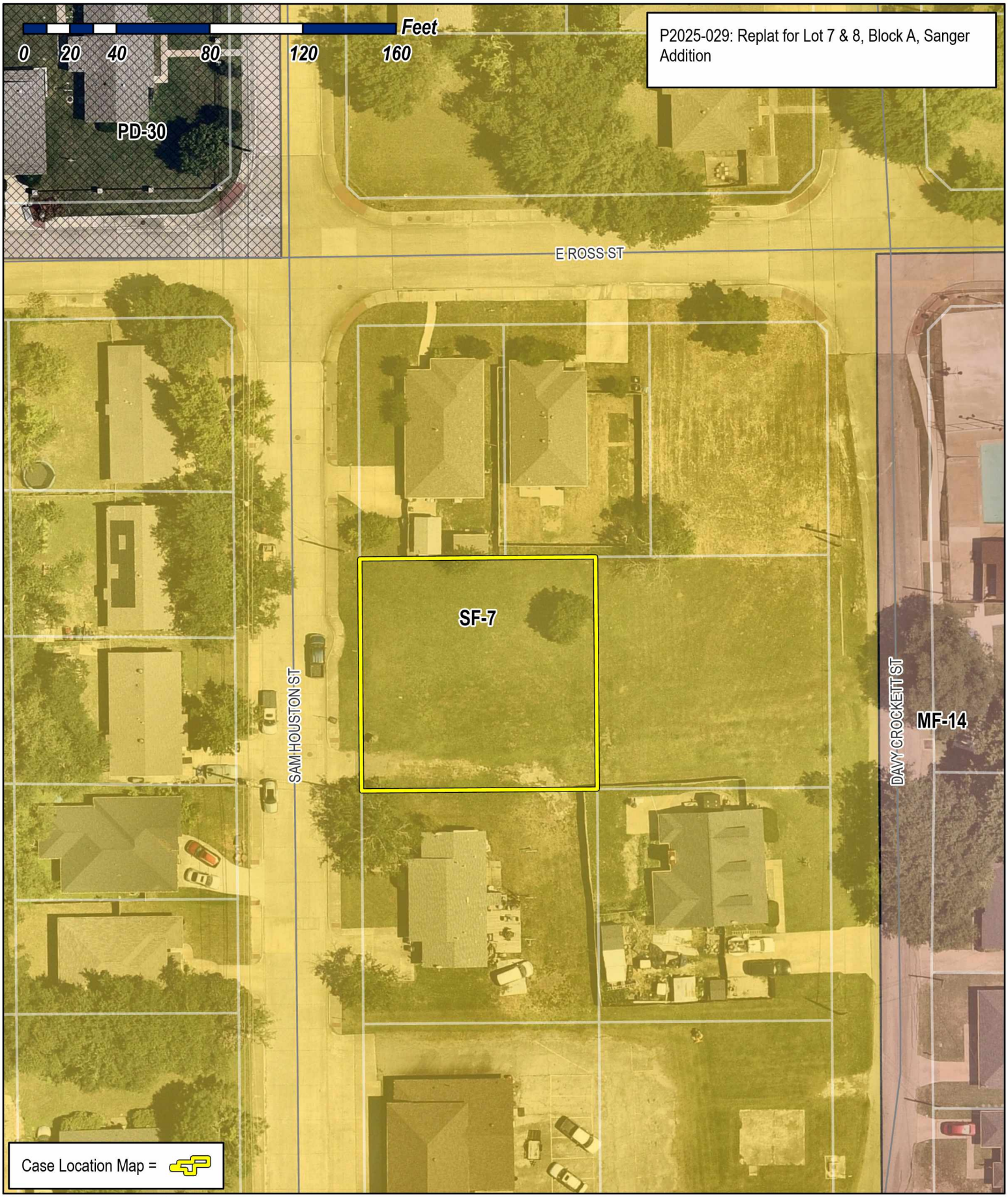
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14 DAY OF August, 20 25

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SUSAN BURT
Notary ID #4585390
My Commission Expires
January 31, 2026

MY COMMISSION EXPIRES 1-31-2026

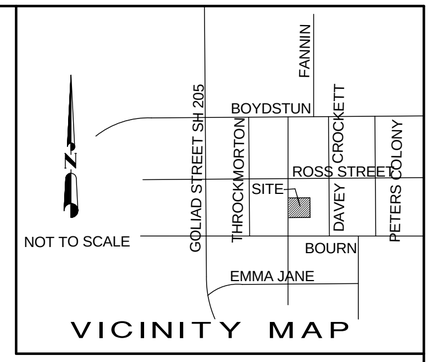


City of Rockwall

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.





SURVEYOR'S NOTES

1) According to F.E.M.A. Flood Insurance Rate Map. Community Panel No. 48397C0030L dated SEPT 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.

2) BEARING SOURCE: CITY OF ROCKWALL CONTROL MONUMENT SYSTEM.

3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."

GENERAL NOTES:

(1) Subdivider's Statement. Selling a portion of this addition by metes and bounds is unlawful and a violation of the Subdivision Ordinance of the City of Rockwall and Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code, and shall be subject to the City of Rockwall withholding utilities and building permits.

(2) Public Improvement Statement. It shall be the policy of the City of Rockwall to withhold issuing buildings permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a subdivision plat by the City of Rockwall does not constitute any representation, assurance or guarantee that; any building within such subdivision plat shall be approved, authorized, or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the City of Rockwall of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the Subdivision Ordinance of the City of Rockwall.

(3) Drainage and Detention Easements. The property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.

(4) Fire Lanes. All Fire Lanes will be constructed, maintained, repaired and replaced by the property owner. Fire Lanes shall be constructed in accordance with the approved Civil Engineering Plans for both on-site and off-site Fire Lane improvements.

(5) Street Appurtenances. All decorative signage, posts, or lights installed in public right-of-way shall be installed, maintained, repaired, and replaced by the Homeowner's Association (HOA).

FINAL PLAT

LOT 7 & 8, BLOCK J
SANGER BROTHERS ADDITION

BEING A REPLAT OF
WEST 1/2 OF LOT 2, BLOCK J
SANGER BROTHERS ADDITION

0.23 ACRES OR 10,055 S.F.
(2 LOTS)
J.T. LEWIS SURVEY, A-255
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 1 OF 2

OWNER:
JMS CUSTOM HOMES, LLC
58 WINDSOR DRIVE
ROCKWALL, TX 75032

SYMBOL LEGEND

TV TELEVISION CABLE RISER	GAS GAS METER	TEL PHONE RISER	FH FIRE HYDRANT	PP POWER POLE
ELEC ELECTRIC METER	ELEC ELEC BOX SUBSURFACE JUNCTION BOX	WM WATER METER	LP LIGHT POLE	1/2" IRF IRON ROD FOUND (CORNER)
FENCE	EASEMENT LINE / PROPERTY LINES	A/C AIR COND. UNIT	PROPANE TANK	

SURVEY DATE AUGUST 15, 2025
SCALE 1" = 20' FILE # 20250092
CLIENT JMS CUSTOM HOMES, LLC

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

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS JMS CUSTOM HOMES, LLC, BEING THE OWNERS OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

Being the West 1/2 of Lot 2, Block J, SANGER BROTHERS ADDITION, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Volume Q, Page 100, Deed Records, 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 Sam Houston Street, a 50 foot right-of-way, said point being at the northwest corner of said Lot 2, Block J;

THENCE N. 89 deg. 29 min. 33 sec. E. along the north boundary line of Lot 2, a distance of 100.00 feet to a 1/2" iron rod found for corner;

THENCE S. 01 deg. 10 min. 28 sec. E. a distance of 100.27 feet to a 1/2" iron rod found for corner in the south boundary line of said Lot 2, Block J;s

THENCE S. 89 deg. 09 min. 55 sec. W. along the south boundary line of said Lot 2, Block J, a distance of 100.00 feet to a 1/2" iron rod found for corner in the east right-of-way line of Sam Houston Street at the southwest corner of same;

THENCE N. 01 deg. 10 min. 18 sec. W. along said right-of-way line, a distance of 100.84 feet to the POINT OF BEGINNING and containing 10,055 square feet or 0.23 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 LOTS 7 & 8, BLOCK J, SANGER BROTHERS ADDITION, an Addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in LOTS 7 & 8, BLOCK J, SANGER BROTHERS 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 th eir respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maint aining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

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

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

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

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

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

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

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

_____
Javier Silva
for JMS CUSTOM HOMES, LLC

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Javier Silva 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 _____, _____.

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

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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

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

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

APPROVED

I hereby certify that the above and foregoing plat of LOTS 7 & 8, BLOCK J, SANGER BROTHERS 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.

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

_____ _____
City Secretary City Engineer

FINAL PLAT

LOT 7 & 8, BLOCK J
SANGER BROTHERS ADDITION

BEING A REPLAT OF
WEST 1/2 OF LOT 2, BLOCK J
SANGER BROTHERS ADDITION

0.23 ACRES OR 10,055 S.F.
(2 LOTS)
J.T. LEWIS SURVEY, A-255
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

OWNER:
JMS CUSTOM HOMES, LLC
58 WINDSOR DRIVE
ROCKWALL, TX 75032

SYMBOL LEGEND

TV TELEVISION CABLE RISER	GAS GAS METER	TEL PHONE RISER	FH FIRE HYDRANT	PP POWER POLE
ELEC ELECTRIC METER	ELEC BOX SUBSURFACE JUNCTION BOX	WM WATER METER	LP LIGHT POLE	1/2" IRF IRON ROD FOUND (CORNER)
FENCE	EASEMENT LINE		A/C AIR COND. UNIT	PROPANE TANK
	PROPERTY LINES			

SURVEY DATE AUGUST 15, 2025
SCALE 1" = 20' FILE # 20250092
CLIENT JMS CUSTOM HOMES, LLC

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

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:	September 15, 2025
APPLICANT:	Nick Keran; *Urban Strategy*
CASE NUMBER:	P2025-030; *Replat for Lots 3 & 4, Block A, Industrial Boulevard Addition*

SUMMARY

Consider a request by Nick Keran of Urban Strategy on behalf of Sherif Sharawi of Rockwall Steel Co., Inc. for the approval of a *Replat* for Lots 3 & 4, Block A, Industrial Boulevard Addition being a 55.192-acre tract of land identified as Lot 2, Block A, Industrial Boulevard Addition and Tract 3 of the A. Hanna Survey, Abstract No. 99, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, generally located on the east side of Industrial Boulevard north of the IH-30 Frontage Road, and take any action necessary.

PLAT INFORMATION

☑ *Purpose.* The applicant is requesting the approval of a *Replat* for a 55.192-acre tract of land [*i.e. Lot 2, Block A, Industrial Boulevard Addition and Tract 3 of the A. Hanna Survey, Abstract No. 99*] for the purpose of adjusting the lot lines of the two (2) properties for conveyance.

☑ *Background.* The subject property was originally platted as lots 1-14, Industrial Addition on September 6, 1962. Part of the subject property was annexed by the City Council on February 19, 1962 by *Ordinance No. 62-01* [*Case No. A1962-001*]. At the time of annexation, this part of the subject property was zoned Agricultural (AG) District. Sometime between annexation and January 3, 1972, this part of the subject property was zoned from Agricultural (AG) District to Light Industrial (LI) District. The remainder of the subject property was annexed by the City Council on December 3, 1985 by *Ordinance No. 85-69* [*Case No. A1985-002*]. On February 19, 1990, the City Council approved a replat of the Industrial Addition. At the time of annexation, this portion of the property was zoned Agricultural (AG) District. However, on October 5, 1992, the City Council zoned this portion of the property from Agricultural (AG) District to Light Industrial (LI) District. On April 19, 1993, the City Council approved a Preliminary Plat and Site Plan [*Case No. PZ 93-10-PP*] for Lot 2, Block A, Industrial Addition. According to the Rockwall Central Appraisal District (RCAD), the subject property has five (5) buildings. These buildings include a 47,190 SF storage warehouse built in 1976, a 10,000 SF storage warehouse built in 1984, an 18,000 SF industrial flex building built in 1985, a 15,000 SF storage warehouse built in 1990, and a 165,736 SF light manufacturing facility built in 1993. The subject property has remained Light Industrial (LI) District since December 3, 1985.

☑ *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 3 & 4, Block A, Industrial Boulevard 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 September 9, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the *Replat* by a vote of 7-0.

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

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- ☐ 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	2001 Industrial Blvd, Rockwall, TX 75087 / 2002 Industrial Blvd, Rockwall, TX 75087				
SUBDIVISION	The Industrial Addition	LOT	1 & 2	BLOCK	N/A
GENERAL LOCATION	Intersection of Interstate 30 & Industrial Blvd				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Light Industrial		CURRENT USE	Industrial	
PROPOSED ZONING	N/A		PROPOSED USE	Industrial	
ACREAGE	55.19	LOTS [CURRENT]	2	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	Rockwall Steel Co., Inc.	☑ APPLICANT	Urban Strategy
CONTACT PERSON	Sherif Sharawi	CONTACT PERSON	Nick Keran
ADDRESS	500 Airport Road	ADDRESS	4222 Main Street
CITY, STATE & ZIP	Terrell, Texas 75160	CITY, STATE & ZIP	Dallas, Texas 75226
PHONE	214-515-5400	PHONE	985-233-9061
E-MAIL	ssharawi@madixinc.com	E-MAIL	nickk@urbanstrategy.us

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $1,403.80 *, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 25th *DAY OF* August *, 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."*

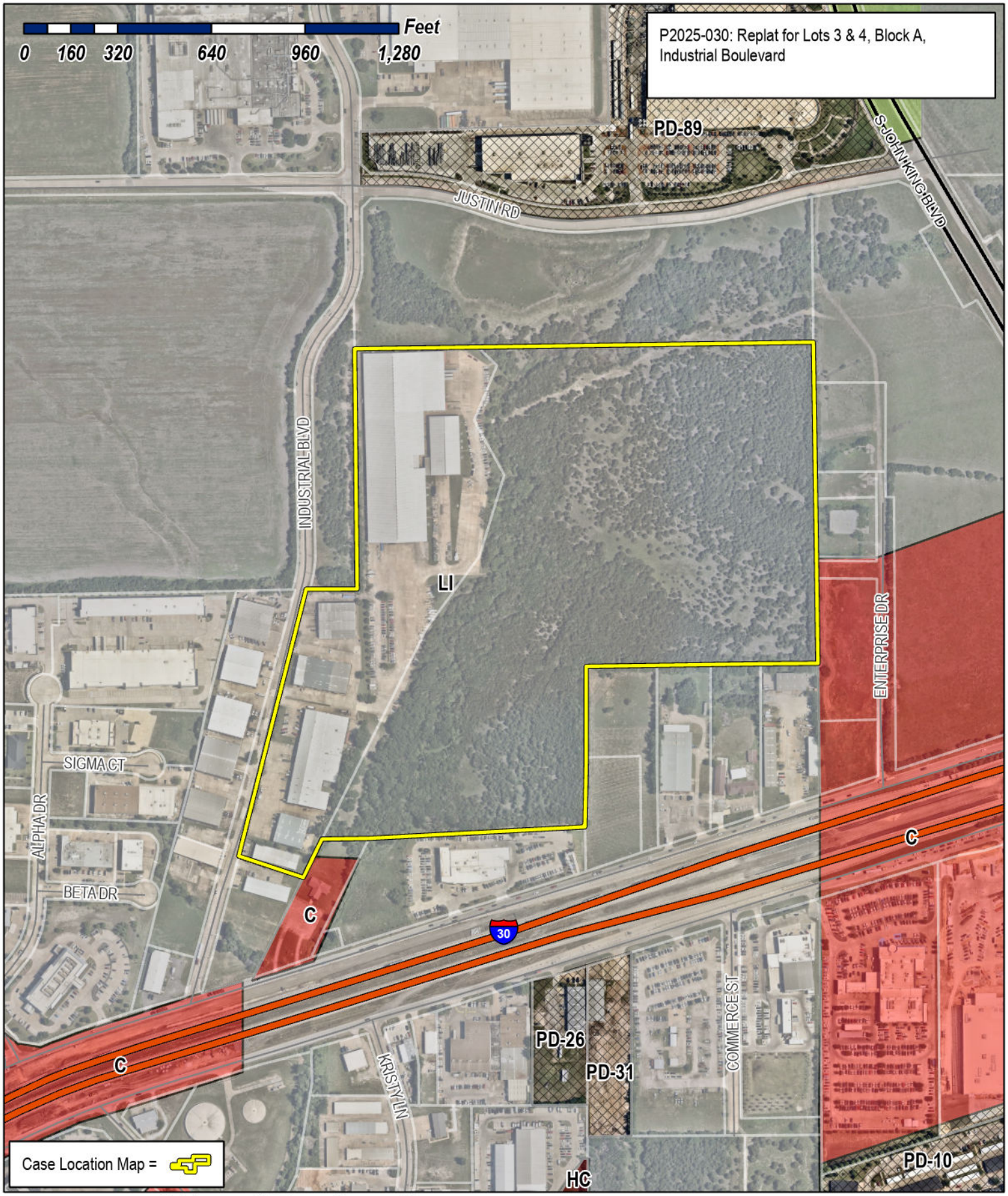
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 25th *DAY OF* August *, 20* 25 .

OWNER'S SIGNATURE Sherif Sharawi

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

JOSEPH BYERS
My Notary ID # 130064687
Expires December 29, 2026

MY COMMISSION EXPIRES 12/29/2026



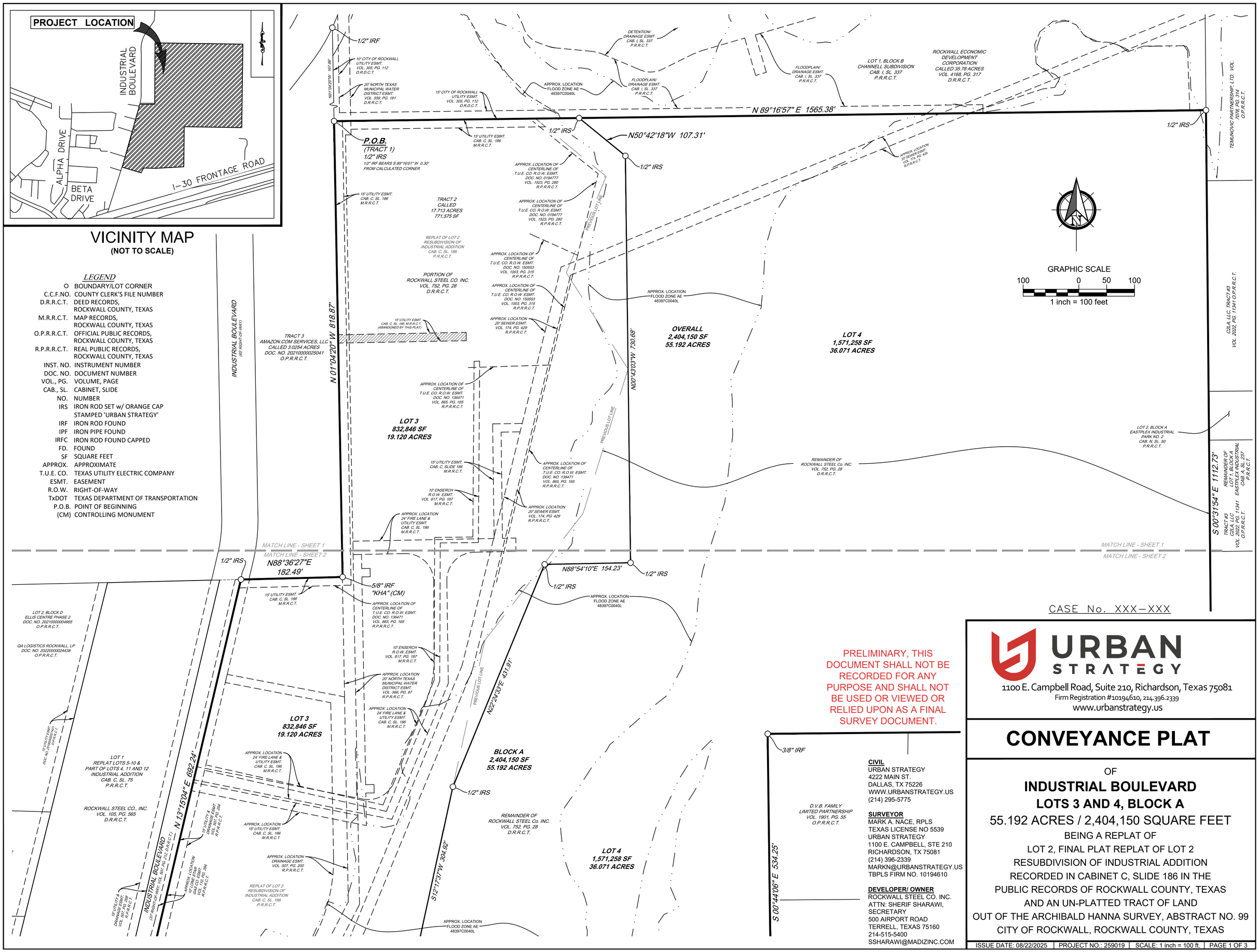
City of Rockwall
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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.

VICINITY MAP
(NOT TO SCALE)

LEGEND

O	BOUNDARY/LOT CORNER
C.C.F.NO.	COUNTY CLERK'S FILE NUMBER
D.R.R.C.T.	DEED RECORDS, ROCKWALL COUNTY, TEXAS
M.R.R.C.T.	MAP RECORDS, ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
R.P.R.R.C.T.	REAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
INST. NO.	INSTRUMENT NUMBER
DOC. NO.	DOCUMENT NUMBER
VOL., PG.	VOLUME, PAGE
CAB., SL.	CABINET, SLIDE
NO.	NUMBER
IRS	IRON ROD SET w/ ORANGE CAP STAMPED 'URBAN STRATEGY'
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
IRFC	IRON ROD FOUND CAPPED
FD.	FOUND
SF	SQUARE FEET
APPROX.	APPROXIMATE
T.U.E. CO.	TEXAS UTILITY ELECTRIC COMPANY
ESMT.	EASEMENT
R.O.W.	RIGHT-OF-WAY
TxDOT	TEXAS DEPARTMENT OF TRANSPORTATION
P.O.B.	POINT OF BEGINNING
(CM)	CONTROLLING MONUMENT



CASE No. XXX–XXX

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

CIVIL
URBAN STRATEGY
4222 MAIN ST.
DALLAS, TX 75226
WWW.URBANSTRATEGY.US
(214) 295-5775

SURVEYOR
MARK A. NACE, RPLS
TEXAS LICENSE NO 5539
URBAN STRATEGY
1100 E. CAMPBELL, STE 210
RICHARDSON, TX 75081
(214) 396-2339
MARKN@URBANSTRATEGY.US
TBPLS FIRM NO. 10194610

DEVELOPER/ OWNER
ROCKWALL STEEL CO. INC.
ATTN: SHERIF SHARAWI, SECRETARY
500 AIRPORT ROAD
TERRELL, TEXAS 75160
214-515-5400
SSHARAWI@MADIZINC.COM

URBAN STRATEGY
1100 E. Campbell Road, Suite 210, Richardson, Texas 75081
Firm Registration #10194610, 214.396.2339
www.urbanstrategy.us

CONVEYANCE PLAT

OF

INDUSTRIAL BOULEVARD
LOTS 3 AND 4, BLOCK A

55.192 ACRES / 2,404,150 SQUARE FEET

BEING A REPLAT OF
LOT 2, FINAL PLAT REPLAT OF LOT 2
RESUBDIVISION OF INDUSTRIAL ADDITION
RECORDED IN CABINET C, SLIDE 186 IN THE
PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS
AND AN UN-PLATTED TRACT OF LAND
OUT OF THE ARCHIBALD HANNA SURVEY, ABSTRACT NO. 99
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

ISSUE DATE: 08/22/2025 | PROJECT NO.: 259019 | SCALE: 1 inch = 100 ft. | PAGE 1 OF 3

GRAPHIC SCALE

100 0 50 100

1 inch = 100 feet

LEGEND

O	BOUNDARY/LOT CORNER
C.C.F.NO.	COUNTY CLERK'S FILE NUMBER
D.R.R.C.T.	DEED RECORDS, ROCKWALL COUNTY, TEXAS
M.R.R.C.T.	MAP RECORDS, ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
R.P.R.R.C.T.	REAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
INST. NO.	INSTRUMENT NUMBER
DOC. NO.	DOCUMENT NUMBER
VOL., PG.	VOLUME, PAGE
CAB., SL.	CABINET, SLIDE
NO.	NUMBER
IRS	IRON ROD SET w/ ORANGE CAP STAMPED 'URBAN STRATEGY'
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
IRFC	IRON ROD FOUND CAPPED
FD.	FOUND
SF	SQUARE FEET
APPROX.	APPROXIMATE
T.U.E. CO.	TEXAS UTILITY ELECTRIC COMPANY
ESMT.	EASEMENT
R.O.W.	RIGHT-OF-WAY
TxDOT	TEXAS DEPARTMENT OF TRANSPORTATION
P.O.B.	POINT OF BEGINNING
(CM)	CONTROLLING MONUMENT

INDUSTRIAL BOULEVARD (60' RIGHT-OF-WAY)

TRACT 3
AMAZON.COM SERVICES, LLC
CALLED 3.0254 ACRES
DOC. NO. 20210000025041
O.P.R.R.C.T.

N 01°04'20" W 818.87'

REPLAT OF LOT 2 RESUBDIVISION OF INDUSTRIAL ADDITION CAB. C, SL. 186 P.R.R.C.T.

PORTION OF ROCKWALL STEEL CO. INC. VOL. 752, PG. 28 D.R.R.C.T.

15' UTILITY ESMT. CAB. C, SL. 186, M.R.R.C.T. (ABANDONED BY THIS PLAT)

APPROX. LOCATION OF CENTERLINE OF T.U.E. CO. R.O.W. ESMT. DOC. NO. 150553 VOL. 1003, PG. 315 R.P.R.R.C.T.

APPROX. LOCATION OF CENTERLINE OF T.U.E. CO. R.O.W. ESMT. DOC. NO. 150553 VOL. 1003, PG. 315 R.P.R.R.C.T.

APPROX. LOCATION 20' SEWER ESMT. VOL. 174, PG. 429 R.P.R.R.C.T.

APPROX. LOCATION FLOOD ZONE AE 48397C0040L

N00°43'03"W 730.68'

OVERALL
2,404,150 SF
55.192 ACRES

LOT 4
1,571,258 SF
36.071 ACRES

C2LA, LLC, TRACT #3 VOL. 2022, PG. 11341 O.P.R.R.C.T.

APPROX. LOCATION OF CENTERLINE OF T.U.E. CO. R.O.W. ESMT. DOC. NO. 136471 VOL. 865, PG. 165 R.P.R.R.C.T.

LOT 3
832,846 SF
19.120 ACRES

PREVIOUS LOT LINE

15' UTILITY ESMT. CAB. C, SLIDE 186 M.R.R.C.T.

10' ENSERCH R.O.W. ESMT. VOL. 817, PG. 187 M.R.R.C.T.

APPROX. LOCATION OF CENTERLINE OF T.U.E. CO. R.O.W. ESMT. DOC. NO. 136471 VOL. 865, PG. 165 R.P.R.R.C.T.

APPROX. LOCATION 20' SEWER ESMT. VOL. 174, PG. 429 R.P.R.R.C.T.

APPROX. LOCATION 24' FIRE LANE & UTILITY ESMT. CAB. C, SL. 186 M.R.R.C.T.

REMAINDER OF ROCKWALL STEEL Co. INC. VOL. 752, PG. 28 D.R.R.C.T.

LOT 2, BLOCK A EASTFLEX INDUSTRIAL PARK NO. 2 CAB. N, SL. 50 P.R.R.C.T.

REMAINDER OF LOT 1, BLOCK A EASTFLEX INDUSTRIAL CAB. A, SL. 237 P.R.R.C.T.

TRACT #3 C2LA, LLC VOL. 2022, PG. 11341 O.P.R.R.C.T.

S 00°31'54" E 1112.73'

MATCH LINE - SHEET 1
MATCH LINE - SHEET 2

1/2" IRS

N88°36'27"E 182.49'

5/8" IRF "KHA" (CM)

N88°54'10"E 154.23'

1/2" IRS

1/2" IRS

APPROX. LOCATION FLOOD ZONE AE 48397C0040L

15' UTILITY ESMT. CAB. C, SL. 186 M.R.R.C.T.

APPROX. LOCATION OF CENTERLINE OF T.U.E. CO. R.O.W. ESMT. DOC. NO. 136471 VOL. 865, PG. 165 R.P.R.R.C.T.

10' ENSERCH R.O.W. ESMT. VOL. 817, PG. 187 M.R.R.C.T.

APPROX. LOCATION 20' NORTH TEXAS MUNICIPAL WATER DISTRICT ESMT. VOL. 566, PG. 87 R.P.R.R.C.T.

APPROX. LOCATION 24' FIRE LANE & UTILITY ESMT. CAB. C, SL. 186 M.R.R.C.T.

PREVIOUS LOT LINE

N22°24'33"E 431.91'

LOT 3
832,846 SF
19.120 ACRES

BLOCK A
2,404,150 SF
55.192 ACRES

1/2" IRS

REMAINDER OF ROCKWALL STEEL Co. INC. VOL. 752, PG. 28 D.R.R.C.T.

LOT 4
1,571,258 SF
36.071 ACRES

S12°17'37"W 304.92'

APPROX. LOCATION FLOOD ZONE AE 48397C0040L

APPROX. LOCATION 20' SEWER ESMT. VOL. 174, PG. 429 R.P.R.R.C.T.

1/2" IRS

S41°39'34"W 240.00'

LOMR 20-06-1071P 12/28/2020

1/2" IRS

S 87°03'44" W 737.49'

1/2" IRS

1/2" IRS 1/2" IRF FOR WITNESS BEARS N 15°16'32" W- 2.21'

CHURCH OF CHRIST VOL. 1812, PG. 84 D.R.R.C.T.

1/2" IRS 5/8" IRF FOR WITNESS BEARS N 42°09'57" W- 0.47'

S27°05'57"W 403.62'

5/8" IRF- w/ TxDOT CAP

N 74°28'06" W 239.39'

1/2" IRS

1/2" IRF (CM)

L1 L2 L3 L4

15' UTILITY ESMT. CAB. C, SL. 186 M.R.R.C.T.

INDUSTRIAL BOULEVARD (60' RIGHT-OF-WAY) (CAB. A, SL. 21, P.R.R.C.T.)

ERIK LLC DOC. No. 20240000004414 O.P.R.R.C.T.

SAXET CAPITAL PROPERTIES STONEDYKE, LLC DOC. No. 20200000032375 O.P.R.R.C.T.

LOT 1, BLOCK A ROCKWALL SUBARU ADDITION DOC. No. 20180000018563 O.P.R.R.C.T.

ROCKWALL STEEL Co., INC. VOL. 105, PG. 565 D.R.R.C.T.

APPROX. LOCATION 24' FIRE LANE & UTILITY ESMT. CAB. C, SL. 186 M.R.R.C.T.

APPROX. LOCATION 15' UTILITY ESMT. CAB. C, SL. 186 M.R.R.C.T.

APPROX. LOCATION DRAINAGE ESMT. VOL. 307, PG. 200 R.P.R.R.C.T.

REPLAT OF LOT 2 RESUBDIVISION OF INDUSTRIAL ADDITION CAB. C, SL. 186 P.R.R.C.T.

APPROX. LOCATION 15' LONE STAR GAS CO. ESMT. VOL. 90, PG. 384 R.P.R.R.C.T.

APPROX. LOCATION 15' UTILITY & DRAINAGE ESMT. VOL. 90, PG. 384 R.P.R.R.C.T.

15' UTILITY & DRAINAGE ESMT. VOL. 307, PG. 200 R.P.R.R.C.T.

INDUSTRIAL BOULEVARD (57' RIGHT-OF-WAY) VOL. 901, PG. 202 (D.R.R.C.T.)

N 13°15'04" E 692.24'

LOT 1 REPLAT LOTS 5-10 & PART OF LOTS 4, 11 AND 12 INDUSTRIAL ADDITION CAB. C, SL. 75 P.R.R.C.T.

ROCKWALL STEEL CO., INC. VOL. 105, PG. 565 D.R.R.C.T.

15' UTILITY ESMT. DOC. NO. 20200000024438 O.P.R.R.C.T.

CS ROCKWALL, LP 20220000024438 P.R.R.C.T.

1/2" IRS

1/2" IRF FOR WITNESS BEARS S 62°42'14" W-0.35'

3/8" IRF

S 89°29'12" W 797.26'

1/2" IRS

ZBH/1535 E. INTERSTATE 30, LTD, DOC. NO. 20170000009774 O.P.R.R.C.T.

DYNACAP HOLDINGS, LIMITED AND CHARLES SMITH VOL. 3643, PG. 184 O.P.R.R.C.T.

AM ROCKWALL INVESTMENTS, L.P., VOL. 2435, PG. 28 O.P.R.R.C.T.

D.V.B. FAMILY LIMITED PARTNERSHIP VOL. 1901, PG. 55 O.P.R.R.C.T.

S 00°44'06" E 534.25'

LOT 1, BLOCK 1 SPARKS OFFICE PLAZA CAB. C, PG. 162 P.R.R.C.T.

TRACT #2 C2LA, LLC VOL. 2022, PG. 11341 O.P.R.R.C.T.

Line Table		
Line #	BEARING	DISTANCE
L1	S89°33'09"W	59.66'
L2	N89°33'05"W	102.05'
L3	S27°05'57"W	73.08'
L4	N16°13'23"E	183.18'

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

CASE No. XXX-XXX

URBAN STRATEGY

1100 E. Campbell Road, Suite 210, Richardson, Texas 75081
Firm Registration #10194610, 214.396.2339
www.urbanstrategy.us

CONVEYANCE PLAT

OF

INDUSTRIAL BOULEVARD
LOTS 3 AND 4, BLOCK A

55.192 ACRES / 2,404,150 SQUARE FEET

BEING A REPLAT OF
LOT 2, FINAL PLAT REPLAT OF LOT 2
RESUBDIVISION OF INDUSTRIAL ADDITION
RECORDED IN CABINET C, SLIDE 186 IN THE
PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS
AND AN UN-PLATTED TRACT OF LAND
OUT OF THE ARCHIBALD HANNA SURVEY, ABSTRACT NO. 99
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CIVIL
URBAN STRATEGY
4222 MAIN ST.
DALLAS, TX 75226
WWW.URBANSTRATEGY.US
(214) 295-5775

SURVEYOR
MARK A. NACE, RPLS
TEXAS LICENSE NO 5539
URBAN STRATEGY
1100 E. CAMPBELL, STE 210
RICHARDSON, TX 75081
(214) 396-2339
MARKN@URBANSTRATEGY.US
TBPLS FIRM NO. 10194610

DEVELOPER/ OWNER
ROCKWALL STEEL CO. INC.
ATTN: SHERIF SHARAWI, SECRETARY
500 AIRPORT ROAD
TERRELL, TEXAS 75160
214-515-5400
SSHARAWI@MADIZINC.COM

ISSUE DATE: 08/22/2025	PROJECT NO.: 259019	SCALE: 1 inch = 100 ft.	PAGE 2 OF 3

OWNER'S CERTIFICATION
STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS Rockwall Steel Co., Inc., are the sole owners of a 2,404,150 square feet or a 55.192 acre tract of land situated in the Archibald Hanna Survey, Abstract Number 99, City of Rockwall, Rockwall County, Texas, being all of that tract of land described to said Rockwall Steel Co., Inc., by Warranty Deed recorded in Volume 752, Page 28, Deed records, Rockwall County, Texas (D.R.R.C.T.), and that tract of land also described to said Rockwall Steel Co., Inc., by deed recorded in Volume 105, Page 565, D.R.D.C.T., and being all of Lot 2, Resubdivison of Industrial Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the Map thereof recorded in Cabinet C, Slide 186, Plat Records, Rockwall County, Texas, (P.R.R.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with orange plastic cap stamped 'Urban Strategy' set for the southwest corner of Lot 1, Block B, Channell Subdivision, an addition to the City of Rockwall, Rockwall County, Texas, according to the Map thereof recorded in Cabinet I, Slide 337, P.R.R.C.T., and being in the east line of that tract of land described to Amazon.com Services LLC, by deed recorded in Document Number 20210000025041, Official Public Records, Rockwall County, Texas (O.P.R.R.C.T.), from which a 1/2-inch iron rod found for witness bears South 89° 16' 01" West, a distance of 0.30';

THENCE North 89° 16' 57" East, with the south line of said Lot 1, a distance of 1,565.38' to a 1/2- inch iron rod with orange plastic cap stamped 'Urban Strategy' set for the southeast corner of said Lot 1, and being on the west line of that tract of land described to Temunovic Partnership, LTD., by deed recorded in Volume 7078, Page 314, O.P.R.R.C.T.;

THENCE South 00° 31' 54" East, with the west line of said Temunovic tract, and the west line of Tract 3 of that tract of land described to C2LA LLC, by deed recorded in Volume 2022, Page 11341, O.P.R.R.C.T., and the west line of Lot 2, Block A, Eastplex Industrial Park No. 2, an addition to the City of Rockwall, Rockwall County, Texas, according to the Map thereof recorded in Cabinet N, Slide 50, P.R.R.C.T., and the west line of the remainder of Lot 1, Block 1, Eastplex Industrial, an addition to the City of Rockwall, Rockwall County, Texas, according to the Map thereof recorded in Cabinet A, Slide 237, P.R.R.C.T., and also the west line of Tract 2 of said C2LA tract, a distance of 1,112.73' to a 1/2- inch iron rod with orange plastic cap stamped 'Urban Strategy' set for the northeast corner of that tract of land described to AM Rockwall Investment, L.P., recorded in Volume 2435, Page 28, O.P.R.R.C.T.;

THENCE South 89° 29' 12" West, with the north line of said AM Rockwall Tract, the north line of that tract of land described to Dynacap Holdings, Limited and Charles Smith, by deed recorded in Volume 3643, Page 184, O.P.R.R.C.T., the north line of that tract of land described to ZBH/1534 E. Interstate 30, LTD, by deed recorded in Document Number 20170000009774, O.P.R.R.C.T., and the north line of that tract of land described to D.V.B. Family Limited Partnership, by deed recorded in Volume 1901, Page 55, O.P.R.R.C.T., a distance of 797.26' to a 3/8-inch iron rod found for the northwest corner of said D.V.B. tract;

THENCE South 00° 44' 06" East, with the west line of said D.V.B. tract, and the west line of Lot 1, Block 1, Sparks Office Plaza, an addition to the City of Rockwall, Rockwall County, Texas, according to the map thereof recorded in Cabinet C, Page 162, P.R.R.C.T., a distance of 534.25' to a 1/2-inch iron rod with orange plastic cap stamped 'Urban Strategy' set for the northeast corner of Lot 1, Block A, Rockwall Subaru Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the map thereof recorded in Document Number 20180000018563, O.P.R.R.C.T., from which a 1/2- inch iron rod found for witness bears South 62° 42' 14" West, a distance of 0.38';

THENCE South 87° 03' 44" West, with the north line of said Lot 1, Block A, Rockwall Subaru Addition, a distance of 737.49' to a 1/2-inch iron rod with orange plastic cap stamped 'Urban Strategy' set for the northwest corner of said Lot 1, Block A, Rockwall Subaru Addition, and the northeast corner of that tract of land described to Church of Christ, by deed recorded in Volume 1812, Page 84, D.R.R.C.T.;

THENCE, with the north line of said Church of Christ Tract, the following bearings and distances:

South 89° 33' 09" West, a distance of 59.66' to a 1/2-inch iron rod with orange plastic cap stamped 'Urban Strategy' set for corner;

North 89° 33' 05" West, a distance of 102.05' to a 1/2-inch iron rod with orange plastic cap stamped 'Urban Strategy' set for corner, from which a 1/2-inch iron rod found for witness bears North 15° 16' 32" West, a distance of 2.21';

South 27° 05' 57" West, a distance of 73.08' to a 1/2-inch iron rod with orange plastic cap stamped 'Urban Strategy' set for the northeast corner of that tract of land described to Erik LLC, by deed recorded in Document Number 20240000004414, O.P.R.R.C.T., from which a 5/8-inch iron rod found for witness bears North 42° 09' 57" West, a distance of 0.47';

THENCE North 74° 28' 06" West, with the north line of said Erik LLC tract, a distance of 239.39' to a 1/2-inch iron rod with orange plastic cap stamped 'Urban Strategy' set for corner, being the southwest corner of said Rockwall Steel Co., Inc. Tract (Volume 105, Page 565), and being in the southeast Right-of-Way (R.O.W.) line of Industrial Boulevard (a 37 foot wide public R.O.W., Volume 507, Page 212, D.R.D.C.T.);

THENCE, with the southeast R.O.W. line of said Industrial Boulevard, the following bearings and distances:

North 16° 13' 23" East, a distance of 183.18' to a 1/2-inch iron rod with orange plastic cap stamped 'Urban Strategy' set for corner;

North 13° 15' 04" East, a distance of 692.24' to a 1/2-inch iron rod with orange plastic cap stamped 'Urban Strategy' set corner;

THENCE North 88° 36' 27" East, with the southeast R.O.W. line of said Industrial Boulevard, and the south line of said Amazon.com Tract, a distance of 182.49' to a 5/8-inch iron rod found for the southeast corner of said Amazon.com Tract;

THENCE North 01° 04' 20" West, with the east line of said Amazon.com Tract, a distance of 818.87' to the POINT OF BEGINNING, and containing 2,404,150 square feet or a 55.192 acres tract of land.

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

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
STATE OF TEXAS §
COUNTY OF ROCKWALL §

We, Rockwall Steel Co., Inc., acting by and through it's duly authorized agent, Sherif Sharawi, are the undersigned owner of the land shown on this plat, and designated herein as INDUSTRIAL BOULEVARD, a subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the INDUSTRIAL BOULEVARD 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;

No buildings shall be constructed or placed upon, over, or across the off-site and on-site utility easements as described herein.

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 adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision. The developer/property owner and subdivision engineer shall bear total responsibility for storm drain improvements.

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.

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;

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;

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

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

Rockwall Steel Co., Inc.
By: _____ Date:_____
Sherif Sharawi, Secretary

STATE OF TEXAS §
COUNTY OF ROCKWALL §

Before me, the undersigned authority, on this day personally appeared Sherif Sharawi, 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 purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

Given under my hand and seal of office, this _____ day of _____ , 2025.

_____
Notary Public, in and for the State of Texas

SURVEYOR'S CERTIFICATE
STATE OF TEXAS §
COUNTY OF DALLAS §

NOW. THEREFORE KNOW ALL MEN BY THESE PRESENTS:
That I, Mark A. Nace, 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 places under my personal supervision.

Dated this the _____ day of _____ , 2025.

_____
Mark A. Nace, RPLS
Texas License No. 5539

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, a notary public in and for the said county and state, on this day personally appeared Mark A. Nace, 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 purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

Given under my hand and seal of office, this the _____ day of _____ , 2025.

_____
Notary Public, in and for the State of Texas

GENERAL NOTES

1. All bearings, distances, and coordinate values shown hereon are grid based upon the Texas Coordinate System of 1983, North Central Zone (4202), North American datum of 1983, as derived by GNSS.
2. Not all lot lines outside of the boundary of the subject property show hereon have been surveyed and are shown as graphical depiction based on recorded information and tax maps only.
3. Surveyor did not abstract the subject tract. There may be easements or other encumbrances that affect the subject tract that are not shown hereon.
4. According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM), Map Number 48397C0040l, dated 09/26/2008 for Rockwall County, Texas, a portion of this property is located in Zone 'AE', determined by scaling and graphical plotting. The surveyor makes no guaranty of accuracy of that map.
   -Flood Zone 'AE' is defined as an area with base flood elevation determined and subject to 1% annual chance flood (100-year flood)
   -Flood Zone 'X' is defined as an area of minimal flood hazard, which are the areas outside the special flood hazard areas and higher than the elevation of the 2% annual chance flood.
5. It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the city. The approval of a subdivision plat by the City of Rockwall does not constitute any representation, assurance or guarantee that any building within such subdivision plat shall be approved, authorized, or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the City of Rockwall of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the subdivision ordinance of the City of Rockwall.
6. Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements, and bear sole liability of all systems.
7. Selling a portion of this addition by metes and bounds is unlawful and a violation of the subdivision ordinance of the City of Rockwall and Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code, and shall be subject to the City of Rockwall withholding utilities and building permits.
8. 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.

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

_____
Mayor, City of Rockwall

_____
Planning and Zoning Commission Chairman

_____
City Secretary

_____
City Engineer

CASE No. XXX-XXX

URBAN STRATEGY
1100 E. Campbell Road, Suite 210, Richardson, Texas 75081
Firm Registration #10194610, 214.396.2339
www.urbanstrategy.us

CONVEYANCE PLAT

OF
INDUSTRIAL BOULEVARD
LOTS 3 AND 4, BLOCK A
55.192 ACRES / 2,404,150 SQUARE FEET
BEING A REPLAT OF
LOT 2, FINAL PLAT REPLAT OF LOT 2
RESUBDIVISION OF INDUSTRIAL ADDITION
RECORDED IN CABINET C, SLIDE 186 IN THE
PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS
AND AN UN-PLATTED TRACT OF LAND
OUT OF THE ARCHIBALD HANNA SURVEY, ABSTRACT NO. 99
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CIVIL
URBAN STRATEGY
4222 MAIN ST.
DALLAS, TX 75226
WWW.URBANSTRATEGY.US
(214) 295-5775

SURVEYOR
MARK A. NACE, RPLS
TEXAS LICENSE NO 5539
URBAN STRATEGY
1100 E. CAMPBELL, STE 210
RICHARDSON, TX 75081
(214) 396-2339
MARKN@URBANSTRATEGY.US
TBPLS FIRM NO. 10194610

DEVELOPER/ OWNER
ROCKWALL STEEL CO. INC.
ATTN: SHERIF SHARAWI, SECRETARY
500 AIRPORT ROAD
TERRELL, TEXAS 75160
214-515-5400
SSHARAWI@MADIZINC.COM

ISSUE DATE: 08/15/2025	PROJECT NO.: 259019	SCALE: N/A	PAGE 3 OF 3

City of Rockwall
The New Horizon

MEMORANDUM

TO: **Mary Smith, City Manager**

Cc: **Honorable Mayor and City Council Members**

FROM: **Kristy Teague, City Secretary**

DATE: **September 11, 2025**

SUBJECT: **Interlocal Agreement w/ Rockwall ISD for SRO Program**

This is a standard, annual ILA between The City of Rockwall and Rockwall ISD regarding the School Resource Officer Program. The agreement reflects the increased amounts to account for salary increases.

INTERLOCAL COOPERATION AGREEMENT FOR GOVERNMENTAL SERVICES RELATING TO A SCHOOL RESOURCE OFFICER PROGRAM BETWEEN THE CITY OF ROCKWALL AND THE ROCKWALL INDEPENDENT SCHOOL DISTRICT

THE STATE OF TEXAS §
§ **KNOW ALL MEN BY THESE PRESENTS:**
COUNTY OF ROCKWALL §

THIS AGREEMENT (the **"Agreement"),** entered into this 18 day of August, 2025, by and between the **CITY OF ROCKWALL** (hereinafter called **"CITY")** and the **ROCKWALL INDEPENDENT SCHOOL DISTRICT** (hereinafter called **"RISD").**

WITNESSETH:

WHEREAS, the CITY desires to enter into an agreement relating to providing certain professional police services to RISD in accordance with the program description and details as provided herein; and

WHEREAS, this Agreement is made pursuant to the authority granted to the parties pursuant to the Interlocal Cooperation Act, V.T.C.A. Government Code, Chapter 791 (the "Act").

WHEREAS, the primary purpose of the School Resource Officer (SRO) Program is the reduction and prevention of crime committed by juveniles and young adults and to promote the safety of children. This is accomplished by assigning thirteen (13) fully outfitted and equipped police officers to school facilities on a semi-permanent basis while school is in session. The SRO Program accomplishes this purpose by achieving the established goals and objectives. Goals and objectives are designed to develop and enhance rapportbetween youth, police officers, and school administrators. Officers who are chosen for this program are responsible for establishing the communication links and creating a free flow of information between all parties involved.

WHEREAS, the goals of the SRO Program are as follows:

1. Reduction of criminal offenses committed by juveniles and young adults.

2. Establish rapport with the students.

3. Establish rapport with the parents, faculty, staff, administrators and other adults.

4. Create and expand programs with vision and creativity to increase student participation, which will benefit the students, the school district, the police department, and the community.

5. Present a positive role image for students and adults.

6. Provide safety for students, faculty, staff and all persons involved with the school district.

NOW, THEREFORE, the parties hereby do mutually agree as follows:

I.

Scope of Agreement; Duties and Responsibilities: CITY shall provide thirteen (13) licensed police officers for the RISD School Resource Officer Program ("SRO") for the 2025-2026 school year. The effective date of this Agreement shall be the first day of instruction for the current school year, beginning with the first day of instruction for the 2025-2026 school year ("Effective Date"). The duties of the SROs and each party are described herein.

II.

Term of Agreement: The term of this Agreement shall be for a period beginning upon the Effective Date and ending on the last day of instruction for the current school year. This Agreement may be renewed for one (1) year periods beginning on the Effective Date,upon written consent of the parties, for five (5) years.

III.

Payment for Services: The RISD agrees to reimburse the CITY for certain costs associated with the City's placement of Police Officers on the School Grounds from the Effective Date of this Agreement. The parties have heretofore agreed that RISD shall remit payment to the CITY in the amount of $_1,278,587.56_ ($_142,065.28_per month) for the months of September 2025 through May 2026 ("Payment"). This amount reflects the SROs salary, benefits and any equipment or materials and supplies requiredby the SROS in the performance of their duties. These Payments shall satisfy the RISD's obligation for payment of SRO services for the entire school year to the CITY. The first monthly Payment shall be made by RISD to CITY on the15th day of the first month Payment is due.

RISD shall not be relieved of its obligation to pay the entire amount described in this Agreement in the event that CITY exercises its right to temporarily reassign the resource officer for a period not to exceed fifteen (15) business days when, in the sole judgment of CITY, their service is required in response to a CITY wide or major emergency, or in the event that the resource officer is absent due to sickness, injury, training or court

appearances. However, CITY is required to furnish replacement officers on days when regular SROs are absent for any period exceeding thirty (30) business days. Replacement Officers must meet the selection requirements of SRO Applicants as statedherein. RISD shall be relieved of its obligation to pay if an absence exceeds fifteen (15) business days.

From time to time the RISD has need of police officers to perform security services at extracurricular activities. It is understood and agreed that the District will engage Police Officers to perform such security services on a contract labor basis and this agreement does not address the District's arrangements for these independent security services in any manner whatsoever.

IV.

Organizational Structure:

1. Thirteen (13) uniformed police officers designated as School Resource Officers will be assigned to RISD campuses, and will directly report to the Chief of Police, or his designee. All requests from RISD personnel regarding new SRO assignments or temporary reassignments with exception of requests pertaining to emergencies, shall be made through the RISD Superintendent or his designee. The SROs shall have properly equipped police vehicles and other necessary equipment available for their use in performing their duties and responsibilities.
2. The SRO Program shall utilize the SRO Triad concept as set forth by NASRO (National Association of School Resource Officers). The SRO concept reflects the philosophy of the School Resource Officer Program and adheres to the roles of Law Enforcement Officer, Counselor, and Teacher. The SROs are first and foremost Law Enforcement Officers for the CITY Police Department and shall be responsible for carrying out all duties and responsibilities of a police officer and shall remain at all times under the control, through the chain of command, of the CITY Police Department. All acts of commission or omission shall conform to the guidelines of the CITY Police Department Policies and Procedures Manual
3. The SROs report directly to the Chief of Police, or his designee, regarding all matters pertinent to their position and function. The SROs are enforcement officers in regards to criminal matters only. Presence of an SRO is expected on his/her assigned campus on most school days before classes start in the morning, between most class changes, during most lunch periods, on most school days immediately after school and during most any other time during the school day when students assemble in large groups. The purpose of that presence is to deter criminal behavior and not perform school duty.
4. RISD campus principals shall have operational oversight to coordinate efforts for the needs of their respective campuses.
5. In the case of any unresolved conflict, the Chief of Police and the RISD Superintendent shall consult on the best course of action. The Chief of Police

shall have final authority and final responsibility for operational control of the SRO Program.

6. Local, State and Federal law will prevail over RISD policies and procedures.
7. Conflicts involving violence or other dangerous situations should be reported immediately to the Chief of Police and RISD Superintendent.

V.

Independent Contractor Relationship: CITY is and at all times shall be deemed to be an independent contractor and shall be wholly responsible for the manner in which the SROs are assigned to the SRO Program and the way CITY performs the services required by the terms of this Agreement. Nothing herein shall be construed as creating the relationship of employer and employee, or principal and agent, between RISD and CITY or any of CITY's agents or employees. CITY assumes responsibility for the acts ofits employees as they relate to the services provided during the course and scope of their employment. CITY, its agents and employees, shall not be entitled to any rights or privileges of RISD employees and shall not be considered in any manner to be RISD employees. RISD may or may not desire to evaluate the services provided to RISD by the SRO Program. Any such evaluation should be presented to the CITY on a prescribed form.

VI.

Selection of SRO: CITY affirms that it has complied or will comply prior to the performance of any work for RISD, with the requirements regarding criminal background checks as provided under Texas Education Code, Chapter 22. This law requires the independent contractor to obtain all criminal history record information on all persons to whom the law applies through the Texas Department of Public Safety (DPS) clearinghouse. This process includes fingerprinting in order to submit the individuals to a national check. CITY must certify to RISD that the CITY has received all criminal history record information on all SROs, and that there were no positive hits. The cost of this requirement is to be paid by the CITY.

VII.

SRO Duties and Responsibilities: Basic responsibilities of the SROs will include but will not be limited to:

General duties and responsibilities set forth by the Chief of Police through standard operating procedures ("S.O.P.").
Planning and presentation of programs requested by the RISD or CITY Police personnel.

Any additional duties agreed upon the Chief of Police and the Superintendent of the Schools.

VIII.

Student Consultation:

The SROs are not formal counselors, and will not conduct or offer any formal or clinical psychological counseling, however they are to be used as a resource to assist students, faculty, staff and all persons involved with the RISD.

The SROs will advise students on responsibilities and procedures concerning criminal matters.

The SROs will give advice to help resolve issues between students that involve matters that may result in criminal violations, disturbances or disruptions.

Student confidentiality must be maintained in compliance with the Family Education Rights and Privacy Act ("FERPA").

IX.

Transporting Students:

The SROs shall not transport students in their vehicles except:

1. When the students are victims of a crime, under arrest, or some other emergency circumstance exists;
2. When the students are participants in a CITY Police Department program with parental consent;
3. When the students are suspended from school pursuant to school disciplinary action and the student's parents or guardian has refused or is unable to pick-up the student within a reasonable time period and the student is disruptive/disorderly and his/her continued presence on campus is a threat to the safety and welfare of other students and school personnel, as determined by the SRO or the SRO supervisor.

   If the student to be transported off campus is not under arrest, a victim of a crime or violent/disruptive, the RISD shall provide transportation for the student and an SRO may accompany the school official in transporting the student.

   SROs shall not transport students, excluding students who are participants in a CITY Police Department program including but not limited to the Police Explorer Program and the Campus Crime Stoppers Program, to any location other than the CITY Police Building, County Juvenile Detention Center, and or hospital unless it is determined that the student's parent, guardian or other responsible adult is at the

location to which the student is being transported.

SROs shall not transport students, excluding students who are participants in a CITY Police Department program including but not limited to the Police Explorer Program and the Campus Crime Stoppers Program, in their personal vehicles.

SROs shall notify the school principal before removing a student from campus.

X.

Enforcement:

Although the SROs have been placed in a formal education environment, they are not relieved of their official duties as enforcement officers. Decisions to intervene normally will be made when it is necessary to prevent violence, a breach of the peace, personal injury or loss of property. Citations should be issued and arrests made when appropriate and in accordance with CITY Police Department policies and procedures. When immediate action is needed and an SRO is not available, another officer may be dispatched to the school.

The SROs, when on duty, should investigate and prepare reports on all criminal offenses committed at the schools. Other CITY Police Department personnel may be summoned by the SROs as they deem necessary and or by RISD during the SROs absence.

XI.

Scheduling:

Hours - The SROs will work a forty (40) hour work week, and will coordinate their hours with school hours Monday through Friday. However, there may be occasions when this schedule is altered because of court appearances, sickness, injury, training and special assignments. The SROs are still considered non-exempt employees under the Fair Labor Standards Act and are subject to its provisions as well as CITY Police Department and CITY policy relating to overtime. All overtime requests from the District will be reviewed and approved by the Chief of Police or his designee.

Holidays and vacation - The SROs will accrue holidays and vacation at the rate allowed by CITY policy. However, holidays and vacations may be scheduled to coincide with school holidays or when schools are closed. The SROS should accomplish as much of the required training as possible during these periods or during the summer when school is not in session, if reasonably practical. The Chief of Police in his sole discretion, shall have the power and authority to schedule all leave and training for the SROs as he deems necessary.

Substitution - Substitution for the SROs by other officers will only be considered through a request to the Chief of Police and only on the joint written approval of the Chief of Police and RISD. Typically, this will only be considered for an extended leave as discussed in Section III.

XII.

Availability of Funds: Each party shall make payments required hereunder from current revenues, as required by the Agreement.

XIII.

Insurance: CITY is insured, and upon request by RISD, shall provide RISD documentation of its coverage, said coverage to meet the reasonable approval of RISD. CITY shall also provide, during the term of this Agreement, worker's compensation insurance, including liability coverage, in the amounts required by Texas state law, for any employee engaged in work under this Agreement. As to all insurance provided by CITY, it shall provide RISD with documentation, upon request, indicating such coverage prior to the beginning of any activities under this Agreement.

XIV.

Termination: This Agreement may be terminated by either party at its sole optionand without prejudice by giving thirty (30) days written notice of termination to the other party. Upon termination of this Agreement, the CITY will assume any and all fiscal responsibilities for the officer from and after the effective date of termination.

Replacement: RISD may, for cause, request a replacement of the SRO. Such a request shall be made through the CITY Chief of Police, shall be in writing and shall set forth the basis for the request. A replacement SRO shall be provided as soon as possible giving due consideration for the CITY's staffing level and time required to complete the outside hiring process as necessary.

XV.

Assignment of Agreement: Neither party shall assign, transfer, or sub-contract any of its rights, burdens, duties or obligations under this Agreement without the prior written permission of the other party to this Agreement.

XVI.

Waiver: No waiver of a breach or any provision of this Agreement by either party shall constitute a waiver of any subsequent breach of such provision. Failure of either party to enforce at any time, or from time to time, any provisions of this Agreement shall not be construed as a waiver thereof.

XVII

Place of Performance; Venue: Venue shall be in Rockwall County, Texas. The laws of the State of Texas shall govern the interpretation, validity, performance, and enforcement of this Agreement and the exclusive venue for any legal proceedings involving this Agreement shall be Rockwall County, Texas.

XVIII.

Notices: Notices to RISD shall be deemed given when delivered in person to the Superintendent of Schools of RISD, or on the next business day after the mailing of said notice addressed to said RISD by United States mail certified or registered mail, return receipt requested, and postage paid at 1050 Williams Street, Rockwall, Texas 75087.

Notices to CITY shall be deemed given when delivered in person to the CITY Manager or on the next business day after the mailing of said notice addressed to said CITY by United States mail, certified or registered mail, return receipt requested, and postage paid at 385 South Goliad, Rockwall, Texas 75087.

XIX.

Severability Provisions: If any provisions of this Agreement are held to be illegal, invalid or unenforceable under present or future laws, (1) such provision shall be fully severable; (2) this Agreement shall be construed and enforced as if such illegal, invalid or unenforceable provisions had never been a part of this Agreement; and (3) the remaining provisions of this Agreement shall remain in full force and effect and shall not be affected by the illegal, invalid or unenforceable provision or by its severance from thisAgreement.

XX.

Entire Agreement of Parties: This Agreement and all exhibits shall be binding upon the parties hereto, their successors and assigns, and constitutes the entire agreement between the parties. No other agreements, oral or written, pertaining to the performance of the Agreement exists between the parties. This Agreement can be modified only by an agreement in writing, signed by both parties.

XXI.

Immunity: CITY and RISD agree that neither party has waived its respective sovereign immunity by entering into and performing the obligations under this Agreement.

XX:II.

Liability:

Any claims by third parties arising as a result of the enforcement of Local, State or Federal law, including employment claims, shall be handled by, and be the responsibility of, the CITY. Any claims by third parties arising as a result of the enforcement of RISD policy or procedure shall be handled by, and be the responsibility of RISD.

IN WITNESS WHEREOF, the parties have executed this Agreement in the year and day first above written.

Attest:

April Guest

Rockwall Independent School District

By _____

Dr. John Villarreal, Superintendent
Rockwall Independent School District

Attest:

_____

City of Rockwall

By: _____

Mary Smith, City Manager
City of Rockwall

City of Rockwall
The New Horizon

MEMORANDUM

TO: **Mayor and Councilmembers**

FROM: **Mary Smith, City Manager**

DATE: **September 11, 2025**

SUBJECT: **Investment Policy Resolution**

The City's investment policy is amended periodically to reflect changes in state law pertaining to the investment of public funds. No changes were made as a result of the most recent legislative session The statute requires the City to annually re-adopt the policy and that is accomplished with the accompanying Resolution.

The policy includes language listing the types of investments the City can make. While the policy outlines a variety of authorized investments, we limit our portfolio to money markets, local government pools, and high-quality governmental securities.

Staff recommends adoption of the Resolution and will be available at the meeting to answer any questions Council may have.

CITY OF ROCKWALL, TEXAS

RESOLUTION NO. 25-07

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS AFFIRMING THE CITY OF ROCKWALL'S INVESTMENT POLICY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Chapter 2256 of the Texas Government Code, commonly known as the "Public Funds Investment Act," requires the City to adopt an investment policy by resolution and any amendments thereto; and

WHEREAS, the Public Funds Investment Act requires the Investment Officer of the City to attend investment training; and

WHEREAS, the City of Rockwall approves attendance in the investment training courses sponsored by the Texas Municipal League and the University of North Texas Center for Public Management as required by the Public Funds Investment Act; and

WHEREAS, the attached investment policy and incorporated revisions comply with the Public Funds Investment Act, as amended, and authorize the investment of city funds in safe and prudent investments.

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

Section 1. the City of Rockwall has complied with the requirements of the Public Funds Investment Act, and the Investment Policy, attached hereto as ***Exhibit A***, is hereby affirmed as the investment policy of the city;

Section 2. this resolution shall be in full force and effect from and after its passage and it is accordingly so resolved.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS THIS 15TH DAY OF SEPTEMBER, 2025.

APPROVED:

_____
Tim McCallum, Mayor

ATTEST:

_____
Kristy Teague, City Secretary

EXHIBIT A

City of Rockwall
Investment Policy

Introduction:

It is the policy of the City of Rockwall to invest public funds in a manner which will provide the maximum security with the highest investment return while meeting the daily cash flow demands of the city and conforming to all requirements of Chapter 2256 of the Government Code, as amended.

Scope:

This investment policy applies to all financial assets of the City of Rockwall. These funds are reported in the City of Rockwall's Comprehensive Annual Financial Report.

Objectives:

The City of Rockwall shall manage its investments with the following objectives listed in order of priority: Preservation and Safety of principal, Liquidity, and Yield. All investments shall be managed in a manner responsive to the public trust and consistent with state and local law.

Investment Officer:

The Director of Finance is designated as the Investment Officer of the City. The Investment Officer shall be responsible for compliance with all City Investment Policies and shall develop procedures and controls to ensure policy compliance. The Investment Officer shall not buy or sell an investment, or use as a broker for any transaction, any person or entity with whom a personal business relationship exists or to whom they are related within the second degree by affinity or consanguinity. The Investment Officer shall be responsible for the preparation and submission of all required reports to the City Council and City Manager. The Investment Officer shall be responsible for making investments using judgment and care, under prevailing circumstances at the time of the investment that a person of prudence, discretion, and intelligence would exercise in the management of the person's own affairs. In determining whether the Investment Officer has exercised these traits, with respect to an investment decision, the following criteria should be taken into consideration:

1. The investment of all funds under the control of the Investment Officer rather than consideration of the prudence of a single investment.

2. Whether the investment decision was consistent with the written investment policies of the City.

The Investment Officer shall be required to obtain all training required under Chapter 2256 or as required by the City. Training must include education in investment control, security risks, strategy risks, market risks and compliance with Chapter 2256.

Authorized Investments:

The following are authorized investments for the City of Rockwall; provided, however that at no time shall assets of the City be invested in any instrument or security not authorized for investment under the Act, as the Act may from time to time be amended. Generally the philosophy of the City will be to purchase securities with maturity no longer than 5 years

1. Obligations of the United States or its agencies and instrumentalities with finite maturity dates, with a maximum maturity of not greater than 5 years. Laddering of investments should be considered.

2. Direct Obligations of the State of Texas or its agencies and instrumentalities, with stated finite maturity dates.

3. Other Obligations, with finite maturity dates, the principal and interest of which are unconditionally guaranteed or insured by or backed by the full faith and credit of the State of Texas or the United States or their respective agencies and instrumentalities, including obligations that are fully guaranteed or insured by the Federal Deposit Insurance Corporation or by the explicit full faith and credit of the United States.

4. Obligations of states, agencies, counties, cities, and other political subdivisions of any state rated as to investment quality by a nationally recognized investment rating firm not less than A or its equivalent.

5. Certificates of deposits issued by a state or national bank domiciled in the State of Texas or a savings bank domiciled in the State of Texas provided that it is:

    a. Guaranteed or insured by the Federal Deposit Insurance Corporation or its successor;

    b. Secured by obligations outlined in items 1-4. The market value of all collateral must be marked to market on a daily basis and shall not be less than 102% of the principal amount of the certificate plus accrued interest.

    c. Secured in any other manner and amount provided by law for deposits of the investing entity.

6. Repurchase agreements which are fully collateralized by obligations of the United States or its agencies and instrumentalities marked to market on a daily basis with a market value of at least 102% of the principal invested, including accrued interest, the securities being purchased must be pledged to the entity and held in the entities name by a third party selected and approved by the City. The repurchase agreement must have a defined termination date and be placed through a primary government

securities dealer or a financial institution doing business in the State. The repurchase agreements should be secured by obligations approved in this policy.

7. Banker acceptances having a stated maturity of 270 days or fewer, to be liquidated in full at maturity, which are rated not less than A-1 or P-1 (or an equivalent rating) by at least one nationally recognized credit rating agency provided that it is eligible for collateral for borrowing from a Federal Reserve Bank.

8. Commercial paper having a stated maturity of 270 days or less and is rated not less than A-1 or P-1 (or an equivalent rating) by at least two nationally recognized rating agencies or one nationally recognized rating agency and is fully secured by an irrevocable letter of credit issued by a bank organized and existing under the laws of the United States.

9. No-load money market mutual fund registered with and regulated by the Securities and Exchange Commission (SEC), which has a dollar-weighted average stated maturity of 90 days or less. It must have included in its investment objectives its intent to maintain a stable net assets value of $1 for each share. The fund must provide the City with a prospectus and other information required by the SEC.

10. No-load mutual funds, registered with and regulated by the SEC, having an average weighted maturity of less than two years, and which invests exclusively in investments approved by this policy.

11. Investment Pools which are approved by the City Council, provided they meet all the criteria for investment pools outlined in Chapter 2256 and maintain a continuous rating not lower than AAA or AAA-m (or an equivalent rating) from at least one nationally recognized rating service.

Unauthorized Investment:

1. Any investment not expressly authorized by this policy.

2. Obligations whose payment represents the coupon payments on the outstanding principal balance of the underlying mortgage backed security collateral and pays no principal.

3. Obligations whose payment represents the principal stream of cash flow from the underlying mortgage-backed security collateral and bears no interest.

4. Collateralized Mortgage Obligations.

5. Diversification requirements:

   a. Invest in aggregate more than 15% of its monthly average fund balance, excluding bond proceeds and reserves and other funds held for debt service in a no load money market mutual fund.

   b. Invest any portion of bond proceeds, reserves and funds held for debt service in a non-money market mutual fund.

   c. Invest in any one mutual fund an amount that exceeds 10% of the total assets of the mutual fund.

6. Guaranteed Investment Contracts.

7. Any investment that requires a minimum rating does not qualify as an authorized investment during the period the investment does not have the minimum rating. All prudent measures shall be taken consistent with this policy to liquidate an investment that does not have the minimum rating. Ratings are to be monitored on a weekly basis based on independent information from a nationally recognized rating agency.

Requirement and Selection of Broker/Dealers:

The governing body of the City shall at least annually review, revise & adopt a list of qualified brokers that are authorized to engage in investment transactions with the City of Rockwall. Persons seeking to sell to or purchase from the City investments must submit to the Investment Officer a written summary of their qualifications and the firm they represent. After the Investment Officer has conducted a thorough review, a copy of the City's Investment Policy shall be submitted for their review. The registered principal of the organization seeking to buy or sell an authorized investment must execute a written instrument agreement substantially to the effect that the registered principal as well as all brokers who may be in contact with the City have received and reviewed the policy thoroughly and that the business organization has implemented reasonable procedures and controls in an effort to preclude imprudent investment activities arising out of investment transactions conducted between the organization and the City. Upon written receipt of this instrument, the Investment Officer shall place their name on a list of authorized broker/dealers.

Clearing and Safekeeping:

Settlement transactions may be by electronic means to the contracted institution on a delivery versus payment basis with safekeeping at their location. SIPC insurance is required for safekeeping at the advisor institution.

Annual Audit:

As part of the City's Annual Audit, a review of the management control and compliance to the investment policy shall be conducted.

Review of Policy:

The City Council will annually review the Investment Policy and will, upon the change of the Investment Officer, again review the policy.

Existing Investments:
Any investments held by the City as of the date of this policy which are not authorized by the Public Funds Investment Act or by this investment policy may be retained in the City's portfolio until maturity.

Investment Strategies:

Investment Strategies for all funds shall seek to provide the following objectives:

a. Suitability of Investment
b. Preservation of Capital and Protection of Principal
c. Maintenance of sufficient liquidity to meet operating needs
d. Marketability of each investment
e. Diversification of Investments
f. Maximization of Return (yield)

The overall investment strategy of the City is based on the premise that a certain amount of City funds will be needed to pay current year expenditures or for projects that are to be completed within a specific time frame. These funds are to be invested in the short end (less than 1 year) of the yield curve or in the immediate portion of the yield curve (1-3 years) in order to meet the cash needs of specific projects. Remaining funds are considered to be reserves and, barring any unforeseen emergencies or events beyond the City's control, it is considered that these funds may be invested in securities generally maturing within 5 years so that the City may meet cash flow needs while attaining a higher possible rate of return. It is understood that longer term investments are sensitive to changes in interest rates and other market conditions; however, it is the City's belief that such securities may be held to maturity if necessary.

The primary objective is safety and liquidity with a reasonable yield. Authorized securities will be of the highest credit quality. The portfolio will be diversified to avoid market and credit risk. Diversification requirements can be met by maintaining a maximum 6 months weighted average maturity.

The General Operating Fund and Water/Sewer Fund are the primary operating funds of the City. The investment strategy must allow for the investment of anticipated cash flows to meet the anticipated liabilities of the funds. This is accomplished through short term investments including, but not limited to, repurchase agreements, investment pools, agency notes, commercial paper, Certificates of Deposit, and money market funds. Reserves of these funds may be invested in longer-term investments.

The Capital Project Funds are for defined projects with specific liability time frames. The strategy for these funds is to time investment maturities to anticipated project payments. The projects may require investments with short to intermediate maturities.

The Debt Service Funds should consist of short-term investments whose stated maturities meet the scheduled debt service payment timelines. Reserves may be invested in longer-term investments. Special Revenues and Internal Service Funds investments should be in short-term instruments with maturities laddered to meet projected cash needs. Reserves are idle funds that may be invested in immediate to longer-term investments after analysis of future plans for use of the funds.

Special Escrow Funds and Impact Fee Funds are generally considered to be immediate to longer-term in nature. Investments should also be in the immediate to longer-term range. Should funding be needed for specific projects a portion of the portfolio should be convertible to a more short-term nature.

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
FROM:	Ryan Miller, *Director of Planning and Zoning*
DATE:	September 15, 20225
SUBJECT:	Z2025-050; *Text Amendment to Article 11, Development Applications and Review Procedures, of the UDC to Address an Applicant's Failure to Appear at a Meeting*

Recently a number of cases have come before the Historic Preservation Advisory Board (HPAB), the Planning and Zoning Commission, and the City Council where the applicant of the case fails to attend the meeting. As the City Council is aware, this can make it difficult for the decision-making body to get the information needed to act on a case. To remedy this, the City Attorney is proposing to incorporate the following language into Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC):

> *Failure to Appear*. Failure of the applicant to appear before the City Council, Planning and Zoning Commission, Historic Preservation Advisory Board (HPAB), or Board of Adjustments (BOA) for any hearing without an approved delay from the Director of Planning and Zoning or his/her designee shall constitute sufficient grounds for the City Council, Planning and Zoning Commission, Historic Preservation Advisory Board (HPAB), or Board of Adjustments (BOA) to deny the application.

In accordance with Subsection 02.01(C) of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), the Director of Planning and Zoning is bringing forward the proposed text amendment to the City Council for consideration, and -- *in accordance with Section 02.04(B) of Article 11, Development Applications and Review Procedures, of the Unified Development Code (UDC)* -- the Director brought the proposed amendment forward to the Planning and Zoning Commission for a recommendation to the City Council. On September 9, 2025, the Planning and Zoning Commission approved a motion to recommend approval by a vote of 7-0. In addition, staff has sent out a 15-day notice to the Rockwall Herald Banner in accordance with all applicable state laws and Section 02.03(A)(3) of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC). Should the City Council have any questions staff will be available at the meeting on *September 15, 2025*.

SECTION 01 | GENERAL

SUBSECTION 01.01: PRE-APPLICATION MEETING

An applicant proposing to [*1*] establish a land use requiring a Specific Use Permit (SUP) on a property or properties, [*2*] the subdivision or assembly of property or properties, [*3*] the change in zoning classification of a property or properties, or [*4*] any other development related activity in the City of Rockwall is encouraged to request a Pre-Application Meeting with the Development Review Committee (DRC). Prior to a Pre-Application Meeting, the applicant should submit a Pre-Application Meeting Request form and provide a concept plan showing the proposed development activities in as much detail as possible. Based on the information provided by the applicant, the DRC will provide initial comments concerning the merits of the proposed development and inform the applicant of any additional requirements that will need to be addressed in the preparation of a development application.

SUBSECTION 01.02: SUBMISSION OF AN APPLICATION

(A) *Authority to Submit an Application*. Unless otherwise stated in this Article, the following shall apply when submitting an application for a request:

(1) *Development Application*. All zoning, site plan, platting, and miscellaneous cases shall be initiated by the owner of the affected property or his/her authorized representative who files a Development Application and pays the appropriate fee.

(2) *Historic Preservation Advisory Board Application*. All Certificate of Appropriateness (COA), small matching grant, and building permit fee waiver requests shall be initiated by the owner of the affected property or his/her authorized representative who files a Historic Preservation Advisory Board Application.

(3) *Board of Adjustments Application*. All variance and special exceptions to be considered by the Board of Adjustments (BOA) shall be initiated by the owner of the affected property or his authorized representative or any aggrieved party who files the required application and pays the appropriate fee, or by any person aggrieved by the decision of an administrative officer with authority over any matter that can be appealed to the Board of Adjustments (BOA) per Subsection 04.03, *Jurisdiction*, of Article 02, *Development Review Authority*, by an officer of the City, or appropriate board/commission of the City.

(B) *Ownership*. In the event that the ownership stated on an application is different than the ownership shown on the City's Certified Tax Roll, the Director of Planning and Zoning may require additional written proof of ownership be provided with an application.

(C) *Submission Development Application*. All application requests to be considered by the Historic Preservation Advisory Board (HBAP), Board of Adjustments (BOA), Planning and Zoning Commission and/or the City Council, shall be initiated by filing an application with the Director of Planning and Zoning or his/her designee. All applications shall be required to be submitted on the official submittal date. Applications received on a date other than an official submittal date shall not be accepted and shall be returned to the applicant.

(D) *Completed Application*. To ensure the submission of adequate information, the Director of Planning and Zoning is hereby empowered to maintain and distribute a list of specific submittal requirements that constitutes a completed application. Any application that does not provide all items required by the Director of Planning and Zoning shall be considered to be incomplete, and shall not be accepted by the City. These requirements may be modified by the Director of Planning and Zoning as deemed necessary.

(E) *Plans and Exhibits*. All plans, surveys, plats, and/or other exhibits submitted as part of any application shall be prepared by a registered architect, engineer, landscape architect, surveyor, planner, or other design professional.

SUBSECTION 01.03: APPLICATION WITHDRAWAL

Any request for the withdrawal of an application must be submitted in writing to the Director of Planning and Zoning or his/her designee. If 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. In all requests for withdraw, application fees will not be refunded except in cases where the Director of Planning and Zoning determines that an application was [*1*] submitted in error, or [*2*] the fee paid exceeds the amount due under the provisions of Section 10, *Fee Schedule*. In cases where the fee paid exceeds the amount due, only the amount of the overpayment may be refunded.

SUBSECTION 01.04: DENIAL OF AN APPLICATION

(A) *Denial with Prejudice*. Unless otherwise stated in this *Article*, if an application for site plan, plat, miscellaneous case, Certificate of Appropriateness (COA), small matching grant, or building permit fee waiver is denied with prejudice by the Historic Preservation Advisory Board (HPAB), Planning and Zoning Commission, or City Council, a new application for the same request may not be submitted for the same lot or tract of land -- *or any portion thereof* -- for a period of one (1) year unless the request is deemed to be more restrictive or less intense than the previously denied request. A failure to indicate that a denial is with or without prejudice, in making a motion to deny, shall be consider a denial with prejudice.

(B) *Administrative Denial*. Alternatively, should an applicant fail to address staff's comments before the resubmittal deadline prior to the Planning and Zoning Commission meeting, the application shall be considered to be admiratively denied. If an application is denied in this manner it shall be considered to be denied without prejudice, and there shall be no restrictions on when a new application can be resubmitted; however, new applications will be required to be submitted in accordance with the City's procedures for submitting development applications.

(C) *Failure to Appear*. Failure of the applicant to appear before the City Council, Planning and Zoning Commission, Historic Preservation Advisory Board (HPAB), or Board of Adjustments (BOA) for any hearing without an approved delay from the Director of Planning and Zoning or his/her designee shall constitute sufficient grounds for the City Council, Planning and Zoning Commission, Historic Preservation Advisory Board (HPAB), or Board of Adjustments (BOA) to deny the application.

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 ARTICLE 11, *DEVELOPMENT REVIEW PROCEDURES*, AS DEPICTED IN *EXHIBIT 'A'* 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, the City Council of the City of Rockwall, Texas adopted the Unified Development Code [*Ordinance No. 20-02*] on February 3, 2020 and the Unified Development Code (UDC) has been amended over the years to improve efficiency and ensure the safe, orderly and efficient development and expansion of the City of Rockwall in accordance with and pursuant to its Comprehensive Plan, Master Thoroughfare Plan, and Master Trail Plan; and,

WHEREAS, the City Council has determined that applicants of development cases that are scheduled to appear before the Planning and Zoning Commission, the Historic Preservation Advisory Board, the Board of Adjustment or the City Council that fail to attend the scheduled meeting/hearing where their application is being considered, be denied their application unless good cause is shown for their failure to appear;

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 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. FINDINGS OF FACT. The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes as findings of fact.

SECTION 2. AMENDMENT. That Article 11, *Development Applications and Review Procedures*, 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 'S'* of this ordinance;

SECTION 3. PENALTY OF FINE. 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 4. REMAINING PROVISIONS UNCHANGED. 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 5. EFFECTIVE DATE. That this ordinance shall take effect immediately from and after its passage.

DRAFT ORDINANCE 05.15.2025

SECTION 6. OPEN MEETINGS. It is hereby officially found and determined that the meeting at which this Ordinance is passed was open to the public as required and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act.

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 09.15.2025

SECTION 01 | GENERAL

SUBSECTION 01.01: PRE-APPLICATION MEETING

An applicant proposing to [*1*] establish a land use requiring a Specific Use Permit (SUP) on a property or properties, [2] the subdivision or assembly of property or properties, [*3*] the change in zoning classification of a property or properties, or [*4*] any other development related activity in the City of Rockwall is encouraged to request a Pre-Application Meeting with the Development Review Committee (DRC). Prior to a Pre-Application Meeting, the applicant should submit a Pre-Application Meeting Request form and provide a concept plan showing the proposed development activities in as much detail as possible. Based on the information provided by the applicant, the DRC will provide initial comments concerning the merits of the proposed development and inform the applicant of any additional requirements that will need to be addressed in the preparation of a development application.

SUBSECTION 01.02: SUBMISSION OF AN APPLICATION

(A) *Authority to Submit an Application*. Unless otherwise stated in this Article, the following shall apply when submitting an application for a request:

(1) *Development Application*. All zoning, site plan, platting, and miscellaneous cases shall be initiated by the owner of the affected property or his/her authorized representative who files a Development Application and pays the appropriate fee.

(2) *Historic Preservation Advisory Board Application*. All Certificate of Appropriateness (COA), small matching grant, and building permit fee waiver requests shall be initiated by the owner of the affected property or his/her authorized representative who files a Historic Preservation Advisory Board Application.

(3) *Board of Adjustments Application*. All variance and special exceptions to be considered by the Board of Adjustments (BOA) shall be initiated by the owner of the affected property or his authorized representative or any aggrieved party who files the required application and pays the appropriate fee, or by any person aggrieved by the decision of an administrative officer with authority over any matter that can be appealed to the Board of Adjustments (BOA) per Subsection 04.03, *Jurisdiction*, of Article 02, *Development Review Authority*, by an officer of the City, or appropriate board/commission of the City.

(B) *Ownership*. In the event that the ownership stated on an application is different than the ownership shown on the City's Certified Tax Roll, the Director of Planning and Zoning may require additional written proof of ownership be provided with an application.

(C) *Submission Development Application*. All application requests to be considered by the Historic Preservation Advisory Board (HBAP), Board of Adjustments (BOA), Planning and Zoning Commission and/or the City Council, shall be initiated by filing an application with the Director of Planning and Zoning or his/her designee. All applications shall be required to be submitted on the official submittal date. Applications received on a date other than an official submittal date shall not be accepted and shall be returned to the applicant.

(D) *Completed Application*. To ensure the submission of adequate information, the Director of Planning and Zoning is hereby empowered to maintain and distribute a list of specific submittal requirements that constitutes a completed application. Any application that does not provide all items required by the Director of Planning and Zoning shall be considered to be incomplete, and shall not be accepted by the City. These requirements may be modified by the Director of Planning and Zoning as deemed necessary.

(E) *Plans and Exhibits*. All plans, surveys, plats, and/or other exhibits submitted as part of any application shall be prepared by a registered architect, engineer, landscape architect, surveyor, planner, or other design professional.

SUBSECTION 01.03: APPLICATION WITHDRAWAL

Any request for the withdrawal of an application must be submitted in writing to the Director of Planning and Zoning or his/her designee. If 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. In all requests for withdraw, application fees will not be refunded except in cases where the Director of Planning and Zoning determines that an application was [*1*] submitted in error, or [2] the fee paid exceeds the amount due under the provisions of Section 10, *Fee Schedule*. In cases where the fee paid exceeds the amount due, only the amount of the overpayment may be refunded.

SUBSECTION 01.04: DENIAL OF AN APPLICATION

(A) *Denial with Prejudice*. Unless otherwise stated in this *Article*, if an application for site plan, plat, miscellaneous case, Certificate of Appropriateness (COA), small matching grant, or building permit fee waiver is denied with prejudice by the Historic Preservation Advisory Board (HPAB), Planning and Zoning Commission, or City Council, a new application for the same request may not be submitted for the same lot or tract of land -- *or any portion thereof* -- for a period of one (1) year unless the request is deemed to be more restrictive or less intense than the previously denied request. A failure to indicate that a denial is with or without prejudice, in making a motion to deny, shall be consider a denial with prejudice.

(B) *Administrative Denial*. Alternatively, should an applicant fail to address staff's comments before the resubmittal deadline prior to the Planning and Zoning Commission meeting, the application shall be considered to be admiratively denied. If an application is denied in this manner it shall be considered to be denied without prejudice, and there shall be no restrictions on when a new application can be resubmitted; however, new applications will be required to be submitted in accordance with the City's procedures for submitting development applications.

(C) *Failure to Appear*. Failure of the applicant to appear before the City Council, Planning and Zoning Commission, Historic Preservation Advisory Board (HPAB), or Board of Adjustments (BOA) for any hearing without an approved delay from the Director of Planning and Zoning or his/her designee shall constitute sufficient grounds for the City Council, Planning and Zoning Commission, Historic Preservation Advisory Board (HPAB), or Board of Adjustments (BOA) to deny the application.

DRAFT ORDINANCE 09-15-25

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
FROM:	Ryan Miller, *Director of Planning and Zoning*
DATE:	September 15, 2025
SUBJECT:	Z2025-051; *Text Amendment to Article 12, Enforcement, of the UDC to Address the Expiration of Building Permits*

Under the requirements of the International Building Code (IBC) a building permit is valid for a period of six (6) months or 180 days. The following sections of the IBC cover outline this expiration period, the validity of a building permit, and when a permit can be suspended or revoked:

> Section 105, *Permits*
>
> *105.4(A) Validity of Permit.*
> The issuance or granting of a permit shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of this code or of any other ordinance of the jurisdiction. Permits presuming to give authority to violate or cancel the provisions of this code or other ordinances of the jurisdiction shall not be valid. The issuance of a permit based on construction documents and other data shall not prevent the building official from requiring the correction of errors in the construction documents and other data. The building official is authorized to prevent occupancy or use of a structure where in violation of this code or of any other ordinances of this jurisdiction.
>
> *105.5(A) Expiration.*
> Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. The building official is authorized to grant, in writing, one or more extensions of time, for periods not more than 180 days each. The extension shall be requested in writing and justifiable cause demonstrated.
>
> *105.6(A) Suspension or Revocation.*
> The building official is authorized to suspend or revoke a permit issued under the provisions of this code wherever the permit is issued in error or on the basis of incorrect, inaccurate or incomplete information, or in violation of any ordinance or regulation or any of the provisions of this code.

Based on these sections, a building permit remains active as long as any work is being done towards the completion of the permit. The issue with this is that a property owner can effectively have an open building permit indefinitely as long as some action is taken within the 180-day period, which effectively restarts the clock on the expiration of the permit. This has recently been an issue with a number of projects throughout the City. On these projects, a minimal amount of work has taken place towards the completion of the project and the adjacent property owners have been forced to live next to an active construction site for -- *in some cases* -- a period of over a year. To remedy this, the City Attorney is proposing to incorporate the following language into Article 12, *Enforcement*, of the Unified Development Code (UDC):

> *Building Permit Expiration*. The purpose of this section is to provide an expiration date for building permits that are approved by the City of Rockwall.
>
> (1) *Building Permits Issued After October 6, 2025*. Any building permit issued by the City of Rockwall on or after October 6, 2025, shall expire in six (6) months from October 6, 2025, if at the time of issuance, the permit did not have an expiration date and no progress has been made towards the completion of the project as determined by the Chief Building Official.

(2) *Building Permits Issued Before October 6, 2025*. Not with standing any other provision of this Article, any building permit issued on or before October 6, 2025, shall expire in two (2) years from October 6, 2025, if at the time of issuance, the permit did not have an expiration date and the building is not substantially complete as determined by the Chief Building Official.

(3) *Extension of a Building Permit*. Any extension of a building permit must be requested in writing prior to the expiration date of the building permit, and such request must be accompanied by evidence that substantial progress has been made towards completion of the project. The Chief Building Official shall have sole discretion as to any extension of a building permit.

(4) *Appeal of an Extension Request*. If the Chief Building Official denies an extension, the applicant of the extension request shall have ten (10) days to file an appeal with the Board of Adjustments (BOA) on the grounds of an Appeal of an Administrative Decision as defined in Subsection 04.03(A)(1) of Article 02, Development Review Authority, of this Unified Development Code (UDC).

Under this language, the Chief Building Official would have the ability to expire a building permit if substantial work is not completed within six (6) months after the issuance of a building permit that was issued after the adoption of this text amendment and two (2) years for any incomplete permit that was issued prior to the adoption of this text amendment. Staff anticipates this section will only be utilized in extreme cases; however, with some of the issues that the Building Inspections Department has recently been dealing with, this language could be a useful tool to incentivize certain property owners to complete the work covered under a building permit.

In accordance with Subsection 02.01(C) of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), the Director of Planning and Zoning is bringing forward the proposed text amendment to the City Council for consideration, and -- *in accordance with Section 02.04(B) of Article 11, Development Applications and Review Procedures, of the Unified Development Code (UDC)* -- the Director brought the proposed amendment forward to the Planning and Zoning Commission for a recommendation to the City Council. On September 9, 2025, the Planning and Zoning Commission approved a motion to recommend approval by a vote of 5-2, with Commissioners Brock and Bentley dissenting. In addition, staff has sent out a 15-day notice to the Rockwall Herald Banner in accordance with all applicable state laws and Section 02.03(A)(3) of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC). Should the City Council have any questions staff will be available at the meeting on *September 15, 2025*.

SECTION 01 | PENALTIES

SUBSECTION 01.01: COMPLIANCE AND FINES

Any person who violates or fails to comply with the requirements of the Unified Development Code (UDC) or who builds or alters any building in violation of any plan or statement submitted and approved hereunder, shall be guilty of a misdemeanor and shall be liable to a fine of not more than $2,000.00. Each day such violation shall be permitted to exist shall constitute a separate offense. The owner of any building or premises or part thereof, where anything in violation of the Unified Development Code (UDC) shall be placed or shall exist shall be guilty of a separate offense and upon conviction thereof shall be fined as herein provided.

SUBSECTION 01.02: OTHER ACTIONS

Nothing herein contained shall prevent the City from taking such other lawful action as is necessary to prevent or remedy any violation.

SECTION 02 | STOP WORK ORDER

SUBSECTION 02.01: STOP WORK ORDER

When the City determines that there has been non-compliance with any material term, condition or requirement of the Unified Development Code (UDC), the City may order any person having a proprietary interest in the property or any person engaged in the development or construction on the property to cease and desist from engaging in any further development or construction activities on the site. The *Stop Work Order* shall be in writing and shall be posted on the site. The order shall specifically state the nature of the non-compliance and the acts prohibited.

The City may bring suit in a court of competent jurisdiction to restrain and enjoin any person attempting or allowing development or construction without a permit or other authorization or who fails to cease and desist from further development or construction after notice of a stop work order has been posted in accordance with this Article.

When the City determines that there has been non-compliance with the Unified Development Code (UDC) which constitutes a health or safety hazard, a stop work order shall be issued and shall remain in effect until there has been compliance with the Unified Development Code (UDC). This Article shall not override the county health director or designee's ability to suspend, or reinstate food or child care permits in conformance with state and federal laws.

SUBSECTION 02.02: APPEAL PROCESS

Appeal of a *Stop Work Order*, suspension or revocation may be made to the City Council or the appropriate board or commission, by any person aggrieved, by giving written notice no later than three (3) days after the stop work order is posted, or notice of the suspension or revocation is received. The notice shall state:

(A) The name and address of the person making the appeal;

(B) The facts surrounding of particular appeal;

(C) The nature of the *Stop Work Order*, suspension or revocation; and

(D) The reasons why the ruling should be set aside.

The City Council or appropriate board or commission shall hear the appeal at its next regularly scheduled meeting following receipt of the notice of appeal provided that the appeal is received at least three working days prior to that meeting. The City Council or appropriate board or commission shall either affirm or reverse the decision appealed no later than seven (7) days after the close of the hearing.

An appeal brought under this section shall not stay the *Stop Work Order*, suspension or revocation.

SECTION 03 | OCCUPANCY, BUILDING, AND USE PERMITS

SUBSECTION 03.01: BUILDING PERMITS REQUIRED

(A) *Building Permit Required*. No building or other structure shall be erected, moved, added to, or structurally altered without a permit issued by the Chief Building Official, as required by Chapter 10, *Building and Building Regulations*, of the Municipal Code of Ordinances. A building permit shall not be issued except in conformity with the provisions of the Unified Development Code (UDC), unless otherwise authorized by the Board of Adjustment (BOA) in the form of a variance as provided by the Unified Development Code (UDC).

(B) *Building Permit Expiration*. The purpose of this section is to provide an expiration date for building permits that are approved by the City of Rockwall.

(1) *Building Permits Issued After October 6, 2025*. Any building permit issued by the City of Rockwall on or after *October 6, 2025*, shall expire in six (6) months from *October 6, 2025*, if at the time of issuance, the permit did not have an expiration date and no progress has been made towards the completion of the project as determined by the Chief Building Official.

(2) *Building Permits Issued Before October 6, 2025*. Not with standing any other provision of this *Article*, any building permit issued on or before *October 6, 2025*, shall expire in two (2) years from *October 6, 2025*, if at the time of issuance, the permit did not have an expiration date and the building is not substantially complete as determined by the Chief Building Official.

(3) *Extension of a Building Permit*. Any extension of a building permit must be requested in writing prior to the expiration date of the building permit, and such request must be accompanied by evidence that substantial progress has been made towards completion of the project. The Chief Building Official shall have sole discretion as to any extension of a building permit.

(4) *Appeal of an Extension Request*. If the Chief Building Official denies an extension, the applicant of the extension request shall have ten (10) days to file an appeal with the Board of Adjustments (BOA) on the grounds of an *Appeal of an Administrative Decision* as defined in Subsection 04.03(A)(1) of Article 02, *Development Review Authority*, of this Unified Development Code (UDC).

SUBSECTION 03.02: CERTIFICATES OF OCCUPANCY FOR NEW, ALTERED, OR NON-CONFORMING USES

(A) It shall be unlawful to use, occupy, or permit the use or occupancy of any building or premises or both, or part thereof, hereafter created, erected, changed, converted or altered or enlarged in its

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 ARTICLE 12, *ENFORCEMENT*, AS DEPICTED IN *EXHIBIT 'A'* 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, the City Council of the City of Rockwall, Texas adopted the Unified Development Code [*Ordinance No. 20-02*] on February 3, 2020 and the Unified Development Code (UDC) has been amended over the years to improve efficiency and ensure the safe, orderly and efficient development and expansion of the City of Rockwall in accordance with and pursuant to its Comprehensive Plan, Master Thoroughfare Plan, and Master Trail Plan; and,

WHEREAS, the City Council has determined that there is a need to strengthen the regulations regarding building permits in that some projects lay dormant or show little progress over the years; 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 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. FINDINGS OF FACT. The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes as findings of fact.

SECTION 2. AMENDMENT. That Article 12, *Enforcement*, 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 'S'* of this ordinance;

SECTION 3. PENALTY OF FINE. 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 4. REMAINING PROVISIONS UNCHANGED. 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 5. EFFECTIVE DATE. That this ordinance shall take effect immediately from and after its passage.

SECTION 6. OPEN MEETINGS. It is hereby officially found and determined that the meeting at which this Ordinance is passed was open to the public as required and that public notice of the time, place and

DRAFT 09.15.2025

purpose of said meeting was given as required by the Open Meetings Act.

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 09.15.2025

SECTION 01 | PENALTIES

SUBSECTION 01.01: COMPLIANCE AND FINES

Any person who violates or fails to comply with the requirements of the Unified Development Code (UDC) or who builds or alters any building in violation of any plan or statement submitted and approved hereunder, shall be guilty of a misdemeanor and shall be liable to a fine of not more than $2,000.00. Each day such violation shall be permitted to exist shall constitute a separate offense. The owner of any building or premises or part thereof, where anything in violation of the Unified Development Code (UDC) shall be placed or shall exist shall be guilty of a separate offense and upon conviction thereof shall be fined as herein provided.

SUBSECTION 01.02: OTHER ACTIONS

Nothing herein contained shall prevent the City from taking such other lawful action as is necessary to prevent or remedy any violation.

SECTION 02 | STOP WORK ORDER

SUBSECTION 02.01: STOP WORK ORDER

When the City determines that there has been non-compliance with any material term, condition or requirement of the Unified Development Code (UDC), the City may order any person having a proprietary interest in the property or any person engaged in the development or construction on the property to cease and desist from engaging in any further development or construction activities on the site. The *Stop Work Order* shall be in writing and shall be posted on the site. The order shall specifically state the nature of the non-compliance and the acts prohibited.

The City may bring suit in a court of competent jurisdiction to restrain and enjoin any person attempting or allowing development or construction without a permit or other authorization or who fails to cease and desist from further development or construction after notice of a stop work order has been posted in accordance with this Article.

When the City determines that there has been non-compliance with the Unified Development Code (UDC) which constitutes a health or safety hazard, a stop work order shall be issued and shall remain in effect until there has been compliance with the Unified Development Code (UDC). This Article shall not override the county health director or designee's ability to suspend, or reinstate food or child care permits in conformance with state and federal laws.

SUBSECTION 02.02: APPEAL PROCESS

Appeal of a *Stop Work Order*, suspension or revocation may be made to the City Council or the appropriate board or commission, by any person aggrieved, by giving written notice no later than three (3) days after the stop work order is posted, or notice of the suspension or revocation is received. The notice shall state:

(A) The name and address of the person making the appeal;

(B) The facts surrounding of particular appeal;

(C) The nature of the *Stop Work Order*, suspension or revocation; and

(D) The reasons why the ruling should be set aside.

The City Council or appropriate board or commission shall hear the appeal at its next regularly scheduled meeting following receipt of the notice of appeal provided that the appeal is received at least three working days prior to that meeting. The City Council or appropriate board or commission shall either affirm or reverse the decision appealed no later than seven (7) days after the close of the hearing.

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DRAFT ORDINANCE 09-15-25

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
FROM:	Ryan Miller, *Director of Planning and Zoning*
DATE:	September 15, 2025
SUBJECT:	Z2025-052; *Amendment to the 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 performed a comprehensive review of the overlay district, and returned to the City Council with three (3) recommendations on August 18, 2025. The recommendations proposed by staff were as follows:

(1) *Recommendation 1*. Adjust the boundaries of the Southside Residential Neighborhood Overlay (SRO) District to remove the commercially zoned properties.

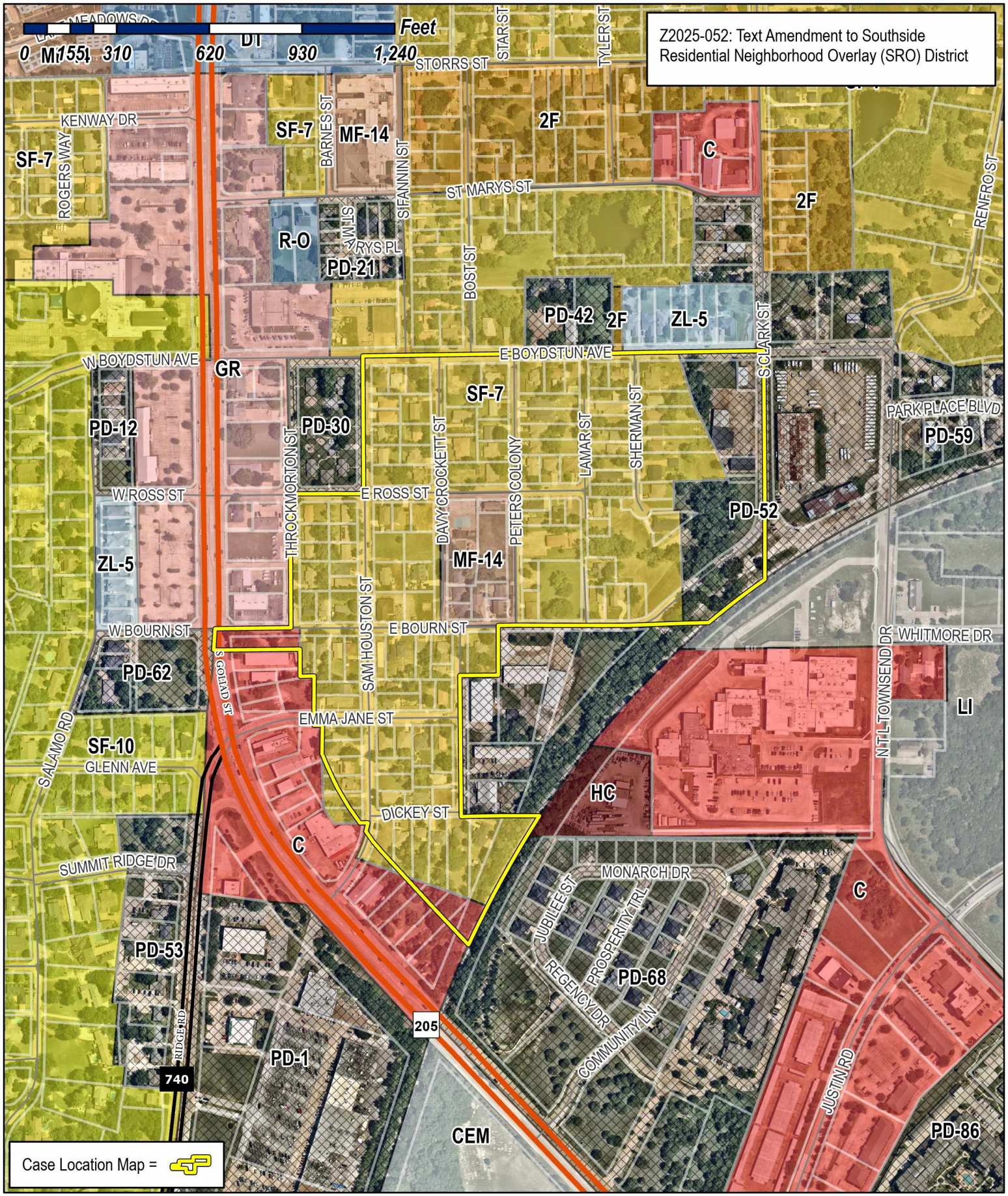
(2) *Recommendation 2*. Remove the reduced standards contained within the overlay district and allow the underlying zoning to regulate the density and dimensional requirements for properties.

(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.

After reviewing the recommendations, the City Council approved a motion to move forward with all three (3) recommendations. This motion was approved by a vote of 5-1, with Council Member Campbell dissenting and Council Member Lewis absent. Based on this direction, staff has initiated two (2) zoning cases, one (1) that covers *Recommendations 1 & 2* (*i.e. this case -- Case No. Z2025-052*) and one (1) that covers *Recommendation 3* (*i.e. Z2025-061*). The reason that the recommendations are being taken forward in two (2) cases is tied to the intent of the cases and how the cases are required to be notified in accordance with the requirements of the Unified Development Code (UDC) and the Texas Local Government Code (TLGC).

This particular case covers [*1*] the changes to the boundaries of the Southside Residential Neighborhood Overlay (SRO) District, and [*2*] the proposed changes to the text of Subsection 06.05, *Southside Residential Neighborhood Overlay (SRO) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC). For the City Council's review and for additional background information staff has included the packet that was provided to the City Council at the August 18, 2025 City Council meeting in the attached packet.

In accordance with Subsection 02.01(C) of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), the Director of Planning and Zoning is bringing forward the proposed text amendment and boundary changes to the City Council for consideration, and -- *in accordance with Section 02.04(B) of Article 11, Development Applications and Review Procedures, of the Unified Development Code (UDC)* -- the Director brought the proposed amendment and boundary changes forward to the Planning and Zoning Commission for a recommendation to the City Council. On September 9, 2025, the Planning and Zoning Commission approved a motion to recommend approval by a vote of 7-0. In addition, staff has sent out a 15-day notice to the Rockwall Herald Banner in accordance with all applicable state laws and Section 02.03(A)(3) of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), a notice of public hearing to all property owners and occupants within the Southside Residential Neighborhood Overlay (SRO) District, and to all property owners and occupants within 500-feet of the district in accordance with the requirements of the Unified Development Code (UDC). Should the City Council have any questions staff will be available at the meeting on *September 15, 2025*.



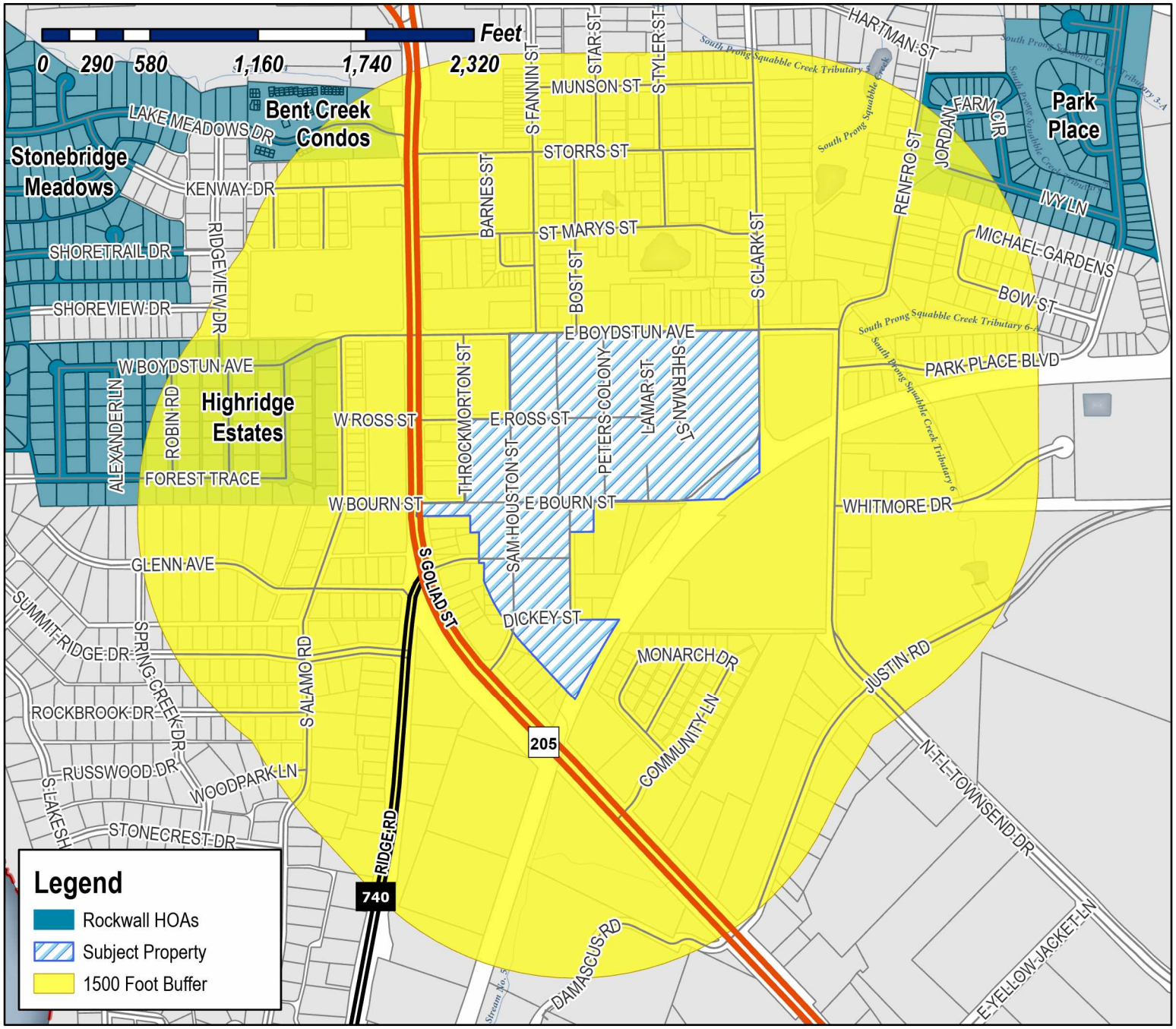
City of Rockwall
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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

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Case Number: Z2025-052
Case Name: Text Amendment to Southside Residential Neighborhood (SRO) District
Case Type: Zoning
Zoning: Southside Residential Neighborhood (SRO) District
Case Address: Southside Residential Neighborhood

Date Saved: 8/19/2025

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



Miller, Ryan

From: Zavala, Melanie
Sent: Thursday, August 21, 2025 8:09 AM
Cc: Miller, Ryan; Lee, Henry; Ross, Bethany; Guevara, Angelica
Subject: Neighborhood Notification Program [Z2025-053}
Attachments: Public Notice (08.19.2025).pdf; HOA Map (08.15.2025).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, August 22, 2025*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, September 9, 2025 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, September 15, 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.

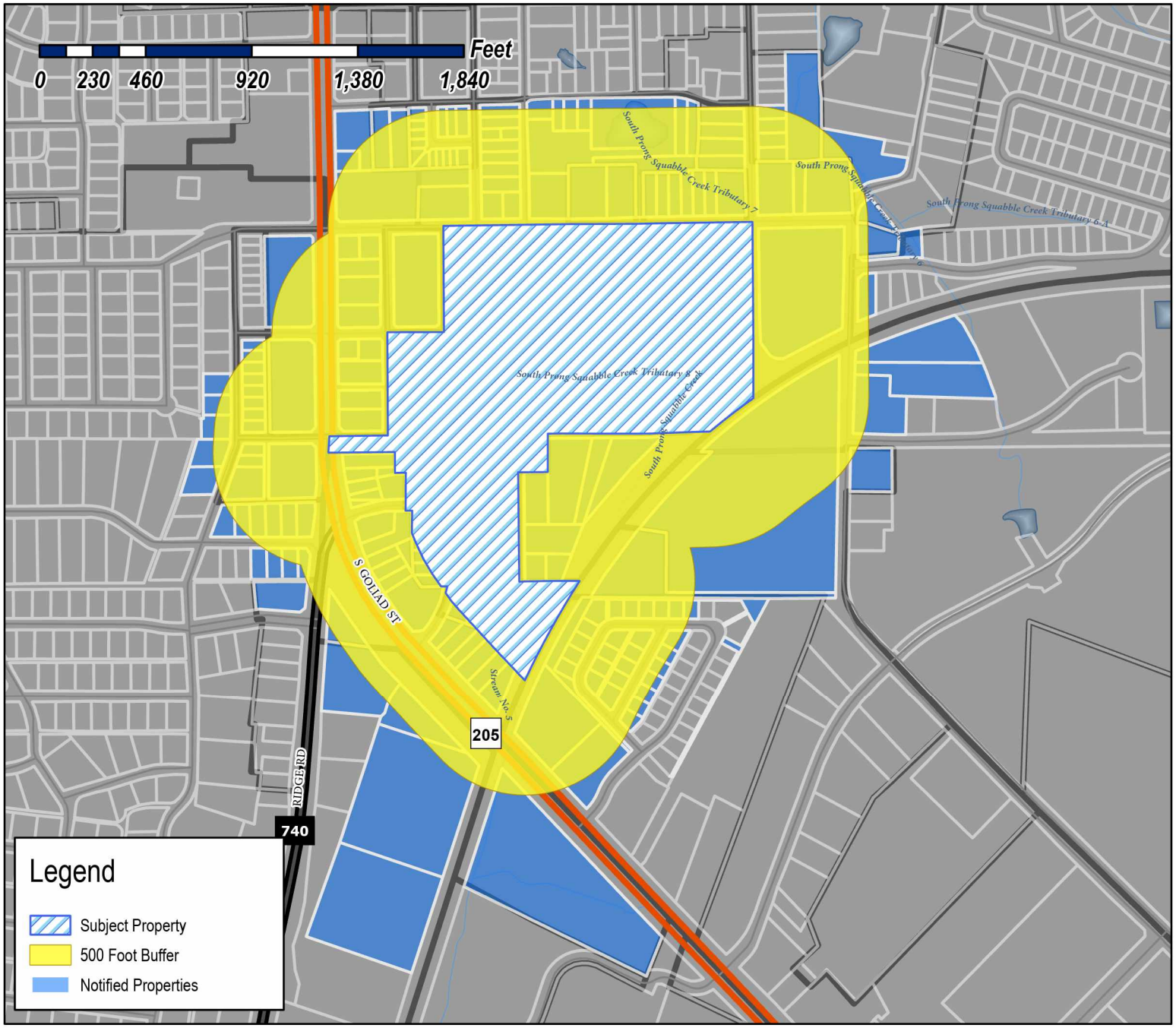
Z2025-053: SUP for a Carwash
Hold a public hearing to discuss and consider a request by Dub Douphrate of Douphrate and Associates on behalf of RHC 1 Properties, LLC for the approval of a *Specific Use Permit (SUP)* for a *Carwash* on a 2.008-acre tract of land identified as a portion of Lot 1, Block A, the Woods at Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, addressed as 2215 Ridge Road [*FM-740*], and take any action necessary.

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

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
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Case Number: Z2025-052
Case Name: Text Amendment to Southside Residential Neighborhood (SRO) District
Case Type: Zoning
Zoning: Southside Residential Neighborhood (SRO) District
Case Address: Southside Residential Neighborhood
Date Saved: 8/19/2025

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



EDWARDS JASON
10 DANCING WATERS
ROCKWALL, TX 75032

RESIDENT
1001 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
1002 RIDGE RD
ROCKWALL, TX 75087

PEREZ MARIA D
1002 E WOODIN BLVD
DALLAS, TX 75126

RESIDENT
1003 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
1005 SAM HOUSTON
ROCKWALL, TX 75087

REEDER PERRY R AND JIMMIE
1006 DAVY CROCKETT ST
ROCKWALL, TX 75087

MALAVE BRENDA L
1006 SAM HOUSTON ST
ROCKWALL, TX 75087

RESIDENT
1007 RIDGE RD
ROCKWALL, TX 75087

RESIDENT
1007 SAM HOUSTON
ROCKWALL, TX 75087

RESIDENT
1008 DAVY CROCKETT
ROCKWALL, TX 75087

RESIDENT
1008 SAM HOUSTON
ROCKWALL, TX 75087

LIVAY LLC
1009 HOT SPRINGS DR
ALLEN, TX 75013

LIVAY LLC
1009 HOT SPRINGS DR
ALLEN, TX 75013

RESIDENT
1009 S GOLIAD
ROCKWALL, TX 75087

CASTILLO PEDRO
1009 SAM HOUSTON ST
ROCKWALL, TX 75087

RESIDENT
101 GLENN AVE
ROCKWALL, TX 75087

ROCKWALL COUNTY
C/O COUNTY TREASURER
101 E Rusk St Ste 101
Rockwall, TX 75087

RESIDENT
1010 SAM HOUSTON
ROCKWALL, TX 75087

RESIDENT
1011 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
1011 S GOLIAD ST
ROCKWALL, TX 75087

RESIDENT
1012 SAM HOUSTON
ROCKWALL, TX 75087

RESIDENT
102 E ROSS AVE
ROCKWALL, TX 75087

CANGIANO COSIMO JEFFREY
102 GLENN AVE
ROCKWALL, TX 75087

HOWARD DUSTIN AND
JAMES R HOWARD
103 GLENN AVENUE
ROCKWALL, TX 75087

BCL REAL ESTATE LLC
103 GROSS RD
MESQUITE, TX 75149

BCL REAL ESTATE LLC
103 GROSS RD
MESQUITE, TX 75149

RESIDENT
104 GLENN AVE
ROCKWALL, TX 75087

RESIDENT
104 E BOYDSTUN AVE
ROCKWALL, TX 75087

GE QIQING AND
JINGJING ZHANG
105 COYOTE BRUSH
IRVINE, CA 92618

FEAZELL DEANNE
105 GLENN AVENUE
ROCLWALL, TN 75087

WIMPEE JOE &
CODY WIMPEE
105 W Kaufman St
Rockwall, TX 75087

RESIDENT
106 GLENN AVE
ROCKWALL, TX 75087

RESIDENT
106 ST MARY
ROCKWALL, TX 75087

RIDGE ROAD PARTNERS LP
106 E Rusk St Ste 200
Rockwall, TX 75087

FOWLKES BRETT
107 Glenn Ave
Rockwall, TX 75087

RESIDENT
108 GLENN AVE
ROCKWALL, TX 75087

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

EGAN ASHLEY
109 ST MARYS STREET
ROCKWALL, TX 75087

RESIDENT
110 GLENN AVE
ROCKWALL, TX 75087

POTTS DANNY & VONDA
1100 T L TOWNSEND DR
ROCKWALL, TX 75087

RESIDENT
1101 RIDGE RD
ROCKWALL, TX 75087

RESIDENT
1101 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
1105 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
1107 RIDGE RD
ROCKWALL, TX 75087

RESIDENT
1109 S GOLIAD
ROCKWALL, TX 75087

WILLIAMS KATHY S
112 GLENN AVE
ROCKWALL, TX 75087

ERVIN PROPERTIES LLC
1155 W Wall St Ste 101
Grapevine, TX 76051

RESIDENT
1201 RIDGE RD
ROCKWALL, TX 75087

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

ANDERSON ALLEN
1208 S LAKESHORE DR
ROCKWALL, TX 75087

ANDERSON ALLEN
1208 S LAKESHORE DR
ROCKWALL, TX 75087

WELCH CHRISTOPHER & HAZEL
1212 Clifftop Ln
Dallas, TX 75208

RESIDENT
1275 S GOLIAD ST
ROCKWALL, TX 75087

RESIDENT
1300 S GOLIAD
ROCKWALL, TX 75087

LAKEPOINTE ENTERPRISES LLC
1309 MORAINE PL
HEATH, TX 75032

HEATH RENTAL PROPERTIES LLC
1309 MORAINE PLACE
HEATH, TX 75032

JOHNSON PAMELA
1310 COLONY DR
GARLAND, TX 75040

RSR CAPITAL LLC
1321 CRESENT COVE DRIVE
ROCKWALL, TX 75087

LUKE LINDA FAYE
1325 S GOLIAD ST APT 5308
ROCKWALL, TX 75087

MICHAEL WAYNE ROGERS GST TRUST DATED
MAY 16TH, 2017
MICHAEL WAYNE ROGERS- TRUSTEE
1404 RIDGE ROAD
ROCKWALL, TX 75087

EFENEY WILLIAM M
1406 S LAKESHORE DR
ROCKWALL, TX 75087

EFENEY WILLIAM M
1406 S LAKESHORE DR
ROCKWALL, TX 75087

GROOVYS BUSINESS PROPERTIES, LLC - SERIES
602 S CLARK
143 STONELEIGH DRIVE
HEATH, TX 75032

THURSTON-KAHLE CHERYL
145 WESTWOOD DR
ROCKWALL, TX 75032

THURSTON-KAHLE CHERYL
145 WESTWOOD DR
ROCKWALL, TX 75032

HOGUE MICHAEL & VICKY
1498 HUBBARD DR
FORNEY, TX 75126

PIERATT ALAN & MELODY
1540 MEADOWS CIR
ROCKWALL, TX 75087

SFR JV-1 2021-1 BORROWER LLC
C/O. TRICON AMERICAN HOMES LLC
15771 RED HILL AVE
TUSTN, CA 92780

RB CAPITAL LTD
1602 Shadywood Ln
Mt Pleasant, TX 75455

PLISKA KAREN
1685 PLUMMER DR
ROCKWALL, TX 75087

GEHRING CAROLYN S
1745 LAKE BREEZE DR
ROCKWALL, TX 75087

RERV ACQUISITIONS LLC
1748 BAY WATCH DR
ROCKWALL, TX 75087

SCROGGS CHARLES E AND MARLA D
1748 BISON MEADOW LANE
HEATH, TX 75032

ROGERS JOE FRANK
1829 KELLY LN
ROCKWALL, TX 75087

HEAD TIM
1884 TAHOE DRIVE
ROCKWALL, TX 75087

NASUFI ZIKRI
1885 HILLCROFT DR
ROCKWALL, TX 75087

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

BATRES MARIA DELL REFUGIO
202 BOURN STREET
ROCKWALL, TX 75087

BARNHILL BARNEY M
202 DARTBROOK
ROCKWALL, TX 75087

LRG GROUP LLC
202 E RUSK ST
ROCKWALL, TX 75087

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

KIM RENEE TIMPA MARITAL TRUST NO 1
202 N San Jacinto St
Rockwall, TX 75087

RICKARDS NATALIE
202 ST MARY'S PL
ROCKWALL, TX 75087

MOORE GLEN & JACKIE
2026 SUNNY CIR
ROCKWALL, TX 75032

RESIDENT
203 E BOURN
ROCKWALL, TX 75087

RIVERA JAIME & MARIA
204 E BOURN ST
ROCKWALL, TX 75087

FALONE MARY ELLEN
204 ST MARYS PL
ROCKWALL, TX 75087

HERNANDEZ ROSA ALBA
2040 SHERWOOD DR
GARLAND, TX 75041

MIMS KATHY
206 E BOURN ST
ROCKWALL, TX 75087

MORKEN PETER & GAY ANDERSON
GILMA L MORKEN LIFE ESTATE
206 SAINT MARYS PL
ROCKWALL, TX 75087

RESIDENT
206-207 EMMA JANE ST
ROCKWALL, TX 75087

RESIDENT
207 BOURN AVE
ROCKWALL, TX 75087

RESIDENT
208 EMMA JANE ST
ROCKWALL, TX 75087

RESIDENT
208 ST MARYS PL
ROCKWALL, TX 75087

SCROGGINS BILLY & JOYCE
208 E BOURN ST
ROCKWALL, TX 75087

RESIDENT
210 ST MARYS PL
ROCKWALL, TX 75087

RICHARD HARRIS AND JUDY HARRIS FAMILY TRUST
RICHARD HARRIS - TRUSTEE
210 GLENN AVE
ROCKWALL, TX 75087

RESIDENT
212 ST MARYS PL
ROCKWALL, TX 75087

RESIDENT
214 ST MARYS PL
ROCKWALL, TX 75087

BALL JUSTIN
2155 CLUBVIEW DR
ROCKWALL, TX 75087

RESIDENT
216 ST MARYS PL
ROCKWALL, TX 75087

FRANCIS-BATTISTA BARRY &
GILDA LETICIA HAM-BATTISTA
218 SAINT MARYS PL
ROCKWALL, TX 75087

RESIDENT
219 ST MARYS PL
ROCKWALL, TX 75087

MCGEE DWONE
220 ST MARYS PL
ROCKWALL, TX 75087

RESIDENT
221 ST MARYS PL
ROCKWALL, TX 75087

THOMPSON MAVIS Y
222 ST MARYS PLACE
ROCKWALL, TX 75087

DELGADILLO KIMBERLY
2222 Medical District Dr Apt 1208
Dallas, TX 75235

RESIDENT
223 ST MARYS PL
ROCKWALL, TX 75087

BENSLEY MARCO AND DARBY KATHRYN
2255 GARDEN CREST DR
ROCKWALL, TX 75087

VIZCAINO-LEPE SINUHE
22710 1ST DRIVE SE
BOTHELL, WA 98021

DENSON PATRICIA STRANGE
2521 LOUDON ST W
ROCKWALL, TX 75032

FRASER FAMILY REVOCABLE LIVING TRUST
2631 White Rock Rd
Dallas, TX 75214

HANEY W
2824 MISTY RIDGE
ROCKWALL, TX 75032

AMANDA WAY BUCHTA IRREVOCABLE TRUST
AMANDA WAY BUCHTA - TRUSTEE
2832 BEVERLY DR
ROCKWALL, TX 75032

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

NEW CALDONIA BAPTIST CHURCH
301 E BOURNE AVE
ROCKWALL, TX 75087

RESIDENT
302 EMMA JANE
ROCKWALL, TX 75087

CONFIA HOMES LLC
302 BOURN
ROCKWALL, TX 75087

WILLIAMS FREDDIE R & JO ANN
302 E BOYDSTUN AVE
ROCKWALL, TX 75087

VILLALOBOS JOSE MARVIN & JACKELIN IZELA
302 E ROSS
ROCKWALL, TX 75087

CLARK TROY & JANICE
3025 N GOLIAD ST
ROCKWALL, TX 75087

RESIDENT
304 EMMA JANE
ROCKWALL, TX 75087

HERNANDEZ SAMUEL AND VANESSA TYSON-HERNANDEZ
304 E Bourn St
Rockwall, TX 75087

ESTATE OF THE LANIER FAMILY TRUST
TERRY LEE LANIER AND JEREMY ROBERT LANIER - TRUSTEES
304 E BOYDSTUN AVE
ROCKWALL, TX 75087

ESTATE OF THE LANIER FAMILY TRUST
TERRY LEE LANIER AND JEREMY ROBERT LANIER - TRUSTEES
304 E BOYDSTUN AVE
ROCKWALL, TX 75087

RESIDENT
304 E ROSS AVE
ROCKWALL, TX 75087

HORTON DARJUAN CORTEZ AND NATALIE
3042 LONGHORN LN
ROCKWALL, TX 75087

RESIDENT
305 E BOYDSTUN AVE
ROCKWALL, TX 75087

COLUMBIA DEVELOPMENT COMPANY
305 PARK PLACE BLVD
ROCKWALL, TX 75087

RESIDENT
306 BOURN AVE
ROCKWALL, TX 75087

ESTATE OF ARCHIE & JUANITA JONES
308 E BOURN ST
ROCKWALL, TX 75087

ELLERD TERESA
308 EMMA JANE ST
ROCKWALL, TX 75087

CUMMINGS JOHN AND LORI
308 STONEBRIDGE DR
ROCKWALL, TX 75087

BONNER JACK L AND VALERIE N
309 EMMA JANE ST
ROCKWALL, TX 75087

RESIDENT
310 EMMA JANE
ROCKWALL, TX 75087

PEOPLES J PHILIP AND
BILLY W PEOPLES JR
311 HIGHLAND DRIVE
ROCKWALL, TX 75087

MOORE TIMOTHY H & TRACEY PARK
313 STONEBRIDGE DR
ROCKWALL, TX 75087

MOORE TIMOTHY H & TRACEY PARK
313 STONEBRIDGE DR
ROCKWALL, TX 75087

MOORE TIMOTHY H & TRACEY PARK
313 STONEBRIDGE DR
ROCKWALL, TX 75087

MOORE TIMOTHY H & TRACEY PARK
313 STONEBRIDGE DR
ROCKWALL, TX 75087

CULLINS JAMES &
SHARON DAY
315 S FANNIN
ROCKWALL, TX 75087

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

BROBOANA BIANCA SINGEORZAN
3948 SUNLEAF AVE
MEDFORD, OR 97504

CG HOLDINGS LLC
4 SUNSET TR
HEATH, TX 75032

CLARK STREET VENTURES LLC
401 COUNTRY RIDGE RD
ROCKWALL, TX 75087

JORDAN ERICK DEAN AND LAKESHA
401 E Boydstun Ave
Rockwall, TX 75087

RESIDENT
402 E BOYDSTUN AVE
ROCKWALL, TX 75087

RESIDENT
403 E BOURN ST
ROCKWALL, TX 75087

RESIDENT
403 E BOYDSTUN AVE
ROCKWALL, TX 75087

JONES LENA EST
C/O CHARLES R HUMPHREY
405 ER ELLIS
ROCKWALL, TX 75087

WALTER MARY
408 E BOURN ST
ROCKWALL, TX 75087

BOSS MORRIS E AND
DEBRA K BOSS
408 RIDGEVIEW
ROCKWALL, TX 75087

JONES MARGARINE ESTATE
410 E BOYDSTUN AVE
ROCKWALL, TX 75087

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

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

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

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

LIU HOWARD HEYUN
4577 JAGUAR DR
PLANO, TX 75024

LIU HOWARD HEYUN
4577 JAGUAR DR
PLANO, TX 75024

HECKARD ALLEN
4906 FREEMAN DR
ROWLETT, TX 75088

TEXAN MUTUAL LLC
5000 Riverside Dr Ste 100W Bldg 5
Irving, TX 75039

MARTIN HELEN
501 E BOURN ST
ROCKWALL, TX 75087

GRUBBS JOHN W
501 E BOYDSTUN AVE
ROCKWALL, TX 75087

RESIDENT
504 ROSS
ROCKWALL, TX 75087

MATHIS DEBRA L
504 DICKEY ST
ROCKWALL, TX 75087

RESIDENT
505 E BOURN ST
ROCKWALL, TX 75087

RESIDENT
506 DICKEY ST
ROCKWALL, TX 75087

RODRIGUEZ MARIA
507 DICKEY ST
ROCKWALL, TX 75087

RESIDENT
507 E BOYDSTUN AVE
ROCKWALL, TX 75087

BROWN GEORGIA
508 DICKEY ST
ROCKWALL, TX 75087

UNRUH JON CLINT AND SHANNON L
508 ST MARY ST
ROCKWALL, TX 75087

SHERWIN CAROLYN MARIE
509 E BOURN STREET
ROCKWALL, TX 75087

RESIDENT
510 ST MARYS ST
ROCKWALL, TX 75087

SALGADO HAROLD G
510 DICKIE ST
ROCKWALL, TX 75087

RESIDENT
512 ST MARYS ST
ROCKWALL, TX 75087

WAFFER JULIUS
512 DICKEY ST
ROCKWALL, TX 75087

PARKS TODD & DENISE
5214 Berget Dr
Amarillo, TX 79106

EAST SHORE J/V
5499 Glen Lakes Dr Ste 110
Dallas, TX 75231

HOOVER JERRY H
5630 DEERFIELD LN
MIDLOTHIAN, TX 76065

NUAMERICA PROPERTIES LLC
5657 SOUTHERN FERN RD
GARLAND, TX 75043

STAR 2022 SFR3 BORROWER LP
591 WEST PUTNAM AVE
GREENWICH, CT 6830

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

RESIDENT
601 PROSPERITY TR
ROCKWALL, TX 75087

WALDON CHRYSTEEN & DAVID
601 BOST ST
ROCKWALL, TX 75087

RESIDENT
601 S CLARK ST
ROCKWALL, TX 75087

RESIDENT
601 S FANNIN ST
ROCKWALL, TX 75087

NIX ROSALIA
602 E BOYDSTUN AVE
ROCKWALL, TX 75087

THOMAS LOU BERTHA
602 JUBILEE STREET
ROCKWALL, TX 75087

RESIDENT
602 S CLARK ST
ROCKWALL, TX 75087

RESIDENT
603 JUBILEE ST
ROCKWALL, TX 75087

RESIDENT
603 S CLARK ST
ROCKWALL, TX 75087

RESIDENT
603 S FANNIN ST
ROCKWALL, TX 75087

RESIDENT
603 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
604 PROSPERITY TR
ROCKWALL, TX 75087

RESIDENT
604 E BOYDSTUN AVE
ROCKWALL, TX 75087

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

RESIDENT
604 S CLARK ST
ROCKWALL, TX 75087

GENTRY GENEVA
605 BOST ST
ROCKWALL, TX 75087

KRONLAGE HOLLIE
605 E ROSS STREET
ROCKWALL, TX 75087

MORGAN JERRY RAY & GABRIELA HANNI
605 PROSPERITY TRL
ROCKWALL, TX 75087

CASTILLO JUAN JAIME
605 S CLARK ST
ROCKWALL, TX 75087

RESIDENT
605 S FANNIN ST
ROCKWALL, TX 75087

RESIDENT
605 S FANNIN ST
ROCKWALL, TX 75087

RESIDENT
606 JUBILEE ST
ROCKWALL, TX 75087

RESIDENT
606 ROSS
ROCKWALL, TX 75087

RESIDENT
606 E BOYDSTUN AVE
ROCKWALL, TX 75087

RESIDENT
606 E BOYDSTUN AVE
ROCKWALL, TX 75087

RESIDENT
606 S CLARK ST
ROCKWALL, TX 75087

WILKERSON CLAUDE JR
606 SAINT MARY ST
ROCKWALL, TX 75087

RESIDENT
607 E BOYDSTUN AVE
ROCKWALL, TX 75087

CATHEY OPAL A
607 JUBILEE ST
ROCKWALL, TX 75087

RESIDENT
607 S CLARK ST
ROCKWALL, TX 75087

RESIDENT
607 S FANNIN ST
ROCKWALL, TX 75087

RESIDENT
607 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
608 PROSPERITY TR
ROCKWALL, TX 75087

RESIDENT
608 ST MARYS ST
ROCKWALL, TX 75087

RESIDENT
608 E BOYDSTUN AVE
ROCKWALL, TX 75087

HUBBARD ALPHINEEZES
609 E ROSS ST
ROCKWALL, TX 75087

MCCURRY JAMES M
609 Prosperity Trl
Rockwall, TX 75087

RESIDENT
609 S FANNIN ST
ROCKWALL, TX 75087

RESIDENT
609 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
610 JUBILEE ST
ROCKWALL, TX 75087

SCHUMANN LAURIE A
610 E BOYDSTUN AVE
ROCKWALL, TX 75087

RESIDENT
610 S CLARK ST
ROCKWALL, TX 75087

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

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

FARRELL KIMBERLY A
610 SAINT MARY ST
ROCKWALL, TX 75087

SMITH CHARLES ELLIOT
611 E BOYDSTUN AVE
ROCKWALL, TX

SMITH CHARLES ELLIOT
611 E BOYDSTUN AVE
ROCKWALL, TX

NONUS SHELLY REYNA AND THOMAS
611 FANNIN STREET
ROCKWALL, TX 75087

THE DAVID AND PATRICIA HENDRICKSON LIVING TRUST
DAVID L HENDRICKSON & PATRICIA S HENDRICKSON - TRUSTEES
611 JUBILEE ST
ROCKWALL, TX 75087

ALFRED T WILLIAMS AND PATRICIA M WILLIAMS REVOCABLE LIVING TRUST
PATRICIA M WILLIAMS - SURVIVOR TRUSTEE
612 PROSPERITY TRL
ROCKWALL, TX 75087

RESIDENT
613 PROSPERITY TR
ROCKWALL, TX 75087

CARPENTER KATHRYN ANN
613 E BOYDSTUN AVE
ROCKWALL, TX 75087

TANNER TRUDY LEANN
613 S FANNIN
ROCKWALL, TX 75087

GAMEZ DAVID
614 E BOYDSTUN AVE
ROCKWALL, TX 75087

GAMEZ DAVID
614 E BOYDSTUN AVE
ROCKWALL, TX 75087

GAMEZ DAVID
614 E BOYDSTUN AVE
ROCKWALL, TX 75087

MARET WENDY A
614 JUBILEE STREET
ROCKWALL, TX 75087

RESIDENT
615 JUBILEE ST
ROCKWALL, TX 75087

WOOD JORDAN AND ERIN
615 E BOYDSTUN AVENUE
ROCKWALL, TX 75032

WOOD JORDAN AND ERIN
615 E BOYDSTUN AVENUE
ROCKWALL, TX 75087

RESIDENT
616 PROSPERITY TR
ROCKWALL, TX 75087

RESIDENT
617 E BOYDSTUN AVE
ROCKWALL, TX 75087

HAMMERLING CHRISTOPHER JOHN AND RONI PENBERTHY
617 PROSPERITY TR
ROCKWALL, TX 75087

RESIDENT
618 MONARCH DR
ROCKWALL, TX 75087

KENNEDY BLAKE
619 E Boydstun Ave
Rockwall, TX 75087

WINCH TERRI L
620 PROSPERITY TRAIL
ROCKWALL, TX 75087

RESIDENT
621 PROSPERITY TR
ROCKWALL, TX 75087

RANDOLPH JAMES R JR
621 E. BOYDSTUN AVE
ROCKWALL, TX 75087

RESIDENT
625 PROSPERITY TR
ROCKWALL, TX 75087

DITO JAAP & ESTHER
627 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

HONEA ADAM AND LAURIE
670 COUNTY ROAD 3417
LEESBURG, TX 75451

HONEA ADAM AND LAURIE
670 COUNTY ROAD 3417
LEESBURG, TX 75451

BRANNON ERMA LEE EST AND
MARVIN RAY BRANNON ETAL
6819 CLIFFWOOD DR
DALLAS, TX 75237

BRANNON ERMA LEE EST AND
MARVIN RAY BRANNON ETAL
6819 CLIFFWOOD DR
DALLAS, TX 75237

RESIDENT
701 RENFRO
ROCKWALL, TX 75087

DEATON SHELLEY MARIE AND
BRIANNA ORNELAS
701 SAM HOUSTON STREET
ROCKWALL, TX 75087

KENNEDY BRENDA K
701 T L TOWNSEND DR
ROCKWALL, TX 75087

RESIDENT
702 S CLARK ST
ROCKWALL, TX 75087

RESIDENT
703 MONARCH DR
ROCKWALL, TX 75087

RESIDENT
703 SAM HOUSTON ST
ROCKWALL, TX 75087

RESIDENT
703 SHERMAN
ROCKWALL, TX 75087

RESIDENT
703 TOWNSEND DR
ROCKWALL, TX 75087

RESIDENT
703 E BOYSTUN AVE
ROCKWALL, TX 75087

EBY JENNIFER
703 PETERS COLONY
ROCKWALL, TX 75087

RESIDENT
703 S GOLIAD
ROCKWALL, TX 75087

TAYLOR LISA AND PAUL TAYLOR
704 DAVY CROCKETT ST
ROCKWALL, TX 75087

SCROGGINS MURRAY
704 SHERMAN ST
ROCKWALL, TX 75087

RESIDENT
705 DAVY CROCKETT
ROCKWALL, TX 75087

RESIDENT
705 E BOYDSTUN AVE
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

MILLER ANNE
705 SAM HOUSTON ST
ROCKWALL, TX 75087

GREER JOSEPH CARLTON III AND CORI
705 SOUTH GOLIAD STREET
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

RESIDENT
707 MONARCH DR
ROCKWALL, TX 75087

RESIDENT
707 SAM HOUSTON
ROCKWALL, TX 75087

RESIDENT
707 TOWNSEND
ROCKWALL, TX 75087

CRENSHAW LORENZA
707 DAVY CROCKETT ST
ROCKWALL, TX 75087

RESIDENT
707 S CLARK
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

RESIDENT
709 E BOYDSTUN AVE
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

RESIDENT
710 S GOLIAD ST
ROCKWALL, TX 75087

SANCHEZ FATIMA L
710 SHERMAN ST
ROCKWALL, TX 75087

RESIDENT
711 MONARCH DR
ROCKWALL, TX 75087

MILLER FRANK R
711 S GOLIAD ST
ROCKWALL, TX 75087

MILLER FRANK
711 S GOLIAD ST
ROCKWALL, TX 75087

ALLEN ETHEL JEAN
711 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

LINVEL MELBA RUTH ESTATE
712 PETERS COLONY
ROCKWALL, TX 75087

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

RESIDENT
713 MONARCH DR
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

EMMANUEL TABERNACLE CHURCH
7903 FERGUSON RD
DALLAS, TX 75228

RESIDENT
800 SAM HOUSTON
ROCKWALL, TX 75087

RESIDENT
801 MONARCH DR
ROCKWALL, TX 75087

RESIDENT
801 N T L TOWNSEND DR
ROCKWALL, TX 75087

RESIDENT
801 PETERS COLONY
ROCKWALL, TX 75087

ROCKWALL INDEPENDENT SCHOOL
DISTRICT PUBLIC FACILITY CORP
801 E WASHINGTON ST
ROCKWALL, TX 75087

MATHIS MALCOLM AND CHRISTIE
801 LAMAR ST
ROCKWALL, TX 75087

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

RESIDENT
801 S GOLIAD
ROCKWALL, TX 75087

LAFAYETTE ESTELLE
801 THROCKMORTON ST
ROCKWALL, TX 75087

U S HOUSING AUTHORITY
802 N GOLIAD ST
ROCKWALL, TX 75087

RESIDENT
802 S GOLIAD
ROCKWALL, TX 75087

JACKSON CALVIN
802 SAM HOUSTON ST
ROCKWALL, TX 75087

RESIDENT
803 S T L TOWNSEND DR
ROCKWALL, TX 75087

SHAW JERRY GAIL
803 LAMAR ST
ROCKWALL, TX 75087

FISHER JESSICA
803 PETERS COLONY
ROCKWALL, TX 75087

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

DANIELS ANNIE L
803 THROCKMORTON ST
ROCKWALL, TX 75087

DIXON ALMA
804 SAM HOUSTON ST
ROCKWALL, TX 75087

RESIDENT
805 MONARCH DR
ROCKWALL, TX 75087

RESIDENT
805 SAM HOUSTON
ROCKWALL, TX 75087

8661 S HAMPTON LLC
805 Green Pond Dr
Garland, TX 75040

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

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

ESTATE OF FRANKIE MAE ALLEN
805 THROCKMORTON
ROCKWALL, TX 75087

RESIDENT
806 SAM HOUSTON ST
ROCKWALL, TX 75087

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

RESIDENT
807 THROCKMORTON
ROCKWALL, TX 75087

RESIDENT
807 S ALAMO RD
ROCKWALL, TX 75087

RESIDENT
808 SAM HOUSTON ST
ROCKWALL, TX 75087

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

RESIDENT
809 ALAMO RD
ROCKWALL, TX 75087

RESIDENT
809 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
809 SAM HOUSTON
ROCKWALL, TX 75087

JOHNSON MELDRIA
809 DAVY CROCKETT
ROCKWALL, TX 75087

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

BRANNON CHRISTOPHER AND MELANIE
810 S ALAMO ROAD
ROCKWALL, TX 75087

BARRON BLAKELEIGH
811 DAVY CROCKETT ST
ROCKWALL, TX 75087

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

RESIDENT
811 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
812 PETERS COLONY
ROCKWALL, TX 75087

RUSZKOWSKI SKYLER E
8127 E COLUMBUS AVE
SCOTTSDALE, AZ 85251

RESIDENT
813 S ALAMO RD
ROCKWALL, TX 75087

HALL WILLA O
815 DAVY CROCKETT ST
ROCKWALL, TX 75087

RAMSEY JUDY LYNN
815 S ALAMO RD
ROCKWALL, TX 75087

COX ROSALBA C
815 T L TOWNSEND DR
ROCKWALL, TX 75087

VARNER ROBERT R JR &
GLEN COX
815 T L Townsend Dr Ste 101
Rockwall, TX 75087

COX GERALD GLEN & ROSALBA
815 T L TOWNSEND SUITE 101
ROCKWALL, TX 75087

HERNANDEZ ALMA VELIA
815 THROCKMORTON ST
ROCKWALL, TX 75087

RICHARD EXPO
820 E HEATH ST
ROCKWALL, TX 75087

THE STANDARD MCP LTD
8226 Douglas Ave Ste 709
Dallas, TX 75225

AUL PROPERTIES LLC
8502 Huntington Dr
Rowlett, TX 75089

WARDELL JOHN P & JULIE C
880 IVY LN
ROCKWALL, TX 75087

J&M WARDELL HOLDINGS LLC
880 SHORES BLVD
ROCKWALL, TX 75087

BRUNNER WILLIAM E & MARGIE L
895 S ALAMO ROAD
ROCKWALL, TX 75087

DENTON GLENDA K & LANCE
900 DAVY CROCKETT
ROCKWALL, TX 75087

JPH ROCKWALL LLC
901 DAVY CROCKETT STREET
ROCKWALL, TX 75087

THOMPSON JAMES LARRY AND SUSAN PRICE
901 S ALAMO RD
ROCKWALL, TX 75087

RESIDENT
901 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
902 DAVY CROCKETT
ROCKWALL, TX 75087

WALKER TOM H & SUE ANN
902 LAKE MEADOWS DR
ROCKWALL, TX 75087

COLLINS LARRY SCOTT
902 S Alamo Rd
Rockwall, TX 75087

RESIDENT
903 DAVY CROCKETT
ROCKWALL, TX 75087

GOAT GENERAL CONTRACTING LLC
KEVIN W. VICE
903 DAVY CROCKETT ST
ROCKWALL, TX 75087

COMPTON EARL D AND
BETH C ROETHER
903 S ALAMO
ROCKWALL, TX 75087

RESIDENT
903 S GOLIAD
ROCKWALL, TX 75087

GATES TED AND SARAH
904 S ALAMO ROAD
ROCKWALL, TX 75087

RESIDENT
905 SAM HOUSTON
ROCKWALL, TX 75087

RESIDENT
905 T L TOWNSEND
ROCKWALL, TX 75087

RESIDENT
905 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
906 S GOLIAD @ BOURN
ROCKWALL, TX 75087

VALENCIA MONICA L AND ALFREDO
906 SAM HOUSTON
ROCKWALL, TX 75087

RESIDENT
907 SAM HOUSTON
ROCKWALL, TX 75087

GREENS CHRYSALIS TRUST
MAUREEN GREEN- TRUSTEE
945 BREEZY HILL LANE
ROCKWALL, TX 75087

RESIDENT
950 TOWNSEND RD
ROCKWALL, TX 75087

HILLMAN HOUSING LLC
9706 HEARTSTONE LANE
ROCKWALL, TX 75087

RICKERSON CHARLES AND VIRGINIA
9922 Donegal Dr
Dallas, TX 75218

PAIGE RYAN PROPERTIES LLC
P. O. BOX 853
WYLIE, TX 75098

DATIBRAN HOLDINGS LLC
PO Box 1137
Rockwall, TX 75087

JCK CONCRETE INC
PO BOX 311
FATE, TX 75132

ROCKWALL HABITAT FOR HUMANITY
PO BOX 4
ROCKWALL, TX 75087

PROGRESS RESIDENTIAL BORROWER 16 LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

NEW CALDONIA BAPTIST CHURCH
PO BOX 481
ROCKWALL, TX 75087

HEFLIN JERRY
PO BOX 518
ROCKWALL, TX 75087

UNITED STATES POSTAL SERVICES
PO BOX 667160
DALLAS, TX 75266

D&A REAL ESTATE PARTNERS LTD
PO BOX 850
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

OWENS RICHARD DUANE
905 SAM HOUSTON
ROCKWALL, TX 75087

HABITAT FOR HUMANITY
PO BOX 4
ROCKWALL, TX 75087

PUBLIC NOTICE

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

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

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

Z2025-052: Text Amendment to Southside Residential Neighborhood Overlay (SRO) District

Hold a public hearing to discuss and consider a Text Amendment to Subsection 06.05, Southside Residential Neighborhood Overlay (SRO) District, of Article 05, District Development Standards, of the Unified Development Code (UDC) for the purpose of making changes to the boundary and development requirements of the Southside Residential Neighborhood Overlay (SRO) District, 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, September 9, 2025 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, September 15, 2025 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

Ryan Miller
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

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

Your comments must be received by *Monday, September 15, 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. Z2025-052: Text Amendment to Southside Residential Neighborhood Overlay (SRO) District

Please place a check mark on the appropriate line below:

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

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

Name:

Address:

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

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

August 21, 2025

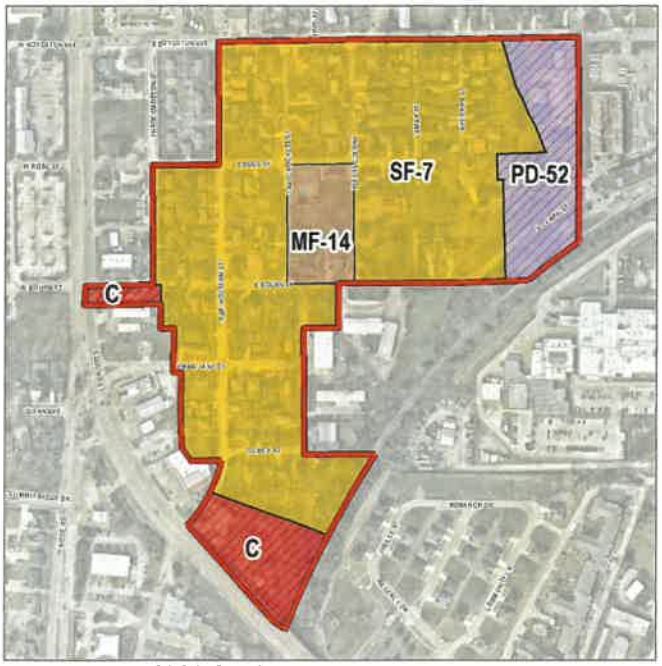
TO: Property Owners and Residents of the Southside Residential Neighborhood Overlay (SRO) District

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

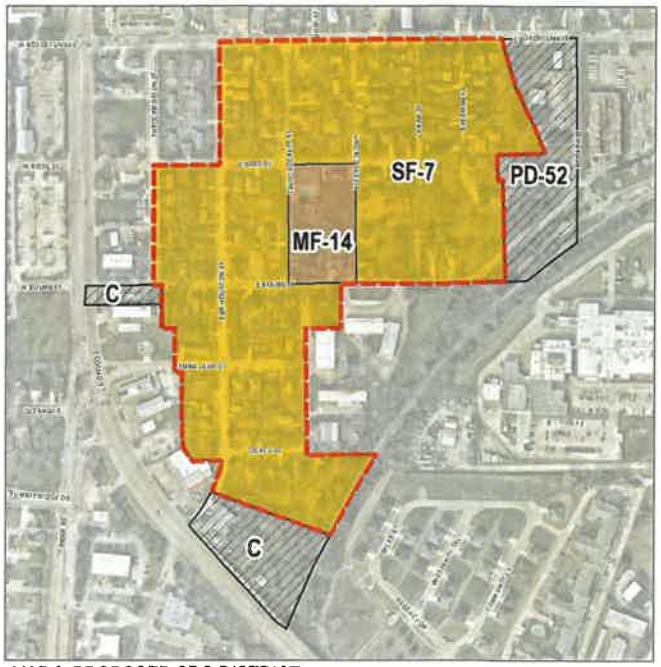
SUBJECT: CASE NO. Z2025-052; TEXT AMENDMENT TO THE SOUTHSIDE RESIDENTIAL NEIGHBORHOOD OVERLAY (SRO) DISTRICT.

Property Owners and Residents,

You are receiving this letter because you are listed as a property owner (*or the owner's representative*) on the certified tax rolls by the Rockwall Central Appraisal District (RCAD) or you are a resident for property in the Southside Residential Neighborhood Overlay (SRO) District. On August 18, 2025, the City Council of the City of Rockwall approved a motion to direct staff to initiate boundary changes and changes to the requirements of the Southside Residential Neighborhood Overlay (SRO) District. Specifically, the City Council directed staff to: [*1*] remove all properties zoned for commercial land uses from the district, and [*2*] remove the reduced standards (*e.g. allowing smaller lots and smaller dwelling units*) currently permitted within the district and allow the base zoning -- *which is Single-Family 7 (SF-7) District* -- to regulate development within the district. A map showing the changes to the boundaries of the district is depicted below in *Map 1* and *Map 2*, and a table showing the proposed changes to the density and development standards is depicted in *Table 1*.



MAP 1. CURRENT SRO DISTRICT



MAP 2. PROPOSED SRO DISTRICT

TABLE 1. 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

WHAT THIS MEANS FOR THE SOUTHSIDE NEIGHBORHOOD?

It is important to stress that the adoption of these changes WILL NOT require you to change anything that currently exists on your property; however, it may make certain properties that have single-family homes, duplexes, or multi-family structures, that do not meet the requirements of the Single-Family 7 (SF-7) District, *Legally Non-Conforming*. *Legally Non-Conforming* means your property may continue to be used, maintained, and sold in its current condition without penalty; however, any new development, redevelopment, or expansion of a property will be required to comply with the requirements of the Single-Family 7 (SF-7) District. In cases where a variance, exception, or other approval may be necessary, the Southside Residential Neighborhood Overlay (SRO) District provides the ability to request a *Special Request*. This section of the code states that, "(t)he City Council may consider special requests in the 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."

PUBLIC PARTICIPATION AND SCHEDULE

As with all zoning cases in the City of Rockwall, the proposed zoning change will include public hearings before the Planning and Zoning Commission and the City Council. Staff *strongly* encourages citizens to participate in this process by attending the public meetings listed below or by submitting written comments to the Planning and Zoning Department via email at planning@rockwall.com or by mail at 385 S. Goliad Street Rockwall, Texas 75087. The schedule for this zoning case is as follows:

PLANNING & ZONING COMMISSION WORK SESSION: August 26, 2025

PLANNING & ZONING COMMISSION PUBLIC HEARING: September 9, 2025

CITY COUNCIL PUBLIC HEARING (1ST READING): September 15, 2025

CITY COUNCIL (2ND READING AND FINAL ADOPTION): October 6, 2025

Should you have questions about the proposed zoning change or how this may affect your property, please contact the Planning and Zoning Department by phone at (972) 771-7745 or by email at planning@rockwall.com. The City of Rockwall appreciates your attention to this matter.

Sincerely,

Ryan Miller, AICP
Director of Planning and Zoning
City of Rockwall, Texas

From: ronald fraser
To: Planning
Subject: cases Z2025-052 ANDZ2025-061
Date: Wednesday, August 27, 2025 1:26:02 PM

Mr. Ryan Miller per our phone call here is written response to the two public notices received. I wanted to let you know in writing that property owners at 707 Sam Houston, Rockwall, TX are in favor of these amendments. If you need further help please reach out to to me .

Thanks

Ronald Fraser Principal/Broker
FRASER Real Estate Group 2631 White Rock Rd Dallas Texas 75214
214-244-8942 Ronaldfraser@sbcglobal.net

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CITY OF ROCKWALL

CITY COUNCIL MEMORANDUM

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

TO:	Mayor and City Council
CC:	Mary Smith, *City Manager* Joey Boyd, *Assistant City Manager*
FROM:	Ryan Miller, *Director of Planning and Zoning*
DATE:	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.

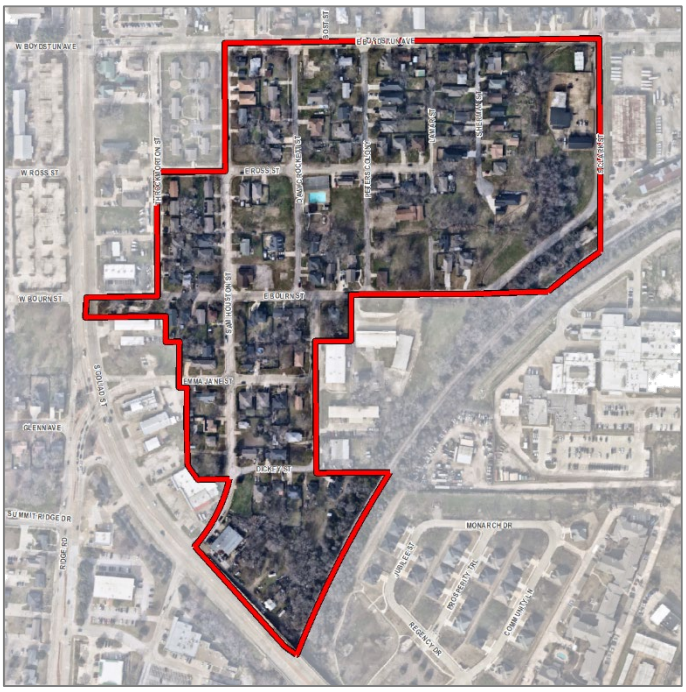


FIGURE 1. CURRENT BOUNDARY OF THE SRO DISTRICT

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*.

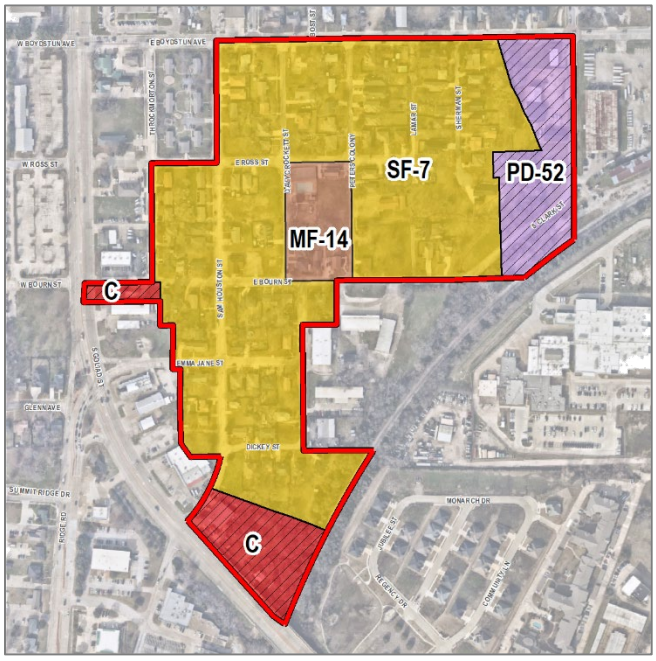


FIGURE 2. CURRENT SRO DISTRICT

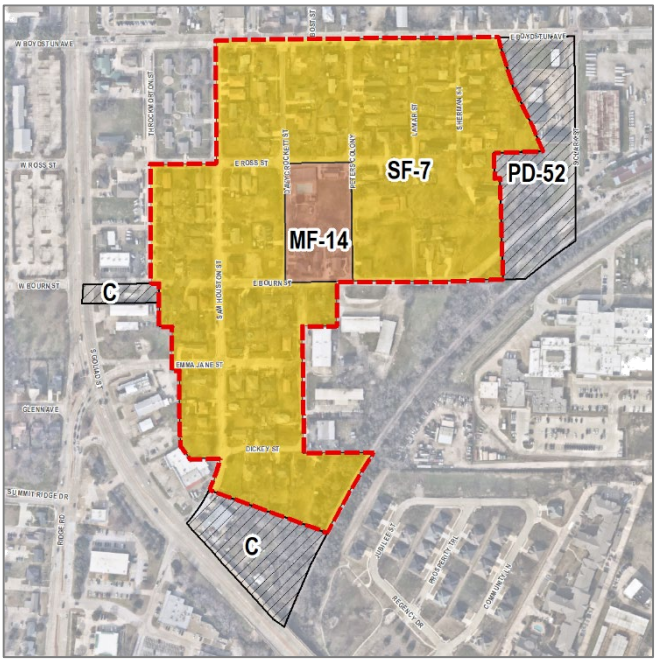


FIGURE 3. PROPOSED SRO DISTRICT UNDER *RECOMMENDATION #1*

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.

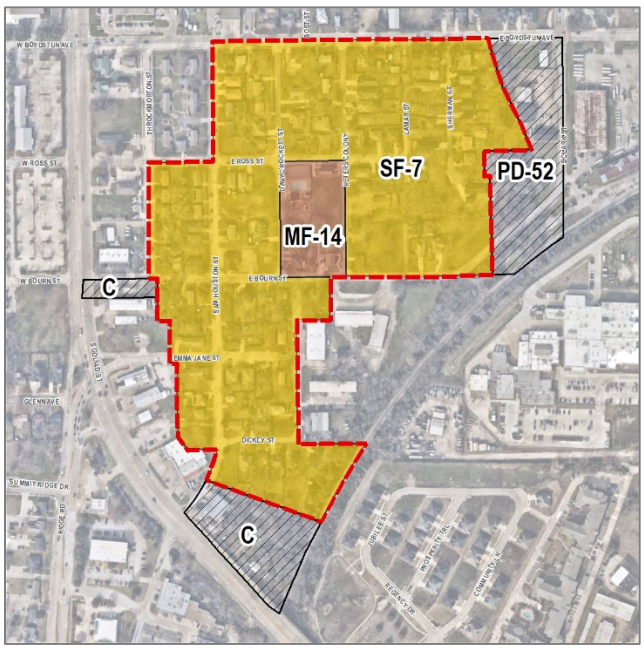


FIGURE 4. SRO DISTRICT WITH *RECOMMENDATION #1*

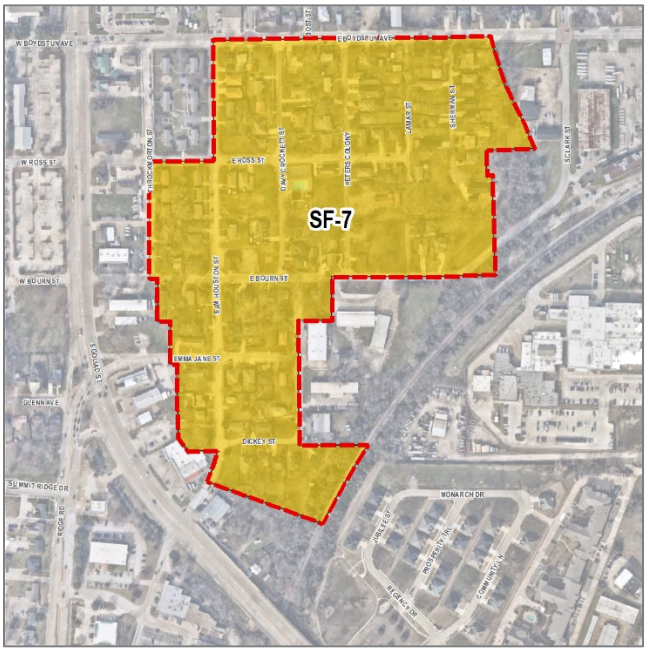


FIGURE 5. PROPOSED SRO DISTRICT AFTER *RECOMMENDATIONS #1 & #3*

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.

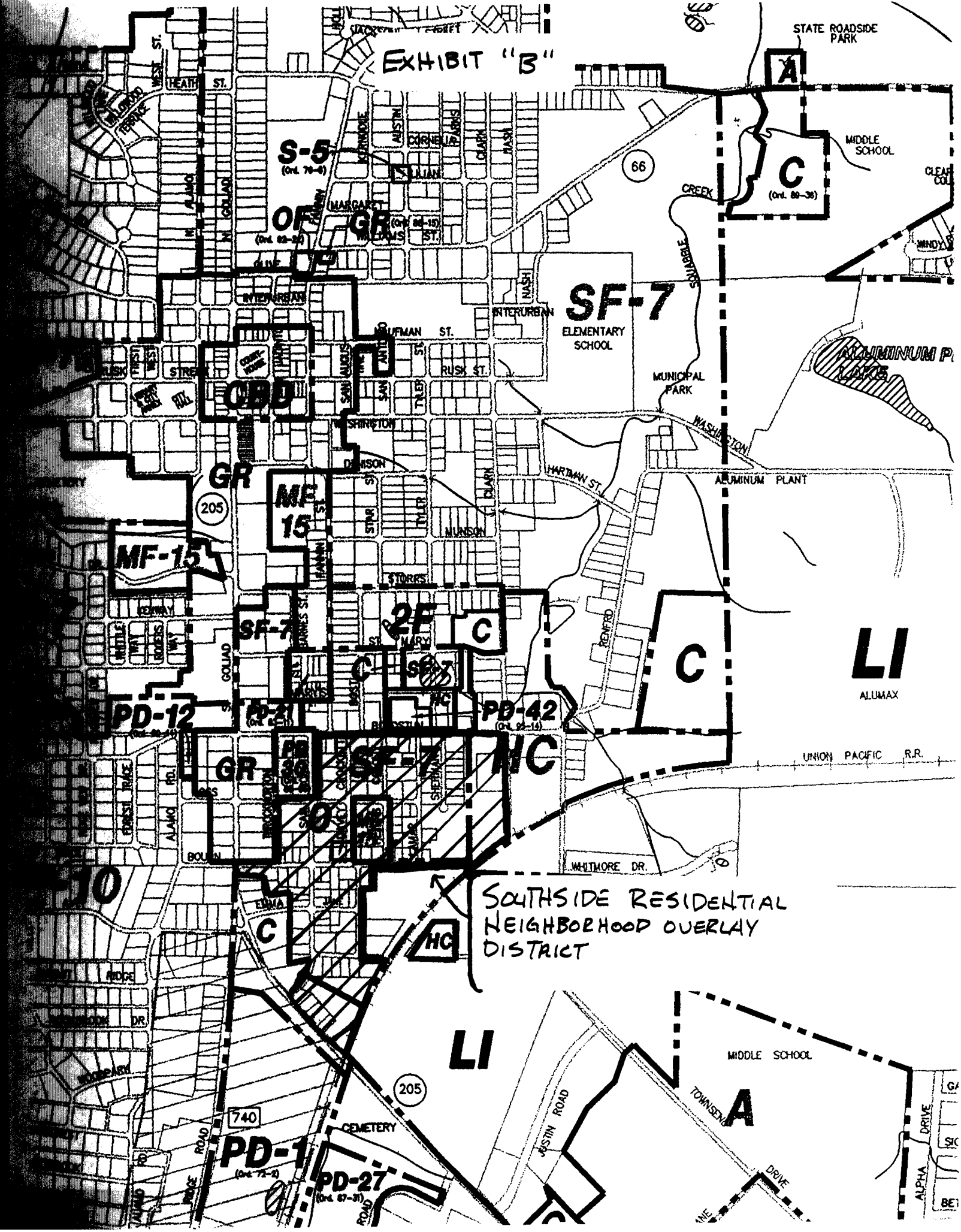
C. Area Requirements:

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"
SOUTHSIDE RESIDENTIAL NEIGHBORHOOD OVERLAY DISTRICT
STATE ROADSIDE PARK
MIDDLE SCHOOL
ELEMENTARY SCHOOL
MUNICIPAL PARK
ALUMINUM PLANT
ALUMAX
UNION PACIFIC R.R.
CEMETERY
S-5
OF
GR
SF-7
CBD
MF-15
2F
C
LI
A
PD-12
PD-21
PD-42
PD-1
PD-27
HC
HEATH ST.
MARGARET ST.
LOUIS ST.
HUFFMAN ST.
RUSK ST.
WASHINGTON
HARTMAN ST.
MUNSON
STORIES
MARY ST.
WHITMORE DR.
JUSTIN ROAD
TOWNSEND DRIVE
66
205
740

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

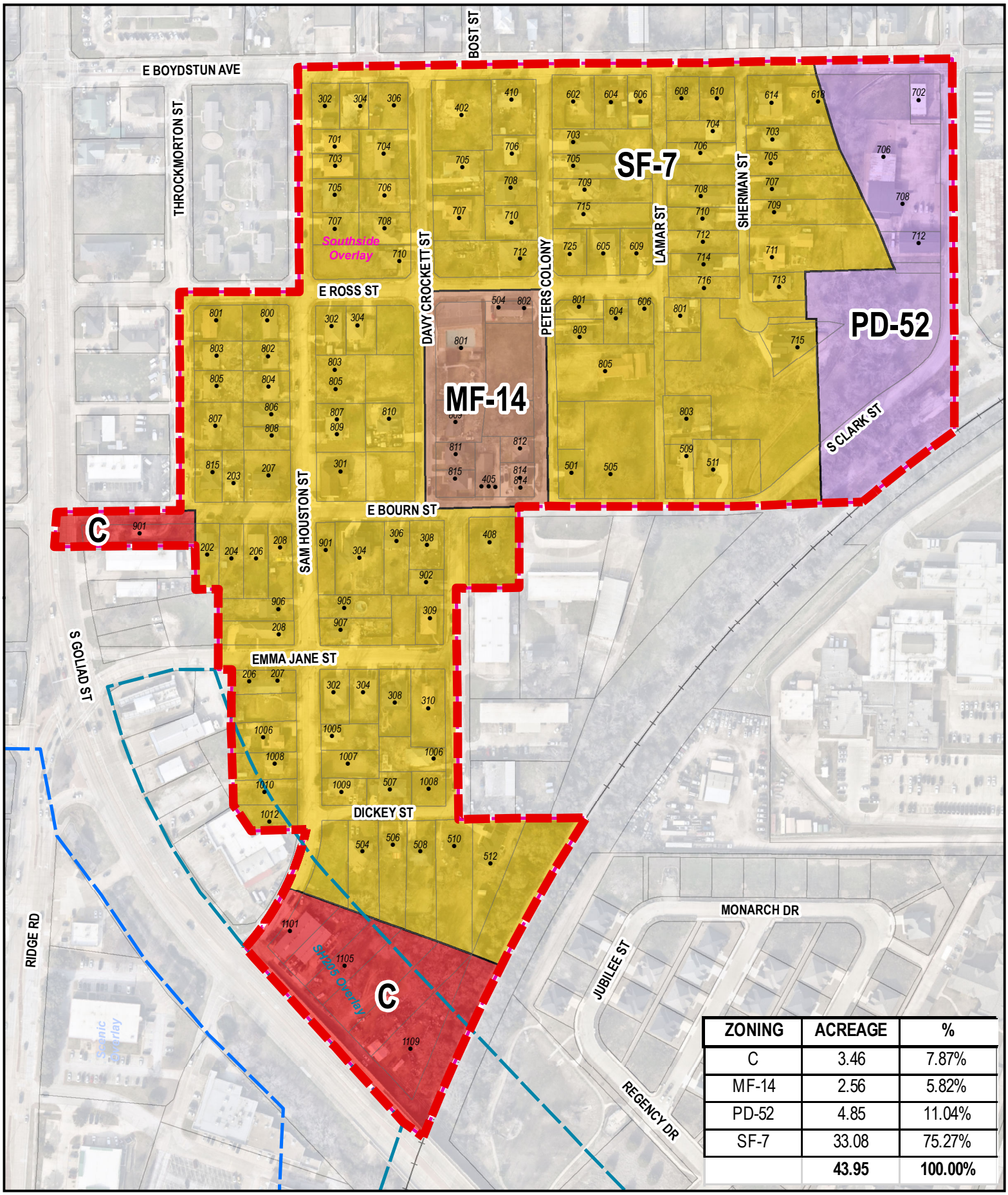
(A) *Purpose*. The intent of the SH-205 Overlay (SH-205 OV) District is to provide for consistent development of office, retail and commercial areas in concert with the most efficient and aesthetically



City of Rockwall

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

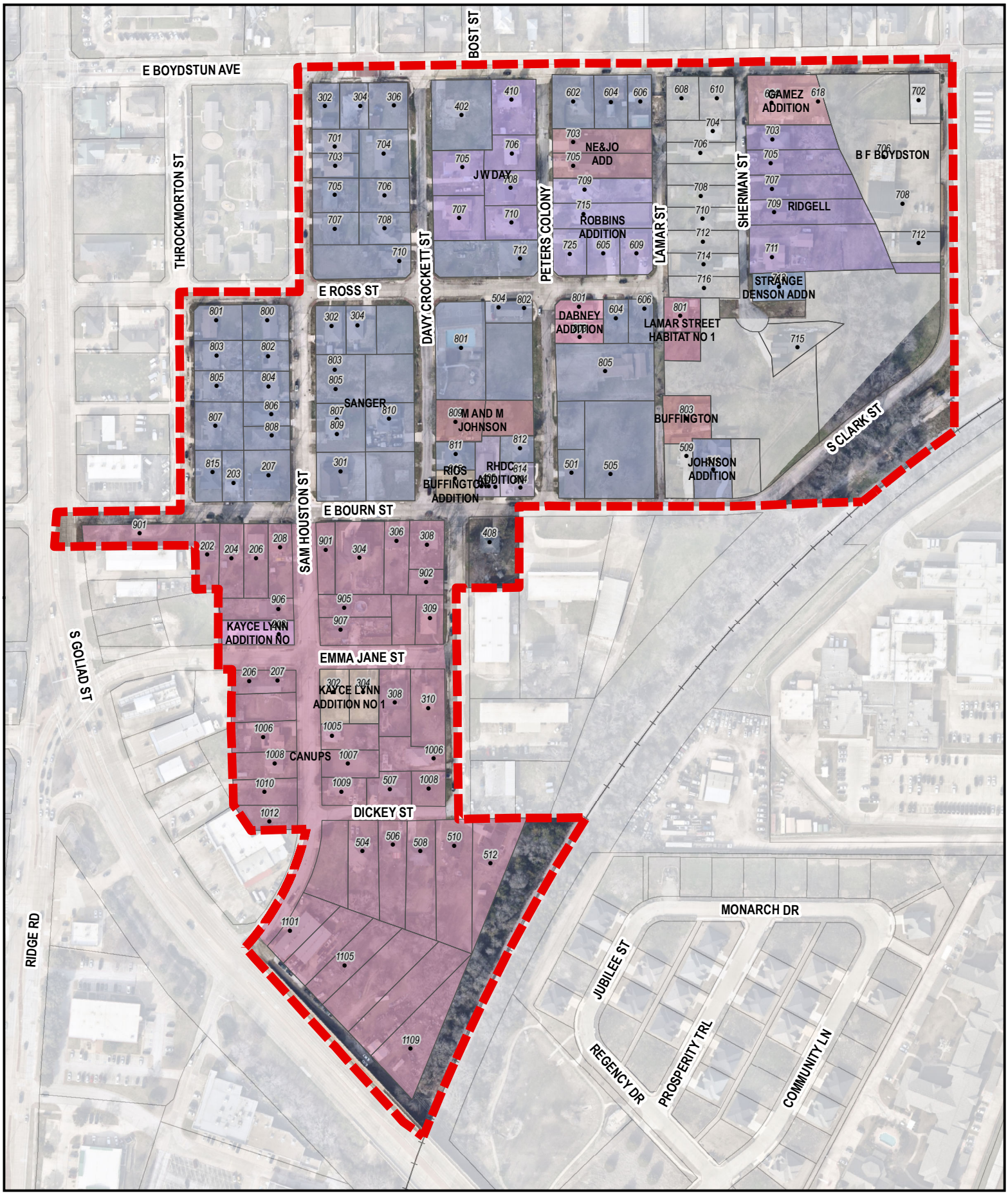
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ZONING	ACREAGE	%
C	3.46	7.87%
MF-14	2.56	5.82%
PD-52	4.85	11.04%
SF-7	33.08	75.27%
	43.95	**100.00%**

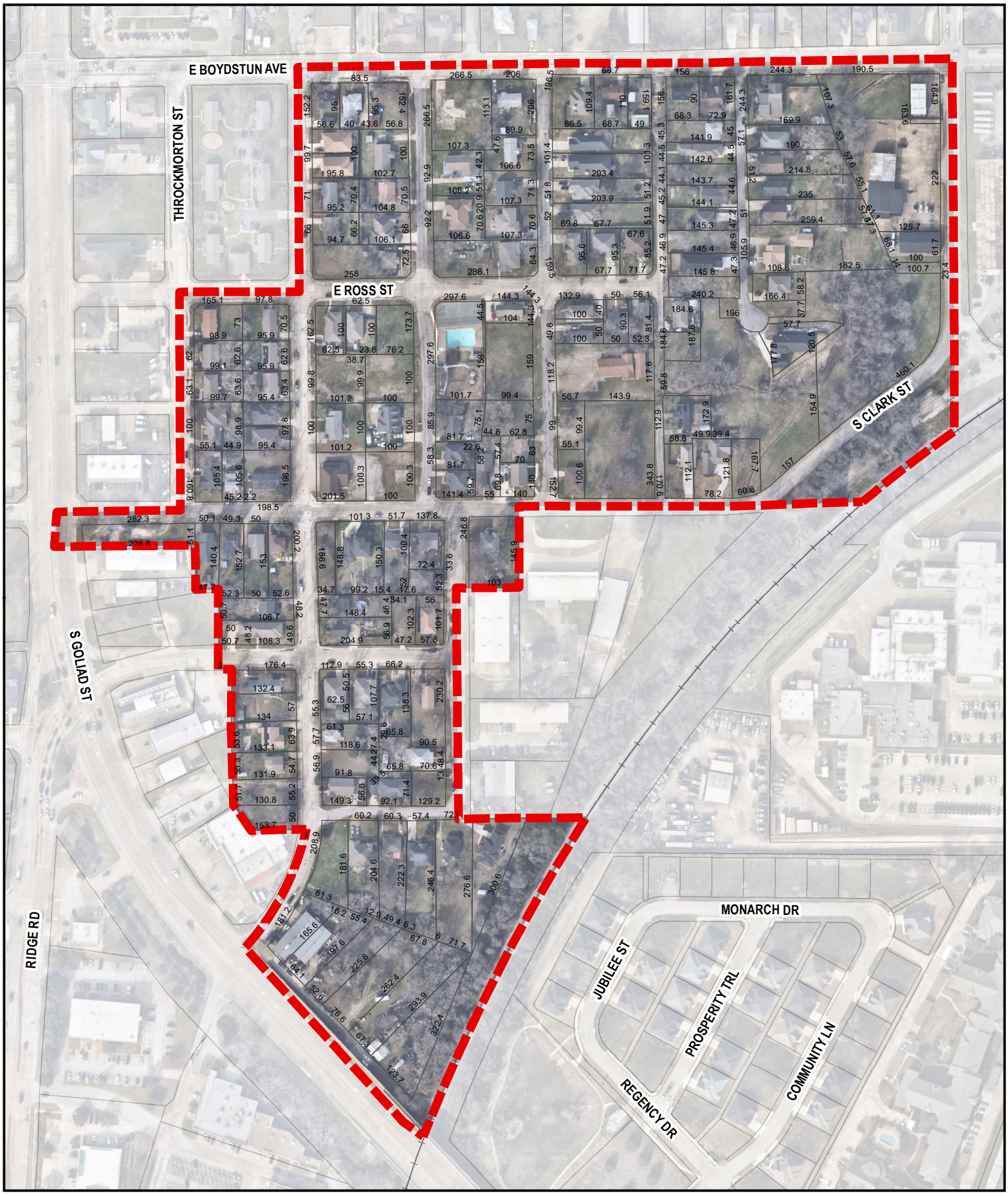
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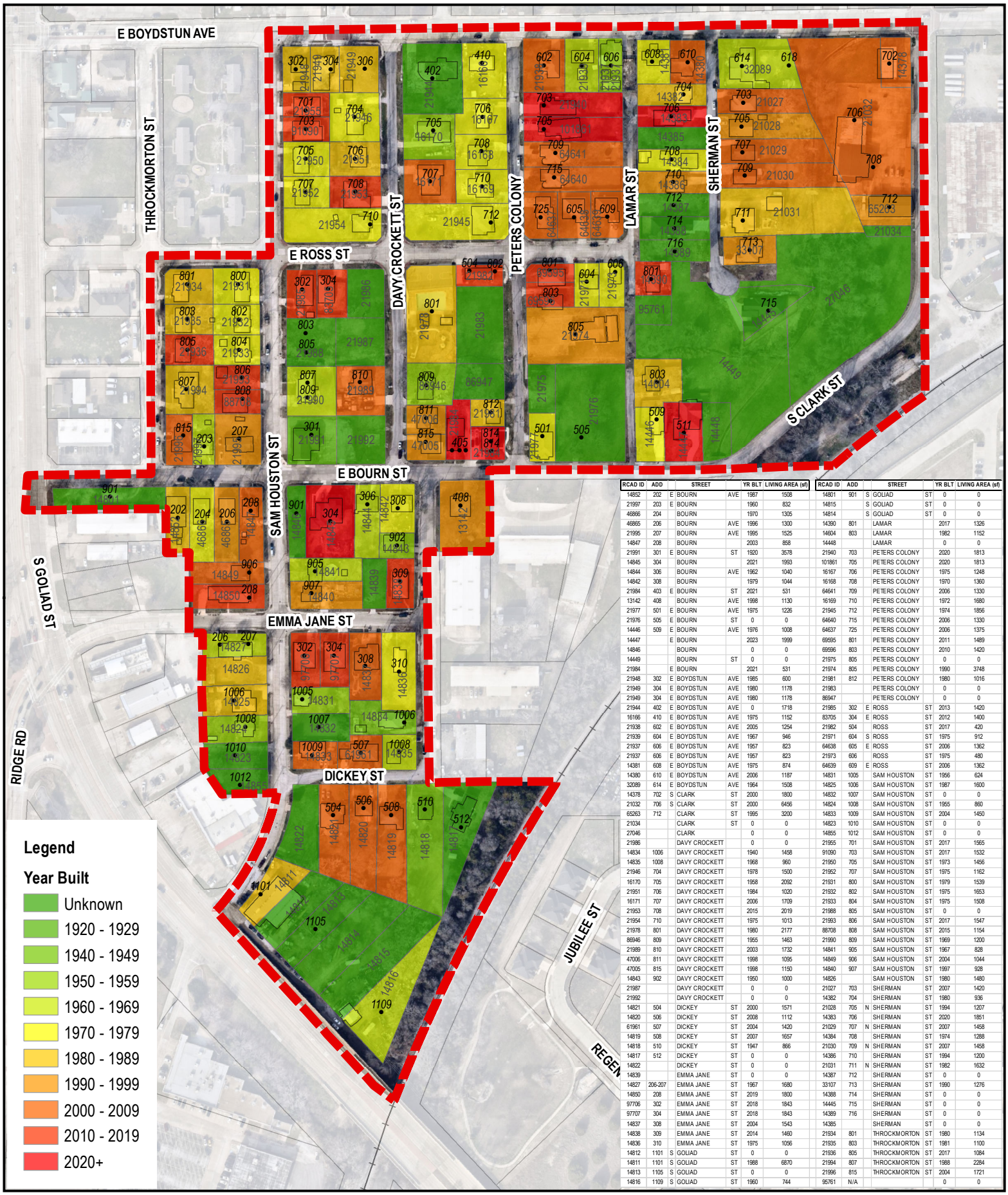
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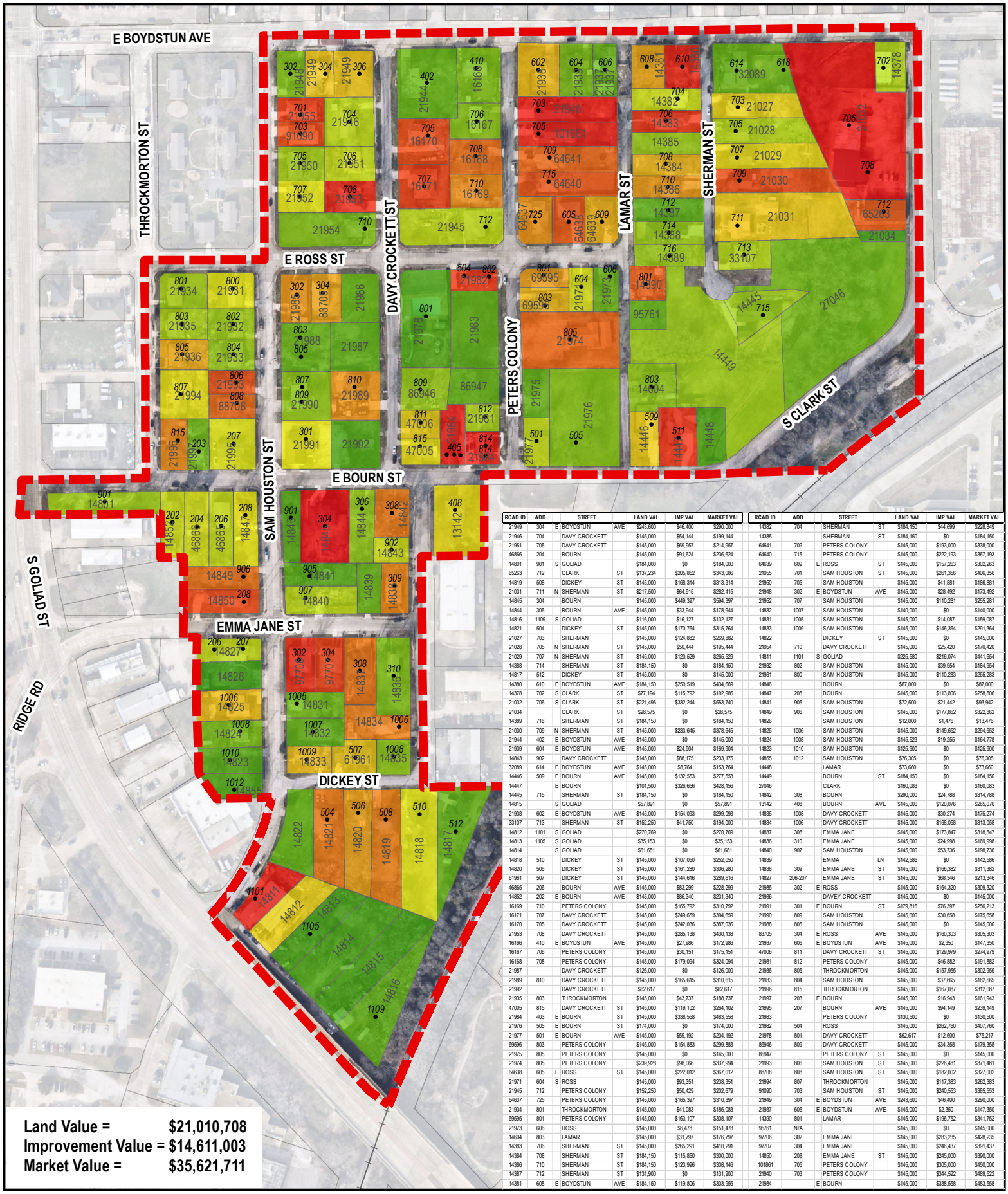


RCAD ID	ADD		STREET		YR BLT	LIVING AREA (sf)
14852	202	E	BOURN	AVE	1967	1508
21997	203	E	BOURN		1960	832
46866	204		BOURN		1970	1305
46865	206		BOURN	AVE	1996	1300
21995	207		BOURN	AVE	1995	1525
14847	208		BOURN		2003	858
21991	301	E	BOURN	ST	1920	3578
14845	304		BOURN		2021	1993
14844	306		BOURN	AVE	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

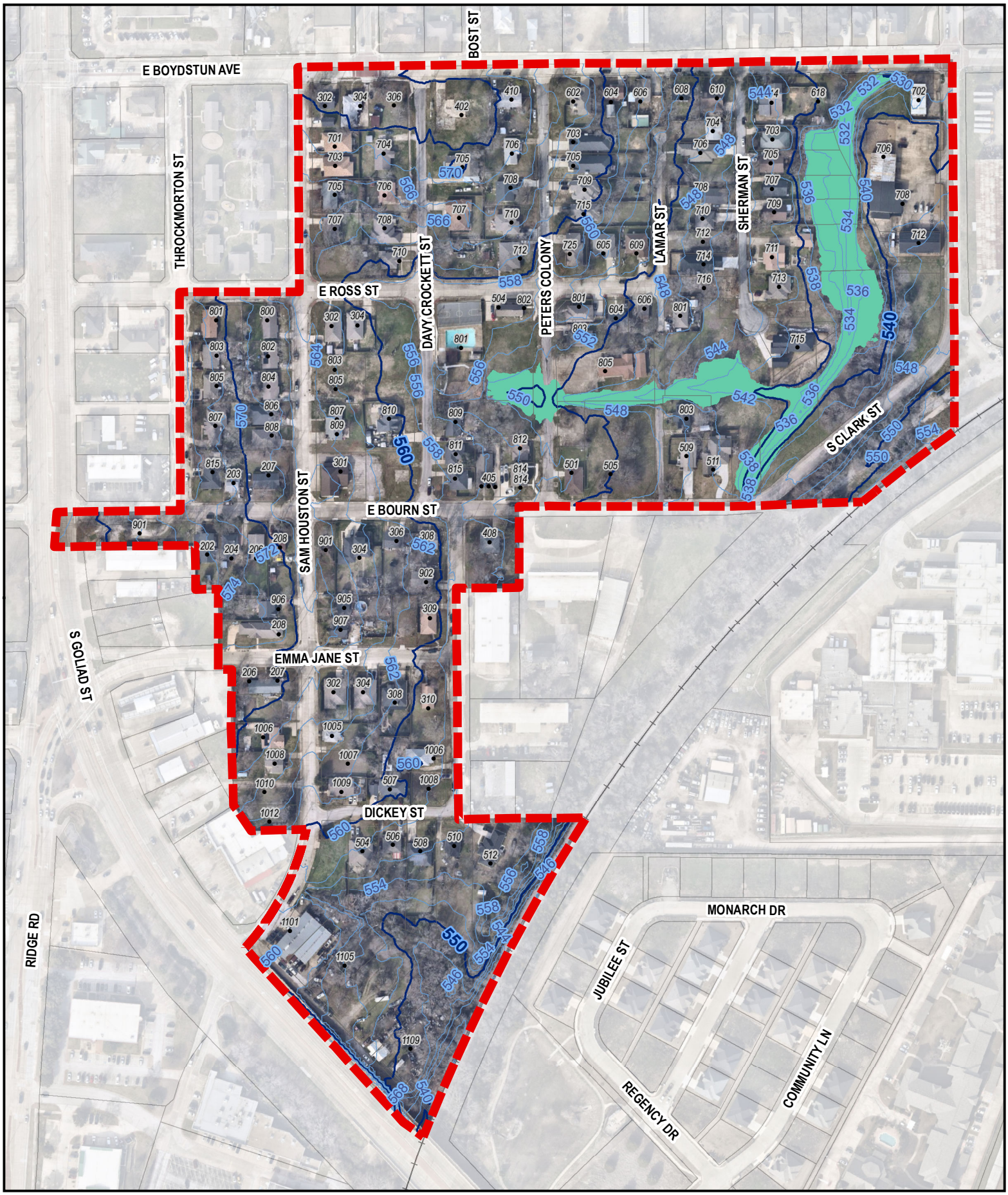
RCAD ID	ADD		STREET		LAND VAL	IMP VAL	MARKET VAL
14382	704		SHERMAN	ST	$184,150	$44,699	$228,849
14385			SHERMAN	ST	$184,150	$0	$184,150
64641	709		PETERS COLONY		$145,000	$193,000	$338,000
64640	715		PETERS COLONY		$145,000	$222,193	$367,193
64639	609	E	ROSS	ST	$145,000	$157,263	$302,263
21955	701		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		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

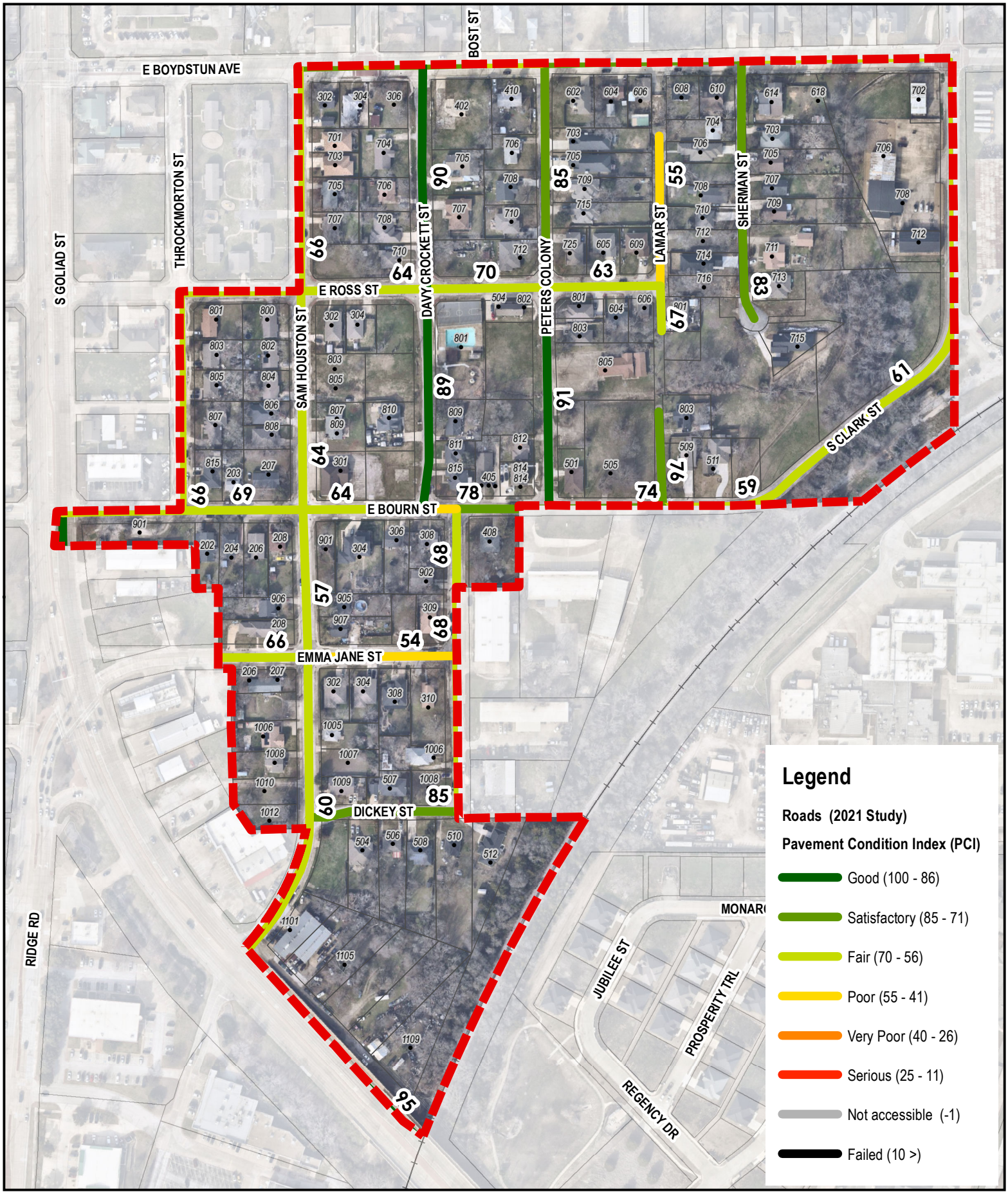
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): 972-771-7745
(W): www.rockwall.com

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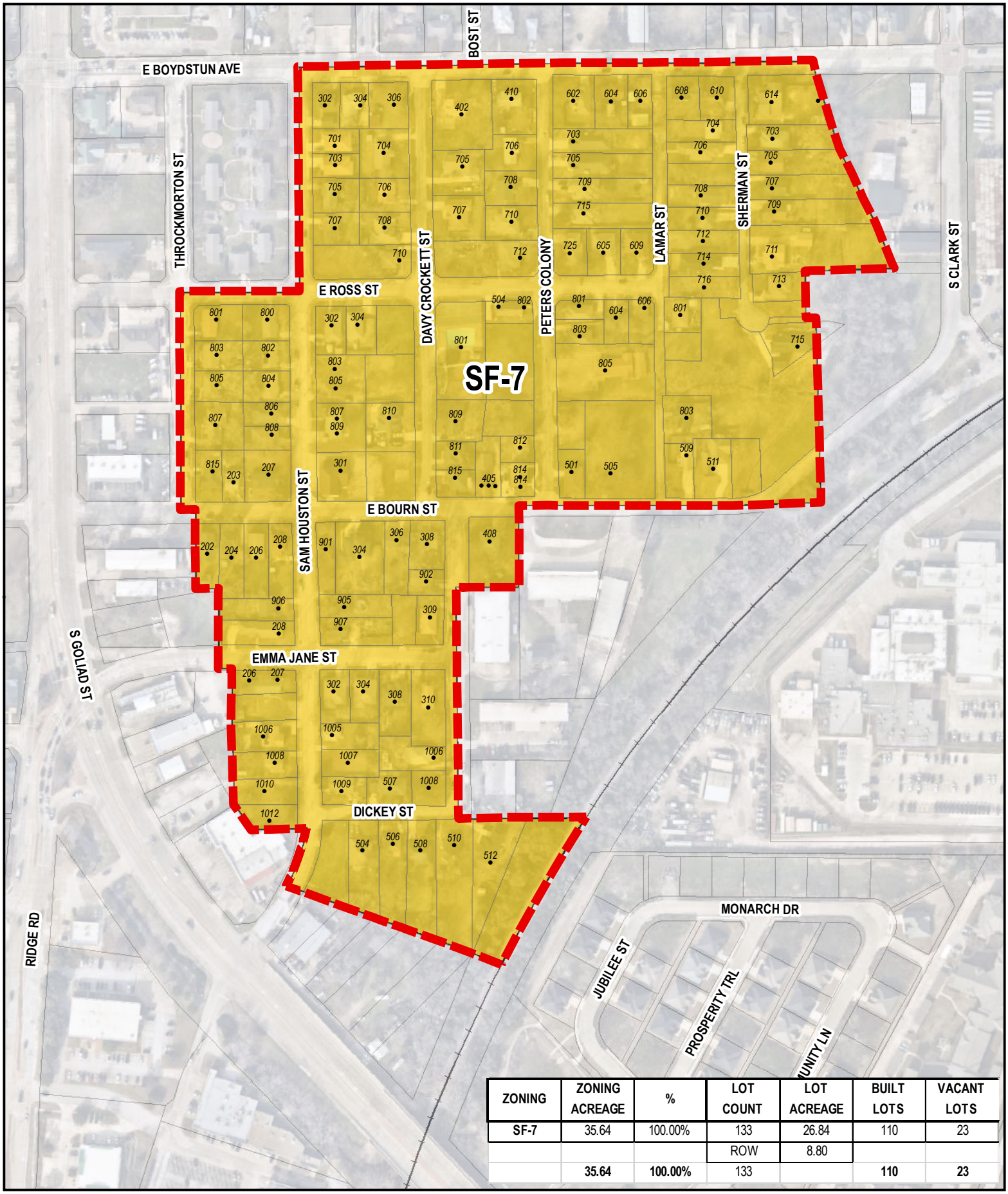
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PROPERTY ANALYSIS OF THE SRO DISTRICT

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
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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 'E'* 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* -- 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 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 'E'* of this ordinance;

SECTION 5. That the official zoning map of the City of Rockwall be corrected to reflect the changes in

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the zoning described herein;

SECTION 6. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 7. 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 8. 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*

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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.

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EXHIBIT 'B'

Depiction of the Boundary of the Southside Residential Neighborhood Overlay (SRO) District as Approved by Ordinance No. 96-12



EXHIBIT 'C'

Description of the Boundary of the Southside Residential Neighborhood Overlay (SRO) District

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



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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

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CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

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

TO:	Mayor and City Council
DATE:	September 15, 2025
APPLICANT:	Dub Douphrate; *Douphrate and Associates*
CASE NUMBER:	Z2025-053; *Specific Use Permit (SUP) for a Full-Service Car Wash and Auto Detail*

SUMMARY

Hold a public hearing to discuss and consider a request by Dub Douphrate of Douphrate and Associates on behalf of RHC 1 Properties, LLC for the approval of a *Specific Use Permit (SUP)* for a *Full-Service Carwash* on a 2.008-acre tract of land identified as a portion of Lot 1, Block A, the Woods at Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, addressed as 2215 Ridge Road [*FM-740*], and take any action necessary.

BACKGROUND

On November 7, 1960, the City Council approved the annexation of the subject property by adopting *Ordinance No. 60-04*. [*Case No. A1960-004*]. According to the January 3, 1972 zoning map the subject property was zoned Multi-Family 1 (MF-1) District and Commercial (C) District. At some point between January 3, 1972 and May 16, 1983 the subject property was rezoned to Multi-Family 15 (MF-15) District and Commercial (C) District. At some point between May 16, 1983 and December 7, 1993 the subject property was rezoned to Commercial (C) District. This remains the current zoning designation of the subject property. On July 28, 2003, the City Council approved a plat for the subject property establishing it as Lot 1, Block A, The Woods at Rockwall addition. On February 6, 2017, City Council approved a Specific Use Permit (SUP) [*Case No. Z2016-044*] for a *Full-Service Carwash* by *Ordinance No. 17-09, S-162*. On December 18, 2017, the City Council approved a Site Plan [*Case No. SP2017-039*] for a *Full-Service Carwash*. On January 7, 2019, the City Council approved a Final Plat [*Case No. P2018-044*] for the subject property for the purpose of establishing the necessary easements for the development of a *Full-Service Carwash*; however, this plat was never filed with Rockwall County. On May 28, 2021, the applicant was sent a letter notifying them of the expiration of their Specific Use Permit (SUP) [*Ordinance No. 17-09, S-162],* Site Plan, and Final Plat due to inactivity. Staff has included this letter for reference within the packet.

PURPOSE

The applicant -- *Dub Douphrate of Douphrate and Associates* -- is requesting the approval of a Specific Use Permit (SUP) to allow a *Full-Service Car Wash and Auto Detail* to be established on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is generally located at 2215 Ridge Road. The land uses adjacent to the subject property are as follows:

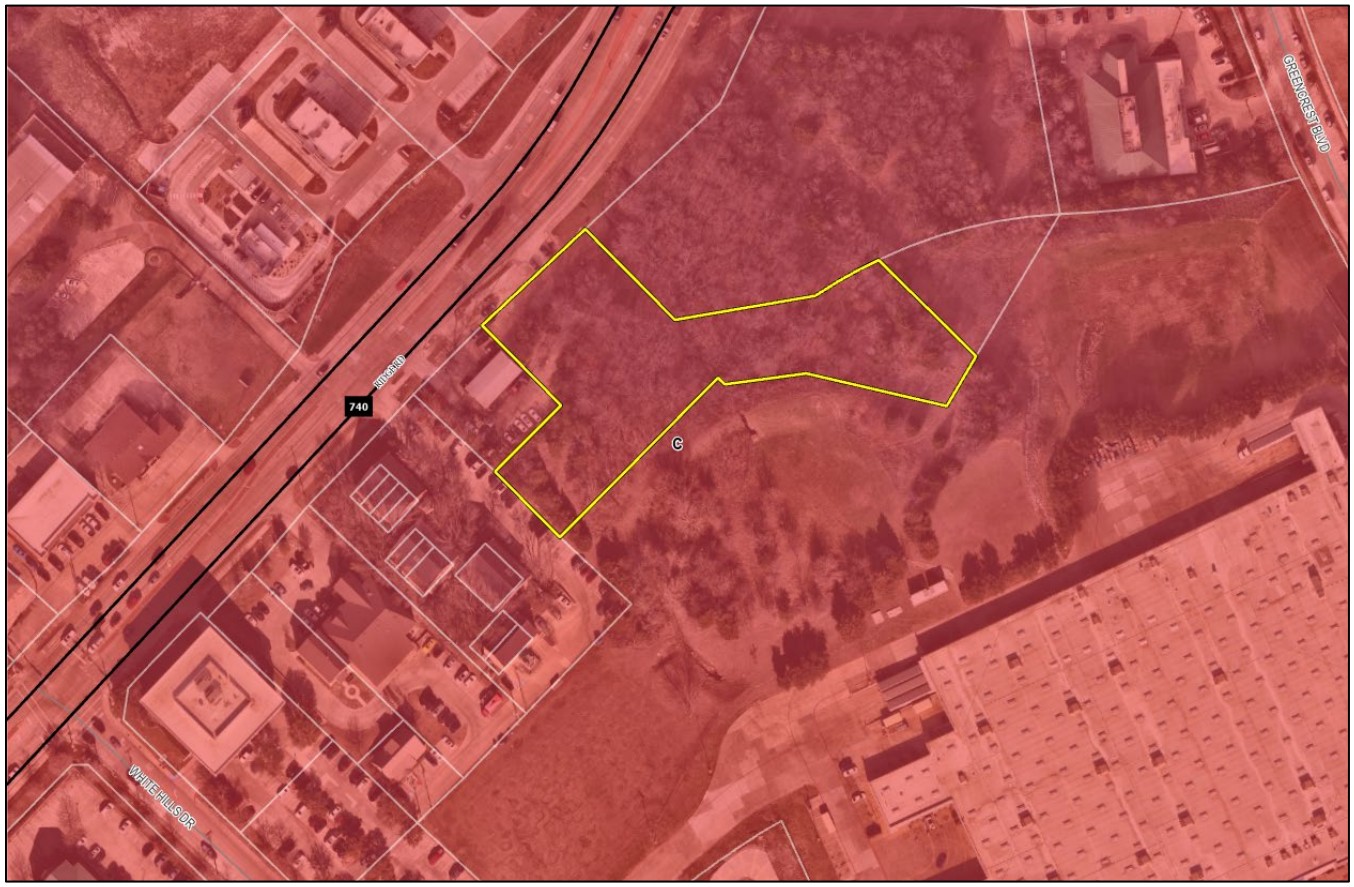
North: Directly north of the subject property is a 2.47-acre parcel of land (*i.e. Lot 3, Block A, The Woods at Rockwall*), which is currently vacant and zoned Commercial (C) District. Beyond this is the intersection of W. Yellow Jacket Lane and Ridge Road [*FM-740*]. Both of these roadways are identified as an A4D (*i.e. Arterial, four [4] lane, divided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 1.129-acre parcel of land developed with a commercial/retail strip center zoned Commercial (C) District. Beyond this is Old Country Road, which is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is an undeveloped 9.24-acre tract of land zoned Commercial (C) District.

South: Directly south of the subject property is a 25.9263-acre parcel of land developed with a *Grocery Store* (*i.e. Walmart Superstore*) zoned Commercial (C) District. Beyond this is the frontage of IH-30, which is identified as a TXDOT6D (*i.e. Texas Department of Transportation principle arterial, six [6] lane roadway*).

East: Directly east of the subject property 2.47-acre parcel of land (*i.e. Lot 3, Block A, The Woods at Rockwall*), which is currently vacant and zoned Commercial (C) District. Beyond this is a 1.1988-acre parcel of land developed with a *Medical Office* (*i.e. Rockwall Surgery Center*) zoned Commercial (C) District. Beyond this is Greencrest Boulevard, which is identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 35.295-acre parcel of land developed with a *High School* (*i.e. Rockwall High School*) zoned Commercial (C) District.

West: Directly west of the subject property is Ridge Road [*FM-740*], which is identified as a M4D (*i.e. major collector, four [4] lane, divided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is the Sky Ridge Addition, which consists of six (6) parcels of land zoned Commercial (C) District. Beyond this is 2.95-acre parcel of land developed with a *House of Worship* (*i.e. Great Faith Church*) zoned Commercial (C) District.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



CHARACTERISTICS OF THE REQUEST

The applicant has submitted an application, concept plan, and building elevations depicting the layout of a *Full-Service Car Wash and Auto Detail*. The proposed carwash will consist of a single entrance tunnel that has three (3) lanes of queuing. Based on the concept plan, the carwash tunnel will be oriented so that the entrance of the tunnel will be parallel to Ridge Road [*FM-740*]. Staff should note, the concept plan provided by the applicant is the same concept plan that was approved by February 6, 2017 by *Ordinance No. 17-09, S-162*.

CONFORMANCE WITH THE CITY'S CODES

According to the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) a *Full-Service Car Wash and Auto Detail* requires a Specific Use Permit (SUP) in the Scenic Overlay (SOV District) District. In addition, Subsection 02.03.(H)(4), *Conditional Land Use Standards*, of Article 04, *Permissible Use Charts*, of the Unified Development Code (UDC) also provides the following requirements relating to regulating the land use:

(a) Entrances and exits to the car wash shall not directly face any public right-of-way. On corner sites, car wash entrances or exits shall not open toward the street with the highest traffic volume.
(b) The car wash shall be set back a minimum of 50-feet from any street frontage.

In this case, the submitted concept plan conforms to the conditional land use standards required for a *Full-Service Car Wash and Auto Detail*. With the approval of the original Specific Use Permit (SUP) [*Ordinance No. 17-09, S-162*], the City Council made a motion that added a condition of approval that the applicant provide additional landscape screening along the southern property line adjacent to Lot 1, Block A, Lakewood Park Addition. Staff has included this condition of approval within the *Draft Ordinance* as well and provided an exhibit showing the increased landscaping. Staff should note that the submitted building elevations do not appear to meet the minimum material standards of the Scenic Overlay (SOV) District and will need to be reviewed by the Architectural Review Board (ARB) and Planning and Zoning Commission at the time of site plan; however, these elevations were the same elevations that were approved with the original site plan [*i.e. SP2017-039*].

STAFF ANALYSIS

The subject property is located within the Scenic Overlay (SOV District) District, which requires a Specific Use Permit (SUP) for a *Full-Service Car Wash and Auto Detail*. The intent of this overlay is to ensure that development along the City's primary commercial corridors reflects high-quality architectural and site design standards, given their visibility and role as major entry points into Rockwall. According to Subsection 02.02, *Specific Use Permit* (SUP), of Article 11, *Development Applicants 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, but may become compatible with the addition of special provisions, conditions or restrictions." It shall be the discretion of the City Council -- *pending a recommendation from the Planning and Zoning Commission* -- to determine if the subject property is a compatible site for a *Full-Service Car Wash and Auto Detail*.

The applicant's request is identical to the Specific Use Permit (SUP) approved in 2017 and subsequently expired in 2021 due to inactivity. Since that time, there have been no zoning changes or significant shifts in adjacent land uses that would materially alter the land use compatibility analysis. The immediate surroundings remain dominated by Commercial (C) District zoning, including high-intensity retail uses to the south (Walmart Superstore), medical office to the east, and smaller commercial developments to the north and west. This context provides a degree of compatibility with the proposed use, particularly given its orientation along Ridge Road [FM-740], a major collector roadway.

From a design perspective, the proposed concept plan complies with the conditional standards outlined in the Unified Development Code (UDC) for *Full-Service Car Washes*. Entrances and exits are oriented away from Ridge Road, and the required 50-foot setback is observed. The proposed queuing lanes provide sufficient on-site circulation to prevent stacking into the public right-of-way; however, as mentioned previously the building elevations do not fully conform with Scenic Overlay (SOV) District architectural material requirements. Although the applicant has resubmitted the previously approved elevations, any future Site Plan application will require review by the Architectural Review Board (ARB) and Planning and Zoning Commission to ensure compliance with current standards.

Operationally, the carwash has the potential to generate moderate levels of traffic, noise, and light spillover, particularly during peak operating hours. These impacts are mitigated in part by the site's adjacency to commercial developments and by the recommended three (3) tiered landscape screening along the southern property line. This landscaping condition was previously imposed by City Council in 2017 and is again recommended as part of this Specific Use Permit (SUP). It will serve to buffer the car wash from nearby properties and uphold the intent of the Scenic Overlay (SOV) District. Staff should note that a noise study will also be required as part of the Site Plan process.

With all that being said, this is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission. Should the City Council choose to approve the applicant's request, staff has included conditions of approval described below and outlined within the *Draft Ordinance* contained in your packet.

NOTIFICATIONS

On August 20, 2025, staff mailed 62 notices to property owners and occupants within 500-feet of the subject property. Staff also sent a notice to the Turtle Cove Homeowners Association (HOA), which is the only HOA's or Neighborhood Organization within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had not received any returned notices in regard to the applicant's request.

CONDITIONS OF APPROVAL

If the City Council chooses to recommend approval of the applicant's request for a *Specific Use Permit (SUP)* for a *Full-Service Carwash and Auto Detail then* staff would propose the following conditions of approval:

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

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

  (b) The *Carwash* shall be setback a minimum of 50-feet from Ridge Road, and,

  (c) The *Subject Property* shall incorporate and maintain three (3) tiered screening along the southern property line adjacent to Lot 1, Block A, Lakewood Park Addition.

(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 September 9, 2025, the Planning and Zoning Commission approved a motion to approve the *Specific Use Permit (SUP)* by a vote of 6-1, with Commissioner Conway dissenting.

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

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

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

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

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

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS					
SUBDIVISION	Replat of the Woods at Rockwall Addn.	LOT	4	BLOCK	A
GENERAL LOCATION	Ridge Rd south of Yellowjacket Dr.				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Commercial	CURRENT USE	
PROPOSED ZONING	Commercial	PROPOSED USE	Car Wash
ACREAGE	2.008	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	RHC 1 Properties, LLC	☐ APPLICANT	Doupkrate & Assoc. Inc.
CONTACT PERSON		CONTACT PERSON	Dub Doupkrate
ADDRESS		ADDRESS	[redacted]
CITY, STATE & ZIP		CITY, STATE & ZIP	[redacted]
PHONE		PHONE	[redacted]
E-MAIL		E-MAIL	[redacted]

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Russell Frank [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 16th 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 REQUEST FOR PUBLIC INFORMATION."

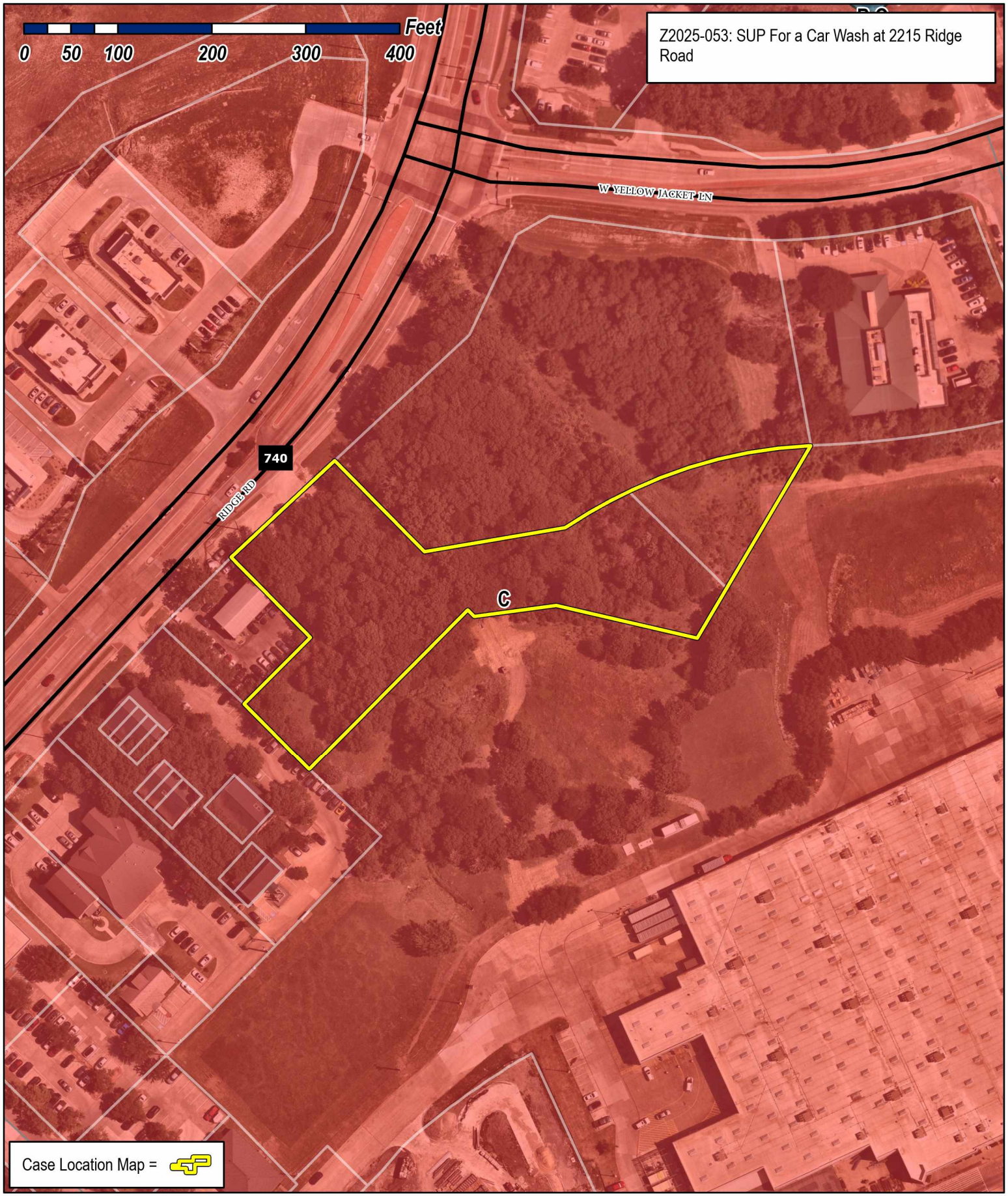
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16 DAY OF July, 2025.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NATHAN ALEXANDER BENKE
Notary ID #134901258
My Commission Expires
May 14, 2028

MY COMMISSION EXPIRES 05/14/2028



City of Rockwall

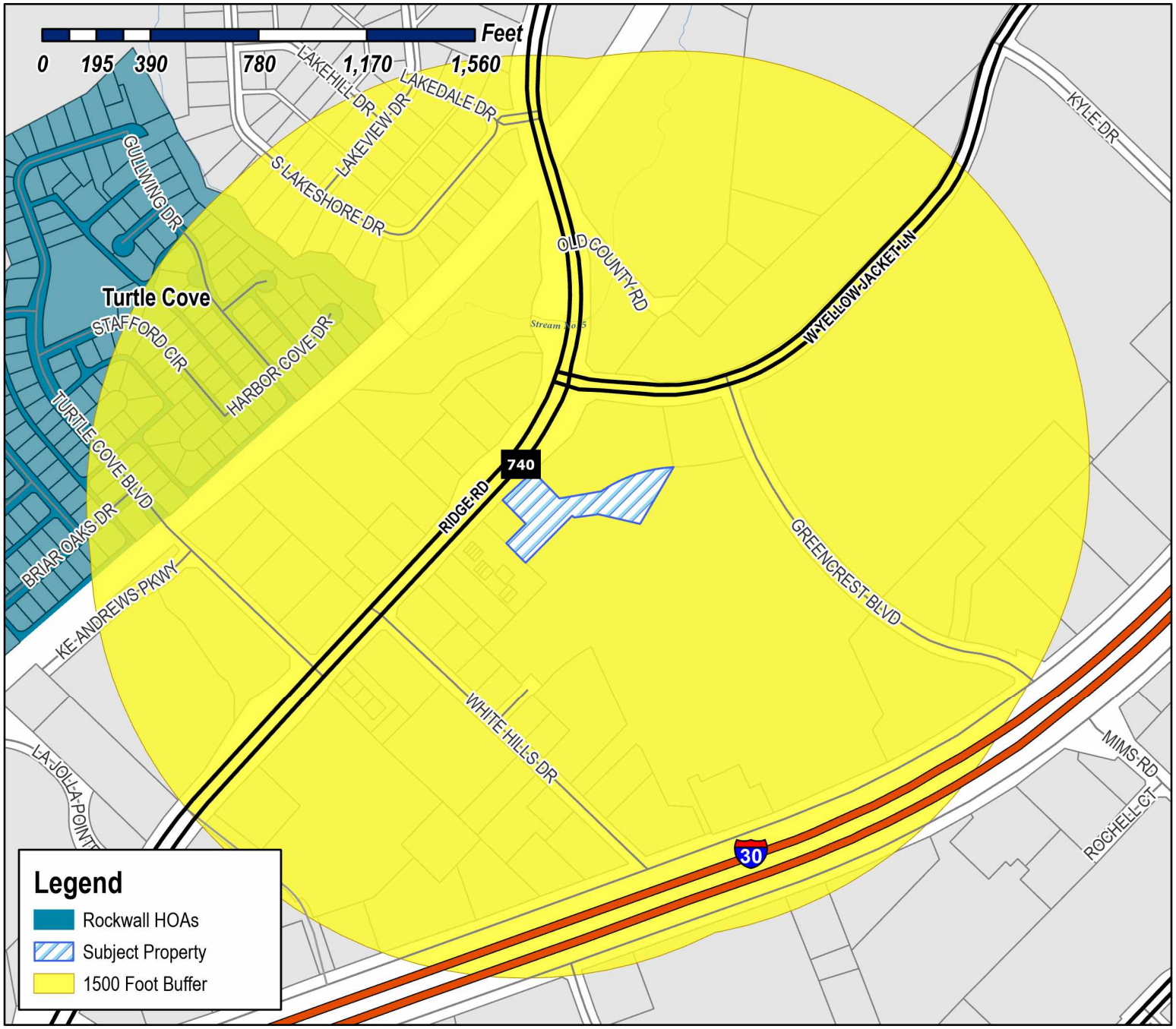
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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

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Case Number: Z2025-053
Case Name: SUP for a Car Wash at 2215
Case Type: Ridge Road
Zoning
Zoning: Commercial (C) District
Case Address: 2215 Ridge Road



Date Saved: 8/14/2025
For Questions on this Case Call (972) 771-7745

From:	Zavala, Melanie
Cc:	Miller, Ryan; Lee, Henry; Ross, Bethany; Guevara, Angelica
Subject:	Neighborhood Notification Program [Z2025-053}
Date:	Thursday, August 21, 2025 8:09:24 AM
Attachments:	Public Notice (08.19.2025).pdf HOA Map (08.15.2025).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, August 22, 2025. The Planning and Zoning Commission will hold a public hearing on Tuesday, September 9, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, September 15, 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.

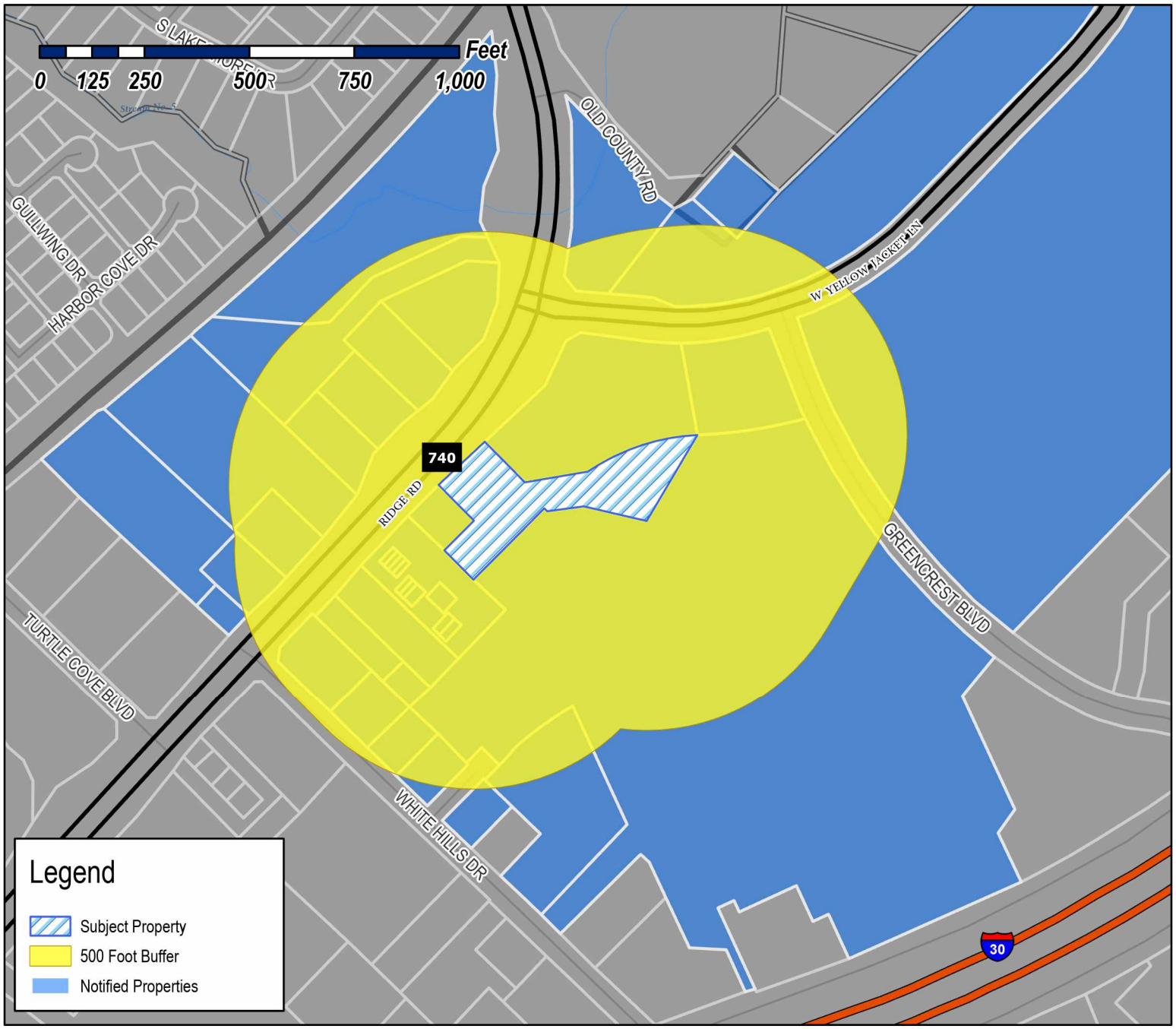
Z2025-053: SUP for a Carwash
Hold a public hearing to discuss and consider a request by Dub Douphrate of Douphrate and Associates on behalf of RHC 1 Properties, LLC for the approval of a Specific Use Permit (SUP) for a Carwash on a 2.008-acre tract of land identified as a portion of Lot 1, Block A, the Woods at Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, addressed as 2215 Ridge Road [FM-740], and take any action necessary.

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

City of Rockwall

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

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Case Number: Z2025-053
Case Name: SUP for a Car Wash at 2215 Ridge Road
Case Type: Zoning
Zoning: Commercial (C) District
Case Address: 2215 Ridge Road

Date Saved: 8/14/2025
For Questions on this Case Call: (972) 771-7745



CHACKO & ABRAHAM INVESTMENTS LLC
1007 N. BLUFFVIEW DR
LUCAS, TX 75002

7.1 RIDGE LLC
106 E Rusk St Ste 200
Rockwall, TX 75087

7.1 RIDGE LLC
106 E Rusk St Ste 200
Rockwall, TX 75087

BIGTX 825 W YELLOWJACKET LANE LLC
12007 SAN CHALIFORD CT
TAMPA, FL 33607

TRAVELERS PLAZA LLC
1324 SOMERSET COURT
ROCKWALL, TX 75032

JARA PARTNERS LTD
1425 HUNTERS GLEN
ROYSE CITY, TX 75189

MOURIER LAND INVESTMENT CORPORATION
1430 Blue Oaks Blvd Ste 190
Roseville, CA 95747

FRANK RUSSELL
15 PRINGLE LANE
ROCKWALL, TX 75087

FRANK RUSSELL
15 PRINGLE LANE
ROCKWALL, TX 75087

MEHL ROBERT F III & JOAN
1545 RUNNING CEADER CT
CHARLOTTESVILLE, VA 22911

DGR ASSOCIATES INC A MISSOURI CORP
1710 WEISKOPF DR
HEATH, TX 75032

DGR ASSOCIATES INC A MISSOURI CORP
1710 WEISKOPF DR
HEATH, TX 75032

DGR ASSOCIATES INC A MISSOURI CORP
1710 WEISKOPF DR
HEATH, TX 75032

2224 RIDGE ROAD LLC
1915 Westridge Dr
Irving, TX 75038

2210 RIDGE ROAD LLC
1915 Westridge Dr
Irving, TX 75038

MOUNTAINPRIZE INC
ATTN: PROPERTY TAX DEPT
200 Galleria Pkwy SE Ste 900
Atlanta, GA 30339

RESIDENT
2001 RIDGE RD
HEATH, TX 75032

RESIDENT
2135 RIDGE RD
Agoura Hills, CA 91301

RESIDENT
2200 RIDGE RD
GARLAND, TX 75044

RESIDENT
2205 RIDGE RD
Atlanta, GA 30339

RESIDENT
2210 RIDGE RD
Irving, TX 75038

RESIDENT
2215 RIDGE RD
ROCKWALL, TX 75087

RESIDENT
2224 RIDGE RD
Irving, TX 75038

RESIDENT
2225 RIDGE RD
SACHSE, TX 75048

RESIDENT
2230 RIDGE RD
Roseville, CA 95747

RESIDENT
2231 RIDGE RD
ROYSE CITY, TX 75189

RESIDENT
2231 RIDGE RD
ROYSE CITY, TX 75189

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ROYSE CITY, TX 75189

RESIDENT
2231 RIDGE RD
ROYSE CITY, TX 75189

RESIDENT
2233 RIDGE RD
HEATH, TX 75032

RESIDENT
2233 RIDGE RD
HEATH, TX 75032

RESIDENT
2233 RIDGE RD
HEATH, TX 75032

RESIDENT
2235 RIDGE RD
Rockwall, TX 75087

DOUPHRATE PROPERTIES INC
2235 Ridge Rd Ste 200
Rockwall, TX 75087

RESIDENT
2237 RIDGE RD
CHARLOTTESVILLE, VA 22911

RESIDENT
2245 RIDGE RD
HEATH, TX 75032

RESIDENT
2249 RIDGE RD
LUCAS, TX 75002

RESIDENT
2251 RIDGE RD
Dallas, TX 75204

RESIDENT
2255 RIDGE RD
Rockwall, TX 75087

MMF INVESTMENTS LLC
2255 Ridge Rd Ste 333
Rockwall, TX 75087

RESIDENT
2304 RIDGE RD
ROCKWALL, TX 75087

HUDSPETH FREDERICK WARD ESTATE
NONA MAHAFFY HUDSPETH INDEPENDENT
EXECUTOR
2304 RIDGE RD
ROCKWALL, TX 75087

RESIDENT
2306 RIDGE RD
San Antonio, TX 78240

RESIDENT
2308 RIDGE RD
Rockwall, TX 75087

SPILLMAN DENTAL PROPERTIES LLC
2308 Ridge Rd Ste B
Rockwall, TX 75087

RESIDENT
2310 RIDGE RD
ROCKWALL, TX 75087

MFR PROPERTIES LLC AND
YELLOW JACKET PLAZA LLC
28632 Roadside Dr Ste 270
Agoura Hills, CA 91301

BEAUTY LEGACY LLC
3509 RIM FIRE DRIVE
GARLAND, TX 75044

2251 RIDGE ROAD LLC
4131 N Central Expy Ste 450
Dallas, TX 75204

LAKEWOOD PROPERTIES LLC
457 LAURENCE DR #166
HEATH, TX 75032

RESIDENT
600 TURTLE COVE BLVD
ROCKWALL, TX 75087

GAMEZ SUSAN AND
VICTOR BALDERAS
602 LAURENCE
HEATH, TX 75032

THE TWO SHORT, LP
A TEXAS LIMITED PARTNERSHIP
603 WHITE HILLS DR STE A
ROCKWALL, TX 75087

BANNA ROCKWALL REALTY LLC
6403 CRESTMOOR LN
SACHSE, TX 75048

SHEIKHA INVESTMENTS LLC
7515 FOREST BEND DRIVE
PARKER, TX 75002

RESIDENT
782 I30
BENTONVILLE, AR 72716

RESIDENT
825 YELLOW JACKET LN
TAMPA, FL 33607

ROCKWALL ALIGNED REI LP
8637 Fredericksburg Rd Ste 360
San Antonio, TX 78240

CENTERS FOR PEACE AND MERCY, INC
P.O. BOX 615
ROCKWALL, TX 75087

ALMLAM REAL ESTATE LLC
PO BOX 755
ROCKWALL, TX 75087

WAL-MART REAL ESTATE
BUSINESS TRUST
PO BOX 8050 MS 0555
BENTONVILLE, AR 72716

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:

Z2025-053: Specific Use Permit (SUP) for a Carwash

Hold a public hearing to discuss and consider a request by Dub Douphrate of Douphrate and Associates on behalf of RHC 1 Properties, LLC for the approval of a Specific Use Permit (SUP) for a Carwash on a 2.008-acre tract of land identified as a portion of Lot 1, Block A, the Woods at Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, addressed as 2215 Ridge Road [FM-740], 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, September 9, 2025 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, September 15, 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, September 15, 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. Z2025-053: Specific Use Permit (SUP) for a Carwash

Please place a check mark on the appropriate line below:

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

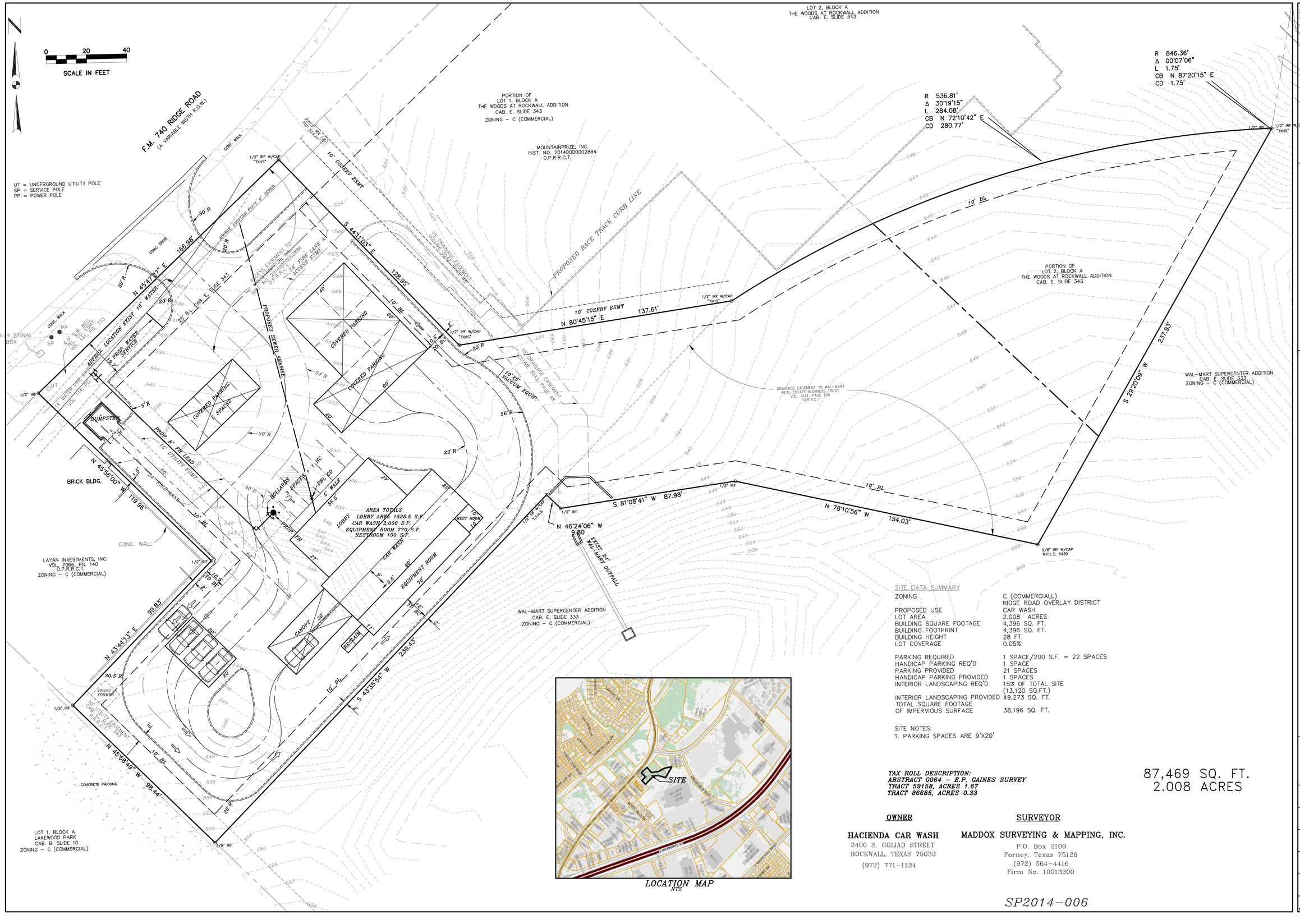
☐ I am opposed to the request for the reasons listed below.

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



LOCATION MAP
NTS

SITE DATA SUMMARY

ZONING	C (COMMERCIALL) RIDGE ROAD OVERLAY DISTRICT
PROPOSED USE	CAR WASH
LOT AREA	2.008 ACRES
BUILDING SQUARE FOOTAGE	4,396 SQ. FT.
BUILDING FOOTPRINT	4,396 SQ. FT.
BUILDING HEIGHT	28 FT.
LOT COVERAGE	0.05%
PARKING REQUIRED	1 SPACE/200 S.F. = 22 SPACES
HANDICAP PARKING REQ'D	1 SPACE
PARKING PROVIDED	21 SPACES
HANDICAP PARKING PROVIDED	1 SPACES
INTERIOR LANDSCAPING REQ'D	15% OF TOTAL SITE (13,120 SQ.FT.)
INTERIOR LANDSCAPING PROVIDED	49,273 SQ. FT.
TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE	38,196 SQ. FT.

SITE NOTES:
1. PARKING SPACES ARE 9'X20'

TAX ROLL DESCRIPTION:
ABSTRACT 0064 – E.P. GAINES SURVEY
TRACT 59158, ACRES 1.67
TRACT 86685, ACRES 0.33

87,469 SQ. FT.
2.008 ACRES

OWNER

HACIENDA CAR WASH
2400 S. GOLIAD STREET
ROCKWALL, TEXAS 75032
(972) 771-1124

SURVEYOR

MADDOX SURVEYING & MAPPING, INC.
P.O. Box 2109
Forney, Texas 75126
(972) 564-4416
Firm No. 10013200

SP2014-006

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MICHAEL W. LEE, R.P.L.S. P.E. NO. 60102, F-886, ON MARCH 14, 2014.

DOUPHRATE & ASSOCIATES, INC.
ENGINEERING • PROJECT MANAGEMENT • SURVEYING
2235 RIDGE RD., # 200 ROCKWALL, TEXAS 75087
PHONE: (972)771-9004 FAX: (972)771-9005

HACIENDA CAR WASH SITE PLAN
LOT 4, BLOCK A
REPLAT OF THE WOODS AT ROCKWALL ADDITION
CITY ROCKWALL
ROCKWALL COUNTY, TEXAS

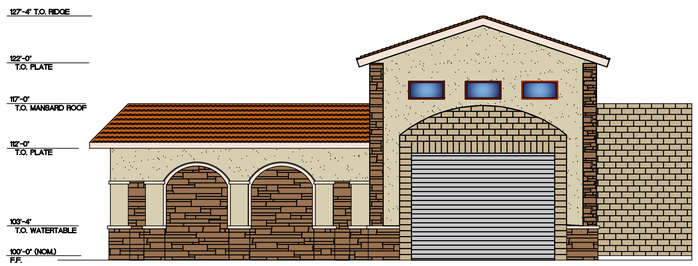
REVISION	
W.L.D.	CHECKED
G.C.W.	DRAWN
SCALE 1"= 20'H 1"= 4'V	
AUG. 30, 2017	DATE
14026	PROJECT
5.0	14026 PP1

EXTERIOR MATERIAL CALCULATIONS

FACADE PRIMARY / SECONDARY	01 REAR ELEVATION		02 FRONT ELEVATION		03 SIDE ENTRY ELEVATION		04 SIDE EXIT ELEVATION		TOTAL OF ALL ELEVATIONS	
	SECONDARY FACADE		PRIMARY FACADE		PRIMARY FACADE		SECONDARY FACADE			
MATERIALS	AREA S.F.	PERCENTAGE	AREA S.F.	PERCENTAGE	AREA S.F.	PERCENTAGE	AREA S.F.	PERCENTAGE	AREA S.F.	PERCENTAGE
TOTAL AREA	1,523SQ FT	100%	1,718 SQ FT	100%	1,161 SQ FT	100%	1,161 SQ FT	100%	7,110 SQ FT	100%
DOORS & WINDOWS	368 SQ FT	24%	198 SQ FT	12%	312 SQ FT	27%	218 SQ FT	13%	1,096 SQ FT	15%
ELEV. SQ. FOOTAGE (EXCLUSIVE OF DOORS & WINDOWS)	1,849 SQ FT	76%	1,520 SQ FT	88%	849 SQ FT	73%	1,108 SQ FT	87%	6,014 SQ FT	85%
SPLIT FACE CMU	543 SQ FT	36%	0 SQ FT	0%	185 SQ FT	16%	292 SQ FT	25%	3,920 SQ FT	55%
STONE	84 SQ FT	6%	463 SQ FT	27%	296 SQ FT	25%	165 SQ FT	14%		
STONE IN STUCCO @ 20%	101 SQ FT		170 SQ FT		84 SQ FT		86 SQ FT		0 SQ FT	
STUCCO	503SQ FT	34%	1,057 SQ FT	61%	368 SQ FT	32%	565 SQ FT	48%	2,094 SQ FT	30%

MATERIAL LEGEND

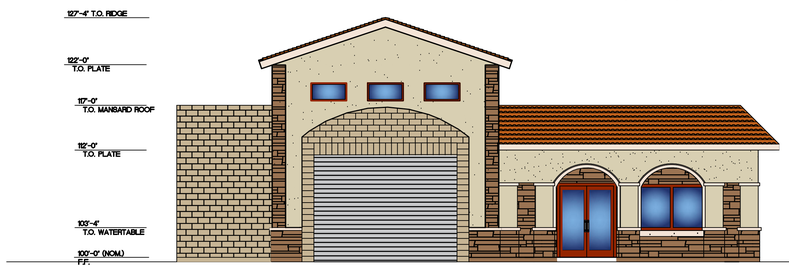
	MATERIAL	COLOR	NOTES:
ST - 1	STONE : ACME NATURAL STONE	MOSS BUILDERS	TYP. FIELD STONE
STC - 1	STUCCO : DRYVIT - SAND PEBBLE	464 LITE CINNAMON	TYP. FIELD STUCCO
STC - 2	STUCCO : DRYVIT - SAND PEBBLE	423A FRENCH VANILLA	TYP. ACCENT STUCCO
P - 1	EXTERIOR PAINT: TO MATCH STUCCO	TOMATCH STUCCO	TYP. PAINT FOR ALL PAINTED ELEMANTS
CMU - 1	SPLIT FACE CMU : FEATHERLITE	SAHARA TAN	TYP. SPLIT FACE CMU
RF - 1	BARREL TILE : GERARD - BARREL VAULT TILE	SANTA FE	TYP. ROOFING MATERIAL
RF - 2	METAL ROOFING:MEULER R-PANEL	GALVALUME	TYP. WINDOW AND DOOR FINSH
AL - 1	DOOR / WINDOW:	POWDER COAT BRONZE	TYP. WINDOW AND DOOR FINSH
AL - 2	ROLL UP DOORS:	GALVALUME	TYP. ROLL UP DOOR FINSH



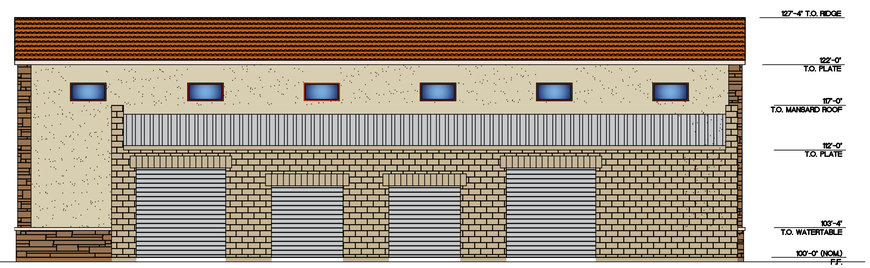
3 SIDE (ENTRY) ELEVATION
0 5 10 20
SCALE 1/8" = 1'-0"



2 FRONT ELEVATION
0 5 10 20
SCALE 1/8" = 1'-0"



4 SIDE (EXIT) ELEVATION
0 5 10 20
SCALE 1/8" = 1'-0"



1 REAR ELEVATION
0 5 10 20
SCALE 1/8" = 1'-0"

WARD ARCHITECTURE PLLC
609 CHEEK SPARGER ROAD SUITE 118
COLLEYVILLE, TEXAS 76034

REGISTERED ARCHITECT GERALD A. WARD 11748 STATE OF TEXAS

08/28/2018

HACIENDA CAR WASH
2215 RIDGE DR. ROCKWALL, TX 75087

Drawn By	RLB
Checked By	GAW
Project No:	17-16
Issue Date:	08/28/2018

Revisions

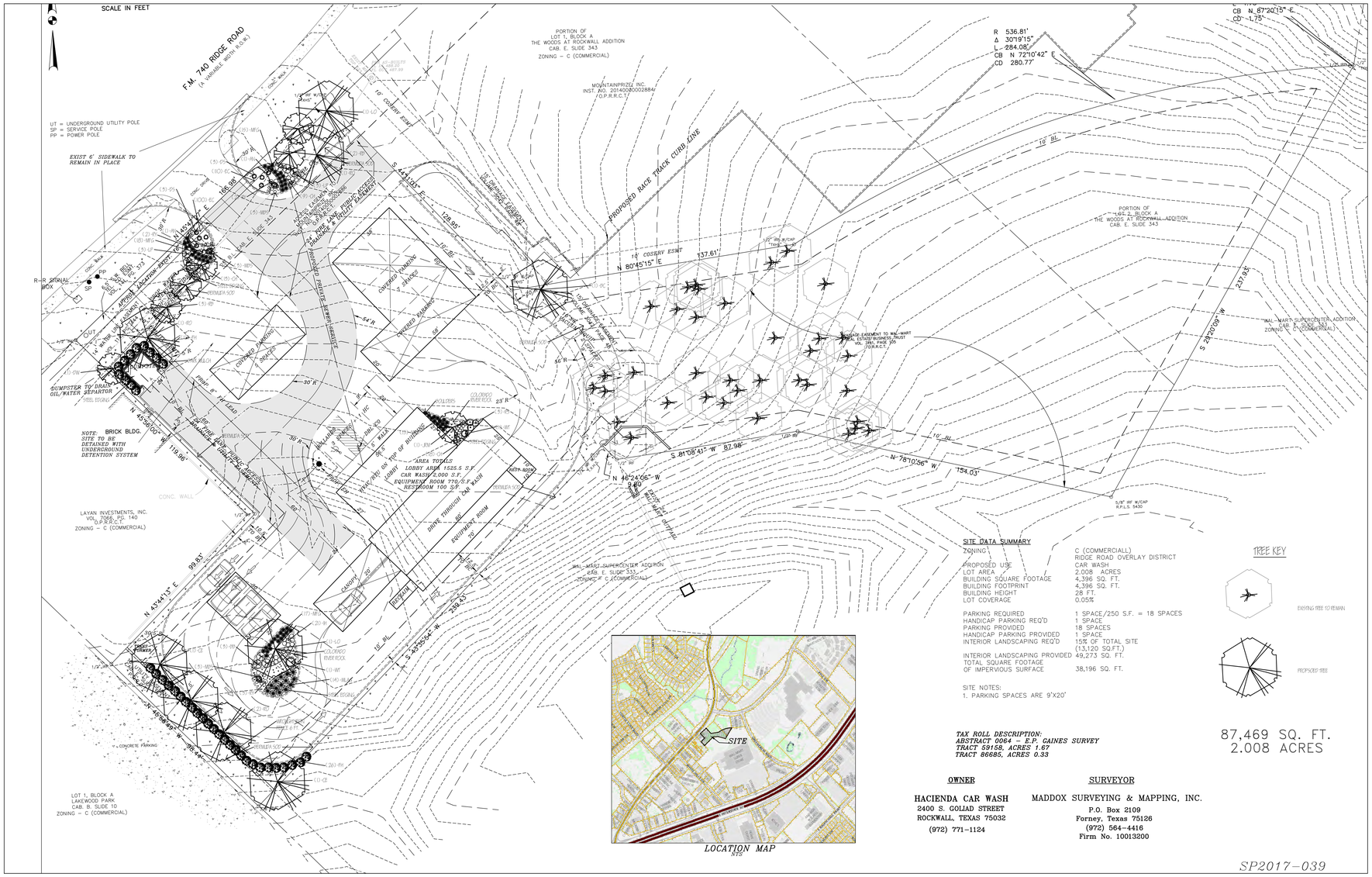
No.	Date	Description

Issued: REVIEW SET

Sheet Title

ELEVATIONS

A3.00
Sheet Number



PLANT MATERIAL LIST

KEY	QUANTITY	TREES DESCRIPTION	SIZE
BC	1	TAXODIUM DISTICHUM BALD CYPRESS	4" CAL., MIN. 4' SPREAD, MIN. 12 FT. HT.
CE	2	ULMUS CRASSIFOLIA CEDAR ELM	4" CAL., MIN. 4' SPREAD, MIN. 12 FT. HT.
LO	2	QUERCUS VIRGINIANA LIVE OAK	4" CAL., MIN. 4' SPREAD, MIN. 12 FT. HT.
RO	4	QUERCUS SHUMARDII RED OAK	4" CAL., MIN. 4' SPREAD, MIN. 12 FT. HT.
KEY	**QUANTITY**	**ORNAMENTAL TREES DESCRIPTION**	**SIZE**
DW	1	CHILOPSIS LINEARIS DESERT WILLOW	30 GAL., 8' HT., 3' SPREAD
JRM	1	ACER PALMATUM JAPANESE RED MAPLE 'BLOODGOOD'	30 GAL., 8' HT., 3' SPREAD
RB	5	CERCIS CANADENSIS EASTERN RED BUD	30 GAL., 8' HT.
KEY	**QUANTITY**	**SHRUBS DESCRIPTION**	**SIZE**
CH	40	ILEX BURFORDII 'CARISSA' CARISSA HOLLY	5 GAL., MIN. 15" HT., 24" O.C.
DS	6	DASYLIRION WHEELERI DESERT SPOON	3 GAL., MIN. 24" HT., SPACING A.S.
LP	6	LOROPETALUM CHINENSE CHINESE FRINGEFLOWER 'PURPLE DIAMOND'	5 GAL., MIN. 15" HT., 24" O.C.
IH	21	RAPHIOLEPSIS INDICA ' PINK LADY' INDIAN HAWTHORN	5 GAL., MIN. 15" HT., 30" O.C.
FH	26	ILEX X ATTENUATA 'FOSTERI' FOSTER HOLLY	30 GAL., 6' HT., 3' SPD., 36" O.C., FULL TO GD.
AN	2	YUCCA GLORIOSA 'VARIEGATA' ADAM'S NEEDLE	3 GAL., MIN. 15" HT., A.S.
RS	3	PEROVSKIA ATRIPLICFOLIA RUSSIAN SAGE	5 GAL., MIN. 15" HT.
RY	7	HESPERALOE PARVIFOLIA RED YUCCA	5 GAL., MIN. 15" HT.
BB	3	DASYLIRION TEXANUM BUTTERFLY BUSH	5 GAL., MIN. 15" HT.
WT	2	AGAVE OVATIFOLIA WHALE'S TONGUE	5 GAL., MIN. 24" HT.
KEY	**QUANTITY**	**GROUND COVER DESCRIPTION**	**SIZE**
EC	210	EUONYMUS FORTUNEI 'COLORATUS' PURPLE WINTERCREEPER	4" POT, FULL PLANT 10" O.C.
KEY	**QUANTITY**	**ORNAMENTAL GRASSES DESCRIPTION**	**SIZE**
MLAG	14	MUHLENBERGIA LINDHEIMERI AUTUMN GLOW	1 GAL., FULL PLANT 16" O.C.
MFG	63	NASSELLA TENUISSIMA MEXICAN FEATHER GRASS	1 GAL., FULL PLANT 16" O.C.

SITE DATA SUMMARY

ZONING	C (COMMERCIALL)
	RIDGE ROAD OVERLAY DISTRICT
PROPOSED USE	CAR WASH
LOT AREA	2.008 ACRES
BUILDING SQUARE FOOTAGE	4,396 SQ. FT.
BUILDING FOOTPRINT	4,396 SQ. FT.
BUILDING HEIGHT	28 FT.
LOT COVERAGE	0.05%
PARKING REQUIRED	1 SPACE/250 S.F. = 18 SPACES
HANDICAP PARKING REQ'D	1 SPACE
PARKING PROVIDED	18 SPACES
HANDICAP PARKING PROVIDED	1 SPACE
INTERIOR LANDSCAPING REQ'D	15% OF TOTAL SITE (13,120 SQ.FT.)
INTERIOR LANDSCAPING PROVIDED	49,273 SQ. FT.
TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE	38,196 SQ. FT.

SITE NOTES:
1. PARKING SPACES ARE 9'X20'

TREE KEY

EXISTING TREE TO REMAIN

PROPOSED TREE

87,469 SQ. FT.
2.008 ACRES

TAX ROLL DESCRIPTION:
ABSTRACT 0064 – E.P. GAINES SURVEY
TRACT 59158, ACRES 1.67
TRACT 86685, ACRES 0.33

OWNER

HACIENDA CAR WASH
2400 S. GOLIAD STREET
ROCKWALL, TEXAS 75032
(972) 771-1124

SURVEYOR

MADDOX SURVEYING & MAPPING, INC.
P.O. Box 2109
Forney, Texas 75126
(972) 564-4416
Firm No. 10013200

TREE MITIGATION

TOTAL NUMBER OF TREES PROVIDED:
(7) CANOPY TREES @ 4" = 28"
(7) ORNAMENTAL TREES @ 2" = 14"

CASE NO. SP2017-039

SP2017-039

01 LANDSCAPE PLAN

SCALE: 1" = 20'-0"

TRUE NORTH

LANDSCAPE ORDINANCE FOR CITY OF ROCKWALL

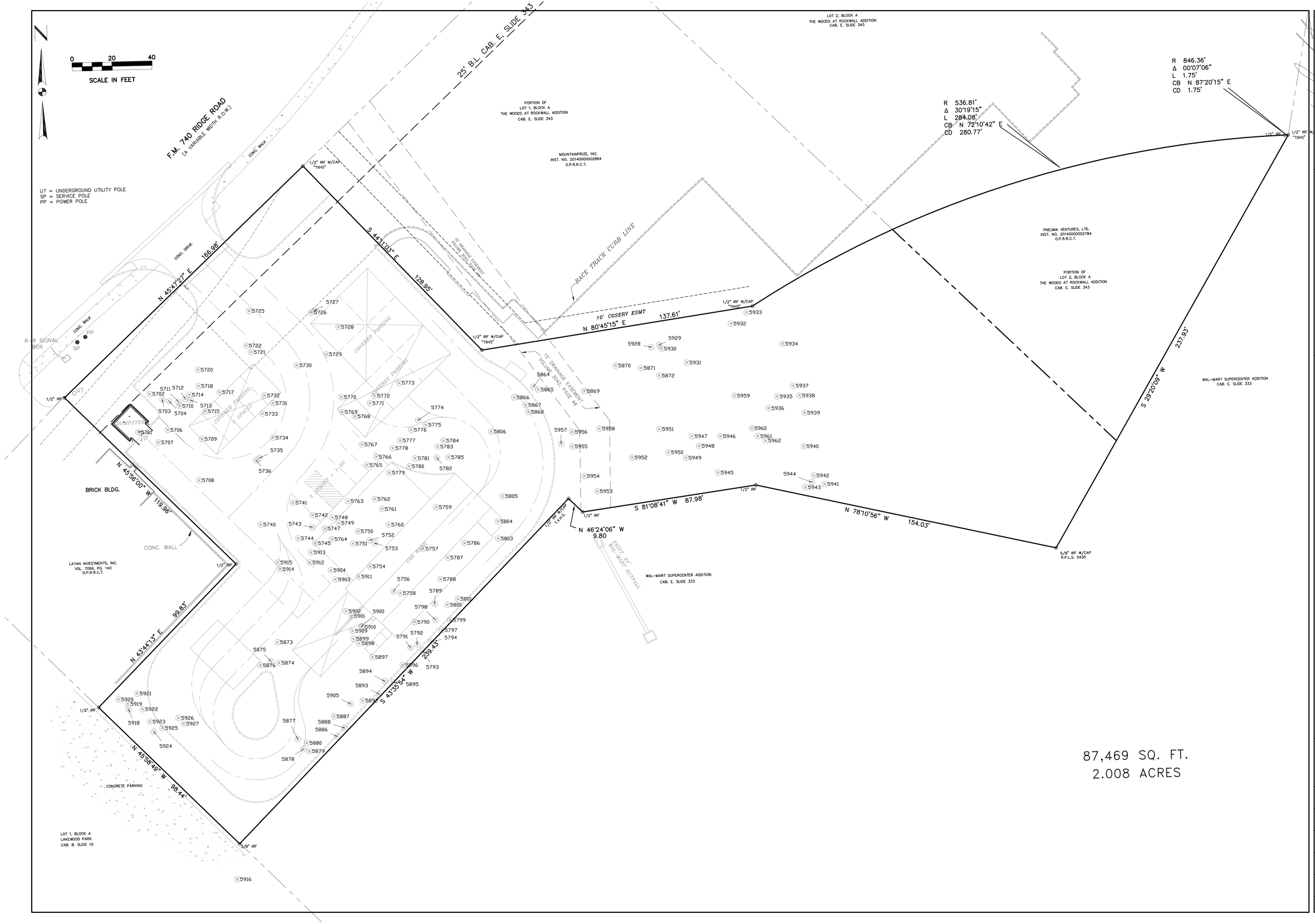
REQUIREMENTS	PROVIDED
MINIMUM SQUARE FOOTAGE REQUIREMENTS FOR LANDSCAPING SHALL BE PROVIDED AND MAINTAINED IN THE ZONING DISTRICTS SET FORTH AS FOLLOWS. COMMERCIAL = 15% @ 85,069 S.F. = 6,760 S.F. REQUIRED	7,908 S.F. (16% OF TOTAL AREA) OF THE LANDSCAPE AREA PROVIDED.
ANY PARKING LOT WITH MORE THAN 2 ROWS SHALL HAVE A MINIMUM OF 9% OR 200 S.F., WHICHEVER IS GREATER, IN THE INTERIOR OF THE PARKING LOT IN LANDSCAPING. SUCH LANDSCAPING SHALL BE COUNTED TOWARD THE TOTAL LANDSCAPING.	702 S.F. (10% OF TOTAL LANDSCAPE AREA)
REQUIRED 10' WIDE LANDSCAPE BUFFER STRIP MUST BE PROVIDED ALONG THE ENTIRE LENGTH OF F.M. 740 RIDGE ROAD AND 20' WIDE LANDSCAPE BUFFER STRIP MUST BE PROVIDED ALONG THE PORTION OF THE PERIMETER OF ANY COMMERCIAL OR INDUSTRIAL LOT THAT ABUTS, WITHOUT AN ALLEY OR DEDICATED SEPARATION, OR IS DIRECTLY ACROSS A PUBLIC STREET FROM A RESIDENTIAL ZONING DISTRICT, EXCLUSIVE OF DRIVEWAYS AND ACCESS WAYS.	
F.M. 740 RIDGE ROAD: 167 L.F. @ 1 TREE PER 50 L.F. OF STREET FRONTAGE REQUIRED = 5 TREES	F.M. 740 RIDGE ROAD: 167 L.F. @ 1 TREE PER 50 L.F. OF STREET FRONTAGE PROVIDED = 5 PROPOSED TREES
NO PARKING SPACE SHALL BE FURTHER THAN 80 FEET FROM AT LEAST ONE TREE.	ALL PARKING SPACES ARE WITHIN 80 FT. OF AT LEAST ONE TREE.
TREES MUST BE PLANTED AT LEAST FIVE FEET FROM WATER, SEWER AND STORM SEWER LINES.	TREES ARE LOCATED AT LEAST FIVE FEET FROM WATER, SEWER AND STORM SEWER LINES.
NO LESS THAN 50% OF THE TOTAL LANDSCAPE REQUIREMENT SHALL BE LOCATED IN FRONT OF AND ALONG SIDE BUILDING WITH STREET FRONTAGE IN "OR" DISTRICTS. LANDSCAPE REQUIREMENTS = 6,260 S.F. @ 50% = 3,130 S.F.	LANDSCAPE PROVIDED = 8,174 OR 6,474 S.F.
LANDSCAPE BUFFER STRIP - MINIMUM 10 FT. WIDE ALONG ENTIRE LENGTH OF PUBLIC STREET	LANDSCAPE BUFFER STRIP PROVIDED: 20 FT. WIDE
OVERLAY DISTRICT 14-50 - @ 156 L.F. 20 FT. IRON AND / OR SHELBURNEY ROW (50' - 48") (2) 4" CAL. TREES FOR EA. 100 L.F. OF STREET FRONTAGE = 4 TREES (4) 4 FT. TALL ACCENT TREES FOR EA. 100 L.F. OF STREET FRONTAGE = 6 TREES	28 FT. SHELBURNEY ROW PROVIDED (5●) 4" CAL. CANOPY TREES PROVIDED ●NO TREES WITHIN 5 FT. OF UTILITIES (6) 4 FT. TALL ACCENT TREES PROVIDED
ORNAMENTAL FENCE WITH LIVING SCREEN REQUIRED ALONG SOUTH PROPERTY LINE	ORNAMENTAL FENCE WITH LIVING SCREEN PROVIDED ALONG SOUTH PROPERTY LINE

DOUPHRATE & ASSOCIATES, INC.
ENGINEERING PROJECT MANAGEMENT SURVEYING
2235 RIDGE RD., # 200 ROCKWALL, TEXAS 75087
PHONE: (972)771-9004 FAX: (972)771-9005

LANDSCAPE PLAN
HACIENDA CAR WASH
Part of Lot 1, Block A The Woods At Rockwall Addition
CITY ROCKWALL
ROCKWALL COUNTY, TEXAS

REVISION
J.C.L.
CHECKED
SCALE
1"= 20'H
SEPT. 03, 2025
DATE
14026
PROJECT
L1.01

J. CAMILLE LA FOY
LANDSCAPE ARCHITECTURE CONSULTING
1012 NORTH GREENVILLE AVENUE, #242
ALLEN, TEXAS 75002
214.502-4036



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY W.L. DOUPHRATE III, TEXAS P.E. NO. 106866, ON MARCH 14, 2014.

DOUPHRATE & ASSOCIATES, INC.
ENGINEERING • PROJECT MANAGEMENT • SURVEYING
2235 RIDGE RD. # 200 ROCKWALL, TEXAS 75087
PHONE: (972)771-9004 FAX: (972)771-9005

TREE PRESERVATION PLAN
HACIENDA CAR WASH
Part of Lot 1, Block A The Woods At Rockwall Addition
CITY ROCKWALL
ROCKWALL COUNTY, TEXAS

REVISION	
CHECKED	W.L.D.
DRAWN	G.C.W.
SCALE	1"= 20'H 1"= 4'V
DATE	AUG. 30, 2017
PROJECT	14026
	5.0

14026 PP1

Hacienda Carwash Tree List

TREE #	DIAMETER (in)	TREE TYPE	TREE INCHES TO BE REMOVED
5701	18	OAK	18
5702	20	OAK	20
5703	12	OAK	12
5704	12	OAK	12
5706	10	OAK	10
5707	12	CEDAR	12
5708	12	OAK	12
5709	12	OAK	12
5710	16	OAK	16
5711	6	OAK	6
5712	10	OAK	10
5713	6	OAK	6
5714	4	OAK	4
5715	4	OAK	4
5717	8	OAK	8
5718	6	OAK	6
5720	6	OAK	6
5721	12	OAK	12
5722	8	OAK	8
5725	8	OAK	8
5726	10	OAK	10
5727	10	OAK	10
5728	12	CEDAR	12
5729	10	OAK	10
5730	12	OAK	12
5731	4	OAK	4
5732	4	OAK	4
5733	12	OAK	12
5734	4	OAK	4
5735	8	OAK	8
5736	4	OAK	4
5740	10	OAK	10
5741	8	OAK	8
5742	6	OAK	6
5743	8	OAK	8
5744	6	OAK	6
5745	8	OAK	8
5746	16	OAK	16
5747	8	OAK	8
5748	4	OAK	4
5749	6	OAK	6
5750	4	ELM CEDAR	4
5751	8	OAK	8
5752	8	OAK	8
5753	8	OAK	8
5754	14	OAK	14
5756	4	OAK	4
5757	8	OAK	8
5758	6	OAK	6
5759	30	OAK	30
5760	8	OAK	8
5761	6	OAK	6
5762	6	OAK	6
5763	10	ELM CEDAR	10
5765	6	OAK	6
5766	6	OAK	6
5767	10	OAK	10

TREE #	DIAMETER (in)	TREE TYPE	TREE INCHES TO BE REMOVED
S.T. INCHES	638		638
5781	6	OAK	6
5782	14	OAK	14
5783	8	OAK	8
5784	14	ELM CEDAR	14
5785	8	OAK	8
5786	6	ELM CEDAR	6
5787	4	OAK	4
5788	10	OAK	10
5789	12	OAK	12
5790	6	OAK	6
5791	6	ELM CEDAR	6
5792	4	OAK	4
5793	14	ELM CEDAR	14
5794	4	ELM CEDAR	4
5797	4	ELM CEDAR	4
5798	6	ELM CEDAR	6
5799	14	OAK	14
5800	4	ELM CEDAR	4
5801	6	ELM CEDAR	6
5803	6	OAK	6
5804	10	OAK	10
5805	12	OAK	12
5806	4	OAK	4
5864	8	OAK	8
5865	4	OAK	4
5866	6	OAK	6
5867	4	OAK	4
5868	6	OAK	6
5869	8	OAK	
5870	12	OAK	
5871	10	ELM CEDAR	
5872	14	ELM CEDAR	
5873	16	OAK	16
5874	6	OAK	6
5875	8	OAK	8
5876	4	OAK	4
5877	6	OAK	6
5878	6	OAK	6
5879	8	ELM CEDAR	8
5880	4	OAK	4
5886	4	OAK	4
5887	4	OAK	4
5888	6	ELM CEDAR	6
5891	4	OAK	4
5892	4	OAK	4
5893	10	OAK	10
5894	8	OAK	8
5895	8	OAK	8
5896	12	OAK	12
5897	16	OAK	16
5898	8	ELM CEDAR	8
5899	10	OAK	10
5900	18	OAK	18
5901	4	ELM CEDAR	4
5902	12	ELM CEDAR	12
5903	10	ELM CEDAR	10
5904	10	OAK	10
5905	6	ELM CEDAR	6

TREE #	DIAMETER (in)	TREE TYPE	TREE INCHES TO BE REMOVED
S.T. INCHES	1180		1136
5923	10	OAK	10
5924	6	OAK	6
5925	10	OAK	10
5926	4	OAK	4
5927	12	CEDAR	12
5928	12	CEDAR	
5929	12	CEDAR	
5930	12	CEDAR	
5931	12	OAK	
5932	10	OAK	
5933	10	OAK	
5934	10	OAK	
5935	12	OAK	
5936	12	CEDAR	
5937	10	OAK	
5938	8	OAK	
5939	10	OAK	
5940	10	OAK	
5941	16	OAK	
5942	10	OAK	
5943	10	OAK	
5944	10	OAK	
5945	8	OAK	
5946	12	ELM CEDAR	
5947	8	ELM CEDAR	
5948	14	OAK	
5949	14	OAK	
5950	16	ELM CEDAR	
5951	6	ELM CEDAR	
5952	8	OAK	
5953	16	OAK	
5954	14	OAK	
5955	10	OAK	10
5956	8	OAK	
5957	6	OAK	6
5958	8	OAK	
5959	12	ELM CEDAR	
5960	10	OAK	
5961	10	OAK	
5962	10	OAK	
TOTAL INCHES	1598	TOTAL INCHES TO BE REMOVED	1194

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY W.L. DOUPHRATE III, DOUPHRATE TX, TEXAS P.E. NO. 60102, F-886, ON MARCH 14, 2014.

DOUPHRATE & ASSOCIATES, INC.
ENGINEERING • PROJECT MANAGEMENT • SURVEYING
2235 RIDGE RD., # 200 ROCKWALL, TEXAS 75087
PHONE: (972)771-9004 FAX: (972)771-9005

TREE LIST
HACIENDA CAR WASH
Part of Lot 1, Block A The Woods At Rockwall Addition
CITY ROCKWALL
ROCKWALL COUNTY, TEXAS

REVISION

W.L.D.
CHECKED

G.C.W.
DRAWN

SCALE
1"= 20'H
1"= 4'V

AUG. 30, 2017
DATE

14026
PROJECT

5.0
14026_PV1

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) TO ALLOW A *FULL-SERVICE CARWASH* WITHIN THE SCENIC OVERLAY (SOV) DISTRICT ON A 2.008-ACRE PARCEL OF LAND IDENTIFIED AS A PORTION OF LOT 1, BLOCK A, THE WOODS AT 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 Dub Douphrate of Douphrate and Associates on behalf of RHC 1 Properties, LLC for the approval of a *Specific Use Permit (SUP)* for a *Full-Service Carwash* on a 2.008-acre parcel of land identified Lot 1, Block A, The Woods at Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, addressed as 2215 Ridge Road [*FM-740*], 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. 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 a *Full-Service Carwash* within the Scenic Overlay (SOV) District 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 04.01, *Commercial (C) District,* and Subsection 06.08, *Scenic Overlay (SOV) District*, of Article 05, *District Development Standards* of the Unified Development Code (UDC) [*Ordinance*

DRAFT 09.4.2025

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 operation of the *Full-Service Carwash* 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 *Site Plan* as depicted in *Exhibit 'B'* of this ordinance.

2) The *Carwash* shall be setback a minimum of 50-feet from Ridge Road, and,

3) The Subject Property will incorporate and maintain three-tiered screening along the southern property line adjacent to Lot 1, Block A, Lakewood Park Addition.

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.

DRAFT ORDINANCE 09.15.2025

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 09.15.2025

Exhibit 'A'
Location Map

Legal Description: A Portion of Lot 1, Block A, The Woods at Rockwall Addition
Address: 2215 Ridge Road [FM-740]





DRAFT
ORDINANCE
09-15-2025

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:	September 15, 2025
APPLICANT:	Stephen B. Duncan
CASE NUMBER:	Z2025-054; *Specific Use Permit (SUP) for a Carport and Accessory Building at 2389 Saddlebrook Lane*

SUMMARY

Hold a public hearing to discuss and consider a request by Stephen B. Duncan for the approval of a *Specific Use Permit (SUP)* for a *Carport* and *Accessory Building* on a one (1) acre parcel of land identified as Lot 18, Block B, Saddlebrook Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 2389 Saddlebrook Lane, and take any action necessary.

BACKGROUND

On July 25, 1985, a subdivision plat for Saddlebrook Estates #2 Addition was filed with Rockwall County. This subdivision plat established 45 single-family homes on 51.47-acres, and established the subject property as Lot 18, Block B, Saddlebrook Estates #2 Addition. The subject property -- *along with the rest of the Saddlebrook Estates #2 Addition* -- was annexed into the City of Rockwall on August 30, 1999 by *Ordinance No. 99-33* [*Case No. A1999-002*], and was zoned Agricultural (AG) District at the time of annexation. On November 5, 2001, the City Council approved *Ordinance No. 01-58* rezoning the Saddlebrook Estates #2 Subdivision -- *which included the subject property* -- from an Agricultural (AG) District to Single-Family 16 (SF-16) District. This remains the current zoning designation of the subject property. According to the Rockwall Central Appraisal District (RCAD), a 3,663 SF single-family home was constructed on the subject property in 2002. Also existing on the subject property is a 192 SF accessory building constructed in 2002.

PURPOSE

The applicant -- *Stephen B. Duncan* -- is requesting the approval of a *Specific Use Permit (SUP)* to allow for the construction of a carport and accessory building on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 2389 Saddlebrook Lane. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is Saddlebrook Lane, which is classified 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 thoroughfare is one (1), one (1) acre parcel of land (*i.e. Lot 23, Block A, Saddlebrook Estates #2 Addition*). This property is currently developed with a single-family home and is zoned Single Family 16 (SF-16) District. North of this are the corporate limits of the City of Rockwall.

South: Directly south of the subject property is one (1), one (1) acre parcel of land (*i.e. Lot 3, Block B, Saddlebrook Estates #2 Addition*). Beyond this is Saddlebrook Lane, which is classified 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. South of this is another one (1) acre parcel of land (*i.e. Lot 2, Block A, Saddlebrook Estates #2 Addition*). These properties are currently developed with a single-family home and are zoned Single Family 16 (SF-16) District.

East: Directly east of the subject property are two (2), one (1) acre lots (*i.e. Lots 19 & 20, Block B, Saddlebrook Estates #2 Addition*) that are zoned Single Family 16 (SF-16) District and are developed with single-family homes. Beyond this are the corporate limits of the City of Rockwall and several single-family residences situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ).

West: Directly west of the subject property are seven (7), one (1) acre parcels of land (*i.e. Lots 11-17, Block B, Saddlebrook Estates #2 Addition*). Beyond this is Saddlebrook Lane, which is classified 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 are two (2), one (1) acre parcels of land (*i.e. Lots 13 & 14, Block A, Saddlebrook Estates #2 Addition*). All of these properties are developed with single-family homes and zoned Single-Family 16 (SF-16) District.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



CHARACTERISTICS OF THE REQUEST

According to the site plan and building elevations provided by the applicants, the proposed carport and accessory building will measure 26-feet by 73-feet (*or 1,898 SF*), and be situated at the end of the driveway in the rear yard of the subject property. It will be located approximately six (6) feet from the western or side property line and more than 90-feet from the southern or rear property line. The proposed overall height of the structure will be 16-feet, 6¼-inches (*or 13-feet, 3⅛-inches at the midpoint*). The exterior of the structure will be clad in metal siding with a brick wainscot as is typical with other, surrounding accessory structures.

CONFORMANCE WITH THE CITY'S CODES

According to Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), the Single-Family 16 (SF-16) District allows a maximum of two (2) accessory structures with a maximum square footage of 144 SF each. In addition, the Unified Development Code (UDC) allows one (1) of these accessory structures to be a detached garage with a maximum square footage of 625 SF. The proposed accessory structure is

a total of 1,898 SF and there is currently one (1) existing accessory structures situated on the subject property that has a building footprint of 192 SF; however, the applicant has indicated that the existing structure will be removed prior to the approval of the proposed building. In addition, the proposed *Accessory Building* is required to meet the density and dimensional requirements for Single-Family 16 (SF-16) District contained in Subsection 07.01, *Residential District Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), and which are summarized as follows:

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Number of Accessory Structures Permitted	*2*	*X=1; In Conformance*
Accessory Structure (Maximum Square Footage)	*144 SF*	*1,898 SF; Not in Conformance*
Minimum Rear Yard Setback	*3-Feet*	*X>50-feet; In Conformance*
Minimum Side Yard Setback	*3-Feet*	*X=6-feet; In Conformance*
Maximum Building Height	*15-Feet*	*X=16-Feet, 3⅛-inches at midpoint; In Conformance*
Between Buildings	*6-feet*	*X=6-feet; In Conformance*

STAFF ANALYSIS

In reviewing a Specific Use Permit (SUP), the Planning and Zoning Commission and City Council are asked to consider: [*1*] if the structure was constructed without a permit or under false pretenses, [*2*] the size of the proposed *accessory structure* compared to the size of other *accessory structures* in the area/neighborhood/subdivision, and [*3*] the size, architecture, and location of the proposed accessory structure compared to those of the primary structure. In this case, the proposed accessory structure is consistent in size with other *accessory buildings* in the Saddlebrook Estates Subdivision with the majority being similar in scale or larger than what the applicant is proposing.

Although the request exceeds code limits, it does not appear to negatively impact adjacent properties based on placement and/or scale of the structure. With all this being said, a Specific Use Permit (SUP) is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On August 21, 2025, staff mailed 28 notices to property owners and occupants within 500-feet of the subject property. There are no Homeowners Associations (HOAs) or Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was written, staff has received six (6) notices 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 a *Carport* and *Accessory Building*, then staff would propose the following conditions of approval:

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

(a) The development of the *Carport and Accessory Building* shall generally conform to the *Site Plan* as depicted in *Exhibit 'B'* of the Specific Use Permit (SUP) ordinance.

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

(c) The *Carport and Accessory Building* shall not exceed a total maximum size of 1,892 SF.

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

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

(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 September 9, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the *Specific Use Permit (SUP)* by a vote of 7-0.

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

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

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

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

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

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	2389 Saddlebrook Ln Rockwall TX 75087				
SUBDIVISION	Saddlebrook II	LOT		BLOCK	
GENERAL LOCATION					

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

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

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

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

☑ OWNER	Stephen B Duncan	☐ APPLICANT	
CONTACT PERSON		CONTACT PERSON	
ADDRESS	[redacted]	ADDRESS	
CITY, STATE & ZIP		Y, STATE & ZIP	
PHONE		PHONE	
E-MAIL		com E-MAIL	

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ 215, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF August, 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."

KAREN R FREDERICK
Notary Public, State of Texas
Notary ID 1078992-5
My Commission Exp. 03-18-2026

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 9 *DAY OF* August, 2025.

OWNER'S SIGNATURE Stephen B Duncan

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Karen R Frederick

MY COMMISSION EXPIRES 3-18-2026



City of Rockwall

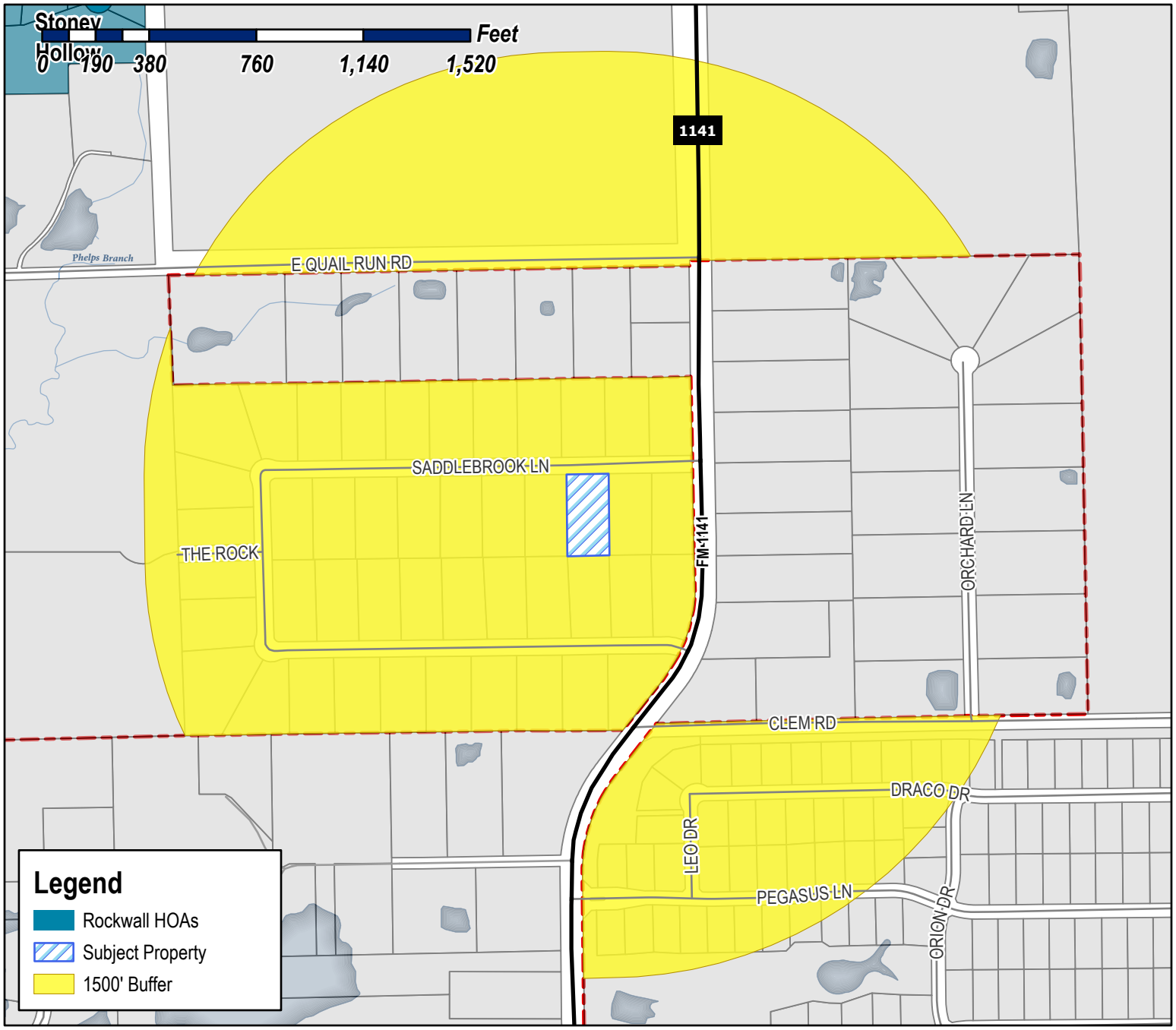
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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.

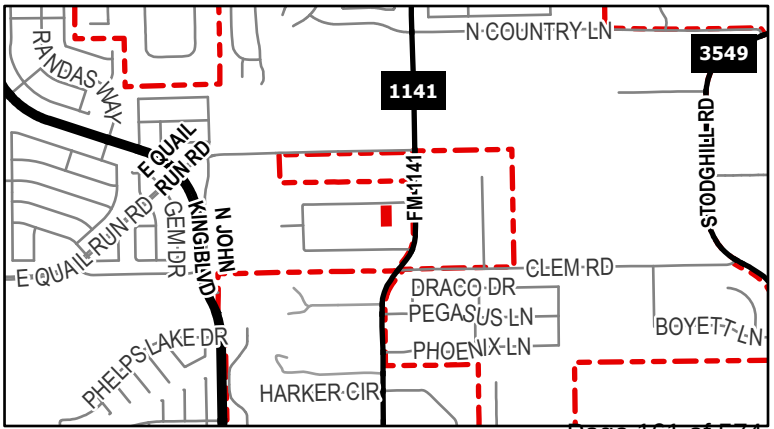
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Case Number: Z2025-054
Case Name: SUP for an Accessory Structure
Case Type: Zoning
Zoning: Single-Family 16 (SF-16) District
Case Address: 2389 Saddlebrook Lane



Date Saved: 8/19/2025
For Questions on this Case Call (972) 771-7745

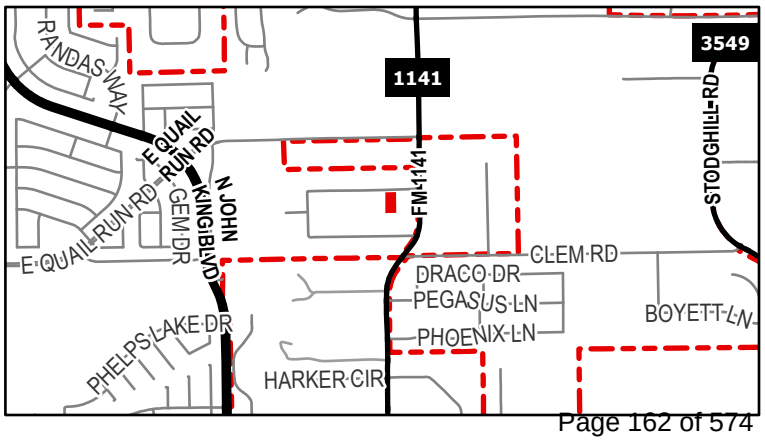
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Date Saved: 8/19/2025
For Questions on this Case Call: (972) 771-7745

CULP TERRI L
2301 SADDLEBROOK LN
ROCKWALL, TX 75087

MURPHEY HARVEY W
2304 SADDLEBROOK LN
ROCKWALL, TX 75087

OSBORNE AARON & BARBARA
2305 SADDLEBROOK LANE
ROCKWALL, TX 75087

ECHOLS JAMES WADE
2307 E 2307 QUAIL RUN RD
ROCKWALL, TX 75087

CONFIDENTIAL
2308 SADDLEBROOK LN
ROCKWALL, TX 75087

JONES JAMES E
2309 SADDLEBROOK LN
ROCKWALL, TX 75087

SMITH WILLIAM CLEVE JR &
EDITH LILLIAN
2312 SADDLEBROOK LN
ROCKWALL, TX 75087

OSBORNE MICHAEL B & DESIRAE M
2313 Saddlebrook Ln
Rockwall, TX 75087

LLOYD DANIEL AND REBECCA R
2316 SADDLEBROOK LANE
ROCKWALL, TX 75087

MUGGEO THOMAS & PATRICIA M
2317 SADDLEBROOK LN
ROCKWALL, TX 75087

TAYLOR BRANDON G & AMANDA H
2320 SADDLEBROOK LN
ROCKWALL, TX 75087

BARON JEFFREY MICHAEL & JEANNE MARIE
2324 SADDLEBROK LANE
ROCKWALL, TX 75087

AMUNDSON DAVID O & ALICIA K
2328 SADDLEBROOK LN
ROCKWALL, TX 75087

RICHARDSON FRANKLIN AND JENNIFER
2343 EAST QUAIL RUN ROAD
ROCKWALL, TX 75087

TRUITT PAMELA MARIE & ROBERT EDWIN
2372 Saddlebrook Ln
Rockwall, TX 75087

CALDERON ALEJANDRO & ROSARIO
2373 SADDLEBROOK LN
ROCKWALL, TX 75087

BASHAM ERIC B
2376 SADDLEBROOK LN
ROCKWALL, TX 75087

SPINER YWAINE & JOAN FROEHLICH
2377 Saddlebrook Ln
Rockwall, TX 75087

W D DEFEBAUGH REVOCABLE TRUST 2023
WALTER WAYNE DEFEBAUGH & DAWN ANN
DEFEBAUGH - TRUSTEES
2380 SADDLEBROOK LN
ROCKWALL, TX 75087

WHISENHUNT BARRY I & JOYCE D
2381 SADDLEBROOK LN
ROCKWALL, TX 75087

GRAY RYAN D AND MARISA C
2384 SADDLEBROOK LN
ROCKWALL, TX 75087

PUTCHINSKI PAUL & SHANNON
2385 SADDLEBROOK LANE
ROCKWALL, TX 75087

CALLICOATT GEORGE & JUDY
2388 SADDLEBROOK LN
ROCKWALL, TX 75087

DUNCAN BRYAN AND BEVERLY
2389 SADDLEBROOK LN
ROCKWALL, TX 75087

THORMAHLEN KARL M SR & ETUX
2392 SADDLEBROOK LN
ROCKWALL, TX 75087

DIETRICH SHELLEY L & DAROLD T
2393 SADDLEBROOK LN
ROCKWALL, TX 75087

MINNICH SHAWN C & WENDY A
2396 SADDLEBROOK LN
ROCKWALL, TX 75087

FLEMING DONALD CHARLES LIV TR
DONALD CHARLES FLEMING TRUSTEE
2397 SADDLEBROOK LN
ROCKWALL, TX 75087

PUBLIC NOTICE

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

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

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

Z2025-054: SUP for a Carport and Accessory Building

Hold a public hearing to discuss and consider a request by Stephen B. Duncan for the approval of a Specific Use Permit (SUP) for a Carport and Accessory Building on a one (1) acre parcel of land identified as Lot 18, Block B, Saddlebrook Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 2389 Saddlebrook Lane, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, September 9, 2025 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, September 15, 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, September 15, 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. Z2025-054: SUP for a Carport and Accessory Building

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

From: Alicia Amundson
To: Planning
Subject: P&Z Case# Z2025-054
Date: Thursday, August 28, 2025 1:23:22 PM

Planning Department:

We are neighbors with the property in this SUP request for 2389 Saddlebrook Lane.
We are in favor of the request and fully support them being able to build this building on their property.
We think it looks like a great building design and have no issues with their plans.

Regards,
Dave and Alicia Amundson
[redacted]

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ZONING & SPECIFIC USE PERMIT
INFORMATION FORM

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

CASE NUMBER Z2025-054

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 Edie Smith

ADDRESS 2312 Saddlebrook Ln, Rockwall, TX, 75087, USA

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

Brian Duncan is our neighbor and friend. He always takes excellent care of his property. This addition to his home will be welcomed!
Yes, we are in favor - Bill and Edie Smith

PLEASE CHECK ALL THAT APPLY.

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

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

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

From: Patricia Muggeo
To: Planning
Subject: Case No. Z2025-054
Date: Sunday, August 24, 2025 6:09:39 PM

Carport & Accessory Building

We are in favor of the request of an accessory building with carport at 2389 Saddlebrook Lane,75087.
We know what the Duncan's are asking for will fit into the neighborhood aesthetics.

Thank you,

Tom & Patti Muggeo

[redacted]

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Case No. Z2025-054: SUP for a Carport and Accessory Building

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.

I see no reason why this request should not be granted.

Name: NORMA KEGGERES Norma Keggeres

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.

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ZONING & SPECIFIC USE PERMIT
INFORMATION FORM

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

CASE NUMBER Z2025-054

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 Paul Putchinski

ADDRESS [redacted]

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

These buildings should not require a special permit to begin with so I am in FULL favor of this proposed permit and building! The one-acre lot support larger garages and this is extra work by the homeowners to improve the property for the neighborhood. I am in favor of this building being built, and would PREFER that it aligns with the Duncan's driveway and thus being closer to my property than the 8-foot proposed setback. This would make the look of the building better and help with the look of the 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.
- ☐ Other: Neighboe

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:

PLEASE RETURN THE BELOW FORM

Case No. Z2025-054: SUP for a Carport and Accessory Building

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.

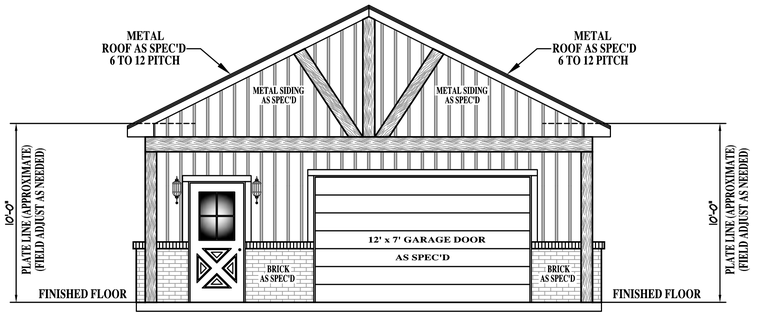
We are in favor of adding an extra carport and Building to give more storage etc.

Name: Wayne & Dawn Defebaugh

Address: [redacted]

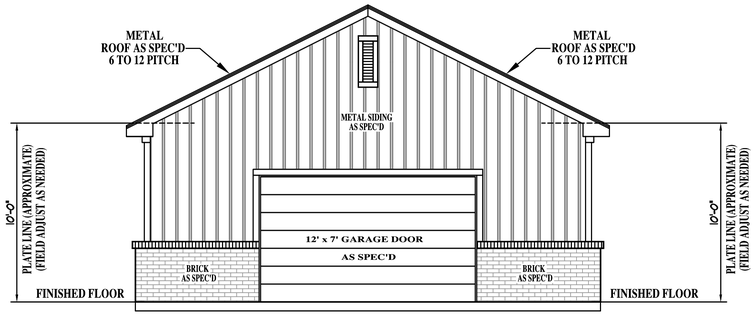
Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written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



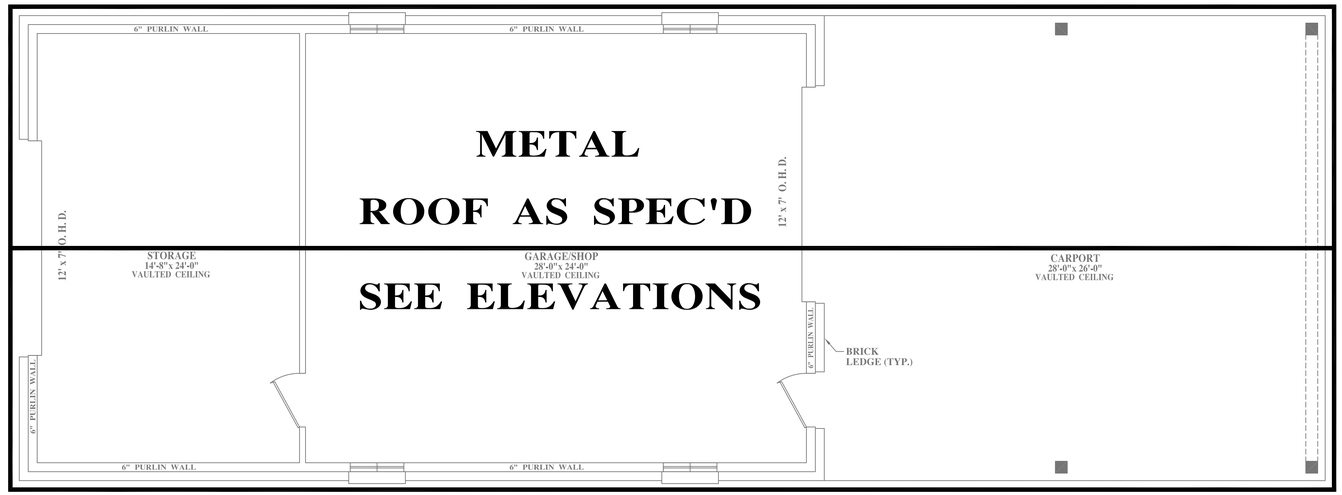
FRONT ELEVATION

1/4"=1'-0"



REAR ELEVATION

1/4"=1'-0"

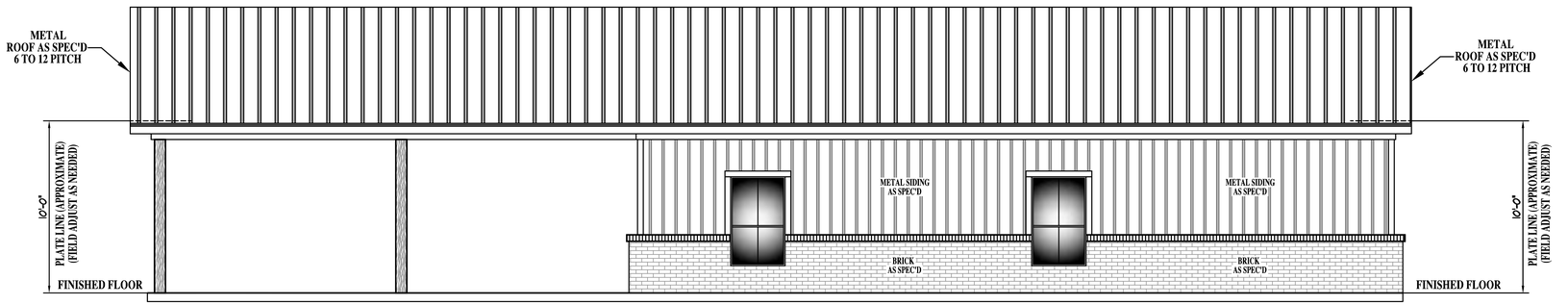


ROOF PLAN

1/4"=1'-0"

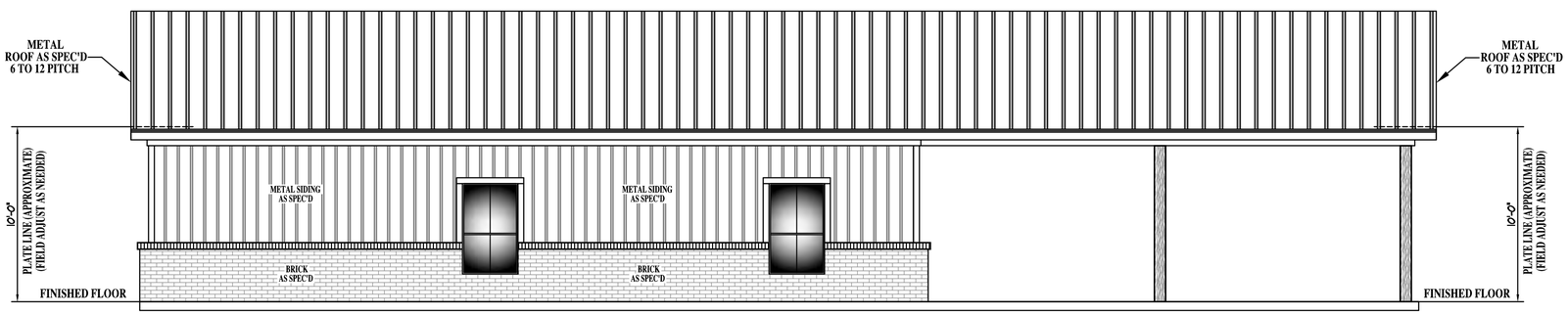
NOTES:

1. ALL PLATE LINES ARE ESTIMATES ONLY & MUST BE FIELD VERIFIED & ADJUSTED AS NEEDED TO MAKE ROOF ALIGN PROPERLY.
2. ALL ROOF PITCHES ARE ESTIMATES ONLY AND MUST BE FIELD VERIFIED AND ADJUSTED AS NEEDED TO MAKE ROOF ALIGN PROPERLY.
3. ALL CEILING HEIGHTS TO BE FIELD VERIFIED AND APPROVED BY OWNER & BUILDER BEFORE ANY CEILING OR ROOF RAFTERS ARE FRAMED.
4. THESE ELEVATIONS ARE RECOMMENDATIONS ONLY AND CAN BE FIELD MODIFIED AND ADJUSTED AS NEEDED PER BUILDERS INSTRUCTIONS AND OWNER APPROVAL.
5. IT IS THE RESPONSIBILITY OF THE BUILDER, OWNER & FRAMER TO FOLLOW THE ABOVE NOTES AND VERIFY AND INFORM THE OWNER AND BUILDER OF ANY AND ALL DISCREPANCIES BEFORE ROOF IS COMPLETED.



RIGHT ELEVATION

1/4"=1'-0"



LEFT ELEVATION

1/4"=1'-0"

NOTE:
Ellis County Reprographics Inc. is a Drafting & Design firm only. In no way does E.C.R. represent itself as Architects or Engineers. All drawings are based on dimensions/specifications furnished to E.C.R. Inc by the the builder and/or home owner.
These plans are copyrighted and the property of Ellis County Reprographics Inc. The creation and purchase of these plans do not transfer ownership.

DRAWN BY: ALAN LOOSIER
BUILDER:
SCALE: 1/4"=1'-0"
DATE: 07-14-2025
CAD FILE: DUNCAN.DWG

DRAWN BY:
Ellis County Reprographics, Inc.
351 SOUTH RING ROAD
WAXAHACHIE, TEXAS 75165
972-938-3430

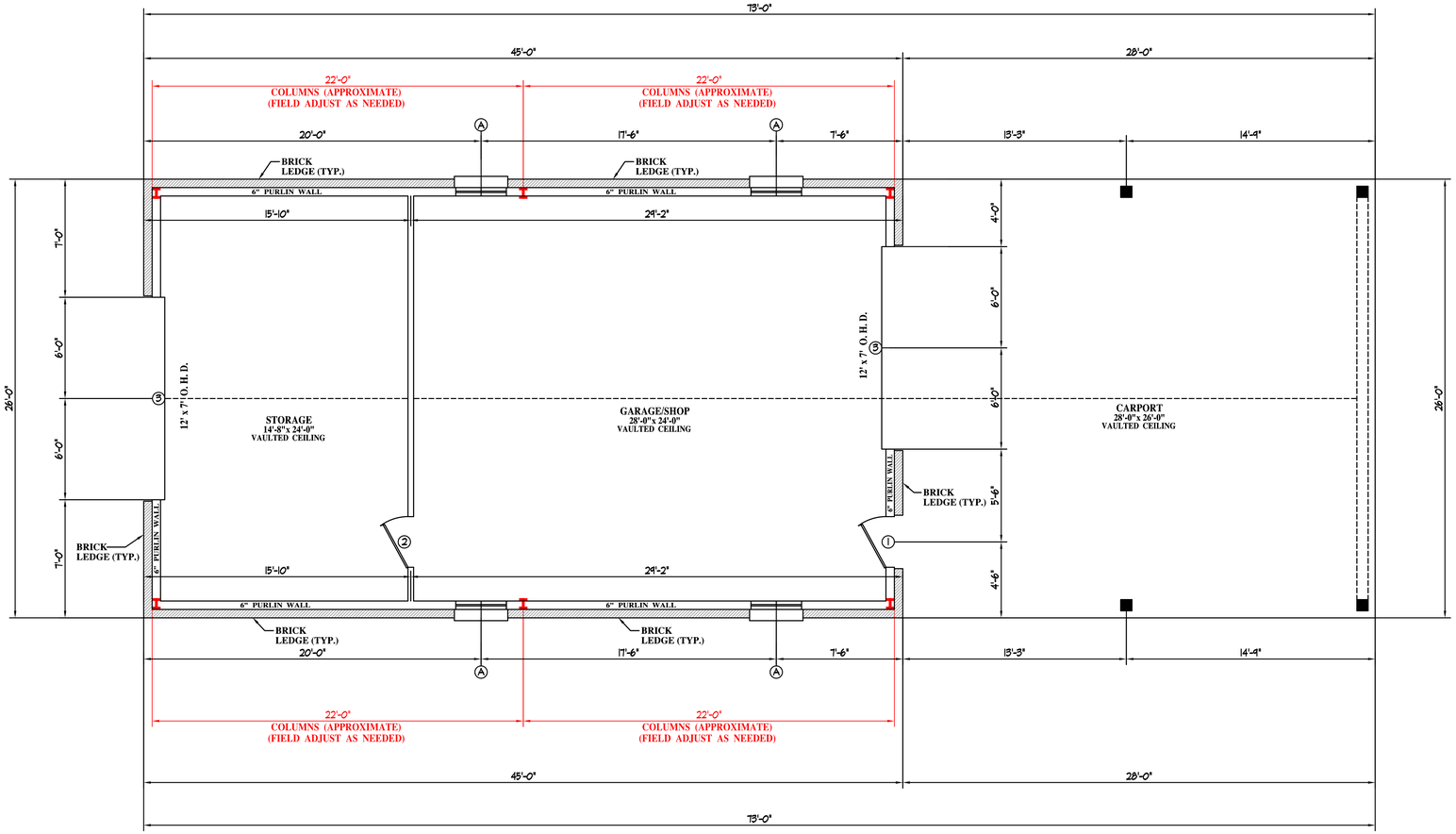
NOTICE OF NON-RESPONSIBILITY

AS THESE PLANS ARE A RECOMMENDATION ONLY, HAVING BEEN PREPARED FROM SPECIFICATIONS AND DIMENSIONS PROVIDED BY THE BUILDER/PURCHASER OF PLANS TO EDR, INC. THE PLANS SHOULD BE CHECKED AND VERIFIED PER LOCAL CODES AND SPECS BY THE BUILDER/PURCHASER OF THE PLANS. IF THESE PLANS ARE MODIFIED AS TO SIZE, MATERIALS OR CONSTRUCTION METHODS, THE BUILDER ASSUMES NO RESPONSIBILITY WHATSOEVER IF THE BUILDER/PURCHASER MODIFIES OR CHANGES THESE PLANS.
THE LIMIT OF LIABILITY FOR EDR, INC IS NOT TO EXCEED THE COST OF THE PLANS.
ELLIS COUNTY REPROGRAPHICS, INC

PLANS FOR:
BRYAN DUNCAN
2389 SADDLEBROOK LANE
ROCKWALL, TEXAS

DRAWING:
ELEVATIONS AND ROOF PLAN

SHEET NO.
A-3



FLOOR PLAN

1/4"=1'-0"

DRAWING INDEX

A-1 FLOOR PLAN
A-2 ELECTRICAL PLAN
A-3 ELEVATIONS AND ROOF PLAN

GENERAL NOTES:

1. ALL WALLS STUDS SHALL BE 16" O.C. UNLESS NOTED OTHERWISE BY CONTRACTOR.
2. ALL CEILING JOIST AND ROOF RAFTERS SHALL BE 16" O.C. UNLESS OTHERWISE NOTED BY CONTRACTOR.
3. MAXIMUM SPAN FOR ROOF JOIST AND RAFTERS PER CONTRACTORS SPECS.
4. ALL CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE CODES & ORDINANCES.
5. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
6. THE CONTRACTOR SHALL PROVIDE THE OWNER WITH A COMPLETE LIST OF ALL PRODUCTS, APPLIANCES & MATERIALS TO BE USED PRIOR TO PURCHASE AND INSTALLATION.
7. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AND INSPECTIONS.
8. THE CONTRACTOR SHALL PROVIDE ALL THE NECESSARY CALCULATIONS, DRAWINGS, AND OTHER REQUIREMENTS FOR THE DESIGN AND INSTALLATION OF THE FOUNDATION.
9. THE FOUNDATION SHALL BE DESIGNED BY A PROFESSIONAL STRUCTURAL ENGINEER CURRENTLY REGISTERED IN THE STATE OF TEXAS, WHO HAS AT LEAST FIVE YEARS EXPERIENCE IN THE DESIGN OF FOUNDATIONS FOR SOILS IN THE DALLAS AND FT. WORTH AREA.
10. ALL REQUIRED SOIL TESTING, INVESTIGATIONS, LAB ANALYSIS AND OTHER REQUIRED DATA SHALL BE PROVIDED BY THE CONTRACTOR.

WINDOW SCHEDULE

NO.	TYPE	SIZE
A	VERTICAL SINGLE HUNG VINYL	3'-0"x 5'-0"

DOOR SCHEDULE

NO.	SIZE	FIRE	MATERIAL
1	3'-0"x 6'-8"	B	EXTERIOR DOOR MILL CONST. (UTILITY)
2	3'-0"x 6'-8"	B	INTERIOR WOOD RAISED PANEL
3	12'-0"x 7'-0"	B	OVERHEAD GARAGE DOOR UNIT

COLUMN NOTE:

ALL COLUMNS ARE ESTIMATES ONLY AND NEED TO BE FIELD VERIFIED AND ADJUSTED AS NEEDED IN THE FIELD BY BUILDER.

SPACE LIST

TITLE	SQ.FT.
GARAGE/SHOP	712
CARPORT	736
STORAGE	388
BRICK LEDGE	56
TOTAL UNDER ROOF	1892

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THE LIMIT OF LIABILITY FOR EDR, INC IS NOT TO EXCEED THE COST OF THE PLANS.

ELLIS COUNTY REPROGRAPHICS, INC

DRAWN BY: ALAN LOOSIER
BUILDER:
SCALE: 1/4"=1'-0"
DATE: 07-14-2025
CAD FILE: DUNCAN.DWG

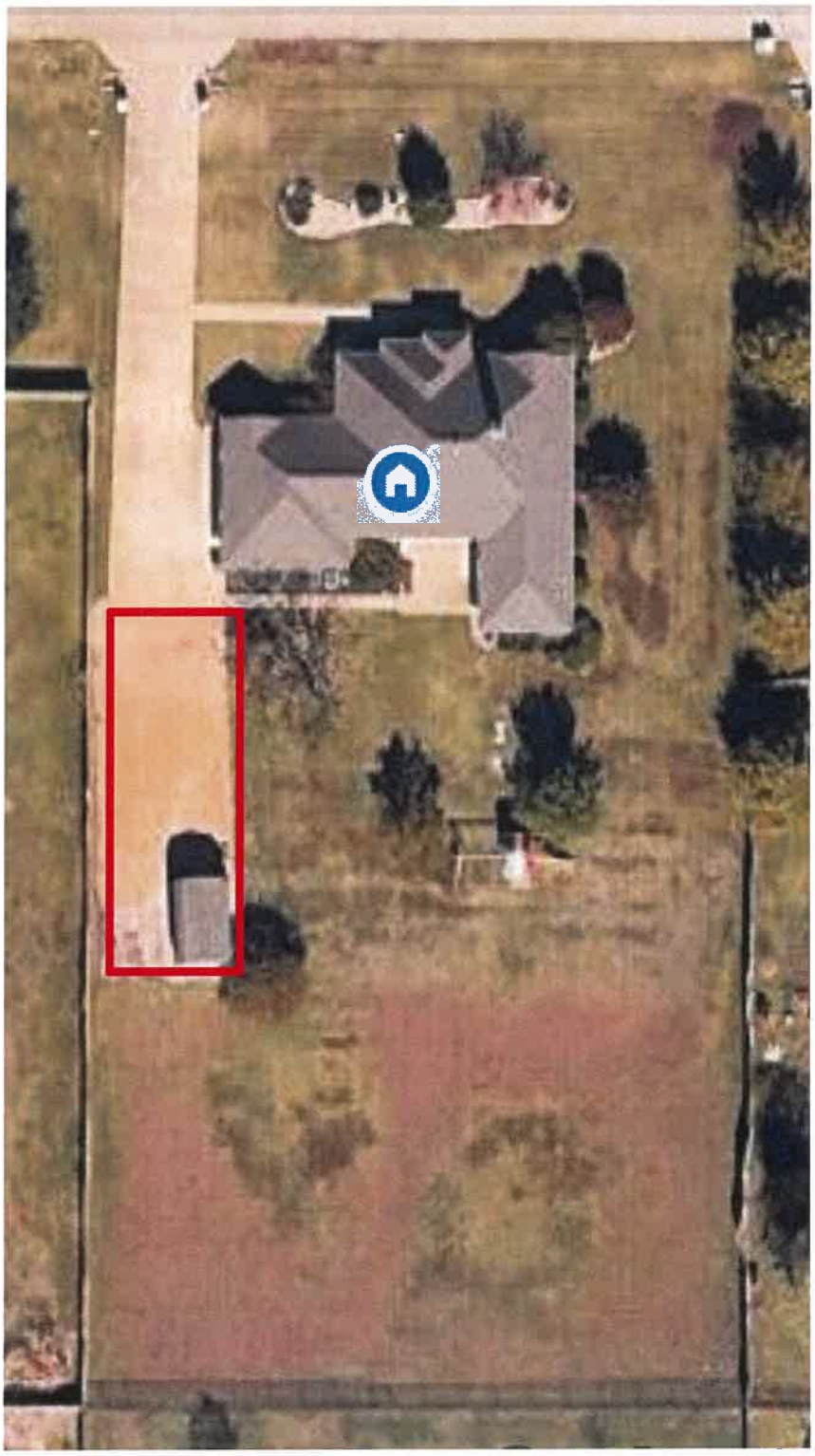
DRAWN BY:
Ellis County Reprographics, Inc.
351 SOUTH RING ROAD
WAXAHACHIE, TEXAS 75165
972-938-3430

PLANS FOR:
BRYAN DUNCAN
2389 SADDLEBROOK LANE
ROCKWALL, TEXAS

DRAWING:
FLOOR PLAN

SHEET NO.
A-1

2389 Saddlebrook Ln, Rockwall TX 75087



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 A CARPORT AND ACCESSORY BUILDING ON A ONE (1) ACRE PARCEL OF LAND IDENTIFIED AS LOT 18, BLOCK B, OF THE 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.

WHEREAS, the City has received a request from Stephen B. Duncan for the approval of a *Specific Use Permit (SUP)* for a *Carport and Accessory Building* on a one (1) acre parcel of land identified as Lot 18, Block B, of the Saddlebrook Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District land uses, addressed as 2389 Saddlebrook Lane, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for a *Carport and Accessory Building* as stipulated by Subsection 01.02, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential Standards*; Section 03.06, *Single-Family 16 (SF-16) District*; and Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*], and with the following conditions:

DRAFT 03.13.2025

2.1. OPERATIONAL CONDITIONS

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

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

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

(3) The *Carport and Accessory Building* shall not exceed a total maximum size of 1,892 SF; and,

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

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

2.2. COMPLIANCE

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

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

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

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

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

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

DRAFT ORDINANCE 05.15.2025

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 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 09.15.2025

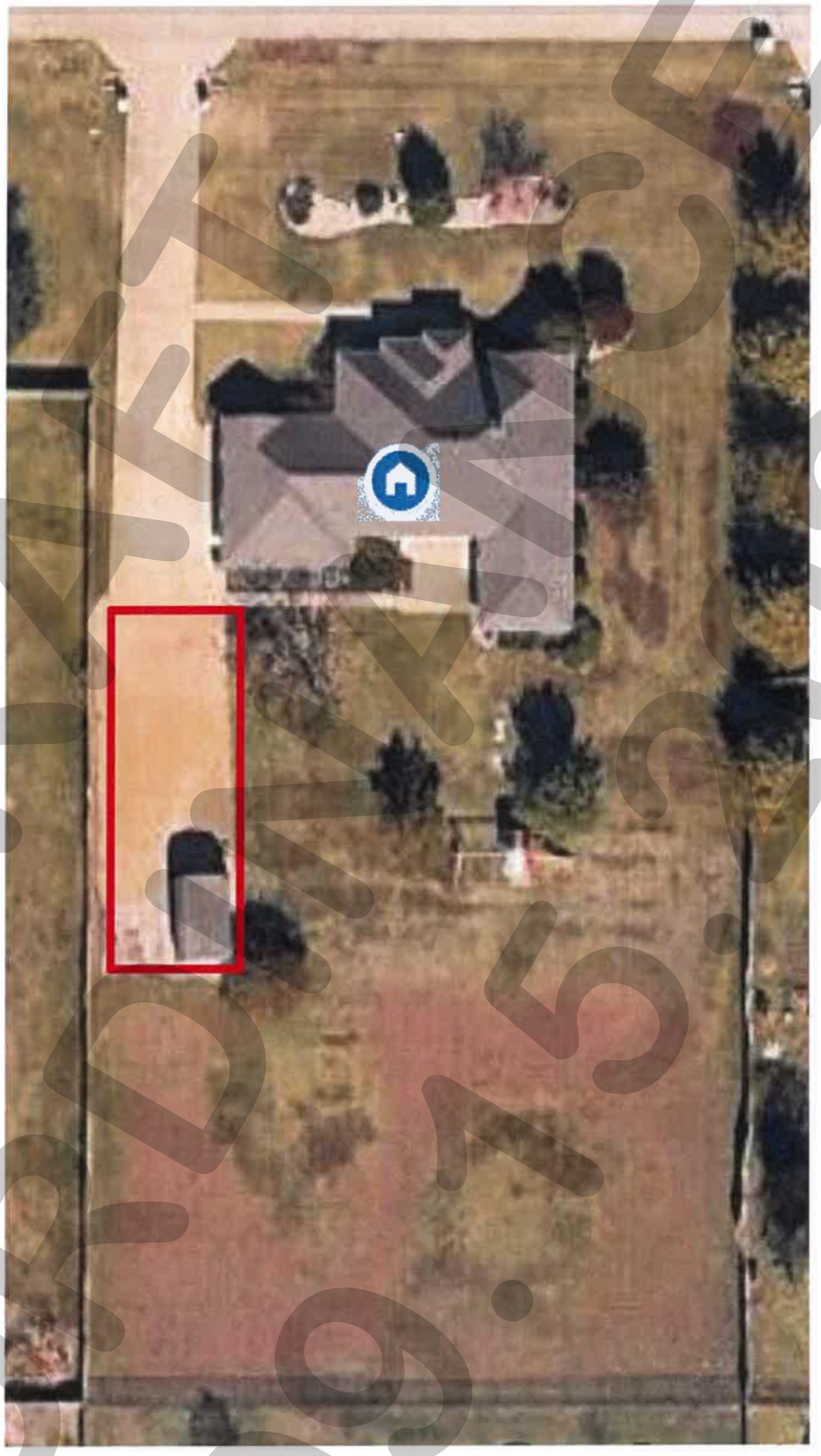
Exhibit 'A'
Legal Description

Address: *2389 Saddlebrook Lane*
Legal Description: *Lot 18, Block B, Saddlebrook Estates #2 Addition*



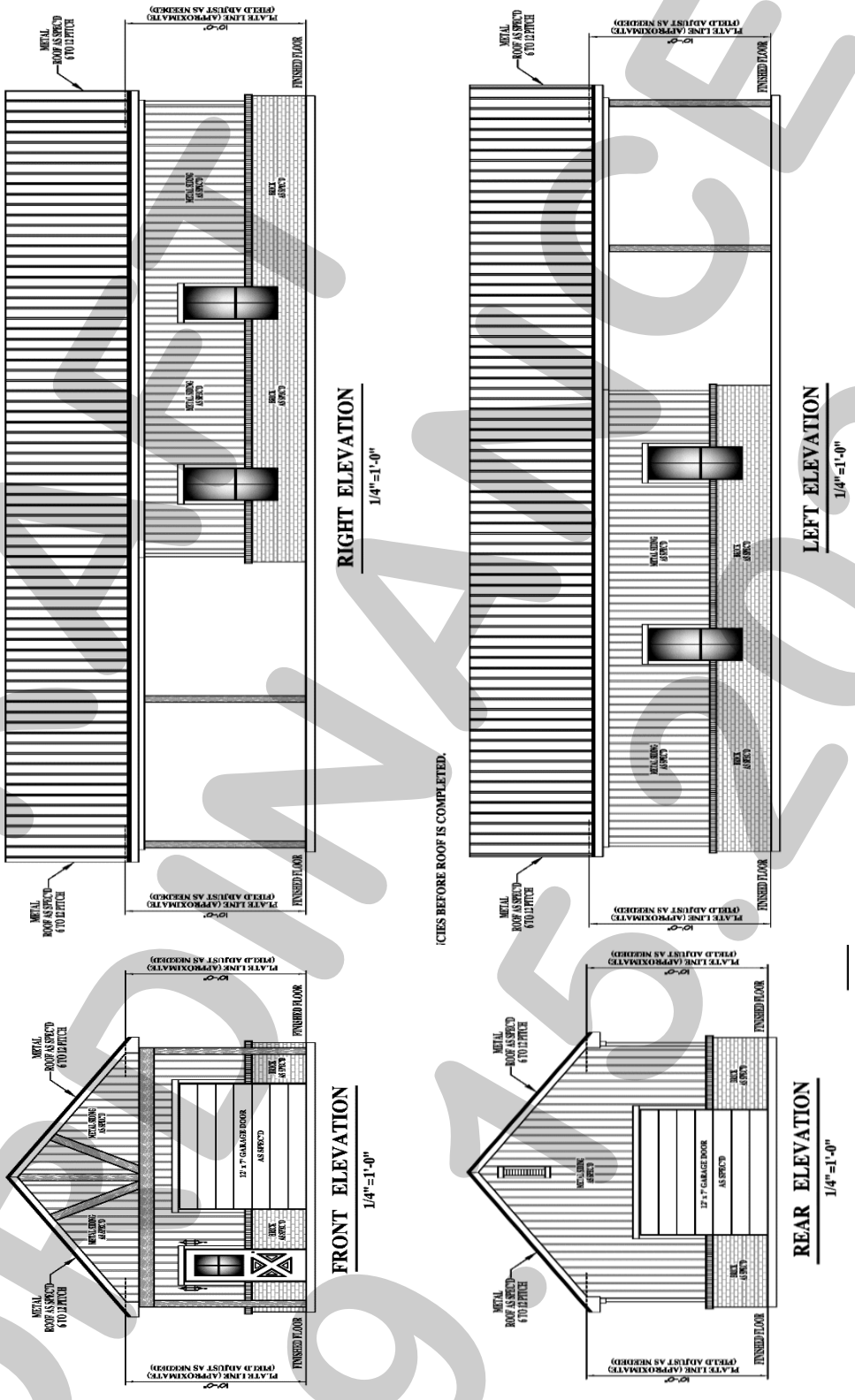
DRAFT
05/05/2025

Exhibit 'B'
Site Plan



DRAFT
09.15.2025

Exhibit 'C':
Building Elevations



DRAFT
09/15/2025

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:	September 15, 2025
APPLICANT:	Lisa Deaton; *Palm Development Partners, LLC*
CASE NUMBER:	Z2025-055; *PD Development Plan for 1301 S. Goliad Street*

SUMMARY

Hold a public hearing to discuss and consider a request by Lisa Deaton of Palm Development Partners, LLC on behalf of Donna Perry of East Shore J/V for the approval of a *PD Development Plan* for *Medical Office Building* on a 1.4384-acre parcel of land identified as Lot 27, Block A, The Standard-Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 68 (PD-68) for Commercial (C) District land uses, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1301 S. Goliad Street [*SH-205*], and take any action necessary.

BACKGROUND

The subject property was annexed by the City Council on June 20, 1959 by *Ordinance No. 59-02* [*Case No. A1959-002*]. At the time of annexation, the subject property was zoned Agricultural (AG) District. Based on the City's *Historic Zoning Maps*, at some point between annexation and January 3, 1972 the subject property was rezoned to a Light Industrial (LI) District. This zoning designation was again changed to a Commercial (C) District at some point between December 7, 1993 and April 5, 2005. On August 21, 2006 the City Council approved Planned Development District 68 (PD-68) [*Ordinance No. 06-32; Z2006-013*] changing the zoning of the subject property to allow limited Commercial (C) District land uses. Following this approval, the City Council approved a *Master Plat* [*Case No. P2006-043*] and a *Preliminary Plat* [*Case No. P2006-044*] on October 16, 2006. These cases were followed by the approval of a *Final Plat* [*Case No. P2006-056*] on December 11, 2006, that designated the subject property as Lot 4, Block A, Eastshore Addition. On July 16, 2018, the City Council approved a *Final Plat* [*Case No. P2018-019*] that establish the subject property as Lot 27, Block A, The Standard-Rockwall Addition.

PURPOSE

On August 15, 2025, the applicant -- *Lisa Deaton of Palm Development Partners, LLC* -- submitted an application requesting the approval of a *PD Development Plan* to allow the development of *Medical Office Building* on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is generally located on the east corner of the intersection of S. Goliad Street [*SH-205*] and Community Lane. The land uses adjacent to the subject property are as follows:

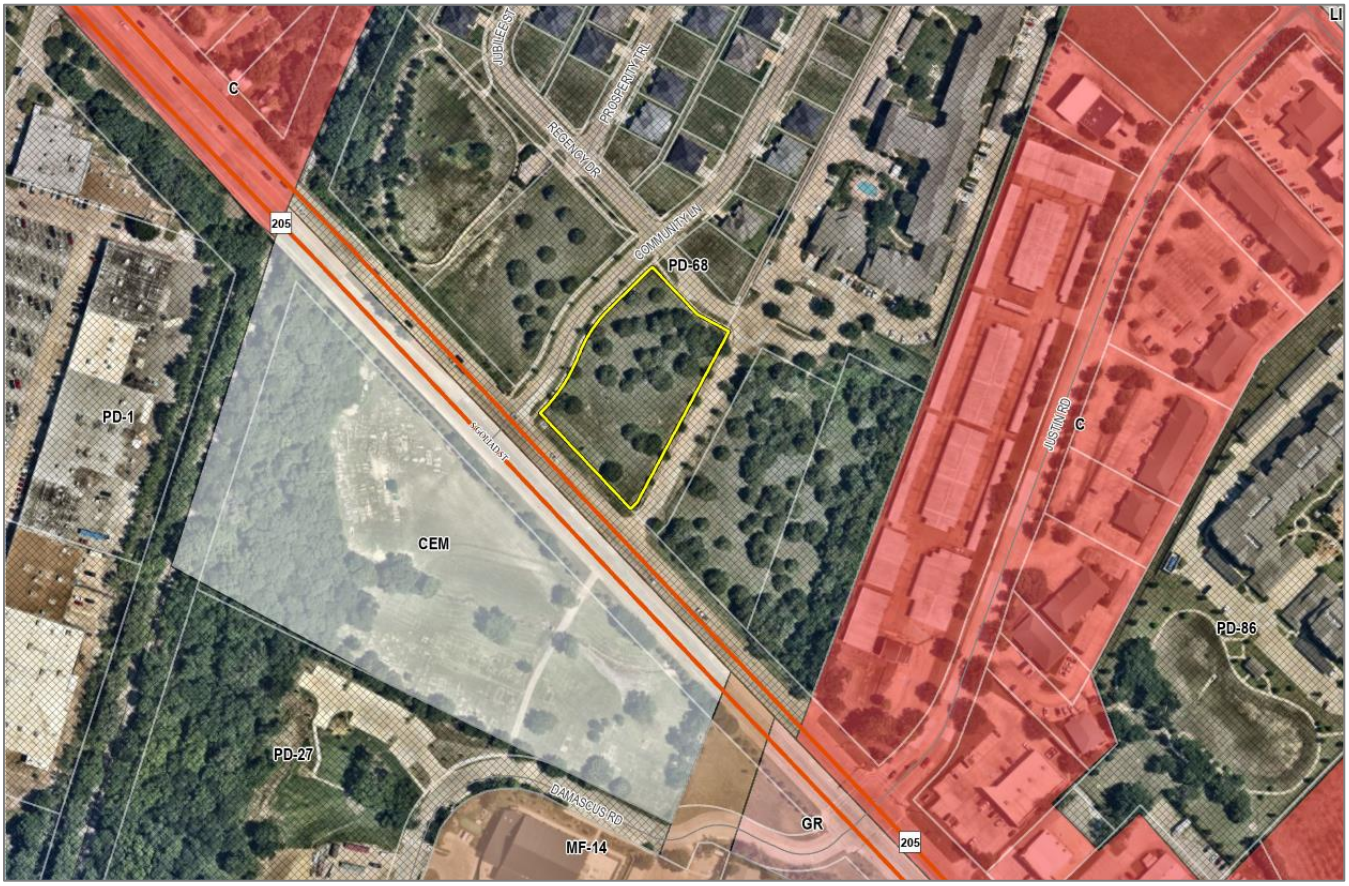
North: Directly north of the subject property is the Standard of Rockwall an *Age Restricted Residential Subdivision* that was established on October 28, 2018 and consists of 47 single-family residential lots. This property is zoned Planned Development District 68 (PD-68) for limited Single Family 7 (SF-7) District land uses. Beyond this is a 1.844-acre parcel of land (*i.e. Lot 1, Block A, Herring Addition*) developed with a *Towing and Impound Yard* zoned Heavy Commercial (HC) District. Following this is a 13.368-acre parcel of land (*i.e. Lot 2, Block A, Rockwall Law Enforcement Center Addition*) developed with the Rockwall County Detention Center.

South: Directly south of the subject property is S. Goliad Street [*SH-205*], which is identified as a P6D (*i.e. principal arterial, six [6] lane, divided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this roadway is a *Cemetery* owned by the City of Rockwall and zoned Cemetery (CEM) District.

East: Directly east of the subject property is an *Age Restricted Apartment Complex* (*i.e. Evergreen Apartments*) on a 6.579-acre parcel of land (*i.e. Lot 3, Block A, Eastshore Addition*), followed by two (2) vacant parcels of land (*i.e. Lots 1 & 2, Block A, Eastshore Addition*). Beyond this is a *Mini-Warehouse* facility (*i.e. Advantage Self-Storage*), which consists of 555 units on a 4.8164-acre parcel of land (*i.e. Lot 2R-A, Block B, Lofland Industrial Park Addition*) that is zoned Commercial (C) District. East of this is Justin Road, which is identified as a M4U (*i.e. major arterial, four [4] lane, divided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

West: Directly west of the subject property is S. Goliad Street [*SH-205*], which is identified as a P6D (*i.e. principal arterial, six [6] lane, divided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. West of this roadway is a *Cemetery* owned by the City of Rockwall and zoned Cemetery (CEM) District.

MAP 1. LOCATION MAP
YELLOW: SUBJECT PROPERTY



CHARACTERISTICS OF THE REQUEST

The applicant has submitted a concept plan and conceptual building elevations depicting the establishment of a *Medical Office Building* on the subject property. Based on the provided concept plan, the proposed development will not take direct access off of S. Goliad Street [*SH-205*], rather access will be taken off Community Lane and a provided access easement along the south property line. In addition, the proposed *Medical Office Building* will be one (1) story, approximately 10,377 SF in size, and have 52 parking spaces. The applicant is also proposing a *Private Sports Court with Dedicated Lighting*. This sports court will be private and only for the use of the clients of the *Medical Office*.

CONFORMANCE WITH PLANNED DEVELOPMENT DISTRICT 68 (PD-68)

According to the *Concept Plan* contained in Planned Development District 68 (PD-68) [*Ordinance No. 17-05*] the subject property is situated within *Area 2*, which -- *according to Ordinance No. 17-05* -- is designated for limited Commercial (C) District land uses. In this case, the applicant is proposing a *Medical Office Building*, which is permitted *by-right* within a Commercial (C) District. The following is a summary of the density and dimensional requirements for a property located within a Commercial (C) District, and how the proposed project conforms to these requirements:

TABLE 1: COMMERCIAL (C) DISTRICT STANDARDS

Ordinance Provisions	Zoning District Standards	*Conformance to the Standards*
Minimum Lot Area	10,000 SF	1.438-Acres; *In Conformance*
Minimum Lot Width	60'	*X >60-feet; In Conformance*
Minimum Lot Depth	100'	*X >100-feet; In Conformance*
Minimum Front Yard Setback [1] & [2]	25'	*X > 25-feet; In Conformance*
Minimum Side Yard Setback [3]	10'	*X > 10-feet; In Conformance*
Minimum Rear Yard Setback [3]	10'	*X > 10-feet; In Conformance*
Minimum Between Buildings [3]	20'	*X > 20-feet; In Conformance*
Maximum Building Height [4]	60'	*X < 60%; In Conformance*
Maximum Lot Coverage	60%	X < 60%; *In Conformance*
Minimum Landscaping	20%	X > 20%; *In Conformance*

GENERAL NOTES:

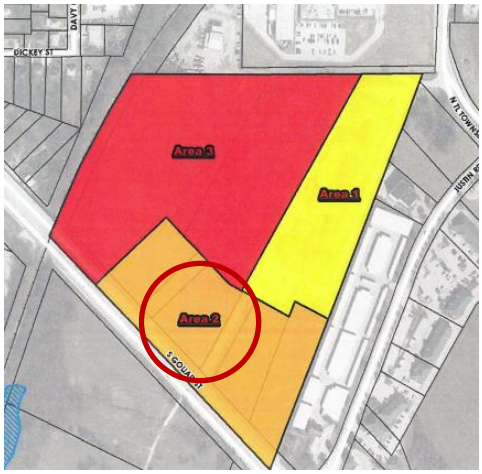
[1]: *FROM FUTURE RIGHT-OF-WAY AS SHOWN ON THE ADOPTED MASTER THOROUGHFARE PLAN OR AS ACTUALLY EXISTS, WHICHEVER IS GREATER.*

[2]: *PARKING SHOULD NOT BE LOCATED BETWEEN THE FRONT FAÇADE AND THE PROPERTY LINE, UNLESS LOCATED WITHIN AN OVERLAY DISTRICT.*

[3]: *THE SETBACK CAN BE REDUCED TO ZERO (0) FEET WITH A FIRE RATED WALL.*

[4]: *BUILDING HEIGHT MAY BE INCREASED UP TO 240-FEET IF APPROVED THROUGH A SPECIFIC USE PERMIT (SUP) BY THE PLANNING AND ZONING COMMISSION AND CITY COUNCIL.*

FIGURE 1: CONCEPT PLAN FOR PD-68
RED CIRCLE = APPROXIMATE LOCATION OF SUBJECT PROPERTY



Staff has provided the concept plan from the Planned Development District 68 (PD-68) ordinance [*Ordinance No. 17-05*] that depicts *Area 2* in *Figure 1*. Based on the *PD Development Standards -- outlined within the PD-68 ordinance --*, *Area 2* is intended for limited Commercial (C) District land uses, and where the land uses prohibited within the ordinance are land uses that are not always appropriate when adjacent to residential land uses (*i.e. Areas 1 & 3*). In this case, there are residential adjacencies north of the subject property. That being said, given the residential adjacency and the adjacency along a major thoroughfare (*i.e. S. Goliad Street [SH-205]*), *Area 2* can be developed with land uses that are compatible with the existing surrounding residential, but are cognizant of the major thoroughfare. In this case, the proposed *Medical Office* is allowed *by-right* on the subject property and appears to meet the intent of Planned Development District 68 (PD-68); however, the proposed *PD Development Plan* is a discretionary decision for the City Council, pending a recommendation from the Planning and Zoning Commission.

CONFORMANCE WITH THE CITY'S CODES

According to Table 5, *Parking Requirement Schedule*, of Article 06, *Parking and Loading*, of the Unified Development Code (UDC), the *Medical Office* land use required one (1) parking space per 200 SF of building area. In this case, the applicant is proposing a 10,377 SF *Medical Office Building*. Given this, the applicant is required to provide 52 parking spaces (*i.e. 10,377 SF / 200 SF = 51.885 or 52 parking spaces*). Staff should note, that according to Subsection 03.01, *Calculation of Spaces*, of Article 06, *Parking and Loading*, of the Unified Development Code (UDC), if a parking calculation results in a fractional parking space the fraction space shall always be rounded up.

According to Subsection 08.04, *Non-Residential Fences*, of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC), a property located within a Commercial (C) District is permitted either a masonry wall or a wrought iron fence. In this case, the applicant is requesting to utilize an eight (8) foot vinyl fence around the *Private Sports Court*. The applicant has indicated that the proposed *Private Sports Court* is related to the services they provide for children/teens, and that privacy is a concern. This item is discretionary to the City Council and the Planning and Zoning Commission; however, staff should note that other vinyl fences have been approved for *Daycare Facilities*.

In addition to the concept plan, the applicant has provided building elevations. Staff has included these building elevations in the *Draft Ordinance* in order to generally tie down the architecture. That being said, the provided building elevations do not meet the material or articulation standards for a building located within an *Overlay District*. Given this, staff has included a *Condition of Approval* in this memo and an *Operational Condition* in the *Draft Ordinance* that requires the building elevations to be reviewed by the Architecture Review Board (ARB) at the time of site plan. At this time, the City Council and Planning and Zoning Commission are *not* approving any exceptions or variances to the building elevations as part of this *PD Development Plan* request. These will be approved with the site plan should this case be approved.

INFRASTRUCTURE

Based on the applicant's concept plan and the proposed density, there are no major *Rodway* or *Wastewater and Water* infrastructure items related to the request; however, staff should note that detention shall be required.

NOTIFICATIONS

On August 22, 2025, staff mailed 42 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Waterstone Homeowner's Association (HOA), which was the only HOA within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff has not received any notices in regard to the applicant's request.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the applicant's request for a *PD Development Plan* for a *Medical Office Building*, staff would propose the following conditions of approval:

(1) The applicant shall be responsible for maintaining compliance with the concept plan and development standards contained in the *PD Development Plan* ordinance and which are detailed as follows:

   (a) The development of the subject property shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance; and,

   (b) The development of the subject property shall generally conform to the proposed *Conceptual Building Elevations* depicted in *Exhibit 'C'* of this ordinance; however, the Architectural Review Board (ARB) shall review the building elevations at the time of site plan and provide recommendations to the Planning and Zoning Commission. During the site plan process, the Planning and Zoning Commission shall be tasked with approving any exceptions/variances.

(2) Any construction resulting from the approval of this *Planned Development District* 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 September 9, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the PD Development Plan by a vote of 7-0.

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

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

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

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

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

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	1301 S. Goliad St, Rockwall, TX				
SUBDIVISION	The Standard - Rockwall Addition	LOT	27	BLOCK	A
GENERAL LOCATION	Located on the corner of S Goliad and Community Ln				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD-68, SH-205 Overlay	CURRENT USE	None, Vacant lot
PROPOSED ZONING	PD-68, SH-205 Overlay	PROPOSED USE	Business (Medical Office Bldg)
ACREAGE	1.4384	LOTS [CURRENT]	One (1)
		LOTS [PROPOSED]	One (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	East Shore J/V	☑ APPLICANT	Palm Development Partners, LLC
CONTACT PERSON	Donna Perry, Venture Manager	CONTACT PERSON	Lisa Deaton, Chief Operations Officer
ADDRESS	[redacted]	ADDRESS	[redacted]
CITY, STATE & ZIP	[redacted]	CITY, STATE & ZIP	[redacted]
PHONE	[redacted]	PHONE	[redacted]
E-MAIL	[redacted]	E-MAIL	[redacted]

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Donna Perry, Venture Manager [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 $ 221.58 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 15th *DAY OF* August *20* 25. *BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."*

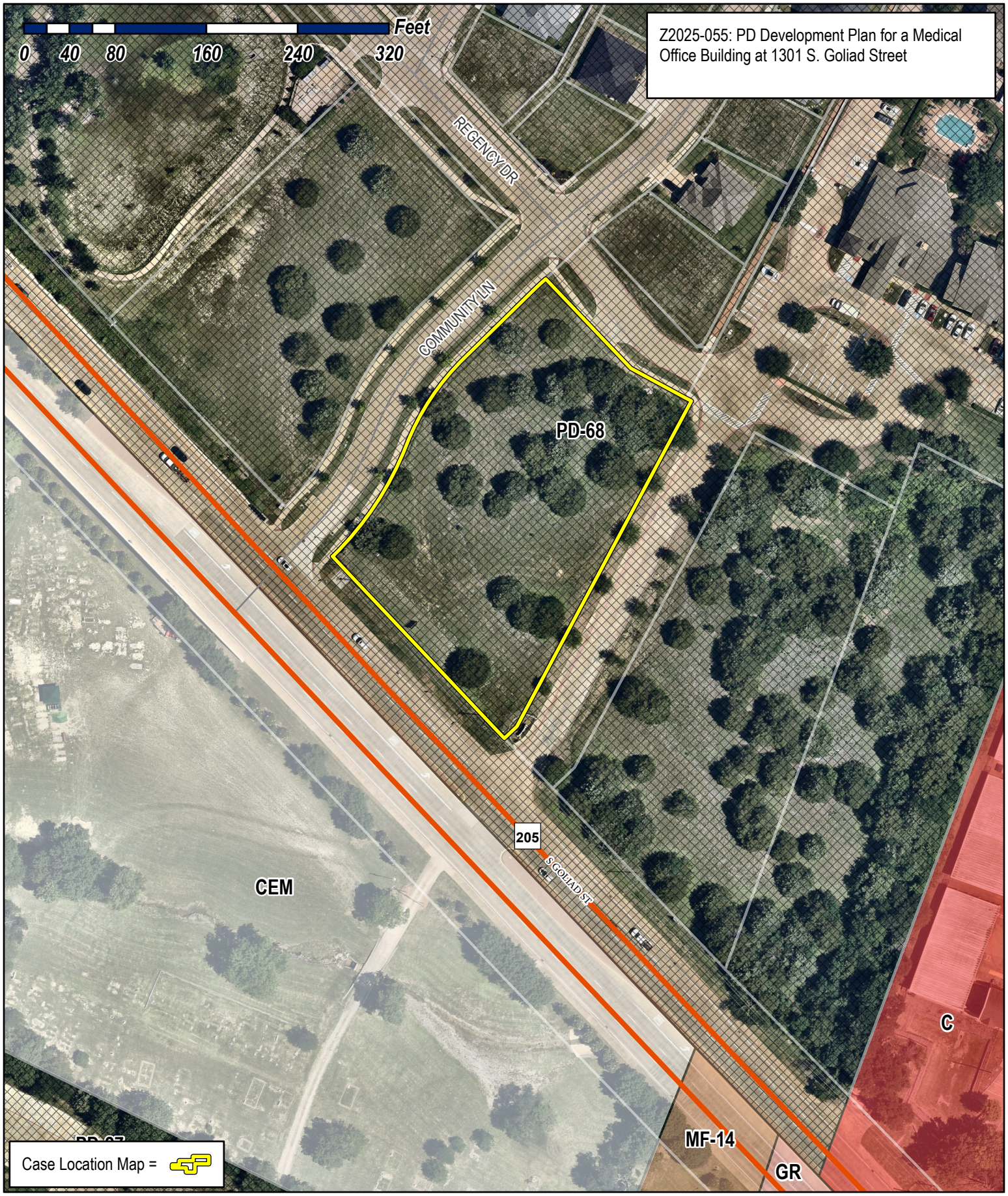
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15th *DAY OF* August *20* 25

OWNER'S SIGNATURE [signature]

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

MY COMMISSION EXPIRES 08/01/29

MELANIA FOSTER NOTARY PUBLIC # 17007040 EXP. 08/01/29 STATE OF OKLAHOMA



City of Rockwall

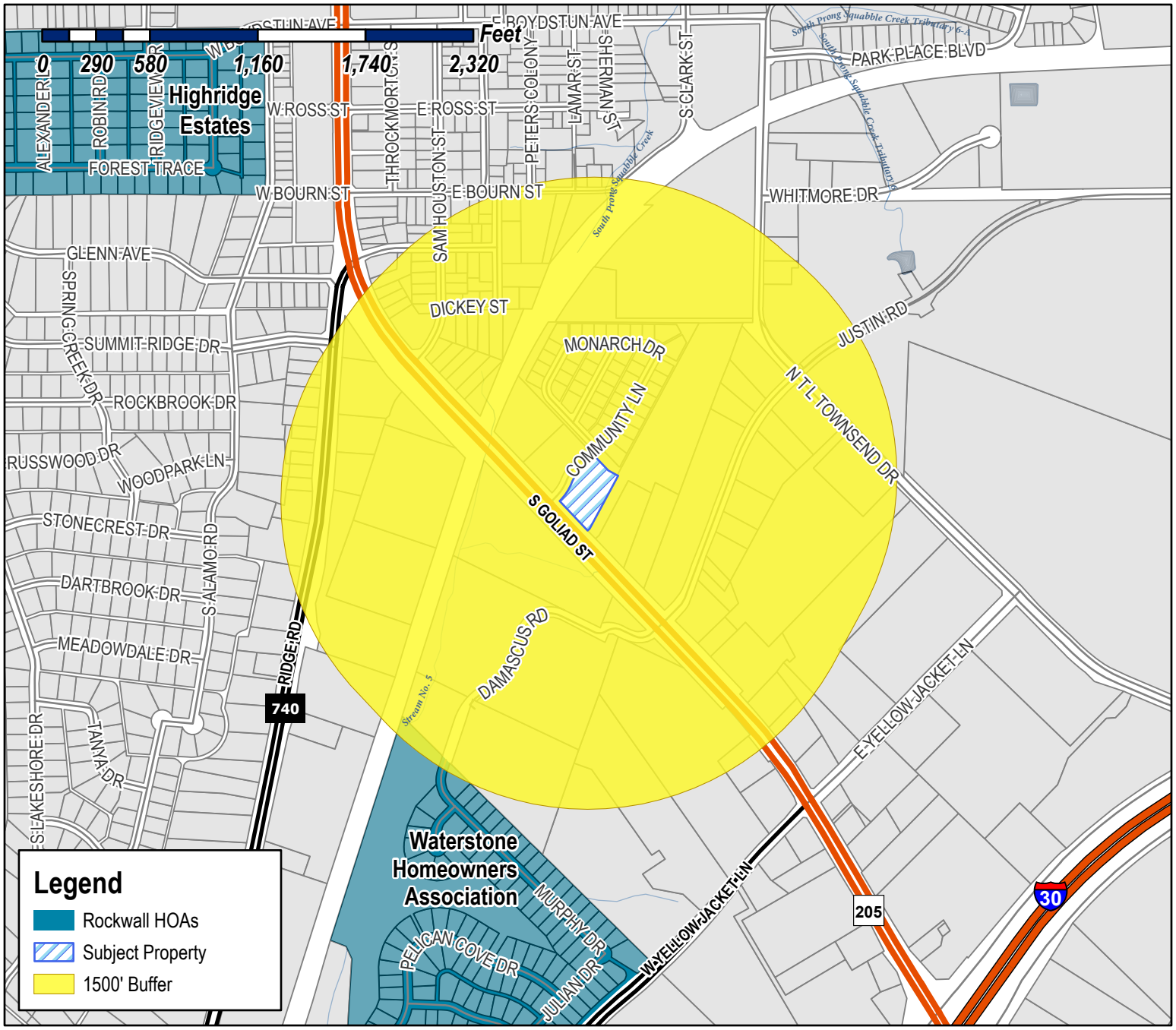
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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

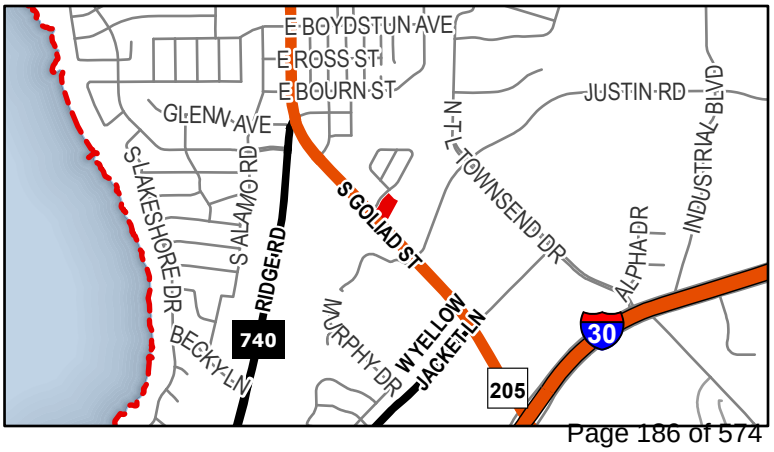
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Case Number: Z2025-055
Case Name: PD Development Plan for a Medical Office Building
Case Type: Zoning
Zoning: Planned Development District 68 (PD-68)
Case Address: 1301 S. Goliad

Date Saved: 8/14/2025
For Questions on this Case Call (972) 771-7745



From: Zavala, Melanie
Cc: Miller, Ryan; Lee, Henry; Ross, Bethany; Guevara, Angelica
Subject: Neighborhood Notification Program [Z2025-055]
Date: Thursday, August 21, 2025 8:19:02 AM
Attachments: Public Notice (08.19.2025).pdf
HOA Map (08.15.2025).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, August 22, 2025. The Planning and Zoning Commission will hold a public hearing on Tuesday, September 9, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, September 15, 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.

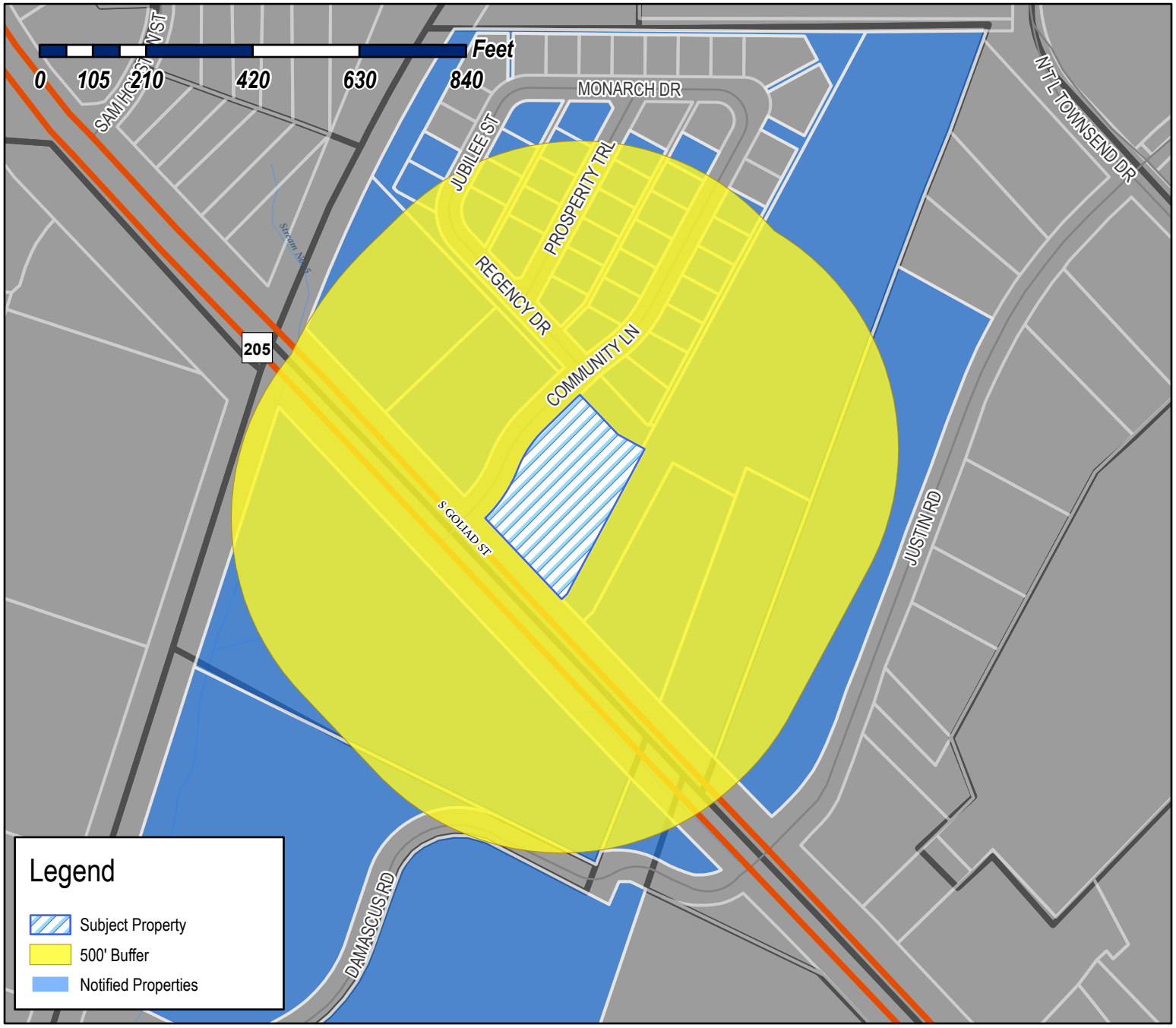
Z2025-055: PD Development Plan for Medical Office Building
Hold a public hearing to discuss and consider a request by Lisa Deaton of Palm Development Partners, LLC on behalf of Donna Perry of East Shore J/V for the approval of a PD Development Plan for Medical Office Building on a 1.4384-acre parcel of land identified as Lot 27, Block A, The Standard-Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 68 (PD-68) for Commercial (C) District land uses, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1301 S. Goliad Street [SH-205], and take any action necessary.

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

City of Rockwall

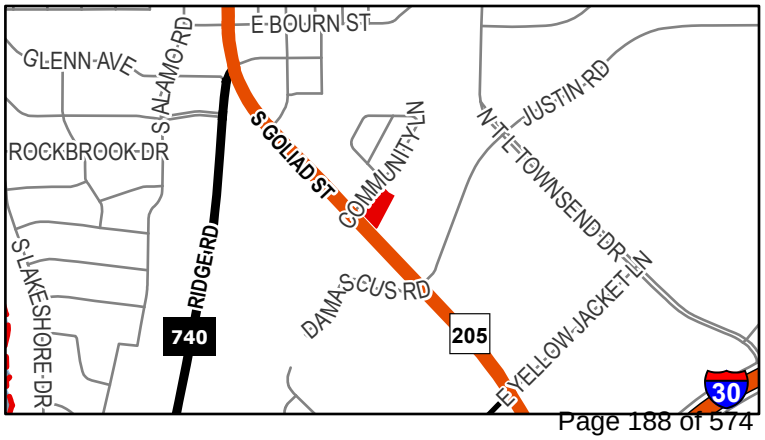
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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Case Number: Z2025-055
Case Name: PD Development Plan for a Medical Office Building
Case Type: Zoning
Zoning: Planned Development District (PD-68)
Case Address: 1301 S. Goliad Street

Date Saved: 8/14/2025
For Questions on this Case Call: (972) 771-7745



ROCKWALL SENIOR COMMUNITY LP
C/O LIFENET COMMUNITY BEHAVIORAL HEALTHCARE
1132 Glade Rd
Colleyville, TX 76034

RESIDENT
1275 S GOLIAD ST
ROCKWALL, TX 75087

RESIDENT
1300 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
1301 S GOLIAD ST
ROCKWALL, TX 75087

RESIDENT
1325 S GOLIAD
ROCKWALL, TX 75087

HERITAGE CHRISTIAN ACADEMY
1408 S GOLIAD ST
ROCKWALL, TX 75087

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

EAST SHORE J/V
5499 Glen Lakes Dr Ste 110
Dallas, TX 75231

RESIDENT
601 COMMUNITY LN
ROCKWALL, TX 75087

RESIDENT
601 PROSPERITY TR
ROCKWALL, TX 75087

RESIDENT
602 COMMUNITY LN
ROCKWALL, TX 75087

THOMAS LOU BERTHA
602 JUBILEE STREET
ROCKWALL, TX 75087

RESIDENT
603 JUBILEE ST
ROCKWALL, TX 75087

RESIDENT
604 PROSPERITY TR
ROCKWALL, TX 75087

ADAIR HARMON L JR AND CAROLE J
605 COMMUNITY DRIVE
ROCKWALL, TX 75087

MORGAN JERRY RAY & GABRIELA HANNI
605 PROSPERITY TRL
ROCKWALL, TX 75087

RESIDENT
606 JUBILEE ST
ROCKWALL, TX 75087

PAMELA K BEERS REVOCABLE TRUST
PAMELA K BEERS- TRUSTEE
606 COMMUNITY LANE
ROCKWALL, TX 75087

RESIDENT
607 COMMUNITY LN
ROCKWALL, TX 75087

CATHEY OPAL A
607 JUBILEE ST
ROCKWALL, TX 75087

RESIDENT
608 PROSPERITY TR
ROCKWALL, TX 75087

MCCURRY JAMES M
609 Prosperity Trl
Rockwall, TX 75087

RESIDENT
610 COMMUNITY LN
ROCKWALL, TX 75087

BUSBY ARTHUR LEE JR &
DOROTHEA BUSBY
611 Community Ln
Rockwall, TX 75087

THE DAVID AND PATRICIA HENDRICKSON LIVING TRUST
DAVID L HENDRICKSON & PATRICIA S HENDRICKSON - TRUSTEES
611 JUBILEE ST
ROCKWALL, TX 75087

ALFRED T WILLIAMS AND PATRICIA M WILLIAMS
REVOCABLE LIVING TRUST
PATRICIA M WILLIAMS - SURVIVOR TRUSTEE
612 PROSPERITY TRL
ROCKWALL, TX 75087

RESIDENT
613 PROSPERITY TR
ROCKWALL, TX 75087

RESIDENT
614 COMMUNITY LN
ROCKWALL, TX 75087

RESIDENT
615 JUBILEE ST
ROCKWALL, TX 75087

MONTGOMERY PAMELA ANN
615 COMMUNITY LN
ROCKWALL, TX 75087

RESIDENT
616 PROSPERITY TR
ROCKWALL, TX 75087

HAMMERLING CHRISTOPHER JOHN AND RONI PENBERTHY
617 PROSPERITY TR
ROCKWALL, TX 75087

GARCIA ROY AND JENIFER
618 COMMUNITY LANE
ROCKWALL, TX 75087

RESIDENT
619 COMMUNITY LN
ROCKWALL, TX 75087

WINCH TERRI L
620 PROSPERITY TRAIL
ROCKWALL, TX 75087

RESIDENT
621 PROSPERITY TR
ROCKWALL, TX 75087

RESIDENT
622 COMMUNITY LN
ROCKWALL, TX 75087

RESIDENT
623 COMMUNITY LN
ROCKWALL, TX 75087

JOHNSON LINDA JONES & ALLEN RAY
626 COMMUNITY LANE
ROCKWALL, TX 75087

RESIDENT
660 JUSTIN RD
ROCKWALL, TX 75087

THE STANDARD MCP LTD
8226 Douglas Ave Ste 709
Dallas, TX 75225

PS LPT PROPERTIES INVESTORS
DEPT-PT-TX-26644
PO BOX 25025
GLENDALE, CA 91201

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:

Z2025-055: PD Development Plan for a Medical Office Building

Hold a public hearing to discuss and consider a request by Lisa Deaton of Palm Development Partners, LLC on behalf of Donna Perry of East Shore J/V for the approval of a PD Development Plan for Medical Office Building on a 1.4384-acre parcel of land identified as Lot 27, Block A, The Standard-Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 68 (PD-68) for Commercial (C) District land uses, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1301 S. Goliad Street [SH-205], 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, September 9, 2025 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, September 15, 2025 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

Henry Lee
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

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

Your comments must be received by *Monday, September 15, 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. Z2025-055: PD Development Plan for a Medical Office Building

Please place a check mark on the appropriate line below:

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

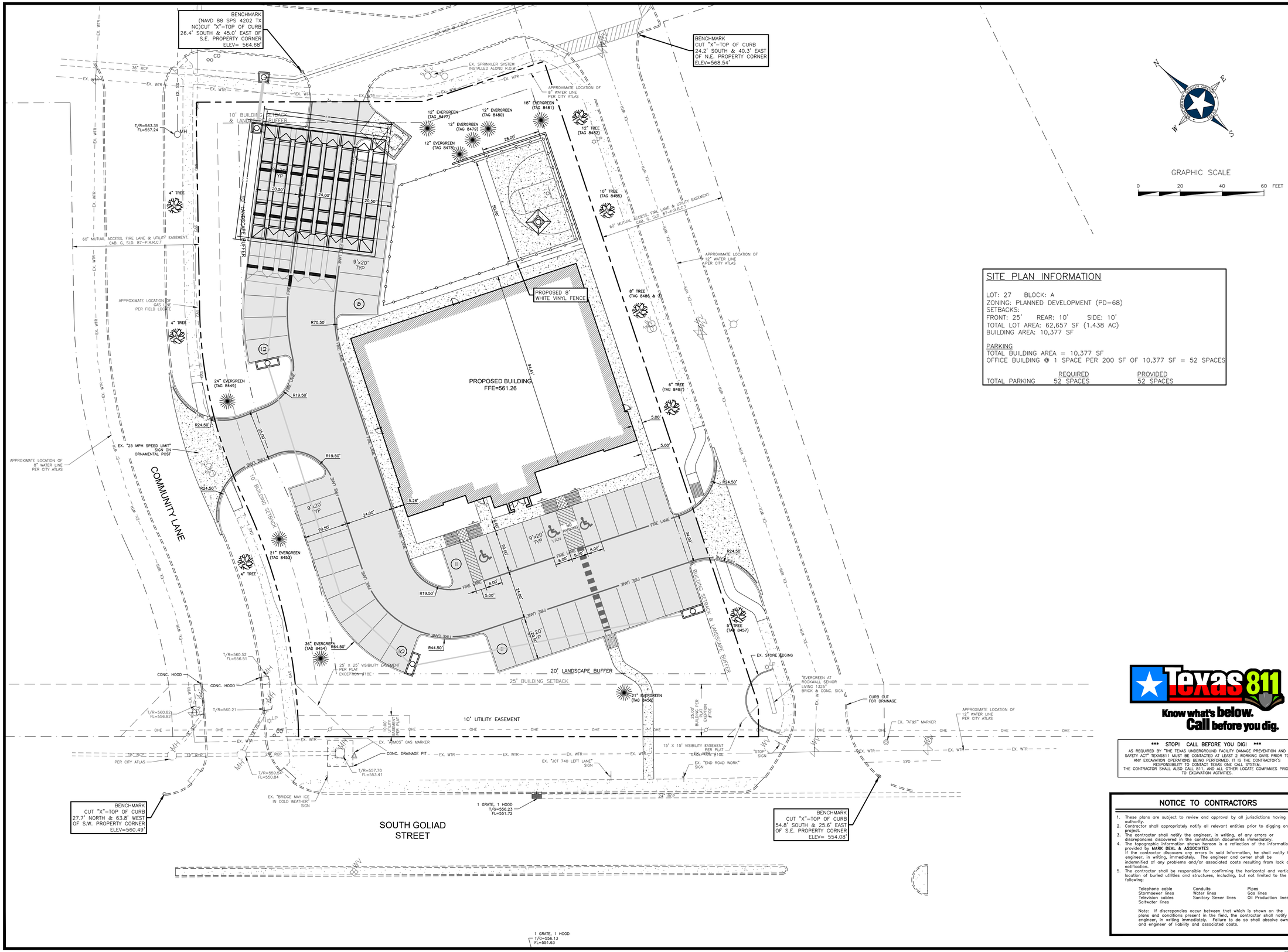
☐ I am opposed to the request for the reasons listed below.

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



SITE PLAN INFORMATION

LOT: 27 BLOCK: A
ZONING: PLANNED DEVELOPMENT (PD-68)
SETBACKS:
FRONT: 25' REAR: 10' SIDE: 10'
TOTAL LOT AREA: 62,657 SF (1.438 AC)
BUILDING AREA: 10,377 SF

PARKING
TOTAL BUILDING AREA = 10,377 SF
OFFICE BUILDING @ 1 SPACE PER 200 SF OF 10,377 SF = 52 SPACES

	REQUIRED	PROVIDED
TOTAL PARKING	52 SPACES	52 SPACES

Texas 811
Know what's below.
Call before you dig.

*** STOP! CALL BEFORE YOU DIG! ***
AS REQUIRED BY "THE TEXAS UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT" TEXAS811 MUST BE CONTACTED AT LEAST 2 WORKING DAYS PRIOR TO ANY EXCAVATION OPERATIONS BEING PERFORMED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT TEXAS ONE CALL SYSTEM.
THE CONTRACTOR SHALL ALSO CALL 811, AND ALL OTHER LOCATE COMPANIES PRIOR TO EXCAVATION ACTIVITIES.

NOTICE TO CONTRACTORS

1. These plans are subject to review and approval by all jurisdictions having authority.
2. Contractor shall appropriately notify all relevant entities prior to digging on this project.
3. The contractor shall notify the engineer, in writing, of any errors or discrepancies discovered in the construction documents immediately.
4. The topographic information shown hereon is a reflection of the information provided by **MARK DEAL & ASSOCIATES**
   If the contractor discovers any errors in said information, he shall notify the engineer, in writing, immediately. The engineer and owner shall be indemnified of any problems and/or associated costs resulting from lack of notification.
5. The contractor shall be responsible for confirming the horizontal and vertical location of buried utilities and structures, including, but not limited to the following:

Telephone cable	Conduits	Pipes
Stormsewer lines	Water lines	Gas lines
Television cables	Sanitary Sewer lines	Oil Production lines
Saltwater lines		

Note: If discrepancies occur between that which is shown on the plans and conditions present in the field, the contractor shall notify the engineer, in writing immediately. Failure to do so shall absolve owner and engineer of liability and associated costs.

SUBMITTAL / REVISIONS	DATE	BY

BENCHMARK DESIGN GROUP
CIVIL / ENVIRONMENTAL / PLANNERS
2026 REPUBLIC DRIVE SUITE B TYLER TEXAS 75701 - (903) 534-5353 - FIRM NUMBER F-7814 - WWW.BENCHMARK-ENGINEERS.COM

THIS DOCUMENT IS RELEASED FOR THE PURPOSES OF INTERIM REVIEW AND COMMENTS UNDER THE AUTHORITY OF
JOHN G. MITCHELL, P.E.,
REGISTRATION NO. 92699
THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION OR BIDDING PURPOSES.

MINDFUL WELLNESS
ROCKWALL, TX

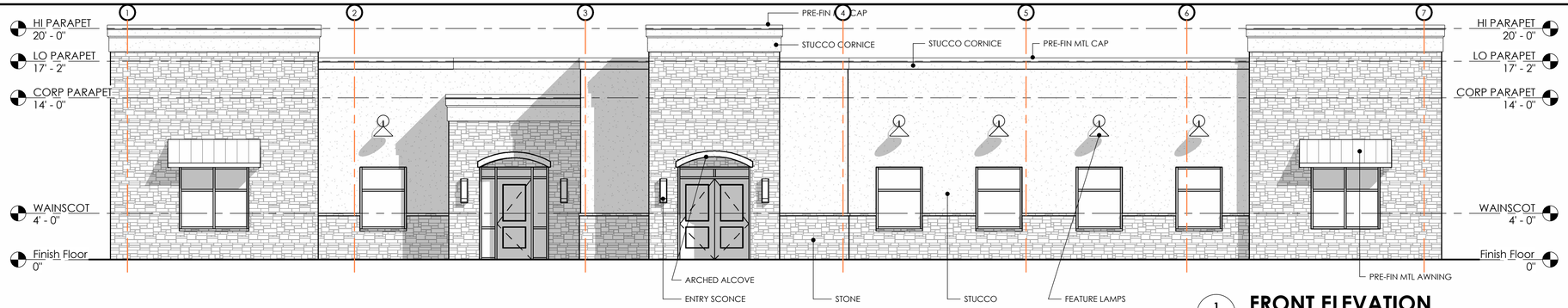
CONCEPT SITE PLAN

BENCHMARK DESIGN GROUP

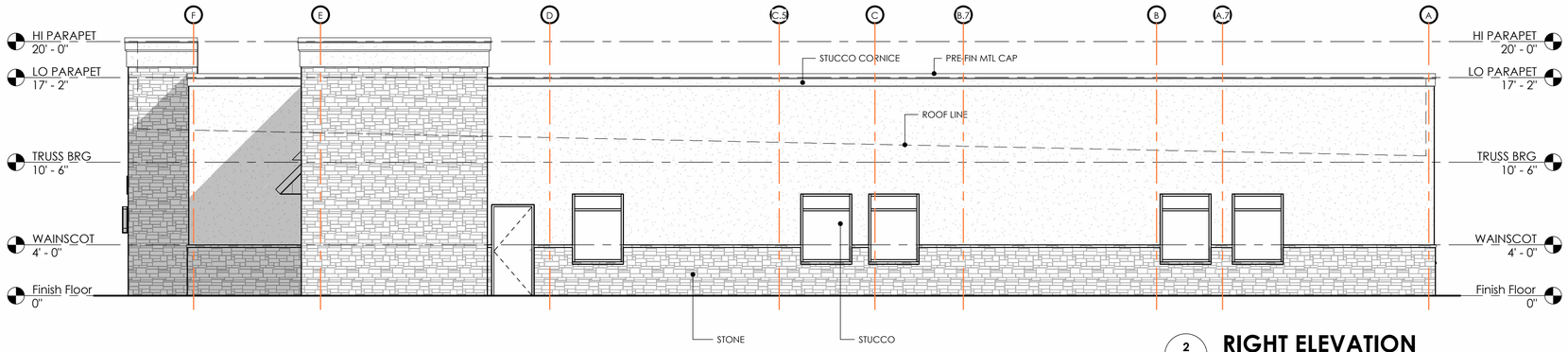
DRAWN BY:	CCB
CHECKED BY:	JGM
DATE:	JUNE 2025
JOB NO:	2025.036
SHEET NO.	EX

F:\Projects\2025\2025.036 Palm Development - Rockwall, TX\dwg\2025.036.dwg, 9/2/2025 9:36:01 AM, Andrew

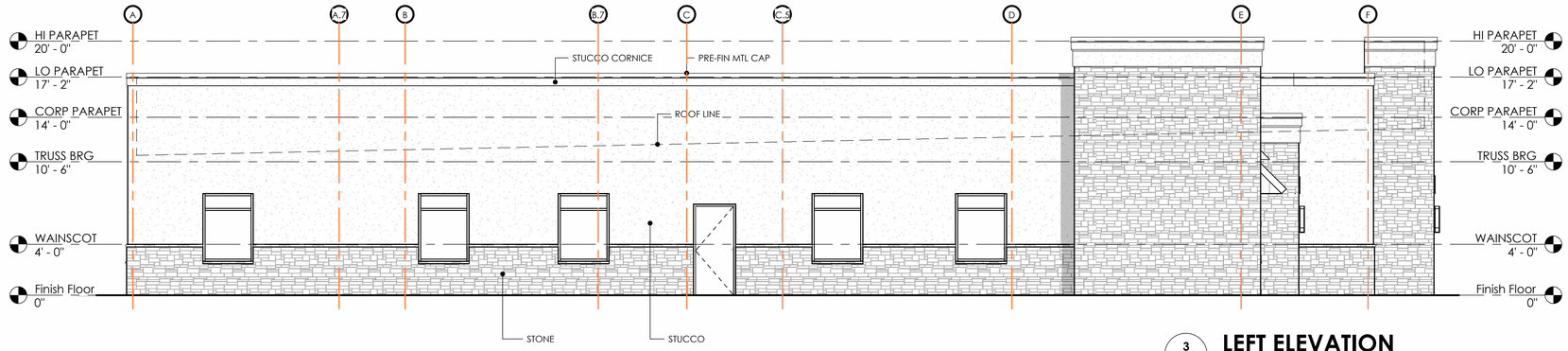
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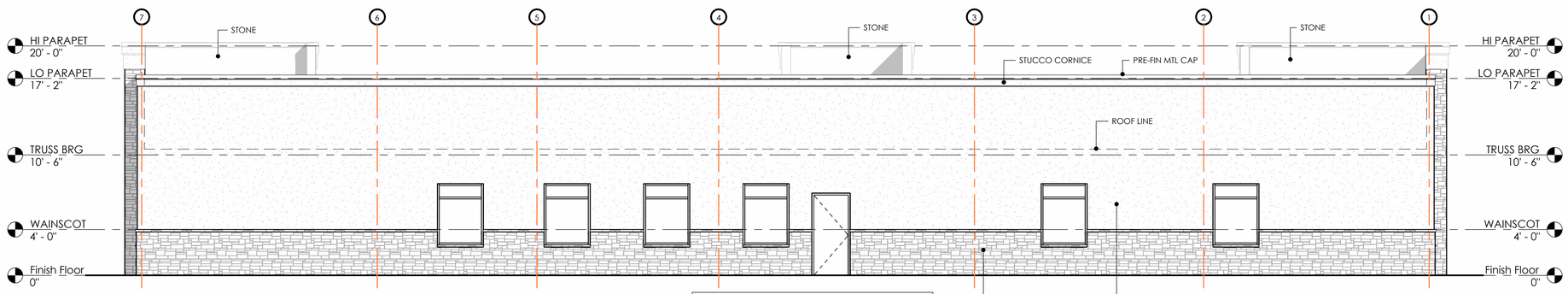
1 DP2 **FRONT ELEVATION**
SCALE: 3/16" = 1'-0"



2 DP2 **RIGHT ELEVATION**
SCALE: 3/16" = 1'-0"



3 DP2 **LEFT ELEVATION**
SCALE: 3/16" = 1'-0"



4 DP2 **REAR ELEVATION**
SCALE: 3/16" = 1'-0"

MATERIAL COVERAGE

Stucco	3,847 SF	57%
Stone	2,941 SF	43%

TLM ASSOCIATES
Architects + Engineers

REVISIONS

NO.	DATE	BY	DESCRIPTION

CONSULTANT

Preliminary
Not For Construction

TLM ASSOCIATES, INC.
ARCHITECTS + ENGINEERS
www.tlmae.com
117 East LaFayette Street Jackson, Tennessee
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ARCHITECTURAL ELEVATIONS

MINDFUL HEALTH
ROCKWALL, TEXAS FACILITY
FOR
PALM DEVELOPMENT
1301 S. GOLIAD ST. ROCKWALL, TEXAS 75087

15 AUG 2025

T0105

DP2



TLM ASSOCIATES
Architects + Engineers

REVISIONS

NO.	DATE	BY	DESCRIPTION

CONSULTANT

Preliminary
Not For Construction

TLM ASSOCIATES, INC.
ARCHITECTS + ENGINEERS
117 East LaFayette Street Jackson, Tennessee
731.988.9840 (phone) - 731.988.9959 (fax)
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RENDERING

MINDFUL HEALTH
ROCKWALL, TEXAS FACILITY
FOR
PALM DEVELOPMENT
1301 S. GOLIAD ST. ROCKWALL, TEXAS 75087

15 AUG 2025

T0105

DP1

CITY OF ROCKWALL

ORDINANCE NO. 25-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 68 (PD-68) [*ORDINANCE NO. 17-05*] AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A PD DEVELOPMENT PLAN FOR A MEDICAL OFFICE BUILDING ON A 1.4384-ACRE PARCEL OF LAND IDENTIFIED AS LOT 27, BLOCK A, THE STANDARD-ROCKWALL ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED AND DEPICTED HEREIN BY *EXHIBIT 'A'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Lisa Deaton of Pal Development Partners, LLC on behalf of Donna Perry of East Shore J/V for the approval of a *PD Development Plan* for a *Medical Office Building*, on a 1.4384-acre parcel of land identified as Lot 27, Block A, The Standard-Rockwall Addition, City of Rockwall, Rockwall County, Texas and more fully described and depicted in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 68 (PD-68) [*Ordinance No. 17-05*] 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 Planned Development District 68 (PD-68) [*Ordinance No. 17-05*] and the Unified Development Code [*Ordinance No. 20-02*], as heretofore amended, shall be further amended by adopting this *PD Development Plan* and amending the official zoning map of the City of Rockwall for the *Subject Property*; and,

SECTION 2. That development of the *Subject Property* shall generally be in accordance with the *Concept Plan*, depicted in *Exhibit 'B'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'B'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*; and,

SECTION 3. That development of the *Subject Property* shall generally be in accordance with the *Conceptual Building Elevations*, depicted in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*; and,

DRAFT 09.15.25

SECTION 4. That the *Subject Property* shall be used only in the manner and for the purposes provided for in Planned Development District 68 (PD-68) [*Ordinance No. 17-05*], the Unified Development Code [*Ordinance No. 20-02*], and in compliance with the following conditions and requirements:

(1) The development of the subject property shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance.

(2) The development of the subject property shall generally conform to the proposed *Conceptual Building Elevations* depicted in *Exhibit 'C'* of this ordinance; however, the Architectural Review Board (ARB) shall review the building elevations at the time of site plan and provide recommendations to the Planning and Zoning Commission. During the site plan process, the Planning and Zoning Commission shall be tasked with approving any exceptions/variances.

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

SECTION 6. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 7. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

SECTION 8. 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*

DRAFT ORDINANCE 09.15.2025

APPROVED AS TO FORM:

_____

Frank J. Garza, *City Attorney*

1st Reading: *September 15, 2025*

2nd Reading: *October 6, 2025*

DRAFT ORDINANCE 09.15.2025

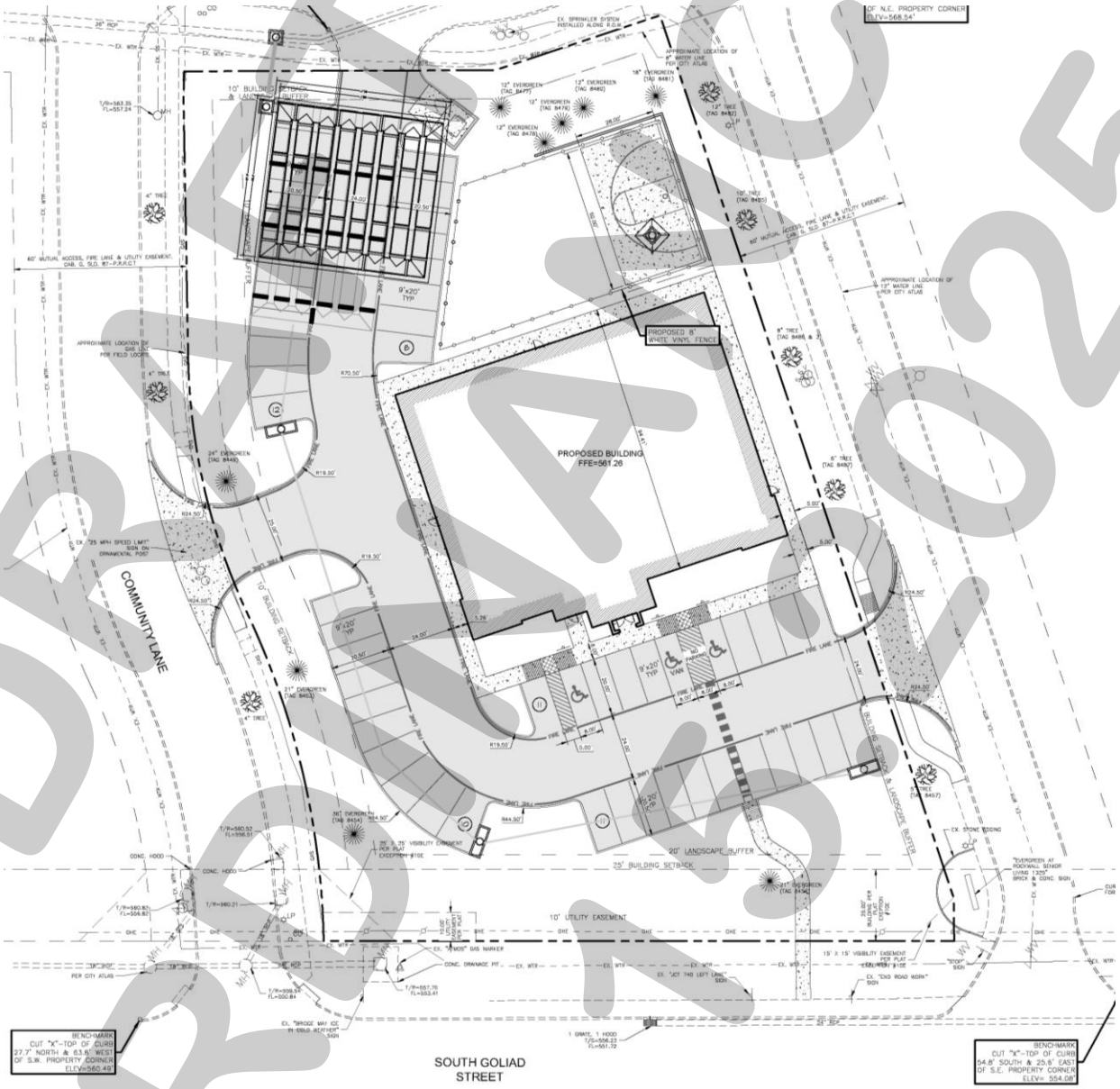
Exhibit 'A':
Location Map

Legal Description: Lot 27, Block A, The Standard-Rockwall Addition



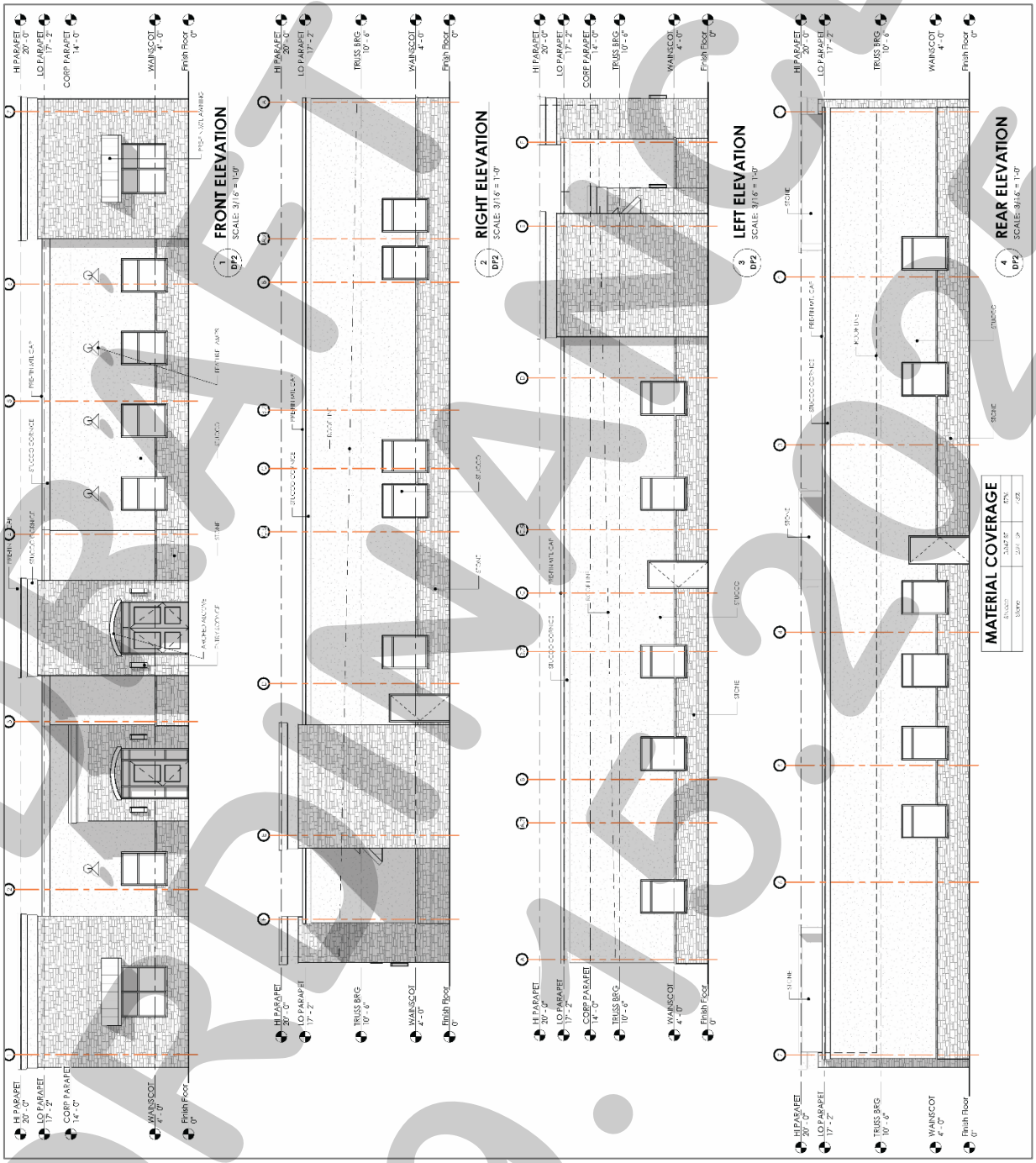
DRAFT 09-23

Exhibit 'B':
Concept Plan



DRAFT
ORDINANCE
09.15.2025

Exhibit 'C':
Conceptual Building Elevations



DRAFT
09.16.2025

CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

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

TO:	Mayor and City Council
DATE:	September 15, 2025
APPLICANT:	Nahomi Anaya
CASE NUMBER:	Z2025-056; *Specific Use Permit (SUP) for Residential Infill at 308 Harborview Drive*

SUMMARY

Hold a public hearing to discuss and consider a request by Nahomi Anaya on behalf of Dustin Fox 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 0.368-acre tract of land identified as a Lot 15, Block C, Harbor Landing, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8), addressed as 308 Harborview Drive, and take any action necessary.

BACKGROUND

The subject property was annexed into the City of Rockwall on October 30, 1973, by *Ordinance No. 73-43* [*i.e. Case No. A1973-005*]. At the time of annexation, the property was zoned Agricultural (AG) District. The subject property was rezoned -- *along with the rest of the Chandler's Landing Subdivision* -- to Planned Development District 8 (PD-8) by *Ordinance No. 73-48* on November 12, 1973. On April 2, 1984, Phase 2 of Harbor Landing Addition -- *being a part of the Chandler's Landing Subdivision* -- was amended by *Ordinance No. 84-16*. A Preliminary Plat [*i.e. Case No. PZ1987-022-01*] and Final Plat [*i.e. Case No. PZ1987-030-01*] were approved on January 1, 1987. A resolution authorizing the settlement of a lawsuit regarding maximum rooftop elevation, maximum pad elevation, and maximum house height was adopted by *Ordinance No. 87-19* on June 15, 1987. A resolution of the City Council of the City of Rockwall clarifying the content of *Ordinance No. 84-16* was adopted on June 15, 1987. The subject property remains zoned Planned Development District 8 (PD-8) and has been vacant since it was annexed.

PURPOSE

The applicant -- *Nahomi Anaya* -- 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 308 Harborview Drive. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are three (3) parcels of land [*i.e. 305, 307, & 309 Harbor Landing Drive*] that are developed with single-family homes. Beyond this is Harbor Landing Drive, which is identified as a *R2* (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. North of this is Phase 1 of Harbor Landing Addition, which was established on December 22, 1986, and consists of 38 residential lots. Beyond that is an open space area owned and maintained by the Chandler's Landing Community Homeowner's Association (HOA). All of these properties are zoned Planned Development District 8 (PD-8).

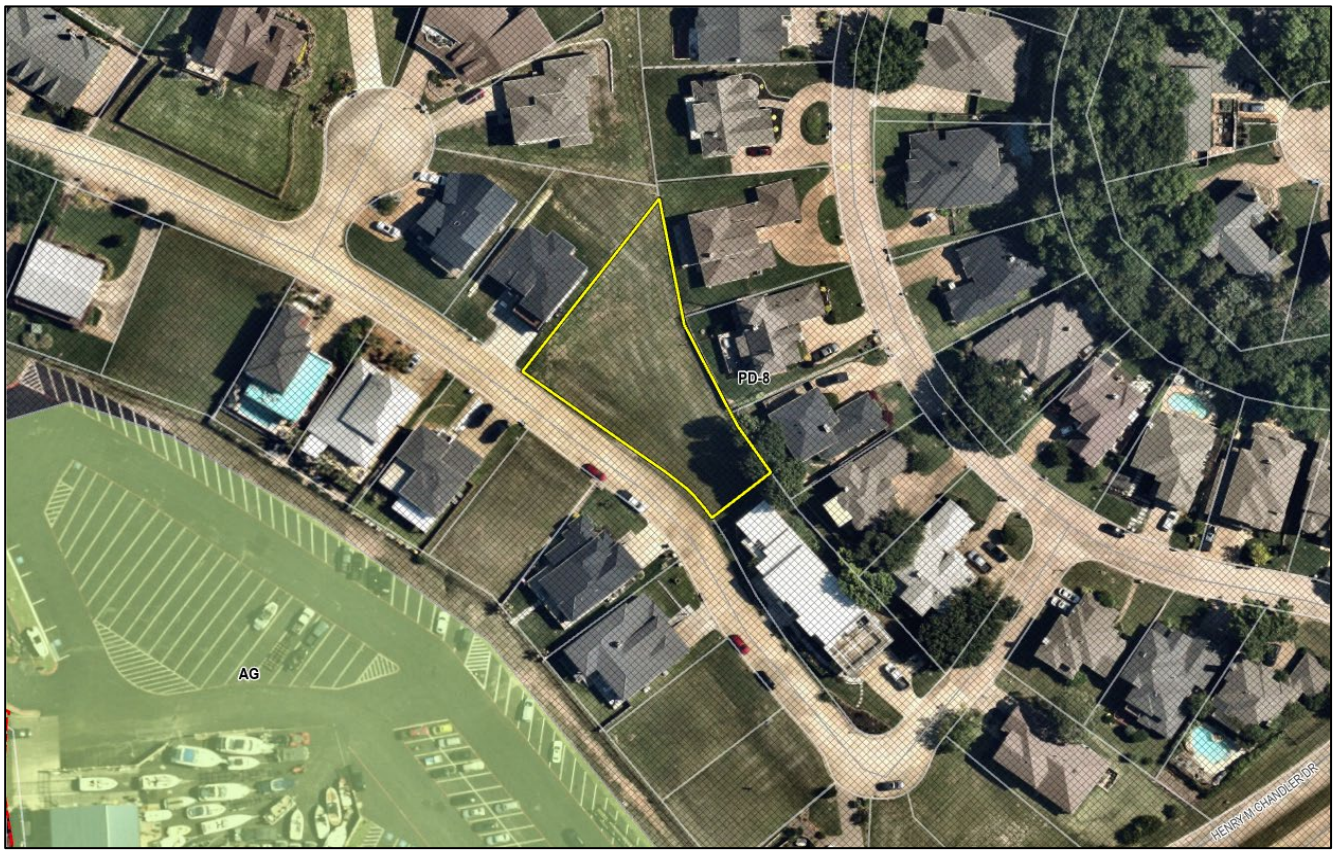
South: Directly south of the subject property is Harborview Drive, which is identified as a *R2* (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are various parcels of land that make up the remainder of Phase 2 of Harbor

Landing Addition, which was established on June 15, 1987, and consists of 32 residential lots. South of this is the Lake Ray Hubbard Takeline and the Chandler's Landing Marina.

East: Directly east of the subject property are various parcels of land developed with single-family homes. All of these homes are within Phase 1 of the Harbor Landing Subdivision, which was established on December 22, 1986, and consists of 38 residential lots. Beyond this is Harbor Landing Drive, which is identified as a *R2* (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. This phase of the Chandler's Landing Subdivision is zoned Planned Development District 8 (PD-8) for single-family land uses.

West: Directly west of the subject property are two (2) parcels of land (*i.e. 310 Harborview Drive and 312 Portview Place*) developed with single-family homes. Beyond this is Portview Place, which is identified as a R2 (*i.e. residential, [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. West of this is the remainder of Phase 2 of Harbor Landing Addition, which was established on June 15, 1987, and consists of 32 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 2 of the Harbor Landing Subdivision, which has been in existence since June 15, 1987, consists of 32 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 Harborview Drive compared to the house proposed by the applicant:

Housing Design and Characteristics	Existing Housing on Harborview Drive	Proposed Housing
Building Height	One (1) & Two (2) Story	Two (2) Story (24'-6")
Building Orientation	Most of the homes are oriented towards their front property line.	The front elevation of the home will face onto Harborview Drive
Year Built	2012-2023	*N/A*
Building SF on Property	4,145 – 6,558 SF	3,995 SF
Building Architecture	Traditional Suburban Residential & Newer Modern Residential Homes & Four (4) Vacant Lots	Comparable Architecture to the Newer Homes in the area.
Building Setbacks:		
Front	The front yard setbacks appear to conform to the required 20-foot front yard setback.	25-Feet
Side	The side yard setbacks appear to conform to the required five (6) foot side yard setback.	X>14'-1"
Rear	The rear yard setbacks appear conform to the required ten (10) feet rear yard setback.	X>18'-4"
Building Materials	Brick, Hardie Board Siding, Stone, and Stucco	Stucco, Lap Siding, Metal Pane, Wood Panel
Paint and Color	White, Cream, Brown, Black, and Grey	White, Brown, Tan
Roofs	Composite Shingles and Metal Roofs	Standing Metal Seam
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 one (1) foot, 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 applicant's proposed garage is oriented one (1) foot, six (6) 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 indicate a roof pitch of 2:12, which does not comply with the requirements set forth in the UDC. Staff should point out that this is not atypical of the area and is comparable to the newer architecture in the area. A waiver to the garage orientation and the roof pitch requirements 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 (2) 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 Harborview Drive and the proposed building elevations in the attached packet.

NOTIFICATIONS

On August 21, 2025, staff mailed 92 notices to property owners and occupants within 500-feet of the subject property. Staff also sent a notice to the Cabana's at Chandler's Landing, Match Point Townhomes, Cutter Hill, Spyglass 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 not received any notices back regarding the applicant's request.

CONDITIONS OF APPROVAL

If City Council chooses to approve of the applicant's request for a *Specific Use Permit (SUP)* 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 September 9, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the *Specific Use Permit (SUP)* by a vote of 7-0.

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

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

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

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

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

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	308 Harborview Dr.				
SUBDIVISION	Harbor Landing Phase 2	LOT	15	BLOCK	C
GENERAL LOCATION	Southwest Rockwall next to the lake				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD-8	CURRENT USE	Vacant
PROPOSED ZONING	N/A	PROPOSED USE	Residential
ACREAGE	0.368 or 16,039sf	LOTS [CURRENT]	15
LOTS [PROPOSED]	N/A		

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

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

☐ OWNER	Dustin Fox	☐ APPLICANT	Nahomi Anaya
CONTACT PERSON	Dustin Fox	CONTACT PERSON	Nahomi Anaya
ADDRESS	[redacted]	ADDRESS	[redacted]
CITY, STATE & ZIP		CITY, STATE & ZIP	
PHONE		PHONE	
E-MAIL		E-MAIL	

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Dustin Fox [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 $ 205.52 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 29th *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 REQUEST FOR PUBLIC INFORMATION."*

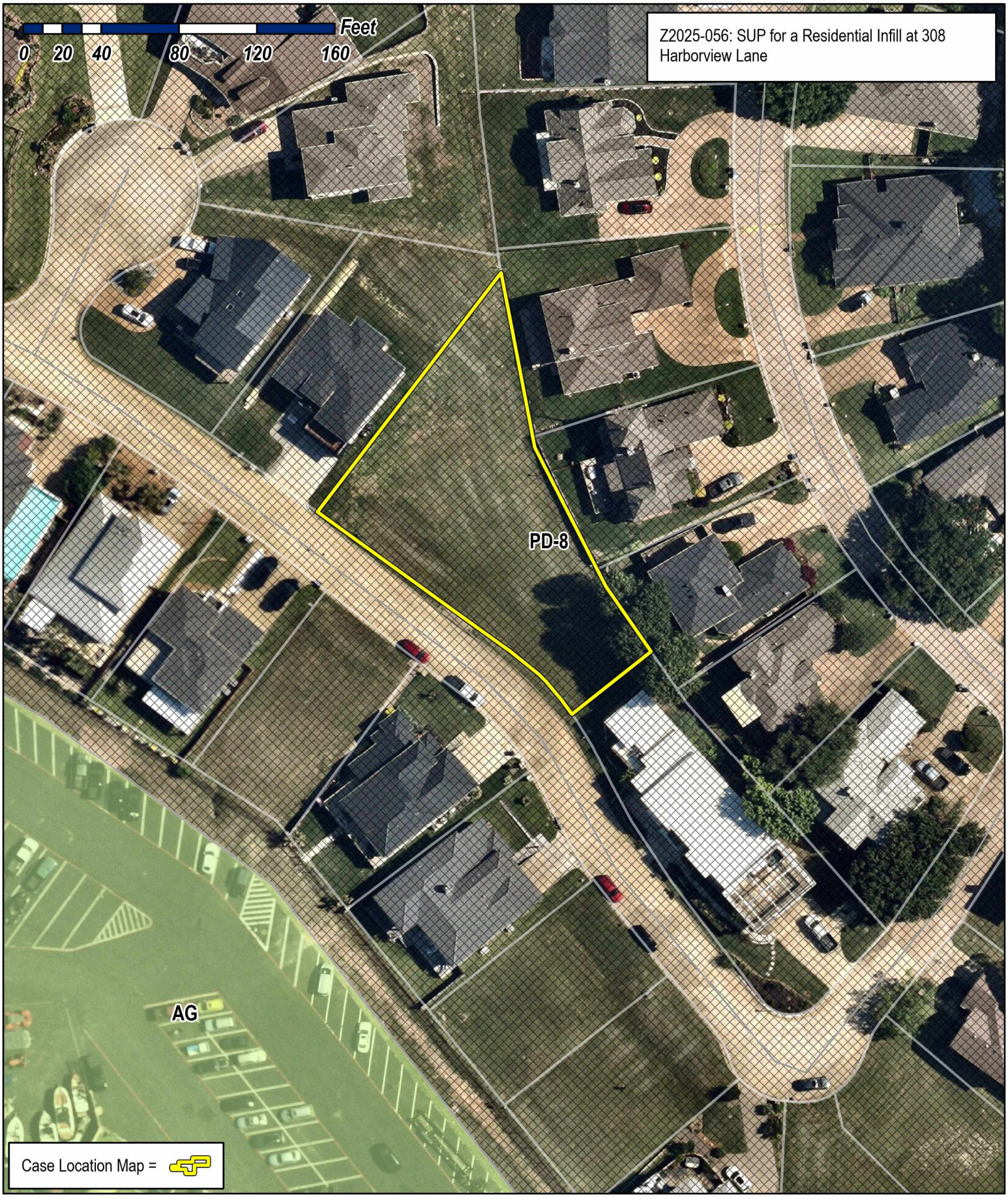
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 29th *DAY OF* July *20* 25.

OWNER'S SIGNATURE Dustin Fox

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Jenenalee McKinnon

JENENALEE MCKINNON
Notary Public, State of Texas
Comm. Expires 04-14-2029
Notary ID 135509585

MY COMMISSION EXPIRES 04-14-2029



City of Rockwall

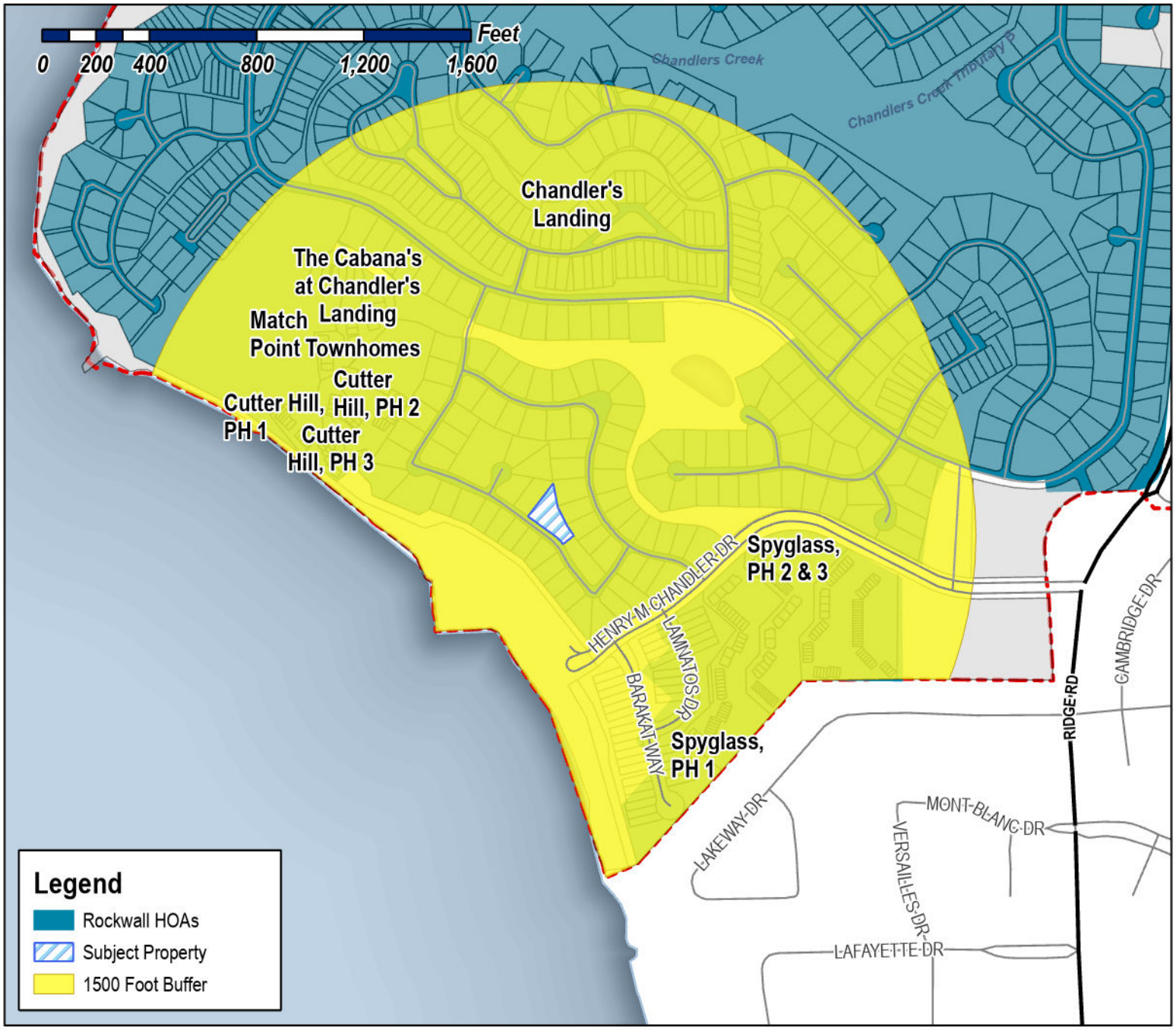
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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.

City of Rockwall

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Case Number: Z2025-056
Case Name: SUP for a Residential Infill
Case Type: Zoning
Zoning: Planned Development 8 (PD-8) District
Case Address: 308 Harborview Lane



Date Saved: 8/15/2025
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 [Z2025-056]
Date: Thursday, August 21, 2025 8:17:07 AM
Attachments: Public Notice (08.19.2025).pdf
HOA Map (08.15.2025).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, August 22, 2025. The Planning and Zoning Commission will hold a public hearing on Tuesday, September 9, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, September 15, 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.

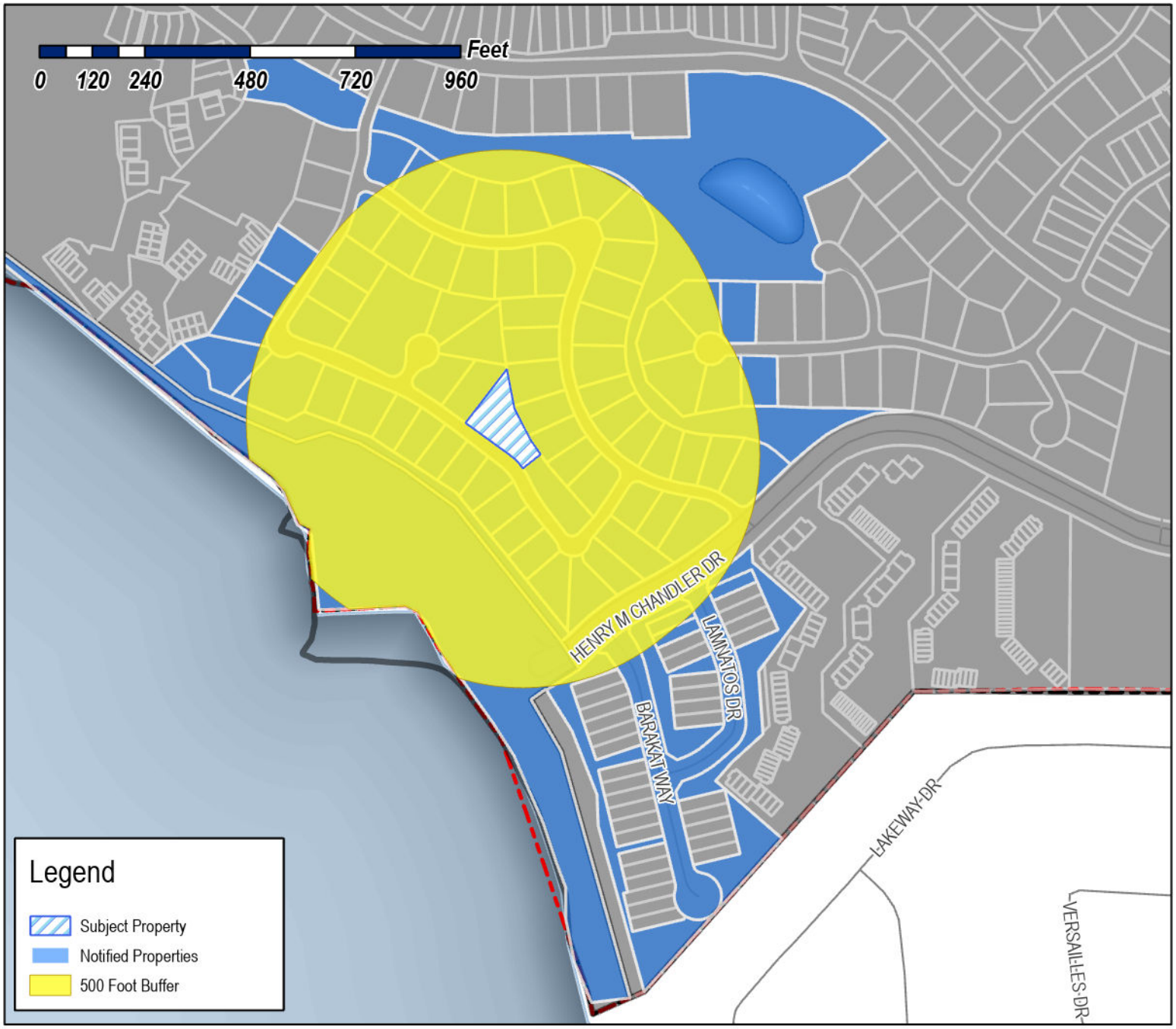
Z2025-056: SUP for Residential Infill
Hold a public hearing to discuss and consider a request by Nahomi Anaya on behalf of Dustin Fox for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on a 0.368-acre tract of land identified as a Lot 15, Block C, Harbor Landing, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8), addressed as 308 Harborview Drive, and take any action necessary.

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

City of Rockwall

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

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



Case Number: Z2025-056
Case Name: SUP for a Residential Infill
Case Type: Zoning
Zoning: Planned Development 8 (PD-8) District
Case Address: 308 Harborview Lane



Date Saved: 8/15/2025
For Questions on this Case Call: (972) 771-7745

CHANDLERS LANDING COMMUNITY ASSOC
1 COMMODORE PLAZA
ROCKWALL, TX 75032

NGUYEN ANGELINA
1025 LAKE RIDGE DR
RICHARDSON, TX 75081

L T L FAMILY HOLDINGS LLC
106 SAWGRASS DR
ROCKWALL, TX 75032

SRP SUB, LLC
1131 W WARNER RD STE 102
SCOTTSDALE, AZ 85284

JR WASATCH HOME BUILDER LLC
1314 Wendell Way
Garland, TX 75043

BOHORQUEZ DAVID
1397 GLENWICK DRIVE
ROCKWALL, TX 75032

RAY HUBBARD SMI JV LLC
17330 Preston Rd Ste 220A
Dallas, TX 75252

MCKNIGHT MARY D
201 HARBOR LANDING DR
ROCKWALL, TX 75032

WILSON SEAN
202 HARBOR LANDING DR
ROCKWALL, TX 75032

PETERSON LELAND D & JANET
203 HARBOR LANDING DR
ROCKWALL, TX 75032

BERNAL LIBIA AMAYA AND
CARLOS AUGUSTO MOSQUERA
204 HARBOR LANDING
ROCKWALL, TX 75032

RESIDENT
205 HARBOR LANDING DR
ROCKWALL, TX 75032

THORNQUIST LAURA & EUGENE C
206 HARBOR LANDING DR
ROCKWALL, TX 75032

MCNAMES JOSEPH AND KIRSTEN
208 HARBOR LANDING DRIVE
ROCKWALL, TX 75032

KIM SEOK H
2516 WOODHAVEN DR
FLOWER MOUND, TX 75028

AMERSON GARY W AND DEBRA J
293 HARBORVIEW DR
ROCKWALL, TX 75032

RESIDENT
295 HARBORVIEW DR
ROCKWALL, TX 75032

GHEBRETSADIK KISANET
295 Blackhaw Dr
Fate, TX 75087

RESIDENT
297 HABORVIEW DR
ROCKWALL, TX 75032

O'DELL CLAUDETTE & KENNETH
299 HARBORVIEW DRIVE
ROCKWALL, TX 75032

RESIDENT
301 HARBORVIEW DR
ROCKWALL, TX 75032

MILLER RICHARD & SHELLAYNE
301 HARBOR LANDING DRIVE
ROCKWALL, TX 75032

GENTLE BILL
302 HARBOR LANDING DR
ROCKWALL, TX 75032

RESIDENT
303 HARBORVIEW DR
ROCKWALL, TX 75032

MUSSER CRAIG AND SHEILA
303 HARBOR LANDING DR
ROCKWALL, TX 75032

CRIDER MICHAEL & LINDA C
304 HARBOR LANDING DR
ROCKWALL, TX 75032

POTISKA ANDREA
305 HARBOR LANDING DR
ROCKWALL, TX 75032

CONFIDENTIAL
305 HARBORVIEW DR
ROCKWALL, TX 75032

CLEATON JERRY LEE
306 HARBOR LANDING DRIVE
ROCKWALL, TX 75032

CAMACHO MARC AND JARITA
306 HARBORVIEW DR
ROCKWALL, TX 75032

CARRINGTON BRADLEY T AND KARI
307 HARBOR LANDING DR
ROCKWALL, TX 75032

CROMEENS SHAN
307 HARORVIEW DR
ROCKWALL, TX 75032

RESIDENT
308 HARBORVIEW DR
ROCKWALL, TX 75032

DE LA GARZA DOLLY ANNE
308 HARBOR LANDING DR
ROCKWALL, TX 75032

RESIDENT
309 HARBORVIEW DR
ROCKWALL, TX 75032

LARK KENNETH LAWRENCE & MAURITA NICOLE
309 Harbor Landing Dr
Rockwall, TX 75032

RESIDENT
310 HARBORVIEW DR
ROCKWALL, TX 75032

LEWIS DENNIS & CLARISSA
310 HARBOR LANDING DR
ROCKWALL, TX 75032

TAYLOR ANTHONY
311 HARBOR LANDING
ROCKWALL, TX 75032

RECINOS ARNOLDO AND RUTH LIMA
311 HARBORVIEW DR
ROCKWALL, TX 75032

RESIDENT
312 HARBOR LANDING DR
ROCKWALL, TX 75032

BARHAM ARTHUR LLOYD JR AND ANITA L
312 PORTVIEW PL
ROCKWALL, TX 75032

TCHAKAROV SVETLIN G AND
ROSSITZA I POPOVA
313 HARBOR LANDING DRIVE
ROCKWALL, TX 75032

MASSEY MICHAEL J AND CHERYL R
313 HARBORVIEW DR
HEATH, TX 75032

TURCHI ARLENE S
314 HARBOR LANDING DRIVE
ROCKWALL, TX 75032

PENCE DENNIS AND DIANNA
314 PORTVIEW PL
ROCKWALL, TX 75032

THOMPSON JIM B AND LEIGH A
315 HARBOR LANDING DRIVE
ROCKWALL, TX 75032

ROSS THOMAS AND VICKIE
315 HARBORVIEW DR
ROCKWALL, TX 75032

RESIDENT
316 HARBOR LANDING DR
ROCKWALL, TX 75032

COFFEY JAMES & DEBORAH
316 PORTVIEW PL
ROCKWALL, TX 75032

COFFEY JAMES & DEBORAH
316 PORTVIEW PL
ROCKWALL, TX 75032

RESIDENT
317 HARBORVIEW DR
ROCKWALL, TX 75032

QUILLEN BOBBY RAY JR
317 HARBOR LANDING DR
ROCKWALL, TX 75032

NADEAU JESSICA & STEPHEN
318 HARBOR LANDING DR
ROCKWALL, TX 75032

BOLTON LINDSAY E & DONALD P PRIBYL
319 HARBOR LANDING DR
ROCKWALL, TX 75032

SELF JANET
319 HARBORVIEW DR
ROCKWALL, TX 75032

LOHR JAMES A & MARGARET P
320 HARBOR LANDING DR
ROCKWALL, TX 75032

POTTS ANNA A
320 PORTVIEW PL
ROCKWALL, TX 75032

2024 R K LINNSTAEDTER REVOCABLE TRUST
RANDALL CLAY LINNSTAEDTER & KIMBERLY
GENE LINNSTAEDTER - TRU
321 HARBOR LANDING DR
ROCKWALL, TX 75032

SELF BILLY & KATIE
C/O PRO SOAP
321 Harborview Dr
Rockwall, TX 75032

WOOD GEORGE & EVELYN
322 HARBOR LANDING DR
ROCKWALL, TX 75032

IMRIE DONALD M & CHERYL K
323 HARBOR LANDING DR
ROCKWALL, TX 75032

RIZZARI VANESSA GABRIELA
324 Harbor Landing Dr
Rockwall, TX 75032

GRAY RUSSELL LEE
325 HARBOR LANDING DR
ROCKWALL, TX 75032

CULLEN GREGORY L & JEAN C
325 HARBORVIEW DR
ROCKWALL, TX 75032

RESIDENT
326 HARBORVIEW DR
ROCKWALL, TX 75032

DENIKE SARAH
326 HARBOR LANDING DR
ROCKWALL, TX 75032

WAGONER SHANNON AND JAMES
327 HARBORVIEW DR
ROCKWALL, TX 75032

HAIDAR LAMORA J AND
LUCINDA K POLHEMUS
327 YACHT CLUB DRIVE
ROCKWALL, TX 75032

RESIDENT
328 HARBORVIEW DR
ROCKWALL, TX 75032

WHETSELL BETTY R
328 HARBOR LANDING DR
ROCKWALL, TX 75032

RESIDENT
329 HARBORVIEW DR
ROCKWALL, TX 75032

MATTES JOHN AND TONG
330 HARBOR LANDING DR
ROCKWALL, TX 75032

MARTIN SERGIO ROBLEDO AND ANDRESSA
HENDLER
330 HARBORVIEW DR
ROCKWALL, TX 75032

MERCKLING BRYAN S AND STACY D
331 HARBORVIEW DR
ROCKWALL, TX 75032

OIWA TAKAAKI
C/O OPEN HOUSE CO LTD
5050 Quorum Dr Ste 610
Dallas, TX 75254

JUDD MANO
508 MARIAH BAY DR
ROCKWALL, TX 75032

RESIDENT
5201 LAMNATO DR
ROCKWALL, TX 75032

RESIDENT
5202 LAMNATO DR
ROCKWALL, TX 75032

RESIDENT
5208 LAMNATO DR
ROCKWALL, TX 75032

RESIDENT
5226 LAMNATO DR
ROCKWALL, TX 75032

RESIDENT
5300 BARAKAT WAY
ROCKWALL, TX 75032

AD CUSTOMS LLC
5525 BLAZING STAR RD
FRISCO, TX 75036

BYRNE PATRICK F AND LAURA KRUSE
6107 VOLUNTEER PLACE
ROCKWALL, TX 75032

DRAPER CHARLES E & JANICE M
6108 VOLUNTEER PL
ROCKWALL, TX 75032

MARSH ELIZABETH AND JACK
6109 VOLUNTEER PL
ROCKWALL, TX 75032

NEAL RYAN & ALLYSON
6110 VOLUNTEER PLACE
ROCKWALL, TX 75032

BROWN BRYAN K
6111 VOLUNTEER PL
ROCKWALL, TX 75032

MAZUR MELISSA
6112 VOLUNTEER PL
ROCKWALL, TX 75032

RESIDENT
7 GREENBELT <Null>
ROCKWALL, TX 75032

VELASCO ALEJANDRO PORTOCARRERO AND
STEPHANIE G ARAMAYO
7205 STONE MEADOW CIR
ROWLETT, TX 75088

ARA MANAGEMENT LLC
9906 LINCOLNSHIRE LN
ROCKWALL, TX 75087

PUBLIC NOTICE

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

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

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

Z2025-056: SUP for a Residential Infill

Hold a public hearing to discuss and consider a request by Nahomi Anaya on behalf of Dustin Fox 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 0.368-acre tract of land identified as a Lot 15, Block C, Harbor Landing, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8), addressed as 308 Harborview 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, September 9, 2025 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, September 15, 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, September 15, 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. Z2025-056: 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.

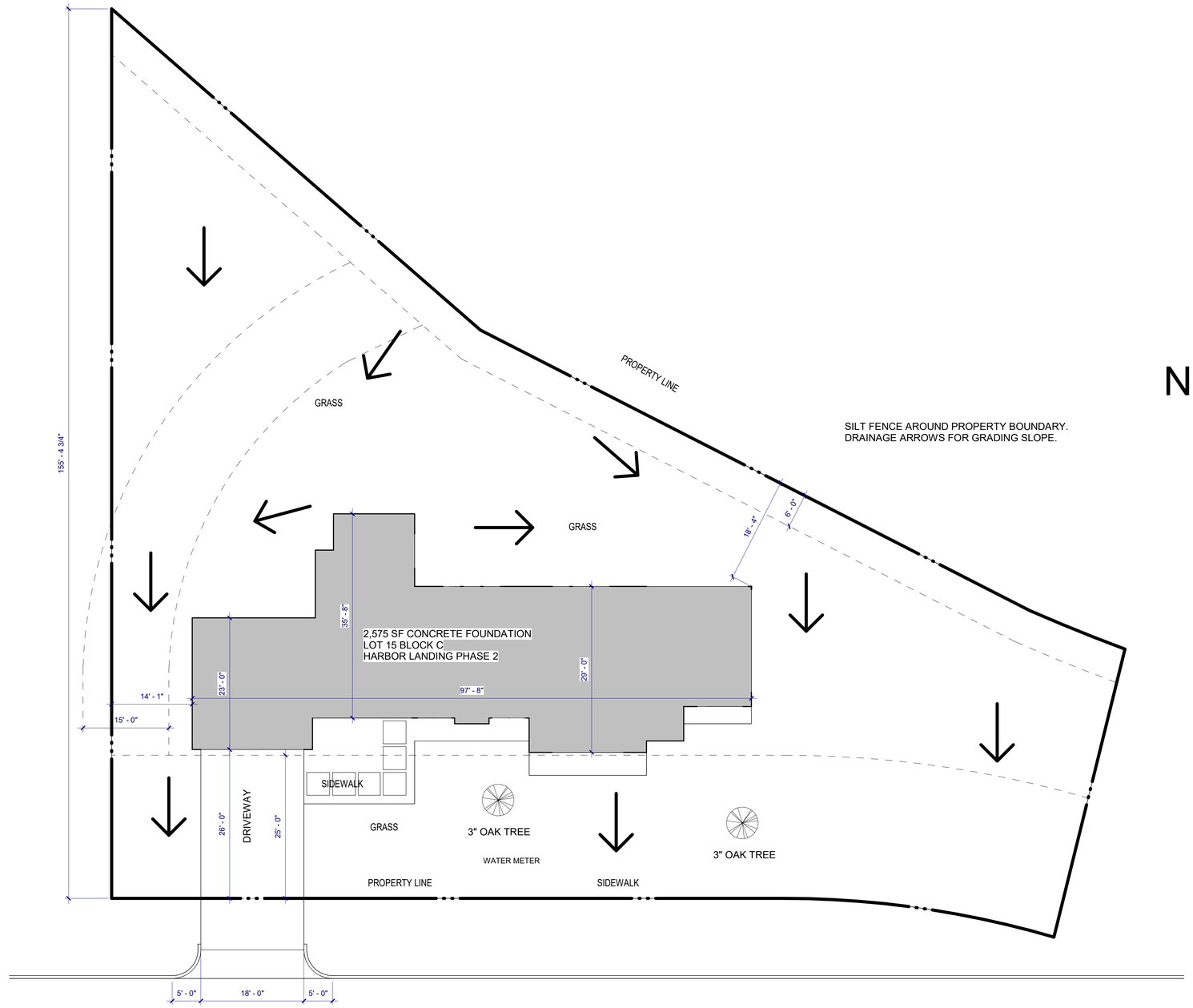
☐ I am opposed to the request for the reasons listed below.

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



SITE & DRAINAGE PLAN
SCALE: 1" = 10'-0"

1

308 HARBORVIEW DRIVE
ROCKWALL, TX 75032

THESE PLANS ARE THE PROPERTY OF RYAN JACOBSON DESIGN LLC AND ARE NOT TO BE REPRODUCED, TRACED, OR REUSED FOR CONSTRUCTION WITHOUT THE WRITTEN PERMISSION OF RYAN JACOBSON DESIGN LLC. THESE PLANS ARE INTENDED TO PROVIDE ALL PROSPECTIVE CONTRACTORS, AND/OR BUILDING MANUFACTURERS THE NECESSARY INFORMATION NEEDED TO DESIGN, BID, AND CONSTRUCT THIS BUILDING. OWNER SHALL VERIFY AND CHECK ALL ASPECTS PRIOR TO ANY CONSTRUCTION. ANY JOBSITE CHANGES WILL VOID DESIGNER'S LIABILITY. DESIGNER'S LIABILITY NOT TO EXCEED FEE PAID FOR PLANS.

No.	Description	Date
1	PERMIT SET	03-26-2025

RYAN JACOBSON DESIGN LLC

SINGLE FAMILY

SITE & DRAINAGE PLAN

Project number	ROCKWALL
Date	03/26/2025

A01.00

Scale	1" = 10'-0"



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

2



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

1

308 HARBORVIEW DRIVE
ROCKWALL, TX 75032

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No.	Description	Date
1	PERMIT SET	03-26-2025

RYAN JACOBSON DESIGN LLC

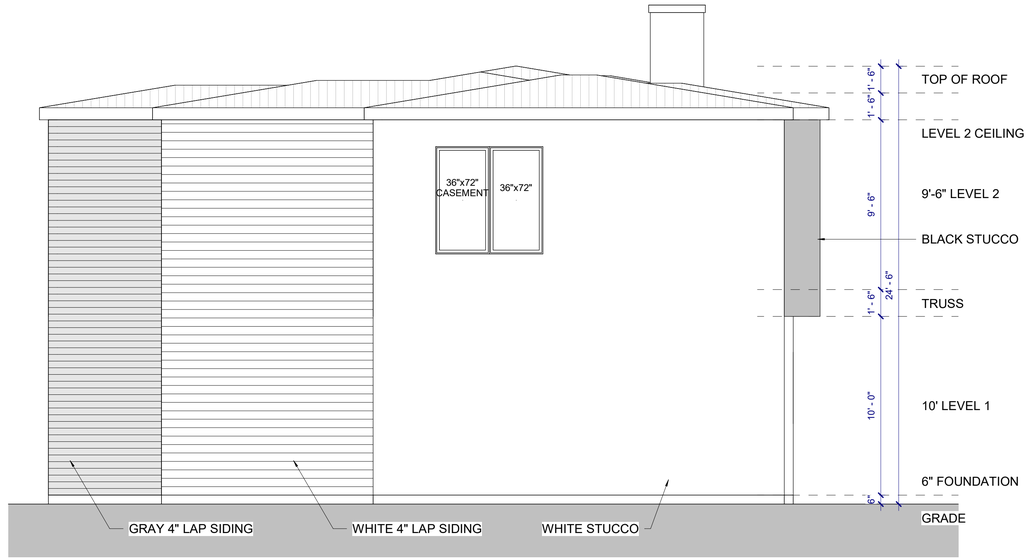
SINGLE FAMILY

ELEVATIONS

Project number	ROCKWALL
Date	03/26/2025

A03.01

Scale 1/4" = 1'-0"



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

2



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

1

308 HARBORVIEW DRIVE
ROCKWALL, TX 75032

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No.	Description	Date
1	PERMIT SET	03-26-2025

RYAN JACOBSON DESIGN LLC

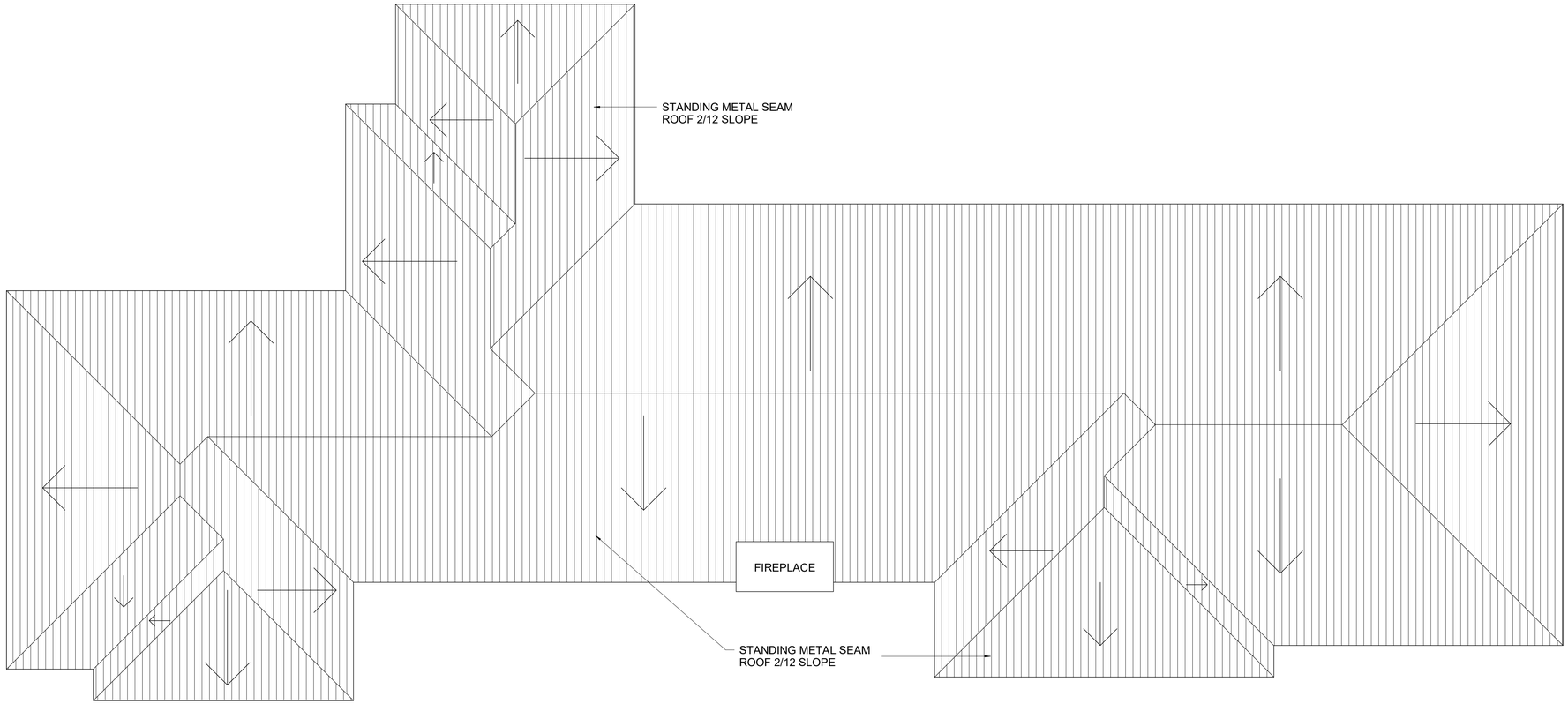
SINGLE FAMILY

ELEVATIONS

Project number	ROCKWALL
Date	03/26/2025

A03.02

Scale 1/4" = 1'-0"



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

1

308 HARBORVIEW DRIVE
ROCKWALL, TX 75032

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No.	Description	Date
1	PERMIT SET	03-26-2025

RYAN JACOBSON DESIGN LLC

SINGLE FAMILY

ROOF PLAN

Project number	ROCKWALL
Date	03/26/2025

A02.03

Scale	1/4" = 1'-0"

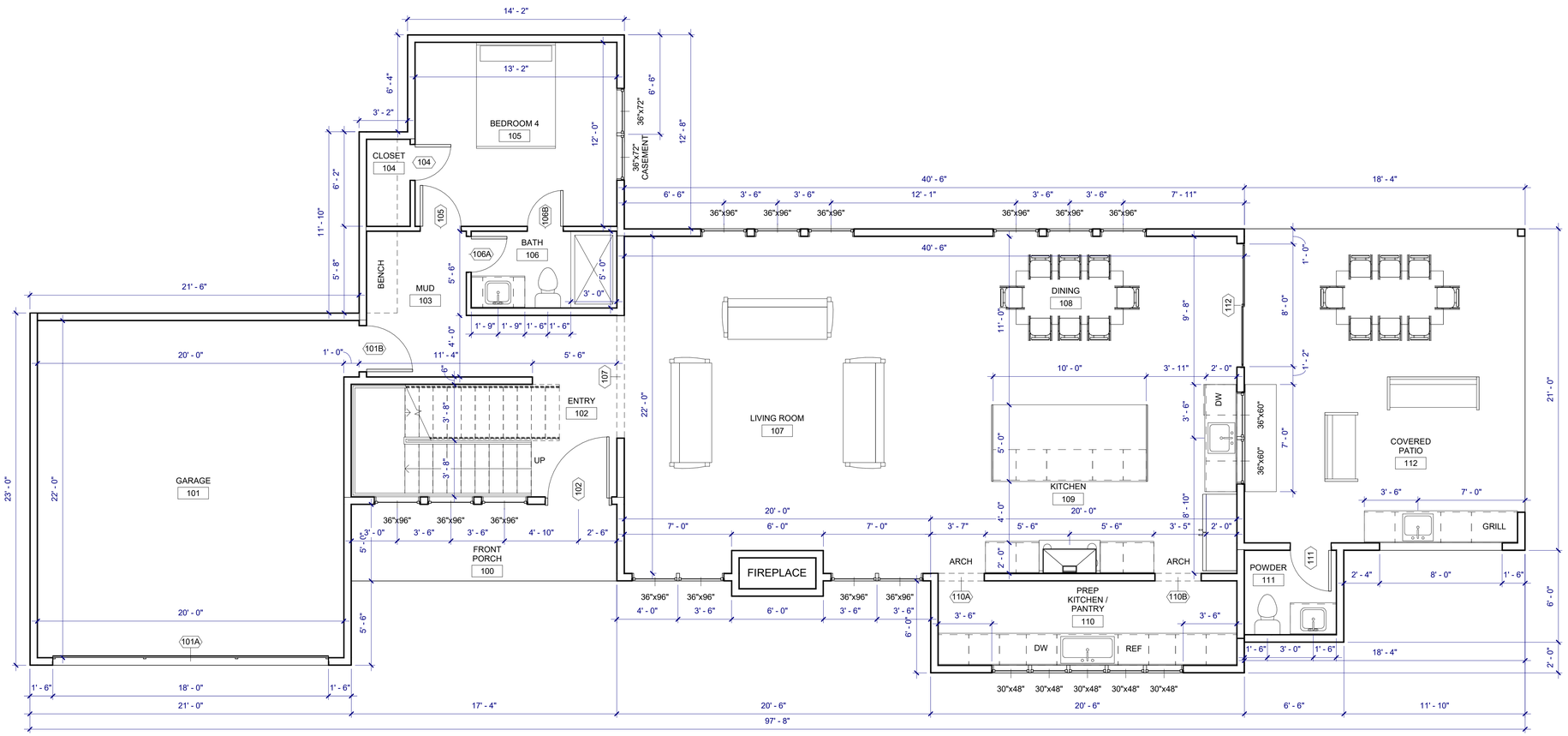
Door Schedule		
Mark	Type	Material
101A	18' x 8'	GARAGE
101B	36" x 96"	WOOD
102	GLASS DOOR 4'x8'	GLASS
104	28" x 96"	WOOD
105	32" x 96"	WOOD
106A	28" x 96"	WOOD
106B	28" x 96"	WOOD
107	96" x 96"	OPENING
110A	36" x 96"	OPENING
110B	36" x 96"	OPENING
111	32" x 96"	WOOD
112	8'x8' Sliding Glass Door	GLASS
200	32" x 96"	WOOD
202	28" x 96"	WOOD
203	32" x 96"	WOOD
204	28" x 96"	WOOD
206A	28" x 96"	WOOD
206B	28" x 96"	WOOD
207	28" x 96"	WOOD
208	32" x 96"	WOOD
209	48" x 96"	OPENING
210	36" x 96"	WOOD
211A	28" x 96"	WOOD
211B	28" x 96"	WOOD
212A	28" x 96"	WOOD
212B	28" x 96"	WOOD
213A	28" x 96"	WOOD
213B	28" x 96"	WOOD
214	GLASS DOOR 3'x8'	GLASS
215A	36" x 96"	WOOD
215B	GLASS DOOR 3'x8'	GLASS
215C	GLASS DOOR 3'x8'	GLASS
217	32" x 96"	WOOD

Window Schedule			
Mark	Type	Sill Height	Head Height
102A	36" x 96"	0"	8' - 0"
102B	36" x 96"	0"	8' - 0"
102C	36" x 96"	0"	8' - 0"
105A	36" x 72"	2' - 0"	8' - 0"
105B	36" x 72" CASEMENT	2' - 0"	8' - 0"
107A	36" x 96"	0"	8' - 0"
107B	36" x 96"	0"	8' - 0"
107C	36" x 96"	0"	8' - 0"
107D	36" x 96"	0"	8' - 0"
107E	36" x 96"	0"	8' - 0"
107F	36" x 96"	0"	8' - 0"
107G	36" x 96"	0"	8' - 0"
108A	36" x 96"	0"	8' - 0"
108B	36" x 96"	0"	8' - 0"
108C	36" x 96"	0"	8' - 0"
109A	36" x 60"	3' - 0"	8' - 0"
109B	36" x 60"	3' - 0"	8' - 0"
110A	30" x 48"	4' - 0"	8' - 0"
110B	30" x 48"	4' - 0"	8' - 0"
110C	30" x 48"	4' - 0"	8' - 0"
110D	30" x 48"	4' - 0"	8' - 0"
110E	30" x 48"	4' - 0"	8' - 0"
201A	36" x 72"	2' - 0"	8' - 0"
201B	36" x 72"	2' - 0"	8' - 0"
201C	36" x 72"	2' - 0"	8' - 0"
201D	36" x 72"	2' - 0"	8' - 0"
201E	36" x 72"	2' - 0"	8' - 0"
201F	36" x 72"	2' - 0"	8' - 0"
203A	36" x 72"	2' - 0"	8' - 0"
203B	36" x 72" CASEMENT	2' - 0"	8' - 0"
205A	36" x 96"	0"	8' - 0"
205B	36" x 96"	0"	8' - 0"
205C	36" x 96"	0"	8' - 0"
205D	48" x 96"	0"	8' - 0"
208A	36" x 72"	2' - 0"	8' - 0"
208B	36" x 72" CASEMENT	2' - 0"	8' - 0"
209A	36" x 96"	0"	8' - 0"
209B	36" x 96"	0"	8' - 0"
209C	36" x 96"	0"	8' - 0"
209D	36" x 96"	0"	8' - 0"
209E	36" x 72"	2' - 0"	8' - 0"
209F	36" x 72"	2' - 0"	8' - 0"
209G	36" x 72"	2' - 0"	8' - 0"
209H	36" x 72"	2' - 0"	8' - 0"
213A	24" x 96"	0"	8' - 0"
213B	24" x 96"	0"	8' - 0"
215A	36" x 96"	0"	8' - 0"
215B	36" x 96"	0"	8' - 0"
215C	36" x 72"	2' - 0"	8' - 0"
215D	36" x 72"	2' - 0"	8' - 0"

SQUARE FOOTAGE:

308 HARBORVIEW DRIVE

FIRST FLOOR SF:	1,617 SF
SECOND FLOOR SF:	1,893 SF
TOTAL LIVABLE SF:	3,510 SF
FRONT PORCH SF:	87 SF
COVERED PATIO SF:	385 SF
LEVEL 2 BLACONY SF:	123 SF
GARAGE SF:	485 SF
FOUNDATION SF:	2,575 SF
BLDG TOTAL SF:	3,995 SF



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

1

308 HARBORVIEW DRIVE
ROCKWALL, TX 75032

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No.	Description	Date
1	PERMIT SET	03-26-2025

RYAN JACOBSON DESIGN LLC

SINGLE FAMILY

LEVEL 1 FLOOR PLAN

Project number	ROCKWALL
Date	03/26/2025

A02.01

Scale	1/4" = 1'-0"

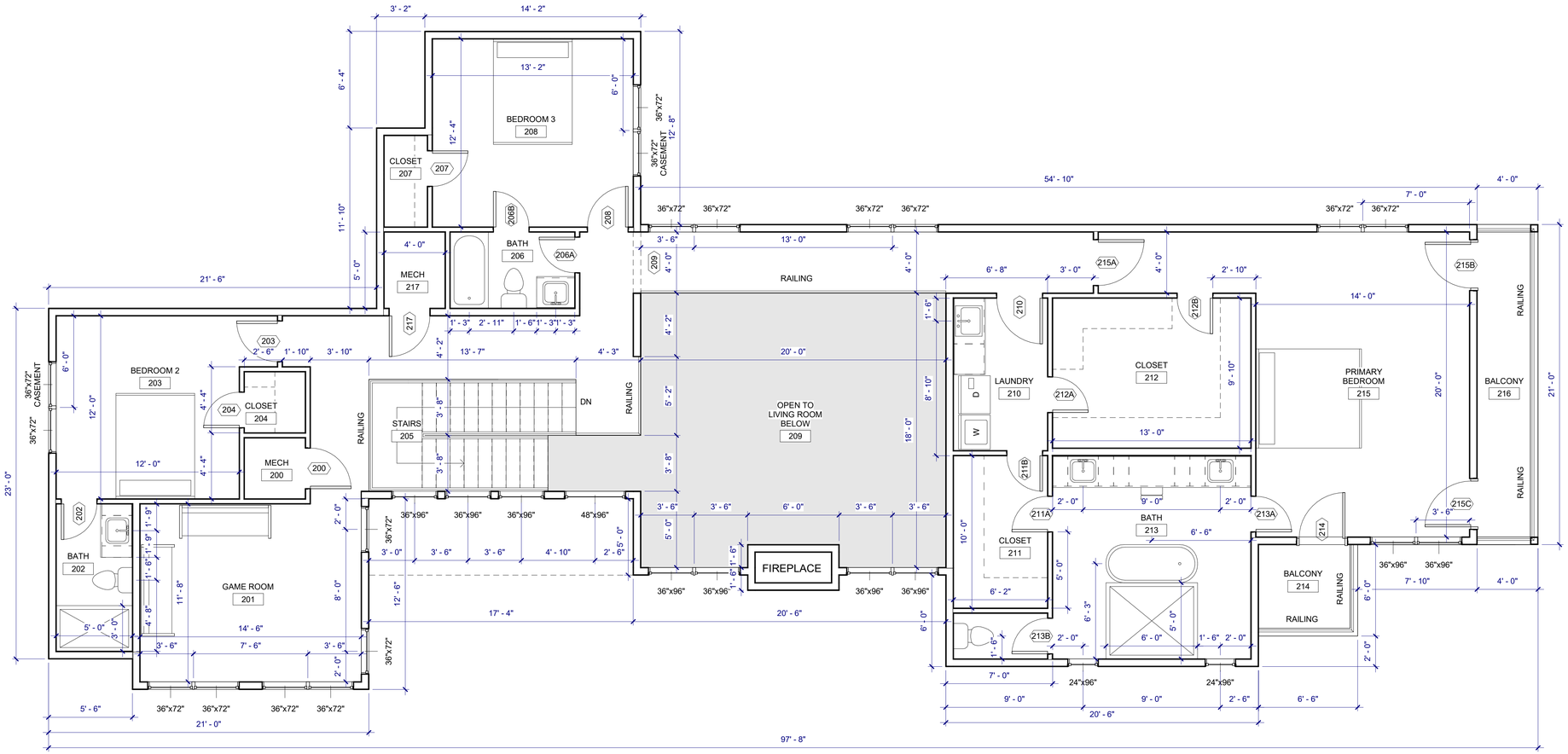
Door Schedule		
Mark	Type	Material
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104	28" x 96"	WOOD
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106A	28" x 96"	WOOD
106B	28" x 96"	WOOD
107	96" x 96"	OPENING
110A	36" x 96"	OPENING
110B	36" x 96"	OPENING
111	32" x 96"	WOOD
112	8'x8' Sliding Glass Door	GLASS
200	32" x 96"	WOOD
202	28" x 96"	WOOD
203	32" x 96"	WOOD
204	28" x 96"	WOOD
206A	28" x 96"	WOOD
206B	28" x 96"	WOOD
207	28" x 96"	WOOD
208	32" x 96"	WOOD
209	48" x 96"	OPENING
210	36" x 96"	WOOD
211A	28" x 96"	WOOD
211B	28" x 96"	WOOD
212A	28" x 96"	WOOD
212B	28" x 96"	WOOD
213A	28" x 96"	WOOD
213B	28" x 96"	WOOD
214	GLASS DOOR 3'x8'	GLASS
215A	36" x 96"	WOOD
215B	GLASS DOOR 3'x8'	GLASS
215C	GLASS DOOR 3'x8'	GLASS
217	32" x 96"	WOOD

Window Schedule			
Mark	Type	Sill Height	Head Height
102A	36" x 96"	0"	8' - 0"
102B	36" x 96"	0"	8' - 0"
102C	36" x 96"	0"	8' - 0"
105A	36" x 72"	2' - 0"	8' - 0"
105B	36" x 72" CASEMENT	2' - 0"	8' - 0"
107A	36" x 96"	0"	8' - 0"
107B	36" x 96"	0"	8' - 0"
107C	36" x 96"	0"	8' - 0"
107D	36" x 96"	0"	8' - 0"
107E	36" x 96"	0"	8' - 0"
107F	36" x 96"	0"	8' - 0"
107G	36" x 96"	0"	8' - 0"
108A	36" x 96"	0"	8' - 0"
108B	36" x 96"	0"	8' - 0"
108C	36" x 96"	0"	8' - 0"
109A	36" x 60"	3' - 0"	8' - 0"
109B	36" x 60"	3' - 0"	8' - 0"
110A	30" x 48"	4' - 0"	8' - 0"
110B	30" x 48"	4' - 0"	8' - 0"
110C	30" x 48"	4' - 0"	8' - 0"
110D	30" x 48"	4' - 0"	8' - 0"
110E	30" x 48"	4' - 0"	8' - 0"
201A	36" x 72"	2' - 0"	8' - 0"
201B	36" x 72"	2' - 0"	8' - 0"
201C	36" x 72"	2' - 0"	8' - 0"
201D	36" x 72"	2' - 0"	8' - 0"
201E	36" x 72"	2' - 0"	8' - 0"
201F	36" x 72"	2' - 0"	8' - 0"
203A	36" x 72"	2' - 0"	8' - 0"
203B	36" x 72" CASEMENT	2' - 0"	8' - 0"
205A	36" x 96"	0"	8' - 0"
205B	36" x 96"	0"	8' - 0"
205C	36" x 96"	0"	8' - 0"
205D	48" x 96"	0"	8' - 0"
208A	36" x 72"	2' - 0"	8' - 0"
208B	36" x 72" CASEMENT	2' - 0"	8' - 0"
209A	36" x 96"	0"	8' - 0"
209B	36" x 96"	0"	8' - 0"
209C	36" x 96"	0"	8' - 0"
209D	36" x 96"	0"	8' - 0"
209E	36" x 72"	2' - 0"	8' - 0"
209F	36" x 72"	2' - 0"	8' - 0"
209G	36" x 72"	2' - 0"	8' - 0"
209H	36" x 72"	2' - 0"	8' - 0"
213A	24" x 96"	0"	8' - 0"
213B	24" x 96"	0"	8' - 0"
215A	36" x 96"	0"	8' - 0"
215B	36" x 96"	0"	8' - 0"
215C	36" x 72"	2' - 0"	8' - 0"
215D	36" x 72"	2' - 0"	8' - 0"

SQUARE FOOTAGE:

308 HARBORVIEW DRIVE

FIRST FLOOR SF:	1,617 SF
SECOND FLOOR SF:	1,893 SF
TOTAL LIVABLE SF:	3,510 SF
FRONT PORCH SF:	87 SF
COVERED PATIO SF:	385 SF
LEVEL 2 BLACONY SF:	123 SF
GARAGE SF:	485 SF
FOUNDATION SF:	2,575 SF
BLDG TOTAL SF:	3,995 SF



LEVEL 2 FLOOR PLAN

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

1

308 HARBORVIEW DRIVE
ROCKWALL, TX 75032

THESE PLANS ARE THE PROPERTY OF RYAN JACOBSON DESIGN LLC AND ARE NOT TO BE REPRODUCED, TRACED, OR REUSED FOR CONSTRUCTION WITHOUT THE WRITTEN PERMISSION OF RYAN JACOBSON DESIGN LLC. THESE PLANS ARE INTENDED TO PROVIDE ALL PROSPECTIVE CONTRACTORS, AND/OR BUILDING MANUFACTURERS THE NECESSARY INFORMATION NEEDED TO DESIGN, BID, AND CONSTRUCT THIS BUILDING. OWNER SHALL VERIFY AND CHECK ALL ASPECTS PRIOR TO ANY CONSTRUCTION. ANY JOBSITE CHANGES WILL VOID DESIGNER'S LIABILITY. DESIGNER'S LIABILITY NOT TO EXCEED FEE PAID FOR PLANS.

No.	Description	Date
1	PERMIT SET	03-26-2025

RYAN JACOBSON DESIGN LLC

SINGLE FAMILY

LEVEL 2 FLOOR PLAN

Project number	ROCKWALL
Date	03/26/2025

A02.02

Scale 1/4" = 1'-0"













308 HARBORVIEW DRIVE
ROCKWALL, TX 75032

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No.	Description	Date
1	PERMIT SET	03-26-2025

RYAN JACOBSON DESIGN LLC

SINGLE FAMILY

RENDERINGS

Project number	ROCKWALL
Date	03/26/2025

A09.01

Scale













308 HARBORVIEW DRIVE
ROCKWALL, TX 75032

THESE PLANS ARE THE PROPERTY OF RYAN JACOBSON DESIGN LLC AND ARE NOT TO BE REPRODUCED, TRACED, OR REUSED FOR CONSTRUCTION WITHOUT THE WRITTEN PERMISSION OF RYAN JACOBSON DESIGN LLC. THESE PLANS ARE INTENDED TO PROVIDE ALL PROSPECTIVE CONTRACTORS, AND/OR BUILDING MANUFACTURERS THE NECESSARY INFORMATION NEEDED TO DESIGN, BID, AND CONSTRUCT THIS BUILDING. OWNER SHALL VERIFY AND CHECK ALL ASPECTS PRIOR TO ANY CONSTRUCTION. ANY JOBSITE CHANGES WILL VOID DESIGNER'S LIABILITY. DESIGNER'S LIABILITY NOT TO EXCEED FEE PAID FOR PLANS.

No.	Description	Date
1	PERMIT SET	03-26-2025

RYAN JACOBSON DESIGN LLC

SINGLE FAMILY

RENDERINGS

Project number	ROCKWALL
Date	03/26/2025

A09.02

Scale

CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2025-056

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
299 Harborview Drive	Single-Family Home	2013	4,346	*N/A*	Brick and Stone
301 Harborview Drive	Vacant	N/A	N/A	*N/A*	N/A
303 Harborview Drive	Vacant	N/A	N/A	*N/A*	N/A
305 Harborview Drive	Single-Family Home	N/A	N/A	*N/A*	Stone and Brick
306 Harborview Drive	Single-Family Home	2018	6,558	*N/A*	Wood, Stucco, Metal, Stone
307 Harborview Drive	Single-Family Home	2020	4,275	*N/A*	Stone and Brick
308 Harborview Drive	Vacant	N/A	N/A	*N/A*	N/A
309 Harborview Drive	Vacant	N/A	N/A	*N/A*	N/A
310 Harborview Drive	Single-Family Home	2023	5,126	*N/A*	Stucco
311 Harborview Drive	Single-Family Home	2016	4,355	*N/A*	Stucco and Brick
313 Harborview Drive	Single-Family Home	2012	4,145	*N/A*	Stucco
	AVERAGES:	2017	4,801	N/A	



299 Harborview Drive



301 Harborview Drive



303 Harborview Drive



305 Harborview Drive



306 Harborview Drive



307 Harborview Drive



308 Harborview Drive



309 Harborview Drive



310 Harborview Drive



311 Harborview Drive



313 Harborview 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 0.368-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 15, BLOCK C, HARBOR LANDING, PHASE 2 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Nahomi Anaya on behalf of Dustin Fox for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* on a 0.368-acre parcel of land identified as Lot 15, Block C, Harbor Landing, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for Single-Family land uses, addressed as 308 Harborview 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 03.09, *Single-Family 7 (SF-7) District*, of Article

DRAFT 09/04/2025

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.

DRAFT ORDINANCE 05.15.2025

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 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*

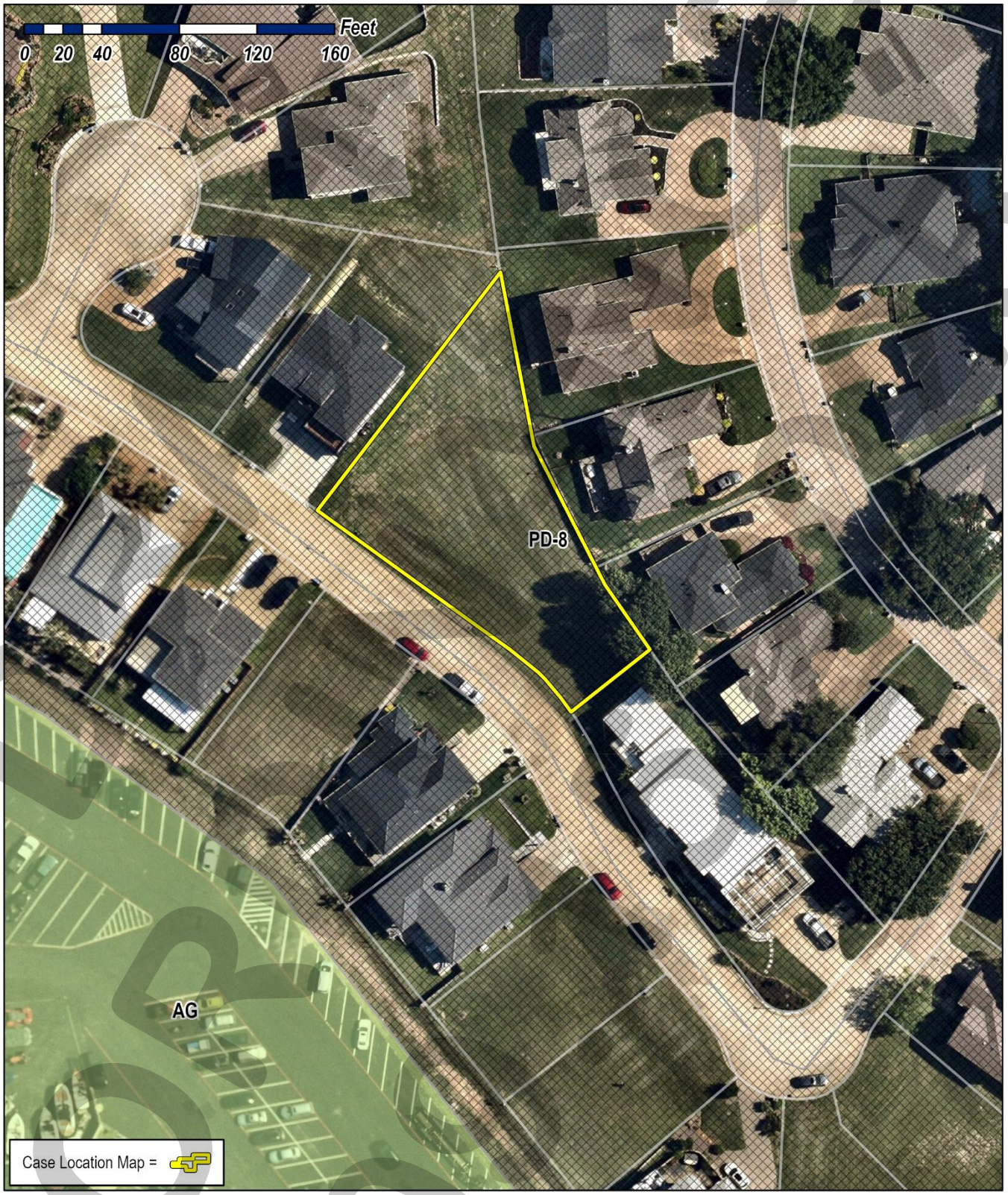
2nd Reading: *October 6, 2025*

DRAFT ORDINANCE 09.15.2025

Exhibit 'A':
Location Map

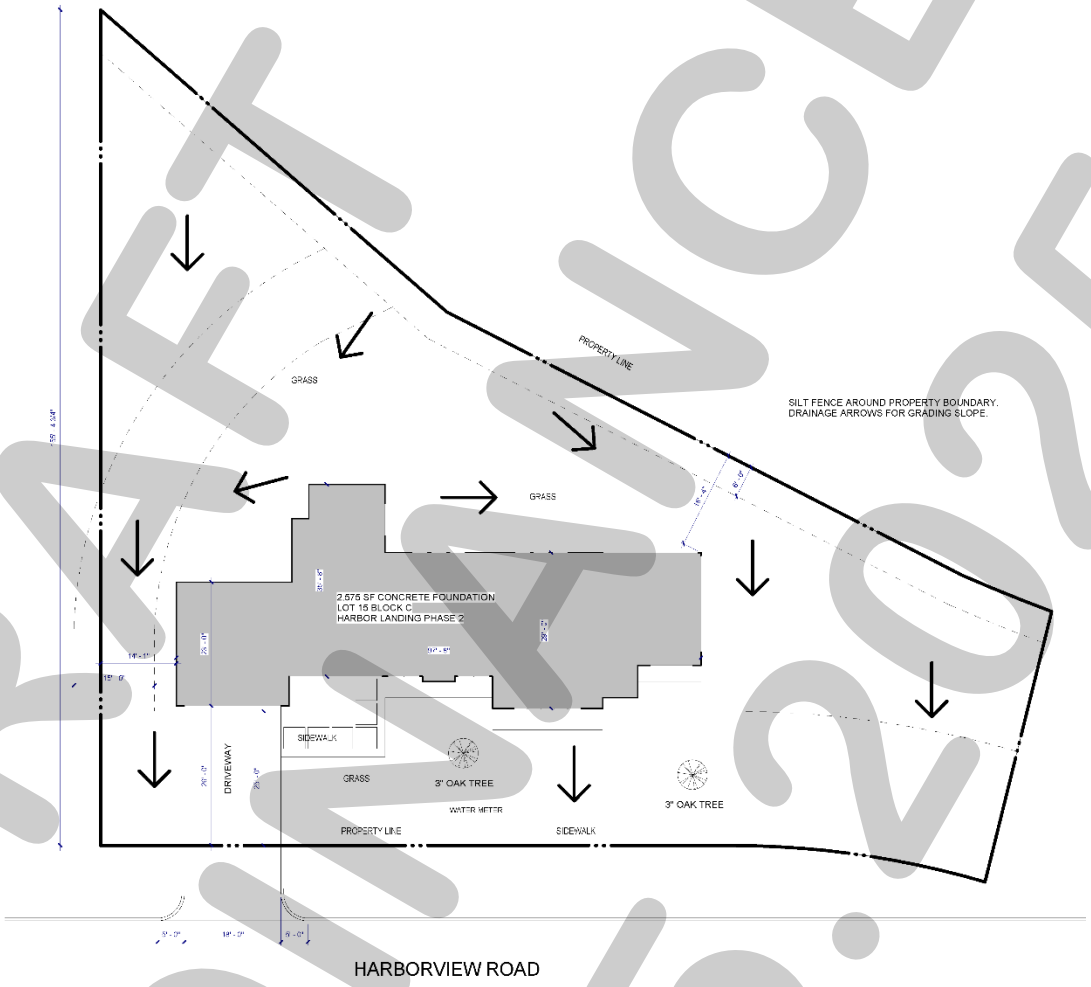
Address: *308 Harborview Drive*

Legal Description: *Lot 15, Block C, Harbor Landing, Phase 2 Addition*



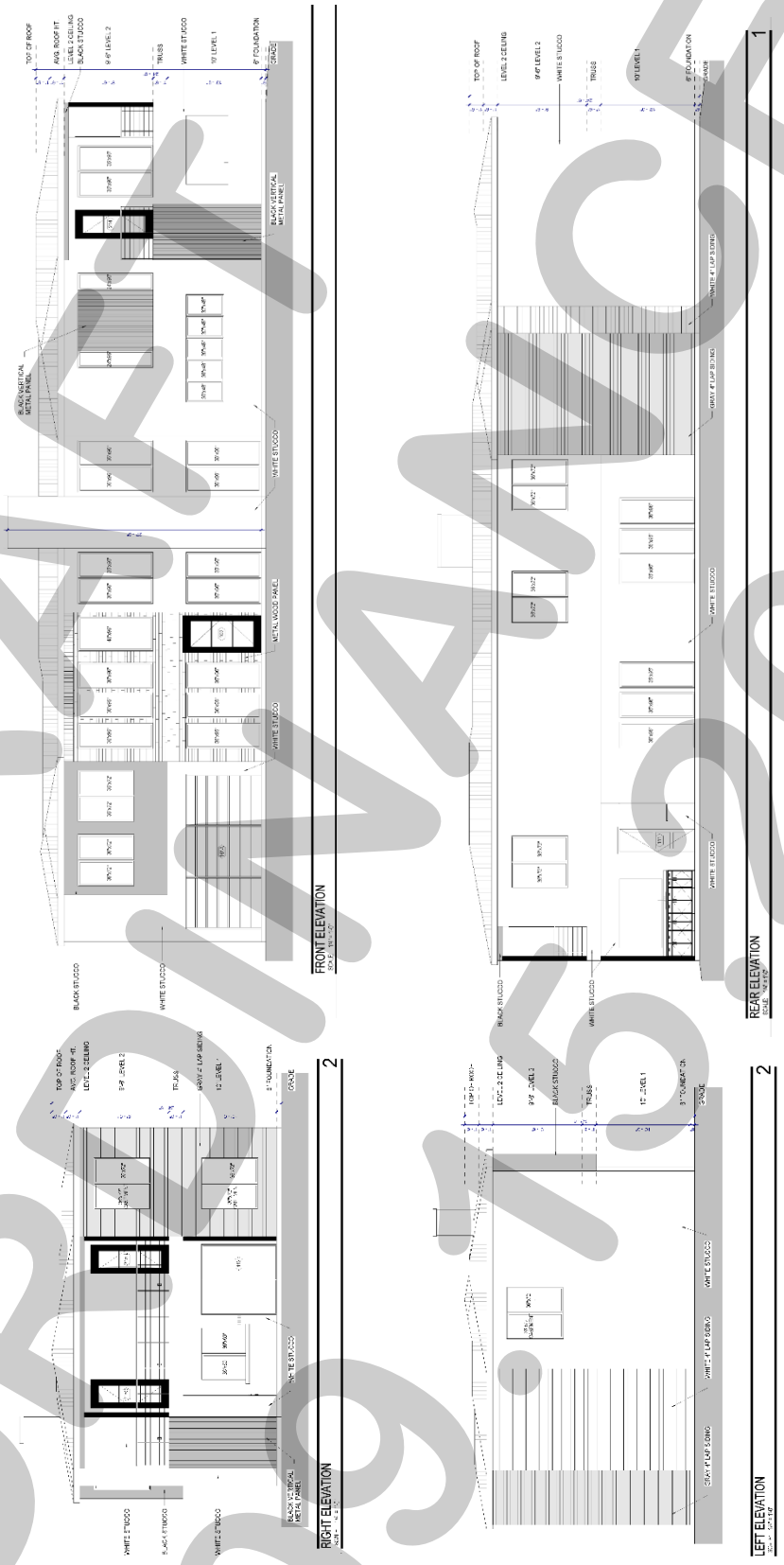
PROPOSED

Exhibit 'B':
Residential Plot Plan



DRAFT ORDINANCE 09.15.2025

Exhibit 'C':
Building Elevations



DRAFT
ORDINANCE
09.15.2025

Exhibit 'C':
Building Elevations



DRAFT
09.15.2025

Exhibit 'C':
Building Elevations



DRAFT
09.15.2025

CITY OF ROCKWALL

CITY COUNCIL COMMISSION 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:	September 15, 2025
APPLICANT:	Kiew Kam; *Triangle Engineering, LLC.*
CASE NUMBER:	Z2025-057; *Specific Use Permit (SUP) for a Residence Hotel*

SUMMARY

Hold a public hearing to discuss and consider a request by Kiew Kam of Triangle Engineering, LLC on behalf of Conor Keilty, AIA of Structured REA-Rockwall Land, LLC for the approval of a *Specific Use Permit (SUP)* for a *Residence Hotel* on a 2.819-acre portion of a larger 4.767-acre parcel of land identified as Lot 6, Block B, Fit Sport Life Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the FM-549 Overlay (FM-549 OV) District, generally located east of the intersection of FM-549 and Fit Sport Life Boulevard, and take any action necessary.

BACKGROUND

The subject property was annexed by the City Council on July 21, 1997 by *Ordinance No. 97-14* [*Case No. A1997-001*]. Based on the City's historical zoning maps, the subject property was zoned from an Agricultural (AG) District to a Commercial (C) District at some time between annexation and April 5, 2005. On May 17, 2021, the City Council approved a preliminary plat (*i.e. Case No. P2021-020*) showing the subject property as being a portion of a future 4.767-acre parcel of land identified as Lot 2, Block A, Fit Sport Life Addition. Following this approval, on August 2, 2021, the City Council approved a final plat (*i.e. Case No. P2021-043*) establishing the subject property as a portion of Lot 2, Block B, Fit Sport Life Addition. The subject property was replatted (*i.e. Case No. P2021-061*) as a portion of Lot 6, Block B, Fit Sport Life Addition by the City Council on December 6, 2021. The subject property has remained vacant since its annexation into the City of Rockwall. On June 17, 2024, the City Council denied a Specific Use Permit (SUP) for a *Residence Hotel* [*Case No. Z2024-023*] without prejudice to allow the applicant to change the plan and resubmit the request. On December 2, 2024, the City Council approved a *Specific Use Permit (SUP)* for a *Residence Hotel*, which will expire on December 2, 2025. The applicant has not submitted a Site Plan for the *Residence Hotel* that was approved; However, recently, a new applicant approached staff about a different configuration for the *Residence Hotel* on the subject property. Since the proposed configuration would differ from the concept plan approved in the Specific Use Permit (SUP) ordinance, staff instructed the applicant to amend the approved Specific Use Permit (SUP).

PURPOSE

On August 15, 2025, the applicant -- *Kiew Kam of Triangle Engineering, LLC.*. -- submitted an application requesting a Specific Use Permit (SUP) for a *Residence Hotel* for the purpose of constructing a 14,204 SF LaQuinta Hampton Extended Stay Hotel on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is located east of the intersection of FM-549 and Fit Sport Life Boulevard. The land uses adjacent to the subject property are as follows:

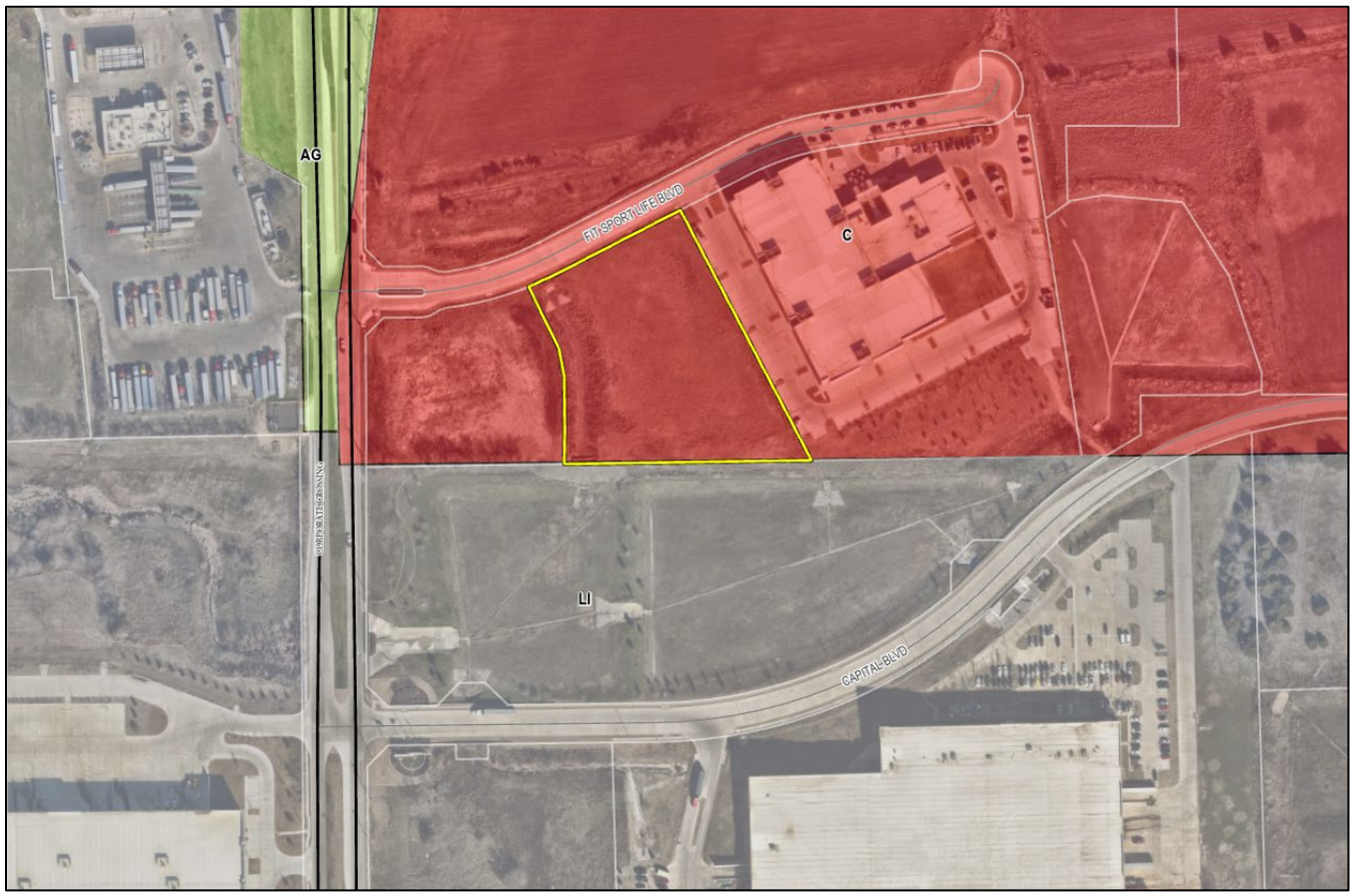
North: Directly north of the property is a 12.868-acre tract of land (*i.e. Tract 22-2, of the R Irvine Survey, Abstract No. 120*), zoned Commercial (C) District. Beyond this are the eastbound lanes of the IH-30 Frontage Road, followed by the main lanes of IH-30, and the westbound lanes of the IH-30 Frontage Road. Continuing north are two (2) vacant tracts of land (*i.e. Tract 10-3 [8.23-acres] and Tract 10 [14.8-acres] of the R. Irvine Survey, Abstract No. 120*) that are zoned Commercial (C) District. Beyond this are the corporate limits for the City of Rockwall.

South: Directly south of the subject property is a vacant tract of land identified as Lot 1, Block B, Rockwall Technology Park, Phase IV Addition. This land is zoned Light Industrial (LI) District, is owned by the Rockwall Economic Development Corporation (REDC), and currently serves as the regional detention system for Phase 2 of the Rockwall Technology Park. Continuing south, and adjacent to this tract of land, is Capital Boulevard, which is identified as a R2U (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are two (2) large industrial facilities (*i.e. Pratt Industries and Lollicup*), which are zoned Light Industrial (LI) District. Beyond this is Discovery Boulevard, which is identified as a M4U (*i.e. major collector, four [4] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property is a 6.3770-acre parcel of land identified as Lot 5, Block B, Fit Sport Life Addition and zoned Commercial (C) District. This property is developed with a sports facility (*i.e. AmeriSports*). Beyond this is a 20.51-acre tract of land (*i.e. Tract 22, of the R. Irvine Survey*) zoned Commercial (C) District. North of this tract of land is a 4.317-acre tract of land (*i.e. Tract 22-01 of the R. Irvine Survey*), which is occupied by Big-Tex Trailers and that is zoned Light Industrial (LI) District.

West: Directly west of the subject property is the remainder of a 1.948-acre portion of the larger 4.767-acre parcel of land (*i.e. Lot 6, Block B, Fit Sport Life Addition*), which is being developed with a *Retail Store with Gasoline Sales* (*i.e. 7/11*). This remainder lot is zoned Commercial (C) District. Beyond this is Corporate Crossing, which is identified as a A4D (*i.e. major arterial, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 6.1917-acre parcel of land (*i.e. Love's Country Store*) followed by two (2) vacant tracts of land (*i.e. Tract 9-9 [1.898-acres] and Tract 9-11 [1.30-acres of the J Lockhart Survey, Abstract No. 134]*), and a 3.0654-acre parcel of land identified as Lot 1, Block 1, Ya-Hoo Subdivision (*i.e. Photo Technologies*). All of these properties are zoned Light Industrial (LI) District.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



CHARACTERISTICS OF THE REQUEST

The applicant has submitted a concept plan for a *Residence Hotel* and *Restaurant* (*see Figure 1*). According to the concept plan, the proposed hotel will consist of a four (4) story building with a 14,204 SF building footprint and a total of 96 guest rooms. The total proposed square footage of all the floors is 56,816 SF. In addition to the *Residence Hotel*, the concept plan (*see Figure 1*) also shows the location of the parking areas and a restaurant. The proposed facility will have access off of Fit Sport Life Boulevard and a cross access easement from the western and eastern properties (*i.e. the 7/11 Gas Station and the AmeriSports Facility*). Although a *Restaurant* is an allowed by-right land use within a Commercial (C) District, the applicant did include it within the *Concept Plan* provided by the applicant to verify that the parking met the City's requirements.

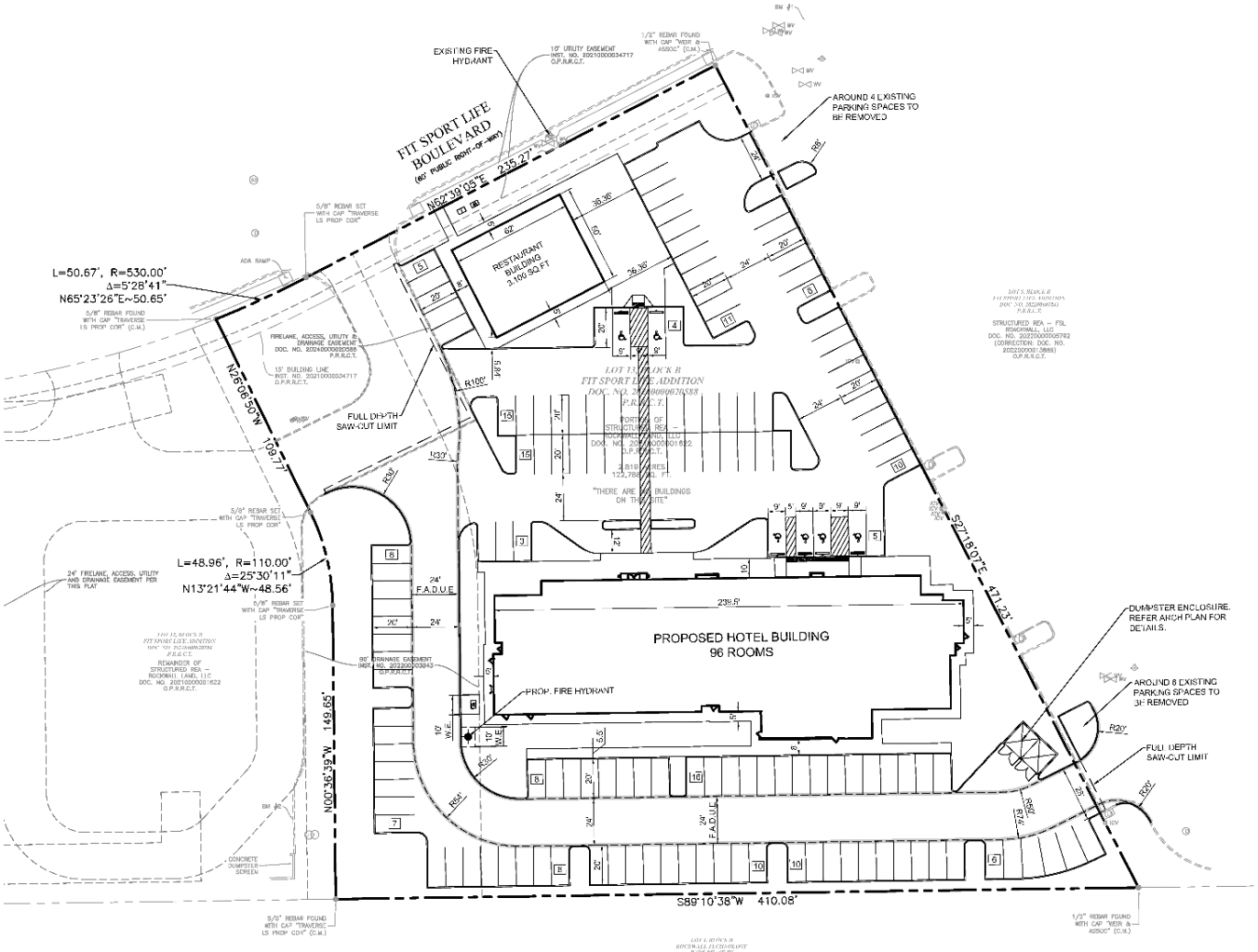


FIGURE 1. CONCEPT PLAN

CONFORMANCE WITH THE CITY'S CODES

According to Article 13, *Definitions*, of the Unified Development Code (UDC), a *Residence Hotel* is defined as "(a) hybrid lodging establishment that combines the elements of traditional hotels with long-term residential accommodations. Residence hotels typically offer full furnished, apartment style units equipped with kitchens or kitchenettes, living areas, and separate bedrooms, providing guests with a home-like environment during their stay. These establishments cater to both short-term and extended-stay guests, offering flexible accommodations for travelers, corporate clients, and individuals in need of temporary housing solutions. Residence hotels often provide additional amenities such as housekeeping services, on-site laundry facilities, fitness centers, business centers, and communal spaces to enhance the guest experience." In this case, the proposed *Residence Hotel* will incorporate kitchen facilities, be fully furnished, and have internal corridors leading to the doorways for each unit. According to the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), a *Residence Hotel* requires a Specific Use Permit (SUP) in a Commercial (C) District. The purpose of this requirement is to acknowledge that a *Residence Hotel* may <u>not</u> be appropriate within all areas of the City that are zoned Commercial (C) Districts. In addition, according to Subsection 07.03, *Non-Residential District Development Standards*, of Article 05, *District Development Standards*,

of the Unified Development Code (UDC), the maximum height for a building in a Commercial (C) District is 60-feet; however, the building height may be increased up to 240 feet if approved through a Specific Use Permit (SUP). In this case, the applicant is requesting a building height of 60-feet.

Staff should note that the provided concept plan currently conforms to the parking requirements for a *Residence Hotel* and *Restaurant*. Specifically, Article 06, *Parking and Loading*, of the Unified Development Code (UDC) requires that a *Hotel* provide one (1) parking space per each unit and 50.00% of the accessory uses provided in the *Hotel*. Based on the provided concept plan, the required parking for the proposed *Residence Hotel* is 116 parking spaces. Staff calculated this as follows:

Residence Hotel:

- 96 Guest Rooms (1/1) = 96 parking spaces
- Storage Uses (1/1,000 SF @ 348 SF) = 1 parking space
- Office (1/300 SF @ 713 SF) = 2 parking spaces
- Restaurant (1/250 SF @ 1,688 SF) = 7/2 (as Accessory Use) = 9 parking spaces
- Fitness Center and Pool [*i.e. Health Club*] (1/200 SF @ 2,898 SF) = 15/2 (as Accessory Use) = 8 parking spaces

Restaurant: (1/200 SF @ 3,100 SF) = 31 parking spaces

TOTAL: 147 Parking Spaces

Currently, the concept plan shows the provision of 147 parking spaces which meets the required parking spaces for the proposed uses.

OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

According to the *Future Land Use Plan* contained in the OURHometown Vision 2040 Comprehensive Plan, the subject property is situated within the *IH-30 Corridor District* and is designated for *Special Commercial Corridor* land uses. This land use designation is defined as being "…intended to provide an area for commercial/retail and regional commercial/retail activity centers that are intended to support and serve the entire region…" According to the *District Strategies* for the *IH-30 Corridor District* properties designated for *Special Commercial Corridor* land uses "…will continue to be the City's primary retail corridor in the future…" and "…large commercial centers should incorporate green space or open space at the center of the development that can be used to provide amenity or break up large parking fields." In this case, the applicant is proposing a *Residence Hotel* that will complement the surrounding uses. Currently, there is an *Indoor Sports Facility* adjacent to the subject property that attracts many families form outside of the City through tournaments and league play. Based on this, the proposed facility appears to conform to the OURHometown Vision 2040 Comprehensive Plan.

STAFF ANALYSIS

The concept plan provided by the applicant generally meets the requirements of the Unified Development Code (UDC) with the exception of the submitted building elevations which do not meet the *General Overlay District Standards*. In addition, the applicant's request appears to conform to the OURHometown Vision 2040 Comprehensive Plan. Staff should point out that the applicant will be subject to the building and landscape requirements outlined in the *General Overlay District Standards* and Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC) at the time of site plan approval. The applicant will also be required to provide building elevations at the time of site plan to allow the Architectural Review Board (ARB) and the Planning and Zoning Commission to make recommendations and approvals related to the design of the building. With this being said, a request for a Specific Use Permit (SUP) is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission. As mentioned previously, the *Restaurant* portion of this request is not a discretionary decision for the City Council since a restaurant is an allowed *by-right* land use within a Commercial (C) District. That being said, because the applicant chose to include it with the rest of the request, it does add intensity to the property and therefore becomes part of what must be considered under this case.

NOTIFICATIONS

On August 20, 2025, staff mailed nine (9) notices to property owners and occupants within 500-feet of the subject property. There are no Homeowner's Associations (HOA's)/Neighborhood Associations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised

the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff has not received any responses in favor or opposition of the applicant's request.

CONDITIONS OF APPROVAL

If the City Council chooses to recommend approve the applicant's request for a *Specific Use Permit (SUP)* for a *Residence Hotel* on the subject property, then staff would propose the following conditions of approval:

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

  (a) The development of this property shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of this Specific Use Permit (SUP) ordinance for the development of a *Residence Hotel.*

  (b) The development of the subject property shall be subject to the *General Overlay District Standards* as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC) and review and recommendation by the Architecture Review Board (ARB) prior to approval by the Planning and Zoning Commission at the time of site plan. In addition, the approval of this Specific Use Permit (SUP) shall not constitute the approval of a variance or exception to any of the standards stipulated by the Unified Development Code (UDC) with regard to the design of the *Residence Hotel*.

  (c) The maximum overall height of the building shall not exceed four (4)-stories or 60-feet.

(2) The applicant will be required to submit a site plan with building elevations, a material sample board, a landscape plan, and photometric plan prior to the submittal of engineering plans or the issuance of a building permit.

(3) 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 September 9, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the *Specific Use Permit (SUP)* by a vote of 7-0.

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

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

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

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

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

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	3005 Fit Sport Life Blvd, Rockwall, TX				
SUBDIVISION	FIT SPORT LIFE ADDITION	LOT	13	BLOCK	B
GENERAL LOCATION	The 2.819 acres lot is located western of 3101 Fit Sport Life Blvd, Rockwall TX				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Commercial w/ FM 549 Overlay	CURRENT USE	Vacant
PROPOSED ZONING	Commercial w/ FM 549 Overlay	PROPOSED USE	Hotel & Retail/Restaurant
ACREAGE	2.819	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	Structured REA-Rockwall Land LLC	☑ APPLICANT	Kiew Kam (Triangle Engineering LLC)
CONTACT PERSON	Conor Keilty, AIA	CONTACT PERSON	Kiew Kam
ADDRESS	[redacted]	ADDRESS	[redacted]
CITY, STATE & ZIP		CITY, STATE & ZIP	
PHONE		PHONE	
E-MAIL		E-MAIL	

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CONOR KEILTY [*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 $ 242.29 *, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 11th *DAY OF* August *, 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."*

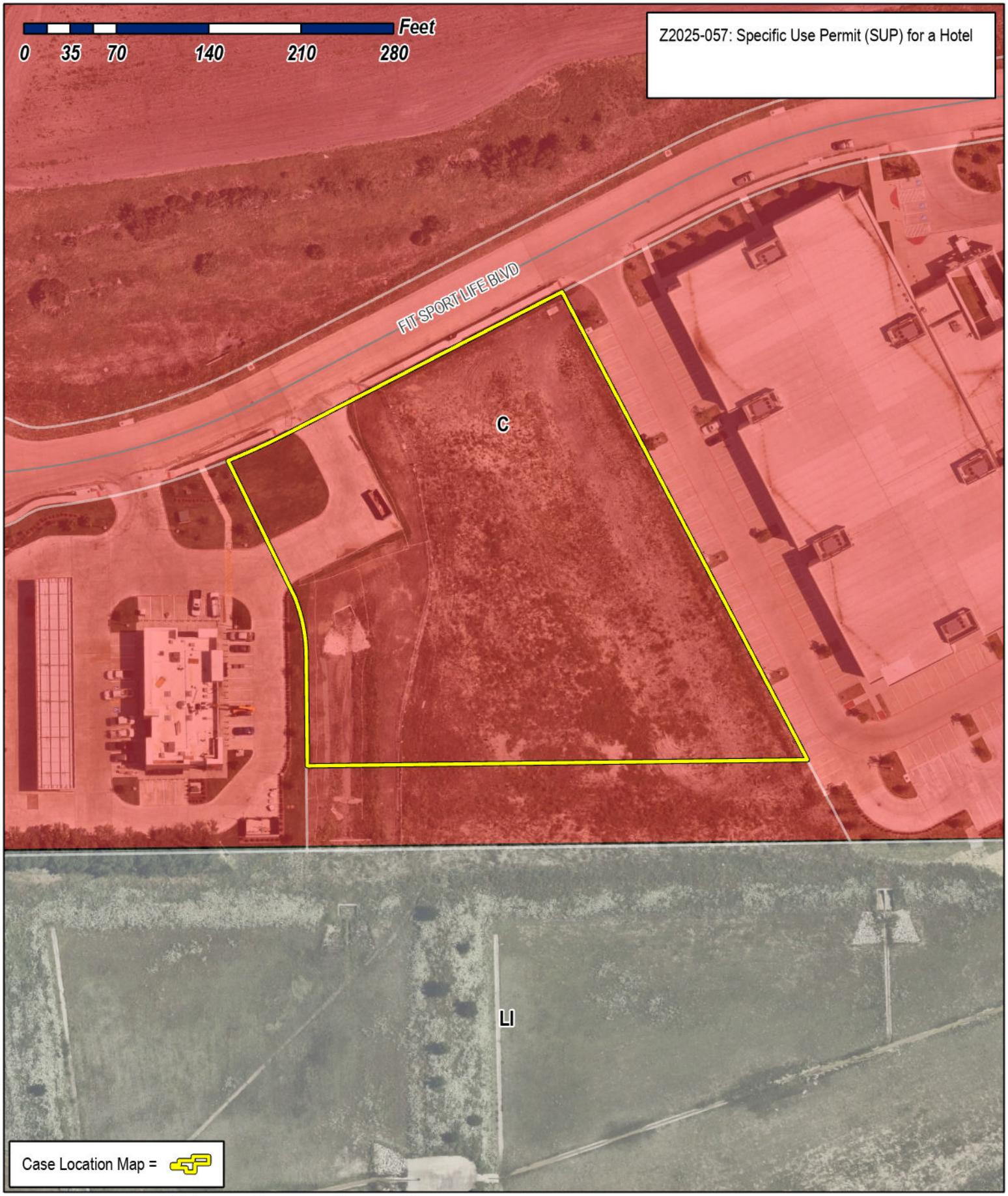
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 11 *DAY OF* Aug *, 2025*

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF ~~TEXAS~~ PA

Commonwealth of Pennsylvania - Notary Seal
Charlotte M. Calcagno, Notary Public
Bucks County
My commission expires March 6, 2028
Commission number 1399883

MY COMMISSION EXPIRES 03/06/28



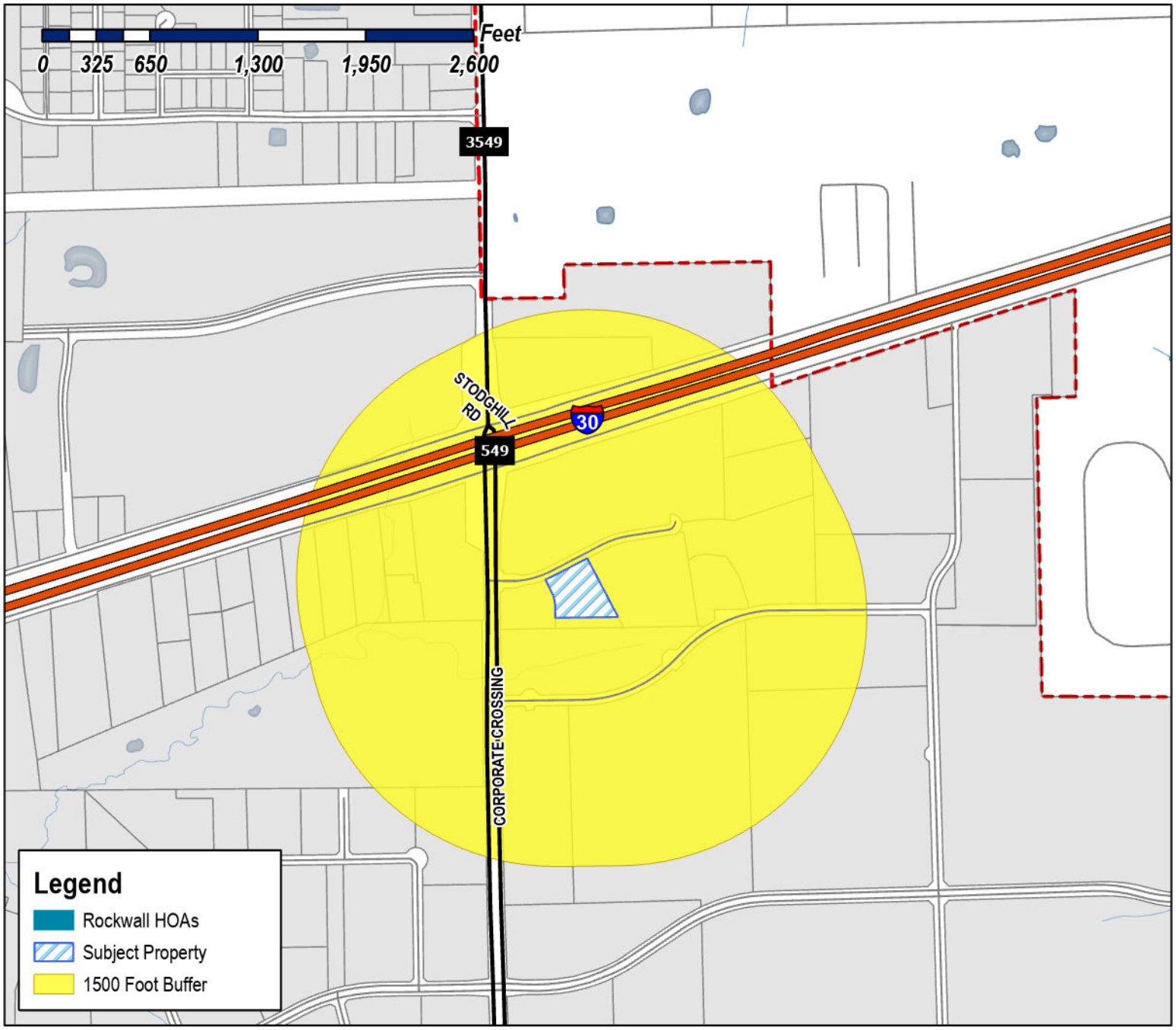
City of Rockwall
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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

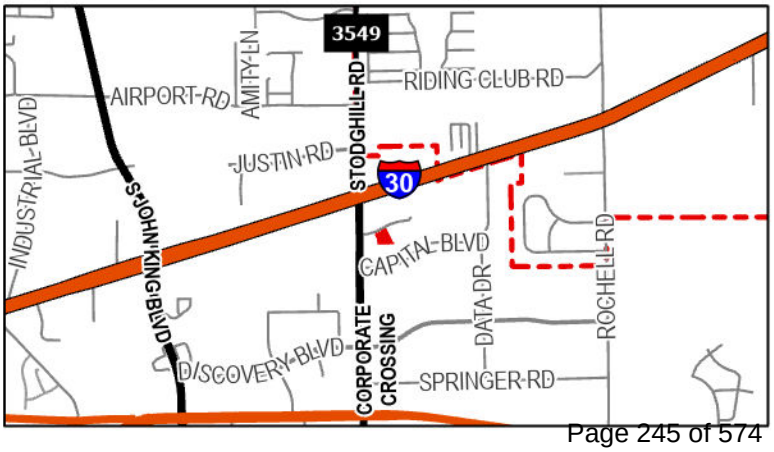
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Case Number: Z2025-057
Case Name: SUP for a Hotel
Case Type: Zoning
Zoning: Commercial (C) District
Case Address: 3005 Fit Sport Life Blvd

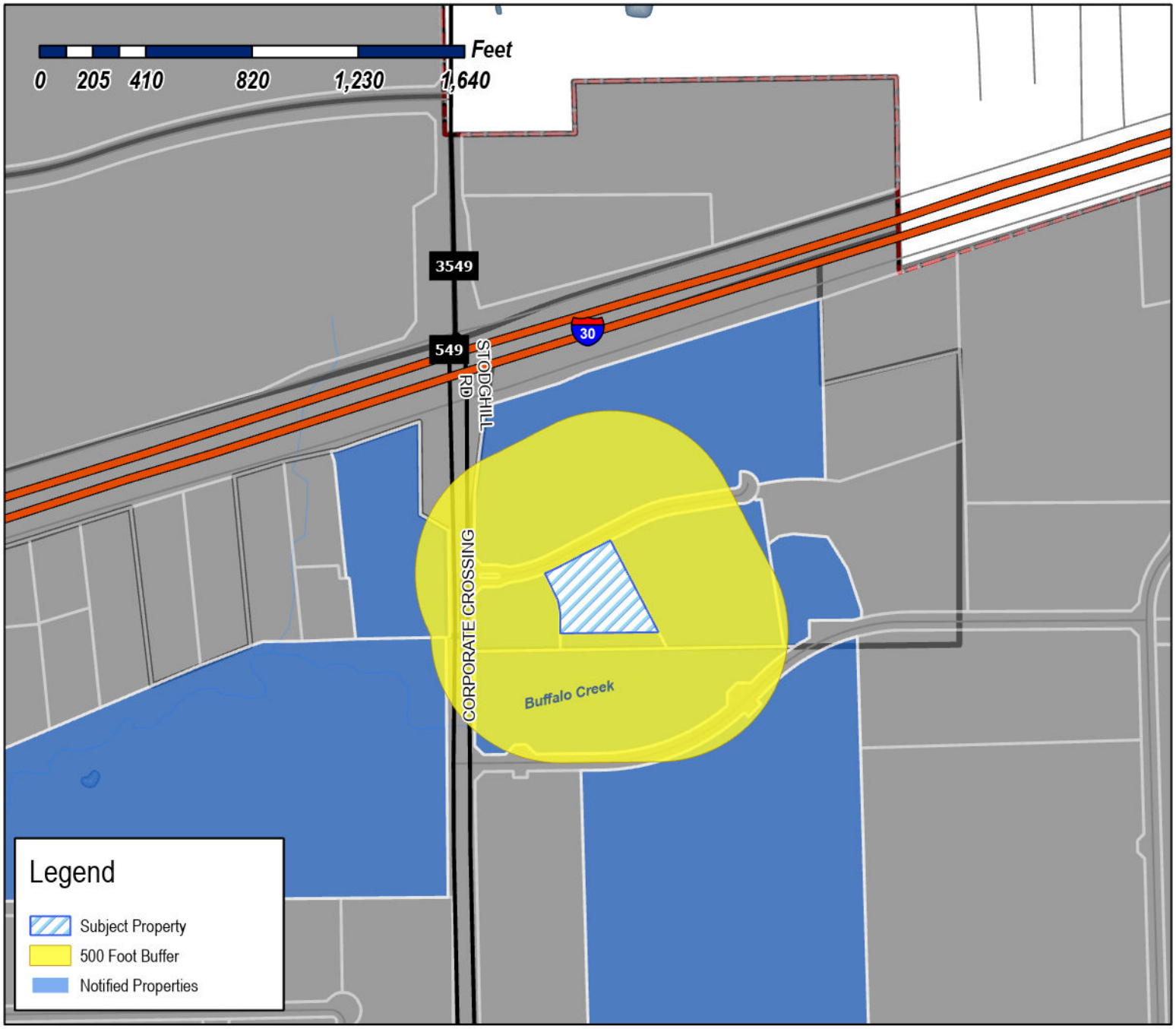


Date Saved: 8/19/2025
For Questions on this Case Call (972) 771-7745

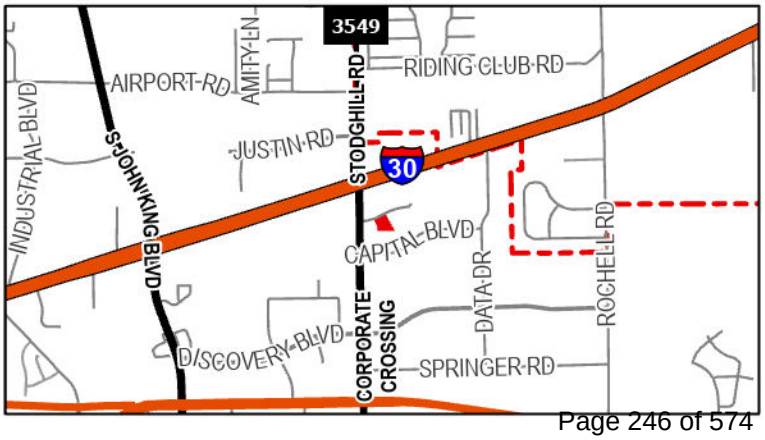
City of Rockwall

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Rockwall, Texas 75087
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Case Number: Z2025-057
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Case Address: 3005 Fit Sport Life Blvd



Date Saved: 8/19/2025
For Questions on this Case Call: (972) 771-7745

STRUCTURED REA- ROCKWALL LAND LLC
1200 CORPORATE CROSSING
ROCKWALL, TX 75087

WESTCORE BRAVO ROCKWALL LLC
1515 CORPORATE CROSSING
ROCKWALL, TX 75087

LOVE'S COUNTRY STORES INC
1990 E I30
ROCKWALL, TX 75087

STRUCTURED REA FSL ROCKWALL LLC
3101 FIT SPORT LIFE BLVD
ROCKWALL, TX 75087

STRUCTURED REA- ROCKWALL LAND LLC
3104 E Camelback Rd
PHOENIX, AZ 85016

CAPITAL BOULEVARD VENTURE LLC AND
3201 CAPITAL BLVD GLOBAL WELLS
INVESTMENT GROUP LLC
ROCKWALL, TX 75087

WESTCORE BRAVO ROCKWALL LLC
4350 La Jolla Village Dr Ste 900
San Diego, CA 92122

ROCKWALL ECONOMIC DEVELOPMENT
CORPORATION
P O BOX 968
ROCKWALL, TX 75087

LOVE'S COUNTRY STORES INC
PO BOX 26210
OKLAHOMA CITY, OK 73126

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:

Z2025-057: SUP for a Residence Hotel

Hold a public hearing to discuss and consider a request by Kiew Kam of Triangle Engineering, LLC on behalf of Conor Keilty, AIA of Structured REA-Rockwall Land, LLC for the approval of a Specific Use Permit (SUP) for a Residence Hotel on a 2.819-acre portion of a larger 4.767-acre parcel of land identified as Lot 6, Block B, Fit Sport Life Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the FM-549 Overlay (FM-549 OV) District, generally located east of the intersection of FM-549 and Fit Sport Life Boulevard, 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, September 9, 2025 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, September 15, 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, September 15, 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. Z2025-057: SUP for a Residence Hotel

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.

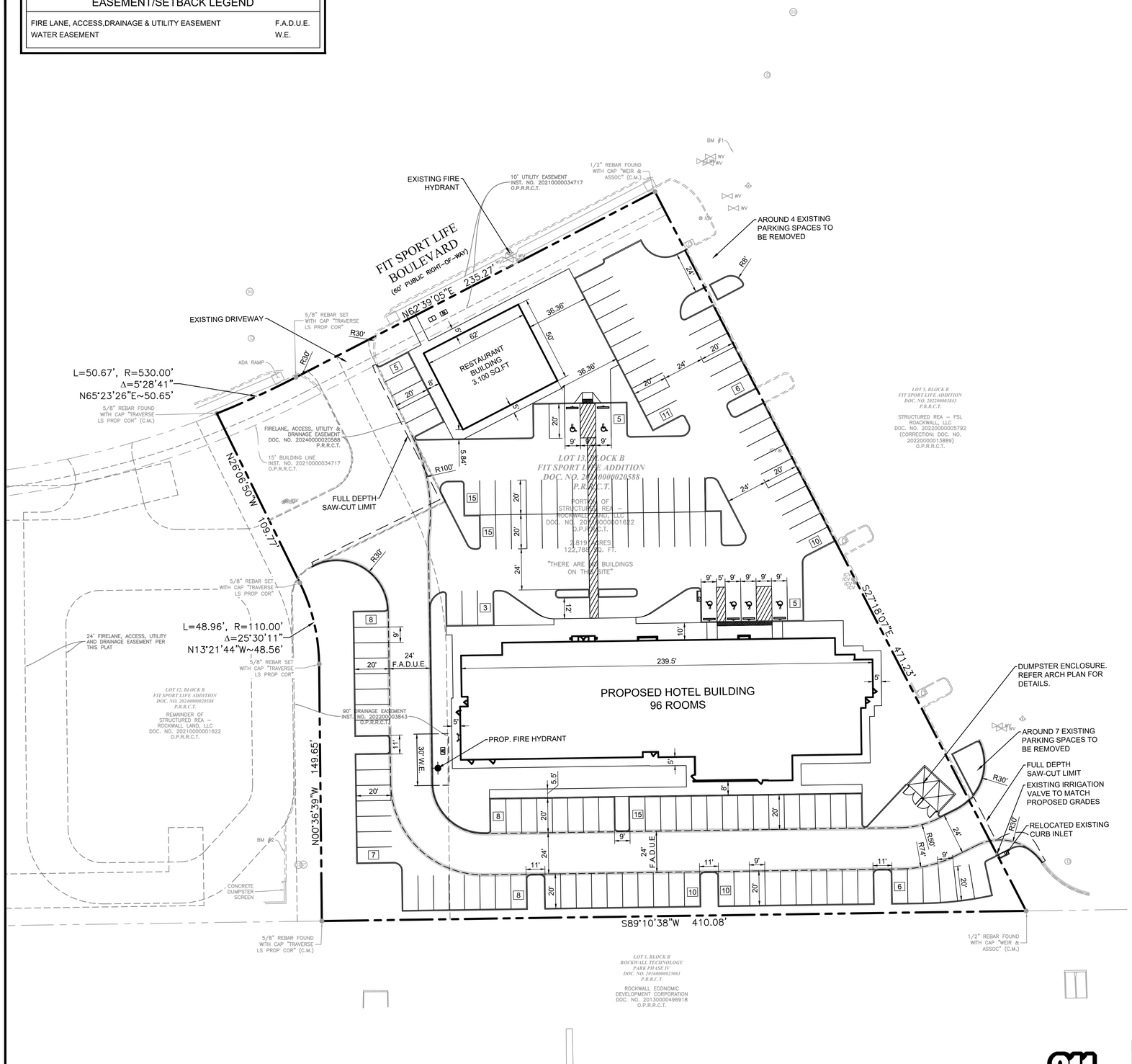
Name:

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

EASEMENT/SETBACK LEGEND	
FIRE LANE, ACCESS,DRAINAGE & UTILITY EASEMENT	F.A.D.U.E.
WATER EASEMENT	W.E.



EXISTING LEGEND

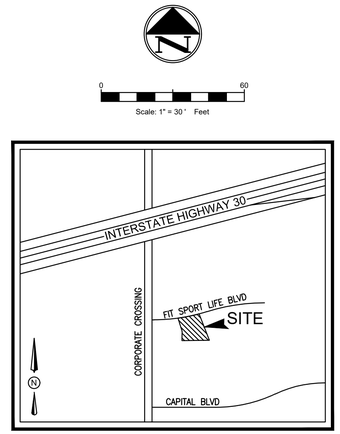
1/2" IR FOUND	WATER VALVE	NO PARKING
1/2" IR SET	FIRE HYDRANT	CONCRETE
5/8" IR FOUND	IRRIGATION VALVE	GRAVEL
3/8" IR FOUND	UTILITY POLE	BRICK
60-D NAIL FOUND	WATER METER	STONE
PK NAIL SET	GAS METER	WOOD DECK
1/2" IP FOUND	A.C. PAD	BUILDING WALL
X-FOUND	TRANS. BOX	TILE
X-SET	GAS MARKER	BUILDING LINE
1" IR FOUND	BOLLARD POST	EASEMENT
1" IP FOUND	BRICK / STONE COLUMN	BOUNDARY
POINT FOR CORNER	CABLE BOX	HIGHBANK LINE
3/4" IP FOUND	CONCRETE MONUMENT	PARKING STRIPE
LIGHT POLE	COVERED AREA	ASPHALT
TELE. BOX	ELECTRIC BOX	FIRE LANE STRIPE
SAN. SEW. CO.	OVERHEAD UTILITY LINE	RETAINING WALL
SAN. SEW. MH.	GUY WIRE ANCHOR	BARBED WIRE FENCE
STORM DRAIN MH.	CHAINLINK FENCE	IRON FENCE
HANDICAP SPACE	PIPE RAIL FENCE	WOOD FENCE

SITE DATA SUMMARY TABLE

SITE ACREAGE:	2.819 ACRES (122,788S.F.)
ZONING:	COMMERCIAL W FM549 OVERLAY
PROPOSED USE:	HOTEL & RESTAURANT
BUILDING FOOTPRINT AREA:	14,204 S.F. (HOTEL) & 3,100 S.F.(RESTAURANT)
NUMBER OF STORIES:	1
BUILDING HEIGHT:	SEE FACADE PLAN
BUILDING COVERAGE:	0.14:1
FLOOR AREA RATIO:	----
NUMBER OF GUEST ROOMS:	96
IMPERVIOUS AREA:	94,298 S.F. (76.8%)
PERVIOUS/LANDSCAPE AREA:	28,490 S.F. (23.2%)
REGULAR PARKING REQUIRED: (SEE PARKING CALCULATION TABLE)	147 SPACES
REGULAR PARKING PROVIDED:	141 SPACES
HANDICAP PARKING REQUIRED:	5 SPACES (1 VAN ACCESSIBLE)
HANDICAP PARKING PROVIDED:	6 SPACES (2 VAN ACCESSIBLE)
TOTAL PARKING PROVIDED:	147 SPACES

SITE LEGEND

CONCRETE CURB	
SAW-CUT LINE	
FIRE LANE	
STRIPING	
PARKING SPACES	X
WHEEL STOPS	
HANDICAP LOGO	
HANDICAP SIGN	
RAMP	
FIRE HYDRANT	
DUMPSTER	
SANITARY SEWER MANHOLE	S
SANITARY SEWER CLEANOUT	
SANITARY SEWER DOUBLE CLEANOUT	
SANITARY SEWER SAMPLE PORT	
GREASE TRAP	
DOMESTIC WATER METER	
IRRIGATION METER	



VICINITY MAP
N.T.S.

SITE GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CITY OR LOCAL JURISDICTION STANDARDS.
2. THE LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS IS TAKEN FROM AS-BUILTS, UTILITY PLANS OR SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND UTILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND UTILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.
3. WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS, AT HIS OWN COST AND EXPENSE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS WITH UTILITIES.
4. ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U. S. DEPARTMENT OF LABOR, OSHA, CONSTRUCTION SAFETY AND HEALTH REGULATIONS AND ANY AMENDMENTS THERETO.
5. THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO TRENCH BACKFILL, SIDE SLOPES, FENCES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS.
6. ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING.
7. THE CONTRACTOR SHALL PROVIDE "RED LINED" MARKED PRINTS TO THE ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WHICH DEVIATED FROM THE PLANS OR WAS CONSTRUCTED IN ADDITION TO THAT INDICATED ON THE PLANS.
8. ALL CURB RADIUS TO BE 10' OR 2' UNLESS OTHERWISE NOTED ON THE SITE PLAN.

PARKING CALCULATIONS

		NUMBER/AREA (SQ.FT)	REQUIRED PARKING RATIO	REQUIRED PARKING#
HOTEL	GUEST ROOMS	96	1 PER GUEST ROOM	96
	FITNESS CENTER + POOL	2,898 SQ.FT	1 PER 200 SQ.FT X 0.5	8
	RESTAURANT AREA	1,688 SQ.FT	1 PER 100 SQ.FT X 0.5	9
	OFFICE SPACE	713 SQ.FT	1 PER 300 SQ.FT X 0.5	2
	STORAGE	348 SQ.FT	1 PER 1,000SQ.FT X 0.5	1
RESTAURANT	Restaurant	3,100 SQ.FT	1 PER 100 SQ.FT	31
TOTAL				147

Know what's **below.**
Call before you dig.

NO.	DATE	DESCRIPTION	BY
1	08-14-25	1st SUP SUBMITTAL	X
2	08-25-25	2nd SUP SUBMITTAL	X
.	.	.	.
.	.	.	.
.	.	.	.
.	.	.	.
.	.	.	.
.	.	.	.

STATE OF TEXAS
KIEW KAM
92808
LICENSED PROFESSIONAL ENGINEER
08/25/2025

SITE PLAN

HOTEL & RESTAURANT

3005 FIT SPORT LIFE BLVD

CITY OF ROCKWALL

ROCKWALL COUNTY, TEXAS 75032

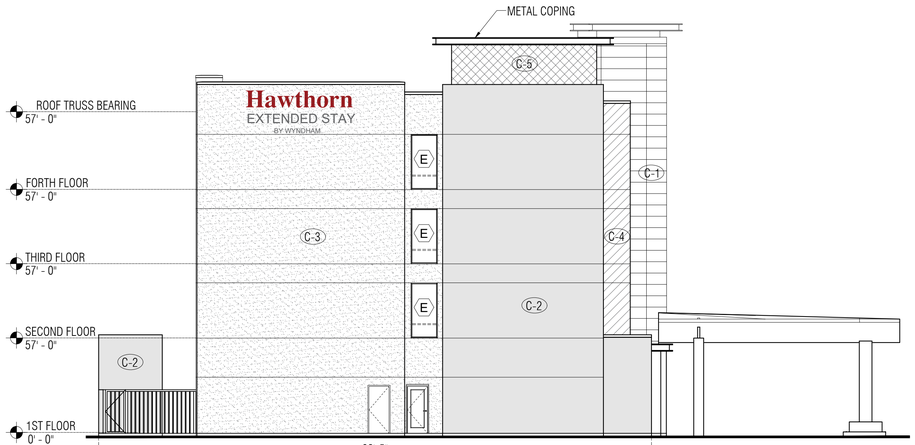
FIT SPORT LIFE ADDITION LOT 13, BLOCK B

TRIANGLE ENGINEERING LLC
T: 469.331.8566 I F: 469.213.7145 I E: info@triangle-engr.com
W: triangle-engr.com I O: 1782 W. McDermott Drive, Allen, TX 75013

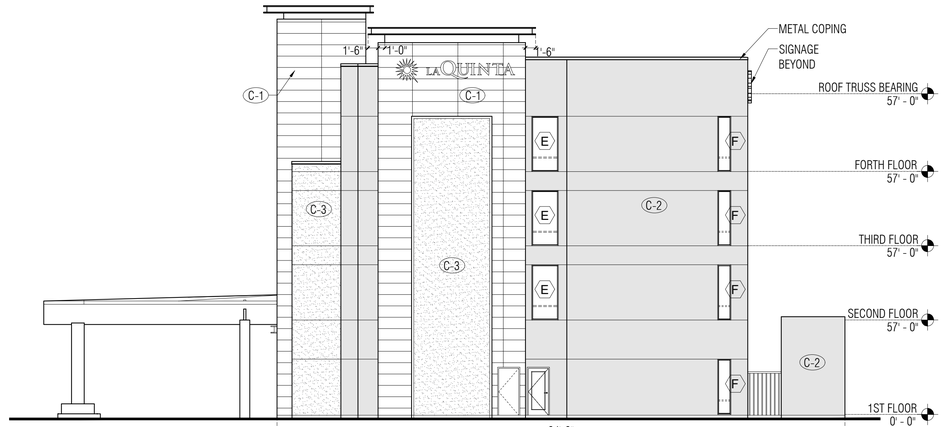
Planning | Civil Engineering | Construction Management

P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KK	X	08-25-25	SEE SCALE BAR	110-25	C-3.0

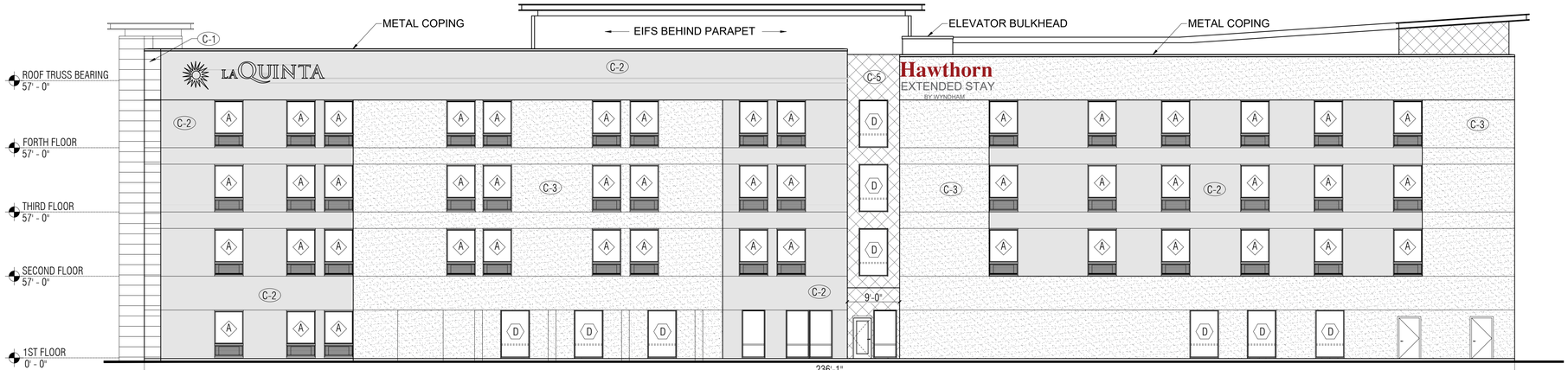
TX. P.E. FIRM #11525



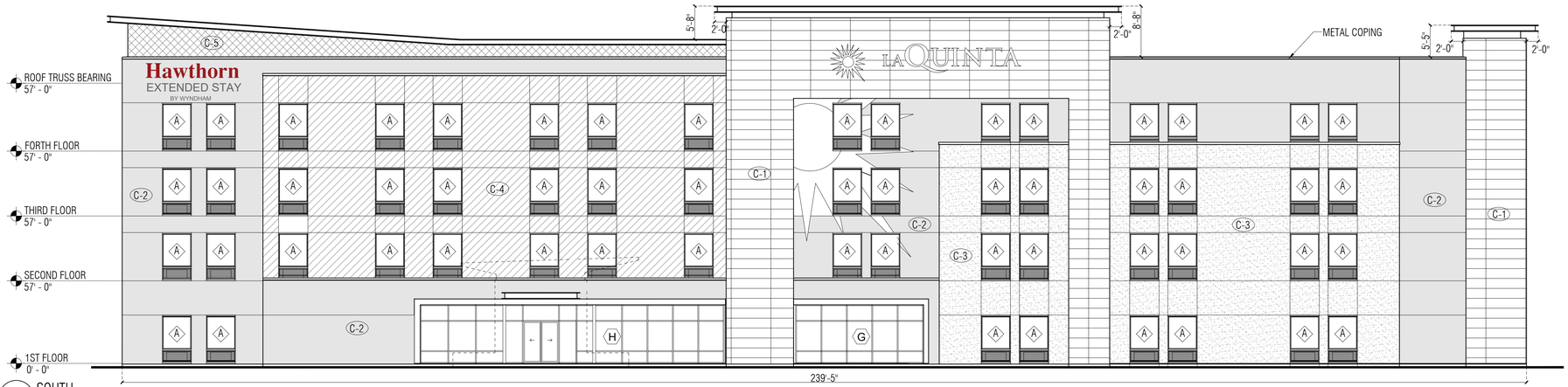
1C EAST
SCALE 3/32"=1'-0"



1C WEST
SCALE 3/32"=1'-0"



1B WEST
SCALE 3/32"=1'-0"



1A SOUTH
SCALE 3/32"=1'-0"

EXTERIOR FINISHES SCHEDULE		
	C 1	LARGE FORMAT PANELS
	C 2	EIFS - THUNDER GRAY SW7645
	C 3	EIFS - MEGA GREIGE SW7031
	C 4	LARGE FORMAT PANELS
	C 5	EIFS- SHOW STOPPER SW7588

5A LEGENDS
N.T.S

DESIGN GROUP LLC

2494 BUNNELS FORK ROAD
Frisco,TX 75036
Telephone: 901.603.8765

E-Mail: nkumar@designgroupmemphis.com

OWNER NAME AND ADDRESS

HOTEL

AT

3005 FIT SPORT LIFE BLVD
CITY OF ROCKWALL,
ROCKWALL
COUNTY, TEXAS
75032

SEAL

CONSULTANTS NAME:

PRELIMINARY DRAWINGS

NO.	DATE	ISSUE \ REVISION
01	08/14/2025	PRELIMINARY DRAWINGS

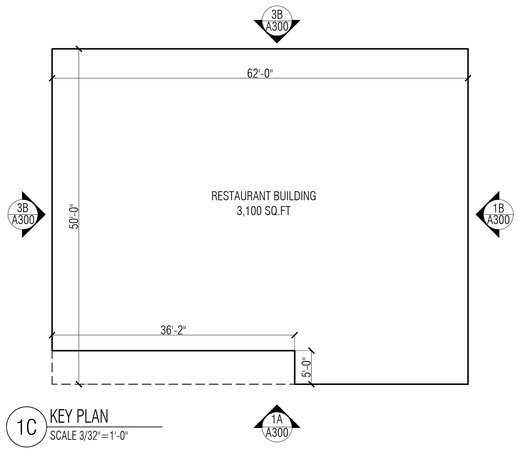
DRAWING NAME

EXTERIOR ELEVATIONS

DRAWN BY: MAYURI
CHECKED BY:
APPROVED BY:

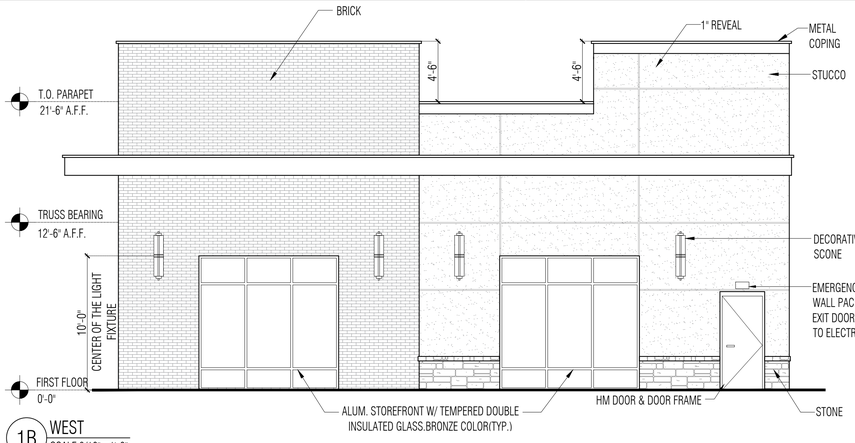
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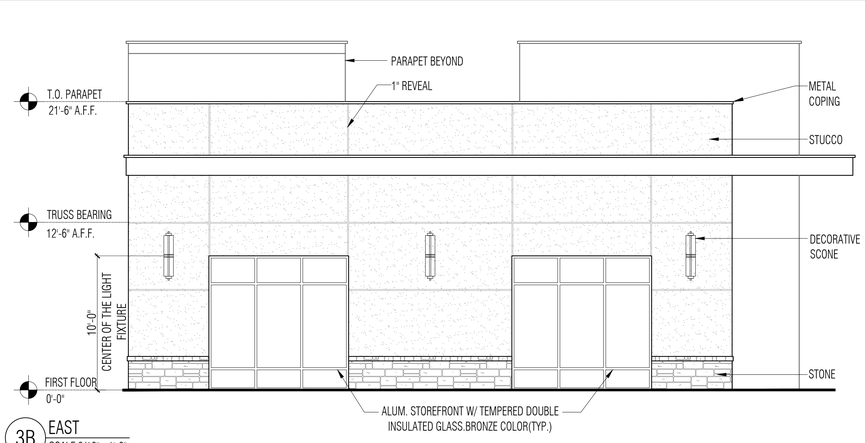


1C KEY PLAN
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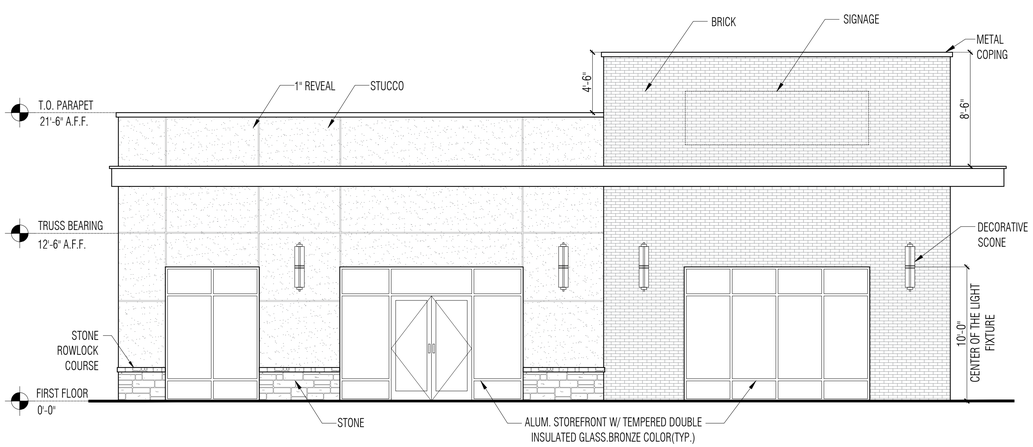




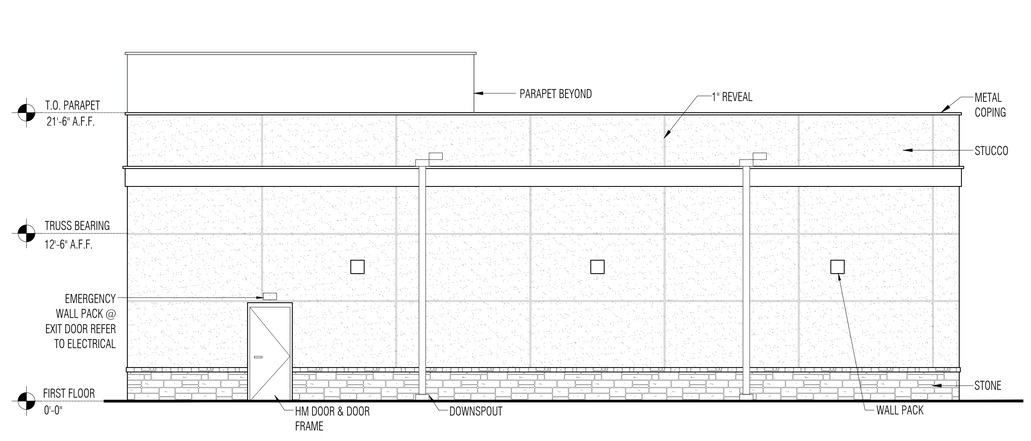
1B WEST
SCALE 3/16"=1'-0"



3B EAST
SCALE 3/16"=1'-0"



1A NORTH
SCALE 3/16"=1'-0"



3A SOUTH
SCALE 3/16"=1'-0"

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Frisco,TX 75036
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OWNER NAME AND ADDRESS

RESTAURANT

AT

3005 FIT SPORT LIFE BLVD
CITY OF ROCKWALL,
ROCKWALL
COUNTY, TEXAS
75032

SEAL

CONSULTANTS NAME:

PRELIMINARY DRAWINGS

NO.	DATE	ISSUE \ REVISION
01	08/14/2025	PRELIMINARY DRAWINGS

DRAWING NAME
EXTERIOR ELEVATIONS

DRAWN BY: MAYURI
CHECKED BY:
APPROVED BY:
DRAWING NUMBER:

A300


Hawthorn
EXTENDED STAY
LA QUINTA

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 A *RESIDENCE HOTEL* ON A 2.819-ACRE PORTION OF A LARGER 4.767-ACRE PARCEL OF LAND IDENTIFIED AS LOT 6, BLOCK B, FIT SPORT LIFE ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBITS 'A'* AND *'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 Kiew Kam of Triangle Engineering, LLC. on behalf of Conor Keilty, AIA of Structured REA-Rockwall Land, LLC for the approval of a *Specific Use Permit (SUP)* for a *Residence Hotel* on a 2.819-acre portion of a larger 4.767-acre parcel of land identified as Lot 6, Block B, Fit Sport Life Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the FM-549 Overlay (FM-549 OV) District, generally located east of the intersection of FM-549 and Fit Sport Life Boulevard, and being more specifically described and depicted in *Exhibits 'A'* and *'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 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 approval of this ordinance shall supersede all requirements stipulated in *Ordinance No. 24-48, S-348*;

SECTION 2. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for a *Residence Hotel* as stipulated by Subsection 01.02, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

SECTION 3. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in

DRAFT 03.18.2025

Subsection 04.01, *General Commercial District Standards*; Subsection 04.05, *Commercial (C) District*; Subsection 06.02, *General Overlay District Standards*; and, Subsection 06.13, *FM-549 Overlay District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] -- *as heretofore amended and as may be amended in the future* --, and with the following conditions:

3.1. OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *Residence Hotel* on the *Subject Property* and conformance to these conditions are required for continued operations:

(1) The development of this property shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of this Specific Use Permit (SUP) ordinance for the development of a *Residence Hotel.*

(2) The development of the subject property shall be subject to the *General Overlay District Standards* as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC) and review and recommendation by the Architecture Review Board (ARB) prior to approval by the Planning and Zoning Commission at the time of site plan. In addition, the approval of this Specific Use Permit (SUP) shall not constitute the approval of a variance or exception to any of the standards stipulated by the Unified Development Code (UDC) with regard to the design of the *Residence Hotel*.

(3) The maximum overall height of the building shall not exceed four (4)-stories or 60-feet.

3.2. COMPLIANCE

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

(1) Upon obtaining a *Certificate of Occupancy (CO)* and/or building permit, 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 4. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 5. 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 6. 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 7. 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

DRAFT NOT FOR PUBLICATION 09.15.2025

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 8. 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 09.15.2025

Exhibit 'A'
Legal Description

BEING a tract of land located in the Robert Boyd Irvine Survey, Abstract No. 120, Rockwall County, Texas, being a portion of Lot 6, Block B, Fit Sport Life Addition, an addition to the City of Rockwall, Rockwall County, Texas according to the plat recorded in Instrument No. 20220000003843, official public records, Rockwall County, Texas (O.P.R.C.C.T.), and being more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron rod with cap stamped "Wier & Assoc Inc", in the south right-of-way line of Fit Sport Life Boulevard (a 60' right-of-way), said iron rod being the northeast corner of said Lot 6 and the northwest corner of Lot 5, Block B of said Fit Sport Life Addition;

THENCE S 27°18"10' E, departing the south right-of-way line of said Fit Sport Life Boulevard, along the east line of said Lot 6 and the west line of said Lot 5, a distance of 471.23 feet to a ½" iron rod found with a cap stamped "Wier & Assoc Inc", in the north line of Lot 1, Block B, Rockwall Technology Park Phase IV, an addition to the City of Rockwall. Rockwall County, Texas according to the plat recorded in Instrument No. 20160000023061, O.P.R.R.C.T., said iron being the southeast corner of said Lot 6 and the southwest corner of said Lot 5.

THENCE S 89°10"38' W, along the south line of said Lot 6 and the north line of said Lot 1, a distance of 410.08 feet to a point;

THENCE N 00°36"39' W, departing the south line of said Lot 6 and the north line of said Lot 1, a distance of 149.65 feet to a point, being the beginning of a curve to the left;

THENCE Northwesterly, an arc length of 48.96 feet along said curve to the left, having a radius of 110.00 feet, a delta angle of 25°30"11', and a chord bearing N 13°21"44' W, a distance of 48.56 feet to a point;

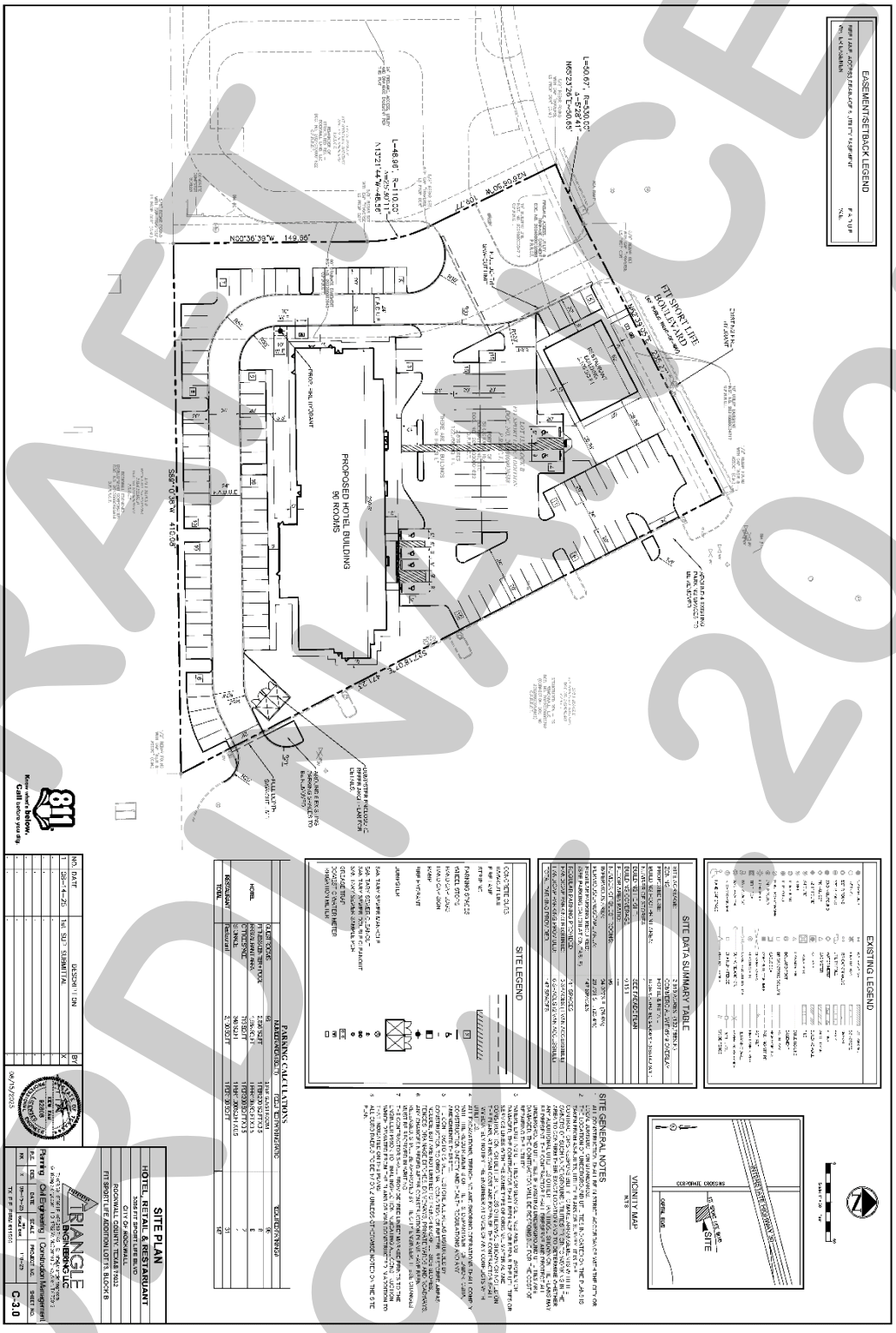
THENCE N 26°06"50' W, a distance of 109.76 feet to a point in the north line of said Lot 6 and in the south right-of-way line of said Fit Sport Life Boulevard, being the beginning of a non-tangent curve to the left;

THENCE Northeasterly, an arc length of 50.67 feet along the north line of said Lot 6, the south right-of-way line of said Fit Sport Life Boulevard, and said curve to the left, having a radius of 530.00 feet, a delta angle of 05°28"40', and a chord bearing of N 65°23"25' E, a distance of 50.65 feet to a ½" iron rod found with a cap stamped "Wier & Assoc Inc";

THENCE N 62°39"05' E, continuing along the north line of said Lot 6 and the south right-of-way line of said Fit Sport Life Boulevard, a distance of 235.27 feet to the place of beginning and containing 2.819 acres (122,785 square feet) of land, more or less.

DRAFT ORDINANCE 09.15.2025

Exhibit 'B'
Concept Plan



DRAFT
09/17/2025

CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

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

TO:	Mayor and City Council
DATE:	September 15, 2025
APPLICANT:	Leonard and Debra Lynskey
CASE NUMBER:	Z2025-058; *Specific Use Permit (SUP) for an Accessory Structure at 2310 Sarah Drive*

SUMMARY

Hold a public hearing to discuss and consider a request by Leonard and Debra Lynskey for the approval of a *Specific Use Permit (SUP)* for an *Accessory Structure* that exceeds the maximum size on a 0.445-acre parcel of land identified as Lot 17, Block F, Saddle Star Estates South, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 79 (PD-79) for Single-Family 8.4 (SF-8.4) District land uses, addressed as 2310 Sarah Drive, and take any action necessary.

BACKGROUND

The subject property, which was part of a 44.292-acre tract of land, was originally annexed into the City of Rockwall on March 16, 1998 by *Ordinance No. 98-10* [*i.e. Case No. A1998-001*]. At the time of annexation, the subject property was zoned Agricultural (AG) District. On January 4, 2016, the City Council adopted *Ordinance No. 16-07* establishing Planned Development District 79 (PD-79), which is also known as the Saddle Star South Subdivision [*i.e. Case No. Z2016-015*]. The subject property has remained zoned Planned Development District 79 (PD-79) since this change. A preliminary plat [*i.e. Case No. P2016-024*] and master plat [*i.e. Case No. P2016-023*] for the Saddle Star Subdivision were approved on August 15, 2016. On November 15, 2021, the City Council approved a Final Plat [*i.e. Case No. P2021-055*] for Phase 2 of the Saddle Star Subdivision. This subdivision plat established the subject property as Lot 17, Block F, Saddle Star Estates South, Phase 2 Addition. On January 2, 2024, the City Council approved a Replat [*i.e. Case No. P2023-039*] for the purpose of establishing a ten (10) foot building setback line in lieu of the 20-foot setback along Laurel Drive established with the original final plat for the subject property. According to the Rockwall Central Appraisal District (RCAD), currently situated on the subject property is a 5,337 SF single-family home that was constructed in 2024.

PURPOSE

The applicants -- *Leonard and Debra Lynskey* -- are requesting approval of a *Specific Use Permit (SUP)* for the purpose of allowing the construction of a 690 SF *Accessory Structure* on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is located at 2310 Sarah Drive. The land uses adjacent to the subject property are as follows:

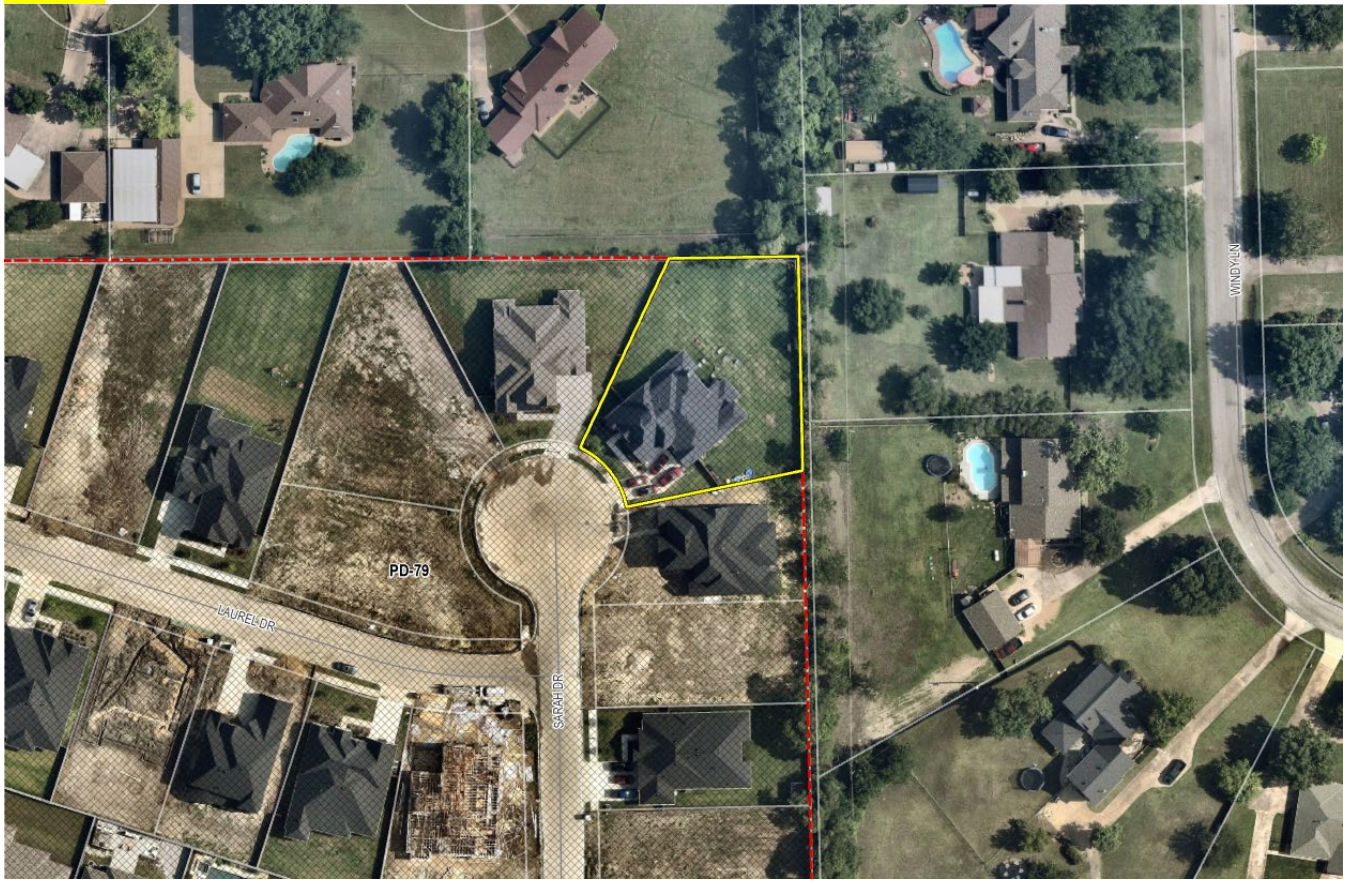
North: Directly north of the subject property are the corporate limits of the City of Rockwall. Beyond this are several single-family residences situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ).

South: Directly south of the subject property six (6) residential lots. Four (4) of these parcels of land (*i.e. 2208, 2212, 2220, & 2306 Sarah Drive*) are developed with single-family homes and two (2) parcels of land (*i.e. 2302 & 2216 Sarah Drive)* are currently vacant. All of these homes are within Saddle Star Phase 2 Addition and are zoned Planned Development District 79 (PD-79). Beyond this is Phase 1 of the Saddle Star Estates Subdivision, which consists of 69 residential lots, and was established on November 23, 2020. South of this is John King Boulevard, which is identified as a P6D *[i.e. principal arterial, six (6) lane, divided roadway]* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property are the corporate limits of the City of Rockwall. Beyond this are several single-family residences situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ).

West: Directly west of the subject property are seven (7) residential lots. Four (4) of these parcels of land (*i.e. 2311 Sarah Drive & 2214, 2222, & 2226 Laurel Drive*) are developed with single-family homes and three (3) parcels of land (*i.e. 2307 Sarah Drive, 2218 Laurel Drive, & 2310 Judith Lane*) are currently vacant. All of these homes are within Phase 2 of the Saddle Star Estates Subdivision and are zoned Planned Development District 79 (PD-79). West of this is Judith Lane, which is identified as a R2 [*i.e. residential, two (2) lane, undivided roadway*] on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



CHARACTERISTICS OF THE PROJECT

The applicants are requesting the approval of a Specific Use Permit (SUP) for an *Accessory Structure* on the subject property. The proposed covered porch will be a total of 690 SF (*i.e. 23-feet x 30-feet = 690 SF*) in size. The covered porch will have an approximate total height of 14-feet, or roughly 11-feet at the midpoint of the roof. The proposed building elevations provided by the applicant indicate the structure will be constructed out of cedar, have concrete piers wrapped in stone, and have an asphalt shingle roof that will be compatible with the primary structure. In addition, the proposed structure appears to meet all applicable building setbacks.

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

According to Article 13, *Definitions*, of the Unified Development Code (UDC) a *Residential Accessory Building or Structure* is defined as "(a) supplementary structure or building on a residential property that is secondary to the primary dwelling and serves a supportive or complementary function. These structures are typically used for purposes such as storage, recreation, or housing equipment and are ancillary to the primary residential use of the property." In addition, according to Subsection 07.04, *Accessory*

Structure Development Standards, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) a *covered porch* in a Single-Family 8.4 (SF-8.4) District is permitted by-right up to 500 SF and 15-feet in height. In this case, the proposed structure is only exceeding the maximum size requirements. The proposed *Covered Porch* is approximately 690 SF in size and 14-feet in total height. That being said, the height of an *Accessory Building* with a pitched roof is taken at the midpoint of the roof pitch. Given this, the height of the proposed *Covered Porch* is 11-feet. Based on this, the applicant is requesting approval of an *Accessory Structure* that exceeds the maximum permissible size by 190 SF.

Staff should note that only one (1) attached or detached covered porch is permitted on the subject property with a maximum size of 500 SF. In this case, the proposed structure would be the only accessory building on the subject property and would be greater than the maximum permissible size. If approved, no other accessory structures would be permitted on the subject property. If the applicant's Specific Use Permit (SUP) is approved, staff has included operational conditions in the Specific Use Permit (SUP) ordinance that tie down the size and height of the proposed structure. With this being said, the proposed structure does not appear to adversely affect the neighboring properties or diminish the overall value of the surrounding neighborhood. However, approval of a Specific Use Permit (SUP) request is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On August 21, 2025, staff mailed 31 property owner notifications to property owners and occupants within 500-feet of the subject property. Staff also notified the Stoney Hollow Homeowner's Association (HOA), which is the only Homeowner's Association (HOA) or Neighborhood Organization within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had received two (2) notices 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 an *Accessory Building* on the subject property, then staff would propose the following conditions of approval:

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

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

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

  (c) The *Accessory Structure* shall not exceed a maximum size of 690 SF.

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

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

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

PLANNING AND ZONING COMMISSION

On September 9, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the *Specific Use Permit (SUP)* by a vote of 7-0.

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

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

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

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

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

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	2310 Sarah Dr				
SUBDIVISION	Saddle Star Estates South Phase 2	LOT	17	BLOCK	F
GENERAL LOCATION	Windy Dr & 552				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Residential.	CURRENT USE	Residential
PROPOSED ZONING		PROPOSED USE	
ACREAGE	.445	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	Leonard Lynskey	☐ APPLICANT	Debra Lynskey
CONTACT PERSON	Debra Lynskey	CONTACT PERSON	Debra Lynskey
ADDRESS	[redacted]	ADDRESS	[redacted]
CITY, STATE & ZIP	[redacted]	CITY, STATE & ZIP	[redacted]
PHONE	[redacted]	PHONE	[redacted]
E-MAIL	[redacted]	E-MAIL	[redacted]

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ [*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."

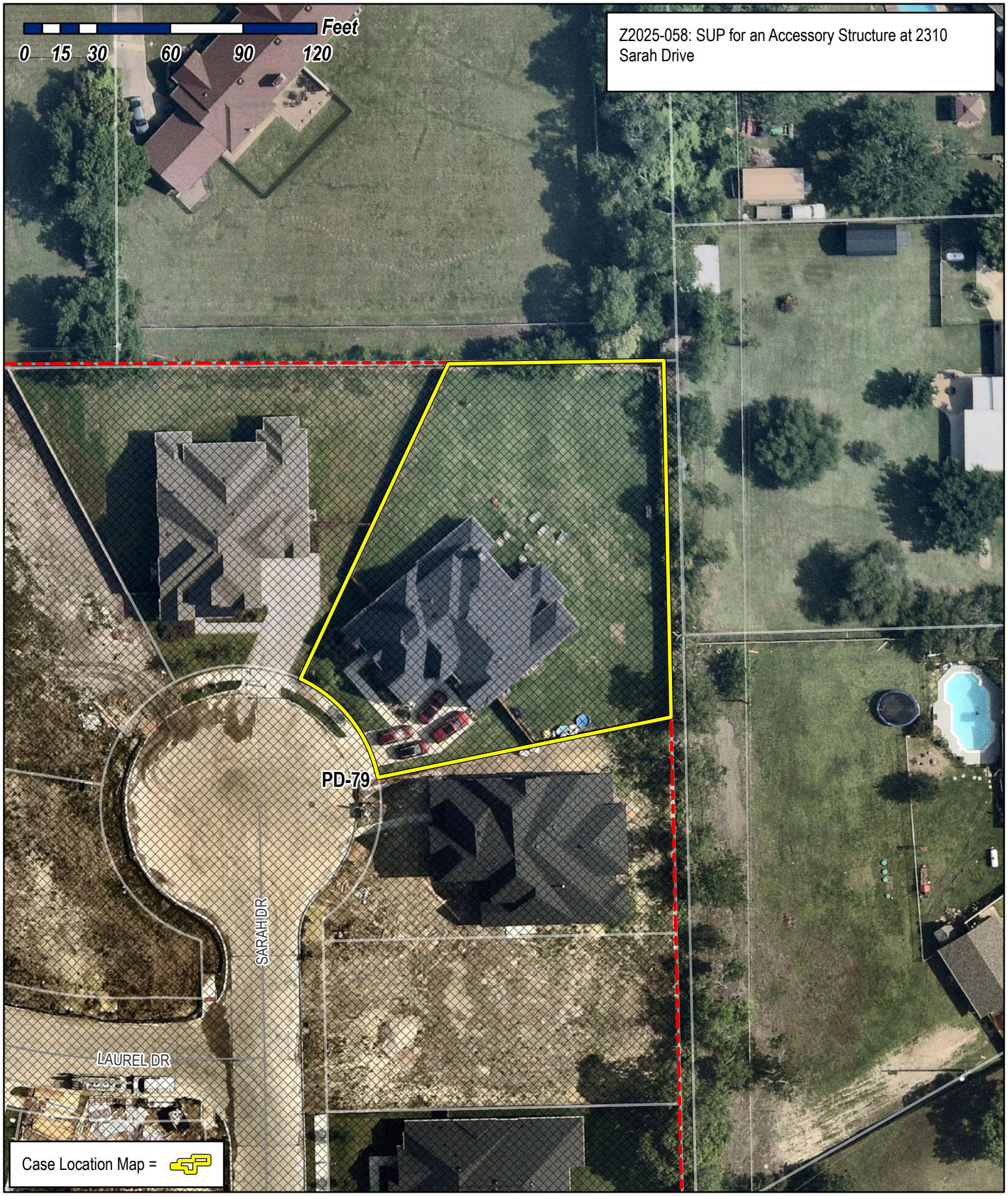
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14 *DAY OF* August, 20 25.

JOY D. MCLEAN
Notary Public, State of Texas
Comm. Expires 12-03-2027
Notary ID 69708-0

OWNER'S SIGNATURE Debra Lynskey

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Joy D McLean

MY COMMISSION EXPIRES



City of Rockwall

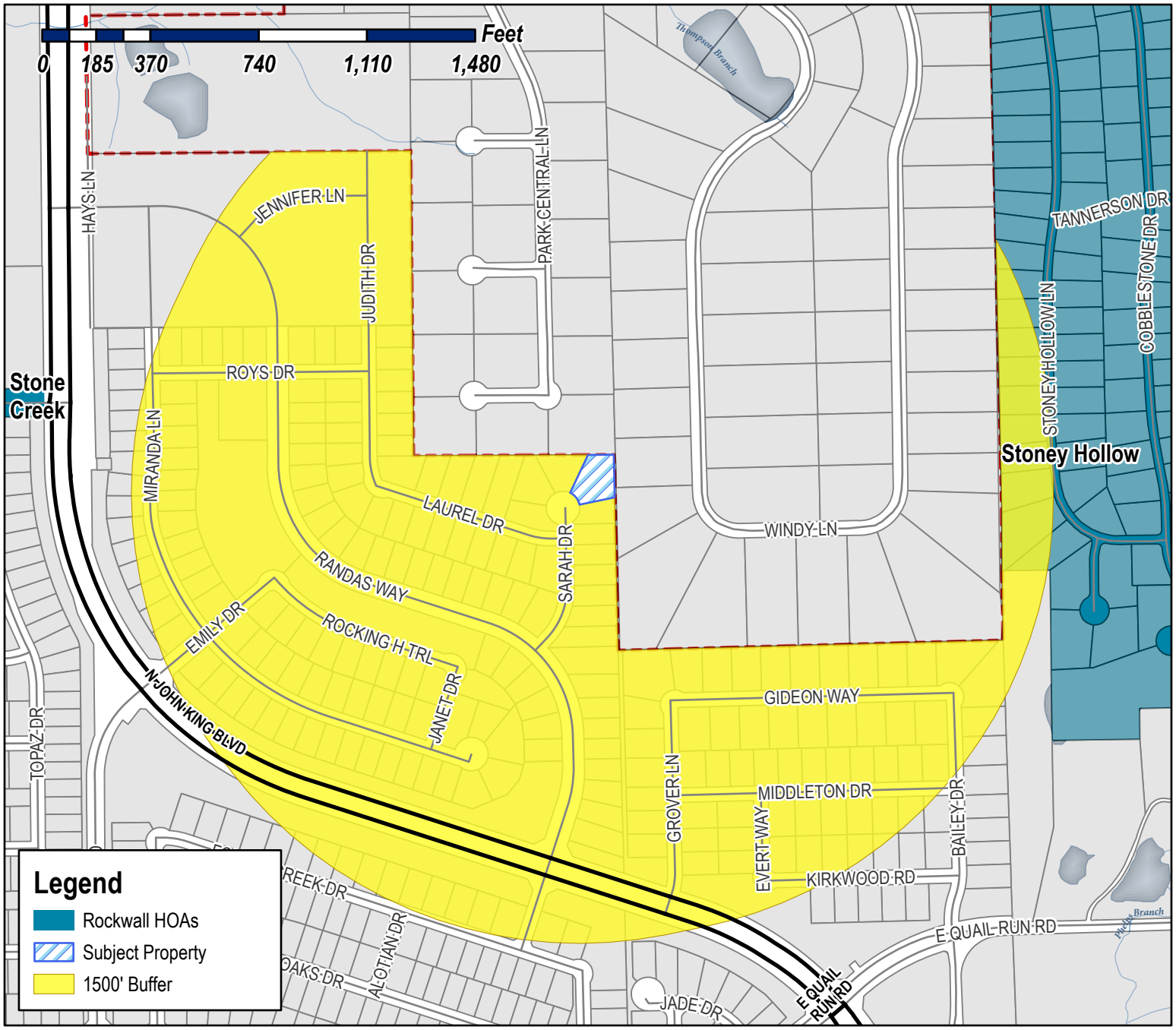
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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

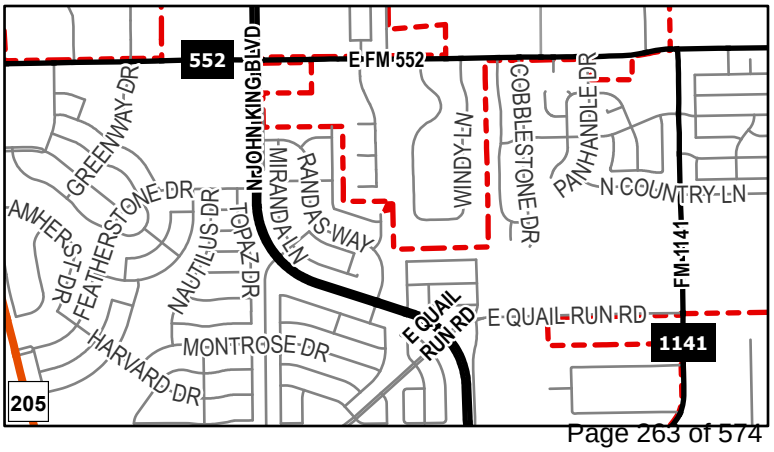
City of Rockwall

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Case Number: Z2025-058
Case Name: SUP For 2310 Sarah Drive
Case Type: Zoning
Zoning: Planned Development 79 (PD-79) District
Case Address: 2310 Sarah Drive



Date Saved: 8/15/2025
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 [Z2025-058]
Date:	Thursday, August 21, 2025 8:12:42 AM
Attachments:	Public Notice (08.20.2025).pdf HOA Map (08.20.2025).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, August 22, 2025. The Planning and Zoning Commission will hold a public hearing on Tuesday, September 9, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, September 15, 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.

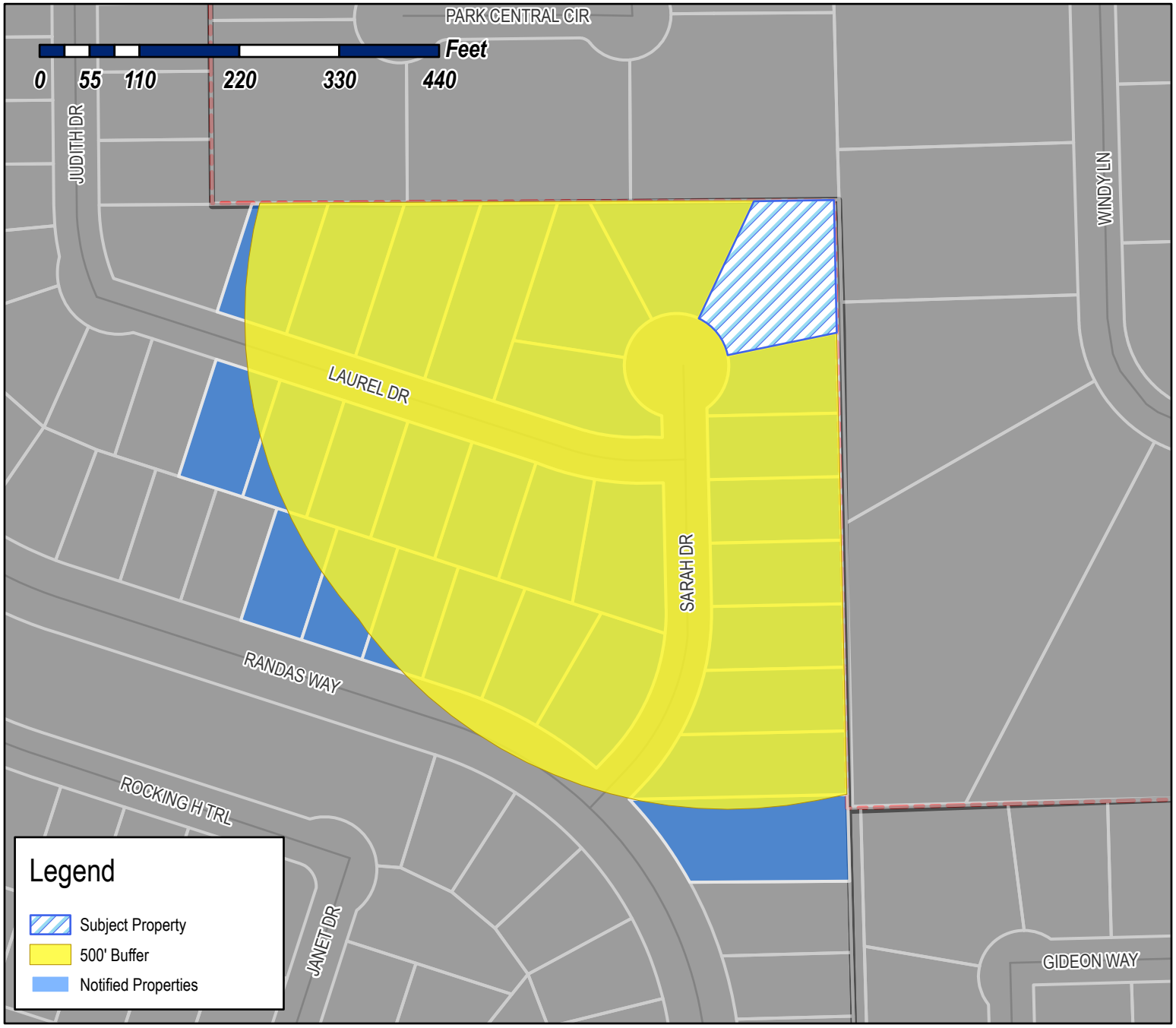
Z2025-058: SUP for an Accessory Structure
Hold a public hearing to discuss and consider a request by Leonard and Debra Lynskey for the approval of a Specific Use Permit (SUP) for an Accessory Structure that exceeds the maximum size on a 0.445-acre parcel of land identified as Lot 17, Block F, Saddle Star Estates South, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 79 (PD-79) for Single-Family 8.4 (SF-8.4) District land uses, addressed as 2310 Sarah Drive, and take any action necessary.

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

City of Rockwall

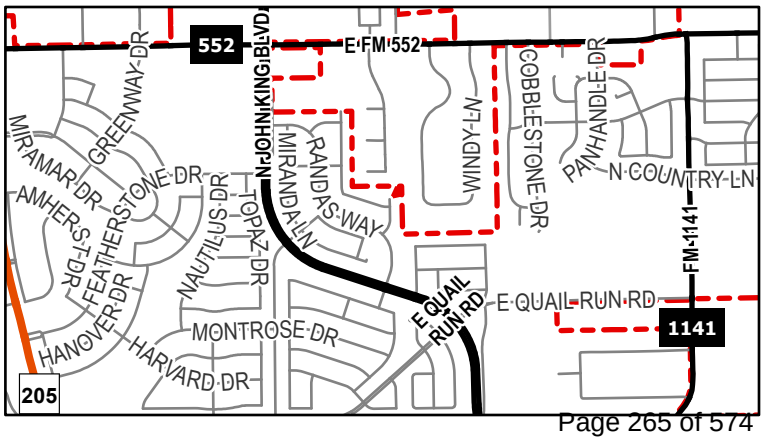
Planning & Zoning Department
385 S. Goliad Street
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(P): (972) 771-7745
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Case Number: Z2025-058
Case Name: SUP for an Accessory Structure
Case Type: Zoning
Zoning: Planned Development 79 (PD-79) District
Case Address: 2310 Sarah Drive

Date Saved: 8/15/2025
For Questions on this Case Call: (972) 771-7745



DFH COVENTRY LLC
16980 NORTH DALLAS PARKWAY SUITE 100
DALLAS, TX 75248

THOMAS GENE AND NINA
2136 RANDAS WAY
ROCKWALL, TX 75087

RESIDENT
2201 LAUREL DR
ROCKWALL, TX 75087

CARES CRAIG MAYO
2202 RANDAS WAY
ROCKWALL, TX 75087

RESIDENT
2205 LAUREL DR
ROCKWALL, TX 75087

HERMONSTINE LESLYN ANN AND
EDDYE LORIS LOVELY
2206 RANDAS WAY
ROCKWALL, TX 75087

RESIDENT
2208 SARAH DR
ROCKWALL, TX 75087

RESIDENT
2209 LAUREL DR
ROCKWALL, TX 75087

BAYLOR SEQUOIA & TWONDELL YAYA
2210 RANDAS WAY
ROCKWALL, TX 75087

RESIDENT
2212 SARAH DR
ROCKWALL, TX 75087

RESIDENT
2213 LAUREL DR
ROCKWALL, TX 75087

RESIDENT
2214 LAUREL DR
ROCKWALL, TX 75087

HAYES JAMES R AND STEPHANIE MARIE
2214 RANDAS WAY
ROCKWALL, TX 75087

RESIDENT
2216 SARAH DR
ROCKWALL, TX 75087

GRAY GREGORY TODD &
IFFAT TARIQ
2217 LAUREL DR
ROCKWALL, TX 75087

RESIDENT
2218 LAUREL DR
ROCKWALL, TX 75087

BUSCH BRIAN NICHOLAS AND KELLY ANN
2218 RANDAS WAY
ROCKWALL, TX 75087

RESIDENT
2220 SARAH DR
ROCKWALL, TX 75087

RESIDENT
2221 LAUREL DR
ROCKWALL, TX 75087

RESIDENT
2222 LAUREL DR
ROCKWALL, TX 75087

KUSCH LIVING TRUST
RODERICK A KUSCH AND CATHY M KUSCH - CO-TRUSTEES
2222 RANDAS WAY
ROCKWALL, TX 75087

RESIDENT
2225 LAUREL DR
ROCKWALL, TX 75087

TANNER BRIAN WESLEY & LESLIE AFTON
2226 LAUREL DR
ROCKWALL, TX 75087

RESIDENT
2302 SARAH DR
ROCKWALL, TX 75087

RESIDENT
2303 SARAH DR
ROCKWALL, TX 75087

RESIDENT
2306 SARAH DR
ROCKWALL, TX 75087

RESIDENT
2307 SARAH DR
ROCKWALL, TX 75087

RESIDENT
2310 SARAH DR
ROCKWALL, TX 75087

RESIDENT
2311 SARAH DR
ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC
2700 Commerce St Ste 1600
Dallas, TX 75226

HIGHLAND HOMES - DALLAS LLC
5601 DEMOCRACY DR STE 300
PLANO, TX 75024

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:

Z2025-058: SUP for an Accesory Structure that Exceeds the Maximum Size

Hold a public hearing to discuss and consider a request by Leonard and Debra Lynskey for the approval of a Specific Use Permit (SUP) for an Accessory Structure that exceeds the maximum size on a 0.445-acre parcel of land identified as Lot 17, Block F, Saddle Star Estates South, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 79 (PD-79) for Single-Family 8.4 (SF-8.4) District land uses, addressed as 2310 Sarah 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, September 9, 2025 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, September 15, 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, September 15, 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. Z2025-058: SUP for an Accessory Structure that Exceeds the Maximum Size

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

From: Ellen Hefner
To: Planning
Subject: Support for Lynskey Family - Zone Change Reuest
Date: Sunday, August 31, 2025 10:34:30 PM

Dear Rockwall Planning Department,

I am writing to express my strong support for my neighbor, Leonard and Debra Lynskey at 2310 Sarah Drive, in their request for a zone change to allow the construction of a pergola in their backyard.

This small addition will in no way negatively affect the neighborhood. It will not obstruct views, create noise, or cause any disruption. On the contrary, it will enhance their property and is consistent with the kind of improvements many homeowners naturally wish to make to enjoy their outdoor space.

I want to emphasize that I do not know the Lynskey's personally and have never met them; my support is not due to personal connection but simply because I believe homeowners should not need city approval for something as harmless as a backyard pergola

Respectfully, I believe this type of regulation is overly restrictive and unnecessary in cases like this. Homeowners should be free to add simple, unobtrusive features such as pergolas, especially when they do not affect surrounding properties.

I hope the department will take this into consideration and approve the Lynskey's request.

Thank you for your time and service to our community.

Sincerely,

Ellen Smith

[redacted]

[redacted]

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

PLEASE RETURN THE BELOW FORM

Case No. Z2025-058: SUP for an Accessory Structure that Exceeds the Maximum Size

Please place a check mark on the appropriate line below:

[X] I am in favor of the request for the reasons listed below.

[ ] I am opposed to the request for the reasons listed below.

Name: Leslyn Hermonstine and Eddye Lovely

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.

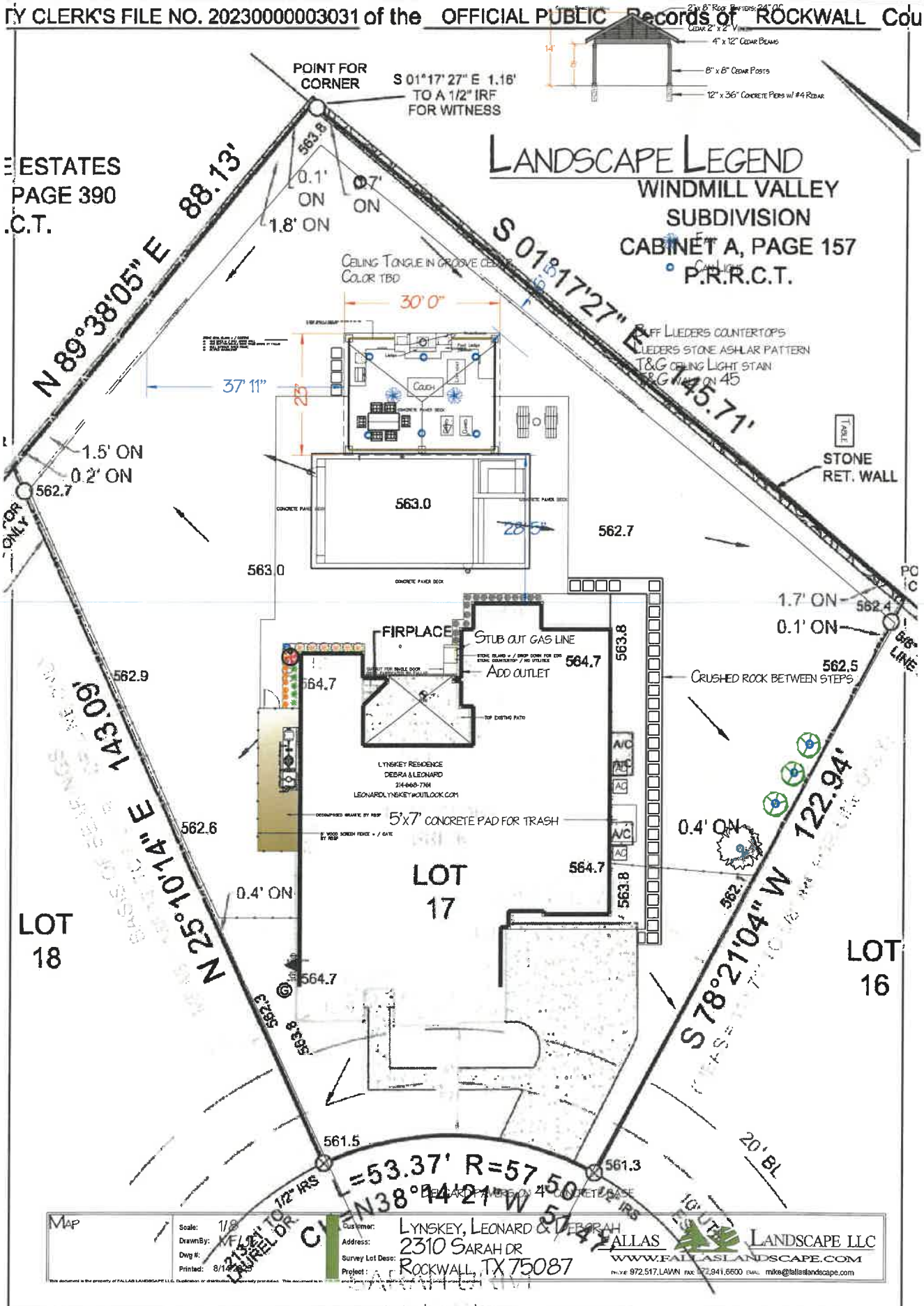
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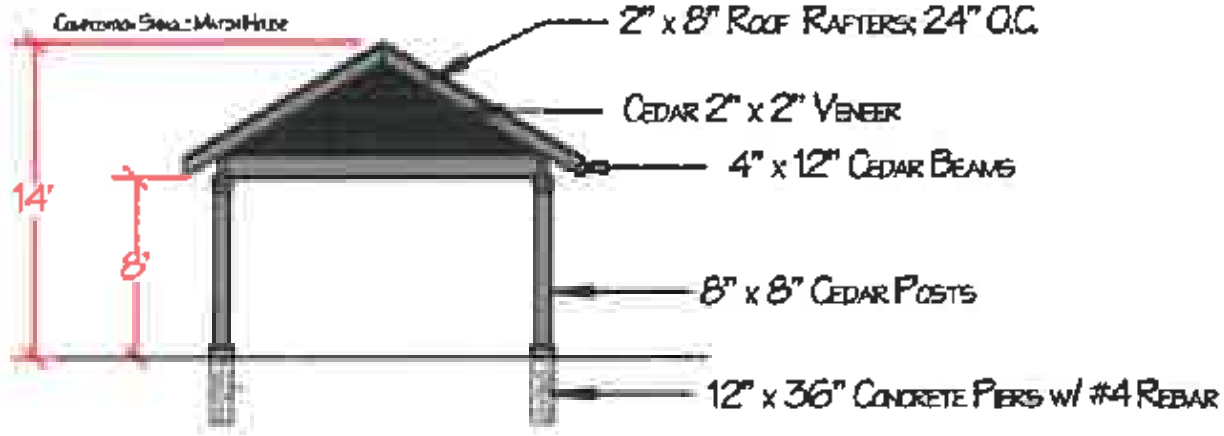
17 , in Block F

SADDLE STAR ESTATES SOUTH, PHASE TWO , a

ROCKWALL, ROCKWALL COUNTY ,Texas, according to the MAP OR PLAT THEREOF

TY CLERK'S FILE NO. 20230000003031 of the OFFICIAL PUBLIC Records of ROCKWALL Cou





Landscape Legend

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 79 (PD-79) [*ORDINANCE NO. 20-35*] AND THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR AN ACCESSORY STRUCTURE ON A 0.445-ACRE PARCEL OF LAND IDENTIFIED AS LOT 17, BLOCK F, OF THE SADDLE STAR ESTATES SOUTH, PHASE 2 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (*$2,000.00*) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Leonard and Debra Lynskey for the approval of a *Specific Use Permit (SUP)* for an *Accessory Structure* on a 0.445-acre parcel of land identified as Lot 17, Block F, of the Saddle Star Estates South, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 79 (PD-79) for Single-Family 8.4 (SF-8.4) District land uses, addressed as 2310 Sarah 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 79 (PD-79) [*Ordinance No. 20-35*] 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 79 (PD-79) [*Ordinance No. 20-35*] 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 an *Accessory Structure* as stipulated by Subsection 01.02, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in

DRAFT 09.15.2025

Planned Development District 79 (PD-79) [*Ordinance No. 20-35*] and Subsection 03.01, *General Residential Standards*; Section 03.08, *Single-Family 8.4 (SF-8.4) District*; and Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*], and with the following conditions:

2.1. OPERATIONAL CONDITIONS

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

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

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

(3) The *Accessory Structure* shall not exceed a maximum size of 690 SF; and,

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

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

2.2. COMPLIANCE

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

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

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

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

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

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and

DRAFT ORDINANCE 09-15-2025

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 6TH DAY OF OCTOBER, 2025.

_____
Tim McCallum, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

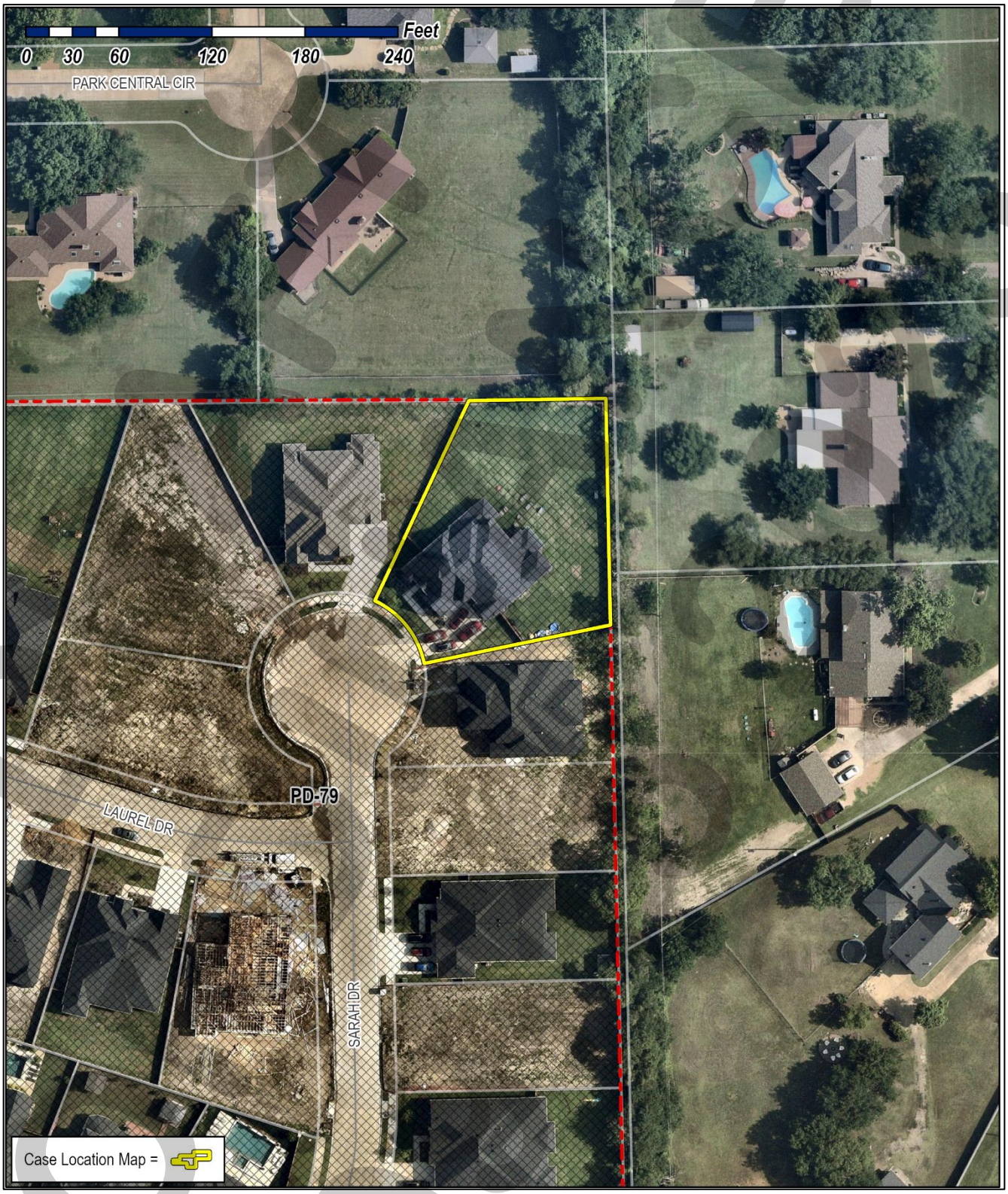
1st Reading: *September 15, 2025*

2nd Reading: *October 6, 2025*

DRAFT ORDINANCE 09.15.2025

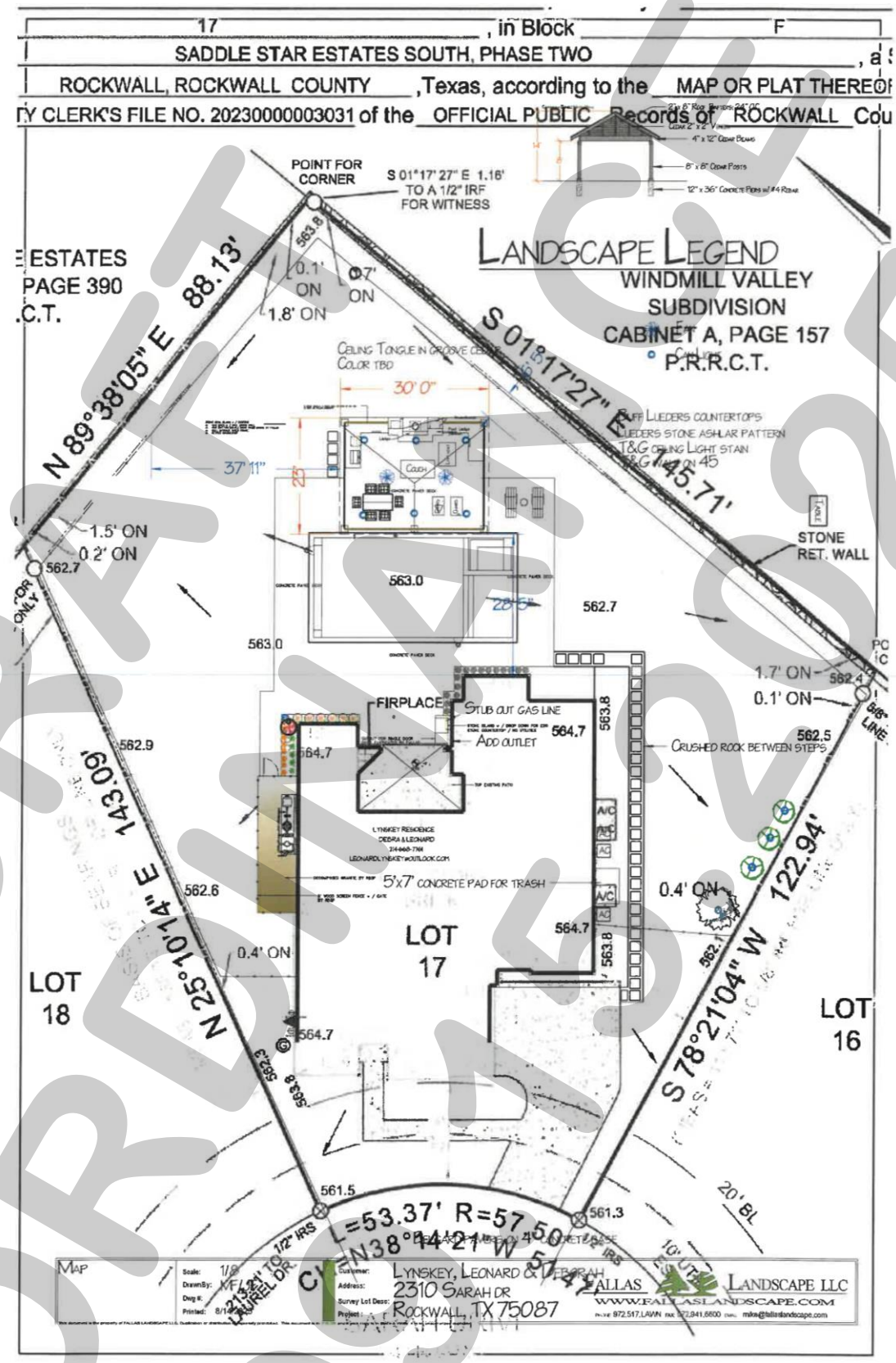
Exhibit 'A'
Legal Description

Address: *2310 Sarah Drive*
Legal Description: *Lot 17, Block F, of the Saddle Star Estates South, Phase 2 Addition*



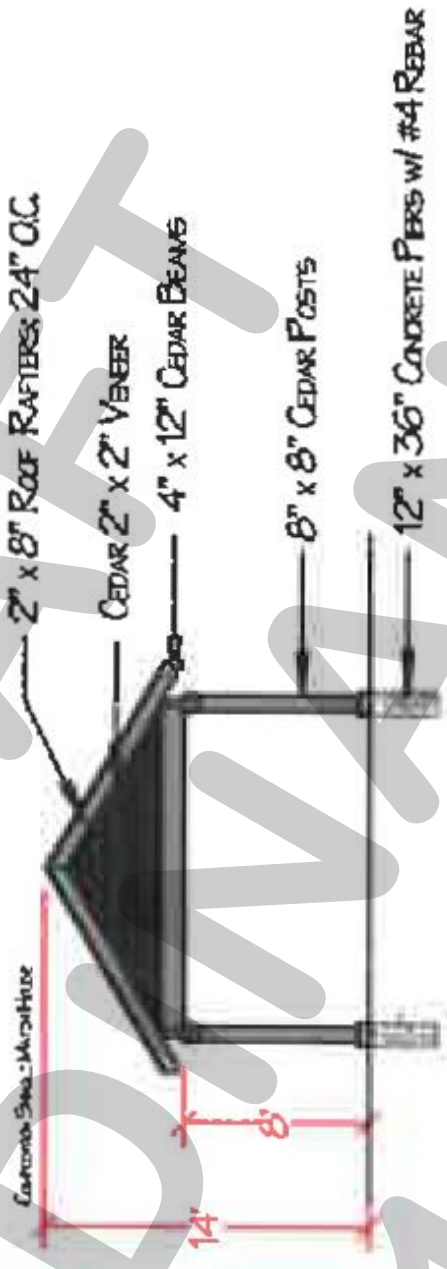
DRAFT

Exhibit 'B'
Site Plan



DRAFT
ORDINANCE
09/15/2025

Exhibit 'C':
Building Elevations



LANDSCAPE LEGEND

DRAFT ORDINANCE 09.15.2025

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:	September 15, 2025
APPLICANT:	William Andrew Solomon; *KRE 15, LLC*
CASE NUMBER:	Z2025-059; *Zoning Change (AG to PD)*

HIGHLIGHTED: AMENDED PER THE CONDITIONS RECOMMENDED BY THE PLANNING AND ZONING COMMISSION

SUMMARY

Hold a public hearing to discuss and consider a request by William Andrew Solomon of KRE 15, LLC for the approval of a *Zoning Change* from an Agricultural (AG) District to a Planned Development District for Single-Family 1 (SF-1) District land uses on a 105.285-acre tract of land identified as Tract 4 of the J. R. Marrs Survey, Abstract No. 152, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-276 Overlay (SH-276 OV) District, generally located on the south side of SH-276 west of the intersection of SH-276 and E. FM-550, and take any action necessary.

BACKGROUND

The subject property was annexed on December 22, 2008 by *Ordinance No. 08-65* [*Case No. A2008-003*]. At the time of annexation, the subject property was zoned Agricultural (AG) District. There have been no changes to the zoning designation, and the subject property has remained vacant since annexation.

PURPOSE

On August 15, 2025, the applicant -- *William Andrew Solomon of KRE 15, LLC* -- submitted an application requesting to change the zoning of the subject property from an Agricultural (AG) District to a Planned Development District for Single-Family 1 (SF-1) District land uses. Specifically, the applicant is proposing to entitle the subject property for a 54-lot single-family, residential subdivision that will consist of two (2) lot sizes (*i.e. [A] 44, 100' x 200' lots; and [B] 10, 150' x 250' lots).*

ADJACENT LAND USES AND ACCESS

The subject property is generally located on the south side of SH-276, west of the intersection of SH-276 and E. FM-550. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are the corporate limits for the City of Rockwall. Beyond this is SH-276, which is identified as a P6D (*i.e. primary arterial, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are properties located within the City of Rockwall's Extraterritorial Jurisdiction (ETJ).

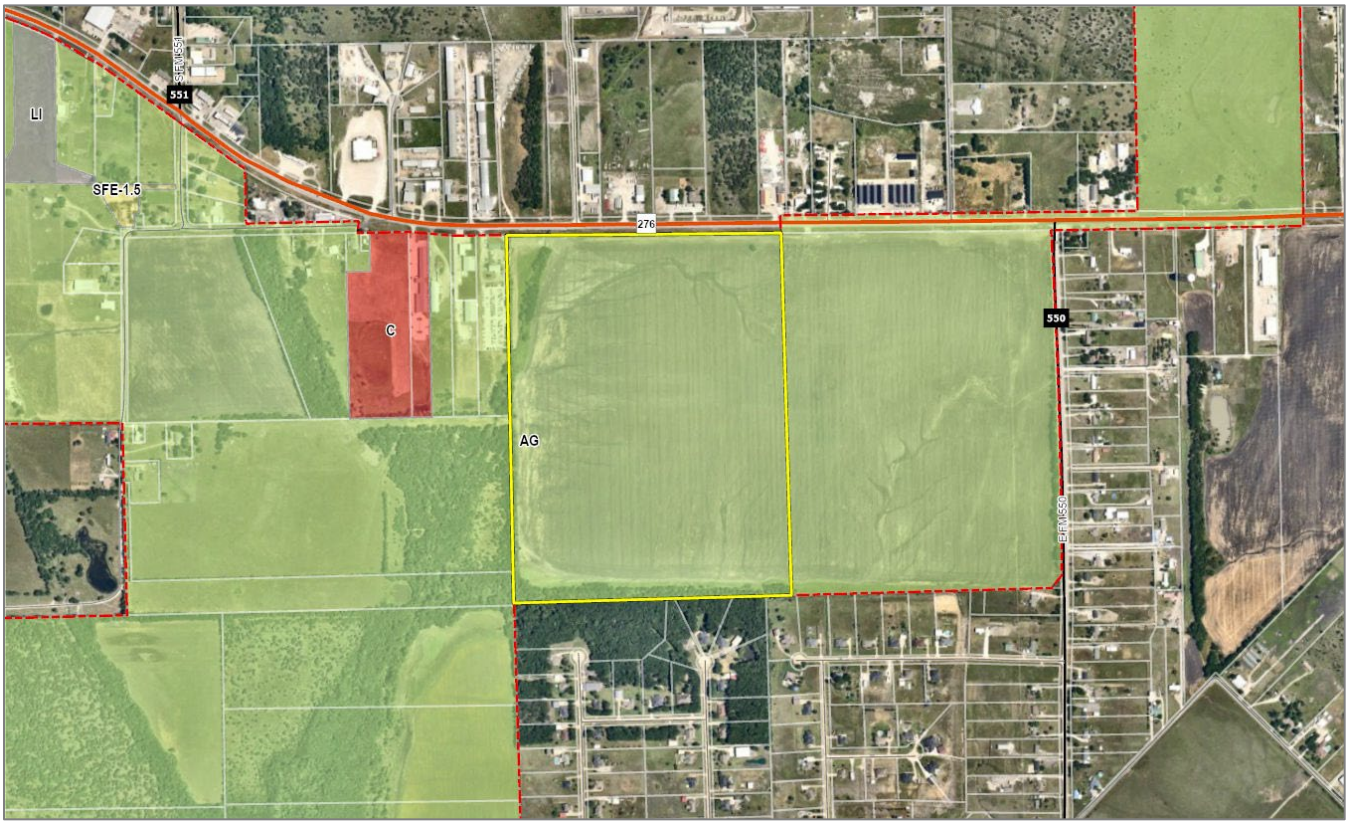
South: Directly south of the subject property are the corporate limits for the City of Rockwall. Beyond this are properties located within the City of Rockwall's Extraterritorial Jurisdiction (ETJ).

East: Directly east of the subject property is a vacant 105.925-acre tract of land (*i.e. Tract 10-1 of the J. R. Marrs Survey, Abstract No. 152*) zoned Agricultural (AG) District. Beyond this are the corporate limits for the City of Rockwall.

West: Directly west of the subject property are four (4) tracts of land (*i.e. Tract 1-5, 1-6, 1-7, & 1-9 of the J. H. Bailey Survey, Abstract No. 22*) that face onto SH-276, which are developed with non-residential land uses zoned Agricultural (AG) District. Beyond this is a 3.8725-acre parcel of land (*i.e. Lot 1, Block A, Rockwall Friendship Baptist Church*) developed with a *Church/House of Worship*, zoned Commercial (C) District. Following this is a

vacant 11.8161-acre tract of land (*i.e. Tract 1-1 of the J. H. Bailey Survey, Abstract No. 22*) zoned Commercial (C) District. To the west and south of these properties are several tracts of land that are either vacant or have a single-family home constructed on them. Beyond this is Zollner Road, which is identified as a M4U (*i.e. major arterial, four [4] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



CHARACTERISTICS OF THE REQUEST

The applicant has submitted a concept plan and development standards for the proposed residential subdivision. The concept plan shows that the 105.285-acre subject property will be divided into 84.228-acres of land consisting of 54 residential lots, and 21.057-acres of open space. The proposed 54 single-family residential lots will consist of two (2) lot types: [*1*] 44 *Type 'A'* lots that are a minimum of 100' x 200' with a minimum square footage of 43,560 SF, and [*2*] ten (10) *Type 'B'* lots that are a minimum of 150' x 250' with a minimum square footage of 63,340 SF. This translates to a gross residential density of *0.513* dwelling units per gross acre for the total development (*i.e. 0.60 dwelling units on the net acre -- 105.85-acres – 15.89-acres of floodplain = 89.385-acres; 54 lots/89.385-acres = 0.60406 dwelling units per net acre*). The minimum dwelling unit size (*i.e. air-condition space only*) will range from ~~2,500 SF~~ 3,000 SF to ~~3,000 SF~~ 3,250 SF. With regard to the proposed housing product, staff has incorporated the anti-monotony standards from the Unified Development Code (UDC) and masonry requirements similar to other Planned Development Districts into the proposed Planned Development District ordinance. Specifically, the ordinance will require a minimum of 100.00% masonry; however, the Planned Development District ordinance will also incorporate provisions that allow up to 80.00% cementitious fiberboard utilized in a horizontal lap-siding, *board-and-batten* siding, or decorative pattern to allow a more *Traditional Neighborhood Design* product (*also referred to as Gingerbread or Modern Farmhouse -- similar to what is allowed in the Somerset Park Subdivision*). The proposed subdivision will be subject to the land uses and density and dimensional requirements stipulated for properties within a Single-Family 1 (SF-1) District unless otherwise specified in the Planned Development District ordinance. The following is a summary of the lot composition and density and dimensional standards contained in the proposed Planned Development District ordinance:

TABLE 1: LOT COMPOSITION

LOT TYPE	MINIMUM LOT SIZE (FT)	MINIMUM LOT SIZE (SF)	DWELLING UNITS (#)	DWELLING UNITS (%)
A	100' x 200'	43,560 SF	44	81.48%
B	150' x 250'	63,340 SF	10	18.52%
			54	100.00%

TABLE 2: LOT DIMENSIONAL REQUIREMENTS

LOT TYPE (SEE CONCEPT PLAN) ►	A	B
MINIMUM LOT WIDTH [1]	100'	150'
MINIMUM LOT DEPTH	200'	250'
MINIMUM LOT AREA (SF)	43,560 SF	63,340 SF
MINIMUM FRONT YARD SETBACK [2], [5]	30'	30'
MINIMUM SIDE YARD SETBACK	10'	15'
MINIMUM SIDE YARD SETBACK (ADJACENT TO A STREET) [2], [5] & [6]	15'	20'
MINIMUM LENGTH OF DRIVEWAY PAVEMENT	20'	20'
MAXIMUM HEIGHT [3]	36'	36'
MINIMUM REAR YARD SETBACK [4]	10'	10'
MINIMUM AREA/DWELLING UNIT (SF) [7]	~~2,500 SF~~ 3,000 SF	~~3,000 SF~~ 3,250 SF
MAXIMUM LOT COVERAGE	40%	40%
MINIMUM GARAGE PARKING SPACES	~~2~~ 3	~~2~~ 3

GENERAL NOTES:

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

[2]: The location of the *front yard building setback* as measured from the front property line.

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

[4]: The location of the *rear yard building setback* as measured from the rear property line.

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

[6]: All *corner lots* that back to a lot that fronts onto the same street that the *corner lot* sides to (*i.e. a keystone lot*), shall have a side setback that is equal to the front setback of the fronting lot. in addition, no solid fence *shall be situated within this setback.*

[7]: *Air-conditioned space.*

The proposed concept plan shows that the development will consist of 21.057-acres of private open space -- *where 15.89-acres are floodplain* -- representing 20.00% (*i.e. [15.89-acres of floodplain/2] + 13.36 = 21.057-acres/105.285-acres gross = 20.00%*) of the site being dedicated to open space/amenity. This meets the total open space of 20.00% required by Article 10, *Planned Development District Standards*, of the Unified Development Code (UDC). In addition, the proposed development will incorporate a minimum of a 70-foot landscape buffer with an eight (8) foot meandering trail along SH-276. The concept plan also depicts the provision of an eight (8) foot trail system that will be provided throughout the development to connect the future residential lots with the private open spaces. All of these items have been included into the proposed Planned Development District ordinance and will be requirements of the proposed subdivision.

INFRASTRUCTURE

Based on the applicant's concept plan and the proposed density, the following infrastructure is required to be constructed to provide adequate public services for the proposed development:

(1) *Roadways*. All residential streets are required to be constructed to an R2 (*i.e. residential, two [2] lane, undivided roadway*) standard, which is a 29-foot *back-to-back* concrete street center within a 50-foot right-of-way with a minimum five (5) foot concrete sidewalk on either side of the street, unless otherwise required by the Planned Development District Ordinance. All residential streets are required to be curb and gutter. With regard to the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan, the applicant will be required to construct the following:

(a) *Unnamed Roadway Extending along the Southern Property Line*. This unnamed roadway is identified as a *Minor Collector*, which is a 41-foot *back-to-back* concrete street center within a 60-foot right-of-way with a minimum of a five (5) foot concrete sidewalk constructed on either side of the roadway, unless otherwise required by the Planned Development District Ordinance.

All of these streets are required to be curb and gutter, and any medians are required to be curbed with the streets draining away from the medians. In addition to these roadways, the applicant will be required to perform a Traffic Impact Analysis (TIA) that is prepared in accordance with the requirements of the Engineering Department's *Design and Construction Manual*.

(2) *Wastewater*. The applicant is requesting to utilize *On-Site Sewer Facilities* (OSSF) for this development. If the applicant is not approved for this request, the applicant need to provide sewer facilities in accordance with the City's Master Wastewater Collection Plan.

(3) *Water*. At a minimum, the applicant will be required to loop an eight (8) inch water line on-site to the property lines, install a minimum 12-inch water line, and dedicate any necessary easements in accordance with the City's Master Water Distribution Plan. The City will also need a letter from *Blackland Water Supply Corporation* (WSC) stating that Blackland WSC can provide the City's required fire flows and pressures.

(4) *Drainage*. The applicant shall be required to perform a flood study to delineate the fully developed 100-year localized floodplain for all ponds, creeks or streams, and draws on the subject property. Detention will be required and sized per the Engineering Standards of Design and Construction, and be situated *outside* the floodplain. The applicant will also be required to perform a Wetlands and Waters of the United States (WOTUS) study for any existing ponds and waterways on the subject property. Any changes to the existing floodplain will require approval from the City and FEMA. All residential lots shall be exclusive of the erosion hazard setback and the floodplain.

CONFORMANCE TO THE CITY'S CODES

The proposed Planned Development District conforms to the majority of the City's code requirements; however, it should be noted that the development standards contained within the Planned Development District ordinance deviate from the requirements of the Unified Development Code (UDC), the Municipal Code of Ordinances, and the Engineering Department's *Standards of Design and Construction Manual* in the following ways:

(1) *Alleyways*. The Engineering Department's *Standards of Design and Construction Manual* stipulates that "(a)lleys shall be provided in all residential areas and shall be paved with steel reinforced concrete…" The code does grant the City Council the ability to "… waive the residential alley requirement, if it is in the best interest of the City." [*Page 14; Section 2.11 of the Standards of Design and Construction Manual*]

Applicant's Response: In lieu of providing the required alleyways, the applicant is proposing to provide 100.00% *J-Swing* or *Traditional Swing* garages. As a compensatory measure the applicant is proposing to provide additional architectural elements into all garage configurations in the form of decorative wood doors or wood overlays on insulated metal doors with carriage style hardware.

With regard to the applicant's request for *On-Site Sewage Facilities* (OSSF), the City Rockwall has an Interlocal Agreement with Rockwall County for OSSF inspections. Per this agreement, Rockwall County will issue permits and perform OSSF inspections on new and existing septic systems per the County's *Rules for Regulation of On-Site Sewage Facilities*, which stipulates a minimum lot size of 1½-acres. According to Subsection 44-243(d) of Article IV, *Sewers and Sewage Disposal*, of the Municipal Code of Ordinances, "(n)o permit for the installation of an on-site sewage facility (OSSF) will be issued for property of less than 1½-acre, unless an exception is granted by the City Council on the grounds that undue hardship will be created if said lot is not connected to an OSSF." Staff should note that Rockwall County has stated that they will *not* inspect OSSF's that are on lots less than 1½-acres. It should also be noted that the City Council has granted OSSF systems for developments (*e.g. Planned Development District 76 [PD-76], Planned Development District 78 [PD-78], and Planned Development District 104 [PD-104]*) proposing lots less than 1½-acre in size, but greater than one (1) acre when the developer proposes [*1*] the OSSF systems are designed by a licensed OSSF professional (*i.e. licensed engineer, sanitarian, etc.*), [*2*] a

stamped and signed copy of the OSSF plan indicating the full limits of the septic field be submitted to the City at the time of building permit on a *lot-by-lot* basis, and [*3*] all OSSF are inspected by a City approved inspector. In this case, the applicant is requesting to install OSSF's on lots 1.00-acre and greater (*with the majority of the lots being less than 1½-acre in size*), and has included language generally in compliance with the aforementioned stipulations. In addition, the applicant has included language that will [*1*] ensure all *Septic Systems* shall be designed by a licensed *On-Site Sewage Facility (OSSF)* professional (*e.g. licensed engineer, sanitarian, etcetera*), [2] ensure that a stamped and signed copy of the *Septic System* plans indicating the full limits of the septic field shall be submitted to the city at the time of building permit on a *lot-by-lot* basis, and [3] all *Septic Systems* shall be inspected and approved by the City's chosen inspector. The applicant has stated the reason for the OSSF request is due to the availability of sewer.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

According to the *Future Land Use Plan* contained in the OURHometown Vision 2040 Comprehensive Plan, the subject property is located within the *South Central Estates District* and is designated for *Commercial/Retail* and *Medium Density Residential* land uses. The plan defines *Medium Density Residential* land uses as residential subdivisions that are "... greater than two and one-half (2½) units per gross acre, but not higher than three (3) units per gross acre; however, a density of up to three and one-half (3½) units per gross acre may be permitted for developments that incorporate increased amenity and a mix of land uses." In addition, the Comprehensive Plan defines increased amenity as, "… developments that provide some of the following: (1) open space beyond the required 20%, (2) a golf course and/or other comparable recreation facilities, (3) amenity/recreation facilities, (4) school site integration, (5) dedication or development of park land beyond the required park land dedication, (6) additional development of trails, (7) other amenities deemed appropriate by the City Council." In addition, according to Subsection 01.04, *Calculation of Density*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(t)he calculation of allowable density for residential developments shall be based on the *gross* site area including right-of-way, floodplain, open space and public/private parks that will be dedicated to the City or preserved and maintained by some other mechanism." In this case the applicant is proposing a total gross density of *0.513* dwelling units per acre [*i.e. 54/105.285 = 0.51289 or 0.513*]. Based on this, the applicant's request is in conformance with the required density for the *Medium Density Residential* land use; however, the applicant's request is *not* in conformance with the *Commercial/Retail* land use designation. Given that the density is less than two (2) units per gross acre, the proposed residential subdivision would be better classified as *Low Density Residential*. Based on this the applicant is requesting to change the land use designation of the subject property from *Medium Density Residential* and *Commercial/Retail* to *Low Density Residential*. This proposed change would constitute a change in the Future Land Use Plan, which is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

TABLE 3: DENSITY CALCULATIONS FOR NET AND GROSS

ACREAGE CALCULATIONS	
DEVELOPABLE RESIDENTIAL ACREAGE	*89.395*
RESIDENTIAL FLOODPLAIN ACREAGE	*15.89*
GROSS ACREAGE	*105.285*
TOTAL RESIDENTIAL LOTS	*54*
DENSITY CALCULATIONS	
GROSS DENSITY	*0.513*
NET DENSITY [1]	*0.604*

NOTES:
1: RESIDENTIAL DENSITY LESS FLOODPLAIN IN THE RESIDENTALLY ZONED AREA

Looking at the pertinent *District Strategies* for the *South Central Estate District* and how the proposed concept plan conforms to these strategies, staff identified the following:

(1) *Suburban Residential*. This *District* has several large tracts of land that can support highly amenitized master planned communities. Any new *Suburban Residential* developments should include a mix of larger to mid-sized lots. In addition, newer subdivisions adjacent to existing larger lot subdivisions should provide a transition (*e.g. larger lots or a large landscape buffer*) adjacent to the existing subdivision. Due to the availability of infrastructure residential in this area may also be suitable for 1½-acre lots with septic systems.

Staff Response: The submitted *Concept Plan* does not provide any amenities for the subdivision, with the exception of the eight (8) trail network and the open space; however, these items are required by Article 10, *Planned Development Regulations*, of the Unified Development Code (UDC). In addition, the proposed lot mix does not provide a variety of larger to mid-sized lots. That being said -- *given that the proposed subdivision will have OSSF* -- this limits the ability to provide mid-sized lots. In addition, at their work session on August 26, 2025, the Planning and Zoning Commission requested that the applicant remove the enclosed amenity center and pool proposed by the applicant with the original

request. Based on this direction from the Planning and Zoning Commission, staff has determined that the proposed *Concept Plan* can be considered to be conforming with this *District Strategy*.

(2) *Commercial Land Uses*. Due to the anticipated alignment of the Outer Loop (*i.e. current alignment of FM-548*), the *Commercial/Retail* centers along SH-276 are ideal for larger scale retail businesses and restaurants that could support any office or residential development in the area. These areas could also provide neighborhood service uses intended to allow smaller commercial uses that can support adjacent residential land uses.

Staff Response: The proposed *Concept Plan* does *not* incorporate any *Commercial/Retail* zoning, and based on this is *not* considered to be conforming with this *District Strategy*.

With regard to the policies and goals for residential and commercial development contained in the Comprehensive Plan, the applicant's request incorporates the majority of the residential policies and goals (*e.g. minimum of six [6] foot side yard setbacks on all lot types, traditional swing or J-swing garages, etc.*); however, by virtue of not incorporating *Commercial/Retail* in the *Concept Plan*, the applicant's request does not meet any of the policies and goals set forth by the Comprehensive Plan for non-residential development. That being said, staff has identified the following residential non-conformities of the original concept plan and provided the following recommendations to the applicant:

(1) *CH. 1; Section 2.02; Goal #2 | Policy #1 (Page 1-2)*. Where residential uses are proposed through a Planned Development District that abuts an existing residential development, the proposed lots should be the same or a compatible size as the existing lots or be buffered by open space, trails, sidewalks, natural screening, or a roadway.

Staff's Response: The residential subdivisions adjacent to the subject property are not located within the City of Rockwall; however, the proposed subdivision appears to be similar in design to the adjacent subdivisions.

(2) *CH. 1; Section 2.02; Goal #2 | Policy #3 (Page 1-2)*. Existing development patterns and surrounding conditions (*e.g. lot size, architectural style, public improvements, etc.*) should be considered in conjunction with this Comprehensive Plan to determine the appropriate zoning designation for a property.

Staff's Response: The residential subdivisions adjacent to the subject property are not located within the City of Rockwall; however, the proposed subdivision appears to be similar in design to the adjacent subdivisions. In addition, the proposed concept plan appears to be generally compatible to other new large lot (*i.e. one [1] acre and greater*) subdivisions within the City of Rockwall.

(3) *CH. 8; Section 2.02; Goal #1 | Policy #1 (Page 8-2)*. All new developments should include a range of high quality, well-constructed, and appropriately planned residential unit types.

Staff's Response: Based on the proposed *Concept Plan*, there is one (1) acre to 1½-acre lot product being proposed. The Planning and Zoning Commission and City Council will determine whether this represents an acceptable range of unit types.

(4) *CH. 8; Section 2.03; Goal #1 | Policy #2 (Page 8-3)*. To maximize the value of properties that are directly adjacent to or across the street from a park and/or public open space, and should not back or side to the park and/or open space. If homes face onto a park and/or public open space and there is no public street, then the homes should be accessed via a mew-type street design.

Staff's Response: Homes adjacent to open spaces should face onto the open space -- *instead of being oriented so that the side or rear yard faces the open space* --, and be accessible by a single-loaded street. Currently, the proposed *Concept Plan* has two (2) lots facing onto open space and six (6) lots with the side yard facing the open space. Based on this, the proposed *Concept Plan* could do a better job of facing homes onto open spaces as opposed to siding the homes towards these open spaces.

Taking into account the applicant's concept plan and other submitted exhibits, the proposed density, and the development standards, the request *does* appear to be in conformance with the majority of the goals and policies of the OURHometown Vision 2040 Comprehensive Plan and the development standards of the Unified Development Code (UDC); however, the

changes to the Future Land Use Map and the nature of this Planned Development District makes this request a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On August 22, 2025, staff mailed nine (9) notices to property owners and occupants within 500-feet of the subject property. Staff did not notify any Homeowner's Associations (HOAs), as there are not any HOAs within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had not received any returned notices in regard to the applicants request.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the applicant's request to rezone the subject property from an Agricultural (AG) District to a Planned Development District for Single-Family 1 (SF-1) District land uses, then staff would propose the following conditions of approval:

(1) The applicant shall be responsible for maintaining compliance with the concept plan and development standards contained in the Planned Development District ordinance.

(2) By approving this *Zoning Change*, the City Council will effectively be approving changes to the Comprehensive Plan and Future Land Use Map. Specifically, this will change the designation of the subject property from *Medium Density Residential* and *Commercial/Retail* to a *Low Density Residential* designation.

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

PLANNING AND ZONING COMMISSION

On September 9, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the zoning change by a vote of 7-0, with the condition that all garages shall be a minimum of three (3) car, and Type A lots shall have a minimum home size of 3,000 SF and Type B lots shall have a minimum home size of 3,250 SF. Based on the conditions recommended by the Planning and Zoning Commission, staff has made the necessary changes to the case memo and the draft ordinance.

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	Highway 276 Royse City Texas 75189				
SUBDIVISION		LOT		BLOCK	
GENERAL LOCATION					

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Agriculture	CURRENT USE	Agriculture		
PROPOSED ZONING	SF-1	PROPOSED USE	Single family home		
ACREAGE	105.285	LOTS [CURRENT]	1	LOTS [PROPOSED]	58

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

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

☐ OWNER		☒ APPLICANT	KRE 15 LLC
CONTACT PERSON		CONTACT PERSON	William Solomon
ADDRESS		ADDRESS	[redacted]
CITY, STATE & ZIP		CITY, STATE & ZIP	
PHONE		PHONE	
E-MAIL		E-MAIL	

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED William Solomon [*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."

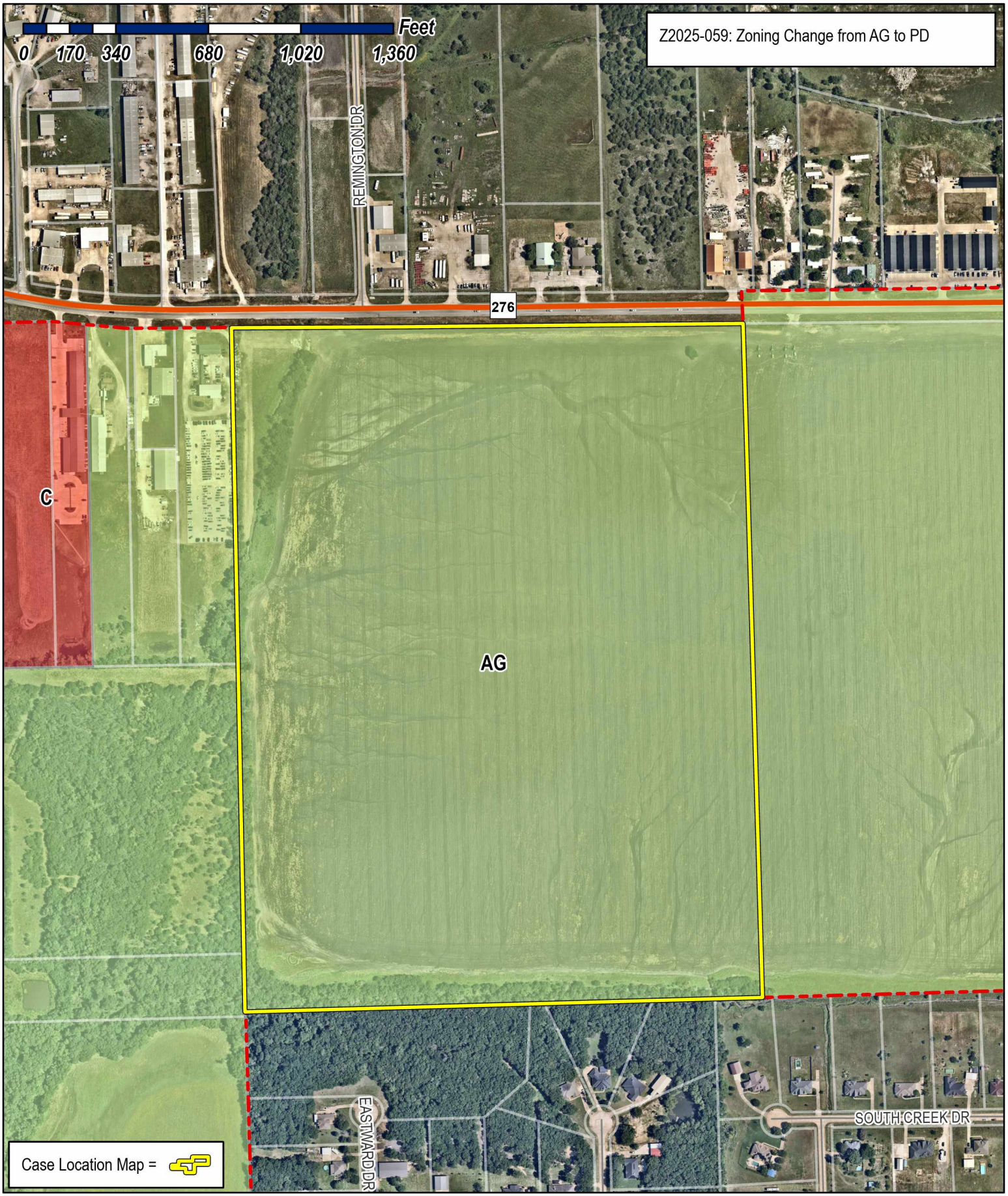
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15th *DAY OF* August, 2025

OWNER'S SIGNATURE [signature]

NOTARY PUBLIC IN AND FOR THE STATE OF ~~TEXAS~~ Kansas [signature] Kathie Ann Holmes

Kathie Ann Holmes
Notary Public State of Kansas
My Appt Expires 08/13/2028

MY COMMISSION EXPIRES 08/13/28



City of Rockwall

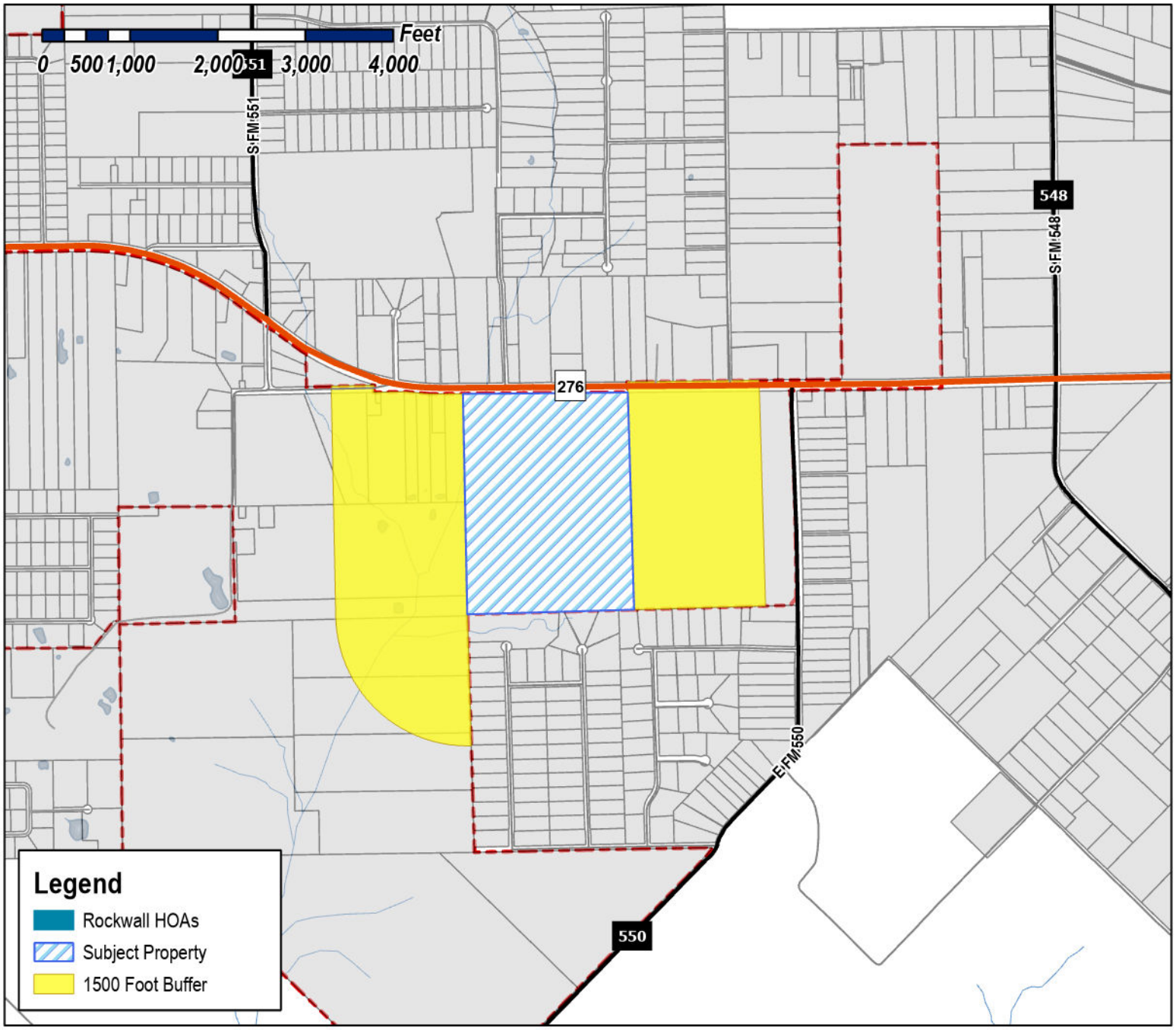
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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

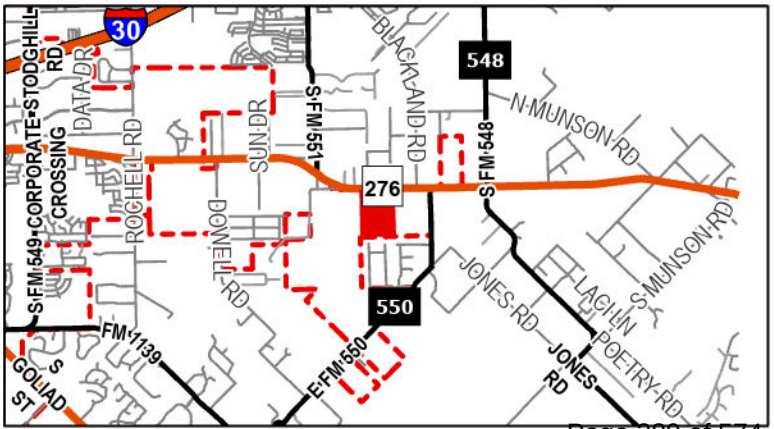
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Case Number: Z2025-059
Case Name: Zoning Change from AG to PD
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: State Highway 276

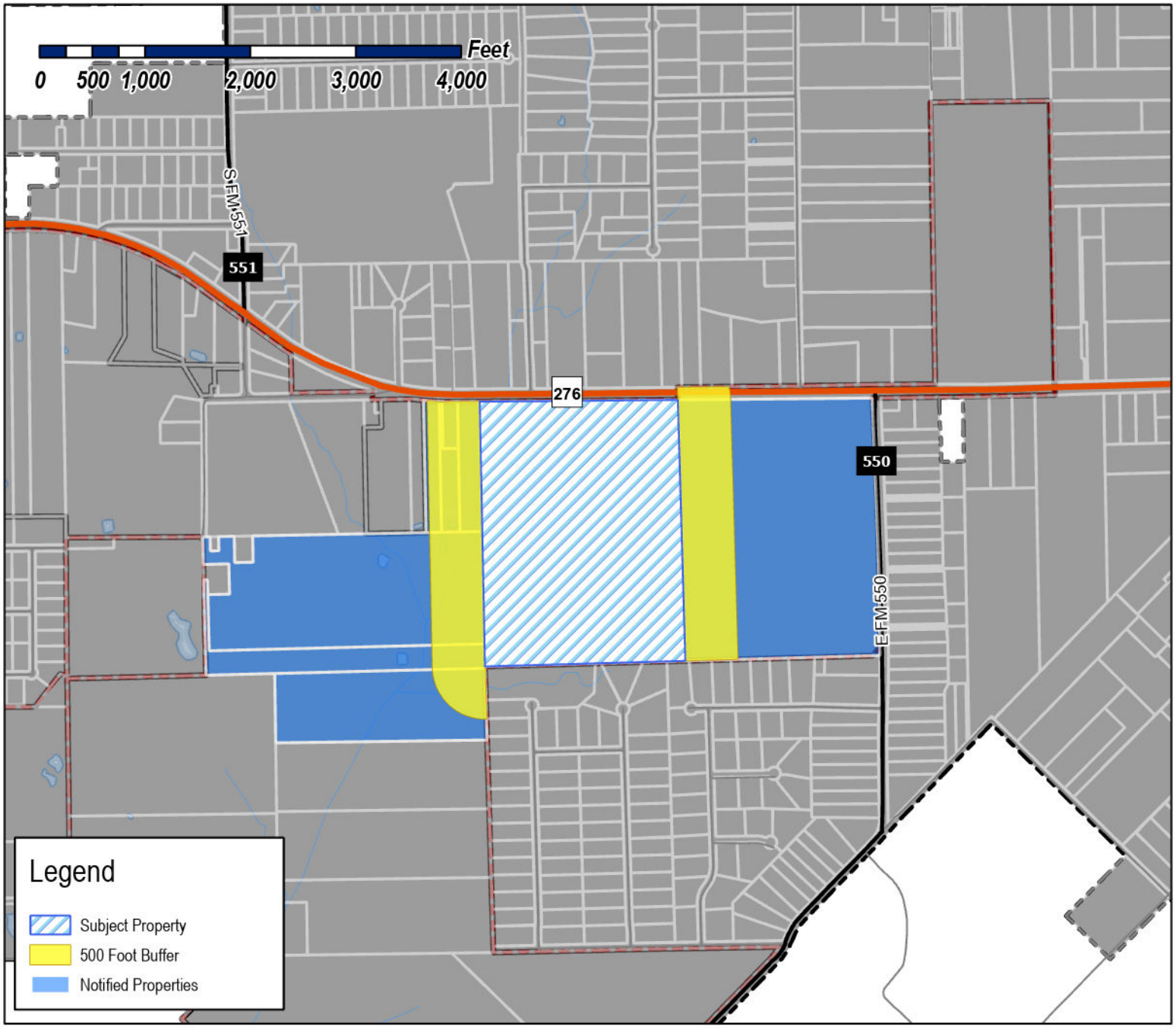


Date Saved: 8/15/2025
For Questions on this Case Call (972) 771-7745

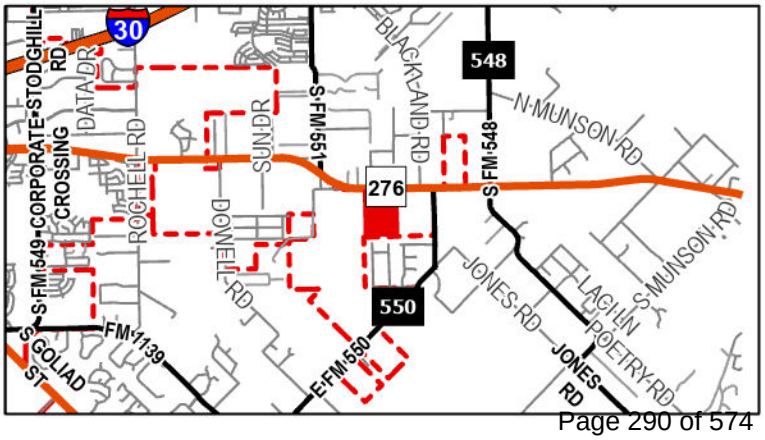
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Date Saved: 8/15/2025
For Questions on this Case Call: (972) 771-7745

LITHIA REAL ESTATE INC
150 N BARTLETT STREET
MEDFORD, OR 97501

LA-DF INVESTMENT FUND 9 LLC
212 S Palm Ave Ste 200
Alhambra, CA 91801

GLOVER KERRY C AND JOANN
3901 OAK POINT DR
CROSSROADS, TX 76227

KRE 15 LLC
4512 LEGACY DR STE 100
PLANO, TX 75024

VICENTE AUSENCIO AND MARISOL AND
509 RIGGS CIRCLE
MESQUITE, TX 75149

MULLEN ADVENTURES LLC
5677 STATE HIGHWAY 276
ROYSE CITY, TX 75189

JAY & PAM PROPERTIES LLC
5707 STATE HIGHWAY 276
ROYSE CITY, TX 75189

SIGN OF QUALITY LLC
5707 STATE HIGHWAY 276
ROYSE CITY, TX 75189

KENNEDY RICKEY EDMOND
9912 COUNTY ROAD 2426
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:

Z2025-059: Zoning Change from AG to PD

Hold a public hearing to discuss and consider a request by William Andrew Solomon of KRE 15, LLC for the approval of a Zoning Change from an Agricultural (AG) District to a Planned Development District for Single-Family 1 (SF-1) District land uses on a 105.1004-acre tract of land identified as Tract 4 of the J. R. Marrs Survey, Abstract No. 152, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-276 Overlay (SH-276 OV) District, generally located on the south side of SH-276 west of the intersection of SH-276 and E. FM-550, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, September 9, 2025 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, September 15, 2025 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

Henry Lee
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

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

Your comments must be received by *Monday, September 15, 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. Z2025-059: Zoning Change from AG to PD

Please place a check mark on the appropriate line below:

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

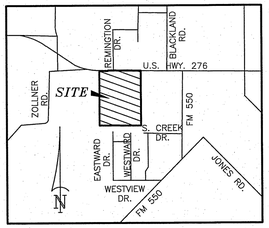
☐ I am opposed to the request for the reasons listed below.

Name:

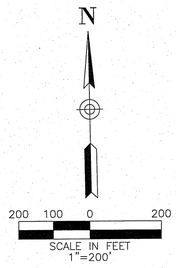
Address:

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

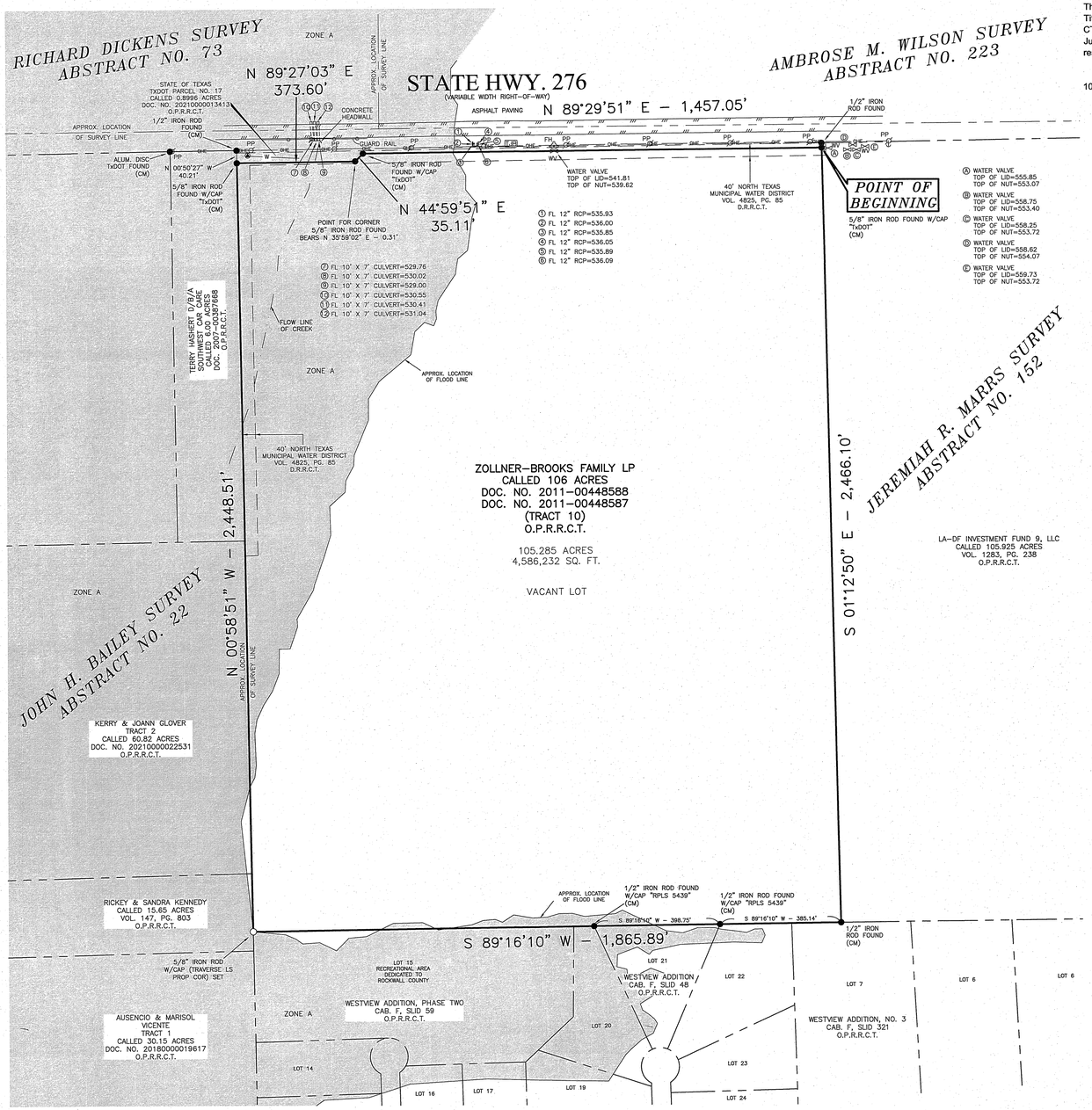
PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE



VICINITY MAP
NOT TO SCALE



The Basis of Bearings is from the Texas State Plane Coordinate System, NAD83, North Central Zone as derived from GPS observations using the Allterra RTK Network and adjusted to surface using a surface scale factor of 1.000146135



LEGEND

———	BOUNDARY LINE
——·——·——	ADJOINER BOUNDARY LINE
- - - - - -	EASEMENT LINE (AS NOTED)
—W—	WATER LINE
—OHE—	OVERHEAD ELECTRIC LINE
-x-o-x-o-	WROUGHT IRON FENCE
-o-o-o-o-	WOOD FENCE
○	SET IRON ROD (AS NOTED)
●	FOUND IRON ROD (AS NOTED)
⊗	"X" CUT FOUND
⊗	"X" CUT SET
⋈ WV	WATER VALVE
FH	FIRE HYDRANT
TJB	TELEPHONE JUNCTION BOX
LP	LIGHT POLE
	POWER POLE
	GUY WIRE
(CM)	CONTROL MONUMENT
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY, TEXAS
D.R.R.C.T.	DEED RECORDS ROCKWALL COUNTY, TEXAS

FLOOD NOTES

A portion of the subject property shown hereon lies within Zone "A", No Base Flood Elevations determined, the rest lies within Zone "X", (areas determined to be outside of the 0.2% annual chance floodplain), according to the Flood Insurance Rate Map, Community Panel No. 48397C0065L, dated September 26, 2008.

GENERAL NOTES

1. This survey was prepared in conjunction with the Title Commitment listed above and the Surveyor has performed no additional research for easements, restrictions or other matters of record which may affect the land that were not disclosed in said Title Commitment.

2. A request for water, sewer and drainage plans were requested from the City of Royse City but no plans were received.

TITLE NOTES

This survey relies solely on the Commitment for Title Insurance prepared by Chicago Title Insurance Company, Commitment No. 8058642200083 and GF No. CTRR64-8058642200083-RR, with an effective date of June 15, 2022 and issued on July 6, 2022. The surveyor has performed no additional research for easements, restrictions or other matters of record which may affect the land.

10. The following matters and all terms of the documents creating or offering evidence of the matters:

f. Easement(s) and rights incidental thereto, as granted in a document:

Granted to:	Seaway Pipeline Inc.
Purpose:	As provided in said document
Recording Date:	January 21, 1985
Recording No:	Volume 217, Page 269 Deed Records, Rockwall County, Texas

(does not affect the subject tract)

g. Easement(s) and rights incidental thereto, as granted in a document:

Granted to:	Phillips Texas Border Pipeline Company f/k/a/ Phillips Natural Gas Company
Purpose:	As provided in said document
Recording Date:	February 1, 1994
Recording No:	Volume 869, Page 1, Deed Records, Rockwall County, Texas

(does not affect the subject tract)

h. Easement(s) and rights incidental thereto, as granted in a document:

Granted to:	North Texas Municipal Water District
Purpose:	As provided in said document
Recording Date:	November 14, 2006
Recording No:	Volume 4825, Page 85, Deed Records, Rockwall County, Texas

(affects subject tract as shown on survey)

LAND DESCRIPTION

Being a 105.285 acre tract of land situated in the Jeremiah R. Marrs Survey, Abstract No. 152, City of Royse City, Rockwall County, Texas, being all of a tract of land conveyed to Zollner-Brooks Family, LP, a Texas limited partnership, by Warranty Deed Without Title Examination, recorded in Document No. 2011-00448588 and Document No. 2011-00448587, of the Official Public Records of Rockwall County, Texas (O.P.R.R.C.T.), and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with cap stamped "TxDOT" (controlling monument (CM)) found on the northeasterly corner of said Zollner tract, being on the southerly right-of-way line of State Highway 276 (a variable width right-of-way) and being on the westerly line of a tract of land conveyed to LA-DF Investment Fund 9, LLC, by Special Warranty Deed, recorded in Volume 1283, Page 238, O.P.R.R.C.T.;

THENCE South 01 degrees 12 minutes 50 seconds East, along the common easterly line of said Zollner tract and the westerly line said LA-DF tract, a distance of 2,466.10 feet to a 1/2 inch iron rod (CM) found on the common southeasterly corner of said Zollner tract and the southwesterly corner of said LA-DF Investment tract, said iron rod also being on the northerly line of Lot 7, of Westview Addition, No. 3, an addition to the City of Royse City, Rockwall County, Texas, according to the plat thereof recorded in Cabinet F, Slide 321, O.P.R.R.C.T.

THENCE South 89 degrees 16 minutes 10 seconds West, along the common southerly line of said Zollner tract, the northerly line of said Lot 7, Westview Addition, No. 3 plat, the northerly line of Lots 20-22, of Westview Addition, an addition to the City of Royse City, Rockwall County, Texas, according to the plat thereof recorded in Cabinet F, Slide 48, O.P.R.R.C.T. and the northerly line of Lot 15, of Westview Addition, Phase Two, an addition to the City of Royse City, Rockwall County, Texas, according to the plat thereof recorded in Cabinet F, Slide 59, O.P.R.R.C.T., a distance of 1,865.89 feet to a 5/8 inch iron rod with cap stamped "Traverse LS Prop Cor" set on the common southwesterly corner of said Zollner tract, and the northwesterly corner of said Lot 15, said iron rod set also being on the easterly line of a tract of land conveyed to Rickey Edmond Kennedy and wife, Sandra Ann Kennedy, by Warranty Deed With Vendor's Lien, recorded in Volume 147, Page 803, O.P.R.R.C.T.;

THENCE North 00 degrees 58 minutes 51 Seconds West, along the common westerly line of said Zollner tract, and the easterly line of said the Kennedy tract, the easterly line of a tract of land conveyed to Kerry C. Glover and Joann Glover, by General Warranty Deed, recorded in Document No. 20210000022531, O.P.R.R.C.T. and the easterly line of a tract of land conveyed to Terry Hashert d/b/a Southwest Car Care, by Warranty Deed With Vendor's Lien, recorded in Document No. 2007-00387668, O.P.R.R.C.T., a distance of 2,448.51 feet to a 5/8 inch iron rod with cap stamped "TxDOT" (CM) found for corner;

THENCE departing said Terry Hashert tract and along the common northerly line of said Zollner tract and the southerly right-of-way line of said State Highway 276 the following three (3) calls:

1) North 89 degrees 27 minutes 03 seconds East, a distance of 373.60 feet to a point for corner from which a 5/8 inch iron rod found bears at North 35 degrees 59 minutes 02 seconds East - 0.31';

2) North 44 degrees 59 minutes 51 seconds East, a distance of 35.11 feet to a 5/8 inch iron rod with cap stamped "TxDOT" (CM);

3) North 89 degrees 29 minutes 51 seconds East, a distance of 1,457.05 feet to the **POINT OF BEGINNING** and containing 105.285 acres of land (4,586,232 square feet), more or less.

SURVEYOR'S CERTIFICATION

To: Dreamland Realty, Zollner-Brooks Family, LP, a Texas limited partnership and Chicago Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes Items 1-4, 8, 11(a), 13, 14 in conjunction with the laws of the State of Texas.
The fieldwork was completed on September 7, 2022.

Date of Plat or Map: September 14, 2022

Chase Crawford
Registered Professional Land Surveyor
Texas Registration No. 6913
Date: September 14, 2022

STATE OF TEXAS REGISTERED CHASE CRAWFORD 6913 PROFESSIONAL LAND SURVEYOR

NO.	DATE	DESCRIPTION	BY

ALTA/NSPS LAND TITLE SURVEY

105.285 ACRE TRACT OF LAND
SITUATED IN THE
JEREMIAH R. MARRS SURVEY, ABSTRACT NO. 152
CITY OF ROYSE CITY, ROCKWALL COUNTY, TEXAS

TRAVERSE LAND SURVEYING LLC
14200 Midway Road, Suite 130, Dallas, TX 75244 T: 469.784.9321
W: TraverseLandSurveying.com Texas Firm No. 10194631

Surveying | Construction Staking | Platting

DRAWN	CHECK	DATE	SCALE	PROJECT NO.	
DV	CRC	9-14-2022	1" = 200'	TR-99-22	1



GREEN AREA AND SIDEWALK	AREA (SQFT)
1- 10' SIDEWALK AND LANDSCAPE AND HOA TRAIL	95010
2- HALF OF THE FLOOD PLAIN AND GREEN AREA	346085
3- GREEN AREA AND LANDSCAPE BUFFER	441825
4- DETENTION POND	45130
TOTAL	928,050

20% OF THE TOTAL LAND AREA (928,050 SQFT/ 21.3 ACRES) IS DEDICATED AS OPEN SPACE.

NOTE:

THESE CIVIL DRAWINGS HAVE BEEN PREPARED FOR CIVIL DESIGN ONLY. STRUCTURAL, ARCHITECT, MECHANICAL, AND OTHER RELATED ENGINEERING DESIGN AND SPECIFICATIONS ARE THE RESPONSIBILITY OF THE RESPECTIVE ENGINEERS. COMPLIANCE TO THESE DRAWINGS WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. ALL MEASUREMENTS SHALL BE VERIFIED BY THE CONTRACTORS DOING THE RESPECTIVE WORK.

COPYRIGHT 2024
THESE DRAWINGS, AS INSTRUMENTS OF SERVICE, ARE THE EXCLUSIVE PROPERTY OF THE ARCHITECT AND ARE NOT TO BE USED IN WHOLE OR PART WITHOUT HIS EXPRESS WRITTEN PERMISSION. UNAUTHORIZED USE OF THESE DRAWINGS WILL SUBJECT THE USER TO LEGAL REMEDY BEING SOUGHT BY THE ENGINEER.

LEGEND:

- SIDE WALK AND TRAIL
- 30' STREET
- 60' MINOR COLLECTOR ROADWAY
- OPEN SPACE AREA (PARK) - 20 AC.
- DETENTION POND
- TYPE "A" - MIN 1.0 AC. - 44 LOTS
- TYPE "B" - MIN 1.5 AC. - 10 LOTS

0 150 300

NORTH

OPTIMA
DESIGN & ENGINEERING PLLC

2808 WILDCREEK CT,KELLER TEXAS
TEL. (817) 466-6503
TEXAS FIRM REGISTRATION NO. F-23565
EMAIL:P.ALIKHANI@OPTIMAENGINEER.COM

REVISION NO.	REVISION	REV. DATE
1	EDITED PLAN BASED ON THE CITY COMMENTS	08.05.2025
2	INCREASE THE GREEN AREA TO 20%	08.12.2025
3	CHANGED THE DESIGN BASED ON COMMENTS	09.02.2025

PLAN DEVELOPMENT

PROJECT:

ROCKWALL PROPERTY
105 ACRES

NO. 152, CITY OF ROYSE CITY, ROCKWALL COUNTY, TEXAS

SHEET TITLE
CONCEPT PLAN

DRAWN BY	ISSUE	ISSUE DATE
HASTI		07.31.2025

PROJECT DATE	PROJECT NO.	REV. NO:
JULY 2025	001	3

SCALE:	SHEET NO.
1" = 150'	1



NOTE:

THESE CIVIL DRAWINGS HAVE BEEN PREPARED FOR CIVIL DESIGN ONLY. STRUCTURAL, ARCHITECT, MECHANICAL, AND OTHER RELATED ENGINEERING DESIGN AND SPECIFICATIONS ARE THE RESPONSIBILITY OF THE RESPECTIVE ENGINEERS. COMPLIANCE TO THESE DRAWINGS WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. ALL MEASUREMENTS SHALL BE VERIFIED BY THE CONTRACTORS DOING THE RESPECTIVE WORK.

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LEGEND:

- 10' HOA LOT (8' TRAIL)
- IRON FENCE
- ACCESS ROADS
- 60' MINOR COLLECTOR ROADWAY
- ENTRY SIGN
- DETENTION POND

0 150 300

NORTH

OPTIMA
DESIGN & ENGINEERING PLLC

2808 WILDCREEK CT,KELLER TEXAS
TEL. (817) 466-6503
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3	CHANGED THE DESIGN BASED ON COMMENTS	09.02.2025

PLAN DEVELOPMENT

PROJECT:

ROCKWALL PROPERTY
105 ACRES

NO. 152, CITY OF ROYSE CITY, ROCKWALL COUNTY, TEXAS

SHEET TITLE
HOA TRAIL PLAN

DRAWN BY	ISSUE	ISSUE DATE
HASTI		07.31.2025

PROJECT DATE	PROJECT NO.	REV. NO:
JULY 2025	001	2

SCALE:	SHEET NO.
1" = 150'	1

FIGURE 7. TYPICAL ORNAMENTAL METAL FENCE WITH COLUMNS









FIGURE 8: SINAGE EXAMPLES





LEGEND:	
	Land Use *NOT* Permitted
P	Land Use Permitted *By-Right*
P	Land Use Permitted with Conditions
S	Land Use Permitted Specific Use Permit (SUP)
X	Land Use Prohibited by Overlay District
A	Land Use Permitted as an Accessory Use

PERMITTED LAND USES IN A SINGLE-FAMILY 1 (SF-1) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, *Definitions*]	CONDITIONAL USE REFERENCE Reference [Article 04, *Permissible Uses*]	SINGLE FAMILY 1 (SF-1) DISTRICT
AGRICULTURAL AND ANIMAL RELATED LAND USES	2.02(A)	2.03(A)	
Agricultural Uses on Unplatted Land	(1)		P
Private Horse Corral or Stable	(10)	(6)	S
Community Garden	(11)	(7)	S
Urban Farm	(12)	(8)	S
RESIDENTIAL AND LODGING LAND USES	2.02(B)	2.03(B)	
Residential Accessory Building or Structure	(1)	(1)	P
Residential Garage	(7)	(4) & (5)	A
Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit	(8)	(6)	A
Home Occupation	(9)	(7)	P
Portable Building	(15)	(10)	P
Residential Infill in an Established Subdivision	(16)	(11)	S
Short-Term Rental (*Owner-Occupied, Single-Family Home, Townhome, or Duplex*)	(17)	(12)	P
Short-Term Rental (*Non-Owner-Occupied, Single-Family Home, Townhome, or Duplex*)	(17)	(13)	P
Short-Term Rental (*Apartment or Condominium*)	(17)	(14)	P
Single-Family Detached Structure	(19)	(16)	P
Private Swimming Pool	(21)		A
Private Sports Court with Standalone or Dedicated Lighting	(22)	(18)	S
INSTITUTIONAL AND COMMUNITY SERVICE LAND USES	2.02(C)	2.03(C)	
Church/House of Worship	(4)	(2)	S
Daycare with Seven (7) or More Children	(9)	(4)	S
Group or Community Home	(11)	(5)	P
Public or Private Primary School	(21)	(7)	S
Public or Private Secondary School	(22)	(8)	S
Temporary Education Building for a Public or Private School	(23)	(9)	S
RECREATION, ENTERTAINMENT AND AMUSEMENT LAND USES	2.02(E)	2.03(E)	
Public or Private Community or Recreation Club as an Accessory Use	(4)		S
Private Country Club	(5)		S
Temporary Fundraising Events by Non-Profit	(7)	(4)	P
Public Park or Playground	(12)		P
Tennis Courts (*i.e. Not Accessory to a Public or Private Country Club*)	(14)		S
RETAIL AND PERSONAL SERVICES LAND USES	2.02(F)	2.03(F)	
Temporary Real Estate Sales Office	(27)		P
COMMERCIAL AND BUSINESS SERVICES LAND USES	2.02(G)	2.03(G)	
Temporary On-Site Construction Office	(18)	(6)	P
INDUSTRIAL AND MANUFACTURING LAND USES	2.02(I)	2.03(I)	
Temporary Asphalt or Concrete Batch Plant	(2)	(2)	P
Mining and Extraction of Sand, Gravel, Oil and/or Other Materials	(12)	(5)	S
UTILITIES, COMMUNICATIONS AND TRANSPORTATION LAND USES	2.02(K)	2.03(K)	

LEGEND:	
	Land Use *NOT* Permitted
P	Land Use Permitted *By-Right*
P	Land Use Permitted with Conditions
S	Land Use Permitted Specific Use Permit (SUP)
X	Land Use Prohibited by Overlay District
A	Land Use Permitted as an Accessory Use

PERMITTED LAND USES IN A SINGLE-FAMILY 1 (SF-1) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, *Definitions*]	CONDITIONAL USE REFERENCE Reference [Article 04, *Permissible Uses*]	SINGLE FAMILY 1 (SF-1) DISTRICT
Antenna for a Residential Property	(2)	(1)	A
Antenna for an Amateur Radio	(3)	(2)	A
Antenna Dish	(4)	(3)	A
Utilities (*Non-Municipally Owned or Controlled*), Including Sanitary Landfill, Water Treatment, and Supply, and Wastewater Treatment	(10)		S
Municipally Owned or Controlled Facilities, Utilities and Uses (*Includes Utilities with a Franchise Utility Agreement with the City of Rockwall*)	(11)		P
Private Streets	(12)		S
Railroad Yard or Shop	(14)		S
Satellite Dish	(16)		A
Solar Energy Collector Panels and Systems	(17)	(7)	A
Utilities Holding a Franchise from the City of Rockwall	(21)		S
Utility Installation Other than Listed	(22)		S
Utility/Transmission Lines	(23)		S

01.01 RESIDENTIAL

LOW DENSITY RESIDENTIAL (LDR)

The *Low Density Residential* land use category consists of residential subdivisions that are two (2) units per gross acre or less; however, a density of up to two and one-half (2½) units per gross acre may be permitted for developments that incorporate increased amenity and a mix of land uses (*see Chapter 8, Residential Developments, of this Comprehensive Plan*).

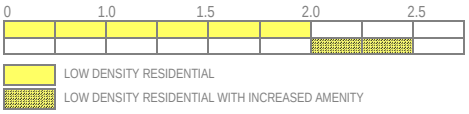
DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Suburban, Estate and Rural Residential (*i.e. Single-Family Detached Homes*)
2. *Secondary Land Uses:* Amenities, Parks, Open Space, and Institutional/Civic Land Uses
3. *Zoning Districts:* All Single-Family Estate (SFE) Districts (i.e. SFE 1.5, 2.0 & 4.0), certain Planned Development (PD) Districts and the Single-Family One (SF-1) District.

EXISTING LAND USE EXAMPLES

1. Breezy Hill Subdivision
2. Stone Creek Subdivision
3. Oaks of Buffalo Way Subdivision

RESIDENTIAL DENSITY CHART



MEDIUM DENSITY RESIDENTIAL (MDR)

The *Medium Density Residential* land use category consists of residential subdivisions that are greater than two and one-half (2½) units per gross acre, but not higher than three (3) units per gross acre; however, a density of up to three and one-half (3½) units per gross acre may be permitted for developments that incorporate increased amenity and a mix of land uses (*see Chapter 8, Residential Developments, of this Comprehensive Plan*).

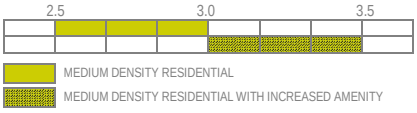
DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Suburban Residential (*i.e. Single-Family Detached Homes*)
2. *Secondary Land Uses:* Amenities, Parks, Open Space, and Institutional/Civic Land Uses
3. *Zoning Districts:* Certain Planned Development (PD) Districts and the Single-Family 16 (SF-16) District

EXISTING LAND USE EXAMPLES

1. Caruth Lakes Subdivision
2. Lago VistaSubdivision
3. Park Place Subdivision

RESIDENTIAL DENSITY CHART



HIGH DENSITY RESIDENTIAL (HDR)

The *High Density Residential* land use category may consist of single-family residential homes, duplexes, townhomes, apartments, lofts, condominiums or other forms of housing that exceed three and one-half (3½) units per gross acre. These developments should contain increased amenities and open space, and incorporate pedestrian connectivity to adjacent land uses.

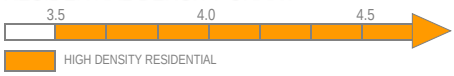
DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Suburban and Urban Residential (*i.e. Single-Family Detached, Single-Family Attached, Zero Lot Line Homes, Townhomes, Duplexes, Condominiums and Multi-Family Apartments*)
2. *Secondary Land Uses:* Amenities, Parks, Open Space, and Institutional/Civic Land Uses
3. *Zoning Districts:* Certain Planned Development (PD) Districts, Single-Family 10 (SF-10) District, Single-Family 8.4 (SF-8.4) District, Single-Family 7 (SF-7) District, Zero Lot Line (ZL-5) District, Two Family (2F) District, and the Multi-Family 14 (MF-14) District.

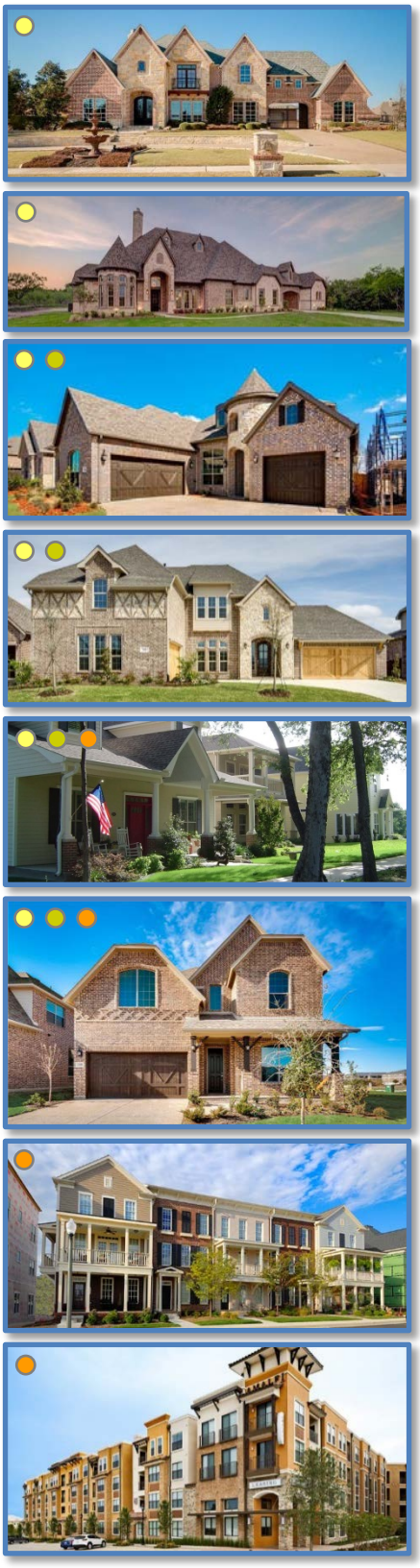
EXISTING LAND USE EXAMPLES

1. Turtle Cove Subdivision
2. Sixteen50 @ Lake Ray Hubbard Apartments
3. Mission Rockwall Apartment Complex

RESIDENTIAL DENSITY CHART



NOTE: HIGH DENSITY RESIDENTIAL REQUIRES INCREASED AMENITY



17 SOUTH CENTRAL ESTATES DISTRICT

DISTRICT DESCRIPTION

The *South Central Estates District* has the potential to have a mixture of land uses, but is currently relatively undeveloped. The district does have a low density (*i.e. Equestrian Meadows*) and a medium density (*i.e. West View*) subdivision situated within the southern portions of the district. Along SH-276, there are currently some transitional commercial land uses and residential homes situated on long narrow lots. This district is projected to transition to more intense commercial land uses along SH-276, but still maintain estate and rural residential land uses south of SH-276. Much of the areas along SH-276 will depend on the viability and alignment of the future Outer Loop.

POINTS OF REFERENCE

A. Equestrian Meadows Subdivision
B. Westhaven Subdivision

LAND USE PALETTES

- Current Land Use
- Future Land Use

DISTRICT STRATEGIES

Taking into account that the *South Central Estates District* has a large amount of mostly vacant or raw land with limited access to infrastructure (*i.e. water and wastewater facilities*), the following are the recommended strategies for this district:

1. *Opportunity Zone (Intersection of SH-276 & FM-548)*. When constructed this intersection will be a major land use node in the district and have the potential to provide employment and professional campus land uses mixed with entertainment, restaurant and retail land uses that can create an "18-Hour" environment (*i.e. an environment that provides the ability to live, work, shop and dine*).
2. *Suburban Residential*. The district has several large tracts of land that can support highly amenitized master planned communities. Any new *Suburban Residential* developments should include a mix of larger to mid-sized lots. In addition, newer subdivisions adjacent to existing larger lot subdivisions should provide a transition (*e.g. larger lots or a large landscape buffer*) adjacent to the existing subdivision. Due to the availability of infrastructure residential in this area may also be suitable for 1½-acre lots with septic systems.
3. *Commercial/Retail Centers*. Due to the anticipated alignment of the Outer Loop (*i.e. current alignment of FM-548*), the commercial/retail centers along SH-276 are ideal for larger scale retail businesses and restaurants that could support any office or residential development in the area. These areas could also provide neighborhood service uses intended to allow smaller commercial uses that can support adjacent residential land uses. All commercial developments should incorporate appropriate screening (*e.g. berms, landscaping and large buffers*) to transition uses.
4. *Business Center*. The areas designated as *Business Center* are intended to provide space for larger office facilities and combination manufacturing/warehouse and office facilities (*e.g. corporate headquarters*). This area is also suitable for mixed office/commercial land uses.

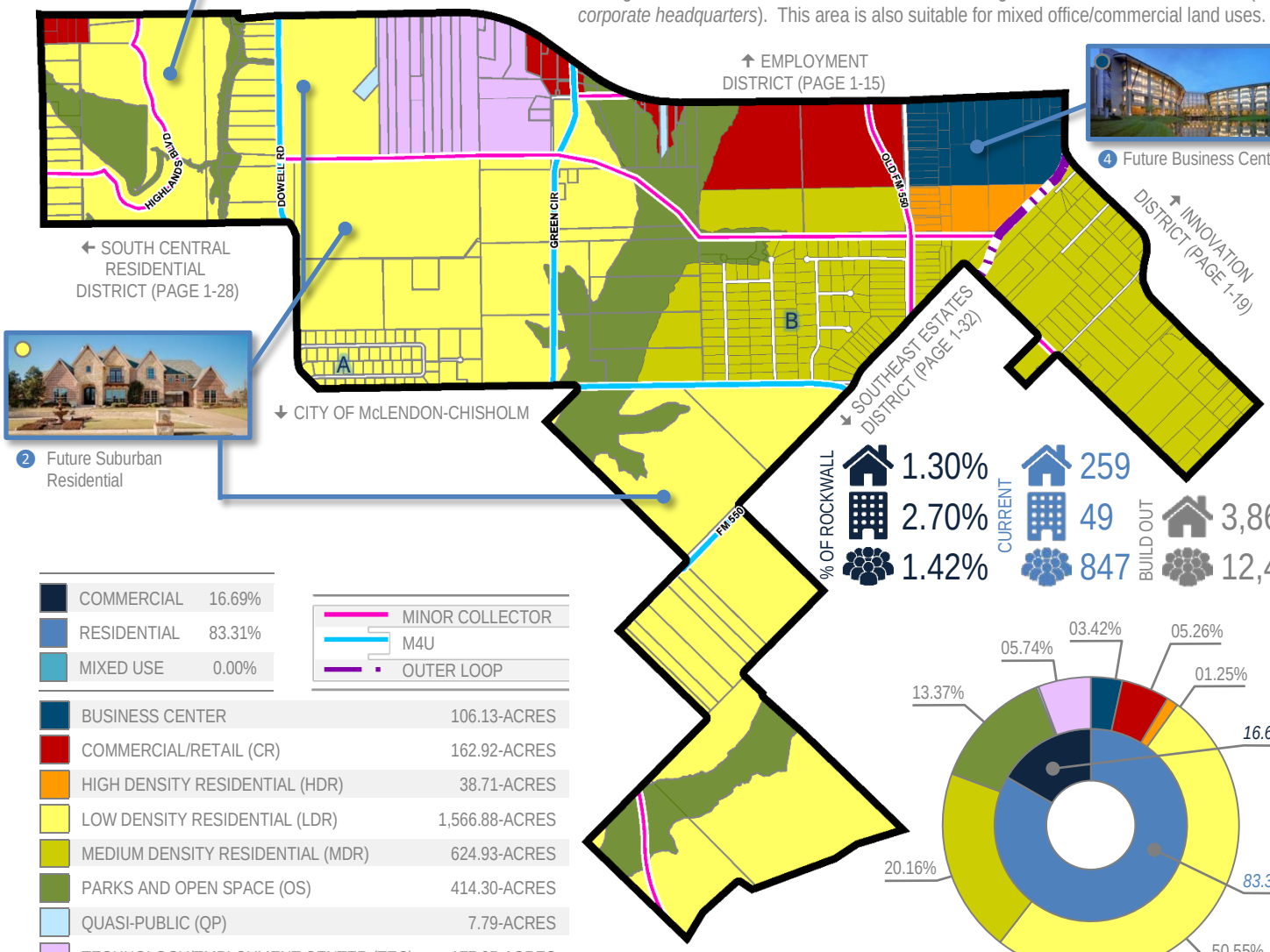


2 Future Suburban Residential



4 Future Business Center

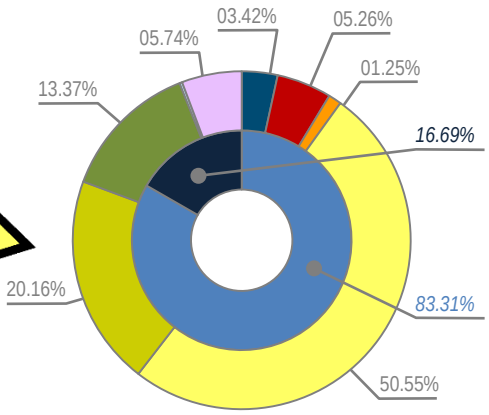
2 Future Suburban Residential



		% OF ROCKWALL	CURRENT	BUILD OUT
COMMERCIAL	16.69%	1.30%	259	3,868
RESIDENTIAL	83.31%	2.70%	49	
MIXED USE	0.00%	1.42%	847	12,419

- MINOR COLLECTOR
- M4U
- OUTER LOOP

BUSINESS CENTER	106.13-ACRES
COMMERCIAL/RETAIL (CR)	162.92-ACRES
HIGH DENSITY RESIDENTIAL (HDR)	38.71-ACRES
LOW DENSITY RESIDENTIAL (LDR)	1,566.88-ACRES
MEDIUM DENSITY RESIDENTIAL (MDR)	624.93-ACRES
PARKS AND OPEN SPACE (OS)	414.30-ACRES
QUASI-PUBLIC (QP)	7.79-ACRES
TECHNOLOGY/EMPLOYMENT CENTER (TEC)	177.95-ACRES



CITY OF ROCKWALL

ORDINANCE NO. 25-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO PLANNED DEVELOPMENT DISTRICT XX (PD-XX) FOR SINGLE-FAMILY 1 (SF-1) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 105.285-ACRE TRACT OF LAND IDENTIFIED AS TRACT 4 OF THE J. R. MARRS SURVEY, ABSTRACT NO. 152, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'* AND DEPICTED HEREIN BY *EXHIBIT 'B'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from William Andrew Solomon of KRE 15, LLC for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single-Family 1 (SF-1) District land uses on a 105.285-acre tract of land identified as Tract 4 of the J. R. Marrs Survey, Abstract No. 152, City of Rockwall, Rockwall County, Texas, more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

SECTION 1. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

SECTION 2. That development of the *Subject Property* shall generally be in accordance with the *Concept Plan*, depicted in *Exhibit 'B'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'B'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 3. That development of the *Subject Property* shall generally be in accordance with the *Density and Development Standards*, outlined in *Exhibit 'D'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'D'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

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SECTION 4. That a *Master Parks and Open Space Plan* for the *Subject Property*, prepared in accordance with this ordinance and consistent with the *Planned Development Concept Plan* described in *Exhibit 'B'* of this ordinance, shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.

SECTION 5. That development of the *Subject Property* shall be in conformance with the schedule listed below (*except as set forth below with regard to simultaneous processing and approvals*).

(a) The procedures set forth in the City's subdivision regulations on the date this ordinance is approved by the City, as amended by this ordinance [*including Subsections 5(b) through 5(g) below*], shall be the exclusive procedures applicable to the subdivision and platting of the *Subject Property*.

(b) The following plans and plats shall be required in the order listed below (*except as set forth below with regard to simultaneous processing and approvals*). The City Council shall act on an application for a *Master Parks and Open Space Plan* in accordance with the time period specified in *Section 212.009* of the *Texas Local Government Code*.

(1) Master Parks and Open Space Plan
(2) Master Plat
(3) Preliminary Plat
(4) PD Site Plan
(5) Final Plat

(c) *Master Parks and Open Space Plan.* A *Master Parks and Open Space Plan* for the *Subject Property*, as depicted in *Exhibit 'B'* of this ordinance, prepared in accordance with this ordinance, shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.

(d) *Master Plat.* A *Master Plat* for the *Subject Property*, as depicted in *Exhibit 'B'* of this ordinance, shall be submitted and shall identify the proposed timing of each phase of the proposed development. A *Master Plat* application may be processed by the City concurrently with a *Master Parks and Open Space Plan* application for the development.

(e) *Preliminary Plat.* A *Preliminary Plat* for each phase of the *Subject Property*, as depicted in *Exhibit 'B'* of this ordinance, shall be submitted in accordance with the phasing plan established by the *Master Plat* and shall include a *Treescape Plan* for the phase being *Preliminary Platted*. A *Preliminary Plat* application may be processed by the City concurrently with a *Master Plat* and a *Master Parks and Open Space Plan* application for the development.

(f) *PD Site Plan.* A *PD Site Plan* for each phase of the development of the *Subject Property*, as depicted in *Exhibit 'B'* of this ordinance, shall be submitted and shall identify all site/landscape/hardscape plan(s) for all open space, neighborhood parks, trail systems, street buffers and entry features. A *PD Site Plan* application may be processed by the City concurrently with a *Final Plat* application for the development.

(g) *Final Plat.* Prior to the issuance of any building permits, a *Final Plat*, conforming to the *Preliminary Plat*, shall be submitted for approval.

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SECTION 6. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars* ($2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 7. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 8. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

SECTION 9. That this ordinance shall take effect immediately from and after its passage;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 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*

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Exhibit 'A':
Legal Description

Being a 105.285-acre tract of land situated in the Jeremiah R. Marrs Survey, Abstract No. 152, City of Royse City, Rockwall County, Texas, being all of a tract of land conveyed to Zollner-Brooks Family, LP, a Texas limited partnership, by Warranty Deed Without Title Examination, recorded in Document No. 2011-00448588 and Document No. 2011-00448587, of the Official Public Records of Rockwall County, Texas (O.P.R.R.C.T.), and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with cap stamped "TxDOT" (controlling monument (CM)) found on the northeasterly corner of said Zollner tract, being on the southerly right-of-way line of State Highway 276 (a variable width right-of-way) and being on the westerly line of a tract of land conveyed to LA-DF Investment Fund 9, LLC, by Special Warranty Deed, recorded in Volume 1283, Page 238, O.P.R.R.C.T.;

THENCE South 01 degrees 12 minutes 50 seconds East, along the common easterly line of said Zollner tract and the westerly line said LA-DF tract, a distance of 2,466.10 feet to a 1/2 inch iron rod (CM) found on the common southeasterly corner of said Zollner tract and the southwesterly corner of said LA-DF Investment tract, said iron rod also being on the northerly line of Lot 7, of Westview Addition, No. 3, an addition to the City of Royse City, Rockwall County, Texas, according to the plat thereof recorded in Cabinet F, Slide 321, O.P.R.R.C.T.;

THENCE South 89 degrees 16 minutes 10 seconds West, along the common southerly line of said Zollner tract, the northerly line of said Lot 7, Westview Addition, No. 3 plat, the northerly line of Lots 20–22, of Westview Addition, an addition to the City of Royse City, Rockwall County, Texas, according to the plat thereof recorded in Cabinet F, Slide 48, O.P.R.R.C.T. and the northerly line of Lot 15, of Westview Addition, Phase Two, an addition to the City of Royse City, Rockwall County, Texas, according to the plat thereof recorded in Cabinet F, Slide 59, O.P.R.R.C.T., a distance of 1,865.89 feet to a 5/8 inch iron rod with cap stamped "Traverse LS Prop Cor" set on the common southwesterly corner of said Zollner tract, and the northwesterly corner of said Lot 15, said iron rod set also being on the easterly line of a tract of land conveyed to Rickey Edmond Kennedy and wife, Sandra Ann Kennedy, by Warranty Deed With Vendor's Lien, recorded in Volume 147, Page 803, O.P.R.R.C.T.;

THENCE North 00 degrees 58 minutes 51 Seconds West, along the common westerly line of said Zollner tract, and the easterly line of said the Kennedy tract, the easterly line of a tract of land conveyed to Kerry C. Glover and Joann Glover, by General Warranty Deed, recorded in Document No. 20210000022531, O.P.R.R.C.T. and the easterly line of a tract of land conveyed to Terry Hashert d/b/a Southwest Car Care, by Warranty Deed With Vendor's Lien, recorded in Document No. 2007-00387668, O.P.R.R.C.T., a distance of 2,448.51 feet to a 5/8-inch iron rod with cap stamped "TxDOT" (CM) found for corner;

THENCE departing said Terry Hashert tract and along the common northerly line of said Zollner tract and the southerly right-of-way line of said State Highway 276 the following three (3) calls:

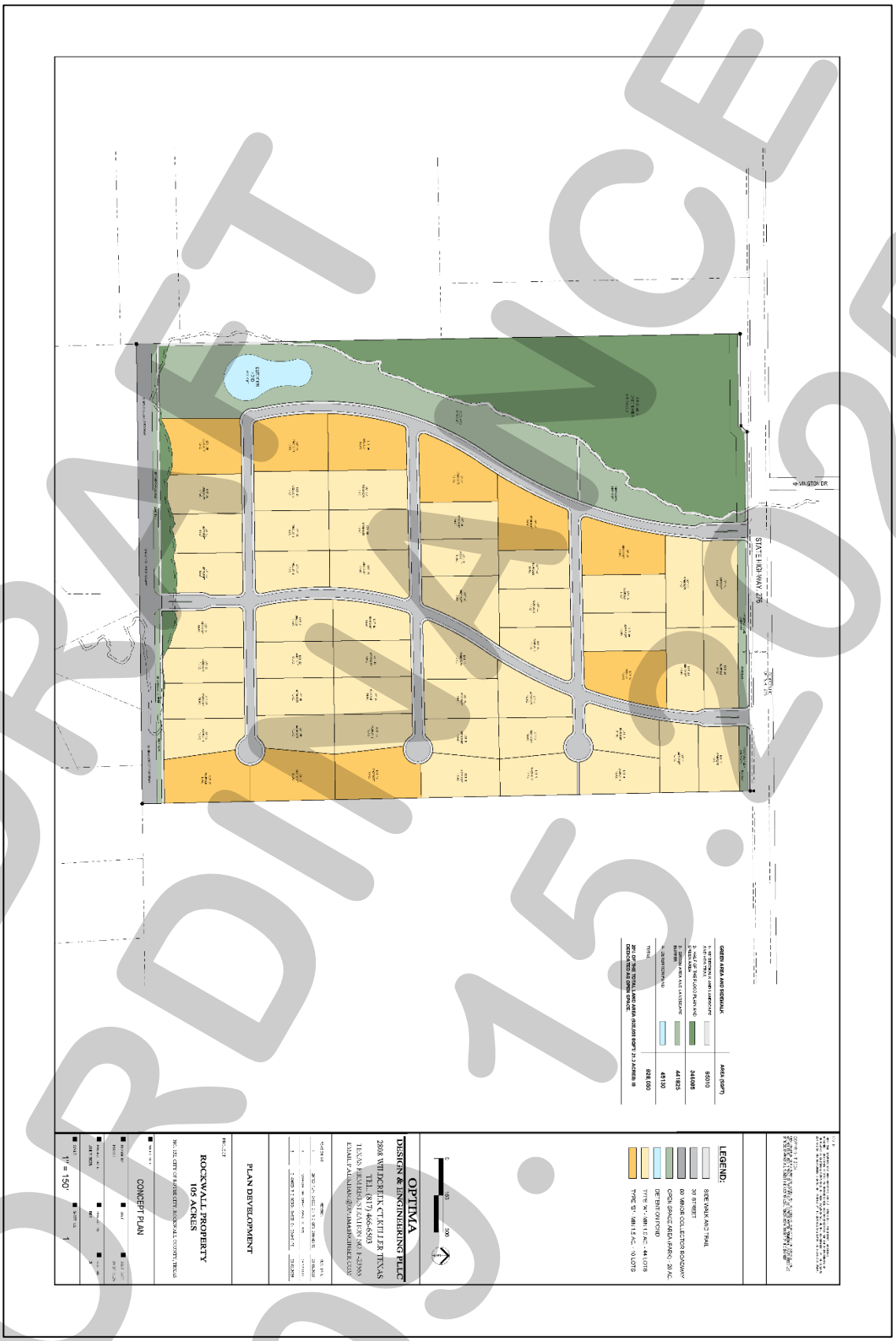
(1) North 89 degrees 27 minutes 03 seconds East, a distance of 373.60 feet to a point for corner from which a 5/8-inch iron rod found bears at North 35 degrees 59 minutes 02 seconds East - 0.31';

(2) North 44 degrees 59 minutes 51 seconds East, a distance of 35.11 feet to a 5/8-inch iron rod with cap stamped "TxDOT" (CM);

(3) North 89 degrees 29 minutes 51 seconds East, a distance of 1,457.05 feet to the ***POINT OF BEGINNING*** and containing 105.285 acres of land (4,586,232 square feet), more or less.

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Exhibit 'B':
Concept Plan



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Exhibit 'C':
Trail Plan



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Exhibit 'D':
Density and Development Standards

(1) *Permitted Uses*. Unless specifically provided by this Planned Development District ordinance, only those uses permitted within the Single Family 1 (SF-1) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), are allowed on the *Subject Property*.

(2) *Lot Composition and Layout*. The lot layout and composition shall generally conform to the *Concept Plan* depicted in ***Exhibit 'B'*** and stated in *Table 1*, which is as follows:

TABLE 1: LOT COMPOSITION

Lot Type	Minimum Lot Size (FT)	Minimum Lot Size (SF)	Dwelling Units (#)	Dwelling Units (%)
A	100' x 200'	43,560 SF	44	81.48%
B	150' x 250'	63,340 SF	10	18.52%
		Maximum Permitted Units:	54	100.00%

(3) *Density and Dimensional Requirements*. Unless specifically provided by this Planned Development District ordinance, the development standards stipulated by the Single Family 1 (SF-1) District, as specified by Article 05, *District Development Standards*, of the Unified Development Code (UDC) are applicable to all development on the *Subject Property.* The maximum permissible density for the *Subject Property* shall not exceed *0.513* dwelling units per gross acre of land; however, in no case should the proposed development exceed *54* units. All lots shall conform to the standards depicted in *Table 2*, which are as follows:

TABLE 2: LOT DIMENSIONAL REQUIREMENTS

Lot Type (see Concept Plan) ►	A	B
Minimum Lot Width [1]	100'	150'
Minimum Lot Depth	200'	250'
Minimum Lot Area	43,560 SF	63,340 SF
Minimum Front Yard Setback [2] & [5]	30'	30'
Minimum Side Yard Setback	10'	10'
Minimum Side Yard Setback Adjacent to a Street [2], [5], & [6]	15'	20'
Minimum Rear Yard Setback [4]	10'	10'
Minimum Rear Yard Setback Adjacent to a Street [4]	20'	20'
Minimum Length of Driveway Pavement	30'	30'
Maximum Height [3]	36'	36'
Minimum Area/Dwelling Unit (SF) [7]	3,000 SF	3,250 SF
Maximum Lot Coverage	40%	40%
Minimum Garage Parking Spaces	3	3

General Notes:

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

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

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

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

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

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

[7]: Air-Conditioned Space.

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(4) *Building Standards*. All development shall adhere to the following building standards:

(a) *Masonry Requirement*. The minimum masonry requirement for the exterior façade of all buildings shall be 100.00% (*excluding dormers and walls over roof areas*). For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementitious fiberboard (*e.g. HardiBoard or Hardy Plank*) in a horizontal lap-siding, *board-and-batten* siding, or a decorative pattern (*see examples below*) may be used for up to 80.00% of the masonry requirement; however, administrative approval from the Director of Planning and Zoning may be requested for housing plans that utilize cementitious fiberboard in excess of 80.00% of the masonry requirement on a *case-by-case* basis.

FIGURE 1: EXAMPLES OF CEMENTITIOUS FIBERBOARD



FIGURE 2: EXAMPLES OF BOARD AND BATTEN



FIGURE 3: EXAMPLES OF BRICK



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FIGURE 4: EXAMPLES OF HORIZONTAL LAP





(b) *Roof Pitch*. A minimum of an *8:12* roof pitch is required on all structures with the exception of dormers, sunrooms and porches, which shall have a minimum of a *4:12* roof pitch.

(c) *Garage Orientation and Garage Doors*. This development shall adhere to the following garage design and orientation requirements:

(1) All lots as depicted in *Exhibit 'B'* may be oriented in a traditional swing (or j-swing) garage configuration -- *where the two (2) car garage is stated facing the side property line and the driveway swings into the garage in a 'J' configuration*. In a *traditional swing* (*or j-swing*) garage configuration, a second (single or double) garage door facing the street is permitted if it is behind the width of the double garage door in the *traditional swing* (*or j-swing*) configuration.

(2) All garage configurations not conforming to the aforementioned garage configurations shall meet the requirements stipulated by Article 06, *Parking and Loading*, of the Unified Development Code (UDC). In addition, all garage configurations shall have upgraded finishes that consist of the following architectural elements: [*1*] coach lighting, [*2*] decorative wood doors or wood overlays on insulated metal doors, [*3*] include two (2) of the upgraded or enhanced finishes from *Figured 6 & 7* below, and [*4*] driveways that are constructed with ornamental stamped concrete brick pavers, stained finished, or salt finished. [*see Figures 5 – 7 for examples of the aforementioned garage and driveway features*].

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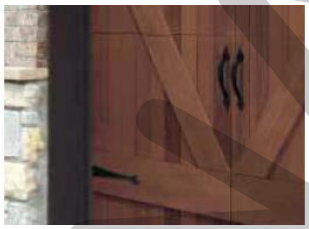
FIGURE 5. EXAMPLE OF COACH LIGHTING



FIGURE 6: EXAMPLES OF UPGRADED OR ENHANCED FINISHES



DIVIDED BAYS



CARRIAGE HARDWARE



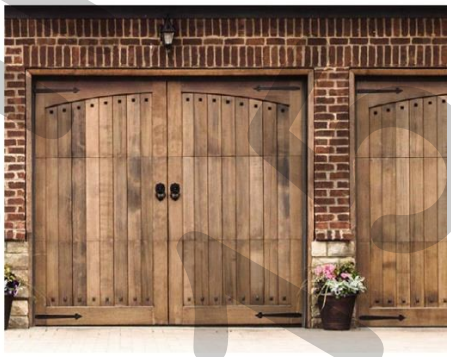
CEDAR CLADDING



ORNAMENTAL PAVING

FIGURE 7: EXAMPLES OF UPGRADED GARAGES









(5) *Anti-Monotony Restrictions*. The development shall adhere to the Anti-Monotony Matrix depicted in Table 3 below (*for spacing requirements see Figures 8 & 9 below*).

TABLE 3: ANTI-MONOTONY MATRIX

Lot Type	*Minimum Lot Size*	*Elevation Features*
A	100' x 200'	(1), (2), (3), (4), (5)
B	150' x 250'	(1), (2), (3), (4), (5)

(a) Identical brick blends or paint colors may not occur on adjacent (*side-by-side*) properties along any block face without at least five (5) intervening homes of differing materials on the same side of the street beginning with the adjacent property and six (6) intervening homes of differing materials on the opposite side of the street.

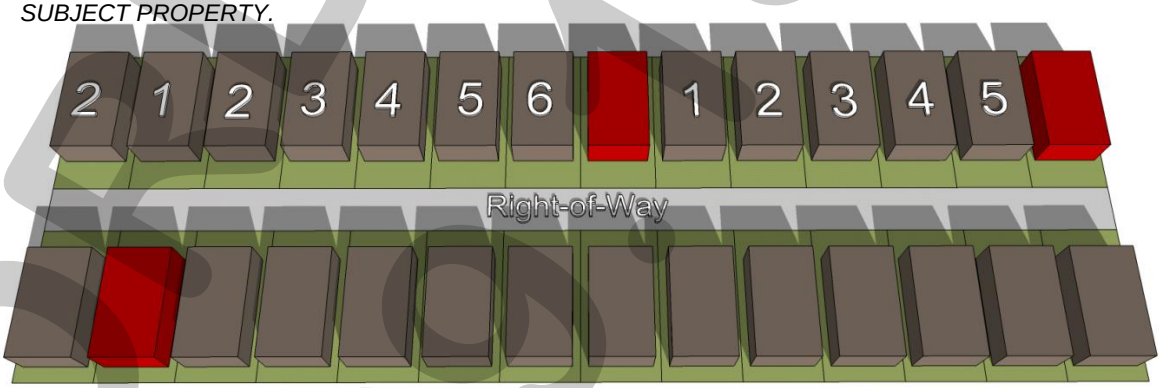
(b) Front building elevations shall not repeat along any block face without at least five (5) intervening homes of differing appearance on the same side of the street and six (6) intervening homes of differing appearance on the opposite side of the street. The rear elevation of homes backing to open spaces or roadways shall not repeat without at least five (5) intervening homes of differing appearance. Homes are considered to have a differing appearance if any of the following three (3) items deviate:

(1) Number of Stories
(2) Permitted Encroachment Type and Layout
(3) Roof Type and Layout
(4) Articulation of the Front Façade
(5) Garage Orientation

(c) Permitted encroachment (*i.e. porches and sunroom*) elevations shall not repeat or be the same along any block face without at least five (5) intervening homes of sufficient dissimilarity on the same side of the street beginning with the home adjacent to the subject property and six (6) intervening homes beginning with the home on the opposite side of the street.

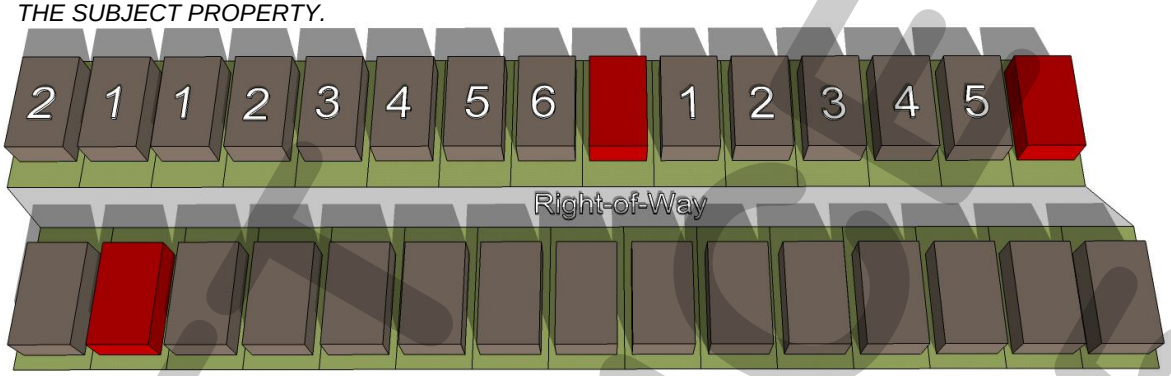
(d) Each phase of the subdivision will allow for a maximum of four (4) compatible roof colors, and all roof shingles shall be an architectural or dimensional shingle (*3-Tab Roofing Shingles are prohibited*).

FIGURE 8: PROPERTIES LINE UP ON THE OPPOSITE SIDE OF THE STREET. WHERE RED IS THE SUBJECT PROPERTY.



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FIGURE 9: PROPERTIES DO NOT LINE UP ON OPPOSITE SIDE OF THE STREET. WHERE RED IS THE SUBJECT PROPERTY.



(6) *Fencing Standards*. All individual residential fencing and walls shall be architecturally compatible with the design, materials and colors of the primary structure on the same lot, adhere to the *Concept Plan* depicted in *Exhibit 'B'*, and meet the following standards:

(a) *Front Yard Fences*. Front yard fences shall be prohibited.

(b) *Wrought Iron/Tubular Steel*. All lots shall be required to install a wrought iron or tubular steel fence as depicted in the *Concept Plan* in *Exhibit 'B'* of this ordinance. Wrought iron/tubular steel fences shall be six (6) feet in height. In addition, lots located along the perimeter of roadways (*i.e. SH-276 or a roadway larger than a Residential Street*) shall provide masonry columns evenly spaced along the side and/or rear property line – *with columns not exceeding 45-foot centers* -- that begin at the rear of the property line.

(c) *Corner Lots*. Corner lot fences (*i.e. adjacent to the street*) shall provide masonry columns evenly spaced along the side and/or rear property line – *with columns not exceeding 45-foot centers* -- that begin at the rear of the property line. A six (6) foot wrought iron fence shall be required between the masonry columns along the side and/or rear lot adjacent to a street. The property owner shall be required to maintain both sides of the fence.

(d) *Fence in Easements*. No fencing shall be constructed in or across a franchise utility or the City of Rockwall's easements.

(7) *Landscape and Hardscape Standards.*

(a) *Landscape.* Landscaping shall be reviewed and approved with the *PD Site Plan*. All *Canopy/Shade Trees* planted within this development shall be a minimum of four (4) caliper inches in size, all *Accent/Ornamental/Under-Story Trees* shall be a minimum of four (4) feet in total height, and all shrubs shall be a minimum of five (5) gallons.

(1) *Landscape Buffer Adjacent to SH-276.* A minimum of a 70-foot landscape buffer shall be provided along SH-276 (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, an undulating *built-up* berm, and shrubbery along the entire length of the frontage. Berms shall have a minimum height of 48-inches each. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering eight (8) foot trail shall be constructed within the 70-foot landscape buffer. All residential lots backing to SH-276 shall also incorporate an additional row of evergreen shrubs adjacent to the wrought-iron fencing along the rear property lines in the landscape buffer.

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(2) *Landscape Buffer Adjacent to Minor Collectors.* A minimum of a 30-foot landscape buffer shall be provided along SH-276 (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, an undulating *built-up* berm, and shrubbery along the entire length of the frontage. Berms shall have a minimum height of 48-inches each. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. An eight (8) foot trail shall be constructed within the 30-foot landscape buffer. All residential lots backing to a *Minor Collector* shall also incorporate an additional row of evergreen shrubs adjacent to the wrought-iron fencing along the rear property lines in the landscape buffer.

(3) *Landscape Buffer Adjacent to Amenity Center*. A minimum of a ten (10) foot landscape buffer shall be provided along the roadway adjacent to the amenity center. This landscape buffer shall incorporate ground cover and shrubbery along the entire length of the adjacent street frontage. In addition, one (1) canopy tree and one (1) accent tree shall be planted per 50-linear feet.

(b) *Street Trees.* The Homeowner's Association (HOA) shall be responsible for the maintenance of all street trees and will be required to maintain a minimum of 14-feet vertical clearance height for any trees overhanging a public right-of-way. Street trees shall be planted a minimum of five (5) feet from public water, sanitary sewer and storm lines that are less than ten (10) inches in size, and ten (10) feet from public water, sanitary sewer, and storm lines that are ten (10) inches and greater. In addition, no street trees shall be allowed to be located within public right-of-way. All street trees shall be reviewed with the *PD Site Plan*.

(c) *Residential Lot Landscaping*. Prior to the issuance of a Certificate of Occupancy (CO), any residential lots depicted on *Exhibit 'B'* shall be landscaped with a minimum of two (2), four (4) inch caliper canopy trees (*as measured per Article 08, Landscape and Fence Standards, of the Unified Development Code [UDC]*) within the front yard. In addition, corner lots shall be required to add a minimum of two (2), four (4) inch caliper canopy trees (*as measured per Article 08, Landscape and Fence Standards, of the Unified Development Code [UDC]*) within the side yard facing the street.

(d) *Irrigation Requirements*. Irrigation shall be installed for all required landscaping located within detention areas, common areas, landscape buffers and/or open space. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or landscape architect and shall be maintained by the Homeowner's Association (HOA).

(e) *Hardscape.* Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the *PD Site Plan*.

(8) *Streets*. All streets (*excluding drives, fire lanes and private parking areas*) shall be built according to City street standards.

(9) *Lighting*. Light poles shall not exceed 20-feet in total height (*i.e. base and lighting standard*). All fixtures shall be directed downward and be positioned to contain all light within the development area.

(10) *Sidewalks*. All sidewalks adjacent to a street shall be a maximum of two (2) feet inside the right-of-way line and be five (5) feet in overall width; however, trails adjacent to residential

DRAFT ORDINANCE 09.15.25

lots -- *as depicted in Exhibit 'C' of this ordinance* -- shall be eight (8) feet in width and shall be permitted to extend up to two (2) feet outside the right-of-way, inside the residential lot, in a pedestrian access easement.

(11) *Buried Utilities*. New distribution power-lines required to serve the *Subject Property* and the existing power-lines adjacent to SH-276 shall be placed underground, whether such lines are located internally or along the perimeter of the *Subject Property*, unless otherwise authorized by the City Council. Temporary power-lines constructed across undeveloped portions of the *Subject Property* to facilitate development phasing and looping may be allowed above ground, but shall not be considered existing lines at the time the area is developed, and if they are to become permanent facilities, such lines shall be placed underground pursuant to this paragraph. Franchise utilities shall be placed within a ten (10) foot public utility easement behind the sidewalk, between the home and the property line.

(12) *On-Site Sewage Facilities. Septic Systems* are permitted pending conformance to the following standards:

(a) All *Septic Systems* shall be designed by a licensed *On-Site Sewage Facility (OSSF)* professional (*e.g. licensed engineer, sanitarian, etcetera*).

(b) A stamped and signed copy of the *Septic System* plans indicating the full limits of the septic field shall be submitted to the city at the time of building permit on a *lot-by-lot* basis.

(c) All *Septic Systems* shall be inspected and approved by the City's chosen inspector.

(13) *Open Space*. The development shall consist of a minimum of 20.00% open space (*or a minimum of 21.057 acres -- as calculated by the formula stipulated in the Comprehensive Plan*), and generally conform to the Concept Plan contained in *Exhibit 'B'* of this ordinance. All open space areas (*including landscape buffers*) shall be included in the open space calculation, and maintained by the Homeowner's Association (HOA).

(14) *Trails*. A minimum of an eight (8) foot concrete trail system shall be constructed generally in the same location as the trail system depicted in *Exhibit 'C'* of this ordinance.

(15) *Amenities*. Amenities shall be constructed in generally the same areas as depicted in *Exhibit 'C'* of this ordinance. All amenities shall be maintained by the Homeowner's Association (HOA). The design and layout of the amenities shall be approved with the *PD Site Plan*.

(16) *Neighborhood Signage and Enhancements*. Permanent subdivision identification signage shall be required at all major entry points for the proposed subdivision. Final design and location of any entry features shall be reviewed and approved with the *PD Site Plan*. The developer shall provide enhanced landscaping areas at all entry points to the *Subject Property*. The final design of these areas shall be provided on the *PD Site Plan.*

(17) *Homeowner's Association (HOA)*. A Homeowner's Association (HOA) shall be created to enforce the restrictions established in accordance with the requirements of *Section 38-15* of the *Subdivision Regulations* contained within the Municipal Code of Ordinances of the City of Rockwall. The HOA shall also maintain all private neighborhood parks, trails, open space and common areas (*including drainage facilities*), floodplain areas, irrigation, landscaping, screening fences, parallel parking and neighborhood signage associated with this development. These areas are required to be delineated on the *PD Site Plan*.

DRAFT
09.15.2025

(18) *Variances*. The variance procedures and standards for approval that are set forth in the Unified Development Code (UDC) shall apply to any application for variances to this ordinance.

DRAFT ORDINANCE 09.15.2025

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:	September 15, 2025
APPLICANT:	Anthony Rendon
CASE NUMBER:	Z2025-060; *Specific Use Permit (SUP) for an Accessory Structure at 710 Hartman*

SUMMARY

Hold a public hearing to discuss and consider a request by Anthony Rendon on behalf of Marcelino Rendon for the approval of a *Specific Use Permit (SUP)* for an *Accessory Structure* (*Detached Garage*) on a 0.570-acre parcel of land identified as Lot 1 of the Hurst 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 710 Hartman Street, and take any action necessary.

BACKGROUND

The subject property was annexed prior to 1934 based on the April 1934 Sanborn Maps. According to the January 3, 1972 zoning map the subject property was zoned Single-Family 3 (SF-3) District. At some point between January 3, 1972 and May 16, 1983 the subject property was rezone from a Single-Family 3 (SF-3) District to Single-Family 7 (SF-7) District. The property has remained zoned Single Family (SF-7) District since this date. According to the Rockwall Central Appraisal District (RCAD), currently situated on the subject property is a 1,548 SF single-family home that was constructed in 1949, a 270 SF detached carport constructed in 2021, and a 96 SF storage shed constructed in 2005. On August 21, 2025, the Historic Preservation Advisory Board (HPAB) approved a Certificate of Appropriateness (COA) for the proposed *Detached Garage* by a vote of 4-0, with Board Members Lewis, McNeely, and Gaskin absent. As a condition of this case, the Historic Preservation Advisory Board (HPAB) also approved a condition that the *Detached Garage* generally match the color of the primary structure. This condition has been added to the *Draft Ordinance* prepared for this case.

PURPOSE

The applicant -- *Anthony Rendon* -- is requesting the approval of a Specific Use Permit (SUP) to allow for the construction of a *Detached Garage* that exceeds the overall maximum allowable square footage permitted within a Single-Family 7 (SF-7) District.

ADJACENT LAND USES AND ACCESS

The subject property is located at 710 Hartman Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is Hartman Street, which is identified as a R2U (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. This also happens to be the boundary for the Old Town Rockwall (OTR) Historic District. Beyond this is are two (2) parcels of land [*i.e. 709-711 Hartman Street and 207 Wade Drive*] developed with single-family homes and zoned Single-Family 7 (SF-7) District. North of this is E. Washington Street, which is identified as a A4D (*i.e. arterial collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

South: Directly south of the subject property is the boundary for the Old Town Rockwall (OTR) Historic District. Beyond this is a 6.60-acre parcel of land [*i.e. Lot 8, Block A, Richard Harris #2 Addition*], which consists of a single-family home, metal barn and pole barn. Beyond this are three (3) parcels of land [*i.e. 506, 602, & 606 Renfro Street*] developed with single-family homes. South of this is the remainder of the Renfro Creekside Estates subdivision,

which consists of two (2) lots and has been in existence since May 21, 2010. All of these properties are zoned Single-Family 7 (SF-7) District.

East: Directly east of the subject property is one (1) parcel of land [*i.e. 712 Hartman Street*] developed with a single-family home. This parcel is classified as a *Non-Contributing Property*. Following this is the boundary for the Old Town Rockwall (OTR) Historic District. Beyond this is one (1) parcel land [*i.e. 716 Hartman Street*] developed with a single-family home and one (1) parcel of land [*i.e. Lot 8, Block A, Richard Harris #2 Addition]* developed with a single-family home, metal barn, and pole barn. East of this is the Richard Harris 2 Addition, which consists of seven (7) single-family lots and has been in existence since October 14, 1982. All of these properties are zoned Single-Family 7 (SF-7) District.

West: Directly west of the subject property are two (2) parcels of land [*i.e. 706 & 708 Hartman Street*] developed with single-family homes. These parcels are designated as *Non-Contributing Properties*. Beyond this is one (1) parcel of land [*i.e. 301 S. Clark Street*], which is developed with a single-family home. This parcel is designated as a *Medium Contributing Property*. All of these properties are zoned Single-Family 7 (SF-7) District. East of this is S. Clark Street, which is identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Following this is the boundary for the Old Town Rockwall (OTR) Historic District.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



CHARACTERISTICS OF THE REQUEST

According to the site plan and building elevations provided by the applicants, the proposed *Detached Garage* will measure 30-feet by 30-feet (*or 900 SF*), and be situated in the rear yard of the subject property. It will be located approximately 59.50-feet from the existing home. The proposed overall height of the structure will be 14-feet. The exterior of the structure will be clad in metal and will be required match the color of the existing home as conditioned by the Historic Preservation Advisory Board (HPAB) on August 21, 2025.

CONFORMANCE WITH THE CITY'S CODES

According to Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), the Single-Family 7 (SF-7) District allows a maximum of two (2) accessory structures with a maximum square footage of 144 SF each. In addition, the Unified Development Code (UDC) allows one (1) of these accessory structures to be a detached garage with a maximum square footage of 625 SF. The proposed detached garage is 900 SF (*i.e. 275 SF over the maximum allowable square footage*) and there are currently three (3) existing accessory structures situated on the subject property. However, all three (3) existing structures will be removed with the addition of the detached garage. In addition, the proposed *Accessory Building* is required to meet the density and dimensional requirements for Single-Family 7 (SF-7) District contained in Subsection 07.01, *Residential District Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), and which are summarized as follows:

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Number of Accessory Structures Permitted	*2*	*X=1; In Conformance*
Detached Garage (Maximum Square Footage)	*625 SF*	*900 SF; Not in Conformance*
Minimum Rear Yard Setback	*10-Feet*	*X>10-feet; In Conformance*
Minimum Side Yard Setback	*6-Feet*	*X>6-feet; In Conformance*
Maximum Building Height	*15-Feet*	*X=14-Feet; In Conformance*
Between Buildings	*10-feet*	*X=59.5-feet; In Conformance*

STAFF ANALYSIS

In reviewing a Specific Use Permit (SUP), the Planning and Zoning Commission and City Council are asked to consider: [*1*] if the structure was constructed without a permit or under false pretenses, [*2*] the size of the proposed *accessory structure* compared to the size of other *accessory structures* in the area/neighborhood/subdivision, and [*3*] the size, architecture, and location of the proposed accessory structure compared to those of the primary structure. Although the request exceeds code requirements, it does not appear to negatively impact adjacent properties based on placement and/or scale of the structure. In this case, the applicant has mentioned to staff and the Historic Preservation Advisory Board (HPAB) that the intent for this *Detached Garage* is to store the lawn equipment currently contained within the existing three (3) accessory buildings which will be removed prior to issuance of a building permit for the *Detached Garage*. In addition, the *Detached Garage* will be located within the backyard with very limited visibility from any right-of-way or adjacent property. With all this being said, a Specific Use Permit (SUP) is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On August 20, 2025, staff mailed 75 notices to property owners and occupants within 500-feet of the subject property. Staff also sent a notice to the Stoney Hollow Homeowners Association (HOA), which is the only HOA 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 written, staff has received one (1) notice in favor of the applicant's request.

CONDITIONS OF APPROVAL

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

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

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

b) The construction of a *Detached Garage* on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of the Specific Use Permit (SUP) ordinance.

c) The *Detached Garage* shall not exceed a maximum size of 900 SF.

d) All existing accessory structures shall be removed from the *Subject Property* prior to the issuance of a building permit for the proposed *Detached Garage*.

e) The proposed *Detached Garage* shall generally match the aesthetics of the primary structure.

f) The *Detached Garage* shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.

(2) Any construction resulting from the approval of this *Specific Use Permit (SUP)* 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 September 9, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the *Specific Use Permit (SUP)* by a vote of 7-0.

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

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

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

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

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

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	710 HARTMAN ST.				
SUBDIVISION		LOT		BLOCK	
GENERAL LOCATION					

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

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

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

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

☑ OWNER		☑ APPLICANT	
CONTACT PERSON	MARCELINO RENDON	CONTACT PERSON	ANTHONY RENDON
ADDRESS	[redacted]	ADDRESS	[redacted]
CITY, STATE & ZIP	[redacted]	CITY, STATE & ZIP	[redacted]
PHONE	[redacted]	PHONE	[redacted]
E-MAIL	[redacted]	E-MAIL	[redacted]

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MARCELINO RENDON [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 7-17-25 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 REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 17TH DAY OF JULY, 2025.

OWNER'S SIGNATURE [signature]

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

SELENA MORENO
Notary ID #134900936
My Commission Expires
May 14, 2028

MY COMMISSION EXPIRES May 14, 2028



City of Rockwall

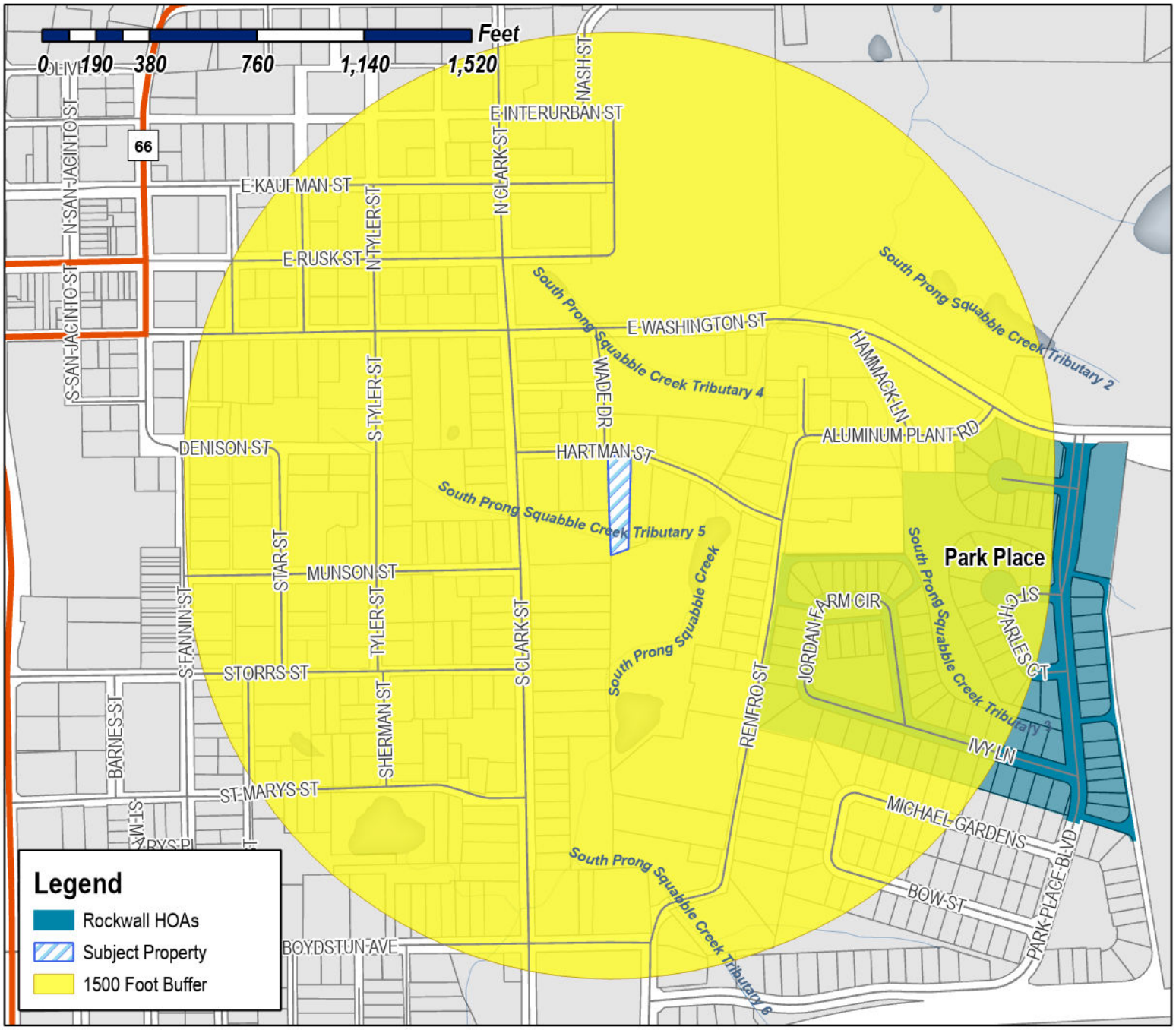
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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

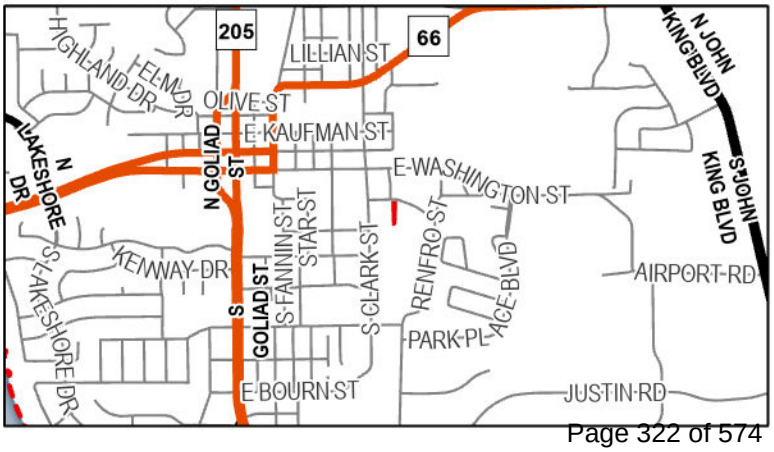
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Case Number: Z2025-060
Case Name: SUP for an Accessory Structure
Case Type: Zoning
Zoning: Single-Family 7 (SF-7) District
Case Address: 710 Hartman Street



Date Saved: 8/18/2025
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 [Z2025-060]
Date:	Thursday, August 21, 2025 8:11:18 AM
Attachments:	Public Notice (08.19.2025).pdf HOA Map (08.18.2025).pdf

HOA/Neighborhood Association Representative:

Per your participation in the Neighborhood Notification Program, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on Friday, August 22, 2025. The Planning and Zoning Commission will hold a public hearing on Tuesday, September 9, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, September 15, 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.

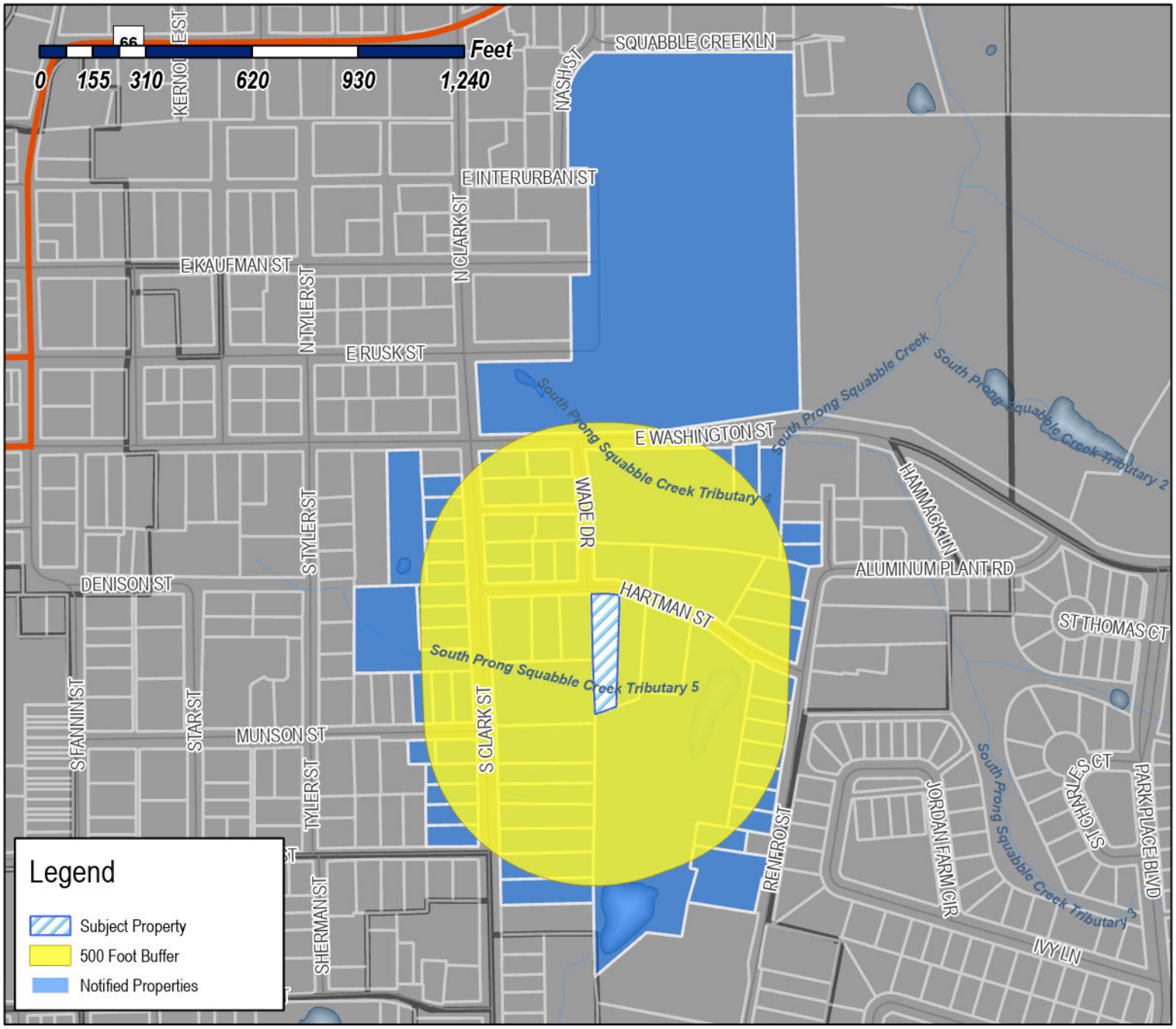
Z2025-060: SUP for an Accessory Structure
Hold a public hearing to discuss and consider a request by Anthony Rendon on behalf of Marcelino Rendon for the approval of a Specific Use Permit (SUP) for an Accessory Structure on a 0.570-acre parcel of land identified as Lot 1 of the Hurst Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 710 Hartman Street, and take any action necessary.

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

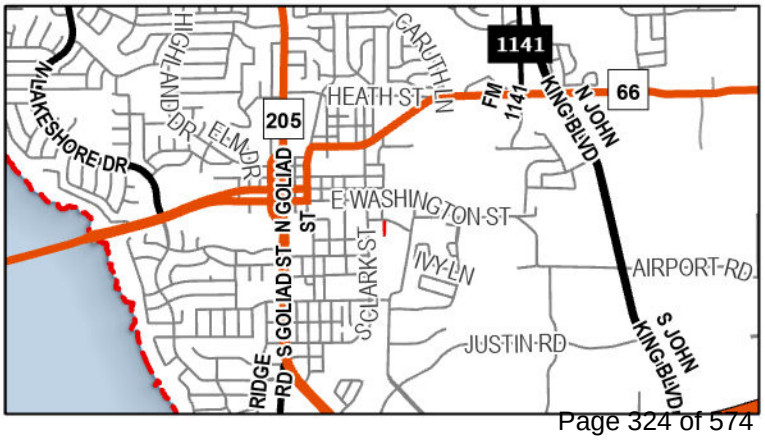
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Case Number: Z2025-060
Case Name: SUP for an Accessory Structure
Case Type: Zoning
Zoning: Single-Family 7 (SF-7) District
Case Address: 710 Hartman Street



Date Saved: 8/18/2025
For Questions on this Case Call: (972) 771-7745

OLIVARES JAIME
1209 QUAIL DR
GARLAND, TX 75040

TAH MS BORROWER LLC
C/O TRICON AMERICAN HOMES LLC
15771 RED HILL AVE
TUSTIN, CA 92780

JORDAN JOHN & ALLISON
201 S Clark St
Rockwall, TX 75087

LIGHTFOOT MARSHALL & CYNTHIA
204 RENFRO ST
ROCKWALL, TX 75087

MUNSON PARTNERS 1 LLC
204 S CLARK ST
ROCKWALL, TX 75087

FOX JONATHAN
205 S CLARK ST
ROCKWALL, TX 75087

WALKER KELLI & JESSICA
205 S CLARK ST
ROCKWALL, TX 75087

ESPINOZA MARCELA P AND ROLAND
206 RENFRO ST
ROCKWALL, TX 75087

MUNSON PARTNERS 1 LLC
206 S CLARK ST
ROCKWALL, TX 75087

BOREN TERRY L ETUX
207 GNARLY OAKS WAY
LTL RVR ACAD, TX 76554

WOOD WILLIAM AND SANDIE
207 WADE DRIVE
ROCKWALL, TX 75087

MUNSON PARTNERS 1 LLC
208 S CLARK ST
ROCKWALL, TX 75087

LEFERE KEVIN M AND
AMANDA HENRY
209 S CLARK ST
ROCKWALL, TX 75087

HARRIS DARRIN COLE
210 GLENN AVE
ROCKWALL, TX 75087

RICHARD HARRIS AND JUDY HARRIS FAMILY
TRUST
RICHARD AND JUDY HARRIS- TRUSTEES
210 GLENN AVENUE
ROCKWALL, TX 75087

MUNSON PARTNERS 1 LLC
210 S CLARK ST
ROCKWALL, TX 75087

WELLS RHONDA
210 WADE DR
ROCKWALL, TX 75087

WILKINSON LYNN L & CHAD DAVID
211 S CLARK ST
ROCKWALL, TX 75087

ZAKEM KYNSIE JO
212 S CLARK ST
ROCKWALL, TX 75087

MUNSON PARTNERS 1 LLC
213 S CLARK ST
ROCKWALL, TX 75087

TRES PUERTAS LLC
214 S CLARK ST
ROCKWALL, TX 75087

MUNSON PARTNERS 1 LLC
2241 AUBURN AVE
DALLAS, TX 75214

CONFIDENTIAL
2420 Conrad Cir
Heath, TX 75032

LIGHTFOOT MARSHALL & CYNTHIA
256 WINDY LN
ROCKWALL, TX 75087

CAUBLE LINDA
301 S CLARK ST
ROCKWALL, TX 75087

BURGESS JULIA ANN
302 S CLARK ST
ROCKWALL, TX 75087

MUNSON PARTNERS 1 LLC
306 S CLARK ST
ROCKWALL, TX 75087

CONFIDENTIAL
307 S CLARK ST
ROCKWALL, TX 75087

WERCHAN ALLEN AND KELLI
309 GLENN AVE
ROCKWALL, TX 75087

STRADTMANN TROY H
366 RENFRO ST
ROCKWALL, TX 75087

TAH MS BORROWER LLC
C/O TRICON AMERICAN HOMES LLC
374 RENFRO ST C/O TRICON AMERICAN HOMES LLC
ROCKWALL, TX 75087

HALL JESSIE MARIE AND
JAMIE KATE HALL
382 RENFRO ST
ROCKWALL, TX 75087

HARRIS HOLLI J
400 RENFRO ST
ROCKWALL, TX 75087

COMBS MARK HILTON AND VERONICA RUTH
401 SOUTH CLARK STREET
ROCKWALL, TX 75087

RICHARD HARRIS AND JUDY HARRIS FAMILY TRUST
RICHARD AND JUDY HARRIS- TRUSTEES
402 <Null> RENFRO ST RICHARD AND JUDY HARRIS- TRUSTEES
ROCKWALL, TX 75087

SADLER LESLIE A
402 S CLARK ST
ROCKWALL, TX 75087

LIVINGSTON JUSTIN AND BROOKE
403 S CLARK STREET
ROCKWALL, TX 75087

LIVINGSTON JUSTIN AND BROOKE
403 S CLARK STREET
ROCKWALL, TX 75087

RICHARD HARRIS AND JUDY HARRIS FAMILY TRUST
RICHARD AND JUDY HARRIS- TRUSTEES
404 RENFRO ST RICHARD AND JUDY HARRIS- TRUSTEES
ROCKWALL, TX 75087

TUTTLE LEON ETUX
404 S CLARK ST
ROCKWALL, TX 75087

BRAMLETT DAVID KYLE & DEIDRE MONIQUE
405 S CLARK ST
ROCKWALL, TX 75087

RICHARD HARRIS AND JUDY HARRIS FAMILY TRUST
RICHARD AND JUDY HARRIS- TRUSTEES
406 RENFRO ST RICHARD AND JUDY HARRIS- TRUSTEES
ROCKWALL, TX 75087

SOLID ROCK HOLDINGS LLC
406 S CLARK ST
ROCKWALL, TX 75087

BOWEN CHASE AND
PERRY BOWEN
407 S. CLARK ST.
ROCKWALL, TX 75087

RICHARD HARRIS AND JUDY HARRIS FAMILY TRUST
RICHARD AND JUDY HARRIS- TRUSTEES
408 RENFRO ST RICHARD AND JUDY HARRIS- TRUSTEES
ROCKWALL, TX 75087

GADDIS CAMILLE D
408 SOUTH CLARK STREET
ROCKWALL, TX 75087

SIMS CHRIS AND TERESA
410 S CLARK ST
ROCKWALL, TX 75087

RICHARD HARRIS AND JUDY HARRIS FAMILY TRUST
RICHARD AND JUDY HARRIS- TRUSTEES
412 RENFRO ST RICHARD AND JUDY HARRIS- TRUSTEES
ROCKWALL, TX 75087

BRYAN KYLE AND HALEY BROOKE BOWEN
501 S CLARK ST
ROCKWALL, TX 75087

SAMPLES ELVA NELL
502 RENFRO ST
ROCKWALL, TX 75087

SAMPLES ELVA NELL
502 RENFRO ST
ROCKWALL, TX 75087

GARTH GARY AND CYNTHIA
503 SOUTH CLARK ST
ROCKWALL, TX 75087

MUNSON PARTNERS 1 LLC
508 MUNSON ST
ROCKWALL, TX 75087

CIELO BLUE FAMILY HOLDINGS LLC - SERIES 1
508 HIGHVIEW LANE
ROCKWALL, TX 75087

AUBE JEAN-PAUL III
509 MUNSON ST
ROCKWALL, TX 75087

SIMMONS JOHN V & JOAN M
511 MUNSON ST
ROCKWALL, TX 75087

BOREN TERRY L ETUX
513 MUNSON ST
ROCKWALL, TX 75087

WALKER KELLI & JESSICA
603 E Rusk St
Rockwall, TX 75087

WALLACE KATHERINE
608 E WASHINGTON ST
ROCKWALL, TX 75087

RICHARD HARRIS AND JUDY HARRIS FAMILY TRUST
RICHARD AND JUDY HARRIS- TRUSTEES
705 HARTMAN ST RICHARD AND JUDY HARRIS- TRUSTEES
ROCKWALL, TX 75087

CIELO BLUE FAMILY HOLDINGS LLC - SERIES 1
706 HARTMAN ST
ROCKWALL, TX 75087

HARRIS DARRIN COLE
707 HARTMAN ST
ROCKWALL, TX 75087

MOORE LAKISHA Q AND JASON
708 HARTMAN ST
ROCKWALL, TX 75087

ANDERSON TREVOR
709-711 HARTMAN ST
ROCKWALL, TX 75087

RENDON MARCELINO J JR
710 HARTMAN ST
ROCKWALL, TX 75087

ANDERSON TREVOR
711 HARTMAN ST
ROCKWALL, TX 75087

GILLIAM ROBERT W JR & PERRILYN
712 HARTMAN ST
ROCKWALL, TX 75087

PIERCY DUANE AND JENNIFER
713 HARTMAN
ROCKWALL, TX 75087

HOOVER LINDA WEST-
716 HARTMAN STREET
ROCKWALL, TX 75087

WERCHAN ALLEN AND KELLI
720 E WASHINGTON
ROCKWALL, TX 75087

SIMMONS JOHN V & JOAN M
802 AGAPE CIR
ROCKWALL, TX 75087

SOLID ROCK HOLDINGS LLC
904 CAMPTON CT
ROCKWALL, TX 75032

TUTTLE LEON ETUX
963 W Yellowjacket Ln Apt 122
Rockwall, TX 75087

HARRIS HOLLI J
PO BOX 2191
ROCKWALL, TX 75087

AUBE JEAN-PAUL III
PO BOX 868
ROCKWALL, TX 75087

PUBLIC NOTICE

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

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

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

Z2025-060: SUP for an Accesory Structure

Hold a public hearing to discuss and consider a request by Anthony Rendon on behalf of Marcelino Rendon for the approval of a Specific Use Permit (SUP) for an Accessory Structure on a 0.570-acre parcel of land identified as Lot 1 of the Hurst 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 710 Hartman 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, September 9, 2025 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, September 15, 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, September 15, 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. Z2025-060: SUP for an Accessory Structure

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

PLEASE RETURN THE BELOW FORM

Case No. Z2025-060: SUP for an Accessory Structure

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 request for the reasons listed below.

The Rendons have multiple vehicles and are in need of this. This has never caused a problem for us, but will surely help them. They are very good neighbors.

Name: Bob & Perrilyn Grilliam

Address: 712 Hartman, Rockwall 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

Ref #: 1752-6814-0404-5368-2, Jul 16, 2025

https://dealer-steelbuildings.texwin.com/?lng=en-US&dealer=170#6cb3c305478aeffe9c58dacfc98d1597

Texwin - (Carports Dealers)
800-636-4700

DEALER

Southwest Sheds (170)
Royse City, TX 75189
469-707-3501
sws.roysecity@gmail.com
Sales Rep: James Parsons

BILL TO

Marshall Rendon
TX 75087
972-310-9680
marshallrendon@sbcglobal.net

DELIVERY TO

TX 75087

ORDER OVERVIEW

Installation Surface:	Asphalt
Payment Option:	Credit / Debit
Building Permit	Yes ✓
Concrete Permit	Yes ✓
Power Available	No ✗
Site Specific Drawings	No ✗
Site Ready	No ✗
Jobsite Level	Yes ✓

STYLE

Garage

ROOF STYLE

Vertical (Professional)

SIZE

30' Width **x 30'** Length **x 14'** Leg Height

COLORS / MATERIALS

Siding	White
Trim	Black
Roof	Black
Wainscot	Black

NOTES

Description	QTY	PRICE
Base Price: 30'x30'	1	$6,875.00
Installation Surface: Asphalt	1	-
Colonial Style (Wainscot): Black	1	$100.00
Roof Style: Vertical (Professional)	1	-
Roof Pitch: 3/12 (Standard) ✓	1	-
Leg Style: Double	1	-
Texwin Certified: Certified to 150 MPH / 20 PSF	1	-
Leg Height: 14'	1	$2,772.00
Left Side: Fully Enclosed - Siding: Horizontal	1	$755.00
Right Side: Fully Enclosed - Siding: Horizontal	1	$755.00

Continued on next page

MSRP	**$20,052.00**
- You Saved	**$5,036.10**
Subtotal	**$15,015.90**
+ Tax (8.25%)	**$1,238.81**
Total Order Amt	**$16,254.71**
Deposit Required to Order	**$2,195.84**
Schedule Deposit	**$7,029.44**
Final Balance Due at Installation	**$7,029.43**

Updated Balance
(if applicable)

Date

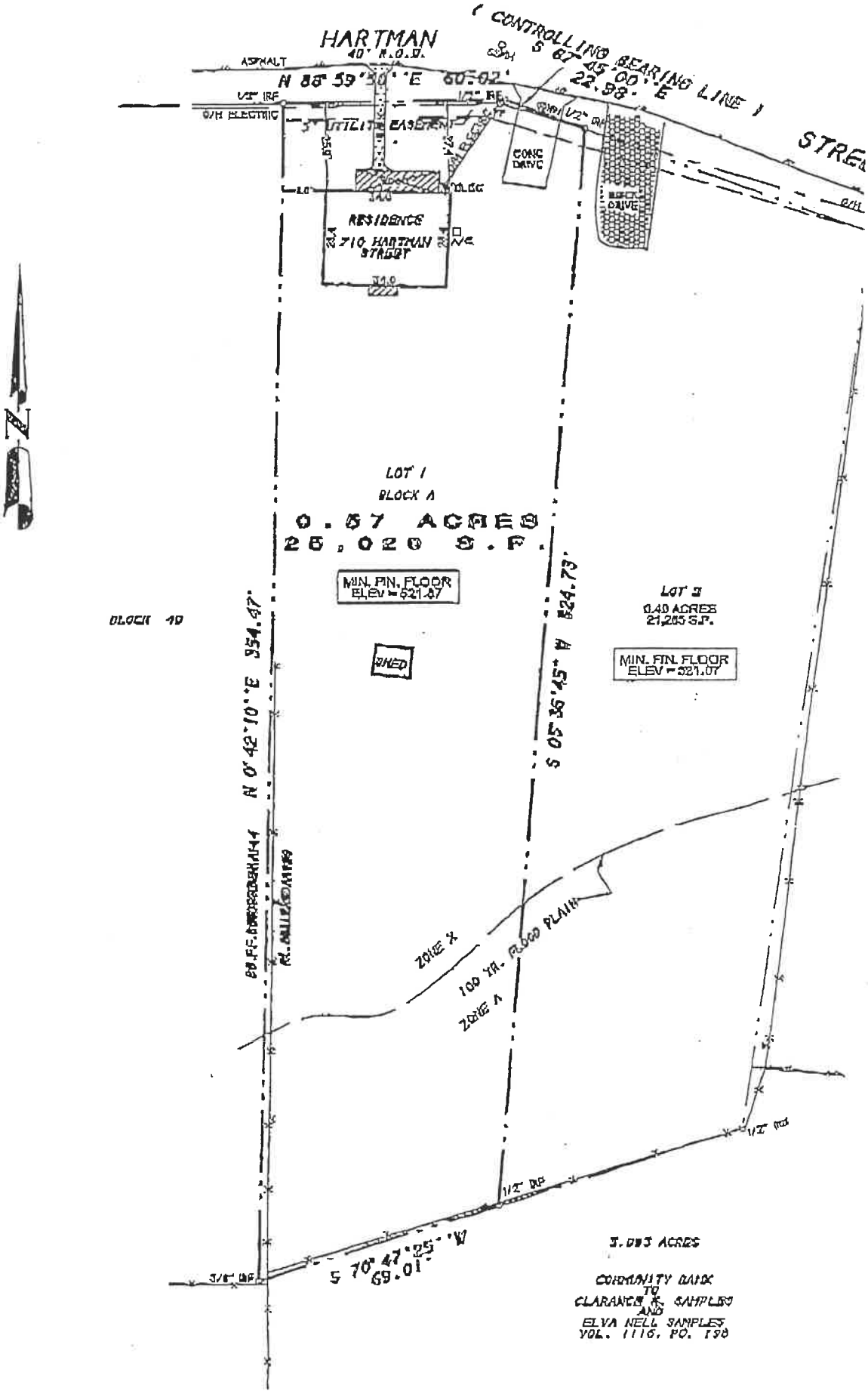
CUSTOMER ORDER SIGNATURE **DATE**

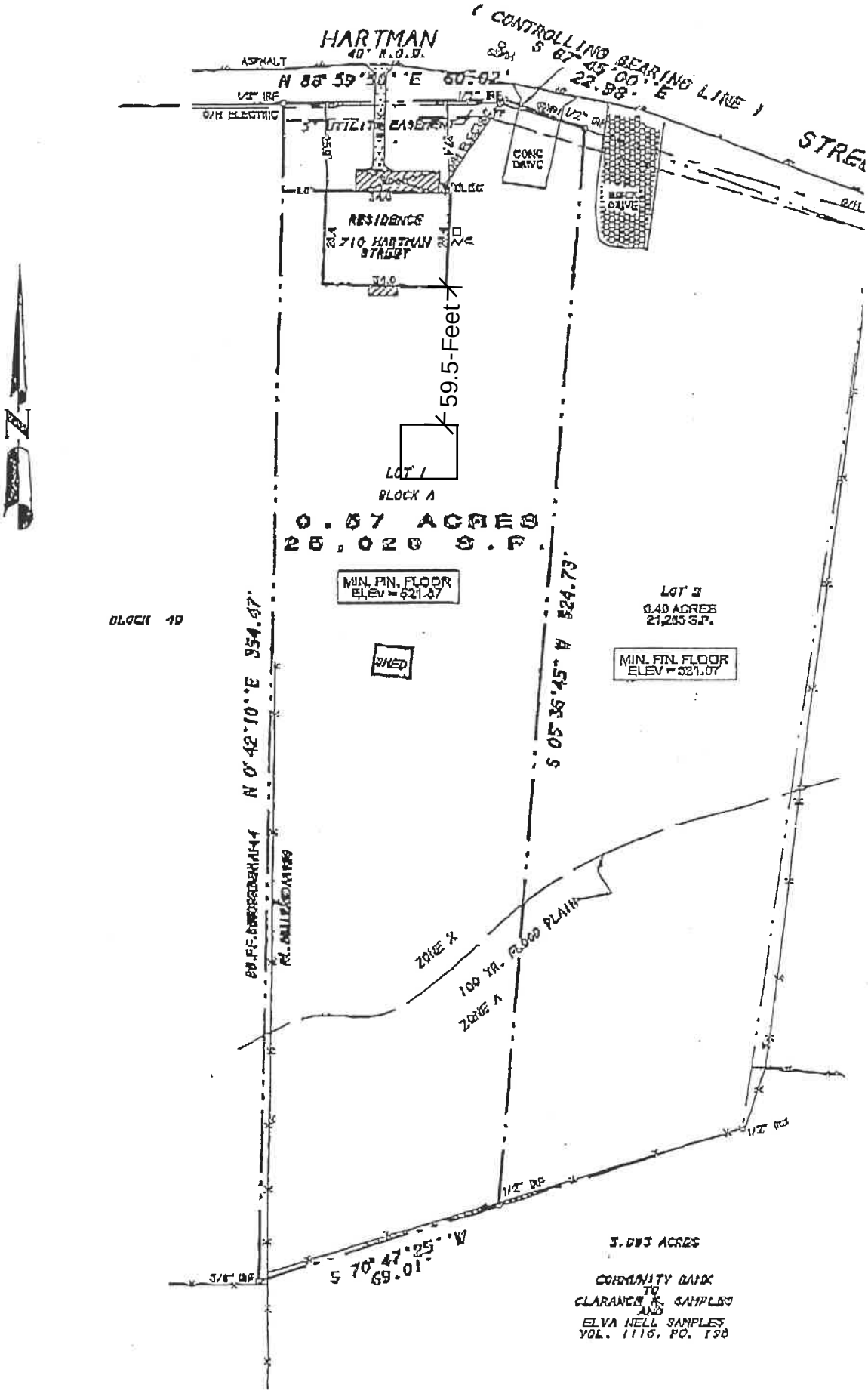
DEALER / MFR SIGNATURE **DATE**

Customer was present for the unit's installation and accepts the unit as installed. View terms page for more details.

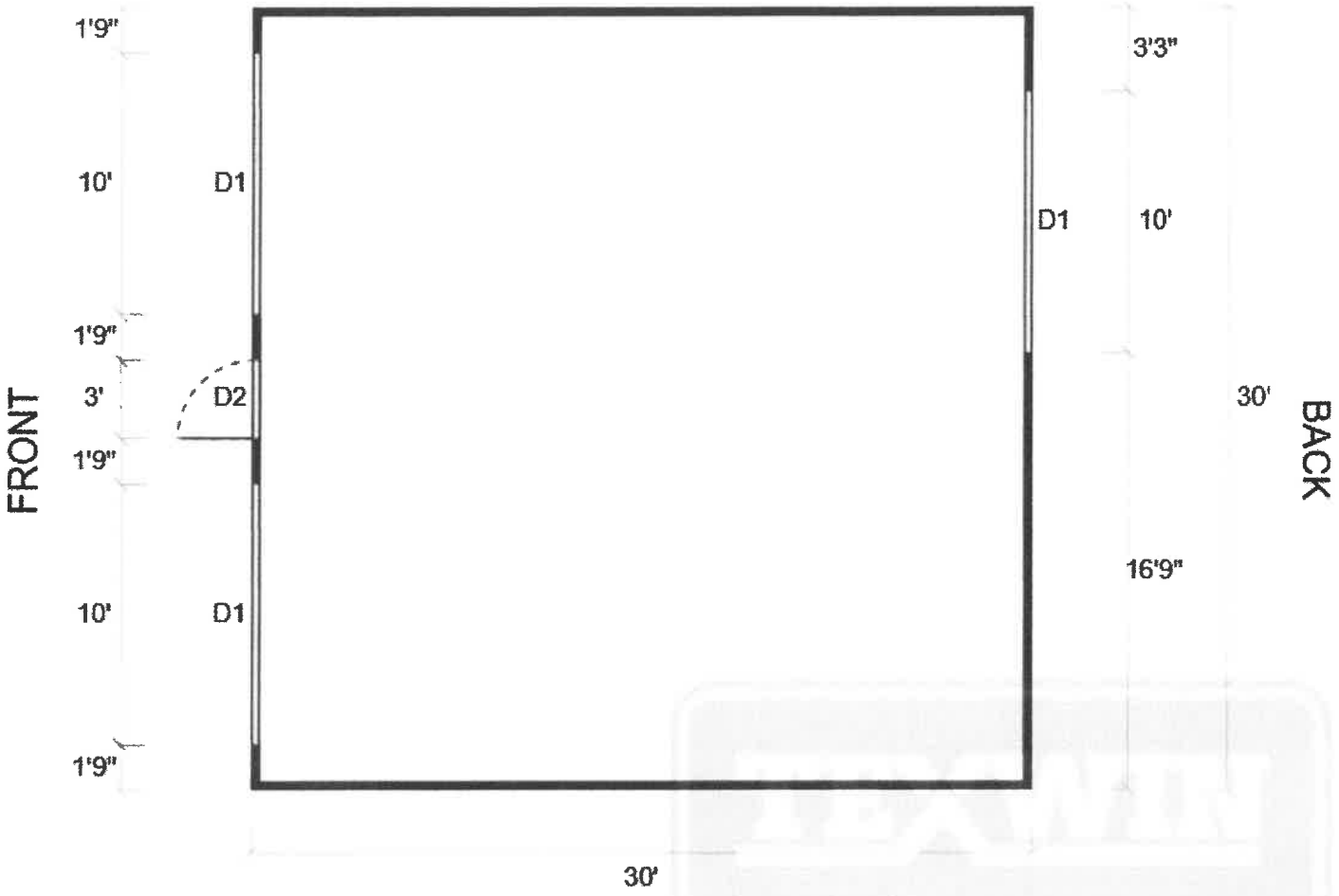
CUSTOMER INSTALL SIGNATURE **DATE**

Description	QTY	PRICE
Continued from previous page		
Front End: Fully Enclosed - Siding: Horizontal	1	$2,765.00
Back End: Fully Enclosed - Siding: Horizontal	1	$2,765.00
Approximate Peak Height: 17'9"	1	-
Doors & Windows		
Walk-In Door 9-Lite (36x80) - Corner Style: Square (Traditional) - Color: White	1	$385.00
10'x8' Rollup Door - Corner Style: Square (Traditional) - Color: Satin White	3	$2,880.00
Additional Options & Fees		
Colored / Cupped Heads / Powder-Coated Screws (Included)		-
Steel Sheeting & Trim: 26 Gauge / AZ50 Substrate (Included)	1	-
Steel Framing: 14 Gauge / Grade 50 / G60 Galvanization (Included)	1	-
Additions & Adjustments		
discount 30.00%	1	-$5,036.10


HARTMAN
40' R.O.W.
CONTROLLING BEARING LINE
S 67° 45' 00" E
22.98'
ASPHALT
N 88° 59' 30" E 60.02'
1/2" IRF
1/2" IRF
O/H ELECTRIC
5' UTILITY EASEMENT
CONC DRIVE
BRICK DRIVE
RESIDENCE
710 HARTMAN STREET
LOT 1
BLOCK A
0.57 ACRES
25,020 S.F.
MIN. FIN. FLOOR ELEV = 521.87
LOT 2
0.49 ACRES
21,265 S.F.
MIN. FIN. FLOOR ELEV = 521.07
SHED
BLOCK 10
N 0° 42' 10" E 354.47'
S 05° 36' 45" W 524.73'
ZONE X
100 YR. FLOOD PLAIN
ZONE A
1/2" IRF
1/2" IRF
3/8" IRF
S 70° 47' 25" W
69.01'
3.093 ACRES
COMMUNITY BANK
TO
CLARANCE A. SAMPLES
AND
ELVA NELL SAMPLES
VOL. 1116, PG. 198


HARTMAN
40' R.O.W.
CONTROLLING BEARING LINE
S 67° 45' 00" E
22.98'
ASPHALT
N 88° 59' 30" E 60.02'
1/2" IRF
1/2" IRF
O/H ELECTRIC
5' UTILITY EASEMENT
CONC DRIVE
BRICK DRIVE
RESIDENCE
2710 HARTMAN STREET
59.5-Feet
LOT 1
BLOCK A
0.57 ACRES
25,020 S.F.
MIN. FIN. FLOOR ELEV = 521.87
SHED
BLOCK 10
N 0° 42' 10" E 354.47'
S 05° 36' 45" W 324.73'
LOT 2
0.49 ACRES
21,265 S.F.
MIN. FIN. FLOOR ELEV = 521.07
ZONE X
100 YR. FLOOD PLAIN
ZONE A
1/2" IRF
1/2" IRF
3/8" IRF
S 70° 47' 25" W
69.01'
3.093 ACRES
COMMUNITY BANK
TO
CLARANCE A. SAMPLES
AND
ELVA NELL SAMPLES
VOL. 1116, PG. 198

LEFT SIDE



RIGHT SIDE

SYMBOL LEGEND	
D1 10'x8' Rollup Door	D2 Walk-In Door 9-Lite (36x80)
Closed Wall	

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 A *DETACHED GARAGE* ON A 0.570-ACRE PARCEL OF LAND IDENTIFIED AS LOT 1 OF THE HURST 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 from Anthony Rendon on behalf of Marcelino Rendon for the approval of a Specific Use Permit (SUP) for a *Detached Garage* that exceeds the maximum size permitted on a property for a 0.570-acre parcel of land identified as Lot 1 of Hurst Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 710 Hartman 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 the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall should be amended as follows:

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

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for a *Detached Garage* 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 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] -- *as heretofore amended and may be amended in the futur*e -- and with the following conditions:

DRAFT
09.15.25

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the construction of a *Detached Garage* on the *Subject Property* and conformance to these operational conditions is required for continued operation:

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

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

3) The *Detached Garage* shall not exceed a maximum size of 900 SF.

4) All existing accessory structures shall be removed from the *Subject Property* prior to the issuance of a building permit for the proposed *Detached Garage*.

5) The proposed *Detached Garage* shall generally match the aesthetics of the primary structure.

6) The *Detached Garage* shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.

2.2 COMPLIANCE

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

1) Upon obtaining a *Building Permit*, should the contractor or property 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.

DRAFT ORDINANCE 05.15.2025

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 6TH DAY OF OCTOBER, 2025.

Tim McCallum, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

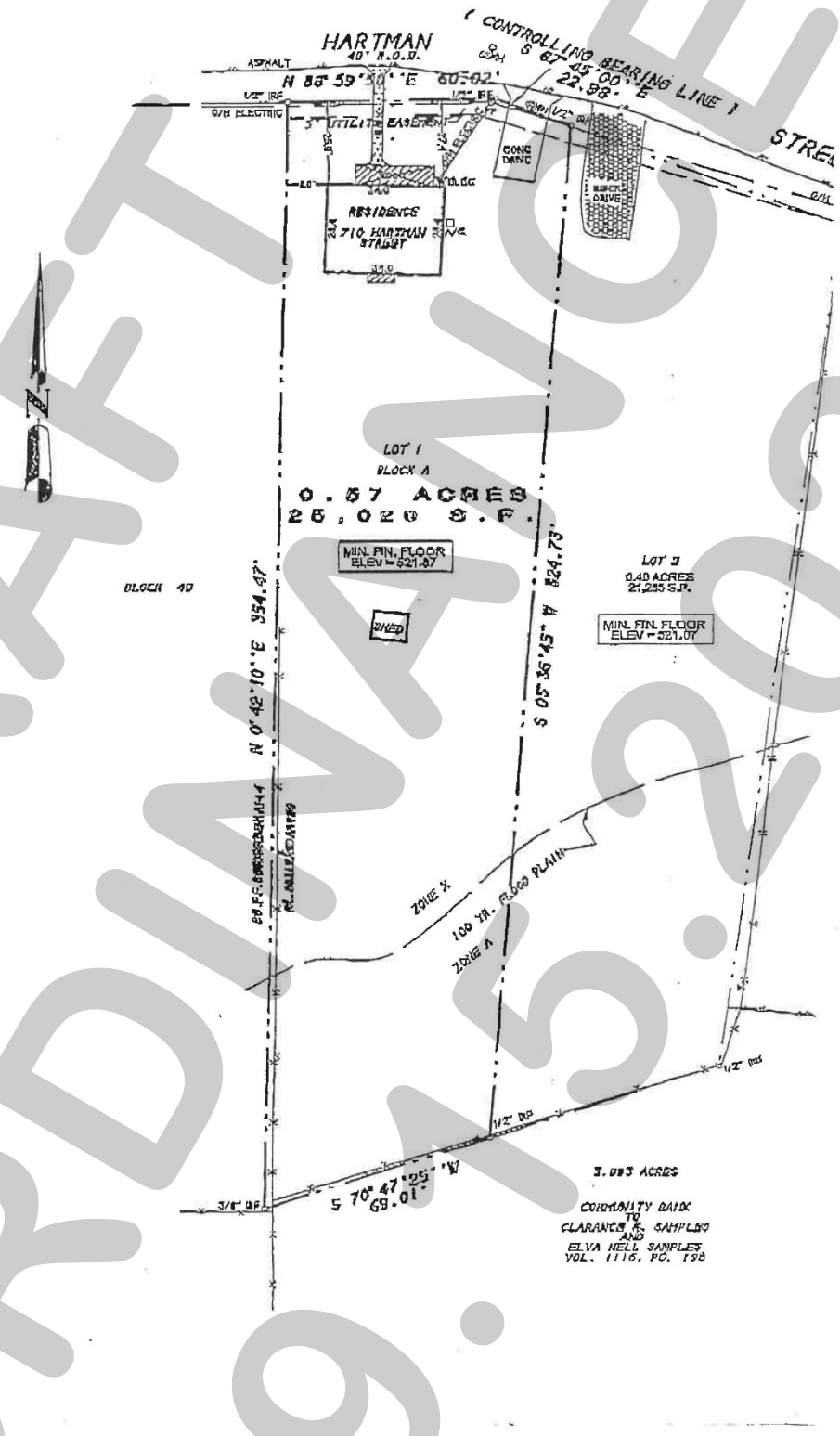
Frank J. Garza, *City Attorney*

1st Reading: *September 15, 2025*

2nd Reading: *October 6, 2025*

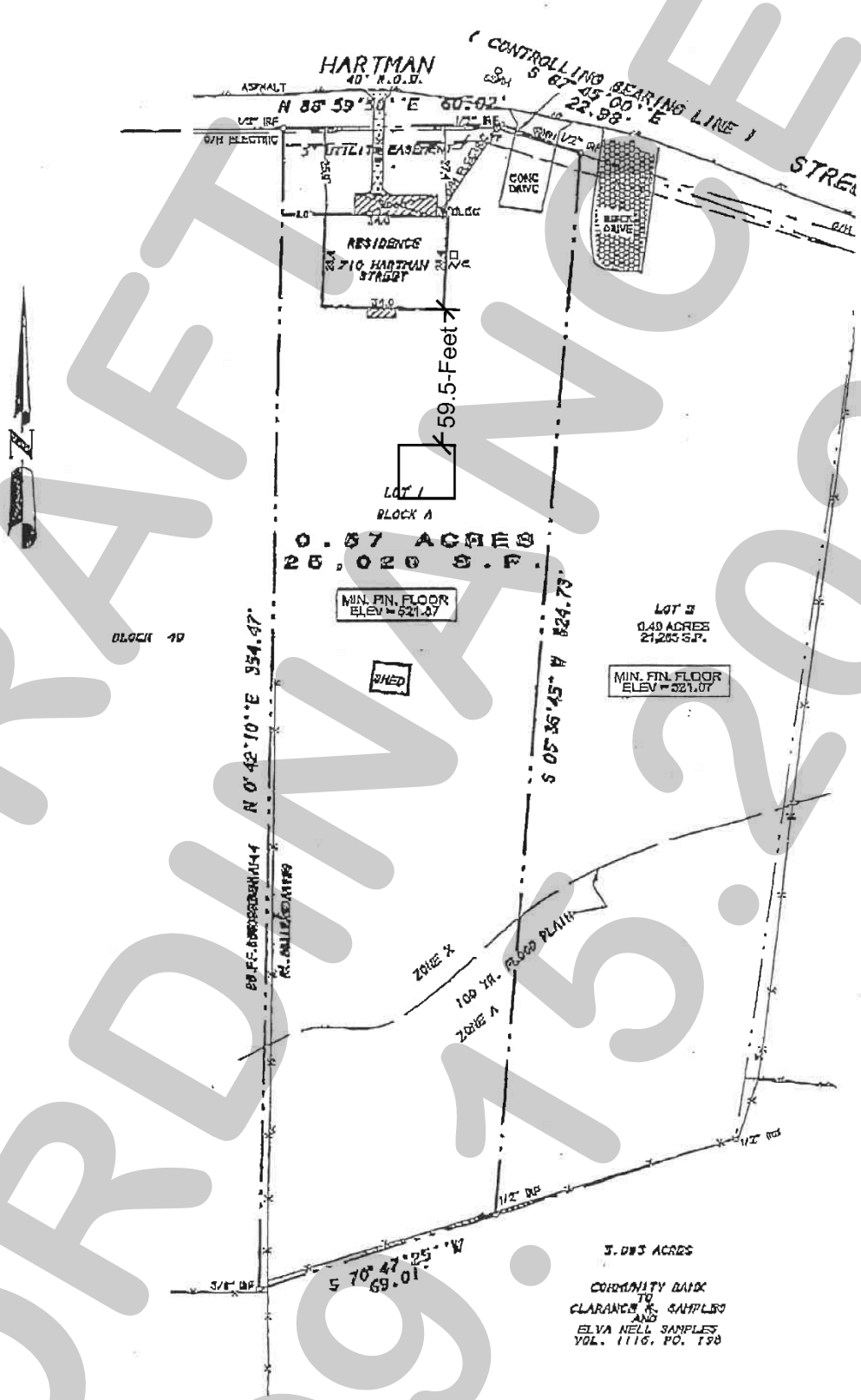
DRAFT ORDINANCE 09.15.2025

Exhibit 'A'
Survey



DRAFT
ORDINANCE
09.15.2025

Exhibit 'B':
Site Plan



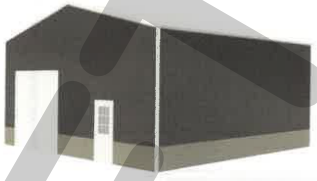
DRAFT
ORDINANCE
09.15.2025

Exhibit 'C':
Building Elevations

Ref #: 1756-2345-4129-4555, Aug 26, 2025

Texwin - (Carports Dealers)
800-636-4700

BUILDING IMAGES



Perspective View



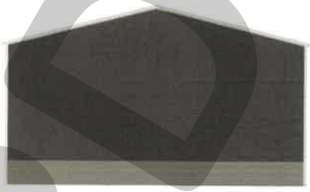
Front



Left Side



Right Side



Back

DRAFT ORDINANCE 09.15.2025

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
FROM:	Ryan Miller, *Director of Planning and Zoning*
DATE:	September 15, 2025
SUBJECT:	Z2025-061; *Zoning Change from Multi-Family 14 (MF-14) District to Single-Family 7 (SF-7) 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 performed a comprehensive review of the overlay district, and returned to the City Council with three (3) recommendations on August 18, 2025. The recommendations proposed by staff were as follows:

(1) *Recommendation 1*. Adjust the boundaries of the Southside Residential Neighborhood Overlay (SRO) District to remove the commercially zoned properties.

(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.

(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.

After reviewing the recommendations, the City Council approved a motion to move forward with all three (3) recommendations. This motion was approved by a vote of 5-1, with Council Member Campbell dissenting and Council Member Lewis absent. Based on this direction, staff has initiated two (2) zoning cases, one (1) that covers *Recommendations 1 & 2* (*i.e. Case No. Z2025-052*) and one (1) that covers *Recommendation 3* (*i.e. this case -- Z2025-061*). The reason that the recommendations are being taken forward in two (2) cases is tied to the intent of the cases and how the cases are required to be notified in accordance with the requirements of the Unified Development Code (UDC) and the Texas Local Government Code (TLGC).

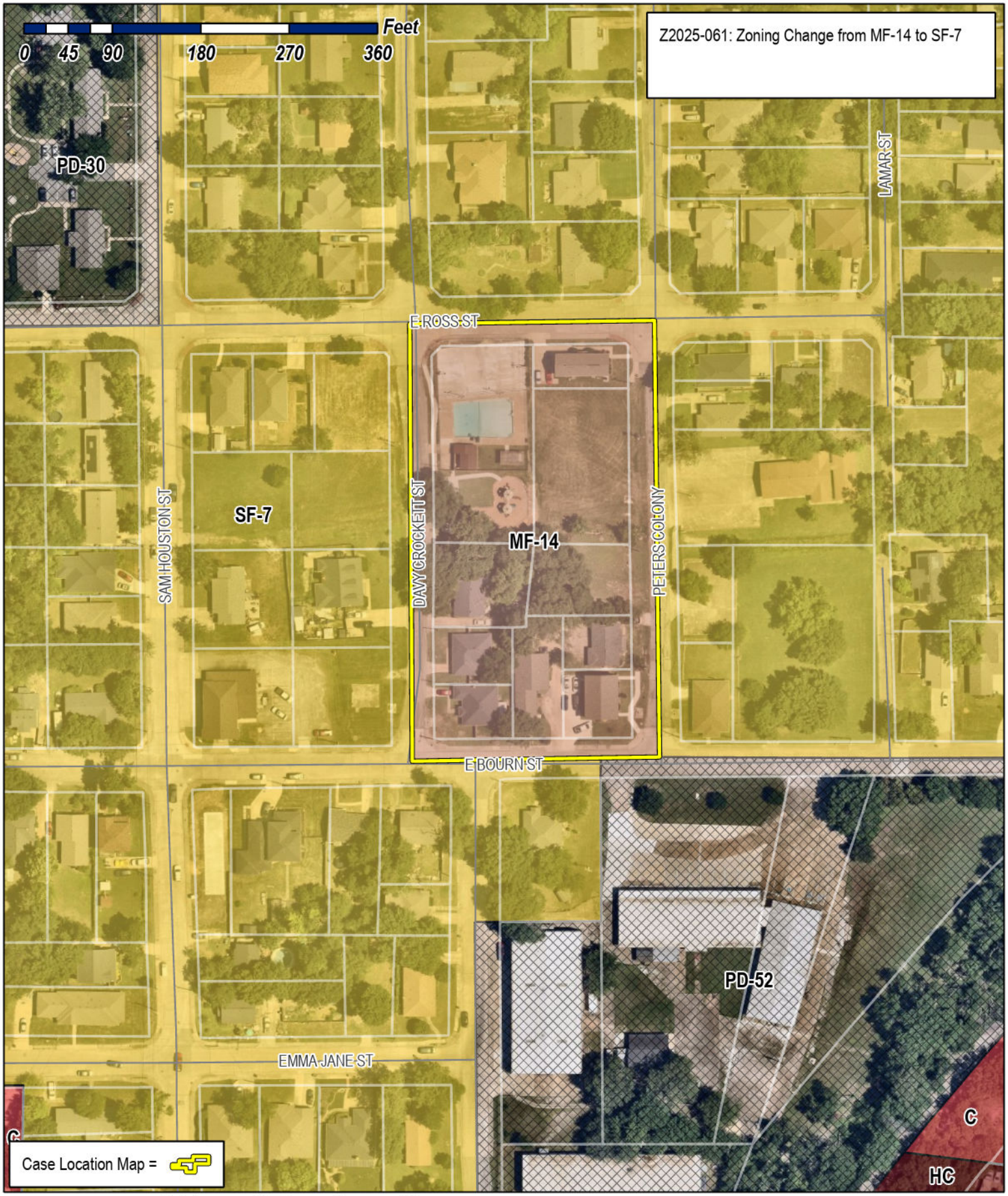
In reviewing the area zoned Multi-Family 14 (MF-14) District, staff was able to determine that this area was zoned Multi-Family 1 (MF-1) District since at least January 3, 1972. At some point between June 14, 1983 and July 11, 1985, this designation was changed from a Multi-Family 1 (MF-1) District to 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 approved, this zoning change -- *coupled with the changes to the district boundaries being proposed in Case No. Z2025-052* -- would make the zoning within the overlay district consistent for all properties. Staff should also note, that this zoning change 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.

As with any zoning case, staff has sent out the requisite notices to property owners and residents within 500-feet of the subject property. This included 164 notices to property owners and occupants. In addition, staff also sent a letter explaining the zoning change to the ten (10) affected property owners within the subject area. A copy of staff's letter has been provided in the attached

packet. As of the date of this memo, staff has received one (1) emailed response from a property owner within the 500-foot notification area in favor of the proposed zoning change. In addition to the property owner notifications, staff also notified all Homeowner's Associations (HOA's) or Neighborhood Organizations -- *participating in the Neighborhood Notification Program* -- within 1,500-feet about the proposed zoning change. This included the Highridge Estates Subdivision.

This being a zoning case, staff took the case to the Planning and Zoning Commission for a recommendation prior to bringing the case to the City Council. On September 9, 2025 the Planning and Zoning Commission approved a motion by a vote of 7-0 to recommend Two-Family (2F) District zoning in lieu of the proposed Single-Family 7 (SF-7) District zoning. Staff should note that should the City Council choose to approve the Planning and Zoning Commission's recommendation of Two-Family (2F) District zoning, staff will make the requisite changes to the draft ordinance between the first and second reading of the ordinance. Should the City Council have any questions staff will be available at the meeting on *September 15, 2025*.



City of Rockwall

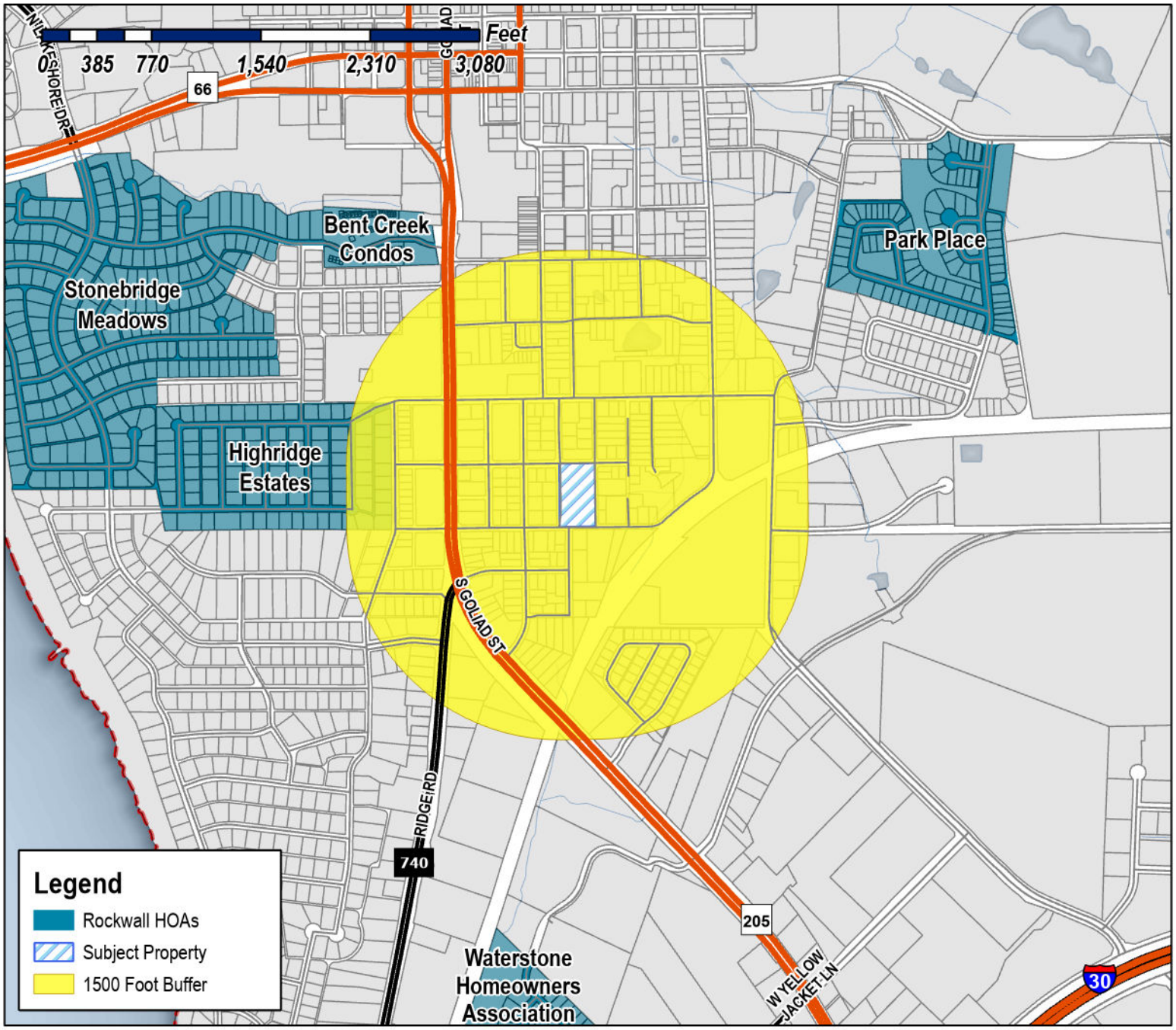
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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

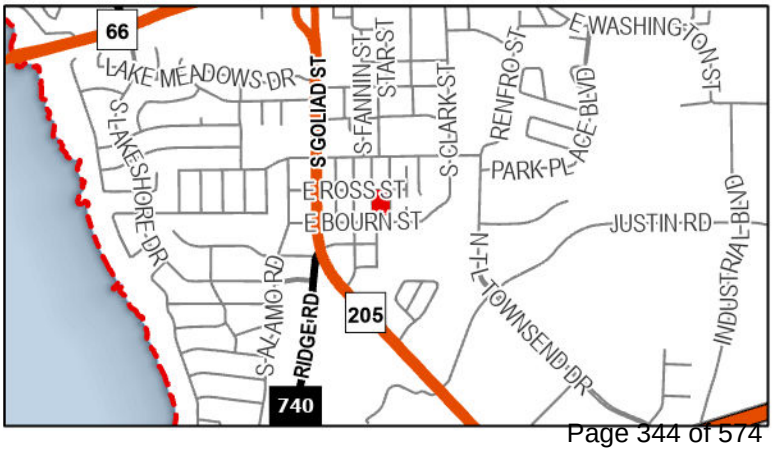
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Case Number: Z2025-061
Case Name: Zoning Change from MF-14 to SF-7
Case Type: Zoning
Zoning: Multi-Family 14 (MF-14) District
Case Address: E. Ross Street, Davy Crockett, Peters Colony, and E. Bourn Street



Date Saved: 8/19/2025
For Questions on this Case Call (972) 771-7745

Miller, Ryan

From: Zavala, Melanie
Sent: Thursday, August 21, 2025 9:39 AM
Cc: Miller, Ryan; Ross, Bethany; Lee, Henry; Guevara, Angelica
Subject: Neighborhood Notification Program [Z2025-061]
Attachments: Public Notice (08.19.2025).pdf; HOA Map (08.19.2025).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, August 22, 2025*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, September 9, 2025 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, September 15, 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.

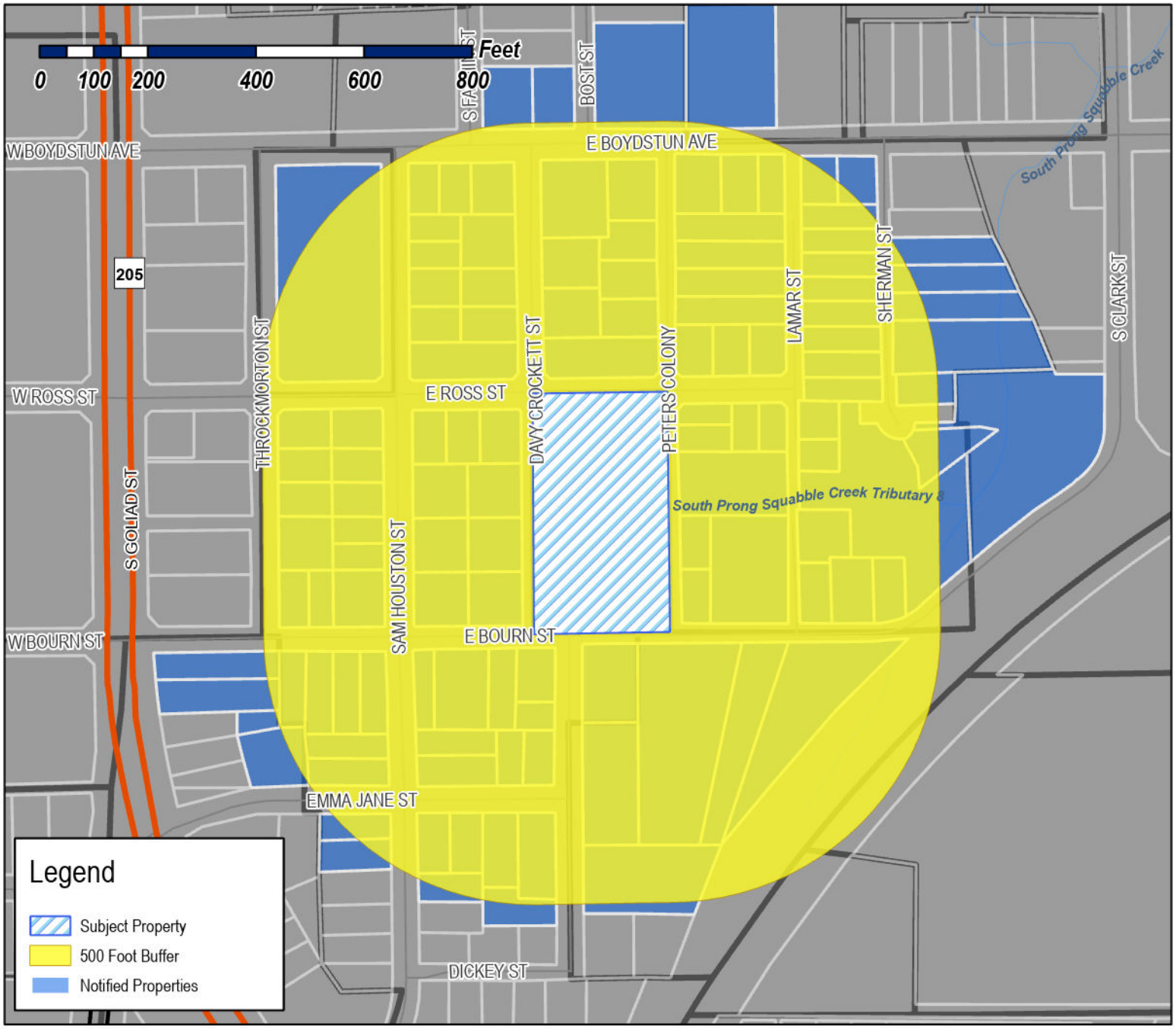
Z2025-061: Zoning Change from MF-14 to SF-7
Hold a public hearing to discuss and consider a request by the City of Rockwall for the approval of a *Zoning Change* from Multi-Family 14 (MF-14) District to a Single-Family 7 (SF-7) District for a 2.56-acre parcel of land identified as [*1*] Lot 1A, 2A, 1B, 2B & 1C and a portion of Lots 3 & 4, Block H, Sanger Addition, [*2*] Lots 1 & 2, Block A, M & M Johnson Addition, [*3*] Lots 1 & 2, Block A, Rios Buffington Addition, and [*4*] Lots 1 & 2, Block A, RHDC Addition, City of Rockwall, Rockwall County, Texas, zoned Multi-Family 14 (MF-14) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, bounded by E. Ross Street, Davy Crockett, Peters Colony, and E. Bourn Street, and take any action necessary.

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

City of Rockwall

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

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Case Number: Z2025-061
Case Name: Zoning Change from MF-14 to SF-7
Case Type: Zoning
Zoning: Multi-Family 14 (MF-14) District
Case Address: E. Ross Street, Davy Crockett, Peters Colony, and E. Bourn Street



Date Saved: 8/19/2025
For Questions on this Case Call: (972) 771-7745

PEREZ MARIA D
1002 E WOODIN BLVD
DALLAS, TX 75126

RESIDENT
1005 SAM HOUSTON
ROCKWALL, TX 75087

REEDER PERRY R AND JIMMIE
1006 DAVY CROCKETT ST
ROCKWALL, TX 75087

GE QIQING AND
JINGJING ZHANG
105 COYOTE BRUSH
IRVINE, CA 92618

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

ANDERSON ALLEN
1208 S LAKESHORE DR
ROCKWALL, TX 75087

ANDERSON ALLEN
1208 S LAKESHORE DR
ROCKWALL, TX 75087

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

PIERATT ALAN & MELODY
1540 MEADOWS CIR
ROCKWALL, TX 75087

SFR JV-1 2021-1 BORROWER LLC
C/O. TRICON AMERICAN HOMES LLC
15771 RED HILL AVE
TUSTN, CA 92780

SFR JV-1-202-1 BORROWER LLC
15771 RED HILL AVE
TUSTIN, CA 92780

NASUFI ZIKRI
1885 HILLCROFT DR
ROCKWALL, TX 75087

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

BATRES MARIA DELL REFUGIO
202 BOURN STREET
ROCKWALL, TX 75087

LRG GROUP LLC
202 E RUSK ST
ROCKWALL, TX 75087

RESIDENT
203 E BOURN
ROCKWALL, TX 75087

RIVERA JAIME & MARIA
204 E BOURN ST
ROCKWALL, TX 75087

HERNANDEZ ROSA ALBA
2040 SHERWOOD DR
GARLAND, TX 75041

MIMS KATHY
206 E BOURN ST
ROCKWALL, TX 75087

RESIDENT
206-207 EMMA JANE ST
ROCKWALL, TX 75087

RESIDENT
207 BOURN AVE
ROCKWALL, TX 75087

RESIDENT
208 EMMA JANE ST
ROCKWALL, TX 75087

SCROGGINS BILLY & JOYCE
208 E BOURN ST
ROCKWALL, TX 75087

BALL JUSTIN
2155 CLUBVIEW DR
ROCKWALL, TX 75087

DENSON PATRICIA STRANGE
2521 LOUDON ST W
ROCKWALL, TX 75032

FRASER FAMILY REVOCABLE LIVING TRUST
2631 White Rock Rd
Dallas, TX 75214

HANEY W
2824 MISTY RIDGE
ROCKWALL, TX 75032

NEW CALDONIA BAPTIST CHURCH
301 E BOURNE AVE
ROCKWALL, TX 75087

RESIDENT
302 EMMA JANE
ROCKWALL, TX 75087

CONFIA HOMES LLC
302 BOURN
ROCKWALL, TX 75087

WILLIAMS FREDDIE R & JO ANN
302 E BOYDSTUN AVE
ROCKWALL, TX 75087

VILLALOBOS JOSE MARVIN & JACKELIN IZELA
302 E ROSS
ROCKWALL, TX 75087

RESIDENT
304 EMMA JANE
ROCKWALL, TX 75087

HERNANDEZ SAMUEL AND VANESSA TYSON-HERNANDEZ
304 E Bourn St
Rockwall, TX 75087

ESTATE OF THE LANIER FAMILY TRUST
TERRY LEE LANIER AND JEREMY ROBERT LANIER - TRUSTEES
304 E BOYDSTUN AVE
ROCKWALL, TX 75087

ESTATE OF THE LANIER FAMILY TRUST
TERRY LEE LANIER AND JEREMY ROBERT LANIER - TRUSTEES
304 E BOYDSTUN AVE
ROCKWALL, TX 75087

RESIDENT
304 E ROSS AVE
ROCKWALL, TX 75087

RESIDENT
306 BOURN AVE
ROCKWALL, TX 75087

RESIDENT
308 EMMA JANE
ROCKWALL, TX 75087

ESTATE OF ARCHIE & JUANITA JONES
308 E BOURN ST
ROCKWALL, TX 75087

ELLERD TERESA
308 EMMA JANE ST
ROCKWALL, TX 75087

CUMMINGS JOHN AND LORI
308 STONEBRIDGE DR
ROCKWALL, TX 75087

BONNER JACK L AND VALERIE N
309 EMMA JANE ST
ROCKWALL, TX 75087

RESIDENT
310 EMMA JANE
ROCKWALL, TX 75087

MOORE TIMOTHY H & TRACEY PARK
313 STONEBRIDGE DR
ROCKWALL, TX 75087

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313 STONEBRIDGE DR
ROCKWALL, TX 75087

MOORE TIMOTHY H & TRACEY PARK
313 STONEBRIDGE DR
ROCKWALL, TX 75087

JORDAN ERICK DEAN AND LAKESHA
401 E Boydstun Ave
Rockwall, TX 75087

RESIDENT
402 E BOYDSTUN AVE
ROCKWALL, TX 75087

RESIDENT
403 E BOURN ST
ROCKWALL, TX 75087

RESIDENT
403 E BOYDSTUN AVE
ROCKWALL, TX 75087

JONES LENA EST
C/O CHARLES R HUMPHREY
405 ER ELLIS
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

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

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

LIU HOWARD HEYUN
4577 JAGUAR DR
PLANO, TX 75024

LIU HOWARD HEYUN
4577 JAGUAR DR
PLANO, TX 75024

HECKARD ALLEN
4906 FREEMAN DR
ROWLETT, TX 75088

TEXAN MUTUAL LLC
5000 Riverside Dr Ste 100W Bldg 5
Irving, TX 75039

MARTIN HELEN
501 E BOURN ST
ROCKWALL, TX 75087

GRUBBS JOHN W
501 E BOYDSTUN AVE
ROCKWALL, TX 75087

RESIDENT
504 ROSS
ROCKWALL, TX 75087

RESIDENT
505 E BOURN ST
ROCKWALL, TX 75087

RESIDENT
507 E BOYDSTUN AVE
ROCKWALL, TX 75087

SHERWIN CAROLYN MARIE
509 E BOURN STREET
ROCKWALL, TX 75087

NUAMERICA PROPERTIES LLC
5657 SOUTHERN FERN RD
GARLAND, TX 75043

STAR 2022 SFR3 BORROWER LP
591 WEST PUTNAM AVE
GREENWICH, CT 6830

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

TALARICO CHRISTOPHER AND JUSTIN
633 STILLMEADOW DR
RICHARDSON, TX 75081

BRANNON ERMA LEE EST AND
MARVIN RAY BRANNON ETAL
6819 CLIFFWOOD DR
DALLAS, TX 75237

DEATON SHELLEY MARIE AND
BRIANNA ORNELAS
701 SAM HOUSTON STREET
ROCKWALL, TX 75087

RESIDENT
703 SAM HOUSTON ST
ROCKWALL, TX 75087

EBY JENNIFER
703 PETERS COLONY
ROCKWALL, TX 75087

TAYLOR LISA AND PAUL TAYLOR
704 DAVY CROCKETT ST
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

MILLER ANNE
705 SAM HOUSTON ST
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
707 SAM HOUSTON
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 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

RESIDENT
800 SAM HOUSTON
ROCKWALL, TX 75087

RESIDENT
801 DAVY CROCKETT
ROCKWALL, TX 75087

RESIDENT
801 PETERS COLONY
ROCKWALL, TX 75087

MATHIS MALCOLM AND CHRISTIE
801 LAMAR ST
ROCKWALL, TX 75087

LAFAYETTE ESTELLE
801 THROCKMORTON ST
ROCKWALL, TX 75087

U S HOUSING AUTHORITY
802 N GOLIAD ST
ROCKWALL, TX 75087

JACKSON CALVIN
802 SAM HOUSTON ST
ROCKWALL, TX 75087

SHAW JERRY GAIL
803 LAMAR ST
ROCKWALL, TX 75087

FISHER JESSICA
803 PETERS COLONY
ROCKWALL, TX 75087

DANIELS ANNIE L
803 THROCKMORTON ST
ROCKWALL, TX 75087

DIXON ALMA
804 SAM HOUSTON ST
ROCKWALL, TX 75087

RESIDENT
805 SAM HOUSTON
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

ESTATE OF FRANKIE MAE ALLEN
805 THROCKMORTON
ROCKWALL, TX 75087

RESIDENT
806 SAM HOUSTON ST
ROCKWALL, TX 75087

RESIDENT
807 THROCKMORTON
ROCKWALL, TX 75087

RESIDENT
808 SAM HOUSTON ST
ROCKWALL, TX 75087

RESIDENT
809 SAM HOUSTON
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

HERNANDEZ ALMA VELIA
815 THROCKMORTON ST
ROCKWALL, TX 75087

RICHARD EXPO
820 E HEATH ST
ROCKWALL, TX 75087

AUL PROPERTIES LLC
8502 Huntington Dr
Rowlett, TX 75089

DENTON GLENDA K & LANCE
900 DAVY CROCKETT
ROCKWALL, TX 75087

JPH ROCKWALL LLC
901 DAVY CROCKETT STREET
ROCKWALL, TX 75087

RESIDENT
901 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
902 DAVY CROCKETT
ROCKWALL, TX 75087

RESIDENT
903 S GOLIAD
ROCKWALL, TX 75087

VALENCIA MONICA L AND ALFREDO
906 SAM HOUSTON
ROCKWALL, TX 75087

RESIDENT
907 SAM HOUSTON
ROCKWALL, TX 75087

HILLMAN HOUSING LLC
9706 HEARTSTONE LANE
ROCKWALL, TX 75087

PAIGE RYAN PROPERTIES LLC
P. O. BOX 853
WYLIE, TX 75098

JCK CONCRETE INC
PO BOX 311
FATE, TX 75132

ROCKWALL HABITAT FOR HUMANITY
PO BOX 4
ROCKWALL, TX 75087

PROGRESS RESIDENTIAL BORROWER 16 LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

NEW CALDONIA BAPTIST CHURCH
PO BOX 481
ROCKWALL, TX 75087

D&A REAL ESTATE PARTNERS LTD
PO BOX 850
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:

Z2025-061: Zoning Change from MF-14 to SF-7

Hold a public hearing to discuss and consider a request by the City of Rockwall for the approval of a Zoning Change from Multi-Family 14 (MF-14) District to a Single-Family 7 (SF-7) District for a 2.56-acre parcel of land identified as [1] Lot 1A, 2A, 1B, 2B & 1C and a portion of Lots 3 & 4, Block H, Sanger Addition, [2] Lots 1 & 2, Block A, M & M Johnson Addition, [3] Lots 1 & 2, Block A, Rios Buffington Addition, and [4] Lots 1 & 2, Block A, RHDC Addition, City of Rockwall, Rockwall County, Texas, zoned Multi-Family 14 (MF-14) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, bounded by E. Ross Street, Davy Crockett, Peters Colony, and E. Bourn 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, September 9, 2025 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, September 15, 2025 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

Ryan Miller
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

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

Your comments must be received by *Monday, September 15, 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. Z2025-061: Zoning Change from MF-14 to SF-7

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

August 21, 2025

TO: PROPERTY OWNERS ADDRESS

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

SUBJECT: Case No. Z2025-061; *Zoning Change from Multi-Family 14 (MF-14) District to Single Family 7 (SF-7) District*

PROPERTY OWNER,

On August 18, 2025, the City Council of the City of Rockwall approved a motion to direct staff to initiate the rezoning of certain property in the Southside Residential Neighborhood Overlay (SRO) District. Specifically, there is a 2.56-acre tract of land bounded by Davy Crockett Street to the west, E. Ross Street to the north, E. Bourn Street to the south, and Peters Colony to the east -- *hence forth referred to as the Affected Area* -- that is currently zoned Multi-Family 14 (MF-14) District. The City Council's direction would seek to rezone the *Affected Area* to a Single-Family 7 (SF-7) District.

You are receiving this letter because you are listed as one of the property owners (*or the owner's representative*) on the certified tax rolls by the Rockwall Central Appraisal District (RCAD) for property in the *Affected Area*. This letter is being sent to you to notify you of the zoning change, to explain to you how you can participate in this process, and to let you know how this zoning change could affect your property if it is approved.

WHAT IS BEING PROPOSED?
The City Council of the City of Rockwall is considering rezoning the *Affected Area* from a Multi-Family 14 (MF-14) District to a Single-Family 7 (SF-7) District. This recommendation was made by City staff at the August 18, 2025 City Council meeting and is intended to establish a more uniform zoning pattern that better conforms to the stated intent of the Southside Residential Neighborhood Overlay (SRO) District. In addition, the proposed zoning change better conforms to the Future Land Use Plan contained within the City's OURHometown Vision 2040 Comprehensive Plan, which designates this area for *Medium Density Residential* land uses.

WHAT THIS MEANS FOR YOUR PROPERTY?
If adopted, your property would be subject to the land use and density and dimensional requirements stipulated for the Single-Family 7 (SF-7) District -- *as opposed to the Multi-Family 14 (MF-14) District* -- as outlined in the City's Unified Development Code (UDC). *It is important to stress that changing the zoning WILL NOT require you to change anything that currently exists on your property*; however, it may make properties that have single-family homes, duplexes, or multi-family structures, that do not meet the requirements of the Single-Family 7 (SF-7) District, *Legally Non-Conforming*. *Legally Non-Conforming* means your property may continue to be used, maintained, and sold in its current condition without penalty; however, any new development, redevelopment, or expansion of a property will be required to comply with the requirements of the Single-Family 7 (SF-7) District. In cases where a variance, exception, or other approval may be necessary, the Southside Residential Neighborhood Overlay (SRO) District provides the ability to request a *Special Request*. This section of the code states that, "(t)he City Council may consider special requests in the 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."

AGAIN, IF APPROVED THE PROPOSED ZONING CHANGE WOULD NOT REQUIRE YOU TO ALTER OR REMOVE EXISTING BUILDINGS OR CHANGE USES. THE INTENT IS TO BRING GREATER CONSISTENCY TO THE ZONING WITHIN THE SOUTHSIDE

RESIDENTIAL NEIGHBORHOOD OVERLAY (SRO) DISTRICT WHILE PRESERVING THE CHARACTER AND INTEGRITY OF THE EXISTING NEIGHBORHOOD.

PUBLIC PARTICIPATION AND SCHEDULE

As with all zoning cases in the City of Rockwall, the proposed zoning change will include public hearings before the Planning and Zoning Commission and the City Council. Staff ***strongly*** encouraged to participate in this process by attending the public meetings listed below or by submitting written comments to the Planning and Zoning Department via email at planning@rockwall.com or mail at 385 S. Goliad Street Rockwall, Texas 75087. The schedule for this zoning case is as follows:

PLANNING & ZONING COMMISSION WORK SESSION: August 26, 2025

PLANNING & ZONING COMMISSION PUBLIC HEARING: September 9, 2025

CITY COUNCIL PUBLIC HEARING (1ST READING): September 15, 2025

CITY COUNCIL (2ND READING AND FINAL ADOPTION): October 6, 2025

Should you have questions about the proposed zoning change or how this may affect your property, please contact the Planning and Zoning Department by phone at (972) 771-7745 or by email at planning@rockwall.com. The City of Rockwall appreciates your attention to this matter.

Sincerely,

Ryan Miller, AICP
Director of Planning and Zoning
City of Rockwall, Texas

From: ronald fraser
To: Planning
Subject: cases Z2025-052 ANDZ2025-061
Date: Wednesday, August 27, 2025 1:26:02 PM

Mr. Ryan Miller per our phone call here is written response to the two public notices received. I wanted to let you know in writing that property owners at 707 Sam Houston, Rockwall, TX are in favor of these amendments. If you need further help please reach out to to me .

Thanks

Ronald Fraser Principal/Broker
FRASER Real Estate Group 2631 White Rock Rd Dallas Texas 75214
214-244-8942 Ronaldfraser@sbcglobal.net

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

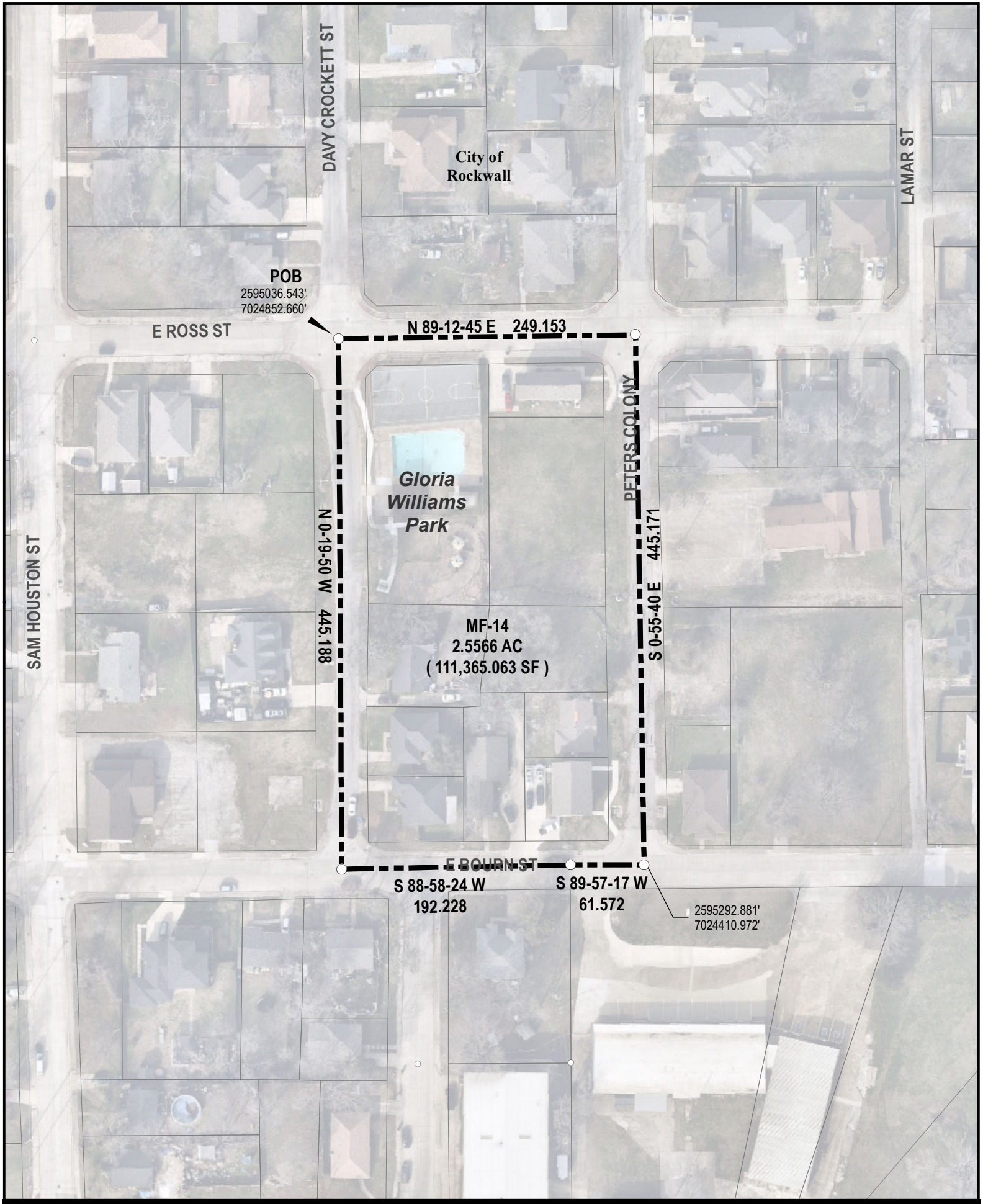
CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

MF-14

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.



City of Rockwall

0 200 Feet

Date: 7/1/2025 1 inch = 100 feet

MF-14 ZONING

LEGEND:

	Land Use *NOT* Permitted
P	Land Use Permitted *By-Right*
P	Land Use Permitted with Conditions
S	Land Use Permitted Specific Use Permit (SUP)
X	Land Use Prohibited by Overlay District
A	Land Use Permitted as an Accessory Use

PERMITTED LAND USES IN A SINGLE-FAMILY 7 (SF-7) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, *Definitions*]	CONDITIONAL USE REFERENCE Reference [Article 04, *Permissible Uses*]	SINGLE FAMILY 7 (SF-7) DISTRICT
AGRICULTURAL AND ANIMAL RELATED LAND USES	2.02(A)	2.03(A)	
Agricultural Uses on Unplatted Land	(1)		P
Community Garden	(11)	(7)	S
Urban Farm	(12)	(8)	S
RESIDENTIAL AND LODGING LAND USES	2.02(B)	2.03(B)	
Residential Accessory Building or Structure	(1)	(1)	P
Bed and Breakfast	(2)	(2)	S
Residential Garage	(7)	(4) & (5)	A
Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit	(8)	(6)	S
Home Occupation	(9)	(7)	P
Portable Building	(15)	(10)	P
Residential Infill in an Established Subdivision	(16)	(11)	S
Short-Term Rental (*Owner-Occupied, Single-Family Home, Townhome, or Duplex*)	(17)	(12)	P
Short-Term Rental (*Non-Owner-Occupied, Single-Family Home, Townhome, or Duplex*)	(17)	(13)	P
Short-Term Rental (*Apartment or Condominium*)	(17)	(14)	P
Single-Family Detached Structure	(19)	(16)	P
Private Swimming Pool	(21)		A
Private Sports Court with Standalone or Dedicated Lighting	(22)	(18)	S
INSTITUTIONAL AND COMMUNITY SERVICE LAND USES	2.02(C)	2.03(C)	
Church/House of Worship	(4)	(2)	S
Daycare with Seven (7) or More Children	(9)	(4)	S
Group or Community Home	(11)	(5)	P
Public or Private Primary School	(21)	(7)	S
Public or Private Secondary School	(22)	(8)	S
Temporary Education Building for a Public or Private School	(23)	(9)	S
RECREATION, ENTERTAINMENT AND AMUSEMENT LAND USES	2.02(E)	2.03(E)	
Public or Private Community or Recreation Club as an Accessory Use	(4)		S
Private Country Club	(5)		S
Temporary Fundraising Events by Non-Profit	(7)	(4)	P
Public Park or Playground	(12)		P
Tennis Courts (*i.e. Not Accessory to a Public or Private Country Club*)	(14)		S
RETAIL AND PERSONAL SERVICES LAND USES	2.02(F)	2.03(F)	
Temporary Real Estate Sales Office	(27)		P
COMMERCIAL AND BUSINESS SERVICES LAND USES	2.02(G)	2.03(G)	
Temporary On-Site Construction Office	(18)	(6)	P
INDUSTRIAL AND MANUFACTURING LAND USES	2.02(I)	2.03(I)	
Temporary Asphalt or Concrete Batch Plant	(2)	(2)	P
Mining and Extraction of Sand, Gravel, Oil and/or Other Materials	(12)	(5)	S
UTILITIES, COMMUNICATIONS AND TRANSPORTATION LAND USES	2.02(K)	2.03(K)	

LEGEND:	
	Land Use *NOT* Permitted
P	Land Use Permitted *By-Right*
P	Land Use Permitted with Conditions
S	Land Use Permitted Specific Use Permit (SUP)
X	Land Use Prohibited by Overlay District
A	Land Use Permitted as an Accessory Use

PERMITTED LAND USES IN A SINGLE-FAMILY 7 (SF-7) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, *Definitions*]	CONDITIONAL USE REFERENCE Reference [Article 04, *Permissible Uses*]	SINGLE FAMILY 7 (SF-7) DISTRICT
Antenna for a Residential Property	(2)	(1)	A
Antenna for an Amateur Radio	(3)	(2)	A
Antenna Dish	(4)	(3)	A
Utilities (*Non-Municipally Owned or Controlled*), Including Sanitary Landfill, Water Treatment, and Supply, and Wastewater Treatment	(10)		S
Municipally Owned or Controlled Facilities, Utilities and Uses (*Includes Utilities with a Franchise Agreement with the City of Rockwall*)	(11)		P
Private Streets	(12)		S
Railroad Yard or Shop	(14)		S
Satellite Dish	(16)		A
Solar Energy Collector Panels and Systems	(17)	(7)	A
Utilities Holding a Franchise from the City of Rockwall	(21)		S
Utility Installation Other than Listed	(22)		S
Utility/Transmission Lines	(23)		S

LEGEND:

	Land Use *NOT* Permitted
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P	Land Use Permitted with Conditions
S	Land Use Permitted Specific Use Permit (SUP)
X	Land Use Prohibited by Overlay District
A	Land Use Permitted as an Accessory Use

PERMITTED LAND USES IN A TWO FAMILY (2F) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, *Definitions*]	CONDITIONAL USE REFERENCE Reference [Article 04, *Permissible Uses*]	TWO FAMILY (2F) DISTRICT
AGRICULTURAL AND ANIMAL RELATED LAND USES	2.02(A)	2.03(A)	
Agricultural Uses on Unplatted Land	(1)		P
Community Garden	(11)	(7)	S
Urban Farm	(12)	(8)	S
RESIDENTIAL AND LODGING LAND USES	2.02(B)	2.03(B)	
Residential Accessory Building or Structure	(1)	(1)	P
Duplex	(5)	(3)	P
Residential Garage	(7)	(4) & (5)	A
Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit	(8)	(6)	S
Home Occupation	(9)	(7)	P
Portable Building	(15)	(10)	P
Residential Infill in an Established Subdivision	(16)	(11)	S
Short-Term Rental (*Owner-Occupied, Single-Family Home, Townhome, or Duplex*)	(17)	(12)	P
Short-Term Rental (*Non-Owner-Occupied, Single-Family Home, Townhome, or Duplex*)	(17)	(13)	P
Short-Term Rental (*Apartment or Condominium*)	(17)	(14)	P
Single-Family Attached Structure	(18)	(15)	P
Single-Family Detached Structure	(19)	(16)	P
Single-Family Zero Lot Line Structure	(20)	(17)	P
Private Swimming Pool	(21)		A
Private Sports Court with Standalone or Dedicated Lighting	(22)	(18)	S
INSTITUTIONAL AND COMMUNITY SERVICE LAND USES	2.02(C)	2.03(C)	
Church/House of Worship	(4)	(2)	S
Daycare with Seven (7) or More Children	(9)	(4)	S
Group or Community Home	(11)	(5)	P
Public or Private Primary School	(21)	(7)	S
Public or Private Secondary School	(22)	(8)	S
Temporary Education Building for a Public or Private School	(23)	(9)	S
RECREATION, ENTERTAINMENT AND AMUSEMENT LAND USES	2.02(E)	2.03(E)	
Public or Private Community or Recreation Club as an Accessory Use	(4)		S
Private Country Club	(5)		S
Temporary Fundraising Events by Non-Profit	(7)	(4)	P
Public Park or Playground	(12)		P
Tennis Courts (*i.e. Not Accessory to a Public or Private Country Club*)	(14)		S
RETAIL AND PERSONAL SERVICES LAND USES	2.02(F)	2.03(F)	
Temporary Real Estate Sales Office	(27)		P
COMMERCIAL AND BUSINESS SERVICES LAND USES	2.02(G)	2.03(G)	
Temporary On-Site Construction Office	(18)	(6)	P
INDUSTRIAL AND MANUFACTURING LAND USES	2.02(I)	2.03(I)	
Temporary Asphalt or Concrete Batch Plant	(2)	(2)	P

LEGEND:	
	Land Use *NOT* Permitted
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PERMITTED LAND USES IN A TWO FAMILY (2F) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, *Definitions*]	CONDITIONAL USE REFERENCE Reference [Article 04, *Permissible Uses*]	TWO FAMILY (2F) DISTRICT
Mining and Extraction of Sand, Gravel, Oil and/or Other Materials	(12)	(5)	S
UTILITIES, COMMUNICATIONS AND TRANSPORTATION LAND USES	2.02(K)	2.03(K)	
Antenna for a Residential Property	(2)	(1)	A
Antenna for an Amateur Radio	(3)	(2)	A
Antenna Dish	(4)	(3)	A
Utilities (*Non-Municipally Owned or Controlled*), Including Sanitary Landfill, Water Treatment, and Supply, and Wastewater Treatment	(10)		S
Municipally Owned or Controlled Facilities, Utilities and Uses (*Includes Utilities with a Franchise Utility Agreement with the City of Rockwall*)	(11)		P
Private Streets	(12)		S
Railroad Yard or Shop	(14)		S
Satellite Dish	(16)		A
Solar Energy Collector Panels and Systems	(17)	(7)	A
Utilities Holding a Franchise from the City of Rockwall	(21)		S
Utility Installation Other than Listed	(22)		S
Utility/Transmission Lines	(23)		S

01.01 RESIDENTIAL

LOW DENSITY RESIDENTIAL (LDR)

The *Low Density Residential* land use category consists of residential subdivisions that are two (2) units per gross acre or less; however, a density of up to two and one-half (2½) units per gross acre may be permitted for developments that incorporate increased amenity and a mix of land uses (*see Chapter 8, Residential Developments, of this Comprehensive Plan*).

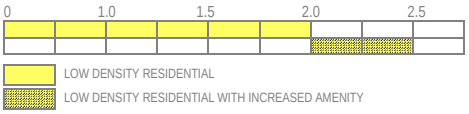
DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Suburban, Estate and Rural Residential (*i.e. Single-Family Detached Homes*)
2. *Secondary Land Uses:* Amenities, Parks, Open Space, and Institutional/Civic Land Uses
3. *Zoning Districts:* All Single-Family Estate (SFE) Districts (i.e. SFE 1.5, 2.0 & 4.0), certain Planned Development (PD) Districts and the Single-Family One (SF-1) District.

EXISTING LAND USE EXAMPLES

1. Breezy Hill Subdivision
2. Stone Creek Subdivision
3. Oaks of Buffalo Way Subdivision

RESIDENTIAL DENSITY CHART



MEDIUM DENSITY RESIDENTIAL (MDR)

The *Medium Density Residential* land use category consists of residential subdivisions that are greater than two and one-half (2½) units per gross acre, but not higher than three (3) units per gross acre; however, a density of up to three and one-half (3½) units per gross acre may be permitted for developments that incorporate increased amenity and a mix of land uses (*see Chapter 8, Residential Developments, of this Comprehensive Plan*).

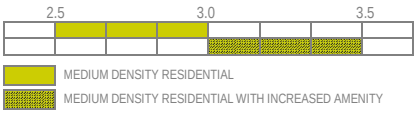
DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Suburban Residential (*i.e. Single-Family Detached Homes*)
2. *Secondary Land Uses:* Amenities, Parks, Open Space, and Institutional/Civic Land Uses
3. *Zoning Districts:* Certain Planned Development (PD) Districts and the Single-Family 16 (SF-16) District

EXISTING LAND USE EXAMPLES

1. Caruth Lakes Subdivision
2. Lago VistaSubdivision
3. Park Place Subdivision

RESIDENTIAL DENSITY CHART



HIGH DENSITY RESIDENTIAL (HDR)

The *High Density Residential* land use category may consist of single-family residential homes, duplexes, townhomes, apartments, lofts, condominiums or other forms of housing that exceed three and one-half (3½) units per gross acre. These developments should contain increased amenities and open space, and incorporate pedestrian connectivity to adjacent land uses.

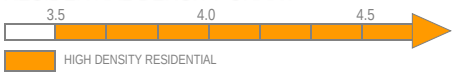
DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Suburban and Urban Residential (*i.e. Single-Family Detached, Single-Family Attached, Zero Lot Line Homes, Townhomes, Duplexes, Condominiums and Multi-Family Apartments*)
2. *Secondary Land Uses:* Amenities, Parks, Open Space, and Institutional/Civic Land Uses
3. *Zoning Districts:* Certain Planned Development (PD) Districts, Single-Family 10 (SF-10) District, Single-Family 8.4 (SF-8.4) District, Single-Family 7 (SF-7) District, Zero Lot Line (ZL-5) District, Two Family (2F) District, and the Multi-Family 14 (MF-14) District.

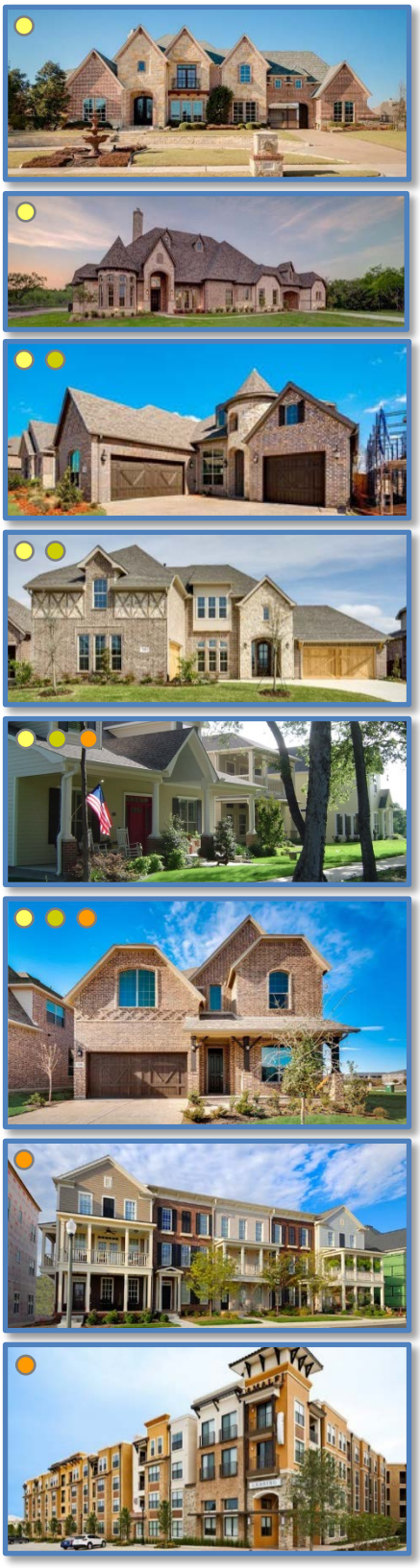
EXISTING LAND USE EXAMPLES

1. Turtle Cove Subdivision
2. Sixteen50 @ Lake Ray Hubbard Apartments
3. Mission Rockwall Apartment Complex

RESIDENTIAL DENSITY CHART



NOTE: HIGH DENSITY RESIDENTIAL REQUIRES INCREASED AMENITY



02 DOWNTOWN DISTRICT

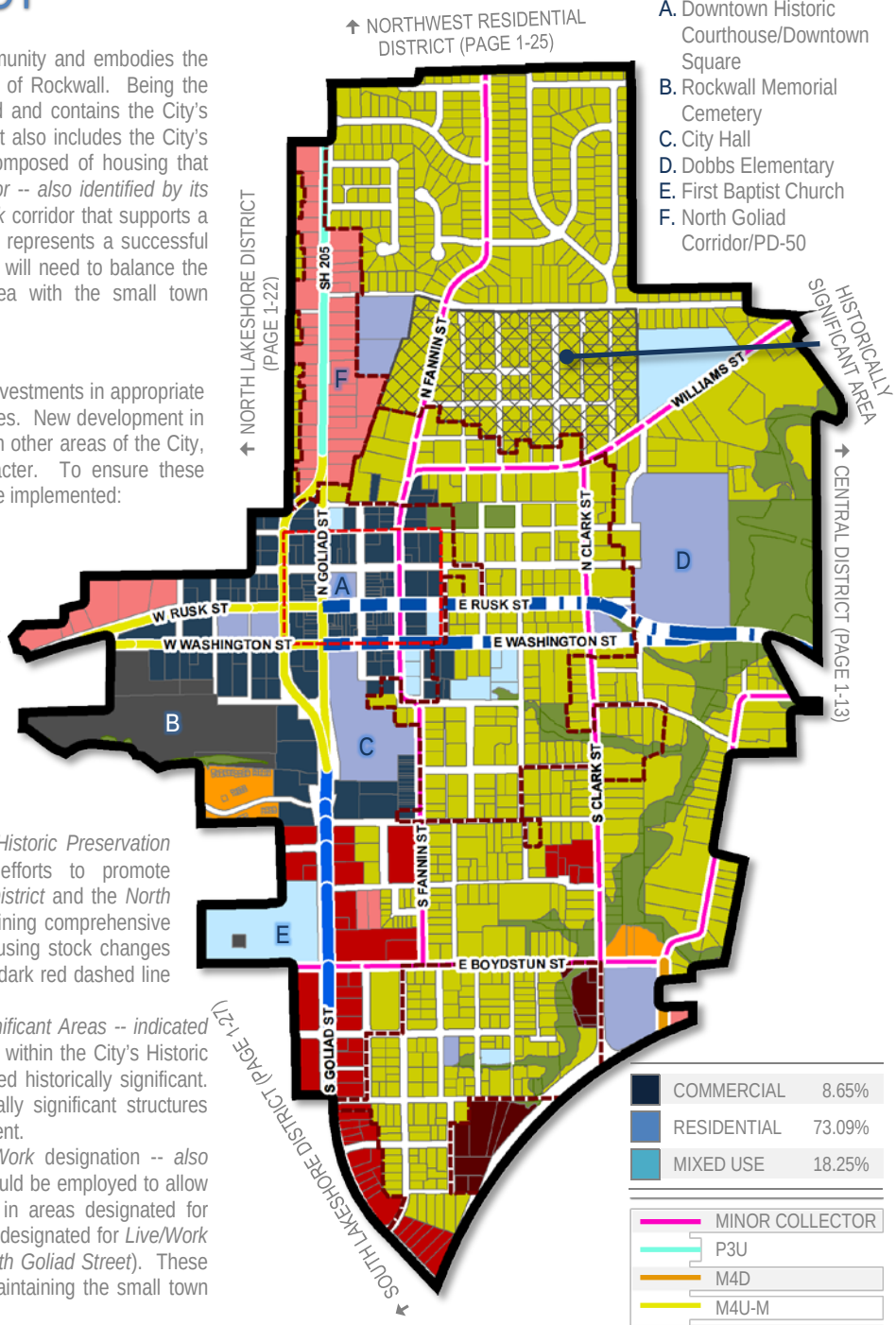
DISTRICT DESCRIPTION

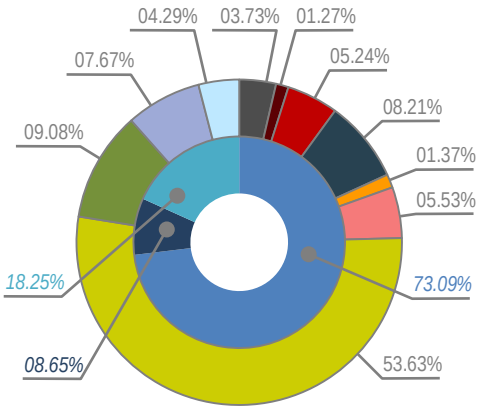
The *Downtown District* is the cultural heart of the community and embodies the small town atmosphere that is characteristic of the City of Rockwall. Being the original town area, this district is significantly developed and contains the City's oldest residential and commercial buildings. This district also includes the City's Old Town Rockwall (OTR) Historic District, which is composed of housing that dates back to the late 1800's. The *North Goliad Corridor -- also identified by its zoning classification (i.e. PD-50)* -- is a unique *Live/Work* corridor that supports a range of small boutiques (*with a SUP*) and offices, and represents a successful adaptive reuse effort by the City. In the future, the City will need to balance the attractiveness of redevelopment in the Downtown area with the small town atmosphere that makes Rockwall unique to its residents.

DISTRICT STRATEGIES

The *Downtown District* will continue to prosper through investments in appropriate infill development and adaptive reuse of existing structures. New development in this area should be held to a higher level of scrutiny than other areas of the City, to ensure that the district retains its small-town character. To ensure these objectives are achieved, the following strategies should be implemented:

1. *Downtown Square*. The *Downtown Square* should be preserved as a historical mixed-use area. Adaptive reuse strategies should be employed to protect and preserve the historic architecture and significance in the district, and redevelopment should be discouraged. In cases where redevelopment is appropriate, architecture and design standards that take into account the form, function and time-period of the existing of the downtown square should be implemented. The downtown square is indicated by the red dashed line (---).
2. *Historic District and North Goliad Corridor*. The *Historic Preservation Advisory Board (HPAB)* should continue its efforts to promote preservation and appropriate infill in the *Historic District* and the *North Goliad Corridor* (*i.e. PD-50*). This includes maintaining comprehensive and accurate records of how this area and its housing stock changes over time. The Historic District is indicated by the dark red dashed line on the district map (---).
3. *Historically Significant Areas*. The *Historically Significant Areas -- indicated in the crosshatched area* --- are areas that are not within the City's Historic District, but contain housing stock that is considered historically significant. This area should look to preserve these historically significant structures while continuing to allow appropriate infill development.
4. *Live/Work*. The flexibility provided by the *Live/Work* designation -- *also allowed in the Downtown (DT) zoning district* -- should be employed to allow for adaptive reuse of the existing housing stock in areas designated for Downtown (DT) District land uses and in the areas designated for *Live/Work* land uses *(i.e. adjacent to W. Rusk Street and North Goliad Street*). These districts are important to allowing change while maintaining the small town atmosphere of the Downtown area.





BUILD OUT	1,037	
	2,639	
CURRENT	926	
	248	
	2,370	
% OF ROCKWALL	4.63%	
	13.64%	
	3.98%	

COMMERCIAL	8.65%
RESIDENTIAL	73.09%
MIXED USE	18.25%

MINOR COLLECTOR
P3U
M4D
M4U-M
P6D
TXDOT 4D

CEMETERY (CEM)	17.11-ACRES
COMMERCIAL/INDUSTRIAL (CI)	5.82-ACRES
COMMERCIAL/RETAIL (CR)	24.06-ACRES
DOWNTOWN (DT)	37.67-ACRES
HIGH DENSITY RESIDENTIAL (HDR)	6.27-ACRES
LIVE/WORK (LW)	25.38-ACRES
MEDIUM DENSITY RESIDENTIAL (MDR)	246.20-ACRES
PARKS AND OPEN SPACE (OS)	41.69-ACRES
PUBLIC (P)	35.21-ACRES
QUASI-PUBLIC (QP)	19.70-ACRES

CITY OF ROCKWALL

ORDINANCE NO. 25-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A CHANGE IN ZONING FROM A MULTI-FAMILY 14 (MF-14) DISTRICT TO A SINGLE-FAMILY 7 (SF-7) DISTRICT FOR A 2.56-ACRE TRACT OF LAND IDENTIFIED AS [*1*] LOT 1A, 2A, 1B, 2B & 1C AND A PORTION OF LOTS 3 & 4, BLOCK H, SANGER ADDITION, [*2*] LOTS 1 & 2, BLOCK A, M & M JOHNSON ADDITION, [*3*] LOTS 1 & 2, BLOCK A, RIOS BUFFINGTON ADDITION, AND [*4*] LOTS 1 & 2, BLOCK A, RHDC ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED *EXHIBIT 'A'* AND DEPICTED IN *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 Council of the City of Rockwall has initiated a *Zoning Change* from a Multi-Family 14 (MF-14) District to a Single-Family 7 (SF-7) District for a 2.56-acre tract of land identified as [*1*] Lot 1A, 2A, 1B, 2B & 1C and a portion of Lots 3 & 4, Block H, Sanger Addition, [*2*] Lots 1 & 2, Block A, M & M Johnson Addition, [*3*] Lots 1 & 2, Block A, Rios Buffington Addition, and [*4*] Lots 1 & 2, Block A, RHDC Addition, City of Rockwall, Rockwall County, Texas, zoned Multi-Family 14 (MF-14) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, and more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to change the zoning of the *Subject Property f*rom a Multi-Family 14 (MF-14) District to a Single-Family 7 (SF-7) District;

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes provided for a *Single-Family 7 (SF-7) District* as stipulated in Subsection 01.01*, Use of Land and Buildings,* of Article 04*, Permissible Uses*; and, Subsection 03.01*, General Residential District*

DRAFT 09.15.2025

Standards, 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 [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as maybe amended in the future;

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

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

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

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 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 09.15.2025

Exhibit 'A'
Legal Description

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.

DRAFT ORDINANCE 09.15.2025

Exhibit 'A'
Legal Description



DRAFT ORDINANCE 09.15.2025

MEMORANDUM

TO: Mayor and City Council Members

FROM: Vincent Vento, Rockwall Youth Advisory Council Chair, 2024-2025

DATE: September 15, 2025

SUBJECT: Appointment of 2025-2026 YAC Members

I have had the honor of serving as the Youth Advisory Council Chairman for the 2024-2025 school year. In my time as chairman, Rockwall Youth Advisory Council has improved exponentially in terms of advertising and promoting our program to Rockwall youth. We participated and volunteered in more city sponsored events this year, and - most importantly - have continued to serve our members in order to prepare them to be the leaders of tomorrow.

The existing Youth Advisory Council (YAC) students held brief interviews with 13 out of the 29 applicants this year on Thurs., Sept. 4 in order to fill four (4) vacant seats. Because of increased marketing initiatives, once again the number of applications we received almost doubled this year over last year, and the quality of applicants was again superior (as is always the case, year-by-year). Having such great applicants, many of whom performed very well in their interviews and had glowing letters of recommendation, made the selection process really challenging this time around. However, the returning/existing YAC students (most all of whom participated in the 09/04 interview process) did manage to whittle down the applicants. On behalf of the interview panel, I'd like to recommend that the following slate of students be considered for appointment by the City Council this school year:

	Youth Advisory Council Member (Grade / School)	First Name	Last Name
1	**Senior (RHS)**	Allison	Nielsen
2	**Senior (RHS)**	Ellie	McReynolds
3	**Senior (RHS)** **2024-2025 CHAIR**	Vincent	Vento
4	**Senior (RHS)**	Luke	LaGrange
5	**Junior (RHS)**	Darby	Jorif
6	**Senior (RHS)**	Ethan	Abraham
7	**Sophomore (RHS)**	David	Ajayi
8	**Junior (RHS)**	Reagan	Reazor
9	**Sophomore (RHS)**	Vincent	Harris
10	**Junior (RHS)**	Ainsley	Schmitz
11	**Junior (RHS)**	London	Stahl
12	**Junior (RHS)**	Eva	King
13	**Senior (RHHS)**	Sheldon	Brown

#s 1-9 will be returning YAC students
#s 10-13 will be brand new students

I would like to thank our liaisons, Councilmembers Campbell and Thomas, as well as our program coordinator, Ms. Teague, her teammate Margaret, and Mr. Sweet, Director of Administrative Services for their help with our interviews.

City of Rockwall
The New Horizon

MEMORANDUM

TO: **Mayor and City Council**

FROM: **Mary Smith, City Manager**

DATE: **September 11, 2025**

SUBJECT: **REDC Budget**

The Rockwall Economic Development Corporation Board approved the attached budget at their Board meeting on August 14, 2025.

REDC President, Phil Wagner, presented the budget and the board's Annual Workplan and List of Accomplishments to the Council at our budget worksession.

Council action will be needed to approve the REDC annual budget for FY2026.

SUMMARY OF OPERATIONS

Fund
21 Economic Development

	Actual 23-24	Budgeted 24-25	Amended 24-25	Proposed 25-26
Total Revenues	10,304,208	9,325,000	10,484,500	10,307,000
Total Expenditures	17,095,052	16,769,650	10,225,750	16,156,550
Excess Revenues Over (Under) Expenditures	(6,790,844)	(7,444,650)	258,750	(5,849,550)
Fund Balance - Beginning	24,762,370	25,411,182	17,971,526	18,230,276
Fund Balance - Ending	17,971,526	17,966,532	18,230,276	12,380,726

SUMMARY OF REVENUES

Fund

21 Economic Development 71 EDC Administration

Account	Description	Actual 23-24	Budgeted 24-25	Amended 24-25	Proposed 25-26
4150	Sales Tax	9,016,308	9,000,000	9,500,000	9,982,000
4001	Interest Earnings	915,233	225,000	575,000	225,000
4019	Miscellaneous Revenue	8,589	-	-	-
4020	Interest/Reserve Fund	213,578	100,000	100,000	100,000
4450	Technology Park Sales	150,500	-	309,500	-
	Total Revenues	10,304,208	9,325,000	10,484,500	10,307,000

SUMMARY OF EXPENDITURES

Fund
21 Economic Development

	Actual 23-24	Budgeted 24-25	Amended 24-25	Proposed 25-26
REDC Administration	1,581,232	1,916,050	1,946,000	1,687,300
Promotions & Marketing	89,508	670,000	670,000	686,000
Incentives	1,114,641	2,108,850	805,900	4,106,900
Capital Projects	10,194,425	7,964,000	2,693,100	5,562,250
Debt Service	4,115,246	4,110,750	4,110,750	4,114,100
Total Expenditures	17,095,052	16,769,650	10,225,750	16,156,550

DIVISION SUMMARY

Fund	Department	Division
21 Economic Development	70 Economic Development	71 Economic Develop.

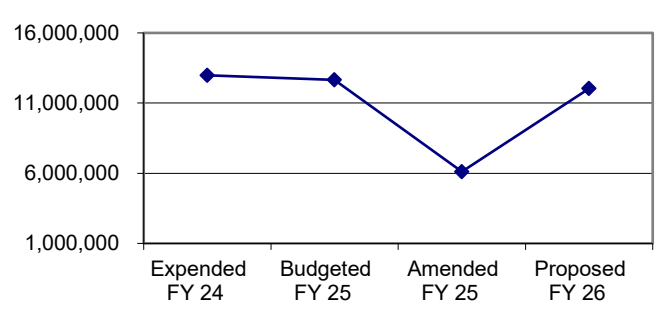
Expenditure Summary

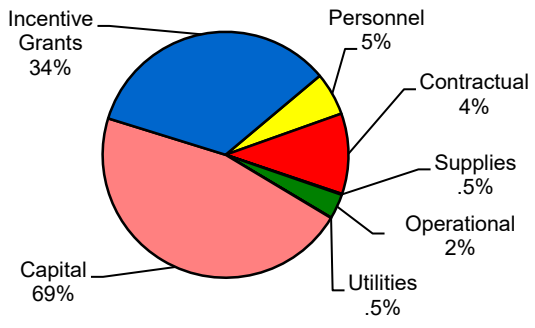
	Actual 23-24	Budgeted 24-25	Amended 24-25	Proposed 25-26
Personnel	533,504	626,850	626,800	683,300
Contractual	875,702	1,488,850	1,518,850	1,276,600
Supplies	6,377	9,000	9,000	15,000
Operational	248,662	453,850	453,850	391,700
Utilities	6,495	7,500	7,500	6,700
Capital	10,194,425	7,964,000	2,693,100	5,562,250
Incentive Grants	1,114,641	2,108,850	805,900	4,106,900
				-
Total	12,979,806	12,658,900	6,115,000	12,042,450

Personnel Schedule

Position	FY 25 Approved	FY 26 Proposed
President & CEO	1	1
Vice President	1	1
Marketing Coordinator	1	1
Office Manager	1	1

Activity Trends





ECONOMIC DEVELOPMENT

Fund	Department	Division
21 Economic Development	70 Economic Develop.	71 Economic Develop.

Account	Description	Actual 23-24	Budgeted 24-25	Amended 24-25	Proposed 25-26
Personnel					
	Salaries - Wages & Incentives	406,530	475,900	475,900	519,700
	Total Salaries - Wages Incentives	406,530	475,900	475,900	519,700
120	FICA & Medicare	29,901	36,400	38,100	39,750
122	Retirement	64,379	80,050	78,300	87,850
128	Ins. Unemployment	194	2,000	2,000	500
224	Workers Comp.	500	500	500	500
230	Health Insurance	32,000	32,000	32,000	35,000
	Total Benefits	126,974	150,950	150,900	163,600
					-
Total Personnel Costs		533,504	626,850	626,800	683,300
Contractual					
210	Auditing	1,500	1,500	1,500	1,500
211	Legal	163,905	280,000	280,000	150,000
213	Consulting Fees	330,941	500,000	500,000	394,600
217	Cable and Internet	11,437	15,000	15,000	13,000
223	Insurance - Blanket Surety Bond	-	100	100	100
227	Insurance - Property	3,000	3,300	3,300	3,450
229	Insurance - Liability	550	550	550	550
232	Temporary Labor	-	3,000	33,000	3,000
234.01	Marketing - Consulting	6,133	115,000	115,000	147,500
234.02	Marketing - Ad Placement	123,102	270,000	270,000	270,000
234.03	Marketing - REDC Events	53,396	80,000	80,000	108,500
234.04	Marketing - Subscriptions Members	89,175	110,000	110,000	89,000
242	Copier Rental and Lease	4,615	4,800	4,800	4,800
243	Building Lease, Cleaning, Storage	53,709	63,600	63,600	63,600
244	Building Repairs	-	3,000	3,000	3,000
293	Grants - Job Training	14,239	19,000	19,000	-
299	Administrative Services	20,000	20,000	20,000	24,000
	Total Contractual	875,702	1,488,850	1,518,850	1,276,600

Account	Description	Actual 23-24	Budgeted 24-25	Amended 24-25	Proposed 25-26
Supplies					
301	Office Supplies	4,012	5,000	5,000	6,500
307	Postage	476	2,000	2,000	2,000
310	Printing & Binding	1,889	2,000	2,000	6,500
	Total Supplies	6,377	9,000	9,000	15,000
Operational					
410.01	News Subscriptions	651	800	800	700
410.02	Professional Memberships	2,700	4,750	4,750	4,000
428	Meeting Expenses	3,307	7,500	7,500	5,000
430	Tuition & Training	639	5,000	5,000	9,000
436	Travel	13,623	35,000	35,000	35,000
437	Trade Shows	44,660	25,000	25,000	25,000
438	Prospect Visits/Business Retention	25,092	70,000	70,000	46,000
439.01	Common Area Maintenance-REDC	90,000	187,100	187,100	185,000
439.02	Maintenance of Undeveloped Park I	47,840	60,000	60,000	40,000
439.03	Maintenance of Undeveloped EDC I	20,150	58,700	58,700	42,000
	Total Operational	248,662	453,850	453,850	391,700
Utilities					
501	Electricity	3,126	3,000	3,000	3,300
507	Telephone	3,369	4,500	4,500	3,400
	Total Utilities	6,495	7,500	7,500	6,700
Capital					
601	Land Acquisition	6,095,102	-	-	-
610	Furniture & Fixtures	2,783	4,000	4,000	4,000
612	Computer Equipment	4,009	3,000	3,000	4,500
633	Traffic Signal Construction	-	-	-	1,474,850
634.01	Regional Detention Pond	-	1,200,000	1,200,000	-
634.02	Underground Detention Justin Road	-	1,200,000	1,200,000	-
671	Trade Show Booth	-	17,000	17,000	17,000
678	Phase III Eng/Construction	4,092,531	2,500,000	269,100	-
696	Office Site Infrastructure	-	3,040,000	-	4,061,900
	Total Capital	10,194,425	7,964,000	2,693,100	5,562,250
Incentives					
661	Contracted Incentives	1,114,641	2,108,850	805,900	4,106,900
	Total Incentives	1,114,641	2,108,850	805,900	4,106,900
Division Total		12,979,806	12,658,900	6,115,000	12,042,450

ECONOMIC DEVELOPMENT

Fund	Department	Division
21 Economic Development	70 Economic Develop.	71 Economic Develop.

Account	Description	Actual 23-24	Budgeted 24-25	Amended 24-25	Proposed 25-26
Debt Service					
750	Administration Fees	3,750	4,500	4,500	4,500
752	Principal - Bonds	2,940,000	2,700,000	2,700,000	2,810,000
754	Interest - Bonds	1,171,496	1,406,250	1,406,250	1,299,600
Total Debt Service		4,115,246	4,110,750	4,110,750	4,114,100

Detail	Principal	Interest	
2013- Infrastructure	405,000	157,738	562,738
2015 Ref Bonds (2006)	380,000	6,802	386,802
2016 Ref Bonds (2008)	400,000	41,675	441,675
2017 Sales Tax Bonds	325,000	30,000	355,000
2019 Sales Tax Ref Bonds	590,000	237,600	827,600
2023 C.O. Bonds	710,000	825,750	1,535,750
	2,810,000	1,299,565	

ROCKWALL
Economic Development Corporation

Memo

To: REDC Board of Directors

From: Phil Wagner, President

Cc: REDC Staff

Date: July 31, 2025

Re: Fiscal Year 2026 Annual Work Plan and Fiscal Year 2025 List of Accomplishments

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The REDC bylaws stipulate that an annual work plan shall be adopted for each fiscal year. As stated in the bylaws, the annual work plan shall "set out goals and objectives of the Corporation, including but not limited to short-term and long-term goals for the economic development of the City, proposed methods for the elimination of unemployment and underemployment, goals and objectives for the utilization of funds to promote the expansion and development of a sound industrial and manufacturing base for and within the City, and any other similar goals and objectives deemed appropriate by the Board of Directors and the City Council." In addition, the bylaws stipulate that the REDC develop a performance evaluation detailing the accomplishments of the previous fiscal year.

Accordingly, the FY26 Annual Work Plan and FY25 List of Accomplishments have been attached for review. The FY26 Annual Work Plan has built upon the attached 2023-2027 Strategic Plan. Additionally, the Annual Work Plan builds upon the previous FY25 Annual Work Plan with revisions and new additions denoted in redline for changes to FY26 (also attached). The FY25 List of Accomplishments is tied to the goals outlined in the FY25 Annual Work Plan.

The draft FY26 Annual Work Plan and FY25 List of Accomplishments were reviewed by the Executive Committee on July 29, and one addition was made. Staff is now seeking approval by the Board of Directors, followed by City Council consideration and approval in September to go along with the FY26 budget.

attachments

Goal 1. Business Development: Elevate Rockwall's Competitive Position through Business Retention, Expansion, and Attraction

Prospecting Activity

- Objective 1: REDC facilitation or incentivizing of direct commercial investment

  Benchmark: Facilitate or incentivize at least $55M in taxable activity.

- Objective 2: Establish relationships with commercial real estate brokers and/or site selectors to promote services provided by the REDC and the benefits of conducting business in Rockwall

  Benchmark: Attend or host local or national meetings, conference calls, or virtual meetings with at least 22 brokers or site selectors.

Support Business Retention and Expansion

- Objective 3: Encourage growth of existing primary employers in Rockwall

  Benchmark: Facilitate or incentivize at least one new business expansion per year.

- Objective 4: Host sixth annual Rockwall employee appreciation event, inviting employees of primary sector employers in the community to enjoy a complementary food truck meal over a two-day period

  Benchmark: Maintain or grow the number of primary employers participating in the event and/or the number of overall employees participating in the event, from 2025 levels, where there was 2,378 attendees and 36 primary employers.

- Objective 5: Host events recognizing the executives and management of primary sector employers in the community, along with continuing the REDC Awards Program

  Benchmark: Host at least one event and receive mostly positive feedback from participants. The REDC Awards Program will likely continue at a Texas Rangers game or the "Fore the Future" golf tournament, as the REDC is now moving away from the traditional REDC Executive Appreciation Event.

- Objective 6: Host at least three roundtable discussions for primary employers to engage on specific subject matter – potentially featuring guest speakers - while benefiting from general networking, sharing experiences, and talking about the advantages and disadvantages of conducting business in Rockwall

  Benchmark: Host the events and receive an average attendance of at least six companies.

- Objective 7: Conduct biennial survey of Rockwall primary employers seeking feedback on the quality of REDC programs, and what services should be added or modified to better support local industry and the REDC mission

Benchmark: Conduct the survey.

Marketing Efforts

- Objective 8: Finalize marketing plan for new REDC in-fill office sites to attract prospective tenant companies / developers.

  Benchmark: Finish Lakesideoffice.com within the first six months of the year, including adding office renderings and drone shots providing a height perspective of future views from the office towers. Additionally, by the end of the year, REDC shall have engaged in advertisements, growing the site. Further, on-site signage will be added to both properties.

- Objective 9: In light of the REDC's success with Canadian prospects, continue to pursue Canadian marketing opportunities

  Benchmark: Generate at least five prospect leads – resulting in conversations between staff and representatives of Canadian companies – as a result of the effort.

- Objective 10: Develop a new Rockwalledc.com in order to improve functionality, ease the capacity for edits, and reduce errors, along with having a refreshed design

  Benchmark: Develop, finalize, and launch the new website.

- Objective 11: Assist in the preparation, promotion, and execution of a grand opening for ChocXO Chocolatier to create exposure to the Rockwall Technology Park and industrial opportunities in Rockwall

  Benchmark: At the company's direction, and pending the event occurring in FY26, provide support for the grand opening, helping ensure a highly publicized event that garners positive feedback from the company and participants.

Goal 2. Talent & Workforce Development: Align Education and Workforce Assets to Meet the Occupational and Skill Demands of Local Employers

Workforce Recruitment / Retention

- Objective 1: Gain exposure for RockwallJobs.com as the "one-stop shop" for job opportunities in Rockwall County

  Benchmark: Add at least five new employers to the jobs page, and/or show an average of at least 25% year-over-year growth in website visits for each month tracked. This can help be accomplished through social media ads, advertising at various trade schools, and possibly making the site navigable for Spanish-speakers.

- Objective 2: Distribute REDC grant dollars to assist in workforce recruitment and retention efforts

  Benchmark: Renew Workforce Recruitment / Retention Gran Program and award at least eight grants.

Educational Partnerships

- Objective 3: Address pertinent workforce recruitment or development challenges by identifying issues and facilitating employer partnerships with educational institutions, non-profits, or community organizations

  Benchmark: Actively facilitate at least one partnership where workforce recruitment and/or development challenges are addressed.

Increasing Rockwall Wages

- Objective 4: REDC facilitation or incentivizing of high-quality jobs within Rockwall

  Benchmark: Facilitate or incentivize at least 50 jobs with annual salary greater than 10% higher than half the desired median household income ($63,000 per job).

Goal 3. Site Development: Ensure Adequate Development Sites in Rockwall to Support Existing and Future Business Needs

Improving Existing Assets

- Objective 1: Pursue development agreements at the Rockwall Technology Park and/or Justin Road site

  Benchmark: Execute at least one land development agreement.

- Objective 2: Complete infrastructure construction projects at the La Jolla and Ridge Road sites to make help make each property more attractive for mid-rise office development

  Benchmark: Complete construction work at both sites, allowing for the exception of minor punch list items.

- Objective 3: Complete the detention pond construction project at SH-276 and Corporate Crossing to create more developable property, and ease the development burden for future end users

  Benchmark: Complete construction work, allowing for the exception of minor punch list items.

- Objective 4: Improve traffic flow and safety conditions for tenants in the Rockwall Technology Park that utilize the intersection of Discovery Boulevard and Corporate Crossing

  Benchmark: Finalize construction and begin operations of a new traffic signal at the intersection.

Adding New Sites

- Objective 5: Maximize development opportunities of excess, underutilized, or functionally obsolescent City-owned land

  Benchmark: Standby and be willing to serve as a contributing partner – in either time or financial resources – for City-initiated efforts to establish light-industrial or office property.

- Objective 6: Consider large-scale land acquisitions that could serve as the foundation of another light-industrial business park for future generations

  Benchmark: Explore opportunities that may be available or present themselves, keeping in mind zoning changes, limitations in financial projections, and the long-term outlook of economic development impact compared to more mid-term priorities.

Goal 4. Organizational Operations: Ensure all Business of the REDC is Conducted Appropriately and Professionally

- Objective 1: Meet all requirements of organizational bylaws and policies

  Benchmark: Achieve 100% compliance with bylaws and REDC policies.

- Objective 2: Protect the REDC's financial capacity to fund outstanding debt, future incentive obligations, and operational costs in light of a potentially volatile revenue stream

  Benchmark: Develop an REDC financial management policy establishing a minimum fund balance requirement

- Objective 3: Ensure all parties maintain compliance with all active REDC agreements

  Benchmark: Achieve all standards for taxable value, jobs and wages set in REDC agreements, or enforce clawback provisions as articulated in each agreement (unless waived by the Board of Directors); additionally, ensure each company with an active development agreement is proactively contacted about their agreement responsibilities, at least 30 days in advance of a due date.

- Objective 4: Ensure the REDC is an attractive and competitive employer for talented staff

  Benchmark: Each staff member is encouraged to explore a professional development opportunity related to the REDC's mission.

ROCKWALL
Economic Development Corporation

Fiscal Year 2025 List of Accomplishments from Annual Work Plan

Goal 1. Business Development: Elevate Rockwall's Competitive Position through Business Retention, Expansion, and Attraction

Prospecting Activity

- Facilitated a total of $150M in taxable activity through the establishment of a destination retail project (Project Pole Vault) and the likely expansion of a manufacturer (Project Dwyer).

Support Business Retention and Expansion

- Hosted fifth annual Employee Appreciation Food Truck event, growing ticket redemptions to a record 2,378 and employer participation to a record 36 primary employers. In 2024, the REDC provided 2,003 tickets and served 30 primary employers.

- Hosted three roundtable meetings with guest speakers on topics related to local roadway and traffic improvements, career and technical education training opportunities with the RISD Gene Burton Academy, and panel discussion on the future of natural gas / electric utilities in Texas. An average of nine primary employers attended each event.

Marketing Efforts

- Began unique marketing initiatives like deploying LinkedIn and Google ads to target and continue momentum with Canadian prospects (via a Canadian marketing firm), as well as beginning design on Lakesideoffice.com to market the REDC La Jolla and Ridge Road office sites.

Goal 2. Talent & Workforce Development: Align Education and Workforce Assets to Meet the Occupational and Skill Demands of Local Employers

Workforce Recruitment

- Added seven new employers to Rockwalljobs.com as of July 1st, while growing website traffic by 44% over the same time period the prior year.

- Revamped the REDC Workforce Recruitment Grant to the Workforce Recruitment / Retention Grant, allowing Rockwall primary employers to use grant funding for business retention expenses. Ten employers to date have utilized the Grant.

Educational Partnerships

- As a response to the roundtables and follow up from the 2025 Workforce Survey, Pegasus Foods was able to hire a critical position that was a former student of the Gene Burton College & Career Academy, and Warehouse Pro became a recipient of a skills development grant from the Workforce Solutions of North Central Texas.

Increasing Rockwall Wages

- Facilitated the future creation of 50 high quality jobs - with workers scheduled to earn over $63,000 per job – with Project Dwyer.

Goal 3. Site Development: Ensure Adequate Development Sites in Rockwall to Support Existing and Future Business Needs

Improving Existing Assets

- Anticipated LOI by fiscal year end for land sale and vertical development of 11 acres in the Rockwall Technology Park (Project Dwyer)

Goal 4. Organizational Operations: Ensure All Business of the REDC is Conducted Appropriately and Professionally

- Ensure fiscal responsibility to Rockwall taxpayers and Rockwall Technology Park Association members by rebidding the Rockwall Technology Park landscape and irrigation maintenance contract.

City of Rockwall
The New Horizon

MEMORANDUM

TO: **Mayor and City Council**

FROM: **Mary Smith, City Manager**

DATE: **September 11, 2025**

SUBJECT: **RTPA Budget**

The Rockwall Technology Park Association Board met Thursday September 11, 2025 to approve the budget for maintenance of the Tech Park. After soliciting public bids for the park landscape work the staff was able to reduce that budget by a significant amount. No major changes are proposed to the budget from prior years other than decrease due to the landscape contract. The RTPA budget is shared pro-rata by acreage owned between the EDC and the tenants of the park.

Staff will be available at the Council meeting to answer any questions about the proposed budget.

SUMMARY OF OPERATIONS

Fund
22 Tech Park Association

	Actual 23-24	Budgeted 24-25	Amended 24-25	Proposed 25-26
Total Revenues	207,074	331,750	331,750	239,650
Total Expenditures	207,276	330,750	330,750	239,650
Excess Revenues Over (Under) Expenditures	(202)	1,000	1,000	-
Net Other Financing Sources (Uses)	-	-	-	-
Net Gain (Loss)	(202)	1,000	1,000	-
Fund Balance - Beginning	23,436	23,436	23,234	24,234
Fund Balance - Ending	23,234	24,436	24,234	24,234

SUMMARY OF REVENUES

Fund

22 Tech Park Association RTPA

Account	Description	Actual 23-24	Budgeted 24-25	Amended 24-25	Proposed 25-26
4470	RTP Dues - Tenants	117,075	144,100	144,100	103,700
	REDC Cam Dues	89,999	187,650	187,650	135,950
	Total Revenues	207,074	331,750	331,750	239,650

DIVISION SUMMARY

Fund	Department	Division
22 Tech Park Association	70 Economic Development	RTPA

Expenditure Summary

	Actual 23-24	Budgeted 24-25	Amended 24-25	Proposed 25-26
Contractual	166,782	239,500	239,500	151,150
Supplies	11,442	18,000	18,000	14,000
Utilities	29,052	73,250	73,250	74,500
Total	207,276	330,750	330,750	239,650

ECONOMIC DEVELOPMENT

Fund	Department	Division 75
22 Tech Park Association	70 Economic Develop.	RTPA Developed Phases

Account	Description	Actual 23-24	Budgeted 24-25	Amended 24-25	Proposed 25-26
Contractual					
210	Auditing	500	500	500	500
227	Insurance - Property	2,000	2,000	2,000	2,000
247	Landscape Maintenance	162,282	235,000	235,000	146,650
299	Administrative Services	2,000	2,000	2,000	2,000
	Total Contractual	166,782	239,500	239,500	151,150
Supplies					
329	Flag Replacements	11,442	17,000	17,000	13,000
347	Gen. Maint. Supplies	-	1,000	1,000	1,000
	Total Supplies	11,442	18,000	18,000	14,000
Utilities					
501	Electric	1,509	3,250	3,250	4,500
513	Water	27,543	70,000	70,000	70,000
	Total Utilities	29,052	73,250	73,250	74,500
Division Total		207,276	330,750	330,750	239,650

City of Rockwall
The New Horizon

MEMORANDUM

TO: **Mayor and City Council**

FROM: **Mary Smith, City Manager**

DATE: **September 11, 2025**

SUBJECT: **Amending the Fiscal Year 2025 Budget**

The amended budget was not changed during budget discussions and the accompanying Ordinance adopts the amendments. The full budget document will be attached in the adopting ordinance agenda item.

CITY OF ROCKWALL, TEXAS

ORDINANCE NO. 25-56

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE BUDGET OF THE CITY FOR THE FISCAL YEAR OCTOBER 1, 2024 THROUGH SEPTEMBER 30, 2025; PROVIDING FOR AN EFFECTIVE DATE.

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

Section 1. That the budget of the City Council of the City of Rockwall for the fiscal year October 1, 2024, through September 30, 2025, be and the same is hereby amended and such amendments are indicated and shown on **Exhibit "A"** attached hereto and made a part hereof for all purposes.

Section 2. 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 15TH DAY OF SEPTEMBER, 2025.

ATTEST: **Tim McCallum, Mayor**

Kristy Teague, City Secretary

APPROVED AS TO FORM:

Frank Garza, City Attorney

EXHIBIT A

Account	Account Description	Budget Amendments
Fund **01 - GENERAL FUND**		
REVENUES		
4205	GAS FRANCHISE FEES	22,000.00
4207	CABLE FRANCHISE FEES	(20,000.00)
4280	PLANNING & ZONING FEES	40,000.00
4283	CONSTRUCTION INSPECTION FEES	225,000.00
4300	BUILDING PERMITS	600,000.00
4400	COURT FINES	20,000.00
4402	COURT FEES	15,000.00
4406	COURT DEFERRAL FEES	30,000.00
4418	SHORT-TERM RENTAL FEES	4,000.00
4500	GRANT PROCEEDS	430,000.00
4510	SCHOOL PATROLS	13,000.00
4919	TRANSFER IN - SIREN FEES	38,000.00
MAYOR/COUNCIL		
221	INSURANCE - PUBLIC OFFICIALS	2,500.00
347	GENERAL MAINTENANCE SUPPLIES	1,000.00
404	ELECTION EXPENSES	8,000.00
ADMINISTRATION		
211	LEGAL	15,000.00
816	TRANSFER OUT - FIRE EQUIPMENT	304,550.00
831	TRANSFER OUT - EMPL BENEFITS	850,000.00
HUMAN RESOURCES		
128	UNEMPLOYMENT INSURANCE	10,000.00
INTERNAL OPERATIONS		
104	SALARIES & WAGES-CLERICAL	8,000.00
109	SALARIES & WAGES-OVERTIME	5,000.00
617	RADIO EQUIPMENT	38,000.00
FINANCE		
225	INSURANCE-AUTOMOBILES	16,000.00
MUNICIPAL COURT		
211	LEGAL	25,000.00
FIRE OPERATIONS		
109	SALARIES & WAGES-OVERTIME	50,000.00
623	VEHICLES	10,750.00
POLICE ADMINISTRATION		
107	SALARIES & WAGES-LABOR	(100,000.00)
109	SALARIES & WAGES-OVERTIME	10,000.00
26	INSURANCE-LAW ENFORCEMENT	3,000.00

COMMUNICATIONS		
104	SALARIES & WAGES-CLERICAL	(70,000.00)
109	SALARIES & WAGES-OVERTIME	130,000.00
POLICE PATROL		
107	SALARIES & WAGES-LABOR	(265,000.00)
108	SALARIES & WAGES-STEP	30,000.00
109	SALARIES & WAGES-OVERTIME	400,000.00
246	VEHICLE REPAIRS	25,000.00
415	RECRUITING EXPENSES	30,000.00
CID		
107	SALARIES & WAGES-LABOR	(160,000.00)
109	SALARIES & WAGES-OVERTIME	175,000.00
COMMUNITY SERVICES		
107	SALARIES & WAGES-LABOR	(225,000.00)
109	SALARIES & WAGES-OVERTIME	150,000.00
246	VEHICLE REPAIRS	45,000.00
RECORDS		
109	SALARIES & WAGES-OVERTIME	5,000.00
BUILDING INSPECTIONS		
104	SALARIES & WAGES - CLERICAL	(33,000.00)
109	SALARIES & WAGES-OVERTIME	7,000.00
623	VEHICLES	9,000.00
PARKS		
240	EQUIPMENT REPAIRS	10,000.00
341	CONSTRUCTION & REPAIR SUPPLIES	30,000.00
623	VEHICLES	12,000.00
HARBOR MAINTENANCE		
109	SALARIES & WAGES-OVERTIME	6,000.00
240	EQUIPMENT REPAIRS	30,000.00
245	POOL REPAIR & MAINTENANCE	32,000.00
390	POOL SUPPLIES	(20,000.00)
RECREATION		
109	SALARIES & WAGES-OVERTIME	(2,000.00)
501	ELECTRICITY	10,000.00
STREETS		
107	SALARIES & WAGES-LABOR	(175,000.00)
504	STREET LIGHTING	90,000.00
	REVENUE TOTALS	1,417,000.00
	EXPENSE TOTALS	1,532,800.00

Fund 02 - WATER & SEWER FUND

REVENUES

4601	RETAIL WATER SALES	300,000.00
4603	SEWER CHARGES	(1,100,000.00)
4609	HOUSE HAZARDOUS WASTE FEE	49,000.00
4610	PENALTIES	85,000.00
4611	PORTABLE METER SALES	25,000.00
4622	RCH WATER CORP-WATER SALES	120,000.00
4632	BLACKLAND-WATER SALES	135,000.00
4640	MCLENDON CHISHOLM SEWER	28,000.00
4480	TOWER LEASES	60,000.00
4650	CITY OF HEATH WATER SALES	158,000.00
4660	WATER TAPS	35,000.00
4662	SEWER TAPS	4,000.00
4665	METER RENTAL FEES	15,000.00
4670	WATER IMPACT FEES	525,000.00
4672	SEWER IMPACT FEES	900,000.00
UTILITY BILLING		
490	HOUSEHOLD HAZ WASTE PROGRAM	10,000.00
831	TRANSFER OUT - EMPL BENEFITS	35,000.00
WATER OPERATIONS		
107	SALARIES & WAGES-LABOR	(17,000.00)
109	SALARIES & WAGES-OVERTIME	175,000.00
246	VEHICLE REPAIRS	35,000.00
287	WATER PURCHASES	300,000.00
501	ELECTRICITY	100,000.00
612	COMPUTER EQUIPMENT	331,000.00
SEWER OPERATIONS		
109	SALARIES & WAGES-OVERTIME	120,000.00
621	FIELD MACHINERY & EQUIPMENT	107,000.00
623	VEHICLES	60,500.00
	REVENUE TOTALS	1,339,000.00
	EXPENSE TOTALS	1,256,500.00

Fund 04 - G/O DEBT SERVICE FUND

REVENUES

4001	INTEREST EARNINGS	115,000.00
	REVENUE TOTALS	115,000.00
	EXPENSE TOTALS	-

Fund 05 - HARBOR DEBT SERVICE FUND

REVENUES

4150	CITY SALES TAX	30,000.00
	REVENUE TOTALS	30,000.00
	EXPENSE TOTALS	-

Fund 10 - CEMETERY FUND

REVENUES

4720	CEMETERY PLOT SALES	(3,000.00)
4722	REGISTRATION & PERMIT FEES	(750.00)
	REVENUE TOTALS	(3,750.00)
	EXPENSE TOTALS	-

Fund 11 - PUBLIC SAFETY FUNDS

REVENUES

4001	INTEREST EARNINGS	1,700.00
4052	VEHICLE REGISTRATION FEES COUNTY	55,000.00
4054	DONATIONS - POLICE ACTIVITI	12,000.00
4415	COURT SECURITY FEES	5,000.00
4420	TECHNOLOGY FEE	5,000.00
4430	CHILD SAFETY FINES	2,500.00
4058	LOCAL TRUANCY FUND	6,000.00

POLICE ADMINISTRATION

430	FIRE TUITION & TRAINING	3,300.00
329	FLAG REPLACEMENTS	5,950.00
430	TUITION & TRAINING	8,700.00
612	COMPUTER EQUIPMENT	5,600.00
	REVENUE TOTALS	87,200.00
	EXPENSE TOTALS	23,550.00

Fund 12 - RECREATIONAL DEVELOPMENT

REVENUES

4480	TOWER LEASES	15,000.00
4500	GRANT PROCEEDS	(725,000.00)

Parks

235	BANK CHARGES	5,000.00
601	LAND	330,000.00
669	BOAT RAMP IMPROVEMENTS	(1,000,000.00)
	REVENUE TOTALS	(710,000.00)
	EXPENSE TOTALS	(665,000.00)

Fund 14 - STREET IMPROVEMENT FUND

REVENUES

4818	PRO-RATA ROAD PROJECTS	332,500.00

Finance

393	STREET LIGHTING SUPPLIES	7,500.00
635	STREET CONSTRUCTION	120,000.00
	REVENUE TOTALS	332,500.00
	EXPENSE TOTALS	127,500.00

Fund 15 - HOTEL/MOTEL FUND

REVENUES

4001	INTEREST EARNINGS	65,000.00
4175	HOTEL TAX RECEIPTS	100,000.00
Finance		
473	HISTORICAL SOCIETY	3,500.00
481	HISTORIC CHURCH VENUE	2,020,000.00
484	YOUTH SPORTING EVENTS	110,000.00
485	SUMMER MUSICALS	10,000.00
485	BOYS & GIRLS CLUB	60,000.00
491	MISC CONTRACTS	75,000.00
	REVENUE TOTALS	165,000.00
	EXPENSE TOTALS	2,278,500.00

Fund 16 - FIRE EQUIPMENT FUND

REVENUES

4904	TRANSFER IN - GENERAL	304,550.00
Fire		
623	VEHICLES	304,550.00
	REVENUE TOTALS	304,550.00
	EXPENSE TOTALS	304,550.00

Fund 17 - AVIATION FUND

REVENUES

4019	MISCELLANEOUS REVENUE	8,600.00
MUNICIPAL SERV-ADMIN		
240	EQUIPMENT REPAIRS	9,000.00
247	GROUNDS MAINTENANCE	3,500.00
501	ELECTRICITY	1,000.00
	REVENUE TOTALS	8,600.00
	EXPENSE TOTALS	13,500.00

Fund 26 - SEIZED FUNDS - NARCOTICS

REVENUES

4550.00	SEIZURE REVENUE	4,200.00
4550.01	EQUITABLE SHARING	300,000.00
Police Administration		
218	COURTS COSTS FOR SEIZED FUNDS	1,550.00
624	POLICE EQUIPMENT	6,000.00
	REVENUE TOTALS	304,200.00
	EXPENSE TOTALS	7,550.00

Fund 27 - HISTORIC CHURCH FUND

REVENUES		
4460	LEASE REVENUE	52,000.00
ADMINISTRATION		
244	BUILDING REPAIRS	33,800.00
247	GROUNDS MAINTENANCE	10,000.00
501	ELECTRICITY	4,000.00
510	NATURAL GAS SERVICE	500.00
513	WATER	500.00
	REVENUE TOTALS	52,000.00
	EXPENSE TOTALS	48,800.00

Fund 31 - EMPLOYEE BENEFITS FUND

REVENUES		
4001	INTEREST EARNINGS	(50,000.00)
4850	EMPLOYEE CONTRIBUTIONS	15,000.00
4860	REINSURANCE PAYMENTS	605,000.00
4901	TRANSFER IN - GENERAL	850,000.00
4902	TRANSFER IN - WATER/SEWER	35,000.00
Finance		
441	REINSURANCE PREMIUMS	(2,900.00)
0442	PAID HEALTH CLAIMS	900,000.00
0443	LIFE INSURANCE PREMIUMS	(5,000.00)
	REVENUE TOTALS	1,420,000.00
	EXPENSE TOTALS	892,100.00

Fund 32 - WORKERS' COMPENSATION FUN

Finance		
440	ADMINISTRATION FEES	16,300.00
444	PAID LOSSES	150,000.00
447	DRUG TESTING	(3,000.00)
	REVENUE TOTALS	-
	EXPENSE TOTALS	163,300.00

City of Rockwall
The New Horizon

MEMORANDUM

TO: **Mayor and City Council**

FROM: **Mary Smith, City Manager**

DATE: **September 11, 2025**

SUBJECT: **Adopting the Fiscal Year 2026 Budget**

Notebook. It is included by reference only, rather than presented again in its entirety.

General Fund

The General Fund budget will anticipate tax collections based on a .2575 cent tax rate.

Water – Sewer Fund

The budget as proposed reflects an increase in water or wastewater rates, which is being developed at this time and will be brought back for consideration by the Council in late October or early November. The large majority of our expenses are set by the North Texas Municipal Water District and they will set their rates at the end of September.

CITY OF ROCKWALL

ORDINANCE NO. 25-57

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, APPROVING AND ADOPTING A BUDGET FOR THE CITY FOR THE FISCAL YEAR OCTOBER 1, 2025, THROUGH SEPTEMBER 30, 2026; PROVIDING THAT EXPENDITURES FOR SAID FISCAL YEAR SHALL BE MADE IN ACCORDANCE WITH SAID BUDGET; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Manager of the City of Rockwall, Texas has heretofore filed with the City Secretary a proposed General Budget for the City covering the fiscal year aforesaid, and

WHEREAS, the governing body of the City has concluded its public hearing on said budget,

WHEREAS, in accordance with Section 7.06 of the City Charter, the budget for fiscal year 2025-26 is being adopted in a timely manner,

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

Section 1. That said budget for the fiscal year October 1, 2025, through September 30, 2026 be and the same is hereby attached to this ordinance and made a part hereof for all purposes and marked **"Exhibit A".**

Section 2. That said budget attached hereto and marked **"Exhibit A"** be, and the same hereby is, approved and adopted by fund, by the City Council, as the official budget for the City for the fiscal year aforesaid.

Section 3. That expenditures during the fiscal year shall be made in accordance with the budget approved by this ordinance unless otherwise amended by a duly enacted ordinance of the city.

Section 4. 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 15TH DAY OF SEPTEMBER 2025.

Tim McCallum, Mayor

ATTEST:

Kristy Teague, City Secretary

APPROVED AS TO FORM:

Frank Garza, City Attorney

City of Rockwall

FY 2025– 2026

Proposed Budget

This budget will raise more revenue from property taxes than last year's budget by an amount of $1,754,350, which is a 7.12 percent increase from last year's budget. The property tax revenue to be raised from new property added to the tax roll this year is $542,986.

	Tax Year 2024 FY2025	Tax Year 2025 FY2026
No New Revenue Tax Rate	.247450 / 100 assessed value	.234687 / 100 assessed value
No New Revenue M&O Tax Rate	.152992 / 100 assessed value	.153098 / 100 assessed value
Voter Approval Tax Rate	.265311 / 100 assessed value	.266367 / 100 assessed value
Debt Rate	.085397 / 100 assessed value	.099344 / 100 assessed value

Total City Debt Obligations Secured by a Tax Rate: $79,695,000

City of Rockwall
The New Horizon

August 18, 2025

Mayor Tim McCallum
Members of the Rockwall City Council
City of Rockwall, Texas

Mayor McCallum and Councilmembers:

The following pages outline the Proposed Budget for the City of Rockwall for the upcoming fiscal year, October 1, 2025 to September 30, 2026. The budget includes the revenues and expenses the City anticipates over the next year, and has been prepared in conformity with the City Charter requirements and our conservative approach to preparing the annual operating budget.

As always, the City aims to provide exceptional services and the resources and amenities to accommodate the growth of our community, while also maintaining a low tax rate relative to our surrounding communities. City staff has compiled this budget in accordance with fiscally conservative principles, while continuing to try to meet the needs of our growing City.

The local economy has seen positive growth when compared to the prior year and we should end the fiscal year with sales tax up 5.9% which is in line with the FY2025 budget. Construction related revenues rebounded this year with new residential starts increasing from 2024. Also, interest earnings have been much higher than previous years as well.

That said, the City's operating budget was challenging to prepare despite those stronger revenues. It is always difficult to be assured that revenues will grow again after such a good year. Our goal was to continue to provide residents and businesses with outstanding public safety and top-notch parks amenities while focusing on street maintenance needs.

Proposed Tax Rate

This budget proposes a tax rate of 25.75 cents per hundred dollars of assessed value. This is an increase of 1.005 cents from the previous fiscal year. We've been able to lower the tax rate each of the last twelve years but this does not allow us to move ahead with street reconstruction projects and keep salaries for public safety employees at an appropriate level. The following information and detailed pages throughout the budget document will lead to an understanding of the need for the proposed tax rate. Approximately 60% of the tax rate will be dedicated to operations and maintenance in the General Fund, and 40% will be allocated to debt service.

The State Legislature continues to grapple with a desire to lessen the tax burden but at this time the changes have been relatively minor. Efforts during the Special Session are again examining lowering the percentage that property taxes may increase for operations and some proposed bills look at the ability to control spending by only allowing expenditures to grow by a certain state calculated percentage each year. The following terms are used when discussing the property tax rate and associated calculations. The No New Revenue Rate ("NNR") is the rate that keeps tax revenues from existing properties the same as the preceding year. The estimated NNR rate for the upcoming fiscal year is 23.4687 cents per hundred dollars of assessed value. The Voter Approved Tax Rate ("VAR") allows for a tax rate of 26.6367 as the highest rate a council can impose without prior approval by voters. Cities may add any portion of the unused VAR for a fiscal year to the VAR of the following year. This privilege extends for up to three years but is not included in the proposed budget. This is also a feature that the Legislature may remove in the future.

The average taxable value for a single-family homestead is $472,950 and is reported to us by the Central Appraisal District. This is an increase of 9.79% from the previous year's average of $430,794. With a property tax rate of 25.75 cents, the city property tax paid on the average single-family home will be $1,217. This is an increase of $151 from the previous year's average residential tax bill. Homeowners over the age of 65 enjoy a frozen tax bill. They do not pay any more in property taxes whether the home's value or the tax rate changes.

For perspective, if the City were to elect to apply the unused VAR to this fiscal year it would lead to an additional $790,548 dollars in revenue but would be $42 additional dollars on the average tax bill. This additional revenue could be put to good use to increase street maintenance contracts as an example.

Projected General Fund Revenues

General fund revenues for this fiscal year are projected to total $58,587,000, an increase of 3.9% from the prior budget. The local sales tax rate is 2.00%, the maximum allowed by state law. Of that amount, 1.5% is allocated to the City's general fund and 0.5% to the economic development corporation.

FY2025 has been relatively good year for sales tax growth. We started off with several months of lower sales tax when compared to the prior year but we've seen healthy increases each month since February's report of December sales. We should end the fiscal year up 5.9% assuming a good September. Looking back at sales tax history we have historically seen a 5-year average increase of 7.7%. The budget is prepared with a 6% increase in sales tax revenue. With the opening of HEB this fall and IKEA in the spring we are cautiously optimistic in our projections.

We will have to monitor very closely and may need to adjust if the revenue does not meet projections. In comparing to other cities, we find our per-capita sales tax revenue still well ahead of others similarly situated cities in the Metroplex.

Other Revenues

With the subdivisions approved in the past couple of years on the north side of the City we saw building permits increase over the much lower count last year. The report of permits issued is included in the first Council meeting agenda of each month.

Franchise fees are flat or decreasing generally. Telephone and Cable franchise fees will likely continue to drop each year. Electric and Gas franchise fees are very weather dependent. The garbage franchise fee is 5% of the rates charged to both residential and commercial.

In addition, other revenues supporting the General Fund are generated from sources such as mixed beverage tax, Court fines and fees, the SAFER grant, and fees charged to other governmental entities.

Proposed General Fund Expenditures

The General Fund accounts for any expenditures related to traditional government services, such as Administration, Public Safety, Parks and Recreation, Engineering, and Municipal Court.

Operating expenditures in the general fund total $54,397,600, a 3.94% increase from the prior year budget. The available ending fund balance for fiscal year 2026 is projected to be $27,481,903, leaving 188 days or 6.26 months of expenditures in reserve. The City's policy allows for reserves in excess of 3.5 months of recurring expenditures be available for use to fund capital projects, capital equipment, or other one-time purchases. This year's budget reserve is solidly within the City's overall policy. Reserves of this size will allow the City to build capital projects such as a new fire station in the future from reserves rather than paying debt service.

The single largest expense a service organization such as a City has is the compensation of our employees. While the economic conditions that we have experienced seem to finally be stabilizing and that coupled with the potential for lower interest rates in the near future is encouraging to our employees. We know the cost for day to day goods and services has a significant impact on our ability to retain employees. We have employees who drive significant distances and bear the cost of fuel in their daily commutes. We certainly all appreciate that fuel prices are lower than last year. Many of our employees are long-tenured and have marketable knowledge and skills we simply do not want to lose. The Department Directors appreciate the Council's efforts to increase our pay schedules allowing some departments to close long-standing hiring gaps. The Police Department began the fiscal year with 11 openings for Patrol Officers. The significant increase in officer's salaries has led to improved interest in the applicant testing and has ultimately led to now being only 4 officers short. We have seen a few retirements and career changes this year but have been able to respond to these vacancies better than in the past.

The following budget document focuses on employee compensation. Our goal must be to retain our current workforce. The jobs market is improved and the opportunity to find other positions is great.

In preparing the proposed budget, we again surveyed our market cities. After several years of aggressive increases, we had hoped to see a slowing but that is not the case. We all compete against each other for the same group of people interested in government jobs – especially police work. After the raises in officer pay last year we remain very close to our market averages. Fire salaries are below market and the first of a two-year process to bring those salaries closer to market is reflected in the proposed budget.

Police Officers	2.0%	Market adjustment
Police Sergeants	5.0%	Market adjustment
Police Lieutenants	5.0%	Market adjustment
Firefighters	5.0%	Market adjustment
Fire Drivers	5.0%	Market adjustment
Fire Captains	5.0%	Market adjustment
Battalion Chiefs	5.0%	Market adjustment
Non-sworn city employees	2.0%	Market adjustment

These market adjustments are in addition to the city's merit-based pay system which includes step raises and top-out pay for solid work performance throughout the year.

Personnel Additions:

None – first time since 2008

Increased Expenses:

- Auto and Property insurance premiums are increasing for everyone across Texas and the City is no exception to that unfortunately. The auto coverage for our fleet is increasing 17% over the current year. Property coverage is increasing 20%. The insurance premiums are included in the Finance and Utility Billing operating budgets.

- Employee Health Coverage: We provide medical, dental, and vision coverage for our employees and their families. Each employee pays a share of the premiums and the bulk of the funding comes from transfers from the General Fund and Water/Sewer Fund. We've had a very high 12 months of claims including several cancer diagnoses and joint replacements. We purchase stop-loss coverage to limit our claims exposure to the first $105,000 of claims per claimant. We pay the claims and are then reimbursed by the stop-loss carrier. The transfers from both funds has been increased in the amended as well as proposed budgets as we have exhausted our reserves in the Employee Benefits Fund.

- Major Equipment Purchases:

Throughout the budget document there are amendments to the FY2025 budget in the Vehicles line item. There were vehicle purchases authorized in prior years and finally received at the end

of FY2024. We are experiencing extremely long lead times for safety lighting and equipment installations causing those invoices to be paid in FY2025.

The proposed FY2025 budget includes the purchase of 9 Police vehicles. We've received this year's vehicle purchases but having been waiting months to receive the necessary equipment and get it installed. We use three different shops for this but it is a specialty and every other department has to use these shops as well.

As mentioned previously, City policy provides that reserves in excess of 3.5 months of recurring operating expenditures may be used for capital purchases. The budget as proposed does not include any purchases from reserves.

While the proposed budget accounts for the most-anticipated needs of each department, revenue patterns and expenditures are monitored throughout the budget period to allow for spending adjustments where needed. This will be important as this budget assumes an average growth in sales tax but we know that may not materialize.

Volunteer Fire Department

The residents and business owners of Rockwall have enjoyed a long history of service from the volunteers of the Rockwall Fire Department. The all-volunteer department was formed in 1903 with many of the names we all know from the Rockwall history books proudly serving in the department over the years, many with multiple generations of their families having served.

As the City's population and boundaries grew in the early 2000's, the department began transitioning into a combination of volunteer / paid firefighters, with many of the full-time firefighters coming from the volunteer ranks.

As positions were added in subsequent budgets, and later with the award of two separate SAFER grants that allowed us to hire 24 new firefighters and add ranks to our department structure, we have reached the desired level of personnel on each shift.

Chief Cullins has met with the remaining volunteers, some of whom have served 40+ years with us, about ending their volunteer position. The remaining 6 volunteers will retire from the volunteer service by the end of the calendar year.

Water and Sewer Fund

The City anticipates entering FY2026 with $9,219,134 in the Water and Wastewater Fund's working capital balance. Revenues are expected to be $44,000,000 with $41,923,800 in expected expenses before health insurance transfers.

The Fund's balance allows for 74 days of reserve for operating expenses. This is ahead of the City's policy of 60 days of working capital in reserve. The balance allows funding for maintenance and future projects to ensure that the City's infrastructure continues to support the Water and Wastewater needs of residents.

The most notable Water and Wastewater expense in the proposed budget remain attributable to unfunded federal mandates including various studies which may (will) eventually lead to other

unfunded mandates. In addition, 67% of our water and wastewater expenditures are out of our control because they are determined by NTMWD.

In Water Operations, the EPA had required water systems to inspect water mains and service lines on private property to catalog the presence of lead pipes. The consultant finalized our study and did not find any lead or copper pipes in our city. There were a few galvanized lines which will be replaced. The next phase of the project is a mandatory rotating inspection of daycare and school pipes for lead and copper testing despite it not being found in the original study just in case any fittings were missed. We've completed the repainting of the I-30 water tower and will begin the engineering and logistics work to be able to paint the Springer water tower in FY2027. The cell antenna equipment located on the tower will have to be moved temporarily and it takes time to make those plans.

NTMWD is proposing an increase in treated water due in large part to the increasing cost of chemicals and personnel along with the debt service associated with Bois d' Arc lake and treatment plant. While it is not finalized until the Board meets in September the projected increase is 7.5%.

Sewer Operations includes $437,600 for continuation of the Capacity Monitoring (CMOM) inspection which is another EPA program and takes a ten-year cycle to complete before it starts over again. The largest portion of the Sewer Operations budget though is attributable to the debt service for the interceptor line that carries wastewater from Rockwall to Mesquite and the operation of the two treatment plants in Rockwall. We will be closing the Squabble Creek plant while keeping Buffalo open a few more years.

Recreation Development Fund

The Recreation Development Fund has revenue from fees from the recreation programs and concession agreements with the marinas, which operate in the takeline. The funds are used to support the creation of new parks and recreation programs and enhancement of parks amenities. The proposed budget includes funds for updating the Harry Myers Sprayground, adding structure to Kidzone, additional amenities at Stone Creek Park, and updating the Fox Chase Playground. Design and environmental studies took longer than anticipated but we are now ready to move ahead with the enlargement of the parking area at the SH66 Boat Ramp. 75% of this project is funded by grant funds from Texas Parks and Wildlife. The contractor will be determined by sealed bid soon and the contract brought to Council for consideration.

Future Project Considerations – alternate funding sources

Boat Dock Repair: Additional information is included in the Harbor debt memo with suggestions to move forward with the repair and construction of a wave attenuator.

Rock Wall: The study and uncovering of the Rock Wall, Arch, and Well will be undertaking methodically with the first goal to not do any harm to them. Staff talked to several university archaeology and geology program chairs along with the Texas Historic Commission without generating much interest. After contacting a local design firm, we did find a geologist and a proposal for the study is being prepared. We will present the proposal to the HOT subcommittee for consideration and recommendation to the Council when its ready.

Ridge Road Median Improvements: We have been awarded a TxDOT grant to do significant updates to most of the medians on Ridge Road north of I-30. The design is being finalized and the City will have a share of the expense of about $270,000 which we may choose to either use Tree Mitigation funds or General Fund reserves.

Historic Church: An operations budget has been included in the Special Revenue funds tab reflecting tenant lease revenue and facility needs. This is in no way the remodeling effort but rather is items which will protect the building and meet the tenant's needs. The larger project is one we will discuss and develop ideas over the coming year and funding including grant opportunities will be pursued.

1010 Squabble Creek: With the purchase complete staff plans to do minimal maintenance to the property and will work with Council to develop ideas for its use as an event rental property similar to Harry Myers Community Building.

Parking for Myers Park: We will continue to work with surrounding property owners to develop additional parking which is needed both day-to-day and for our large annual events. No firm plans are included in the budget but will be brought back to Council as they develop.

Facilities Planning: With the completion of the Facilities study we are ready to move into the next phase which will require Council discussion of the ability to cash-fund the Fire Station 1 rebuild and then ideas for other facility needs including the discussion of a potential bond election which would be required.

Lofland Park Historic Train playground: We are working with the neighborhood to determine a suitable replacement for this wooden playground and may include the Art Commission to make it a joint effort.

Conclusion

The above sections highlight the major portions of the FY2026 proposed budget. The department directors provided their assistance with the development of this budget and their shared goal of helping our workforce and still present a balanced budget. Their support in the completion of this lengthy project cannot be overstated. The Finance Department staff principally Misty Farris worked many hours to prepare the presentation format of the budget and these efforts must be recognized both in the budget setting process and then throughout the year to assist the departments in their purchasing needs and managing their budgets. City staff and directors look forward to working with the Council in further development, approval, and implementation of this budget.

Respectfully submitted,

Mary Smith

City Manager

City of Rockwall
The New Horizon

MEMORANDUM

TO: **Mary Smith, City Manager**

FROM: **Jeffrey Widmer, Director of Building Inspections and Code Enforcement**

DATE: **August 15, 2025**

SUBJECT: **Population Estimates**

COG reported our 1/1/2025 population as 53,390. In keeping with adopted policy, we have calculated the population estimate for 1/1/2026. We averaged 49 single-family permits per month from 10/1/24 – 6/30/25. Typically, we have taken a conservative approach and assumed we will continue to issue the same average number of permits for the remainder of the calendar year. Using this premise, we will estimate year-end to be about 588 single-family homes completed. COG recognizes 2.883 residents per single-family dwelling and an occupancy factor of .945 in the City of Rockwall. COG recognizes 2.014 residents per multi-family unit with an occupancy rate of .934 although we do not have any which will be completed this year.

1/1/25 COG Population Estimate	53,390	
588 X 2.883 X .945 =	1,602	Single family
0 X 2.014 X .934 =	0	Multi-family
1/1/26 Population Estimate	54,992	

Using this methodology the City 1/1/2026 population may be 54,992

Budget History

	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26
Tax Rates	0.4543	0.4236	0.4021	0.387990	0.370000	0.350000	0.292678	0.270245	0.247450	0.257500
Total Taxable Value	4,714,674,107	5,238,256,063	5,693,209,277	6,048,494,454	6,429,002,080	6,882,070,760	8,300,009,655	8,964,484,128	10,027,241,584	10,830,198,253
General Fund Budget	34,044,150	36,066,050	37,905,500	39,048,300	39,127,400	43,439,150	45,876,150	48,441,750	51,755,400	54,397,600
Population Estimated	42,270	43,750	44,110	45,010	45,740	47,579	51,171	52,128	53,474	54,992
# Employees/Thousand	6.58	6.42	6.71	6.73	6.62	6.83	6.55	6.74	6.59	6.41
Employee Levels										
General Fund										
Administration										
City Manager	1	1	1	1	1	1	1	1	1	1
Asst.City Manager	2	2	2	2	2	2	1	1	1	1
Director of Admin Svcs	1	1	1	1	1	---	---	1	1	1
City Secretary	1	1	1	1	1	1	1	1	1	1
Executive Secretary	1	1	1	1	1	1	1	1	1	1
Asst to City Secretary	1	1	1	1	1	1	1	1	1	1
PIO/Marketing Manager	---	---	---	---	---	1	1	1	1	1
Main Street Manager	1	1	1	1	1	1	1	1	1	1
	8	**8**	**8**	**8**	**8**	**8**	**7**	**8**	**8**	**8**
Human Resources										
Director of Human Resource	---	---	---	---	---	1	1	1	1	1
Organizational Developmen	1	1	1	1	1	---	---	---	---	---
HR Specialist/Analyst	2	2	2	2	2	2	2	2	2	2
Receptionist/Secretary	1	1	1	1	1	1	1	1	1	1
	4	**4**	**4**	**4**	**4**	**4**	**4**	**4**	**4**	**4**
Information Technology										
Information Technology Dire	---	---	---	---	---	---	1	1	---	---
Information Technology Mar	---	---	---	---	---	---	---	---	1	1
Systems Administrator II	---	---	---	---	---	---	1	1	1	1
Public Safety Administrator	---	---	---	---	---	---	1	1	---	---
Sr. Public Safety IT Analyst	---	---	---	---	---	---	---	---	---	1
Public Safety IT Analyst	---	---	---	---	---	---	1	1	2	1
Network Technician	---	---	---	---	---	---	1	1	1	1
	0	**0**	**0**	**0**	**0**	**0**	**5**	**5**	**5**	**5**
Internal Operations										
Internal Operations Director	1	1	1	---	---	1	---	---	---	---
Facilities Superintendent	1	1	1	1	1	1	1	1	1	1
Network Administrator	1	1	1	1	1	---	---	---	---	---
Network Technician	1	1	2	2	2	2	---	---	---	---
PIO/Marketing Manager	1	1	1	1	1	---	---	---	---	---
Internal Operations Crewlea	---	---	---	---	---	---	1	1	1	1
Building Maint. Technician	3	3	3	3	3	3	2	2	2	2
Secretary/Coordinator	1	1	1	1	1	1	1	1	1	1
Lead Custodian	2	2	2	2	2	2	2	2	2	2
Custodian	4	4	4	4	4	4	4	4	4	4
	15	**15**	**16**	**15**	**15**	**14**	**11**	**11**	**11**	**11**

Budget History

	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26
Finance										
Finance Director	---	---	---	---	---	---	1	1	1	1
Senior Accountant	1	1	1	1	1	1	---	---	---	---
Purchasing Agent	1	1	1	1	1	1	1	1	1	1
Accounting/Payroll	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5
Inventory Control Clerk	1	1	1	1	1	1	1	1	1	1
	5.5	**5.5**	**5.5**	**5.5**	**5.5**	**5.5**	**5.5**	**5.5**	**5.5**	**5.5**
Court										
Court Administrator	1	1	1	1	1	1	1	1	1	1
Lead Court Clerk	---	---	---	---	---	---	1	---	---	---
Deputy Clerk	4	4	4	4	4	4	3	3	3	3
Juvenile Case Manager	---	---	---	---	---	---	---	0.5	0.5	0.5
	5	**5**	**5**	**5**	**5**	**5**	**5**	**4.5**	**4.5**	**4.5**
Fire										
Fire Chief	1	1	1	1	1	1	1	1	1	1
Assistant Fire Chief	1	1	1	1	1	1	1	1	1	1
Fire Marshal/Asst Chief	1	1	1	1	1	1	1	1	1	1
FF Division Chief	---	---	---	---	---	---	---	1	1	1
Senior Fire Inspector	1	1	1	1	1	1	1	1	1	1
Fire Inspector	2	2	2	2	2	2	2	2	2	2
Coordinator	1	1	1	1	1	1	1	1	1	1
Administrative Asst.	1	1	1	1	1	1	1	1	1	1
Batalion Chief	---	---	1	1	1	1	1	3	3	3
Captain	3	3	6	9	9	12	12	12	12	12
Driver/Operator	18	18	15	12	12	12	12	12	12	12
Firefighter	---	---	6	9	9	18	21	30	30	30
	29	**29**	**36**	**39**	**39**	**51**	**54**	**66**	**66**	**66**
Police										
Administration										
Chief	1	1	1	1	1	1	1	1	1	1
Asst. Chief	1	1	1	1	1	1	1	1	1	1
Captain	1	1	1	1	1	1	1	1	1	1
Lieutenant	4	4	4	4	4	4	4	5	5	5
Personnel Sgt	---	---	---	---	---	---	---	---	---	---
Training Coordinator	---	---	---	---	---	1	1	1	1	1
Clerical	1	1	1	1	1	1	1	1	1	1
	8	**8**	**8**	**8**	**8**	**9**	**9**	**10**	**10**	**10**
Dispatch										
Manager	1	---	---	---	---	---	1	1	1	1
Supervisor	2	3	3	3	3	3	3	3	3	3
Comm. Spec.	12	12	12	12	12	12	12	12	11	11
	15	**15**	**15**	**15**	**15**	**15**	**16**	**16**	**15**	**15**
Patrol										
Sergeant	8	8	8	7	7	7	7	7	8	8
Patrol	43	44	43	42	42	46	48	48	47	47
Crime Analyst						1	1	1	1	1
	51	**52**	**51**	**49**	**49**	**54**	**56**	**56**	**56**	**56**

Budget History

	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26
CID										
Sergeant	2	2	2	3	3	3	3	3	3	3
Investigator	6	6	6	6	6	8	8	8	8	8
Investigator - Narcotics/Depl	2	2	2	4	4	4	4	4	4	4
Records/Evid. Tech	1	1	1	1	1	1	1	1	1	1
PSO/Crime Scene Tech.	1	1	1	1	1	1	1	1	1	1
Admin Assistant	---	---	---	---	---	---	---	1	1	1
	12	**12**	**12**	**15**	**15**	**17**	**17**	**18**	**18**	**18**
Community Services										
Sergeant	1	1	2	2	2	2	2	2	2	2
Mental Health Officer	---	---	---	---	---	---	---	---	1	1
Patrol Officer/SRO	6	6	9	9	9	9	11	11	13	13
Patrol Officer/Crime Prev.	2	2	2	2	2	2	2	3	3	3
	9	**9**	**13**	**13**	**13**	**13**	**15**	**16**	**19**	**19**
Warrants										
Warrant Officer	2	2	2	2	2	2	2	2	2	2
Warrants Clerk	1	1	1	1	1	1	1	1	---	---
	3	**3**	**3**	**3**	**3**	**3**	**3**	**3**	**2**	**2**
Records										
(Transitioned from Pol-Admin and CID beginning FY 06-07)										
Personnel Sgt	1	1	1	1	1	1	1	1	1	1
Computer Manager	1	1	1	1	1	1	---	---	---	---
Network Technician	1	1	1	1	1	1	---	---	---	---
Records/Property Mgr.	---	---	---	---	---	---	---	---	---	---
Records Clerk	3	3	3	3	3	3	3	3	3	3
	6	**6**	**6**	**6**	**6**	**6**	**4**	**4**	**4**	**4**
POLICE DEPT TOTALS	**104.00**	**105.00**	**108.00**	**109.00**	**109.00**	**117.00**	**120.00**	**123.00**	**124.00**	**124.00**
Sworn	**81.00**	**82.00**	**84.00**	**85.00**	**85.00**	**92.00**	**95.00**	**97.00**	**101.00**	**101.00**
Planning										
Director	1	1	1	1	1	1	1	1	1	1
Senior Planner	1	1	1	1	1	---	---	1	1	2
Planner	1	1	1	---	---	2	2	1	1	---
P&Z Manager	---	---	1	1	1	---	---	---	---	---
GIS Coordinator/Supv	1	1	1	1	1	1	1	1	1	1
Planning/Zoning Coord.	1	1	1	1	1	1	1	1	1	1
GIS Analyst	---	---	---	---	---	1	1	1	1	1
GIS Techinician	2	2	2	2	2	1	1	1	1	1
Planning Technician	---	---	---	---	---	---	1	1	1	1
Intern - Admin	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5
	7.5	**7.5**	**8.5**	**7.5**	**7.5**	**7.5**	**8.5**	**8.5**	**8.5**	**8.5**
Neighborhood Improvement										
Code Enforcement Supv.	1	1	1	1	1	1	1	1	1	1
Code Enforcement Officer	3	3	3	3	3	3	3	3	3	3
Code Enforcement Coord.	1	1	1	1	1	1	1	1	1	1
	5	**5**	**5**	**5**	**5**	**5**	**5**	**5**	**5**	**5**
Inspections										
Building Official	1	1	1	1	1	1	1	1	1	1
Building Inspection Supv.	1	1	1	1	1	1	1	1	1	1
Plans Examiner	1	1	1	1	1	1	1	1	1	1
Building Inspector	3	3	3	3	3	3	3	3	3	3
Permit Technician	2	2	2	2	2	2	2	2	2	2
	8	**8**	**8**	**8**	**8**	**8**	**8**	**8**	**8**	**8**

Budget History

	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26
Parks										
Superintendent	1	1	1	1	1	1	1	1	1	1
Field Supervisor	1	1	1	1	1	1	1	1	1	1
Crew Leader	2	2	3	3	4	4	4	4	4	4
Equip. Operator	4	4	3	3	2	2	2	2	2	2
Athletic Tech	---	---	---	---	---	---	---	---	---	1
Irrigaton Tech	1	1	1	1	1	1	1	1	1	1
Maint. Worker	10	10	10	14	14	14	14	14	14	13
	19	**19**	**19**	**23**	**23**	**23**	**23**	**23**	**23**	**23**
Harbor										
Crew Leader	1	1	1	1	1	1	1	1	1	1
Maint. Worker	1	1	1	1	1	1	1	3	3	3
	2	**2**	**2**	**2**	**2**	**2**	**2**	**4**	**4**	**4**
Recreation										
Director	---	1	1	1	1	1	1	1	1	1
Recreation Superintendent	1	1	1	1	1	1	1	1	1	1
PARD Manager	1	---	---	---	---	---	---	---	---	---
Athletics & Special Program	1	1	1	1	1	1	1	1	1	1
Special Events Supervisor	---	---	---	---	---	1	1	1	1	2
Recreation Coordinator	1	1	1	1	1	1	2	2	2	1
Secretary	1	1	1	1	1	1	1	1	1	1
Recreation Assistant	1	1	1	1	1	1	1	1	1	1
	6	**6**	**6**	**6**	**6**	**7**	**8**	**8**	**8**	**8**
Animal Services										
Crew Leader	1	1	1	1	1	1	1	1	1	1
Officer	2	2	2	2	2	2	2	2	2	2
	3	**3**	**3**	**3**	**3**	**3**	**3**	**3**	**3**	**3**
Streets										
Superintendent	1	1	1	1	1	1	1	1	1	1
Field Supervisor	1	1	2	2	2	2	2	2	2	2
Equip. Operator II	3	3	3	3	3	3	3	3	3	3
Equip. Operator I	---	---	---	---	---	---	---	---	---	---
Crew Leader	2	2	1	1	1	1	1	1	1	1
Streets & Drainage Coordina	---	---	---	---	---	---	1	1	1	1
Special Operations Inspecto	---	---	---	---	---	1	1	1	1	1
Maint. Worker	3	3	3	3	3	3	3	3	3	3
Sign Technician	2	2	2	2	2	2	2	2	2	2
	12	**12**	**12**	**12**	**12**	**13**	**14**	**14**	**14**	**14**
Engineering										
Engineer/P.W. Director	1	1	1	1	1	1	1	1	1	1
Assistant City Engineer	1	---	---	---	---	1	1	1	1	1
Civil Engineer	1	2	2	2	2	1	1	1	1	1
Technician/Designer	---	---	---	---	---	---	---	---	---	---
Contstruction Insp Supervis	---	---	---	---	---	---	1	1	1	1
Dev. Serv. Coord.	1	1	1	1	1	1	1	1	1	1
Inspector	5	5	5	5	5	5	4	4	4	4
	9	**9**	**9**	**9**	**9**	**9**	**9**	**9**	**9**	**9**
Total General Fund	**242.00**	**243.00**	**255.00**	**261.00**	**261.00**	**282.00**	**292.00**	**309.50**	**310.50**	**310.50**

Budget History

	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26
Water and Sewer Fund										
Utility Billing										
Util. Billing Supervisor	1	1	1	1	1	1	1	1	1	1
Field Supervisor	1	1	1	1	1	1	1	1	1	1
Billing Clerk/Cust.Serv.Rep.	1	1	1	1	1	1	1	1	1	1
Cashier/Cust.Serv.Rep.	2	2	2	2	2	2	2	2	2	2
Meter Reader	3	3	3	3	3	4	4	4	4	4
	8	**8**	**8**	**8**	**8**	**9**	**9**	**9**	**9**	**9**
Water Operations										
Water/WW Manager	1	1	1	1	1	1	1	1	1	1
Operations Mgr/Field Super	1	1	1	1	1	1	1	1	1	1
Sr. Production Technician	1	1	1	1	1	1	1	1	1	0
Production Technician III	---	---	---	---	---	---	---	---	---	1
Production Technician II	---	---	---	---	---	---	---	---	1	0
Production Technician I	1	1	2	2	2	2	2	1	---	1
Equip.Operator	1	1	1	2	2	2	2	2	2	2
Crew Leader	1	2	2	2	2	2	2	2	2	2
Fire Hydration Tech	2	2	2	2	2	2	2	2	2	2
Maint. Worker	4	4	4	4	4	4	4	4	4	4
Water Quality Tech	2	2	2	2	2	2	2	2	2	2
Public Works Coord	1	1	1	1	1	1	1	1	1	1
	15	**16**	**17**	**18**	**18**	**18**	**18**	**17**	**17**	**17**
Sewer Operation										
Operations Mgr/Field Super	1	1	1	1	1	1	1	1	1	1
Production Tech Field Supe	1	1	1	1	1	1	1	1	1	1
Production Technician III	2	2	3	3	3	3	3	3	1	1
Production Technician II	---	---	---	---	---	---	---	---	1	1
Production Technician I	---	---	---	---	---	---	---	---	1	1
Equip. Operator	2	2	2	2	2	2	2	2	2	2
Crew Leader	2	2	2	2	2	2	2	2	2	2
Maint. Worker	4	4	5	5	5	5	5	5	5	5
FOG Agent	---	1	1	1	1	1	1	1	1	1
Infiltration Tech.	1	1	1	1	1	1	1	1	1	1
	13	**14**	**16**	**16**	**16**	**16**	**16**	**16**	**16**	**16**
Total Water/Sewer	**36**	**38**	**41**	**42**	**42**	**43**	**43**	**42**	**42**	**42**
Total Employees	**278.00**	**281.00**	**296.00**	**303.00**	**303.00**	**325.00**	**335.00**	**351.50**	**352.50**	**352.50**

City of Rockwall
The New Horizon

MEMORANDUM

TO: **Mayor and Council Members**

FROM: **Mary Smith, City Manager**

DATE: **August 15, 2025**

SUBJECT: **Ad Valorem Taxes**

The certified assessed value is $10,830,198,253 and includes senior values of $1,669,871,938 and new improvements of $210,868,234. The certified value reflects an increase of 8.01% over the prior year which includes 2.11% from new growth and 5.90% from increased values of existing properties.

A tax rate of 25.75 cents per hundred dollars of assessed value was used to prepare the 2025-26 Proposed Annual Budget. The rate for FY2025 was 24.745 cents.

The City's debt service rate is calculated to be 9.9344 cents and will allow principal and interest payments on existing debt as well as the ability to issue approximately $22,000,000 of the voter approved 2018 street reconstruction bonds.

The proposed operations rate would be 15.8156 cents for a proposed combined rate of 25.75 cents per hundred dollars of assessed value. A penny on the tax rate generates $891,563. Our No New Revenue Tax Rate is 23.4687 cents and the Voter Approval Rate is 26.6367 cents. These terms are explained below.

No New Revenue Rate (formerly known as the Effective Rate) – is the rate needed to collect the same tax dollars as FY25. The formula then allows for new growth to be taxed without pushing the City over the VAR. We've adopted this rate or less for the last 12 years.

Voter Approval Rate – is the rate over which the City would need to hold an election to ratify the tax rate. The legislature allows up to 3.5% increase in revenue for maintenance and operations. Anything over that amount requires an election. This was formerly known as the Rollback Rate.

Debt Issuance

As stated above, the budget anticipates issuance of new General Obligation bonds approved by the voters for street reconstruction. Streets which have been designed and ready for bid include Alta Vista, West, Carriage Trail and Aspen Court as one project. Also ready are Lakedale, South Lakeshore, and Woodpark as another project. North Alamo is ready to go as well. North Lakeshore from SH66 to Masters is under design now but will be ready to go to in the next year.

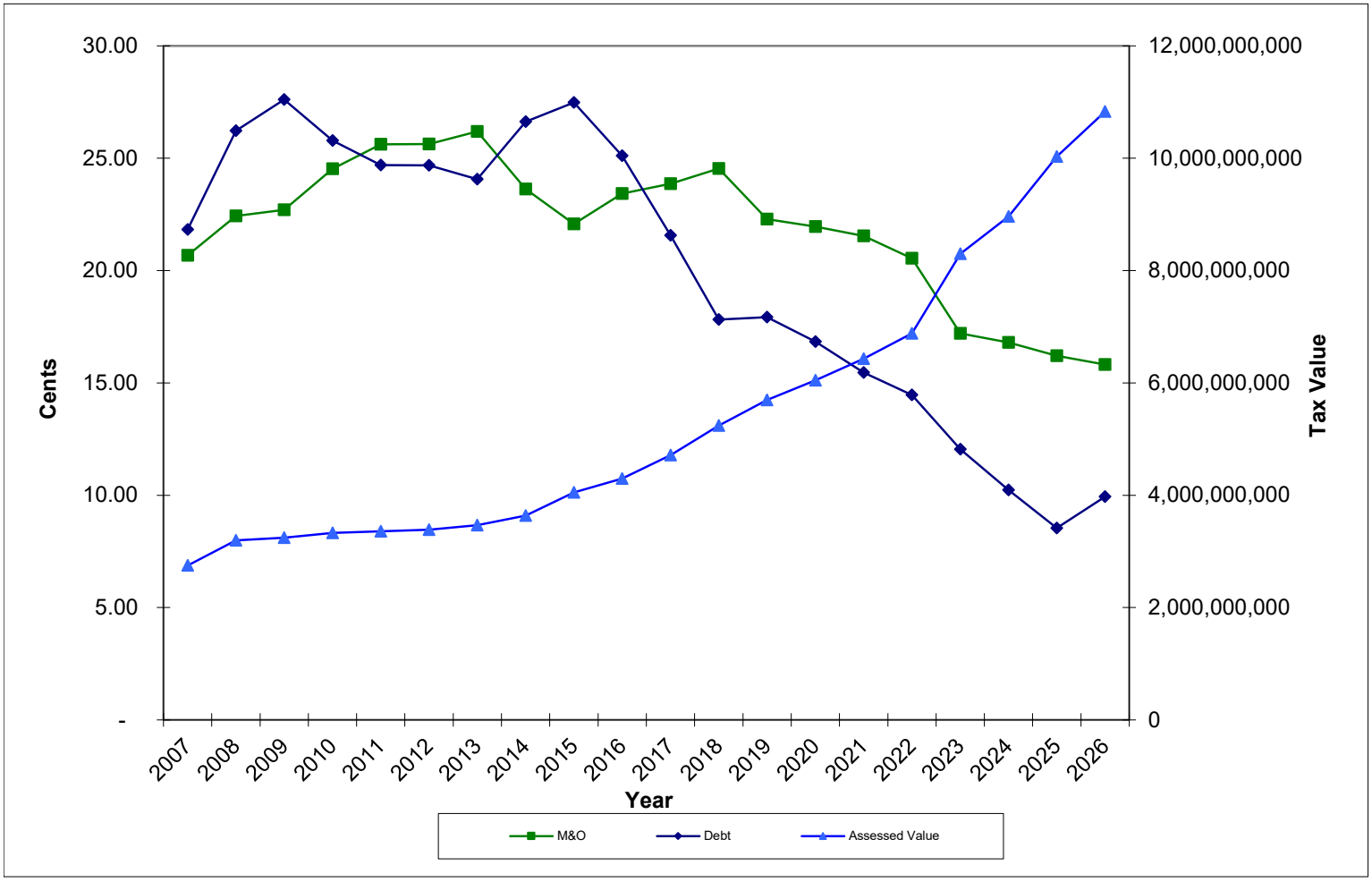
Public Hearings and Rate Adoption

The Truth in Taxation procedures requires one public hearing if the tax rate increases revenue by an amount over the amount calculated as the No New Revenue rate. If the Council chooses to move forward with the proposed tax rate then we would hold that public hearing on September 2nd.

The City Charter requires a public hearing on the proposed budget, which can be conducted at the September 2nd Council meeting and will be advertised as such. Adoption of the tax rate and budget will be included on the September 15th Council agenda.

Historical Tax Information

Fiscal Year	Assessed Value	% inc	M&O	Debt	Total	Collection Rate	NNR Rate	Voter Approval Rate
2007	2,748,347,498	5.82%	20.67	21.83	42.50	99.30%	34.72	44.18
2008	3,197,045,052	16.33%	22.43	26.22	48.65	99.60%	40.59	48.72
2009	3,242,344,081	1.42%	22.70	27.61	50.31	99.49%	47.88	52.32
2010	3,329,794,624	2.70%	24.53	25.78	50.31	99.45%	51.36	51.22
2011	3,357,317,663	0.83%	25.62	24.69	50.31	100.94%	51.86	52.64
2012	3,387,038,427	0.89%	25.63	24.68	50.31	99.72%	51.28	53.14
2013	3,467,380,383	2.37%	26.19	24.06	50.25	99.58%	50.25	52.64
2014	3,637,881,664	4.92%	23.63	26.62	50.25	99.43%	51.3700	55.0200
2015	4,050,756,693	11.35%	22.07	27.48	49.55	99.44%	49.5500	51.9800
2016	4,297,271,069	6.09%	23.42	25.11	48.53	99.56%	48.5300	49.3800
2017	4,714,674,107	9.71%	23.86	21.57	45.43	99.40%	45.4345	45.4373
2018	5,238,256,063	11.11%	24.54	17.82	42.36	99.86%	42.3671	42.3729
2019	5,693,209,277	8.69%	22.29	17.92	40.21	99.85%	40.2197	43.8897
2020	6,048,494,054	6.24%	21.9590	16.84	38.7990	99.72%	38.7990	40.8528
2021	6,429,002,080	12.92%	21.5400	15.46	37.0000	99.32%	37.3302	37.3910
2022	6,882,070,760	7.05%	20.5416	14.4584	35.0000	99.14%	35.3611	36.5161
2023	8,300,009,655	20.60%	17.2000	12.05	29.2500	100.34%	29.2678	29.9109
2024	8,964,484,128	8.01%	16.7945	10.23	27.0245	100.65%	27.0245	29.5058
2025	10,027,241,584	11.86%	16.2053	8.5397	24.7450	100.37%	24.7450	24.9023
2026	10,830,198,253	8.01%	15.8156	9.9344	25.7500	100.00%	23.4687	26.6367



SUMMARY OF OPERATIONS

Fund
04 Debt Service

	Actual 23-24	Budgeted 24-25	Amended 24-25	Proposed 25-26
Total Revenues	10,377,826	9,763,550	10,068,550	10,813,600
Total Expenditures	10,298,214	8,764,200	8,764,200	10,045,700
Excess Revenues Over (Under) Expenditures	79,612	999,350	1,304,350	767,900
Net Other Financing Sources (Uses)	-	-	-	-
Net Gain (Loss)	79,612	999,350	1,304,350	767,900
Fund Balance - Beginning	5,461,742	8,424,499	5,541,354	6,845,704
Fund Balance - Ending	5,541,354	9,423,849	6,845,704	7,613,604

SUMMARY OF REVENUES

Fund
04 Debt Service

Account	Description	Actual 23-24	Budgeted 24-25	Amended 24-25	Proposed 25-26
4001	Interest Earnings	499,572	95,000	400,000	95,000
4100	Current Taxes	9,008,843	9,128,550	9,128,550	10,178,600
4105	Delinquent Taxes	58,237	70,000	70,000	70,000
4110	Penalty & Interest	45,319	50,000	50,000	50,000
4674	Roadway Impact Fees	765,855	420,000	420,000	420,000
Total Revenues		10,377,826	9,763,550	10,068,550	10,813,600

SUMMARY OF EXPENDITURES

Fund
04 Debt Service

	Actual 23-24	Budgeted 24-25	Amended 24-25	Proposed 25-26
Debt Service	10,298,214	8,764,200	8,764,200	10,045,700
Total Expenditures	10,298,214	8,764,200	8,764,200	10,045,700

LONG TERM DEBT

Fund	Department	Division
04 Debt Service	90 Finance	11 Long Term Debt

Account	Description	Actual 23-24	Budgeted 24-25	Amended 24-25	Proposed 25-26
750	Admin. Fees	10,900	12,000	12,000	5,000
752	Bonds - Principal	7,320,000	6,220,000	6,220,000	6,995,000
754	Bonds - Interest	2,849,864	2,413,350	2,413,350	2,925,650
768	Certificates - Principal	80,000	85,000	85,000	90,000
770	Certificates - Interest	37,450	33,850	33,850	30,050
Total Debt Service		10,298,214	8,764,200	8,764,200	10,045,700

City of Rockwall
The New Horizon

MEMORANDUM

TO: **Mayor and Council Members**

FROM: **Mary Smith, City Manager**

DATE: **August 7, 2025**

SUBJECT: **Harbor Debt Analysis**

The Appraisal District has reported the certified assessed values in the Harbor Tax Increment Financing Zone. Valuations totaled $266,367,870, resulting in a captured value of $251,055,420. This is a valuation increase of only 1.5%. Taxes on the captured value are revenues to the Zone. The City has committed 100% of taxes on the captured value to the TIF. City property taxes to the Zone should total $646,500 but are dependent on the final adopted tax rate.

100% of the City's sales tax generated in the TIF is revenue to the zone. Sales taxes in the TIF are on pace to be up 21.9% as we complete FY2025. Sales taxes projections for fiscal year 2026 will anticipate a 5% increase in revenue over the prior year.

The outstanding debt for the TIF will be paid off in the next few years. With the Harbor District coming up on 20 years old there are maintenance needs which exceed the operations budget and are more appropriately categorized as capital expenditures extending the useful life of amenities and equipment.

Obviously, the storm damage to the boat docks and the very apparent need for an attenuation system is a good example of a repair which exceeds the norm. Staff has been working with the original builder of the docks and has also begun having meetings with other marina builders who have been suggested by our local marina owners.

Another example of deferred maintenance is the waterfall at the end of the large fountain area. It appears to be a continuation of the fountain water into the lake but is actually lake water being circulated with pumps and the treated fountain water is pumped back to the fountain bowl. This feature has not worked in a couple of years and was cut from the operating budget due to its cost.

Other items which come to mind are the need for a shade cover over the concert stage, lighting upgrades in the spray plaza area converting them to LED, and additional parking in an area adjacent to our large parking lot which was just never constructed. The hillside above our large lot is eroding and will need significant work to repair the area.

With these ideas in mind, it is time to consider issuing additional bonds to be paid from the dedicated TIF revenues. It is possible to structure the debt to ease into principal payments as the prior debt is paid off and/or absorb the additional payments with the growth in revenue that we have experienced over the last several years. This is an idea which we can discuss and then decide whether to pursue as we move into the new fiscal year. With just a few estimates in place we are thinking $5 million dollars at the highest.

SUMMARY OF OPERATIONS

Fund
05 Harbor Debt Service

	Actual 23-24	Budgeted 24-25	Amended 24-25	Proposed 25-26
Total Revenues	1,029,306	1,003,200	1,012,500	1,085,500
Total Expenditures	805,066	1,169,300	1,169,300	1,061,850
Excess Revenues Over (Under) Expenditures	224,240	(166,100)	(156,800)	23,650
Net Other Financing Sources (Uses)	-	-	-	-
Net Gain (Loss)	224,240	(166,100)	(156,800)	23,650
Fund Balance - Beginning	289,329	360,479	513,569	356,769
Fund Balance - Ending	513,569	194,379	356,769	380,419

SUMMARY OF REVENUES

Fund

05 Harbor Debt Service

Account	Description	Actual 23-24	Budgeted 24-25	Amended 24-25	Proposed 25-26
4100	Current Taxes	590,059	611,200	590,500	646,500
4150	Sales Taxes	358,055	317,000	347,000	364,000
4155	Beverage Sales Taxes	81,192	75,000	75,000	75,000
Total Revenues		1,029,306	1,003,200	1,012,500	1,085,500

SUMMARY OF EXPENDITURES

Fund

05 Harbor Debt Service

	Actual 23-24	Budgeted 24-25	Amended 24-25	Proposed 25-26
Debt Service	950,973	1,169,300	1,169,300	1,061,850
Total Expenditures	805,066	1,169,300	1,169,300	1,061,850

LONG TERM DEBT

Fund
05 Harbor Debt Service

Account	Description	Actual 23-24	Budgeted 24-25	Amended 24-25	Proposed 25-26
768	Certificates - Principal	700,000	985,000	985,000	900,000
770	Certificates - Interest	105,066	184,300	184,300	161,850
Total Debt Service		805,066	1,169,300	1,169,300	1,061,850

SUMMARY OF OPERATIONS

Fund
01 General

	Actual 23-24	Budgeted 24-25	Amended 24-25	Adopted 25-26
Total Revenues	53,758,649	55,098,000	56,362,750	58,587,000
Total Operating Expenditures	52,207,136	51,906,400	52,112,150	54,397,600
Capital Reserve Expenditures	-	1,175,750	1,348,250	-
Excess Revenues Over (Under) Expenditures	1,551,513	2,015,850	2,902,350	4,189,400
Net Other Financing Sources (Uses)	(5,786,050)	(3,205,000)	(4,321,550)	(4,155,000)
Net Gain (Loss)	(4,234,537)	(1,189,150)	(1,419,200)	34,400
Fund Balance - Beginning	33,101,240	30,414,848	28,866,703	- 27,447,503
Fund Balance - Ending	28,866,703	29,225,698	27,447,503	27,481,903

SUMMARY OF REVENUES

Fund
01 General

Account	Description	Actual 23-24	Budgeted 24-25	Amended 24-25	Adopted 25-26
4100	Current Taxes	14,798,901	15,500,000	15,500,000	16,204,300
4105	Delinquent Taxes	81,432	80,000	80,000	80,000
4110	Penalty & Interest	69,465	60,000	60,000	60,000
	Total Property Taxes	14,949,798	15,640,000	15,640,000	16,344,300
4150	Sales Taxes	26,563,406	28,200,000	28,200,000	29,976,000
4155	Beverage Taxes	408,090	410,000	410,000	455,000
	Total Sales Taxes	26,971,496	28,610,000	28,610,000	30,431,000
4201	Electrical Franchise	2,259,024	2,400,000	2,325,000	2,400,000
4203	Telephone Franchise	53,506	50,000	50,000	50,000
4205	Gas Franchise	809,050	850,000	871,750	850,000
4207	Cable TV Franchise	233,874	240,000	225,000	210,000
4209	Garbage Franchise	453,058	465,000	465,000	525,000
	Total Franchise Fees	3,808,513	4,005,000	3,936,750	4,035,000
4250	Park & Recreation Fees	39,676	30,000	30,000	35,000
4251	Municipal Pool Fees	9,705	15,000	10,000	10,000
4253	Center Rentals	18,620	15,000	15,000	15,000
4255	Harbor Rentals	100	1,000	1,000	1,000
4270	Code Enforcement Fees	31,505	20,000	13,000	20,000
4280	Zoning Request Fees	74,966	50,000	100,000	60,000
4283	Construction Inspection	592,721	500,000	675,000	660,000
4288	Beverage Permits	23,070	15,000	22,000	-
4295	Fire - Plans Review	6,450	4,500	5,900	6,000
	Total Fees	796,813	650,500	871,900	807,000

SUMMARY OF REVENUES

Fund
01 General

Account	Description	Actual 23-24	Budgeted 24-25	Amended 24-25	Adopted 25-26
4300	Building Permits	1,278,553	975,000	1,625,000	1,600,000
4302	Fence Permits	18,900	20,000	24,000	25,000
4304	Electrical Permits	44,681	40,000	37,000	40,000
4306	Plumbing Permits	70,197	60,000	71,000	70,000
4308	Mechanical Permits	26,175	35,000	31,000	35,000
4310	Daycare Center Permits	4,940	5,500	5,500	-
4312	Health Permits	121,753	128,000	128,000	145,000
4314	Sign Permits	20,575	20,000	20,000	25,000
4320	Miscellaneous Permits	105,446	100,000	79,000	100,000
4418	Short-Term Rental Permits	12,000	3,000	7,000	5,000
	Total Permits	1,703,220	1,386,500	2,027,500	2,045,000
4400	Court Fines	276,477	275,000	310,000	360,000
4402	Court Fees	61,707	70,000	74,000	100,000
4404	Warrant Fees	28,328	30,000	30,000	30,000
4406	Court Deferral Fees	112,175	100,000	140,000	150,000
4408	Animal Registration Fees	4,579	5,000	4,500	5,000
4414	Alarm Fees and Fines	52,814	55,000	48,000	55,000
	Total Municipal Court	536,081	535,000	606,500	700,000
4001	Interest Earnings	1,997,279	1,250,000	1,250,000	1,000,000
4007	Sale of Supplies	-	500	500	500
4010	Auction/Scrap Proceeds	160	20,000	20,000	10,000
4019	Miscellaneous	161,283	100,000	100,000	100,000
4460	Lease Revenue	39,538	59,500	59,500	63,600
4480	Tower Leases	28,988	25,000	29,000	29,000
4680	Developer Contributions	161,170	57,500	57,500	57,500
	Total Miscellaneous	2,388,418	1,512,500	1,516,500	1,260,600
4500	Grant Proceeds	1,035,536	1,196,900	1,590,000	1,237,000
4510	School Patrol	880,005	1,165,600	1,178,600	1,278,600
4520	County Contracts	1,760	1,000	1,000	1,000
4530	City Contracts	687,009	395,000	384,000	447,500
	Total Intergovernmental	2,604,309	2,758,500	3,153,600	2,964,100
Total Revenues		53,758,649	55,098,000	56,362,750	58,587,000

SUMMARY OF OPERATING TRANSFERS

Fund
01 General

	Actual 23-24	Budgeted 24-25	Amended 24-25	Adopted 25-26
Other Financing Sources				
Operating Transfers In:				
From Water & Sewer	400,000	500,000	500,000	500,000
From Court Fees	45,850	10,000	10,000	10,000
From Siren Fee Fund	-	-	38,000	-
Total Other Financing Sources	445,850	510,000	548,000	510,000
Other Financing Uses				
Operating Transfers Out:				
To Employee Benefit Fund (Ins.)	3,078,000	3,150,000	4,000,000	4,000,000
To Workers Compensation Fund	250,000	250,000	250,000	350,000
To Tech. Replacement Fund	325,450	315,000	315,000	315,000
To Fire Equipment Fund	2,578,450	-	304,550	-
Total Other Financing Uses	6,231,900	3,715,000	4,869,550	4,665,000
Net Other Financing Sources (Uses)	(5,786,050)	(3,205,000)	(4,321,550)	(4,155,000)

SUMMARY OF EXPENDITURES

Fund
01 General

Dept.	Div.		Actual 23-24	Budgeted 24-25	Amended 24-25	Adopted 25-26
10	01	Mayor/Council	145,299	150,400	161,900	161,600
10	05	Administration	2,325,532	2,563,000	2,578,000	2,504,650
10	06	Administrative Services	492,460	517,650	527,650	528,900
10	07	Information Technology	1,137,429	1,190,750	1,190,750	1,217,800
10	09	Internal Operations	3,281,978	2,609,800	2,660,800	2,480,250
15	11	Finance	901,913	1,212,350	1,228,350	1,326,350
15	15	Municipal Court	557,947	535,450	560,450	580,750
20	25	Fire Operations	8,001,723	8,758,250	8,819,000	9,284,850
20	29	Fire Marshal	943,277	826,750	826,750	857,200
30	31	Police Administration	1,845,451	1,924,250	1,837,250	2,015,850
30	32	Communications	1,727,069	1,794,900	1,854,900	1,819,050
30	33	Patrol	9,540,964	9,182,100	9,402,100	9,502,000
30	34	CID	2,437,652	2,668,800	2,683,800	2,731,350
30	35	Community Services	2,309,479	2,733,200	2,703,200	2,803,050
30	36	Warrants	249,778	237,700	237,700	239,250
30	37	Records	373,264	379,400	384,400	416,750
40	41	Planning	1,037,760	1,049,550	1,049,550	1,064,800
40	42	Neighborhood Improv.	554,852	577,900	577,900	594,050
40	43	Building Inspections	929,677	977,550	960,550	1,006,800
45	45	Parks	3,874,053	3,815,900	3,867,900	3,814,600
45	46	Harbor O&M	873,419	781,950	829,950	818,650
45	47	Recreation	1,191,529	1,253,350	1,261,350	1,279,800
45	48	Animal Services	889,648	748,350	748,350	761,650
50	53	Engineering	1,350,443	1,297,850	1,297,850	1,341,050
50	59	Streets	5,234,542	5,295,000	5,210,000	5,246,550
			52,207,136	53,082,150	53,460,400	54,397,600
Less Capital Reserve			-	1,175,750	1,348,250	-
Total Operating Expenditures			52,207,136	51,906,400	52,112,150	54,397,600

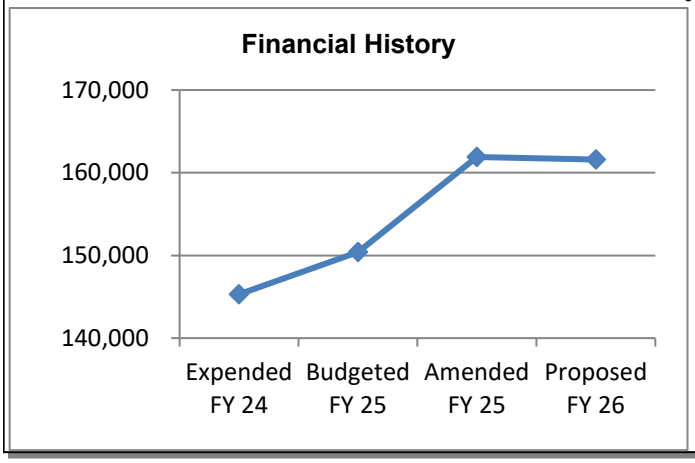
DIVISION SUMMARY

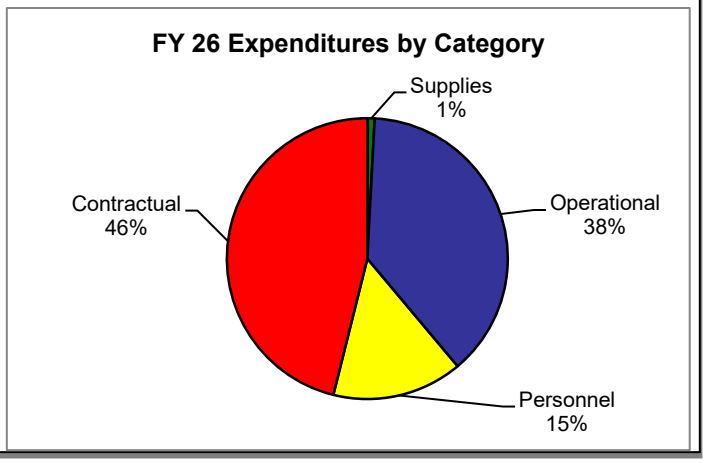
Fund	Department	Division
01 General	10 General Government	01 Mayor/Council

Expenditure Summary

	Actual 23-24	Budgeted 24-25	Amended 24-25	Proposed 25-26
Personnel	24,221	24,250	24,250	24,250
Contractual	71,952	70,900	73,400	74,600
Supplies	527	1,250	2,250	1,250
Operational	48,599	54,000	62,000	61,500
Total	145,299	150,400	161,900	161,600

Activity Trends





Fund	Department	Division
01 General Fund	10 General Government	01 Mayor/Council

G/L Account		2024 Actual Amount	2025 Adopted Budget	2025 Amended Budget	2026 City Manager Approved
PERSONNEL SERVICES					
100	SALARIES & WAGES	22,500	22,500	22,500	22,500
120	FICA & MEDICARE EXPENSE	1,721	1,750	1,750	1,750
	PERSONNEL SERVICES Totals	24,221	24,250	24,250	24,250
CONTRACTUAL					
221	INSURANCE-PUBLIC OFFICIAL	68,608	67,900	70,400	71,600
231	SERVICE MAINTENANCE CONTRACTS	3,344	3,000	3,000	3,000
	CONTRACTUAL Totals	71,952	70,900	73,400	74,600
SUPPLIES					
310	PRINTING & BINDING	232	500	500	500
347	GENERAL MAINTENANCE SUPPLIES	295	750	1,750	750
	SUPPLIES Totals	527	1,250	2,250	1,250
OPERATIONS					
402	YOUTH ADVISORY COUNCIL	4,472	3,500	3,500	3,500
404	ELECTION EXPENSES	-	10,500	18,500	15,000
410	DUES & SUBSCRIPTIONS	10,464	11,000	11,000	14,000
420	AWARDS	8,604	10,000	10,000	10,000
428	MEETING EXPENSES	4,279	3,000	3,000	3,000
430	TUITION & TRAINING	6,515	4,000	4,000	4,000
436	TRAVEL	14,264	12,000	12,000	12,000
	OPERATIONS Totals	48,599	54,000	62,000	61,500
	MAYOR/COUNCIL Totals	**145,299**	**150,400**	**161,900**	**161,600**

DIVISION SUMMARY

Fund	Department	Division
01 General	10 General Government	05 Administration

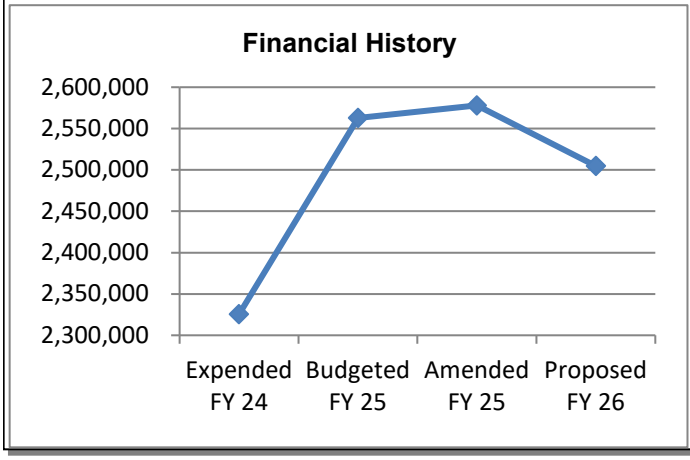
Expenditure Summary

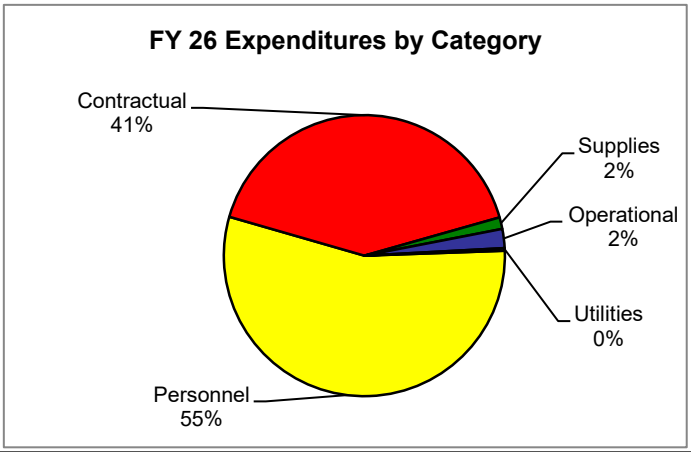
	Actual 23-24	Budgeted 24-25	Amended 24-25	Proposed 25-26
Personnel	1,303,009	1,337,700	1,337,700	1,378,000
Contractual	912,579	1,135,300	1,150,300	1,030,650
Supplies	35,134	28,500	28,500	33,500
Operational	67,710	54,000	54,000	55,000
Utilities	7,101	7,500	7,500	7,500
Total	2,325,532	2,563,000	2,578,000	2,504,650

Personnel Schedule

Position	Classification	FY 25 Approved	FY 26 Proposed
City Manager	-	1	1
Assistant City Manager	-	1	1
Director of Administrative Services	-	1	1
City Secretary / Assistant to the City Manager	29	1	1
Main Street / Community Relations Manager	22	1	1
PIO / Marketing Manager	22	1	1
Executive Secretary	18	1	1
Assistant to the City Secretary	15	1	1

Activity Trends





Fund	Department	Division
01 General Fund	10 General Government	05 Administration

G/L Account		2024 Actual Amount	2025 Adopted Budget	2025 Amended Budget	2026 City Manager Approved
PERSONNEL SERVICES					
100	SALARIES & WAGES	1,039,254	1,061,800	1,061,800	1,091,050
113	EDUCATION/CERTIFICATE PAY	723	2,000	2,000	2,000
114	LONGEVITY PAY	7,119	6,850	6,850	7,300
120	FICA & MEDICARE EXPENSE	71,982	74,400	74,400	75,800
122	T.M.R.S. RETIREMENT EXPENSE	183,930	192,650	192,650	201,850
	PERSONNEL SERVICES Totals	1,303,009	1,337,700	1,337,700	1,378,000
CONTRACTUAL					
207	APPRAISAL & COLLECTION	307,248	341,100	341,100	347,500
208	EMERGENCY SERVICES CORP	88,859	91,350	91,350	80,000
211	LEGAL	197,584	190,000	205,000	205,000
213	CONSULTING FEES	80,002	200,000	200,000	75,000
231	SERVICE MAINTENANCE CONTRACTS	19,969	20,000	20,000	14,000
233	NEWSPAPER NOTICES - ADVERTISING	2,708	6,000	6,000	4,000
236	COMMUNITY SERVICES	186,811	199,850	199,850	206,650
240	EQUIPMENT REPAIRS	-	500	500	-
243	PARKING LOT	28,071	83,000	83,000	95,000
254	RECORDING FEES	1,327	3,500	3,500	3,500
	CONTRACTUAL Totals	912,579	1,135,300	1,150,300	1,030,650
SUPPLIES					
301	OFFICE SUPPLIES	3,011	3,000	3,000	3,000
310	PRINTING & BINDING	30,822	25,000	25,000	30,000
347	GENERAL MAINTENANCE SUPPLIES	1,301	500	500	500
	SUPPLIES Totals	35,134	28,500	28,500	33,500

Notes: Community Projects

$131,625 Star Transit ($6,775 increase)
$60,000 Meals on Wheels
$5,000 Parade and Parachute Jump Support
$10,000 Boys/Girls Club ($5,000 increased not funded)
$206,650 Total

CITY MANAGER'S COMMENTS: Approved

Fund	Department	Division
01 General Fund	10 General Government	05 Administration

G/L Account		2024 Actual Amount	2025 Adopted Budget	2025 Amended Budget	2026 City Manager Approved
OPERATIONS					
410	DUES & SUBSCRIPTIONS	14,843	13,000	13,000	13,000
422	EMPLOYEE ACTIVITIES	16,918	14,000	14,000	15,000
428	MEETING EXPENSES	4,761	5,000	5,000	5,000
430	TUITION & TRAINING	8,305	5,000	5,000	5,000
436	TRAVEL	22,882	17,000	17,000	17,000
	OPERATIONS Totals	67,710	54,000	54,000	55,000
UTILITIES					
507	CELLULAR TELEPHONE	7,101	7,500	7,500	7,500
	UTILITIES Totals	7,101	7,500	7,500	7,500
	ADMINISTRATION Totals	**2,325,532**	**2,563,000**	**2,578,000**	**2,504,650**

DIVISION SUMMARY

Fund	Department	Division
01 General	10 General Government	06 Human Resources

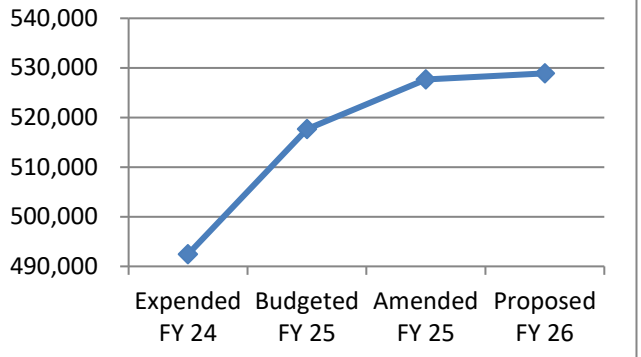
Expenditure Summary

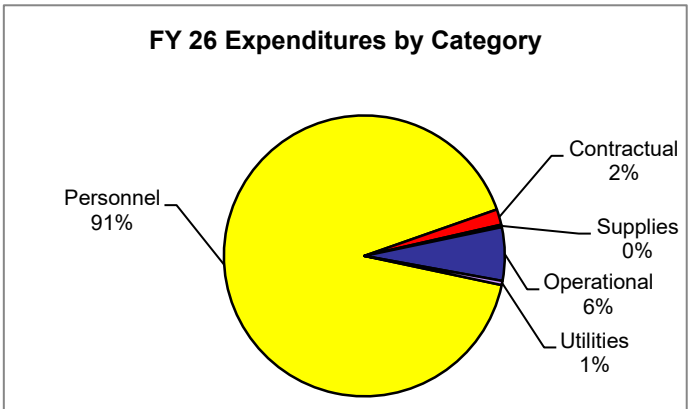
	Actual 23-24	Budgeted 24-25	Amended 24-25	Proposed 25-26
Personnel	450,162	464,950	474,950	482,900
Contractual	8,183	8,200	8,200	9,500
Supplies	1,054	1,500	1,500	1,500
Operational	30,549	40,500	40,500	32,500
Utilities	2,511	2,500	2,500	2,500
Total	492,460	517,650	527,650	528,900

Personnel Schedule

Position	Classification	FY 25 Approved	FY 26 Proposed
Director of Human Resources	-	1	1
HR Analyst	20	2	2
Administrative Secretary	11	1	1

Activity Trends





Fund	Department	Division
01 General Fund	10 General Government	06 Human Resources

G/L Account		2024 Actual Amount	2025 Adopted Budget	2025 Amended Budget	2026 City Manager Approved
PERSONNEL SERVICES					
100	SALARIES & WAGES	339,745	365,450	365,450	378,500
112	INCENTIVE PAY	3,886	6,000	6,000	6,000
113	EDUCATION/CERTIFICATE PAY	1,542	2,600	2,600	2,600
114	LONGEVITY PAY	545	850	850	1,050
120	FICA & MEDICARE EXPENSE	25,005	27,950	27,950	28,950
122	T.M.R.S. RETIREMENT EXPENSE	54,517	60,100	60,100	63,800
128	UNEMPLOYMENT INSURANCE	24,922	2,000	12,000	2,000
	PERSONNEL SERVICES Totals	450,162	464,950	474,950	482,900
CONTRACTUAL					
231	SERVICE MAINTENANCE CONTRACTS	8,183	8,200	8,200	9,500
	CONTRACTUAL Totals	8,183	8,200	8,200	9,500
SUPPLIES					
301	OFFICE SUPPLIES	561	1,000	1,000	1,000
347	GENERAL MAINTENANCE SUPPLIES	493	500	500	500
	SUPPLIES Totals	1,054	1,500	1,500	1,500
OPERATIONS					
410	DUES & SUBSCRIPTIONS	745	1,000	1,000	1,000
415	RECRUITING EXPENSES	1,122	1,000	1,000	1,000
420	AWARDS	9,325	9,500	9,500	9,500
430	TUITION & TRAINING	1,454	3,000	3,000	3,000
432	EDUCATION REIMBURSEMENT	12,181	15,000	15,000	7,000
435	EMPLOYEE DEVELOPMENT	3,500	5,000	5,000	5,000
436	TRAVEL	2,222	6,000	6,000	6,000
	OPERATIONS Totals	30,549	40,500	40,500	32,500
UTILITIES					
507	CELLULAR TELEPHONE	2,511	2,500	2,500	2,500
	UTILITIES Totals	2,511	2,500	2,500	2,500
	HUMAN RESOURCES Totals	**492,460**	**517,650**	**527,650**	**528,900**

DIVISION SUMMARY

Fund	Department	Division
01 General	10 General Government	07 Information Technology

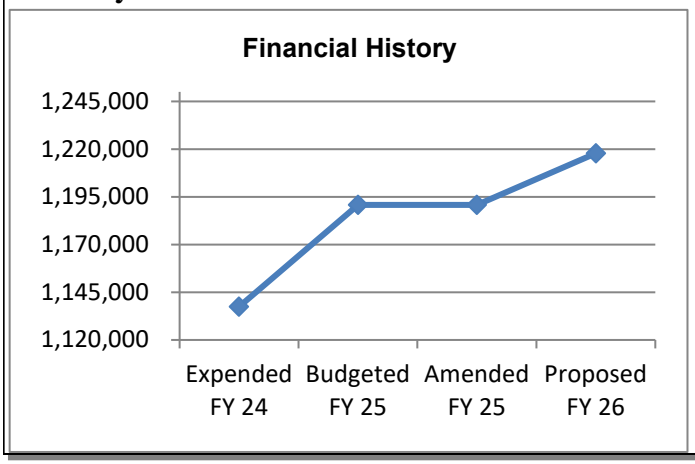
Expenditure Summary

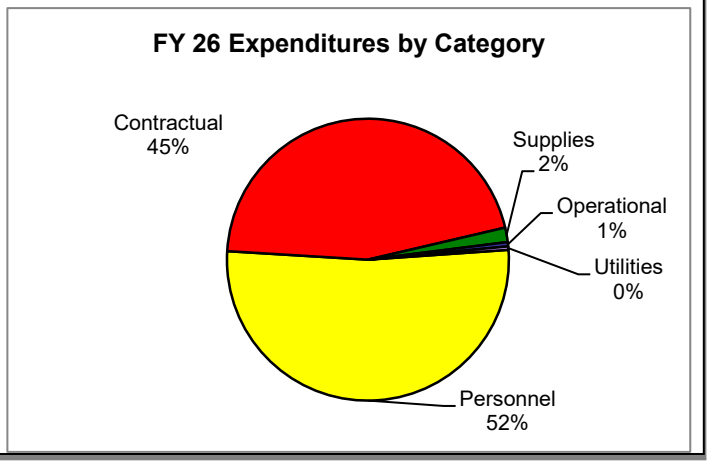
	Actual 23-24	Budgeted 24-25	Amended 24-25	Proposed 25-26
Personnel	560,795	593,700	593,700	634,150
Contractual	552,881	560,700	560,700	552,700
Supplies	15,564	20,200	20,200	20,200
Operational	2,889	10,000	10,000	6,000
Utilities	5,301	6,150	6,150	4,750
Total	1,137,429	1,190,750	1,190,750	1,217,800

Personnel Schedule

Position	Classification	FY 25 Approved	FY 26 Proposed
Information Technology Manager	33	1	1
Systems Administrator II	27	1	1
Sr. Public Safety IT Analyst	22	-	1
Public Safety IT Analyst	20	2	1
Network Technician	20	1	1

Activity Trends





Fund	Department	Division
01 General Fund	10 General Government	07 Information Technology

G/L Account		2024 Actual Amount	2025 Adopted Budget	2025 Amended Budget	2026 City Manager Approved
PERSONNEL SERVICES					
100	SALARIES & WAGES	450,835	476,650	476,650	507,450
114	LONGEVITY PAY	3,013	2,200	2,200	2,400
120	FICA & MEDICARE EXPENSE	34,744	36,450	36,450	38,800
122	T.M.R.S. RETIREMENT EXPENSE	72,202	78,400	78,400	85,500
	PERSONNEL SERVICES Totals	560,795	593,700	593,700	634,150
CONTRACTUAL					
217	IT SERVICE	552,881	560,700	560,700	552,700
	CONTRACTUAL Totals	552,881	560,700	560,700	552,700
SUPPLIES					
301	OFFICE SUPPLIES	190	200	200	200
303	COMPUTER SUPPLIES	14,679	18,000	18,000	18,000
321	UNIFORMS	509	1,000	1,000	1,000
347	GENERAL MAINTENANCE SUPPLIES	186	1,000	1,000	1,000
	SUPPLIES Totals	15,564	20,200	20,200	20,200
OPERATIONS					
430	TUITION & TRAINING	535	5,000	5,000	3,000
436	TRAVEL	2,354	5,000	5,000	3,000
	OPERATIONS Totals	2,889	10,000	10,000	6,000
UTILITIES					
507	CELLULAR TELEPHONE	5,301	6,150	6,150	4,750
	UTILITIES Totals	5,301	6,150	6,150	4,750
	INFORMATION TECHNOLOGY Totals	**1,137,429**	**1,190,750**	**1,190,750**	**1,217,800**

DIVISION SUMMARY

Fund	Department	Division
01 General	10 General Government	09 Internal Operations

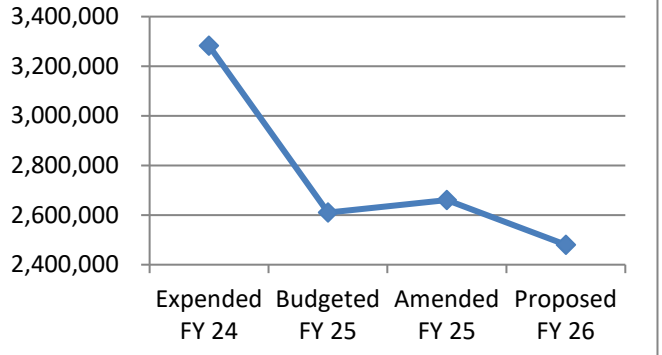
Expenditure Summary

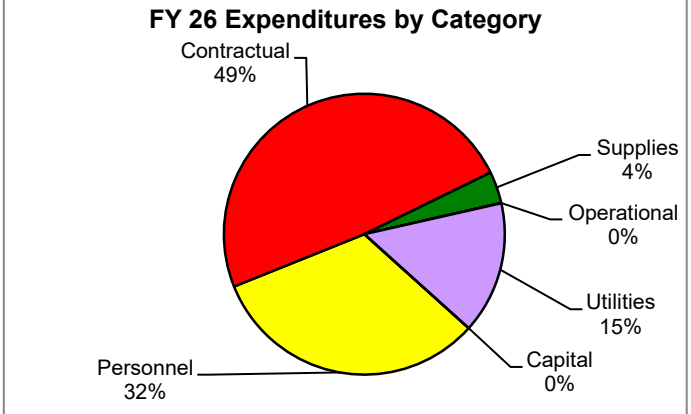
	Actual 23-24	Budgeted 24-25	Amended 24-25	Proposed 25-26
Personnel	792,974	808,350	821,350	799,950
Contractual	927,276	1,324,750	1,324,750	1,211,600
Supplies	99,646	97,500	97,500	90,500
Operational	1,062	2,000	2,000	1,000
Utilities	570,542	377,200	377,200	377,200
Capital	890,479	-	38,000	-
Total	3,281,978	2,609,800	2,660,800	2,480,250

Personnel Schedule

Position	Classification	FY 25 Approved	FY 26 Proposed
Facilities Superintendent	25	1	1
Internal Operations Crewleader	17	1	1
Internal Operations Coordinator	15	1	1
Building Maintenance Technician	12	2	2
Lead Custodian	11	2	2
Custodian	7	4	4

Activity Trends





Fund	Department	Division
01 General Fund	10 General Government	09 Internal Operations

G/L Account		2024 Actual Amount	2025 Adopted Budget	2025 Amended Budget	2026 City Manager Approved
PERSONNEL SERVICES					
100	SALARIES & WAGES	613,323	636,550	644,550	630,600
109	SALARIES & WAGES-OVERTIME	16,504	6,000	11,000	5,000
113	EDUCATION/CERTIFICATE PAY	300	300	300	300
114	LONGEVITY PAY	11,500	12,100	12,100	9,500
120	FICA & MEDICARE EXPENSE	48,531	48,700	48,700	48,250
122	T.M.R.S. RETIREMENT EXPENSE	102,816	104,700	104,700	106,300
	PERSONNEL SERVICES Totals	792,974	808,350	821,350	799,950
CONTRACTUAL					
213	CONSULTING FEES	14,306	4,000	4,000	2,000
231	SERVICE MAINTENANCE CONTRACTS	458,215	479,650	479,650	447,000
237	UNIFORM SERVICE	4,637	5,500	5,500	5,000
240	EQUIPMENT REPAIRS	25,045	25,000	25,000	25,000
242	EQUIPMENT RENTAL & LEASE	150	600	600	600
243	BUILDING / PARKING LEASES	24,543	525,500	525,500	545,000

Notes: Building Lease

Public Safety South Campus – multiple divisions of the PD, Fire Administration, Fire Marshal's office. Annual lease amount including rent, taxes, insurance, CAM fees.

CITY MANAGER COMMENTS: Approved

244	BUILDING REPAIRS	388,062	272,500	272,500	175,000
246	VEHICLE REPAIRS	1,945	4,000	4,000	4,000
272	JANITORIAL SERVICES	10,374	8,000	8,000	8,000
	CONTRACTUAL Totals	927,276	1,324,750	1,324,750	1,211,600
SUPPLIES					
301	OFFICE SUPPLIES	623	500	500	500
323	SMALL TOOLS	1,667	2,000	2,000	2,000
331	FUEL & LUBRICANTS	23,512	21,000	21,000	14,000
345	CLEANING SUPPLIES	36,095	32,000	32,000	32,000
347	GENERAL MAINTENANCE SUPPLIES	37,759	42,000	42,000	42,000
	SUPPLIES Totals	99,646	97,500	97,500	90,500
OPERATIONS					
415	RECRUITING EXPENSES	123	-	-	-
430	TUITION & TRAINING	140	500	500	500
436	TRAVEL	799	1,500	1,500	500
	OPERATIONS Totals	1,062	2,000	2,000	1,000

Fund	Department	Division
01 General Fund	10 General Government	09 Internal Operations

G/L Account		2024 Actual Amount	2025 Adopted Budget	2025 Amended Budget	2026 City Manager Approved
UTILITIES					
501	ELECTRICITY	214,070	228,000	228,000	228,000
507	CELLULAR TELEPHONE	5,382	6,200	6,200	6,200
508	TELEPHONE SERVICE	251,960	40,000	40,000	40,000
510	NATURAL GAS SERVICE	32,182	31,000	31,000	31,000
513	WATER	66,948	72,000	72,000	72,000
	UTILITIES Totals	570,542	377,200	377,200	377,200
CAPITAL					
603	BUILDINGS	317,953	-	-	-
610	FURNITURE & FIXTURES	118,485	-	-	-
617	RADIO EQUIPMENT	-	-	38,000	-
621	FIELD MACHINERY & EQUIPMENT	387,908	-	-	-
623	VEHICLES	66,133	-	-	-
	CAPITAL Totals	890,479	-	38,000	-
	INTERNAL OPERATIONS Totals	**3,281,978**	**2,609,800**	**2,660,800**	**2,480,250**

DIVISION SUMMARY

Fund	Department	Division
01 General	15 Finance	11 Fiscal Services

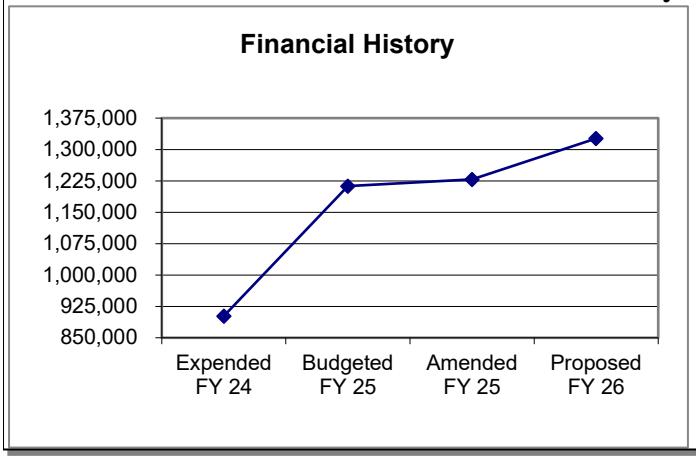
Expenditure Summary

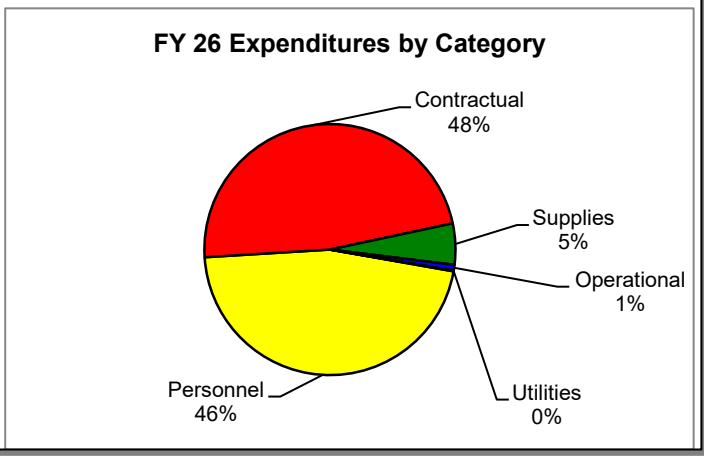
	Actual 23-24	Budgeted 24-25	Amended 24-25	Proposed 25-26
Personnel	384,262	597,600	597,600	613,400
Contractual	445,996	539,000	555,000	631,700
Supplies	59,978	67,250	67,250	70,250
Operational	10,408	7,250	7,250	9,750
Utilities	1,269	1,250	1,250	1,250
Total	901,913	1,212,350	1,228,350	1,326,350

Personnel Schedule

Position	Classification	FY 25 Approved	FY 26 Proposed
Director of Finance	-	1	1
Purchasing Agent	25	1	1
Finance Clerk - Payroll	20	1	1
Inventory Clerk	14	1	1
Finance Clerk - A/P	14	1.5	1.5

Activity Trends





Fund	Department	Division
01 General Fund	15 Finance	11 Fiscal Services

G/L Account		2024 Actual Amount	2025 Adopted Budget	2025 Amended Budget	2026 City Manager Approved
PERSONNEL SERVICES					
100	SALARIES & WAGES	311,044	480,600	480,600	491,200
109	SALARIES & WAGES-OVERTIME	332	300	300	300
113	EDUCATION/CERTIFICATE PAY	319	800	800	800
114	LONGEVITY PAY	3,525	4,100	4,100	4,200
120	FICA & MEDICARE EXPENSE	22,853	36,750	36,750	37,500
122	T.M.R.S. RETIREMENT EXPENSE	46,188	75,050	75,050	79,400
	PERSONNEL SERVICES Totals	384,262	597,600	597,600	613,400
CONTRACTUAL					
210	AUDITING	39,000	40,000	40,000	42,000
223	INSURANCE-SURETY BONDS	500	500	500	500
225	INSURANCE-AUTOMOBILES	94,233	112,600	128,600	149,000
227	INSURANCE-REAL PROPERTY	125,750	133,000	133,000	167,650
228	INSURANCE-CLAIMS & DEDUCTIBLES	15,889	35,000	35,000	35,000
229	INSURANCE-LIABILITY	76,509	84,400	84,400	99,550
231	SERVICE MAINTENANCE CONTRACTS	84,832	90,000	90,000	95,000
233	NEWSPAPER NOTICES - ADVERTISING	203	500	500	500
235	BANK CHARGES	1,058	-	-	-
240	EQUIPMENT REPAIRS	-	500	500	-
242	EQUIPMENT RENTAL & LEASE	8,021	42,500	42,500	42,500
	CONTRACTUAL Totals	445,996	539,000	555,000	631,700
SUPPLIES					
301	OFFICE SUPPLIES	2,166	2,000	2,000	2,000
305	COPY MACHINE SUPPLIES	31,224	38,000	38,000	38,000
307	POSTAGE	25,289	25,000	25,000	28,000
310	PRINTING & BINDING	1,299	1,500	1,500	1,500
347	GENERAL MAINTENANCE SUPPLIES	-	750	750	750
	SUPPLIES Totals	59,978	67,250	67,250	70,250
OPERATIONS					
410	DUES & SUBSCRIPTIONS	2,170	1,750	1,750	1,750
430	TUITION & TRAINING	2,288	2,500	2,500	5,000
436	TRAVEL	5,950	3,000	3,000	3,000
	OPERATIONS Totals	10,408	7,250	7,250	9,750
UTILITIES					
507	CELLULAR TELEPHONE	1,269	1,250	1,250	1,250
	UTILITIES Totals	1,269	1,250	1,250	1,250
	FINANCE Totals	**901,913**	**1,212,350**	**1,228,350**	**1,326,350**

DIVISION SUMMARY

Fund	Department	Division
01 General	15 Finance	15 Municipal Court

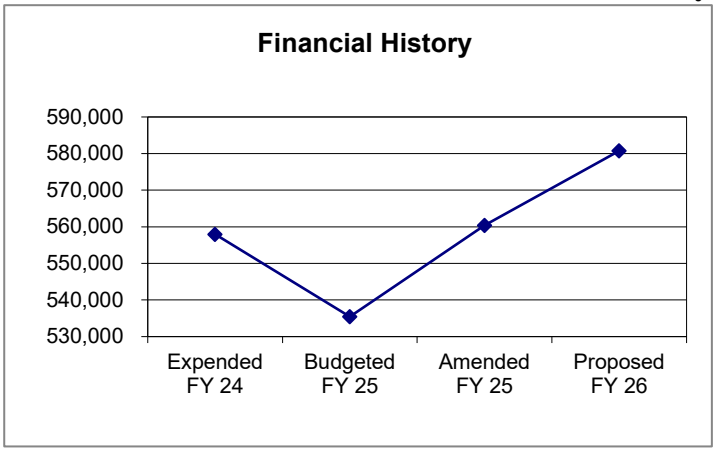
Expenditure Summary

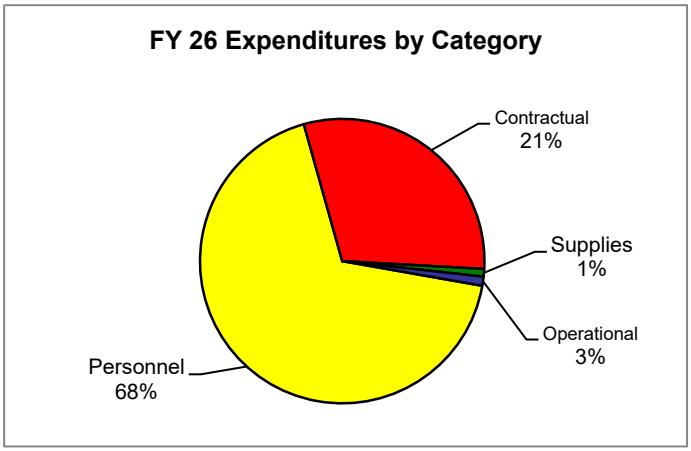
	Actual 23-24	Budgeted 24-25	Amended 24-25	Proposed 25-26
Personnel	348,319	374,100	374,100	394,150
Contractual	164,635	150,600	175,600	175,600
Supplies	3,665	4,750	4,750	5,000
Operational	3,635	6,000	6,000	6,000
Capital	37,692	-	-	-
Total	557,947	535,450	560,450	580,750

Personnel Schedule

Position	Classification	FY 25 Approved	FY 26 Proposed
Municipal Court Clerk Supervisor	23	1	1
Juvenile Case Manager	16	0.5	0.5
Deputy Municipal Court Clerk	14	3	3

Activity Trends





Fund	Department	Division
01 General Fund	15 Finance	15 Municipal Court

G/L Account		2024 Actual Amount	2025 Adopted Budget	2025 Amended Budget	2026 City Manager Approved
PERSONNEL SERVICES					
100	SALARIES & WAGES	281,404	297,700	297,700	312,500
109	SALARIES & WAGES-OVERTIME	52	300	300	-
113	EDUCATION/CERTIFICATE PAY	1,200	1,200	1,200	1,800
114	LONGEVITY PAY	3,171	3,150	3,150	3,300
120	FICA & MEDICARE EXPENSE	20,919	22,800	22,800	23,900
122	T.M.R.S. RETIREMENT EXPENSE	41,573	48,950	48,950	52,650
	PERSONNEL SERVICES Totals	348,319	374,100	374,100	394,150
CONTRACTUAL					
211	LEGAL	136,180	120,000	145,000	145,000

Notes: INCREASED ENFORCEMENT

The Police Department is running increased traffic enforcement as part of a larger push around the state to reduce traffic accidents and injury related to speeding, red-light running, and aggressive driving.

The increase in citations adds workloads to the court staff and the prosecutors time is affected.

CITY MANAGER'S COMMENTS: Approved

231	SERVICE MAINTENANCE CONTRACTS	28,455	29,600	29,600	29,600
240	EQUIPMENT REPAIRS	-	500	500	500
242	EQUIPMENT RENTAL & LEASE	-	500	500	500
	CONTRACTUAL Totals	164,635	150,600	175,600	175,600
SUPPLIES					
301	OFFICE SUPPLIES	1,749	1,750	1,750	2,000
310	PRINTING & BINDING	1,916	2,250	2,250	2,250
347	GENERAL MAINTENANCE SUPPLIES	-	750	750	750
	SUPPLIES Totals	3,665	4,750	4,750	5,000
OPERATIONS					
407	JURY EXPENSE	480	1,000	1,000	1,000
410	DUES & SUBSCRIPTIONS	110	500	500	500
415	RECRUITING EXPENSES	77	-	-	-
430	TUITION & TRAINING	1,926	2,000	2,000	2,000
436	TRAVEL	1,043	2,500	2,500	2,500
	OPERATIONS Totals	3,635	6,000	6,000	6,000
CAPITAL					
612	COMPUTER EQUIPMENT	37,692	-	-	-
	OPERATIONS Totals	37,692	-	-	-
	MUNICIPAL COURT Totals	**557,947**	**535,450**	**560,450**	**580,750**

DIVISION SUMMARY

Fund	Department	Division
01 General	20 Fire	25 Fire Operations

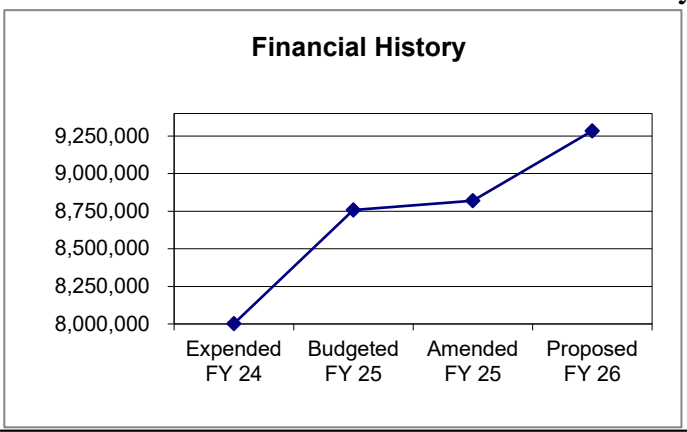
Expenditure Summary

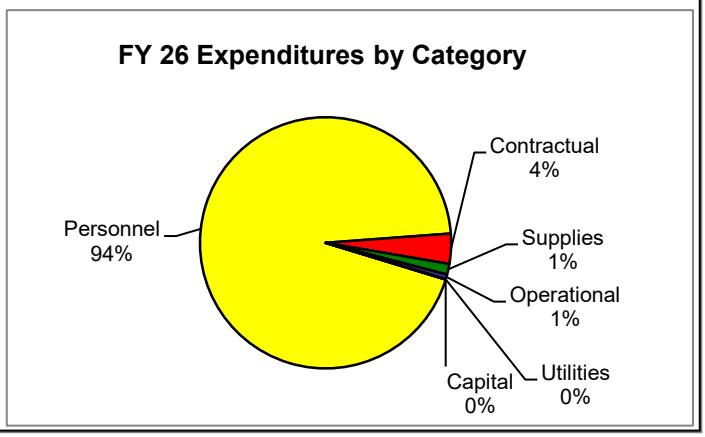
	Actual 23-24	Budgeted 24-25	Amended 24-25	Proposed 25-26
Personnel	7,403,016	8,260,750	8,310,750	8,736,900
Contractual	300,793	309,850	309,850	359,400
Supplies	195,322	132,500	132,500	128,050
Operational	50,546	50,850	50,850	56,200
Utilities	4,297	4,300	4,300	4,300
Capital	47,748	-	10,750	-
Total	8,001,723	8,758,250	8,819,000	9,284,850

Personnel Schedule

Position	Classification	FY 25 Approved	FY 26 Proposed
Fire Chief	-	1	1
Assistant Fire Chief	34	1	1
Division Chief	F9	1	1
Batallion Chief	F9	3	3
Captain/Drivers	F8	12	12
Driver/Engineer	F6	12	12
Firefighter	F5	30	30
Administrative Assistant	15	1	1
Volunteer Firefighters/PT Drivers	-	8	-

Activity Trends





Fund	Department	Division
01 General Fund	20 Fire	25 Fire Operations

G/L Account		2024 Actual Amount	2025 Adopted Budget	2025 Amended Budget	2026 City Manager Approved
PERSONNEL SERVICES					
100	SALARIES & WAGES	5,380,867	6,041,050	6,041,050	6,434,650
109	SALARIES & WAGES-OVERTIME	443,771	450,000	500,000	450,000
113	EDUCATION/CERTIFICATE PAY	77,880	95,000	95,000	117,600

Notes:	Education/Cert Pay
There has been an increase in the number of certifications at almost every level. CITY MANAGER'S COMMENTS: Approved	

114	LONGEVITY PAY	46,205	55,600	55,600	51,250
115	VOLUNTEER-INCENTIVE PAY	62,550	69,000	69,000	17,250
120	FICA & MEDICARE EXPENSE	447,540	488,900	488,900	518,800
122	T.M.R.S. RETIREMENT EXPENSE	934,432	1,050,700	1,050,700	1,142,700
126	VOLUNTEER PENSION	9,770	10,500	10,500	4,650
	PERSONNEL SERVICES Totals	7,403,016	8,260,750	8,310,750	8,736,900
CONTRACTUAL					
222	DISABILITY INSURANCE	35,205	35,500	35,500	-
231	SERVICE MAINTENANCE CONTRACTS	111,093	109,500	109,500	187,050

Notes:	Service maintenance contracts
We are experiencing market increases in virtually every service budgeted in this account. Additionally, all SCBA bottles are required to be hydrostatically tested once every five years, and this is the year that service will need to be performed. $74,500 for First Due Software - Our current records management software (Tyler) will not be compatible with the new incident reporting system being implemented by the US Fire Administration in January 2026. First Due will be compatible and will afford us the opportunity to consolidate multiple software solutions presently used into one package. For example, we will no longer need Active 911, Target Solutions, Tyler Fire Record Management, Mobile Eyes, or Blaze Stack. One-time costs associated with set-up of First Due include one week of in-person training ($10,000), implementation and configuration ($6000), and a Tyler connection fee ($16,000). The remaining $42,500 of the original cost will be ongoing. CITY MANAGER'S COMMENTS: Approved	

237	UNIFORM SERVICE	4,194	2,500	2,500	2,500
240	EQUIPMENT REPAIRS	12,346	21,850	21,850	21,850
242	EQUIPMENT RENTAL & LEASE	-	2,500	2,500	-
246	VEHICLE REPAIRS	137,955	138,000	138,000	148,000

Notes:	Vehicle Repair
Based on a review of hours and mileage being put on the engines and ladders, we have arrived at the place where the equipment is in need of additional preventive maintenance to help ensure its longevity. Request $10k for additional preventive maintenance on the 2 newest apparatus. CITY MANAGER'S COMMENTS: Approved	

	CONTRACTUAL Totals	300,793	309,850	309,850	359,400

Fund	Department	Division
01 General Fund	20 Fire	25 Fire Operations

G/L Account		2024 Actual Amount	2025 Adopted Budget	2025 Amended Budget	2026 City Manager Approved
SUPPLIES					
301	OFFICE SUPPLIES	1,577	1,500	1,500	1,500
310	PRINTING & BINDING	284	300	300	300
321	UNIFORMS	44,231	13,800	13,800	14,350
323	SMALL TOOLS	1,567	3,000	3,000	3,000
331	FUEL & LUBRICANTS	54,643	60,000	60,000	55,000
347	GENERAL MAINTENANCE SUPPLIES	7,554	9,900	9,900	9,900
379	FIRE FIGHTING SUPPLIES	85,467	44,000	44,000	44,000
	SUPPLIES Totals	195,322	132,500	132,500	128,050
OPERATIONS					
410	DUES & SUBSCRIPTIONS	11,723	15,150	15,150	17,500
	Notes: Dues and Subscriptions $200 for new TCFP certifications $600 for DSHS (EMT and Paramedic) renewals due to an increase in fees charged by DSHS $1850 for Texas Fire Chiefs Association Best Practices Annual Fee CITY MANAGER'S COMMENTS: Approved				
415	RECRUITING EXPENSES	2,150	-	-	-
430	TUITION & TRAINING	15,375	19,000	19,000	22,000
436	TRAVEL	21,299	16,700	16,700	16,700
	OPERATIONS Totals	50,546	50,850	50,850	56,200
UTILITIES					
507	CELLULAR TELEPHONE	4,297	4,300	4,300	4,300
	UTILITIES Totals	4,297	4,300	4,300	4,300
CAPITAL					
610	FURNITURE & FIXTURES	367	-	-	-
621	FIELD MACHINERY & EQUIPMENT	-	-	-	-
623	VEHICLES	47,381	-	10,750	-
	Notes: Amended: Vehicle Outfitting Vehicle was received too late in the last budget year to get the outfitting completed so it was done in this fiscal year.				
	CAPITAL Totals	47,748	-	10,750	-
	FIRE OPERATIONS Totals	**8,001,723**	**8,758,250**	**8,819,000**	**9,284,850**

DIVISION SUMMARY

Fund	Department	Division
01 General	20 Fire	29 Fire Marshal

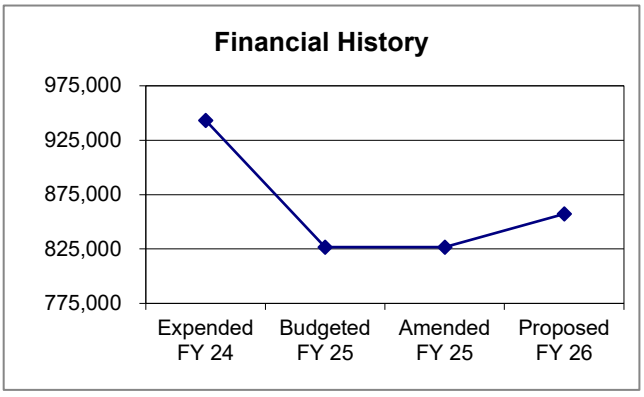
Expenditure Summary

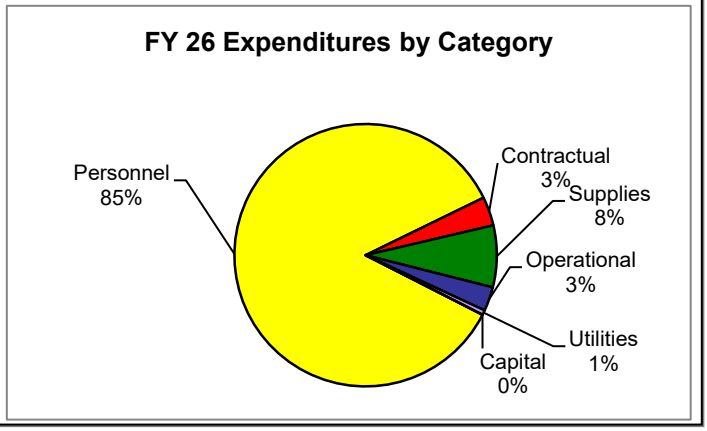
	Actual 23-24	Budgeted 24-25	Amended 24-25	Proposed 25-26
Personnel	665,139	699,250	699,250	731,000
Contractual	25,188	31,500	31,500	30,500
Supplies	63,104	65,500	65,500	65,200
Operational	23,993	25,500	25,500	25,500
Utilities	5,076	5,000	5,000	5,000
Capital	160,777	-	-	-
Total	943,277	826,750	826,750	857,200

Personnel Schedule

Position	Classification	FY 25 Approved	FY 26 Proposed
Fire Marshal	34	1	1
Senior Fire Inspector-Captain	FM8	1	1
Fire Inspector/Investigator/Educator	FM6	2	2
Fire Marshal's Office Coordinator	12	1	1

Activity Trends





Fund	Department	Division
01 General Fund	20 Fire	29 Fire Marshal

G/L Account		2024 Actual Amount	2025 Adopted Budget	2025 Amended Budget	2026 City Manager Approved
PERSONNEL SERVICES					
100	SALARIES & WAGES	519,303	545,100	545,100	568,550
109	SALARIES & WAGES-OVERTIME	9,254	10,000	10,000	10,000
113	EDUCATION/CERTIFICATE PAY	7,293	9,600	9,600	9,600
114	LONGEVITY PAY	2,935	3,200	3,200	3,550
120	FICA & MEDICARE EXPENSE	40,578	41,700	41,700	43,500
122	T.M.R.S. RETIREMENT EXPENSE	85,776	89,650	89,650	95,800
	PERSONNEL SERVICES Totals	665,139	699,250	699,250	731,000
CONTRACTUAL					
231	SERVICE MAINTENANCE CONTRACTS	19,661	22,500	22,500	22,500
237	UNIFORM SERVICE	1,706	2,000	2,000	2,000
240	EQUIPMENT REPAIRS	-	500	500	500
242	EQUIPMENT RENTAL & LEASE	-	1,000	1,000	-
246	VEHICLE REPAIRS	3,822	5,000	5,000	5,000
261	CRIME SCENE SERVICES	-	500	500	500
	CONTRACTUAL Totals	25,188	31,500	31,500	30,500
SUPPLIES					
301	OFFICE SUPPLIES	1,321	1,500	1,500	1,500
310	PRINTING & BINDING	1,087	1,000	1,000	1,000
321	UNIFORMS	3,469	3,500	3,500	3,500
331	FUEL & LUBRICANTS	10,699	12,000	12,000	8,000
347	GENERAL MAINTENANCE SUPPLIES	-	500	500	-
373	INVESTIGATION SUPPLIES	2,906	3,000	3,000	3,000
374	EXPLORER PROGRAM SUPPLIES	19,267	12,000	12,000	12,000
376	CANINE EXPENSE	1,745	3,500	3,500	3,500

Fund	Department	Division
01 General Fund	20 Fire	29 Fire Marshal

G/L Account		2024 Actual Amount	2025 Adopted Budget	2025 Amended Budget	2026 City Manager Approved
378	FIRE PREVENTION SUPPLIES	21,133	26,500	26,500	30,700

Notes:	Cost increases/Rental Gear

This request seeks a $3,750 funding increase to support the rental of NFPA 1851-compliant structural firefighting gear for 10 Citizens Fire Academy (CFA) participants. Renting is a safer, more practical, and cost-effective solution for this short-term program compared to purchasing gear and requires ongoing maintenance, inspection, and replacement every 10 years per NFPA standards.

CFA participants must wear compliant gear for live fire training. Renting ensures gear is professionally maintained, properly cleaned, and up to code. It also solves ongoing issues with sizing, improving both safety and comfort for participants.

CITY MANAGER'S COMMENTS: Approved

Notes:	Increase for Junior Fire Academy

This request is to increase funding by $700 to support the Junior Fire Academy program expenses. This increase reflects adjustments to supply and activity costs that are essential to maintaining the quality, safety, and educational value of the program. This modest increase will help preserve the program's effectiveness and ensure a safe and enriching experience for all attendees.

CITY MANAGER'S COMMENTS: Approved

379	FIRE FIGHTING SUPPLIES	1,476	2,000	2,000	2,000
	SUPPLIES Totals	63,104	65,500	65,500	65,200
OPERATIONS					
410	DUES & SUBSCRIPTIONS	3,269	3,000	3,000	3,000
420	AWARDS	7,550	7,500	7,500	7,500
430	TUITION & TRAINING	4,522	5,000	5,000	5,000
436	TRAVEL	8,653	10,000	10,000	10,000
	OPERATIONS Totals	23,993	25,500	25,500	25,500
UTILITIES					
507	CELLULAR TELEPHONE	5,076	5,000	5,000	5,000
	UTILITIES Totals	5,076	5,000	5,000	5,000
CAPITAL					
623	VEHICLES	160,777	-	-	-
	CAPITAL Totals	160,777	-	-	-
	FIRE MARSHAL Totals	**943,277**	**826,750**	**826,750**	**857,200**

DIVISION SUMMARY

Fund	Department	Division
01 General	30 Police	31 Administration

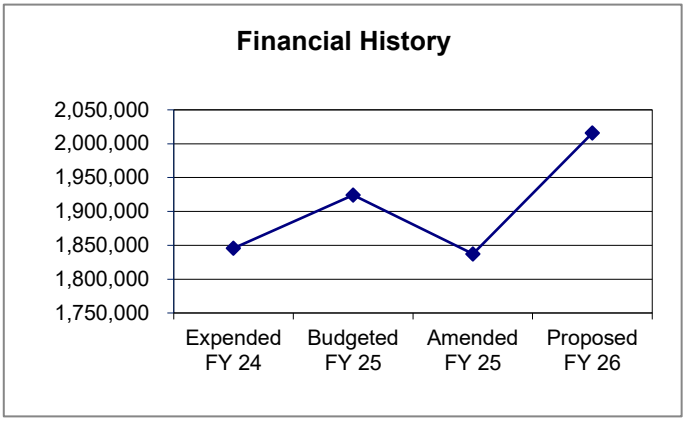
Expenditure Summary

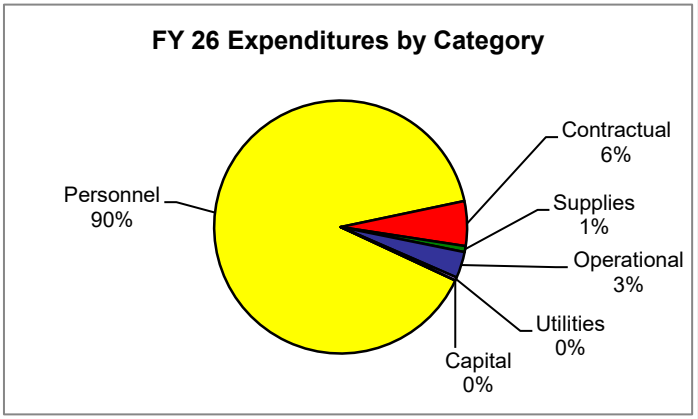
	Actual 23-24	Budgeted 24-25	Amended 24-25	Proposed 25-26
Personnel	1,614,627	1,727,800	1,637,800	1,809,300
Contractual	124,909	102,150	105,150	115,250
Supplies	17,147	18,500	18,500	15,500
Operational	78,000	67,500	67,500	67,500
Utilities	8,735	8,300	8,300	8,300
Capital	2,032	-	-	-
Total	1,845,451	1,924,250	1,837,250	2,015,850

Personnel Schedule

Position	Classification	FY 25 Approved	FY 26 Proposed
Police Chief	-	1	1
Assistant Police Chief	34	1	1
Captain	P9	1	1
Lieutenant	P8	5	5
Training Coordinator	P5	1	1
Executive Secretary	15	1	1

Activity Trends





Fund	Department	Division
01 General Fund	30 Police	31 Administration

G/L Account		2024 Actual Amount	2025 Adopted Budget	2025 Amended Budget	2026 City Manager Approved
PERSONNEL SERVICES					
100	SALARIES & WAGES	1,225,717	1,320,850	1,220,850	1,380,800
109	SALARIES & WAGES-OVERTIME	51,617	50,000	60,000	50,000
113	EDUCATION/CERTIFICATE PAY	18,375	27,800	27,800	27,800
114	LONGEVITY PAY	11,170	10,850	10,850	12,400
120	FICA & MEDICARE EXPENSE	97,204	101,050	101,050	105,650
122	T.M.R.S. RETIREMENT EXPENSE	210,544	217,250	217,250	232,650
	PERSONNEL SERVICES Totals	1,614,627	1,727,800	1,637,800	1,809,300
CONTRACTUAL					
213	CONSULTING FEES	23,970	-	-	24,000

Notes: Increase Consulting Fees

We request $24,000 to provide cardiac wellness testing to 30 officers. The testing has previously been conducted on some officers which has resulted in several officers discovering major cardiac medical issues. This test would be voluntarily offered to officers who have been unable to test in the past. The SIGMA Wellness program has the ability to enhance the quality of life of officers and increase their awareness of cardiac problems that may have yet to be discovered under normal routine physicals.

CITY MANAGER'S COMMENTS: Approved

226	INSURANCE-LAW ENFORCEMENT	70,293	70,450	73,450	67,550
231	SERVICE MAINTENANCE CONTRACTS	7,476	10,000	10,000	2,000
237	UNIFORM SERVICE	1,200	1,200	1,200	1,200
240	EQUIPMENT REPAIRS	-	500	500	500
246	VEHICLE REPAIRS	12,610	10,000	10,000	10,000
263	COUNTY JAIL CONTRACT	9,360	10,000	10,000	10,000
	CONTRACTUAL Totals	124,909	102,150	105,150	115,250
SUPPLIES					
301	OFFICE SUPPLIES	1,353	1,500	1,500	1,500
310	PRINTING & BINDING	1,233	1,500	1,500	1,500
321	UNIFORMS	3,652	2,000	2,000	2,000
331	FUEL & LUBRICANTS	9,966	12,000	12,000	9,000
347	GENERAL MAINTENANCE SUPPLIES	943	1,500	1,500	1,500
	SUPPLIES Totals	17,147	18,500	18,500	15,500
OPERATIONS					
410	DUES & SUBSCRIPTIONS	5,690	5,500	5,500	5,500
415	RECRUITING EXPENSES	1,000	-	-	-
420	AWARDS	6,697	5,000	5,000	5,000
428	MEETING EXPENSES	195	-	-	-

Fund	Department	Division
01 General Fund	30 Police	31 Administration

G/L Account		2024 Actual Amount	2025 Adopted Budget	2025 Amended Budget	2026 City Manager Approved
430	TUITION & TRAINING	56,258	45,000	45,000	45,000
436	TRAVEL	8,160	12,000	12,000	12,000
	OPERATIONS Totals	78,000	67,500	67,500	67,500
UTILITIES					
507	CELLULAR TELEPHONE	8,735	8,300	8,300	8,300
	UTILITIES Totals	8,735	8,300	8,300	8,300
CAPITAL					
612	COMPUTER EQUIPMENT	2,032	-	-	-
	CAPITAL Totals	2,032	-	-	-
	POLICE ADMINISTRATION Totals	**1,845,451**	**1,924,250**	**1,837,250**	**2,015,850**

DIVISION SUMMARY

Fund	Department	Division
01 General	30 Police	32 Communications

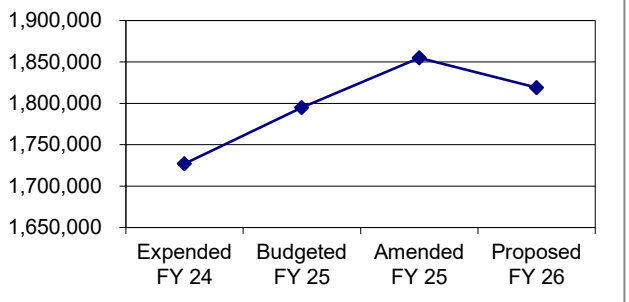
Expenditure Summary

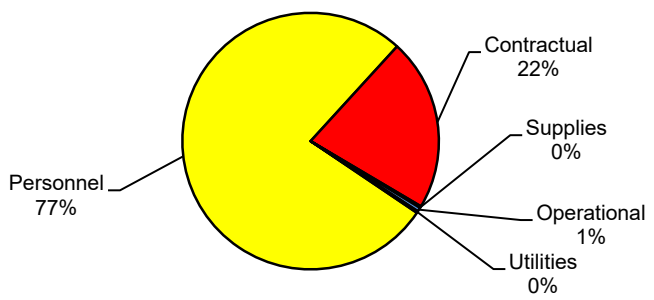
	Actual 23-24	Budgeted 24-25	Amended 24-25	Proposed 25-26
Personnel	1,319,116	1,377,500	1,437,500	1,406,850
Contractual	384,083	400,200	400,200	395,000
Supplies	3,790	4,200	4,200	4,200
Operational	15,755	9,000	9,000	9,000
Utilities	4,326	4,000	4,000	4,000
Total	1,727,069	1,794,900	1,854,900	1,819,050

Personnel Schedule

Position	Classification	FY 25 Approved	FY 26 Proposed
Communications Manager	23	1	1
Communications Supervisor	20	3	3
Communications Specialist	17	11	11

Activity Trends





Fund	Department	Division
01 General Fund	30 Police	32 Communications

G/L Account		2024 Actual Amount	2025 Adopted Budget	2025 Amended Budget	2026 City Manager Approved
PERSONNEL SERVICES					
100	SALARIES & WAGES	805,886	1,008,950	938,950	1,029,000
109	SALARIES & WAGES-OVERTIME	251,672	100,000	230,000	100,000
113	EDUCATION/CERTIFICATE PAY	9,123	19,500	19,500	19,500
114	LONGEVITY PAY	5,098	5,900	5,900	6,200
120	FICA & MEDICARE EXPENSE	79,823	77,200	77,200	78,750
122	T.M.R.S. RETIREMENT EXPENSE	167,513	165,950	165,950	173,400
	PERSONNEL SERVICES Totals	1,319,116	1,377,500	1,437,500	1,406,850
CONTRACTUAL					
231	SERVICE MAINTENANCE CONTRACTS	384,083	400,200	400,200	395,000
	CONTRACTUAL Totals	384,083	400,200	400,200	395,000
SUPPLIES					
301	OFFICE SUPPLIES	661	600	600	600
310	PRINTING & BINDING	-	100	100	100
321	UNIFORMS	2,322	2,500	2,500	2,500
347	GENERAL MAINTENANCE SUPPLIES	806	1,000	1,000	1,000
	SUPPLIES Totals	3,790	4,200	4,200	4,200
OPERATIONS					
415	RECRUITING EXPENSES	238	1,000	1,000	1,000
430	TUITION & TRAINING	12,213	5,500	5,500	5,500
436	TRAVEL	3,304	2,500	2,500	2,500
	OPERATIONS Totals	15,755	9,000	9,000	9,000
UTILITIES					
507	CELLULAR TELEPHONE	4,326	4,000	4,000	4,000
	UTILITIES Totals	4,326	4,000	4,000	4,000
	COMMUNICATIONS Totals	**1,727,069**	**1,794,900**	**1,854,900**	**1,819,050**

DIVISION SUMMARY

Fund	Department	Division
01 General	30 Police	33 Patrol

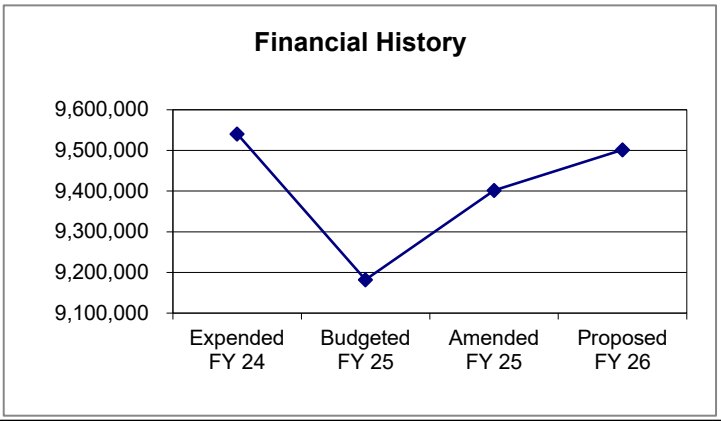
Expenditure Summary

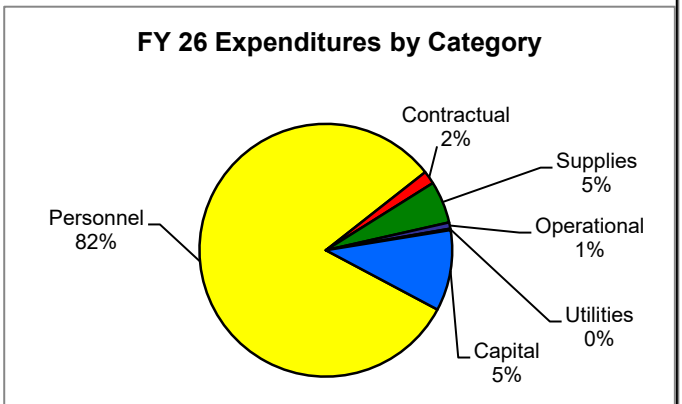
	Actual 23-24	Budgeted 24-25	Amended 24-25	Proposed 25-26
Personnel	6,986,995	7,541,850	7,706,850	7,755,400
Contractual	227,209	160,500	185,500	159,500
Supplies	493,374	492,050	492,050	512,050
Operational	123,569	76,000	106,000	76,000
Utilities	17,956	16,950	16,950	16,950
Capital	1,691,862	894,750	894,750	982,100
Total	9,540,964	9,182,100	9,402,100	9,502,000

Personnel Schedule

Position	Classification	FY 25 Approved	FY 26 Proposed
Patrol Sergeant	P7	8	8
Patrol Officer	P5	47	47
Crime Analyst	19	1	1

Activity Trends





Fund	Department	Division
01 General Fund	30 Police	33 Patrol

G/L Account		2024 Actual Amount	2025 Adopted Budget	2025 Amended Budget	2026 City Manager Approved
PERSONNEL SERVICES					
100	SALARIES & WAGES	4,784,840	5,658,650	5,393,650	5,812,550
108	OVERTIME-STEP	61,767	50,000	80,000	50,000
109	SALARIES & WAGES-OVERTIME	724,350	350,000	750,000	350,000
113	EDUCATION/CERTIFICATE PAY	66,671	94,000	94,000	95,150
114	LONGEVITY PAY	20,961	25,600	25,600	23,650
120	FICA & MEDICARE EXPENSE	426,677	432,900	432,900	444,650
122	T.M.R.S. RETIREMENT EXPENSE	901,730	930,700	930,700	979,400
	PERSONNEL SERVICES Totals	6,986,995	7,541,850	7,706,850	7,755,400
CONTRACTUAL					
231	SERVICE MAINTENANCE CONTRACTS	-	3,500	3,500	2,500
240	EQUIPMENT REPAIRS	-	6,000	6,000	6,000
242	EQUIPMENT RENTAL & LEASE	244	1,000	1,000	1,000
246	VEHICLE REPAIRS	226,965	150,000	175,000	150,000
	CONTRACTUAL Totals	227,209	160,500	185,500	159,500
SUPPLIES					
301	OFFICE SUPPLIES	878	1,000	1,000	1,000
310	PRINTING & BINDING	3,058	3,900	3,900	3,900
315	TRAINING SUPPLIES	79,745	90,000	90,000	115,000

Notes:	Increase Training Supplies
We request an increase of $25,000 in training supplies. There has been a defined increase in shipping costs and munition costs, which include practice and duty ammunition, less lethal duty and training rounds, along with Simunition rounds used in practical application and active shooter trainings in the past year. Further, the ammunition needs to facilitate the training of new recruits and increased trainings related to deadly force encounters requires additional training rounds. CITY MANAGER'S COMMENTS: Approved	

321	UNIFORMS	179,940	188,250	188,250	188,250
331	FUEL & LUBRICANTS	196,785	185,000	185,000	180,000
347	GENERAL MAINTENANCE SUPPLIES	16,848	15,900	15,900	15,900
374	POLICE EXPLORER PROGRAM	7,112	2,000	2,000	2,000
376	POLICE CANINE EXPENSE	9,007	6,000	6,000	6,000
	SUPPLIES Totals	493,374	492,050	492,050	512,050
OPERATIONS					
410	DUES & SUBSCRIPTIONS	750	500	500	500
415	RECRUITING EXPENSES	33,209	15,500	45,500	15,500
430	TUITION & TRAINING	67,612	45,000	45,000	45,000
436	TRAVEL	21,998	15,000	15,000	15,000
	OPERATIONS Totals	123,569	76,000	106,000	76,000

Fund	Department	Division
01 General Fund	30 Police	33 Patrol

G/L Account		2024 Actual Amount	2025 Adopted Budget	2025 Amended Budget	2026 City Manager Approved
UTILITIES					
507	CELLULAR TELEPHONE	17,956	16,950	16,950	16,950
	UTILITIES Totals	17,956	16,950	16,950	16,950
CAPITAL					
623	VEHICLES	1,236,718	877,250	877,250	959,600

Notes:	Patrol Vehicles

We request funds for 12 new patrol vehicles. The currently supply chain and service provider workforce challenges have inhibited the department's ability to receive, build and maintain a reliable fleet. The shortage of vehicles and equipment have caused the available fleet to be utilized around the clock increasing the mileage, wear and tear, maintenance cost and extended down times. In addition, there are currently 8 vehicles that currently have or are about to exceed 100,000 miles and their maintenance costs have become excessive, including one that needs $17,000 in repairs and has been taken out of service. The new vehicles will help ensure the reliability and functionality of the Patrol Fleet.

This request includes the cost of the vehicles $728,000 and the equipment and upfitting costs of $551,500 along with the Buy Board Fee and a 10% potential price increase as allowed by the Buy Board.

CITY MANAGER'S COMMENTS: Purchase of 9 vehicles and equipment are Approved

624	POLICE EQUIPMENT	454,962	-	-	-
624	SWAT EQUIPMENT	181	17,500	17,500	22,500

Notes:	Increase SWAT Budget

We request a $5000 increase to the SWAT equipment budget. The increase will be utilized to purchase equipment for enhanced breaching methods. The increase in funds will also be utilized to acquire single use specialty impact and gas munitions, training equipment, and operational equipment which have increased in price.

CITY MANAGER'S COMMENTS: Approved

CAPITAL Totals	1,691,862	894,750	894,750	982,100
PATROL Totals	**9,540,964**	**9,182,100**	**9,402,100**	**9,502,000**

DIVISION SUMMARY

Fund	Department	Division
01 General	30 Police	34 CID

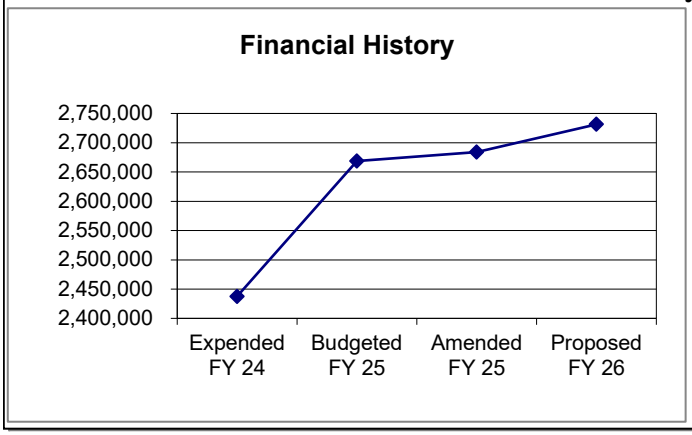
Expenditure Summary

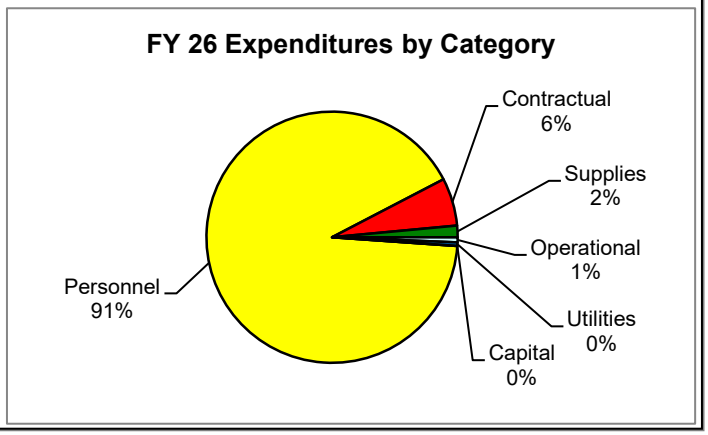
	Actual 23-24	Budgeted 24-25	Amended 24-25	Proposed 25-26
Personnel	2,160,805	2,425,500	2,440,500	2,492,600
Contractual	152,745	156,950	156,950	167,900
Supplies	48,876	56,500	56,500	41,000
Operational	22,982	17,500	17,500	17,500
Utilities	14,182	12,350	12,350	12,350
Capital	38,062	-	-	-
Total	2,437,652	2,668,800	2,683,800	2,731,350

Personnel Schedule

Position	Classification	FY 25 Approved	FY 26 Proposed
Sergeant	P7	3	3
Investigator	P5	8	8
Investigator - Narcotics	P5	4	4
Administrative Assistant	12	1	1
Public Safety Officer/Crime Scene Tech.	14	1	1
Property and Evidence Technician	14	1	1

Activity Trends





Fund	Department	Division
01 General Fund	30 Police	34 Criminal Investigations

G/L Account		2024 Actual Amount	2025 Adopted Budget	2025 Amended Budget	2026 City Manager Approved
PERSONNEL SERVICES					
100	SALARIES & WAGES	1,418,338	1,793,050	1,633,050	1,841,900
101	SALARIES & WAGES-SUPERVISOR	200,586	347,550	347,550	364,950
104	SALARIES & WAGES-CLERICAL	84,819	116,150	116,150	120,950
107	SALARIES & WAGES-LABOR	1,132,933	1,329,350	1,169,350	1,356,000
109	SALARIES & WAGES-OVERTIME	299,375	150,000	325,000	150,000
113	EDUCATION/CERTIFICATE PAY	27,553	35,000	35,000	35,000
114	LONGEVITY PAY	14,150	15,400	15,400	14,450
120	FICA & MEDICARE EXPENSE	128,569	137,150	137,150	140,900
122	T.M.R.S. RETIREMENT EXPENSE	272,820	294,900	294,900	310,350
	PERSONNEL SERVICES Totals	2,160,805	2,425,500	2,440,500	2,492,600
CONTRACTUAL					
231	SERVICE MAINTENANCE CONTRACTS	116,716	117,950	117,950	128,900

Notes:	Flock Safety Licensure
We are requesting an increase for Flock Safety licensure. This technology is utilized by both Field Operations and the Criminal Investigation Divisions as an investigative tool and force multiplier to assist in securing evidence, solving crimes and enhancing community safety. The system has been a critical component in bringing several violent offenders to justice in the past year.	
CITY MANAGER'S COMMENTS: Approved	

237	UNIFORM SERVICE	7,050	12,000	12,000	12,000
240	EQUIPMENT REPAIRS	364	-	-	-
246	VEHICLE REPAIRS	10,053	12,000	12,000	12,000
261	CRIME SCENE SERVICES	18,563	15,000	15,000	15,000
	CONTRACTUAL Totals	152,745	156,950	156,950	167,900
SUPPLIES					
301	OFFICE SUPPLIES	3,084	15,000	15,000	2,500
310	PRINTING & BINDING	316	-	-	-
321	UNIFORMS	3,578	4,500	4,500	4,500
331	FUEL & LUBRICANTS	27,244	23,000	23,000	20,000
347	GENERAL MAINTENANCE SUPPLIES	568	500	500	500
373	INVESTIGATION SUPPLIES	14,086	13,500	13,500	13,500
	SUPPLIES Totals	48,876	56,500	56,500	41,000
OPERATIONS					
410	DUES & SUBSCRIPTIONS	431	1,000	1,000	1,000
430	TUITION & TRAINING	12,811	10,000	10,000	10,000

Fund	Department	Division
01 General Fund	30 Police	34 Criminal Investigations

G/L Account	2024 Actual Amount	2025 Adopted Budget	2025 Amended Budget	2026 City Manager Approved
436 TRAVEL	9,507	6,000	6,000	6,000
447 DRUG TESTING	233	500	500	500
OPERATIONS Totals	22,982	17,500	17,500	17,500
UTILITIES				
507 CELLULAR TELEPHONE	14,182	12,350	12,350	12,350
UTILITIES Totals	14,182	12,350	12,350	12,350
CAPITAL				
623 VEHICLES	38,062	-	-	-
CAPITAL Totals	38,062	-	-	-
CRIMINAL INVESTIGATIONS Totals	**2,437,652**	**2,668,800**	**2,683,800**	**2,731,350**

DIVISION SUMMARY

Fund	Department	Division
01 General	30 Police	35 Community Services

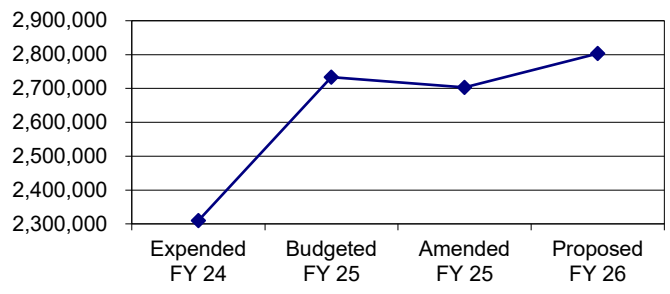
Expenditure Summary

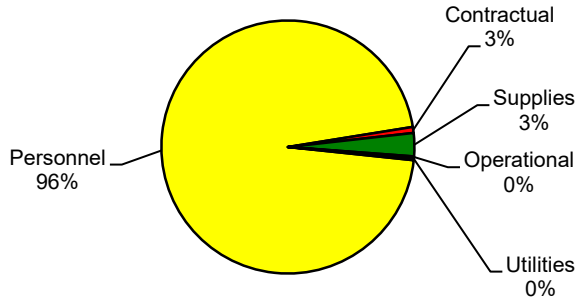
	Actual 23-24	Budgeted 24-25	Amended 24-25	Proposed 25-26
Personnel	2,158,887	2,615,250	2,540,250	2,685,100
Contractual	53,893	21,500	66,500	21,500
Supplies	78,219	83,050	83,050	83,050
Operational	7,322	4,000	4,000	4,000
Utilities	11,157	9,400	9,400	9,400
Total	2,309,479	2,733,200	2,703,200	2,803,050

Personnel Schedule

Position	Classification	FY 25 Approved	FY 26 Proposed
Sergeant - Juvenile/Crime Prevention	P7	2	2
School Resource Officer	P5	13	13
Crime Prevention Officer	P5	3	3
Mental Health Officer	P5	1	1

Activity Trends





Fund	Department	Division
01 General Fund	30 Police	35 Community Services

G/L Account		2024 Actual Amount	2025 Adopted Budget	2025 Amended Budget	2026 City Manager Approved
PERSONNEL SERVICES					
100	SALARIES & WAGES	1,501,285	2,025,400	1,800,400	2,072,800
109	SALARIES & WAGES-OVERTIME	209,143	50,000	200,000	50,000
113	EDUCATION/CERTIFICATE PAY	27,069	37,600	37,600	38,950
114	LONGEVITY PAY	13,200	14,150	14,150	15,500
120	FICA & MEDICARE EXPENSE	129,652	154,950	154,950	158,600
122	T.M.R.S. RETIREMENT EXPENSE	278,539	333,150	333,150	349,250
	PERSONNEL SERVICES Totals	2,158,887	2,615,250	2,540,250	2,685,100
CONTRACTUAL					
231	SERVICE MAINTENANCE CONTRACTS	566	-	-	-
240	EQUIPMENT REPAIRS	-	500	500	500
246	VEHICLE REPAIRS	53,327	21,000	66,000	21,000
	CONTRACTUAL Totals	53,893	21,500	66,500	21,500
SUPPLIES					
301	OFFICE SUPPLIES	850	500	500	500
310	PRINTING & BINDING	360	300	300	300
321	UNIFORMS	23,632	24,450	24,450	24,450
331	FUEL & LUBRICANTS	25,712	30,000	30,000	30,000
347	GENERAL MAINTENANCE SUPPLIES	2,458	2,800	2,800	2,800
370	COP PROGRAM SUPPLIES	5,557	7,500	7,500	7,500
371	CRIME PREVENTION SUPPLIES	17,358	15,000	15,000	15,000
372	CPA PROGRAM SUPPLIES	2,292	2,500	2,500	2,500
	SUPPLIES Totals	78,219	83,050	83,050	83,050
OPERATIONS					
410	DUES & SUBSCRIPTIONS	250	600	600	600
430	TUITION & TRAINING	2,572	3,000	3,000	3,000
436	TRAVEL	4,501	400	400	400
	OPERATIONS Totals	7,322	4,000	4,000	4,000
UTILITIES					
507	CELLULAR TELEPHONE	11,157	9,400	9,400	9,400
	UTILITIES Totals	11,157	9,400	9,400	9,400
	COMMUNITY SERVICES Totals	**2,309,479**	**2,733,200**	**2,703,200**	**2,803,050**

DIVISION SUMMARY

Fund	Department	Division
01 General	30 Police	36 Warrants

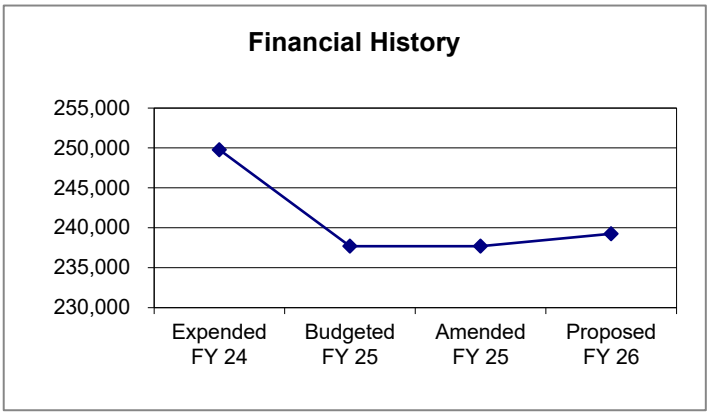
Expenditure Summary

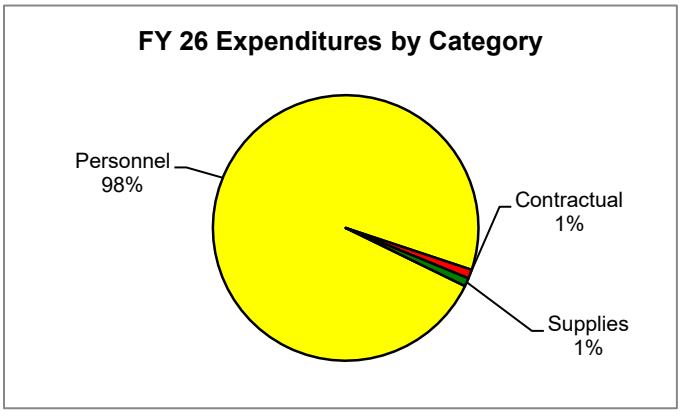
	Actual 23-24	Budgeted 24-25	Amended 24-25	Proposed 25-26
Personnel	246,418	232,450	232,450	234,200
Contractual	1,984	2,600	2,600	2,600
Supplies	1,376	2,650	2,650	2,450
Total	249,778	237,700	237,700	239,250

Personnel Schedule

Position	Classification	FY 25 Approved	FY 26 Proposed
Warrant Officers (2) P-T	P5	1	1
Bailiff (2) P-T	P5	1	1

Activity Trends





Fund	Department	Division
01 General Fund	30 Police	36 Warrants

G/L Account		2024 Actual Amount	2025 Adopted Budget	2025 Amended Budget	2026 City Manager Approved
PERSONNEL SERVICES					
100	SALARIES & WAGES	219,883	211,000	211,000	215,250
109	SALARIES & WAGES-OVERTIME	1,321	1,500	1,500	500
113	EDUCATION/CERTIFICATE PAY	600	800	800	-
114	LONGEVITY PAY	2,693	3,000	3,000	1,950
120	FICA & MEDICARE EXPENSE	17,274	16,150	16,150	16,500
122	T.M.R.S. RETIREMENT EXPENSE	4,648	-	-	-
	PERSONNEL SERVICES Totals	246,418	232,450	232,450	234,200
CONTRACTUAL					
231	SERVICE-MAINTENANCE CONTRACTS	1,031	900	900	900
240	EQUIPMENT REPAIRS	-	200	200	200
246	VEHICLE REPAIRS	954	1,500	1,500	1,500
	CONTRACTUAL Totals	1,984	2,600	2,600	2,600
SUPPLIES					
301	OFFICE SUPPLIES	93	150	150	150
310	PRINTING & BINDING	34	300	300	300
321	UNIFORMS	-	500	500	500
331	FUEL & LUBRICANTS	1,248	1,700	1,700	1,500
	SUPPLIES Totals	1,376	2,650	2,650	2,450
	WARRANTS Totals	**249,778**	**237,700**	**237,700**	**239,250**

DIVISION SUMMARY

Fund	Department	Division
01 General	30 Police	37 Records

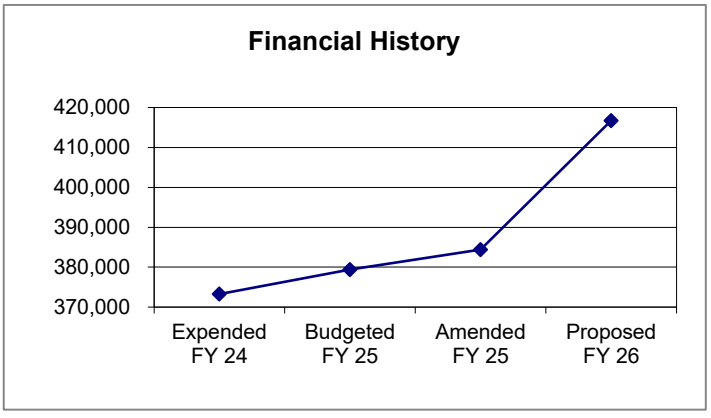
Expenditure Summary

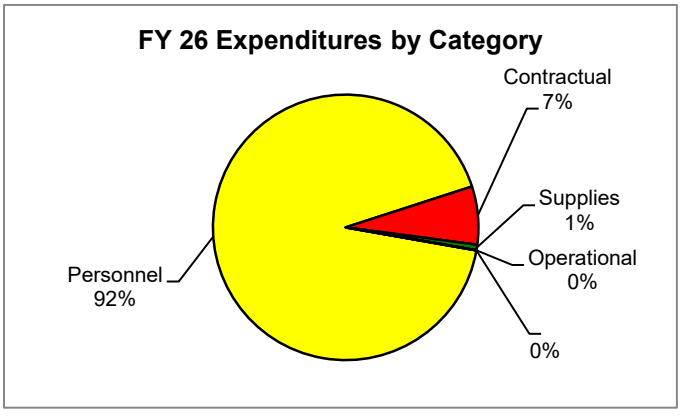
	Actual 23-24	Budgeted 24-25	Amended 24-25	Proposed 25-26
Personnel	364,072	371,050	376,050	384,400
Contractual	4,278	5,300	5,300	29,500
Supplies	2,446	2,950	2,950	2,750
Operational	2,469	100	100	100
Total	373,264	379,400	384,400	416,750

Personnel Schedule

Position	Classification	FY 25 Approved	FY 26 Proposed
Personnel Sergeant	P7	1	1
Records Clerk	12	3	3

Activity Trends





Fund	Department	Division
01 General Fund	30 Police	37 Police Records

G/L Account		2024 Actual Amount	2025 Adopted Budget	2025 Amended Budget	2026 City Manager Approved
PERSONNEL SERVICES					
100	SALARIES & WAGES	278,336	287,800	287,800	297,450
109	SALARIES & WAGES-OVERTIME	10,813	7,500	12,500	7,500
113	EDUCATION/CERTIFICATE PAY	2,508	2,600	2,600	2,600
114	LONGEVITY PAY	3,505	3,800	3,800	4,000
120	FICA & MEDICARE EXPENSE	21,821	22,000	22,000	22,750
122	T.M.R.S. RETIREMENT EXPENSE	47,089	47,350	47,350	50,100
	PERSONNEL SERVICES Totals	364,072	371,050	376,050	384,400
CONTRACTUAL					
231	SERVICE MAINTENANCE CONTRACTS	4,278	3,800	3,800	28,000

Notes:	Redaction Software
We request $13,635. for initial expense and implementation cost, $11,844. recurring cost for Open Records Redaction Software.. Open Records Requests requiring intricate redactions of dash-cam video and officer body worn cameras require many, many hours of labor from employees. The current software used for redactions has limited capabilities and is technologically insufficient. These additional funds will be used to purchase a yearly subscription for A.I. software that automatically redacts both videos and documents of Personal Identifiable Information ensuring legal compliance with regard to FOIA deliverables. CITY MANAGER'S COMMENTS: Approved	

240	EQUIPMENT REPAIRS	-	500	500	500
246	VEHICLE REPAIRS	-	1,000	1,000	1,000
	CONTRACTUAL Totals	4,278	5,300	5,300	29,500
SUPPLIES					
301	OFFICE SUPPLIES	548	750	750	750
310	PRINTING & BINDING	-	200	200	200
331	FUEL & LUBRICANTS	1,897	2,000	2,000	1,800
	SUPPLIES Totals	2,446	2,950	2,950	2,750
OPERATIONS					
410	DUES & SUBSCRIPTIONS	71	100	100	100
430	TUITION & TRAINING	1,185	-	-	-
436	TRAVEL	1,213	-	-	-
	OPERATIONS Totals	2,469	100	100	100
	POLICE RECORDS Totals	**373,264**	**379,400**	**384,400**	**416,750**

DIVISION SUMMARY

Fund	Department	Division
01 General	40 Community Development	41 Planning

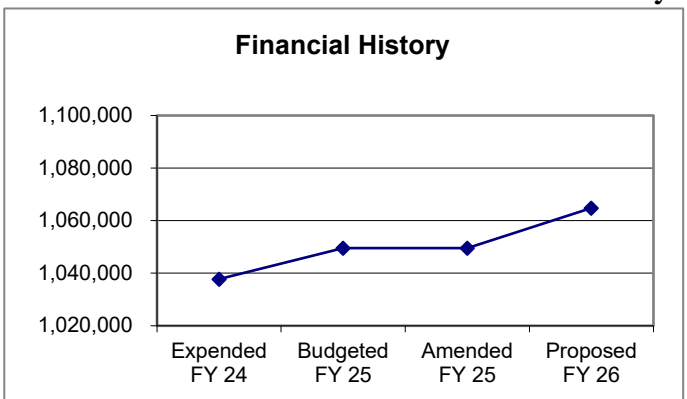
Expenditure Summary

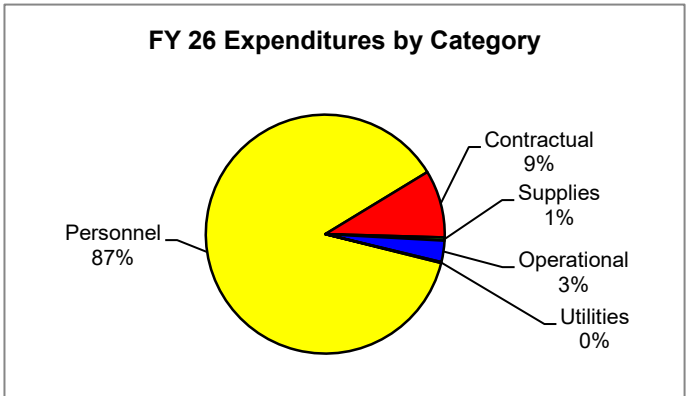
	Actual 23-24	Budgeted 24-25	Amended 24-25	Proposed 25-26
Personnel	846,580	906,500	906,500	930,800
Contractual	157,149	104,050	104,050	97,350
Supplies	5,267	4,400	4,400	4,600
Operational	27,448	33,300	33,300	30,750
Utilities	1,315	1,300	1,300	1,300
Total	1,037,760	1,049,550	1,049,550	1,064,800

Personnel Schedule

Position	Classification	FY 25 Approved	FY 26 Proposed
Planning and Zoning Director	-	1	1
GIS Supervisor	24	1	1
Senior Planner	24	1	2
Planner	20	1	-
GIS Analyst	20	1	1
GIS Technician	16	1	1
Planning Technician	16	1	1
Planning Coordinator	12	1	1

Activity Trends





Fund	Department	Division
01 General Fund	40 Development Services	**41 Planning & Zoning**

G/L Account		2024 Actual Amount	2025 Adopted Budget	2025 Amended Budget	2026 City Manager Approved
PERSONNEL SERVICES					
100	SALARIES & WAGES	678,488	724,600	724,600	739,850
109	SALARIES & WAGES-OVERTIME	4,313	2,500	2,500	2,500
113	EDUCATION/CERTIFICATE PAY	2,142	3,200	3,200	3,200
114	LONGEVITY PAY	3,010	3,550	3,550	4,000
120	FICA & MEDICARE EXPENSE	51,027	55,450	55,450	56,600
122	T.M.R.S. RETIREMENT EXPENSE	107,599	117,200	117,200	124,650
	PERSONNEL SERVICES Totals	846,580	906,500	906,500	930,800
CONTRACTUAL					
213	CONSULTING FEES	97,066	36,000	36,000	25,000
231	SERVICE MAINTENANCE CONTRACTS	53,754	63,050	63,050	65,350
233	NEWSPAPER NOTICES - ADVERTISING	6,329	5,000	5,000	7,000
	CONTRACTUAL Totals	157,149	104,050	104,050	97,350
SUPPLIES					
301	OFFICE SUPPLIES	1,025	1,600	1,600	1,600
301	OFFICE SUPPLIES - MAIN ST.	182	-	-	-
310	PRINTING & BINDING	1,670	800	800	1,000
347	GENERAL MAINTENANCE SUPPLIES	2,390	2,000	2,000	2,000
	SUPPLIES Totals	5,267	4,400	4,400	4,600
OPERATIONS					
410	DUES & SUBSCRIPTIONS	3,050	4,750	4,750	4,750
428	MEETING EXPENSES	4,259	4,000	4,000	4,500
430	TUITION & TRAINING	9,217	9,700	9,700	8,500
436	TRAVEL	10,922	14,850	14,850	13,000
	OPERATIONS Totals	27,448	33,300	33,300	30,750
UTILITIES					
507	CELLULAR TELEPHONE	1,315	1,300	1,300	1,300
	UTILITIES Totals	1,315	1,300	1,300	1,300
	PLANNING Totals	**1,037,760**	**1,049,550**	**1,049,550**	**1,064,800**

DIVISION SUMMARY

Fund	Department	Division
01 General	40 Community Development	42 Neighborhood Improvement

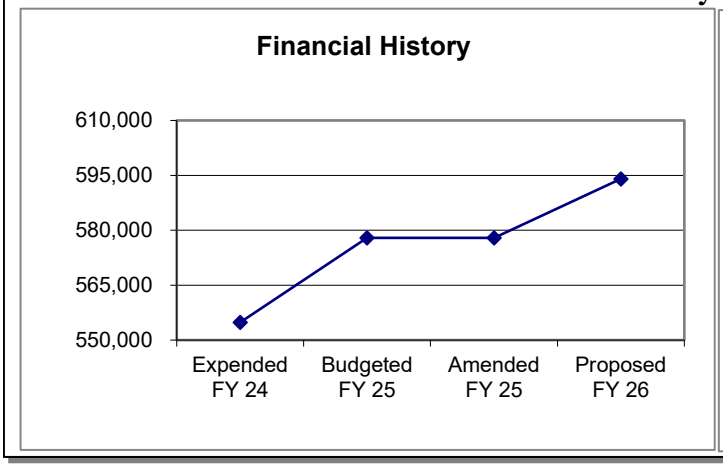
Expenditure Summary

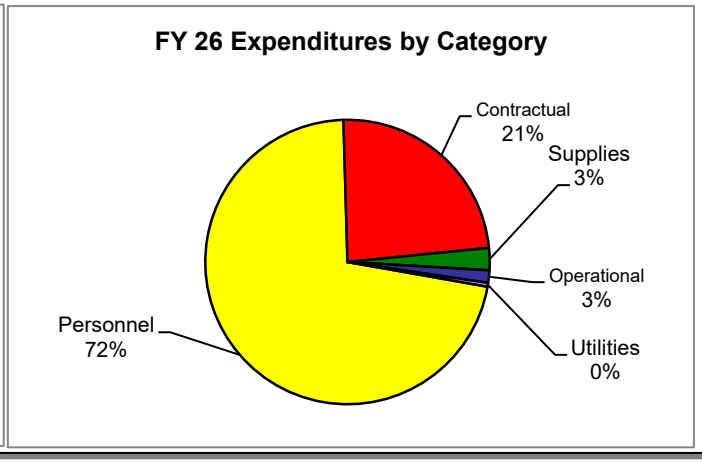
	Actual 23-24	Budgeted 24-25	Amended 24-25	Proposed 25-26
Personnel	380,116	404,700	404,700	426,350
Contractual	154,590	144,750	144,750	141,750
Supplies	10,315	17,500	17,500	15,000
Operational	7,101	8,450	8,450	8,450
Utilities	2,731	2,500	2,500	2,500
Total	554,852	577,900	577,900	594,050

Personnel Schedule

Position	Classification	FY 25 Approved	FY 26 Proposed
NIS Field Supervisor	21	1	1
NIS Representative	16	3	3
NIS Coordinator	12	1	1

Activity Trends





Fund	Department	Division
01 General Fund	40 Development Services	42 Neighborhood Impr. Services

G/L Account		2024 Actual Amount	2025 Adopted Budget	2025 Amended Budget	2026 City Manager Approved
PERSONNEL SERVICES					
100	SALARIES & WAGES	303,384	322,050	322,050	338,800
109	SALARIES & WAGES-OVERTIME	203	1,000	1,000	1,000
113	EDUCATION/CERTIFICATE PAY	600	600	600	600
114	LONGEVITY PAY	3,146	3,450	3,450	2,950
120	FICA & MEDICARE EXPENSE	23,695	24,650	24,650	25,900
122	T.M.R.S. RETIREMENT EXPENSE	49,089	52,950	52,950	57,100
	PERSONNEL SERVICES Totals	380,116	404,700	404,700	426,350
CONTRACTUAL					
213	CONSULTING FEES	397	-	-	-
231	SERVICE MAINTENANCE CONTRACTS	1,123	1,000	1,000	1,000
240	EQUIPMENT REPAIRS	-	250	250	250
242	EQUIPMENT RENTAL & LEASE	-	500	500	500
246	VEHICLE REPAIRS	3,260	5,000	5,000	5,000
255	CODE ENFORCEMENT CONTRACT	13,075	20,000	20,000	17,000
256	HEALTH INSPECTION SERVICE	136,735	118,000	118,000	118,000

Notes:	Fewer Inspections

With legislative changes taking effect September 1 and again on July 1, the Health Inspections permitting will decrease and the number of inspections will decrease.

For example, on July 1 the permitting and inspection of all food trucks will switch from the local entities to a state agency.

We will no longer permit and/or inspect daycares although there is some question about daycares which have swimming pools.

While we work through understanding the changes this line item will be unchanged but we fully expect it to decrease as well.

	CONTRACTUAL Totals	154,590	144,750	144,750	141,750
SUPPLIES					
301	OFFICE SUPPLIES	1,139	2,500	2,500	2,500
310	PRINTING & BINDING	280	1,000	1,000	1,000
321	UNIFORMS	1,282	1,750	1,750	1,750
323	SMALL TOOLS	50	750	750	750
325	SAFETY SUPPLIES	117	500	500	500
331	FUEL & LUBRICANTS	7,447	10,500	10,500	8,000
347	GENERAL MAINTENANCE SUPPLIES	-	500	500	500
	SUPPLIES Totals	10,315	17,500	17,500	15,000

Fund	Department	Division
01 General Fund	40 Development Services	42 Neighborhood Impr. Services

G/L Account		2024 Actual Amount	2025 Adopted Budget	2025 Amended Budget	2026 City Manager Approved
OPERATIONS					
410	DUES & SUBSCRIPTIONS	2,549	3,250	3,250	3,250
415	RECRUITING EXPENSES	540	-	-	-
430	TUITION & TRAINING	2,130	3,200	3,200	3,200
436	TRAVEL	1,881	2,000	2,000	2,000
	OPERATIONS Totals	7,101	8,450	8,450	8,450
UTILITIES					
507	CELLULAR TELEPHONE	2,731	2,500	2,500	2,500
	UTILITIES Totals	2,731	2,500	2,500	2,500
	NIS Totals	**554,852**	**577,900**	**577,900**	**594,050**

DIVISION SUMMARY

Fund	Department	Division
01 General	40 Community Development	43 Inspections

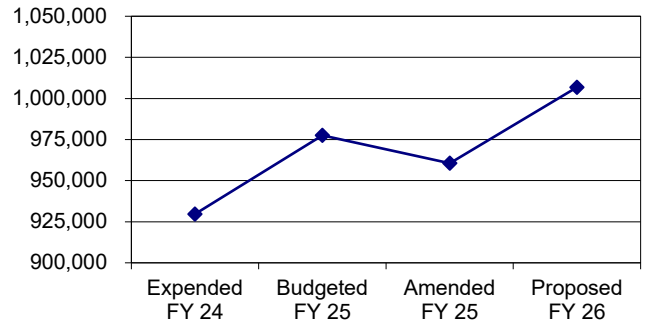
Expenditure Summary

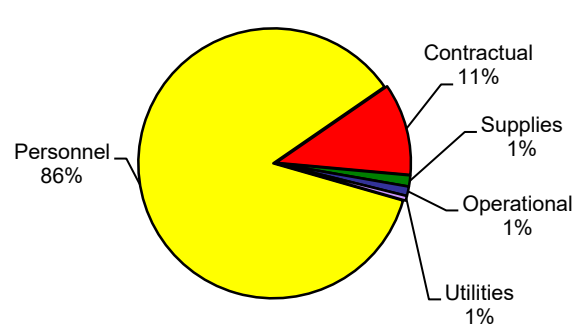
	Actual 23-24	Budgeted 24-25	Amended 24-25	Proposed 25-26
Personnel	800,441	840,700	814,700	865,450
Contractual	105,868	109,000	109,000	111,000
Supplies	10,985	14,350	14,350	13,350
Operational	5,786	7,800	7,800	11,300
Utilities	6,597	5,700	5,700	5,700
Capital	-	-	9,000	-
Total	929,677	977,550	960,550	1,006,800

Personnel Schedule

Position	Classification	FY 25 Approved	FY 26 Proposed
Building Official	-	1	1
Building Inspections Supervisor	21	1	1
Plans Examiner	20	1	1
Building Inspector	17	3	3
Permit Technician	12	2	2

Activity Trends





Fund	Department	Division
01 General Fund	40 Development Services	43 Building Inspection

G/L Account		2024 Actual Amount	2025 Adopted Budget	2025 Amended Budget	2026 City Manager Approved
PERSONNEL SERVICES					
100	SALARIES & WAGES	637,955	668,800	635,800	686,700
109	SALARIES & WAGES-OVERTIME	2,825	1,500	8,500	1,500
113	EDUCATION/CERTIFICATE PAY	3,600	4,500	4,500	4,500
114	LONGEVITY PAY	4,232	4,750	4,750	4,550
120	FICA & MEDICARE EXPENSE	48,446	51,150	51,150	52,500
122	T.M.R.S. RETIREMENT EXPENSE	103,383	110,000	110,000	115,700
	PERSONNEL SERVICES Totals	800,441	840,700	814,700	865,450
CONTRACTUAL					
213	CONSULTING FEES	30,034	30,000	30,000	30,000
231	SERVICE MAINTENANCE CONTRACTS	71,170	73,000	73,000	75,000
240	EQUIPMENT REPAIRS	-	500	500	500
242	EQUIPMENT RENTAL & LEASE	-	500	500	500
246	VEHICLE REPAIRS	4,664	5,000	5,000	5,000
	CONTRACTUAL Totals	105,868	109,000	109,000	111,000
SUPPLIES					
301	OFFICE SUPPLIES	1,130	1,250	1,250	1,250
310	PRINTING & BINDING	394	1,000	1,000	1,000
321	UNIFORMS	1,296	600	600	600
323	SMALL TOOLS	216	1,000	1,000	1,000
331	FUEL & LUBRICANTS	7,826	10,000	10,000	9,000
347	GENERAL MAINTENANCE SUPPLIES	124	500	500	500
	SUPPLIES Totals	10,985	14,350	14,350	13,350
OPERATIONS					
410	DUES & SUBSCRIPTIONS	668	1,800	1,800	5,300

Notes:	Building Codes subscription
We will need to renew our online building code subscription with the International Codes Council. $3500. CITY MANAGERS COMMENTS: Approved	

415	RECRUITING EXPENSES	343	-	-	-
430	TUITION & TRAINING	3,974	4,000	4,000	4,000
436	TRAVEL	801	2,000	2,000	2,000
	OPERATIONS Totals	5,786	7,800	7,800	11,300

Fund	Department	Division
01 General Fund	40 Development Services	43 Building Inspection

G/L Account	2024 Actual Amount	2025 Adopted Budget	2025 Amended Budget	2026 City Manager Approved
UTILITIES				
507 CELLULAR TELEPHONE	6,597	5,700	5,700	5,700
UTILITIES Totals	6,597	5,700	5,700	5,700
CAPITAL				
623 VEHICLES	-	-	9,000	-
CAPITAL Totals	-	-	9,000	-
BUILDING INSPECTIONS Totals	**929,677**	**977,550**	**960,550**	**1,006,800**

DIVISION SUMMARY

Fund	Department	Division
01 General	45 Parks & Recreation	45 Parks

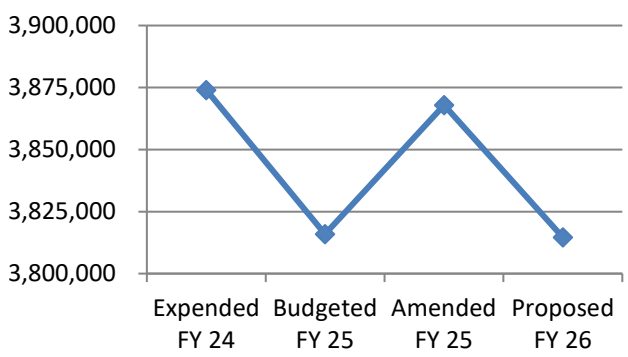
Expenditure Summary

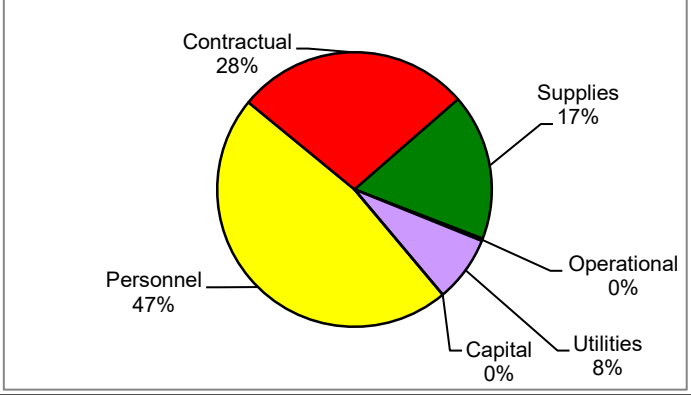
	Actual 23-24	Budgeted 24-25	Amended 24-25	Proposed 25-26
Personnel	1,635,695	1,727,200	1,727,200	1,795,050
Contractual	1,171,201	1,046,200	1,056,200	1,054,550
Supplies	575,877	670,000	700,000	658,000
Operational	9,603	11,000	11,000	10,500
Utilities	312,975	296,500	296,500	296,500
Capital	168,703	65,000	77,000	-
Total	3,874,053	3,815,900	3,867,900	3,814,600

Personnel Schedule

Position	Classification	FY 25 Approved	FY 26 Proposed
Parks Superintendent	25	1	1
Parks Operations Supervisor	21	1	1
Crew Leader	17	4	4
Irrigation/Pesticide Technician	14	1	1
Equipment Operator	14	2	2
Athletic Technician	12	-	1
Maintenance Worker II	11	14	13
Maintenance Worker (PT/Seasonal)	-	2	2

Activity Trends





Fund	Department	Division
01 General Fund	45 Parks & Recreation	45 Parks

G/L Account		2024 Actual Amount	2025 Adopted Budget	2025 Amended Budget	2026 City Manager Approved
PERSONNEL SERVICES					
100	SALARIES & WAGES	1,271,870	1,350,100	1,350,100	1,398,850
109	SALARIES & WAGES-OVERTIME	43,127	40,000	40,000	40,000
113	EDUCATION/CERTIFICATE PAY	300	1,800	1,800	1,800
114	LONGEVITY PAY	10,838	12,200	12,200	13,950
120	FICA & MEDICARE EXPENSE	100,010	103,300	103,300	107,000
122	T.M.R.S. RETIREMENT EXPENSE	209,550	219,800	219,800	233,450
	PERSONNEL SERVICES Totals	1,635,695	1,727,200	1,727,200	1,795,050
CONTRACTUAL					
231	SERVICE MAINTENANCE CONTRACTS	344	500	500	500
237	UNIFORM SERVICE	13,396	15,200	15,200	15,200
240	EQUIPMENT REPAIRS	55,442	40,000	50,000	40,000
242	EQUIPMENT RENTAL & LEASE	15,598	11,800	11,800	11,800
244	BUILDING REPAIRS	23,105	42,700	42,700	42,700
246	VEHICLE REPAIRS	30,854	30,000	30,000	30,000
247	GROUNDS MAINTENANCE	997,297	876,000	876,000	884,350

Notes:	Contracts
$145,700 YellowStone - Facilities and ROW	
$676,652 SLM - open area mowing and fertilization and weed control	
$30,000 3% increase for 2026 if needed and Additional sites if needed	
$20,000 Nema 3 Sports Field Lighting Contract	
$12,000 Chief Landscaping / Orphan alley and property mowing	
CITY MANAGERS COMMENTS: Approved	

270	WASTE DISPOSAL SERVICE	35,165	30,000	30,000	30,000
	CONTRACTUAL Totals	1,171,201	1,046,200	1,056,200	1,054,550
SUPPLIES					
301	OFFICE SUPPLIES	178	300	300	300
310	PRINTING & BINDING	18	200	200	200
323	SMALL TOOLS	20,336	20,500	20,500	20,500
325	SAFETY SUPPLIES	8,632	5,000	5,000	5,000
331	FUEL & LUBRICANTS	57,791	59,000	59,000	57,000
333	CHEMICAL	73,128	80,000	80,000	70,000
341	CONSTRUCTION & REPAIR SUPPLIES	94,155	125,000	155,000	125,000
347	GENERAL MAINTENANCE SUPPLIES	128,479	125,000	125,000	125,000
349	AGRICULTURAL SUPPLIES	127,019	180,000	180,000	180,000
350	IRRIGATION SYSTEM SUPPLIES	66,142	75,000	75,000	75,000
	SUPPLIES Totals	575,877	670,000	700,000	658,000

Fund	Department	Division
01 General Fund	45 Parks & Recreation	45 Parks

G/L Account		2024 Actual Amount	2025 Adopted Budget	2025 Amended Budget	2026 City Manager Approved
OPERATIONS					
415	RECRUITING EXPENSES	1,323	500	500	500
430	TUITION & TRAINING	3,481	5,000	5,000	5,000
436	TRAVEL	2,974	2,500	2,500	2,500
480	VOLUNTEER PROGRAM	1,825	3,000	3,000	2,500
	OPERATIONS Totals	9,603	11,000	11,000	10,500
UTILITIES					
501	ELECTRICITY	130	-	-	-
507	CELLULAR TELEPHONE	23,838	21,500	21,500	21,500
513	WATER	289,007	275,000	275,000	275,000
	UTILITIES Totals	312,975	296,500	296,500	296,500
CAPITAL					
603	BUILDINGS	57,341	-	-	-
612	COMPUTER EQUIPMENT	7,500	-	-	-
621	FIELD MACHINERY & EQUIPMENT	48,082	65,000	65,000	-
623	VEHICLES	55,780	-	12,000	-
	CAPITAL Totals	168,703	65,000	77,000	-
	PARKS Totals	**3,874,053**	**3,815,900**	**3,867,900**	**3,814,600**

DIVISION SUMMARY

Fund	Department	Division
01 General	45 Parks & Recreation	46 Harbor O&M

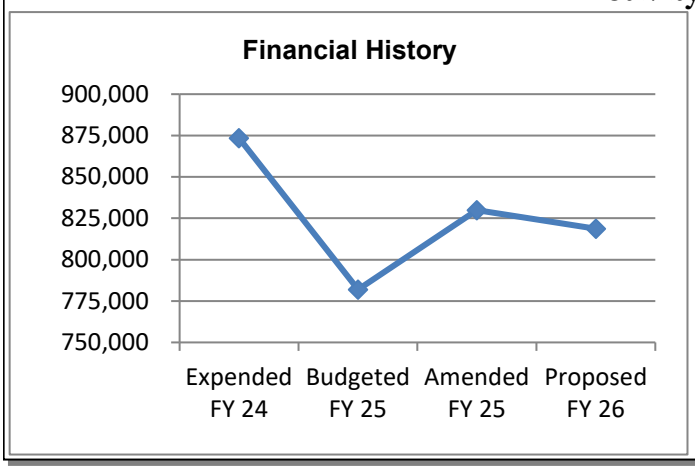
Expenditure Summary

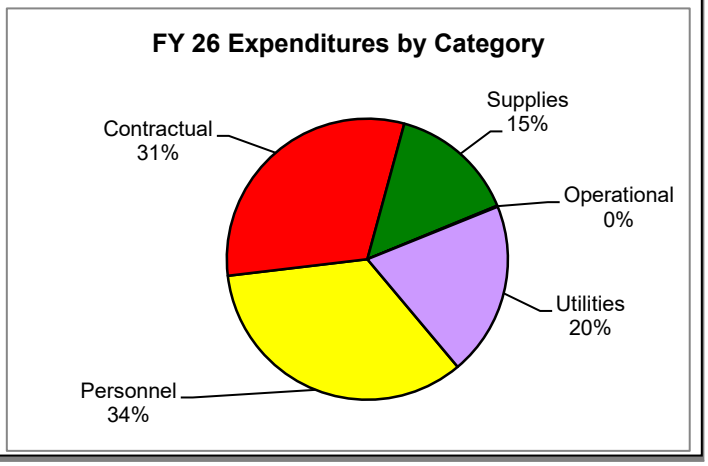
	Actual 23-24	Budgeted 24-25	Amended 24-25	Proposed 25-26
Personnel	205,169	267,500	273,500	280,200
Contractual	339,002	254,800	316,800	254,800
Supplies	71,414	120,000	100,000	119,000
Operational	730	1,050	1,050	1,050
Utilities	196,789	138,600	138,600	163,600
Total	873,419	781,950	829,950	818,650

Personnel Schedule

Position	Classification	FY 25 Approved	FY 26 Proposed
Harbor Technician	17	1	1
Maintenance Worker II	11	3	3

Activity Trends





Fund	Department	Division
01 General Fund	45 Parks & Recreation	46 Harbor

G/L Account		2024 Actual Amount	2025 Adopted Budget	2025 Amended Budget	2026 City Manager Approved
PERSONNEL SERVICES					
100	SALARIES & WAGES	155,705	207,700	207,700	217,900
109	SALARIES & WAGES-OVERTIME	8,162	7,500	13,500	7,500
114	LONGEVITY PAY	2,000	2,250	2,250	1,450
120	FICA & MEDICARE EXPENSE	12,832	15,900	15,900	16,650
122	T.M.R.S. RETIREMENT EXPENSE	26,470	34,150	34,150	36,700
	PERSONNEL SERVICES Totals	205,169	267,500	273,500	280,200
CONTRACTUAL					
231	SERVICE MAINTENANCE CONTRACTS	281	500	500	500
237	UNIFORM SERVICE	600	2,800	2,800	2,800
240	EQUIPMENT REPAIRS	903	7,500	37,500	7,500
242	EQUIPMENT RENTAL & LEASE	1,306	3,000	3,000	3,000
244	BUILDING REPAIRS	115,686	75,000	75,000	75,000
245	POOL REPAIR & MAINTENANCE	120,557	60,000	92,000	60,000
246	VEHICLE REPAIRS	4,731	5,000	5,000	5,000
247	GROUNDS MAINTENANCE	94,938	101,000	101,000	101,000
	CONTRACTUAL Totals	339,002	254,800	316,800	254,800
SUPPLIES					
323	SMALL TOOLS	2,624	3,000	3,000	3,000
325	SAFETY SUPPLIES	438	1,000	1,000	1,000
331	FUEL & LUBRICANTS	5,749	8,000	8,000	7,000
333	CHEMICALS	14,900	25,000	25,000	25,000
347	GENERAL MAINTENANCE SUPPLIES	11,094	20,000	20,000	20,000
349	AGRICULTURAL SUPPLIES	24,908	30,000	30,000	30,000
350	IRRIGATION SYSTEM SUPPLIES	3,589	5,000	5,000	5,000
390	SWIMMING POOL SUPPLIES	8,112	28,000	8,000	28,000
	SUPPLIES Totals	71,414	120,000	100,000	119,000
OPERATIONS					
410	DUES & SUBSCRIPTIONS	730	-	-	-
430	TUITION & TRAINING	-	500	500	500
436	TRAVEL	-	550	550	550
	OPERATIONS Totals	730	1,050	1,050	1,050
UTILITIES					
501	ELECTRICITY	63,100	60,000	60,000	60,000
507	CELLULAR TELEPHONE	2,566	3,600	3,600	3,600
513	WATER	131,124	75,000	75,000	100,000
	UTILITIES Totals	196,789	138,600	138,600	163,600
CAPITAL					
623	VEHICLES	60,314	-	-	-
	CAPITAL Totals	60,314	-	-	-
	HARBOR O & M Total	**873,419**	**781,950**	**829,950**	**818,650**

DIVISION SUMMARY

Fund	Department	Division
01 General	45 Parks & Recreation	47 Recreation

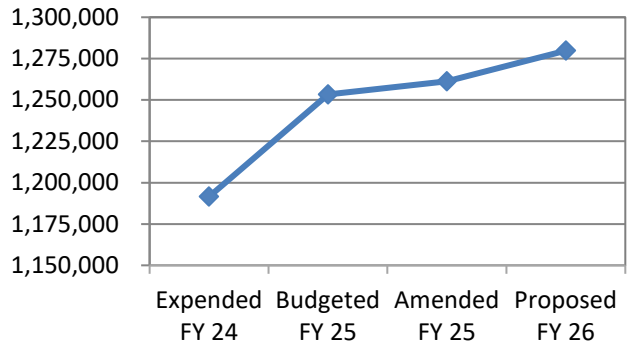
Expenditure Summary

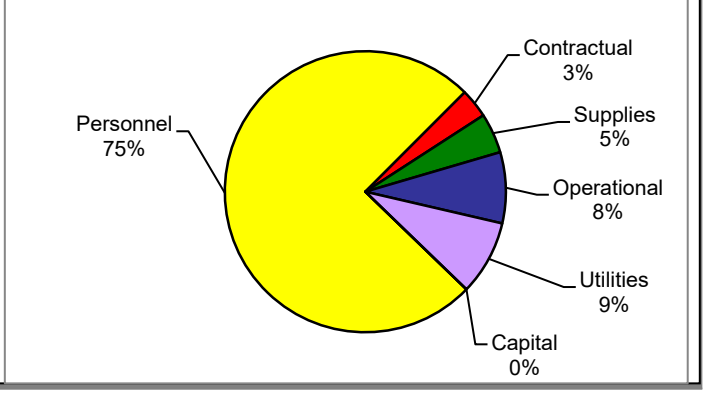
	Actual 23-24	Budgeted 24-25	Amended 24-25	Proposed 25-26
Personnel	866,049	932,100	930,100	963,350
Contractual	50,131	42,500	42,500	43,000
Supplies	62,471	60,250	60,250	58,950
Operational	107,011	108,500	108,500	104,500
Utilities	105,866	110,000	120,000	110,000
Capital	-	-	-	-
Total	1,191,529	1,253,350	1,261,350	1,279,800

Personnel Schedule

Position	Classification	FY 25 Approved	FY 26 Proposed
Parks & Recreation Director	-	1	1
Recreation Superintendent	25	1	1
Athletics & Aquatics Supervisor	20	1	1
Special Events Supervisor	20	1	2
Recreation Coordinator	17	2	1
Administrative Assistant	15	1	1
Recreation Assistant	9	1	1

Activity Trends





Fund	Department	Division
01 General Fund	45 Parks & Recreation	47 Recreation

G/L Account		2024 Actual Amount	2025 Adopted Budget	2025 Amended Budget	2026 City Manager Approved
PERSONNEL SERVICES					
100	SALARIES & WAGES	719,049	768,350	768,350	791,650
109	SALARIES & WAGES-OVERTIME	956	5,000	3,000	5,000
113	EDUCATION/CERTIFICATE PAY	1,800	1,800	1,800	1,800
114	LONGEVITY PAY	1,890	2,200	2,200	2,500
120	FICA & MEDICARE EXPENSE	55,162	58,800	58,800	60,200
122	T.M.R.S. RETIREMENT EXPENSE	87,191	95,950	95,950	102,200
	PERSONNEL SERVICES Totals	866,049	932,100	930,100	963,350
CONTRACTUAL					
231	SERVICE MAINTENANCE CONTRACTS	4,132	3,500	3,500	4,000
239	RECREATION CONTRACTS	6,692	6,000	6,000	6,000
242	EQUIPMENT RENTAL & LEASE	26,477	20,000	20,000	20,000
245	POOL REPAIR & MAINTENANCE	1,304	7,000	7,000	7,000
246	VEHICLE REPAIRS	11,526	6,000	6,000	6,000
	CONTRACTUAL Totals	50,131	42,500	42,500	43,000
SUPPLIES					
301	OFFICE SUPPLIES	2,059	2,000	2,000	2,000
307	POSTAGE	457	-	-	-
310	PRINTING & BINDING	2,325	3,000	3,000	3,000
321	UNIFORMS	3,567	5,000	5,000	5,000
331	FUEL & LUBRICANTS	488	1,800	1,800	500
333	CHEMICAL	29,191	20,000	20,000	20,000
347	GENERAL MAINTENANCE SUPPLIES	3,801	6,450	6,450	6,450
390	SWIMMING POOL SUPPLIES	4,400	4,000	4,000	4,000
391	RECREATION PROGRAM SUPPLIES	16,182	18,000	18,000	18,000
	SUPPLIES Totals	62,471	60,250	60,250	58,950
OPERATIONS					
406	SPECIAL EVENTS	74,557	85,000	85,000	85,000
410	DUES & SUBSCRIPTIONS	5,027	5,000	5,000	5,000
415	RECRUITING EXPENSES	6,723	3,000	3,000	3,000
428	MEETING EXPENSES	2,248	1,000	1,000	1,000
430	TUITION & TRAINING	9,075	6,000	6,000	4,000
436	TRAVEL	9,380	8,500	8,500	6,500
	OPERATIONS Totals	107,011	108,500	108,500	104,500
UTILITIES					
501	ELECTRICITY	97,963	103,000	113,000	103,000
507	CELLULAR TELEPHONE	7,904	7,000	7,000	7,000
	UTILITIES Totals	105,866	110,000	120,000	110,000
	RECREATION Total	**1,191,529**	**1,253,350**	**1,261,350**	**1,279,800**

DIVISION SUMMARY

Fund	Department	Division
01 General	45 Parks & Recreation	48 Animal Services

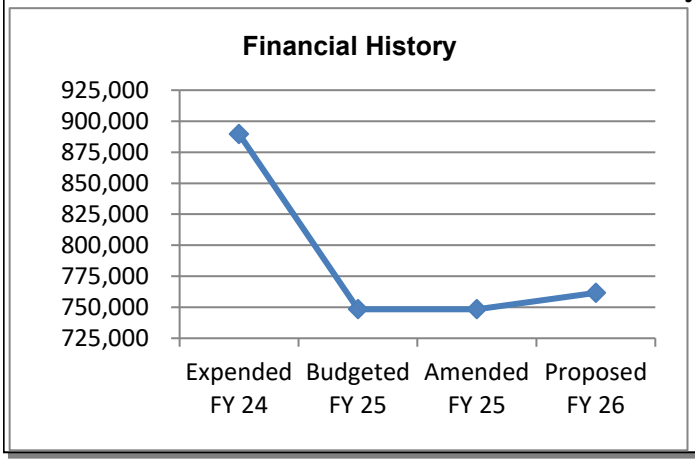
Expenditure Summary

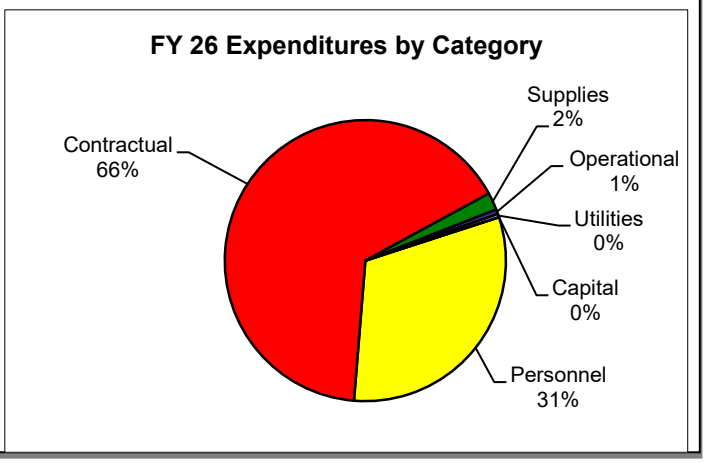
	Actual 23-24	Budgeted 24-25	Amended 24-25	Proposed 25-26
Personnel	219,196	230,100	230,100	238,350
Contractual	491,669	495,000	495,000	501,000
Supplies	13,861	16,250	16,250	15,250
Operational	4,968	4,000	4,000	4,050
Utilities	3,409	3,000	3,000	3,000
Capital	156,546	-	-	-
Total	889,648	748,350	748,350	761,650

Personnel Schedule

Position	Classification	FY 25 Approved	FY 26 Proposed
Animal Services Crewleader	17	1	1
Animal Services Officer	13	2	2

Activity Trends





Fund	Department	Division
01 General Fund	45 Parks & Recreation	48 Animal Services

G/L Account		2024 Actual Amount	2025 Adopted Budget	2025 Amended Budget	2026 City Manager Approved
PERSONNEL SERVICES					
100	SALARIES & WAGES	162,900	171,900	171,900	177,850
109	SALARIES & WAGES-OVERTIME	13,224	15,000	15,000	15,000
114	LONGEVITY PAY	1,555	1,750	1,750	1,950
120	FICA & MEDICARE EXPENSE	13,083	13,150	13,150	13,600
122	T.M.R.S. RETIREMENT EXPENSE	28,433	28,300	28,300	29,950
	PERSONNEL SERVICES Totals	219,196	230,100	230,100	238,350
CONTRACTUAL					
213	CONSULTING FEES	480,000	480,000	480,000	486,000
231	SERVICE MAINTENANCE CONTRACTS	5,313	6,500	6,500	6,500
237	UNIFORM SERVICE	1,816	2,500	2,500	2,500
240	EQUIPMENT REPAIRS	-	750	750	750
246	VEHICLE REPAIRS	4,540	5,000	5,000	5,000
270	WASTE DISPOSAL SERVICE	-	250	250	250
	CONTRACTUAL Totals	491,669	495,000	495,000	501,000
SUPPLIES					
301	OFFICE SUPPLIES	384	500	500	500
310	PRINTING & BINDING	332	1,000	1,000	1,000
321	UNIFORMS	1,306	1,500	1,500	1,500
325	SAFETY SUPPLIES	793	750	750	750
331	FUEL & LUBRICANTS	8,822	10,000	10,000	9,000
347	GENERAL MAINTENANCE SUPPLIES	2,223	2,500	2,500	2,500
	SUPPLIES Totals	13,861	16,250	16,250	15,250
OPERATIONS					
410	DUES & SUBSCRIPTIONS	-	-	-	50
430	TUITION & TRAINING	1,229	1,000	1,000	1,000
436	TRAVEL	3,739	3,000	3,000	3,000
	OPERATIONS Totals	4,968	4,000	4,000	4,050
UTILITIES					
507	CELLULAR TELEPHONE	3,409	3,000	3,000	3,000
	UTILITIES Totals	3,409	3,000	3,000	3,000
CAPITAL					
603	BUILDINGS	59,031	-	-	-
610	FURNITURE & FIXTURES	25,063	-	-	-
623	VEHICLES	72,452	-	-	-
	CAPITAL Totals	156,546	-	-	-
	ANIMAL SERVICES Total	**889,648**	**748,350**	**748,350**	**761,650**

DIVISION SUMMARY

Fund	Department	Division
01 General	50 Public Works	53 Engineering

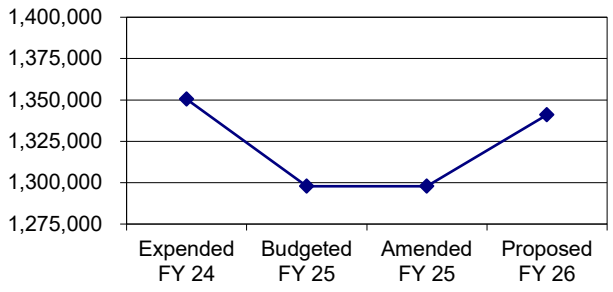
Expenditure Summary

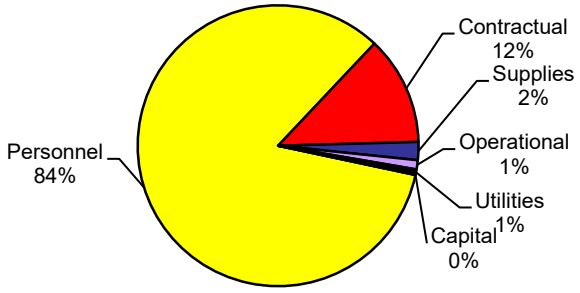
	Actual 23-24	Budgeted 24-25	Amended 24-25	Proposed 25-26
Personnel	994,191	1,052,950	1,052,950	1,122,450
Contractual	228,757	191,600	191,600	168,100
Supplies	21,516	27,850	27,850	27,850
Operational	14,712	17,000	17,000	14,200
Utilities	9,164	8,450	8,450	8,450
Capital	82,103	-	-	-
Total	1,350,443	1,297,850	1,297,850	1,341,050

Personnel Schedule

Position	Classification	FY 25 Approved	FY 26 Proposed
Public Works Director/City Engineer	-	1	1
Assistant City Engineer	32	1	1
Civil Engineer	28	1	1
Senior Construction Inspector Supervisor	21	1	1
Construction Inspector	17	4	4
Customer Service Coordinator	12	1	1

Activity Trends





Fund	Department	Division
01 General Fund	50 Public Works	53 Engineering

G/L Account		2024 Actual Amount	2025 Adopted Budget	2025 Amended Budget	2026 City Manager Approved
PERSONNEL SERVICES					
100	SALARIES & WAGES	788,210	834,650	834,650	888,100
109	SALARIES & WAGES-OVERTIME	13,218	12,000	12,000	12,000
113	EDUCATION/CERTIFICATE PAY	1,200	1,500	1,500	600
114	LONGEVITY PAY	3,080	3,650	3,650	4,150
120	FICA & MEDICARE EXPENSE	60,328	63,850	63,850	67,950
122	T.M.R.S. RETIREMENT EXPENSE	128,155	137,300	137,300	149,650
	PERSONNEL SERVICES Totals	994,191	1,052,950	1,052,950	1,122,450
CONTRACTUAL					
213	CONSULTING FEES	188,840	140,000	140,000	140,000
231	SERVICE MAINTENANCE CONTRACTS	23,678	35,500	35,500	12,000
240	EQUIPMENT REPAIRS	-	600	600	600
242	EQUIPMENT RENTAL & LEASE	-	500	500	500
243	BUILDING / PARKING LEASES	-	-	-	-
246	VEHICLE REPAIRS	11,704	6,500	6,500	6,500
276	STORMWATER PROGRAM COSTS	4,536	8,500	8,500	8,500
	CONTRACTUAL Totals	228,757	191,600	191,600	168,100
SUPPLIES					
301	OFFICE SUPPLIES	1,746	1,800	1,800	1,800
310	PRINTING & BINDING	243	1,500	1,500	1,500
321	UNIFORMS	982	1,050	1,050	1,050
323	SMALL TOOLS	1,265	1,500	1,500	1,500
325	SAFETY SUPPLIES	176	500	500	500
331	FUEL & LUBRICANTS	16,766	18,000	18,000	18,000
341	CONSTRUCTION & REPAIR SUPPLIES	216	3,000	3,000	3,000
347	GENERAL MAINTENANCE SUPPLIES	122	500	500	500
	SUPPLIES Totals	21,516	27,850	27,850	27,850
OPERATIONS					
410	DUES & SUBSCRIPTIONS	6,993	7,500	7,500	7,000
415	RECRUITING EXPENSES	93	-	-	-
430	TUITION & TRAINING	4,289	3,000	3,000	3,000
436	TRAVEL	3,337	6,500	6,500	4,200
	OPERATIONS Totals	14,712	17,000	17,000	14,200
UTILITIES					
507	CELLULAR TELEPHONE	9,164	8,450	8,450	8,450
	UTILITIES Totals	9,164	8,450	8,450	8,450

Fund	Department	Division
01 General Fund	50 Public Works	53 Engineering

G/L Account		2024 Actual Amount	2025 Adopted Budget	2025 Amended Budget	2026 City Manager Approved
CAPITAL					
623	VEHICLES	82,103	-	-	-
	CAPITAL Totals	82,103	-	-	-
	ENGINEERING Totals	**1,350,443**	**1,297,850**	**1,297,850**	**1,341,050**

DIVISION SUMMARY

Fund	Department	Division
01 General	50 Public Works	59 Streets

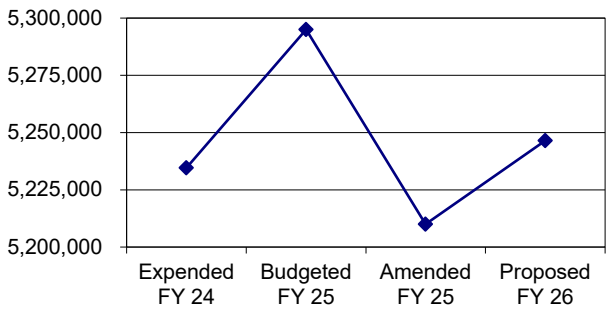
Expenditure Summary

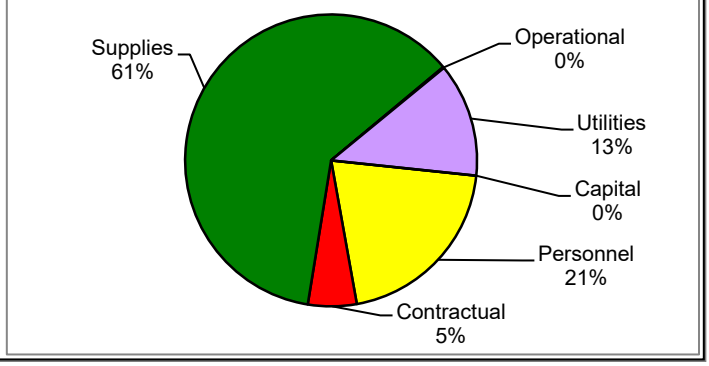
	Actual 23-24	Budgeted 24-25	Amended 24-25	Proposed 25-26
Personnel	916,766	1,120,650	945,650	1,076,050
Contractual	554,541	266,350	266,350	282,500
Supplies	3,050,245	3,210,600	3,210,600	3,220,600
Operational	3,161	6,400	6,400	6,400
Utilities	566,198	561,000	651,000	661,000
Capital	143,630	130,000	130,000	-
Total	5,234,542	5,295,000	5,210,000	5,246,550

Personnel Schedule

Position	Classification	FY 25 Approved	FY 26 Proposed
Streets Superintendent	25	1	1
Field Supervisor	21	2	2
Crew Leader	17	1	1
Streets & Drainage Coordinator	14	1	1
Equipment Operator	14	3	3
Special Operations Inspector	13	1	1
Sign Technician	12	2	2
Maintenance Worker II	11	3	3

Activity Trends





Fund	Department	Division
01 General Fund	50 Public Works	59 Streets

G/L Account		2024 Actual Amount	2025 Adopted Budget	2025 Amended Budget	2026 City Manager Approved
PERSONNEL SERVICES					
100	SALARIES & WAGES	714,223	878,450	703,450	841,000
109	SALARIES & WAGES-OVERTIME	18,841	20,000	20,000	20,000
113	EDUCATION/CERTIFICATE PAY	2,100	2,400	2,400	1,800
114	LONGEVITY PAY	7,247	8,100	8,100	7,200
120	FICA & MEDICARE EXPENSE	55,598	67,200	67,200	64,350
122	T.M.R.S. RETIREMENT EXPENSE	118,759	144,500	144,500	141,700
	PERSONNEL SERVICES Totals	916,766	1,120,650	945,650	1,076,050
CONTRACTUAL					
213	CONSULTING FEES	1,014	5,000	5,000	5,000
231	SERVICE MAINTENANCE CONTRACTS	55,258	88,850	88,850	85,000
237	UNIFORM SERVICE	4,300	7,000	7,000	7,500
240	EQUIPMENT REPAIRS	26,421	42,000	42,000	42,000
242	EQUIPMENT RENTAL & LEASE	1,096	3,500	3,500	5,000
	Notes: Drainage Channel Maintenance We anticipate needing to rent a large excavator and a skid steer with tracks to perform drainage channel maintenance our current equipment can't accomplish. Increased from $3,500 to $5,000 CITY MANAGER'S COMMENTS: Approved				
246	VEHICLE REPAIRS	34,507	25,000	25,000	25,000
270	WASTE DISPOSAL SERVICE	431,945	95,000	95,000	113,000
	Notes: Street Sweeping The total lane mileage we will be required to sweep has increased to meet our MS4 permit with the TCEQ. We're required to sweep 75% of our streets annually. Cost increase of $18,000. CITY MANAGER'S COMMENTS: Approved				
	CONTRACTUAL Totals	554,541	266,350	266,350	282,500
SUPPLIES					
301	OFFICE SUPPLIES	177	500	500	500
310	PRINTING & BINDING	-	500	500	500
323	SMALL TOOLS	12,587	11,100	11,100	11,100
325	SAFETY SUPPLIES	4,860	6,000	6,000	6,000
331	FUEL & LUBRICANTS	40,916	46,000	46,000	41,000
333	CHEMICAL	3,580	15,500	15,500	15,500

Fund	Department	Division
01 General Fund	50 Public Works	59 Streets

G/L Account		2024 Actual Amount	2025 Adopted Budget	2025 Amended Budget	2026 City Manager Approved
341	CONSTRUCTION & REPAIR SUPPLIES	2,906,795	3,000,000	3,000,000	3,000,000

Notes: Street Projects

$500,000 Asphalt Repair or Replacement Operations such as overlay or full depth reconstruction. The amount requested would cover a portion of the noted locations. Best candidate selections will be made based on condition of the roadways about 4 months prior to work being started. Mims Road, Renfro, Aluminum Plant, E. Kaufman, Cullins, sections of Dowell, a section of Tyler, and East Washington are candidates for the year.

$100,000 Miscellaneous Asphalt Segment Repairs

$200,000 Micro Surfacing Pavement Preservation of various roadways that are oxidizing and would benefit from this treatment to stabilize their integrity and extend their longevity.

$250,000 Crack Seal Program to seal cracks and joints in concrete pavement and to seal cracks in asphalt pavement.

$700,000 Miscellaneous Concrete Street Repairs this account will fund various concrete panel and segment repairs in streets.

$500,000 Miscellaneous Concrete Alley Repairs this account will fund various concrete panel and segment repairs in alleys.

$250,000 Miscellaneous Sidewalk Repairs and Construction to construct, repair and replace sidewalk. This account will cover sidewalk repairs at various locations and improve walkability in Downtown and around schools.

$125,000 Street / Alley Pavement Lift and Stabilization where the pavement lifting process uses polyurethane foam injections to re-level concrete slabs in streets and alley pavement sections that have become uneven.

$50,000 Miscellaneous Sidewalk Lift and Stabilization to continue lifting and leveling uneven sidewalks.

$75,000 Pavement Markings for maintaining and upgrading various roadways throughout town.

$250,000 Construction Materials and Supplies to cover the costs for construction materials and supplies used by City staff in its day-to-day maintenance operations. These supplies / materials include hot mix asphalt, cold mix asphalt, asphalt tac, concrete, rock, flex base, gravel and other miscellaneous materials used for in-house construction and maintenance activities.

CITY MANAGER'S COMMENTS: Approved

347	GENERAL MAINTENANCE SUPPLIES	10,394	16,000	16,000	16,000
384	DRAINAGE SYSTEM REPAIR SUPPLIES	14,153	20,000	20,000	20,000

Fund	Department	Division
01 General Fund	50 Public Works	59 Streets

G/L Account		2024 Actual Amount	2025 Adopted Budget	2025 Amended Budget	2026 City Manager Approved
392	SIGNS AND SIGNALS	55,509	90,000	90,000	105,000

Notes:	School Zone Monitoring System
The increase in this budget amount is to purchase new software and the field equipment for our school zone system that currently has 39 flashers. We've changed a large number this year and should have 11 left to change out next year. We've applied for a COG school zone lighting grant but won't know the results until after the new year begins. CITY MANAGER'S COMMENTS: Approved	

393	STREET LIGHTING SUPPLIES	1,275	5,000	5,000	5,000
	SUPPLIES Totals	3,050,245	3,210,600	3,210,600	3,220,600
OPERATIONS					
410	DUES & SUBSCRIPTIONS	466	900	900	900
415	RECRUITING EXPENSES	43	-	-	-
430	TUITION & TRAINING	565	2,500	2,500	2,500
436	TRAVEL	2,087	3,000	3,000	3,000
	OPERATIONS Totals	3,161	6,400	6,400	6,400
UTILITIES					
504	STREET LIGHTING	555,383	550,000	640,000	650,000
507	CELLULAR TELEPHONE	10,816	11,000	11,000	11,000
	UTILITIES Totals	566,198	561,000	651,000	661,000
CAPITAL					
623	VEHICLES	143,630	130,000	130,000	-
	CAPITAL Totals	143,630	130,000	130,000	-
	STREETS Totals	**5,234,542**	**5,295,000**	**5,210,000**	**5,246,550**

City of Rockwall
The New Horizon

MEMORANDUM

TO: **Mayor and Council Members**

FROM: **Mary Smith, City Manager**

DATE: **August 15, 2025**

SUBJECT: **Water / Wastewater Rates**

North Texas Municipal Water District while still finalizing the budget for treated water for 2025 is projecting an increase in the treated water rate by twenty-nine cents (.29) per thousand gallons which would bring the rate to $4.14 per thousand gallons which is a 7.5% increase. The increases over the last several years have been attributable to the ever-increasing cost for personnel and chemicals as the new lake and treatment plant which came online last year as well as the debt service payments on those.

The charges for Wastewater treatment by the District are increasing from the 2025 budget. Specifically, we are anticipating an 44.1% increase for the regional interceptor line as it has been paralleled due to the capacity needs to facilitate the transfer of wastewater to the treatment plant in Mesquite. The rate for regional sewer treatment is increasing 5.3%. The treatment cost at the Buffalo Creek plant is increasing 7.4% as we continue to see the need for significant maintenance repairs to keep the plant in good working order.

We were pleased to see an updated evaluation performed by the District to determine the feasibility of removing the North treatment plant just off of Lakeshore Drive and Dickson Lane. The plant has been in service since the 1970's. The wastewater treated at this plant will be pushed through an interceptor line to the Buffalo Creek plant. The operating budget includes an amount for the demolition of the plant. The project has not gone out for bids but this is considered a pretty solid estimate of the cost. We've planned to decommission the plant since about 2012 and are relieved the evaluation allows us to move forward with this project. NTMWD operates the plant and will perform the decommissioning.

The City has two primary criteria when setting rates. The City's policy is to maintain a 60-day working capital (reserves) balance. The City's reserves will be closer to 74 days. Historically we have set rates and budgets based on periods of normal weather and consumption, not the extremes that can occur. The weather and consumption patterns have been anything but normal for the past decade and 2025 with heavy rain into early July is no exception. Rockwall's

consumption increased by 2.3% over last year causing us to set a new minimum demand. District volume calculations are being reviewed but generally won't vary from this new minimum.

Overall operations budgets for fiscal year 2025 increased by 6.0% for water and 18.1% for wastewater. While revenues will increase as we continue to grow the number of accounts for both water and sewer we will not be able to absorb these increases on the sewer side of the operations without continuing to increase rates. This will be subject to change based on final budget adoption by the District since their expenses are the largest we have in either the water or the wastewater operations.

We anticipate issuing up to $8,000,000 in new bonds to continue to move forward with system projects. The additional water tower will be ready for construction soon. When TxDOT or the County undertakes road reconstruction projects the City must relocate any utility lines in the right of way. This is not reimbursed by any entity. The exception being the I-30 project which included federal dollars allowing reimbursement of our cost.

Wholesale Customers

Our wholesale customer rates are determined in a separate study. These rates are designed to completely cover our cost of providing wholesale water. Blackland and RCH Water Supply Corporations will be subject to a rate increase based on those study findings and most specifically the increased treated water rate from NTMWD. Blackland's work toward being a direct customer of the NTMWD is not progressing as quickly as they projected and will cause them to likely remain as our customer into 2028.

RCH is closer to becoming a direct customer with the construction of the pump station and ground storage at their new delivery point progressing with an estimated switchover by summer 2026.

At the time each makes connection, we will transfer the maximum gallons they have purchased historically from our minimum demand to their new minimum demand with the District.

The City of Heath's MOU with Rockwall was approved earlier this summer. With their intention to continue as a wholesale customer their rates are set as the NTMWD adjusts the District's rate to member cities and includes a minimum take or pay provision, which was implemented in FY2017. They have been charged ten cents (.10) more than the member city rate which will increase to fifteen cents (.15) under the new terms. Heath exceeded their minimum demand level this year so the increase will be in both the rate and gallons.

Rate Studies

We are finishing rate studies with an outside consultant now and will have the rate recommendation to the Council in mid-fall for a January 1 implementation.

SUMMARY OF OPERATIONS

Fund
02 Water & Sewer

	Actual 23-24	Budgeted 24-25	Amended 24-25	Proposed 25-26
Operating Revenues	37,883,017	40,848,400	40,302,400	44,000,000
Operating Expenses	34,874,710	38,536,750	39,695,250	41,923,800
Operating Income (Loss)	3,008,307	2,311,650	607,150	2,076,200
Non-Operating Revenues	4,220,464	2,155,000	3,725,000	2,040,000
Non-Operating Expenses	4,296,644	4,460,950	4,460,950	4,511,950
Non-Operating Income (Loss)	(76,180)	(2,305,950)	(735,950)	(2,471,950)
Net Income (Loss) Before Transfers	2,932,127	5,700	(128,800)	(395,750)
Net Transfers In (Out)	(1,453,750)	(1,568,750)	(1,603,750)	(1,603,750)
Net Income (Loss)	1,478,377	(1,563,050)	(1,732,550)	(1,999,500)
Working Capital - Beginning	11,472,807	13,026,601	12,951,184	11,218,634
Working Capital - Ending	12,951,184	11,463,551	11,218,634	9,219,134

SUMMARY OF REVENUES

Fund
02 Water & Sewer

Account	Description	Actual 23-24	Budgeted 24-25	Amended 24-25	Proposed 25-26
Available Operating Revenues:					
4601	Retail Water Sales	19,600,137	19,900,000	20,200,000	22,220,000
4603	Sewer Charges	10,306,224	12,500,000	11,000,000	12,500,000
4605	Pretreatment Charges	114,961	120,400	120,400	136,900
4609	HHW Fees	214,690	176,000	225,000	176,000
4610	Penalties	240,276	250,000	335,000	250,000
4611	Portable Meter Sales	246,396	150,000	175,000	150,000
	Total Utility Sales	30,722,684	33,096,400	32,055,400	35,432,900
4622	RCH Water Sales	1,787,022	1,840,000	1,960,000	1,500,000
4632	Blackland Water Sales	1,061,131	1,100,000	1,235,000	1,500,000
4640	Mclendon Chisholm Sewer	428,589	555,000	583,000	725,000
4650	City of Heath Water Sales	3,704,053	4,050,000	4,208,000	4,635,100
	Total Contract Sales	6,980,795	7,545,000	7,986,000	8,360,100
4660	Water Taps	97,496	130,000	165,000	130,000
4662	Sewer Taps	8,237	25,000	29,000	25,000
4665	Meter Rental Fees	73,805	52,000	67,000	52,000
	Total Other Receipts	179,538	207,000	261,000	207,000
Total Operating Revenues		37,883,017	40,848,400	40,302,400	44,000,000
Available Non-Operating Revenues					
4001	Interest Earnings	942,740	475,000	475,000	300,000
4010	Auction/Scrap Proceeds	17,021	15,000	15,000	15,000
4019	Miscellaneous	939,316	100,000	100,000	100,000
4450	Land Sales	227,058	-	-	-
4480	Tower Leases	321,063	265,000	325,000	325,000
4670	Water Impact Fees	858,908	700,000	1,225,000	700,000
4672	Sewer Impact Fees	868,507	600,000	1,500,000	600,000
4678	Sewer Pro-Rata Fees	45,851	-	85,000	-
Total Non-Operating Revenue		4,220,464	2,155,000	3,725,000	2,040,000
Total Available Revenues		42,103,480	43,003,400	44,027,400	46,040,000

SUMMARY OF OPERATING TRANSFERS

Fund

02 Water & Sewer

	Actual 23-24	Budgeted 24-25	Amended 24-25	Proposed 25-26
Operating Transfers Out				
To General Fund	400,000	500,000	500,000	500,000
To Insurance Fund	950,000	965,000	1,000,000	1,000,000
To Worker's Comp Fund	75,000	75,000	75,000	75,000
To Tech Replacement Fund	28,750	28,750	28,750	28,750
Total Transfers Out	1,453,750	1,568,750	1,603,750	1,603,750
Net Operating Transfers In (Out)	(1,453,750)	(1,568,750)	(1,603,750)	(1,603,750)

SUMMARY OF EXPENSES

Fund
02 Water & Sewer

Department		Actual 23-24	Budgeted 24-25	Amended 24-25	Proposed 25-26
Operating Expenses					
Departmental Expenses:					
61	Utility Billing	1,985,297	1,792,550	1,739,550	1,825,200
63	Water Operations	20,560,831	23,389,050	24,313,050	24,878,700
67	Sewer Operations	12,328,582	13,355,150	13,642,650	15,219,900
	Total Dept. Expenses	34,874,710	38,536,750	39,695,250	41,923,800
Non Operating Expenses					
62	Long Term Debt	4,296,644	4,460,950	4,460,950	4,511,950
	Total Non-Operating Expenses	4,296,644	4,460,950	4,460,950	4,511,950
Total Expenses		39,171,354	42,997,700	44,156,200	46,435,750

DIVISION SUMMARY

Fund	Department	Division
02 Water & Sewer	60 Utility Services	62 Long Term Debt

Expenditure Summary

	Actual 23-24	Budgeted 24-25	Amended 24-25	Proposed 25-26
Debt Service	945,263	4,460,950	4,460,950	4,511,950
Total	945,263	4,460,950	4,460,950	4,511,950

Fund	Department	Division
02 Water & Sewer	60 Utility Services	62 Debt Service

G/L Account		2024 Actual Amount	2025 Adopted Budget	2025 Amended Budget	2026 City Manager Approved
70 Debt Service					
0750	BOND ADMINISTRATION FEES	3,086	5,000	5,000	1,500
0752	BOND - PRINCIPAL	-	2,960,000	2,960,000	3,125,000
0754	BOND - INTEREST	841,376	1,071,400	1,071,400	1,137,200
0772	NTMWD - PRINCIPAL	-	355,000	355,000	210,000
0774	NTMWD - INTEREST	100,801	69,550	69,550	38,250
Debt Service TOTAL . . . . . :		**945,263**	**4,460,950**	**4,460,950**	**4,511,950**

DIVISION SUMMARY

Fund	Department	Division
02 Water & Sewer	60 Utility Services	61 Utility Billing

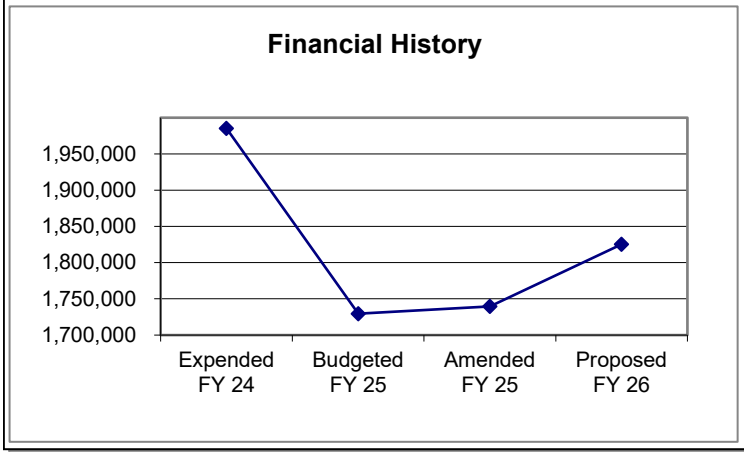
Expenditure Summary

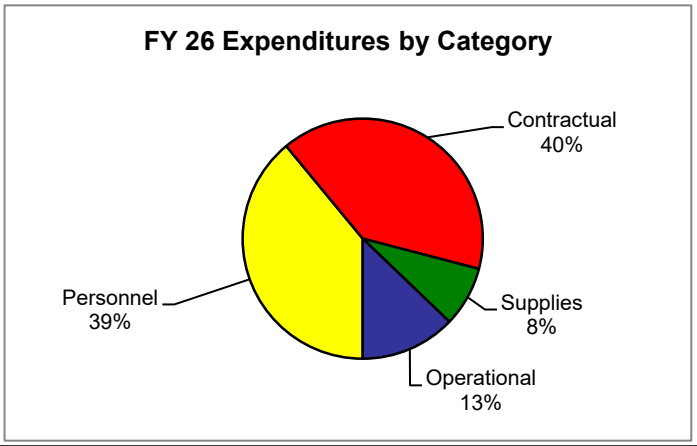
	Actual 23-24	Budgeted 24-25	Amended 24-25	Proposed 25-26
Personnel	780,661	708,900	708,900	712,050
Contractual	562,559	661,350	661,350	730,850
Supplies	144,639	125,000	125,000	148,000
Operational	497,438	234,300	244,300	234,300
Total	1,985,297	1,729,550	1,739,550	1,825,200

Personnel Schedule

Position	Classification	FY 25 Approved	FY 26 Proposed
Utility Billing Supervisor	22	1	1
Field Supervisor	19	1	1
Billing Coordinator	14	1	1
Customer Service Representative	12	2	2
Meter Technician	12	4	4

Activity Trends





Fund	Department	Division
02 Water Sewer	60 Utility Services	61 Utility Billing

G/L Account		2024 Actual Amount	2025 Adopted Budget	2025 Amended Budget	2026 City Manager Approved
PERSONNEL SERVICES					
100	SALARIES & WAGES	536,275	563,100	563,100	563,850
109	SALARIES & WAGES-OVERTIME	75,804	2,500	2,500	2,500
113	EDUCATION/CERTIFICATE PAY	1,200	2,100	2,100	2,100
114	LONGEVITY PAY	4,964	5,550	5,550	5,450
120	FICA & MEDICARE EXPENSE	46,207	43,050	43,050	43,150
122	T.M.R.S. RETIREMENT EXPENSE	116,211	92,600	92,600	95,000
	PERSONNEL SERVICES Totals	780,661	708,900	708,900	712,050
CONTRACTUAL					
210	AUDITING	19,170	21,000	21,000	23,000
217	IT SERVICE	28,750	30,000	30,000	35,000
223	INSURANCE-SURETY BONDS	304	400	400	400
225	INSURANCE-AUTOMOBILES	29,614	45,900	45,900	60,750
227	INSURANCE-REAL PROPERTY	61,937	88,900	88,900	118,750
228	INSURANCE-CLAIMS & DEDUCTIBLES	4,161	25,000	25,000	25,000
229	INSURANCE-LIABILITY	28,298	39,650	39,650	47,450
231	SERVICE MAINTENANCE CONTRACTS	385,055	402,000	402,000	412,000
240	EQUIPMENT REPAIRS	105	1,000	1,000	1,000
242	EQUIPMENT RENTAL & LEASE	5,166	7,500	7,500	7,500
	CONTRACTUAL Totals	562,559	661,350	661,350	730,850
SUPPLIES					
301	OFFICE SUPPLIES	1,288	2,000	2,000	2,000
307	POSTAGE	132,492	110,000	110,000	135,000

Notes:	Postage Increase
The utility bills are mailed through a bulk mail rate but postage continues to increase one to two times per budget year. We are going to push for customers to receive their bills online but many if not most of them are still choosing to receive paper bills despite previous efforts. CITY MANAGER'S COMMENTS: Approved	

310	PRINTING & BINDING	10,859	12,000	12,000	10,000
347	GENERAL MAINTENANCE SUPPLIES	-	1,000	1,000	1,000
	SUPPLIES Totals	144,639	125,000	125,000	148,000

Fund	Department	Division
02 Water Sewer	60 Utility Services	61 Utility Billing

G/L Account		2024 Actual Amount	2025 Adopted Budget	2025 Amended Budget	2026 City Manager Approved
OPERATIONS					
410	DUES & SUBSCRIPTIONS	-	300	300	300
415	RECRUITING EXPENSES	665	-	-	-
430	TUITION & TRAINING	1,378	2,000	2,000	2,000
436	TRAVEL	1,559	2,000	2,000	2,000
450	BAD DEBT EXPENSE	271,268	30,000	30,000	30,000
490	HOUSEHOLD HAZARDOUS WASTE	222,567	200,000	210,000	200,000
	OPERATIONS Totals	497,438	234,300	244,300	234,300
	BILLING SERVICES Totals	**1,985,297**	**1,729,550**	**1,739,550**	**1,825,200**

DIVISION SUMMARY

Fund	Department	Division
02 Water & Sewer	60 Utility Services	63 Water Operations

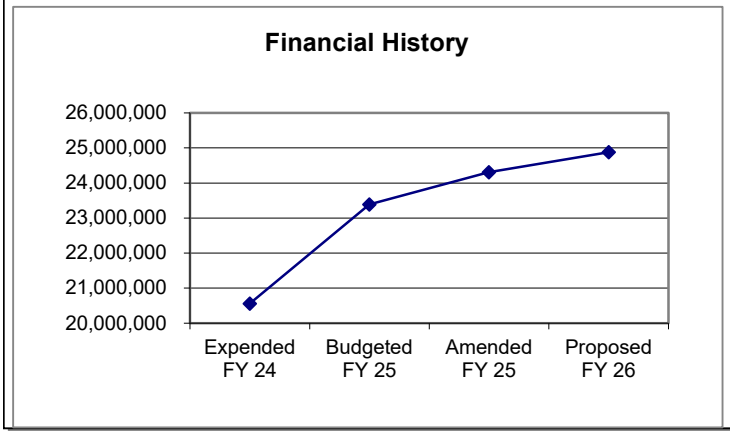
Expenditure Summary

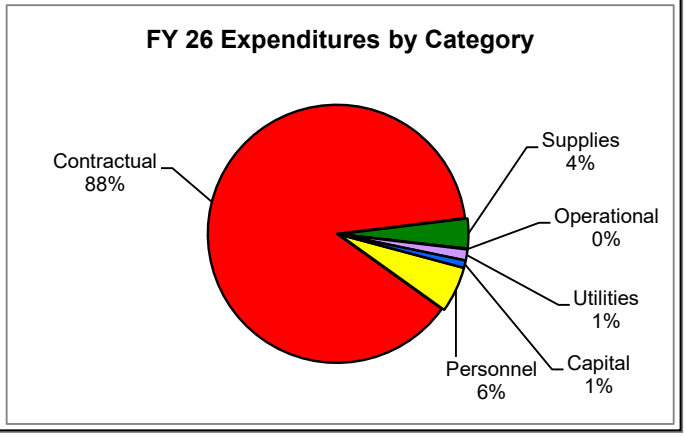
	Actual 23-24	Budgeted 24-25	Amended 24-25	Proposed 25-26
Personnel	1,550,195	1,474,050	1,632,050	1,425,950
Contractual	17,918,916	19,386,900	19,721,900	21,934,050
Supplies	673,181	943,200	943,200	926,550
Operational	15,461	23,250	23,250	23,250
Utilities	403,078	313,000	413,000	341,500
Capital	-	1,248,650	1,579,650	227,400
Total	20,560,831	23,389,050	24,313,050	24,878,700

Personnel Schedule

Position	Classification	FY 25 Approved	FY 26 Proposed
Water/Wastewater Manager	32	1	1
Water - Field Supervisor	22	1	1
Production Technician III	18	1	1
Crew Leader	17	2	2
Public Works Coordinator	14	1	1
Equipment Operator	14	2	2
Water Quality Technician	13	2	2
Production Technician II	15	1	-
Production Technician I	12	-	1
Fire Hydrant Technician	12	2	2
Maintenance Worker II	11	4	4

Activity Trends





Fund	Department	Division
02 Water Sewer	60 Utility Services	63 Water Operations

G/L Account		2024 Actual Amount	2025 Adopted Budget	2025 Amended Budget	2026 City Manager Approved
PERSONNEL SERVICES					
100	SALARIES & WAGES	1,026,570	1,097,500	1,080,500	1,055,700
109	SALARIES & WAGES-OVERTIME	218,175	100,000	275,000	100,000
113	EDUCATION/CERTIFICATE PAY	900	3,600	3,600	3,600
114	LONGEVITY PAY	8,511	8,500	8,500	8,050
120	FICA & MEDICARE EXPENSE	95,769	83,950	83,950	80,750
122	T.M.R.S. RETIREMENT EXP.	200,269	180,500	180,500	177,850
	PERSONNEL SERVICES Totals	1,550,195	1,474,050	1,632,050	1,425,950
CONTRACTUAL					
211	LEGAL	1,511	25,000	25,000	5,000
212	ENGINEERING SERVICES	41,523	50,000	50,000	50,000
213	CONSULTING FEES	26,624	50,000	50,000	50,000
231	SERVICE-MAINT. CONTRACTS	79,636	90,450	90,450	99,850

Notes:	INCREASED FEES
$6480 Monthly service charges for SCADA Hub communications have increased. $14,278 Maintenance services performed semi-annually, including load bank testing for all stations. Materials, travel, shop fees, and labor prices increase due to inflation. $7,120 Elevator maintenance contracts, price increase. $17,400 Maintenance contract support software for Cityworks. $7,200 Hach service contract fee for chlorine analyzer. Increase due to inflation. CITY MANAGER'S COMMENTS: Approved	

237	UNIFORM SERVICE	12,011	15,000	15,000	15,000
240	EQUIPMENT REPAIRS	24,042	13,000	13,000	13,000
242	EQUIPMENT RENTAL & LEASE	4,680	10,000	10,000	10,000
244	BUILDING REPAIRS	11,434	15,000	15,000	15,000
246	VEHICLE REPAIRS	57,389	34,000	69,000	34,000
270	WASTE DISPOSAL SERVICE	1,383	10,000	10,000	10,000
280	STATE PERMITS	53,706	59,800	59,800	60,600
281	METER REPAIR & REPLACMENT	9,680	14,500	14,500	14,500
287	WATER PURCHASES	17,413,577	18,635,350	18,935,350	21,113,600
288	WATERLINE REPAIR & REPLAC	66,557	195,000	195,000	195,000
289	RESERVOIR MAINT. & REPAIR	115,164	169,800	169,800	248,500

Notes:	PUMP REBUILDS
$120,000 Pump repair and rebuilds increased due to higher costs of materials & labor costs. (Increase of $ 45,000). $33,500 RTU SCADA panel upgrades at the Springer & Southside ESTs. CITY MANAGER'S COMMENTS: Approved	

CONTRACTUAL Totals	17,918,916	19,386,900	19,721,900	21,934,050

Fund	Department	Division
02 Water Sewer	60 Utility Services	63 Water Operations

G/L Account		2024 Actual Amount	2025 Adopted Budget	2025 Amended Budget	2026 City Manager Approved
SUPPLIES					
301	OFFICE SUPPLIES	1,163	2,550	2,550	2,550
310	PRINTING & BINDING	616	2,000	2,000	2,000
323	SMALL TOOLS	36,018	34,850	34,850	34,850
325	SAFETY SUPPLIES	10,738	10,800	10,800	10,800
331	FUEL & LUBRICANTS	84,355	93,000	93,000	73,000
333	CHEMICAL	9,391	13,500	13,500	16,850

Notes:	CHEMICAL PRICE INCREASES
$16,830 Increase due to price increases from suppliers. Contact cleaner for pump motors. Chemicals for CL2 analyzers DPD Dispenser Total Chlorine. DPD Dispenser Free Chlorine. De-chlorination tabs required by TCEQ regulations. Test chemicals for new TCEQ nitrification monitoring requirements. Miscellaneous chemicals. CITY MANAGER'S COMMENTS: Approved	

335	PROPANE	5,622	7,500	7,500	7,500
341	CONSTRUCTION & REPAIR SUP	111,979	90,000	90,000	90,000
347	GENERAL MAINT. SUPPLY	16,677	18,000	18,000	18,000
380	FIRE HYDRANT MAINT SUPPLY	6,563	11,000	11,000	11,000
381	WATER PIPE FITTINGS	52,162	60,000	60,000	60,000
382	METER SUPPLIES	337,899	600,000	600,000	600,000
	SUPPLIES Totals	673,181	943,200	943,200	926,550
OPERATIONS					
410	DUES & SUBSCRIPTIONS	2,204	2,400	2,400	2,400
415	RECRUITING EXPENSES	40	500	500	500
430	TUITION & TRAINING	8,730	15,350	15,350	15,350
436	TRAVEL	4,487	5,000	5,000	5,000
	OPERATIONS Totals	15,461	23,250	23,250	23,250
UTILITIES					
501	ELECTRICITY	392,132	300,000	400,000	325,000
507	CELLULAR TELEPHONE	10,946	10,000	10,000	13,500
508	TELEPHONE SERVICE	-	3,000	3,000	3,000
	UTILITIES Totals	403,078	313,000	413,000	341,500

Fund	Department	Division
02 Water Sewer	60 Utility Services	63 Water Operations

G/L Account		2024 Actual Amount	2025 Adopted Budget	2025 Amended Budget	2026 City Manager Approved
CAPITAL					
612	COMPUTER EQUIPMENT	-	-	331,000	-
621	FIELD MACHINERY & EQUIPMENT	-	50,650	50,650	117,400

Notes:	EQUIPMENT

$46,000 The existing concrete saw is outdated, and parts are unavailable.

$9,100 Pipe cutter is needed for the safe repair of cast iron or ductile water lines.

$8,700 Replace the outdated locator.

$15,554 Replace 10 meters & 10 RPZs for non-repairable existing equipment.

$9,540 Dechlorination diffusers & meters for water loss calculation while flushing.

$20,300 Replacement of outdated analyzers. No replacement parts available for Springer, Southside & N. Country ESTs.

CITY MANAGER'S COMMENTS: Approved

623	VEHICLES	-	98,000	98,000	-
633	INFRASTRUCTURE IMPROVEMEN	-	1,100,000	1,100,000	110,000

Notes:	SPRINGER TOWER PAINTING

$1,560,000 Springer Water Tower has not been painted since its construction in 2002. Some welded joints and other components are beginning to rust inside and outside the tank. Includes a mixer and pressure relief valves for shutdown.
Engineering Design = $110,000.
Construction = $1,450,000.

CITY MANAGER'S COMMENTS: Approved to begin engineering and logistics. Painting may be funded in the next budget year.

	CAPITAL Totals	-	1,248,650	1,579,650	227,400
	WATER OPERATIONS Totals	**20,560,831**	**23,389,050**	**24,313,050**	**24,878,700**

SEWER OPERATIONS

Fund	Department	Division
02 Water & Sewer	60 Utility Services	67 Sewer Operations

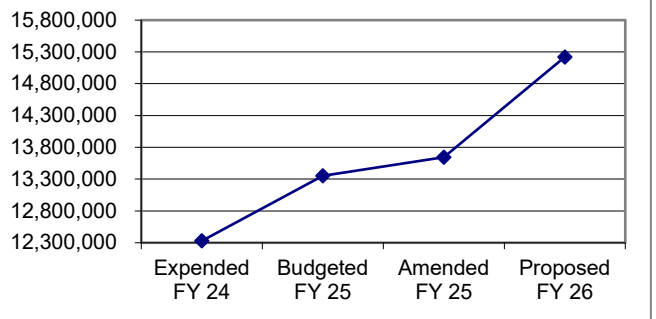
Expenditure Summary

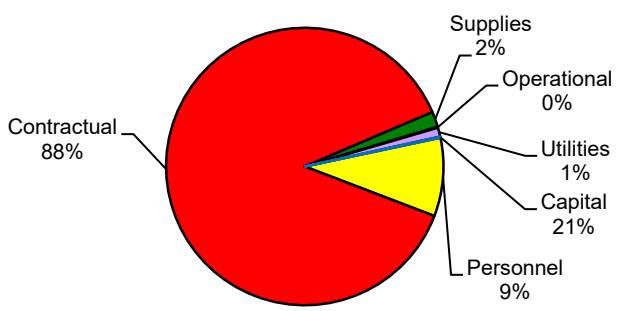
	Actual 23-24	Budgeted 24-25	Amended 24-25	Proposed 25-26
Personnel	1,517,633	1,391,600	1,511,600	1,390,700
Contractual	10,337,812	11,449,900	11,449,900	13,360,300
Supplies	306,982	274,450	274,450	271,450
Operational	14,727	17,700	17,700	17,700
Utilities	151,428	134,500	134,500	160,750
Capital	-	87,000	254,500	19,000
Total	12,328,582	13,355,150	13,642,650	15,219,900

Personnel Schedule

Position	Classification	FY 25 Approved	FY 26 Proposed
Wastewater - Field Supervisor	22	1	1
Production Technician - Field Supervisor	22	1	1
Production Technician III	18	1	1
Crew Leader	17	2	2
FOG Agent	16	1	1
Production Technician II	15	1	1
Equipment Operator	14	2	2
Production Technician I	12	1	1
Infiltration Technician	12	1	1
Maintenance Worker II	11	5	5

Activity Trends





Fund	Department	Division
02 Water Sewer	60 Utility Services	67 Sewer Operations

G/L Account	2024 Actual Amount	2025 Adopted Budget	2025 Amended Budget	2026 City Manager Approved
PERSONNEL SERVICES				
100 SALARIES & WAGES	950,211	988,550	988,550	1,002,700
109 SALARIES & WAGES-OVERTIME	269,632	150,000	270,000	150,000
113 EDUCATION/CERTIFICATE PAY	2,431	3,600	3,600	3,600
114 LONGEVITY PAY	10,035	11,200	11,200	8,300
120 FICA & MEDICARE EXPENSE	90,533	75,650	75,650	70,600
122 T.M.R.S. RETIREMENT EXPENSE	194,790	162,600	162,600	155,500
PERSONNEL SERVICES Totals	1,517,633	1,391,600	1,511,600	1,390,700
CONTRACTUAL				
213 CONSULTING FEES	206,778	68,300	68,300	50,000
231 SERVICE-MAINT. CONTRACTS	210,682	321,100	321,100	252,000
237 UNIFORM SERVICE	13,108	14,700	14,700	14,700
240 EQUIPMENT REPAIRS	70,098	32,000	32,000	32,000
242 EQUIPMENT RENTAL & LEASE	2,203	10,000	10,000	10,000
246 VEHICLE REPAIRS	31,527	40,000	40,000	40,000
279 INDUSTRIAL PRE-TREATMENT	113,004	120,400	120,400	136,900
282 LIFT STATION MAINTENANCE	252,788	262,750	262,750	662,750

Notes:	LIFT STATION UPGRADES
$400,000 Justin Lift Stations includes removal and replacement of the existing well, pumps, valve vaults, electrical racks, and controls to ensure reliability. *CITY MANAGER'S COMMENTS: Approved	

Fund	Department	Division
02 Water Sewer	60 Utility Services	67 Sewer Operations

G/L Account		2024 Actual Amount	2025 Adopted Budget	2025 Amended Budget	2026 City Manager Approved
284	SEWER LINE REPAIR & RPCMT	324,856	417,500	417,500	437,600

Notes:	CMOM REQUIREMENTS

$437,600 The strategic plan associated with the City's CMOM plan presented to the EPA requires that the City must complete a condition assessment of the sewer system within ten years. To develop this strategic initiative, staff and the firm that worked on the CMOM took the information provided through the flow monitoring study conducted in the spring of 2015. This study divided the wastewater systems into 37 basins. The basins were ranked dependent on the amount of inflow and infiltration in rain events. The strategic initiative consists of a condition assessment of evaluating the basins that scored the lowest score in the study first. In 2025/2026, the wastewater division proposes to complete condition assessment of the four basins that have a total of 126,164 feet of pipe with 480 manholes.

Assessments of these basins will include:
- Manhole inspections
- Smoke testing
- Dye flooding
- Cleaning
- CCTV
- Analysis of any defects
- Mapping
- Cost estimates for repair or rehab
- Data collecting
- Final report

The City does not have the equipment or the personnel to complete the entire list of tasks and does not believe it is cost effective to hire additional personnel and purchase the equipment needed. The wastewater division is proposing to contract out everything except for the pipe cleaning and CCTV work at the cost of $197,700. (Increase of $20,700 due to larger basins).

*CITY MANAGER'S COMMENTS: Approved

285	SQUABBLE TREATMENT PLANT	975,310	715,850	715,850	725,000
286	BUFFALO CREEK TREATMENT PLANT	1,861,462	1,831,750	1,831,750	2,032,200
292	REGIONAL WASTEWATER SYSTEM	6,275,997	7,615,550	7,615,550	8,967,150
	CONTRACTUAL Totals	10,337,812	11,449,900	11,449,900	13,360,300

SUPPLIES

301	OFFICE SUPPLIES	678	1,500	1,500	1,500
323	SMALL TOOLS	45,250	35,000	35,000	35,000
325	SAFETY SUPPLIES	14,995	17,200	17,200	21,200

Notes:	REPLACE EQUIPMENT

$4,000 Replace outdated breathing equipment that is no longer serviceable and can't be relied upon.

*CITY MANAGER'S COMMENTS: Approved

Fund	Department	Division
02 Water Sewer	60 Utility Services	67 Sewer Operations

G/L Account		2024 Actual Amount	2025 Adopted Budget	2025 Amended Budget	2026 City Manager Approved
331	FUEL & LUBRICANTS	79,114	85,000	85,000	78,000
333	CHEMICAL	5,562	7,900	7,900	7,900
341	CONSTRUCTION & REPAIR SUPPLIES	128,389	89,000	89,000	89,000
347	GENERAL MAINTENANCE SUPPLIES	19,567	16,250	16,250	16,250
385	LIFT STATION SUPPLIES	13,428	22,600	22,600	22,600
	SUPPLIES Totals	306,982	274,450	274,450	271,450
OPERATIONS					
410	DUES & SUBSCRIPTIONS	2,032	2,700	2,700	2,700
415	RECRUITING EXPENSES	843	500	500	500
430	TUITION & TRAINING	8,493	10,700	10,700	10,700
436	TRAVEL	3,360	3,800	3,800	3,800
	OPERATIONS Totals	14,727	17,700	17,700	17,700
UTILITIES					
501	ELECTRICITY	141,119	125,000	125,000	150,000
507	CELLULAR TELEPHONE	10,309	9,500	9,500	10,750
	UTILITIES Totals	151,428	134,500	134,500	160,750
CAPITAL					
621	FIELD MACHINERY & EQUIPMENT	-	8,000	115,000	19,000

Notes:	REPLACEMENT EQUIPMENT

Amended budget: Council approved the replacement of two generators damaged in a storm. Insurance covered the depreciated value only.

The $7,000 Replacement of trailer is required for the transportation of materials and safety equipment to job sites.

$12,000 Replace worn-out mower / No replacement parts available.

*CITY MANAGER'S COMMENTS: Approved

623	VEHICLES	-	79,000	139,500	-
	CAPITAL Totals	-	87,000	254,500	19,000
	SEWER OPERATIONS Totals	**12,328,582**	**13,355,150**	**13,642,650**	**15,219,900**

SUMMARY OF OPERATIONS

Fund
10 Cemetery

	Actual 23-24	Budgeted 24-25	Amended 24-25	Proposed 25-26
Total Revenues	23,858	19,000	15,250	14,750
Total Expenditures	10,700	5,000	5,000	10,000
Excess Revenues Over (Under) Expenditures	13,158	14,000	10,250	4,750
Fund Balance - Beginning	69,400	80,500	82,558	92,808
Fund Balance - Ending	82,558	94,500	92,808	97,558

SUMMARY OF REVENUES

Fund
10 Cemetery

Account	Description	Actual 23-24	Budgeted 24-25	Amended 24-25	Proposed 25-26
4001	Interest Earnings	3,283	2,000	2,000	1,500
4720	Cemetery Receipts	19,200	15,000	12,000	12,000
4722	Registration & Permit Fees	1,375	2,000	1,250	1,250
	Total Revenues	23,858	19,000	15,250	14,750

SUMMARY OF EXPENDITURES

Fund
10 Cemetery

	Actual 23-24	Budgeted 24-25	Amended 24-25	Proposed 25-26
Contractual	10,700	5,000	5,000	10,000
Total	10,700	5,000	5,000	10,000

Fund
10 Cemetery

G/L Account	2024 Actual Amount	2025 Adopted Budget	2025 Amended Budget	2026 City Manager Approved
CONTRACTUAL				
247 GROUNDS MAINTENANCE	10,700	5,000	5,000	10,000
CONTRACTUAL Totals	10,700	5,000	5,000	10,000
CEMETERY FUND Totals	**10,700**	**5,000**	**5,000**	**10,000**

SUMMARY OF OPERATIONS

Fund
11 Public Safety Funds

	Actual 23-24	Budgeted 24-25	Amended 24-25	Proposed 25-26
Total Revenues	153,928	81,800	169,000	170,300
Total Expenditures	73,209	43,550	67,100	150,000
Excess Revenues Over (Under) Expenditures	80,719	38,250	101,900	20,300
Net Other Financing Sources (Uses)	-	-	-	-
Net Gain (Loss)	80,719	38,250	101,900	20,300
Fund Balance - Beginning	236,358	243,658	317,077	418,977
Fund Balance - Ending	317,077	281,908	418,977	439,277

SUMMARY OF REVENUES

Fund
11 Public Safety Funds

Account	Description	Actual 23-24	Budgeted 24-25	Amended 24-25	Proposed 25-26
4001	Interest Earnings	5,283	1,800	3,500	3,500
4052	Vehicle Registration Fees From	52,804	-	55,000	60,000
4054	Donations - Police Activities	6,037	1,000	13,000	3,000
4056	Donations - Flag Supplies	200	-	-	1,500
4058	Donations - Fire	5,550	500	500	500
4060	Opiod Settlement Revenue	6,981	-	-	-
4415	Court Security Fee	16,749	15,000	20,000	23,000
4420	Technology Fee	13,736	12,500	17,500	18,000
4425	Child Safety Fines	2,110	2,500	5,000	3,500
4430	Local Truancy Fund	14,947	14,000	20,000	20,000
4520	County Contracts	29,531	34,500	34,500	37,300
	Total Revenues	153,928	81,800	169,000	170,300

SUMMARY OF EXPENDITURES

Fund
11 Public Safety Funds

	Actual 23-24	Budgeted 24-25	Amended 24-25	Proposed 25-26
Contractual	57,515	39,550	39,550	142,000
Supplies	10,500	-	5,950	-
Operational	5,194	4,000	16,000	8,000
Total Expenditures	73,209	43,550	67,100	150,000

Fund
11 Public Safety

G/L Account		2024 Actual Amount	2025 Adopted Budget	2025 Amended Budget	2026 City Manager Approved
CONTRACTUAL					
208	EMERGENCY SERVICES	36,046	34,550	34,550	37,000
231	SERVICE MAINTENANCE CONTRACTS	2,389	5,000	5,000	5,000
244	BUILDING REPAIRS	19,080	-	-	-
258	SECURITY SERVICES	-	-	-	100,000

Notes: Registration Fees

The County assesses a $1.50 fee on each vehicle registration which is distributed on a pro-rata basis to each city. The state law under which it was created specifically says that it is for school crossing guards or other child safety efforts.

RISD pays the crossing guards not the cities. In talking with the City Attorney we've been holding the funds awaiting a plan to be developed with RISD. After discussions, we will distribute the money to RISD to be used for school safety personnel other than the SRO's.

CITY MANAGER'S COMMENTS: Approved

	CONTRACTUAL Totals	57,515	39,550	39,550	142,000
SUPPLIES					
329	FLAG REPLACEMENTS	10,500	-	5,950	-
	SUPPLIES Totals	10,500	-	5,950	-
OPERATIONS					
406	SPECIAL EVENTS	-	1,000	1,000	1,000
430	TUITION & TRAINING	4,666	1,000	13,000	5,000
463	DONATIONS EXPENSE -FIRE	-	1,000	1,000	1,000
464	CERT EXPENSES	528	1,000	1,000	1,000
466	SILENT PARTNERS PROGRAM	-	-	-	-
	OPERATIONS Totals	5,194	4,000	16,000	8,000
CAPITAL					
612	COMPUTER EQUIPMENT	-	-	5,600	-
	CAPITAL Totals	-	-	5,600	-
	PUBLIC SAFETY FUNDS Totals	**73,209**	**43,550**	**67,100**	**150,000**

SUMMARY OF OPERATIONS

Fund
12 Recreational Development

	Actual 23-24	Budgeted 24-25	Amended 24-25	Proposed 25-26
Total Revenues	863,309	1,652,500	942,500	2,008,500
Total Expenditures	865,743	1,819,500	1,154,500	2,482,500
Excess Revenues Over (Under) Expenditures	(2,434)	(167,000)	(212,000)	(474,000)
Net Other Financing Sources (Uses)	-	-	-	300,000
Net Gain (Loss)	(2,434)	(167,000)	(212,000)	(174,000)
Fund Balance - Beginning	1,176,726	1,071,076	1,174,292	962,292
Fund Balance - Ending	1,174,292	904,076	962,292	788,292

SUMMARY OF REVENUES

Fund
12 Recreational Development

Account	Description	Actual 23-24	Budgeted 24-25	Amended 24-25	Proposed 25-26
4001	Interest Earnings	44,730	30,000	30,000	22,000
4050	Donations	10,000	10,000	10,000	10,000
4250	Recreation Program Fees	132,058	130,000	130,000	135,000
4252	RBSL Revenues	244,871	242,500	242,500	237,000
4256	Rib Rub Revenues	7,357	10,000	10,000	-
4480	Tower Leases	-	-	15,000	15,000
4500	Grant Proceeds	97,939	787,500	62,500	1,000,000
4680	Developer Contributions	-	90,000	90,000	237,000
4700	Takeline Concessions	293,553	325,000	325,000	325,000
4700.01	Tuttle Concessions	15,801	7,500	7,500	7,500
4750	Land Lease Revenues	17,000	20,000	20,000	20,000
	Total Revenues	863,309	1,652,500	942,500	2,008,500

SUMMARY OF OPERATING TRANSFERS

Fund
12 Recreational Development

	Actual 23-24	Budgeted 24-25	Amended 24-25	Proposed 25-26
Other Financing Sources				
Operating Transfers In	-	-	-	-
G.O. Bond Fund	-	-		300,000
Total Other Financing Sources	-	-	-	300,000
Net Other Financing Sources (Uses)	-	-	-	300,000

SUMMARY OF EXPENDITURES

Fund
12 Recreational Development

	Actual 23-24	Budgeted 24-25	Amended 24-25	Proposed 25-26
Contractual	359,890	307,500	312,500	602,500
Supplies	234,308	35,000	35,000	35,000
Operations	61,433	92,000	92,000	80,000
Capital Outlay	210,112	1,385,000	715,000	1,765,000
Total Expenditures	865,743	1,819,500	1,154,500	2,482,500

Fund
12 Recreation Development

G/L Account		2024 Actual Amount	2025 Adopted Budget	2025 Amended Budget	2026 City Manager Approved
CONTRACTUAL					
213	CONSULTING FEES	92,007	2,500	2,500	302,500

Notes: Park Master Plans

Freese and Nichols has provided us with Park Master Plan development fees that will range from $80,000 to $150,000 per location depending on number of public meetings and the complexity of the design. We have budgeted the maximum amount, but could be much less are we move forward and contracts are presented to Council. There are Park Bonds available to offset this expense.

Alma Williams Future Park
Park District #26
$80,000 to $150,000

Ben E. Klutts Park (South Community Park)
Park District #22
$80,000 to $150,000

CITY MANAGER'S COMMENTS: Approved

234	MARKETING	28,837	30,000	30,000	30,000
235	BANK CHARGES	13,867	10,000	15,000	15,000
239	RECREATION CONTRACT	62,491	80,000	80,000	80,000
245	POOL REPAIR & MAINTENANCE	44,775	40,000	40,000	25,000
260	ATHLETIC PROGRAMS	117,914	145,000	145,000	150,000
	CONTRACTUAL Totals	359,890	307,500	312,500	602,500
SUPPLIES					
341	CONSTRUCTION MATERIALS SUPPLIES	204,709	-	-	-
360	ATHLETIC PROGRAM SUPPLIES	18,200	20,000	20,000	20,000
391	RECREATION PROGRAM SUPPLIES	11,399	15,000	15,000	15,000
	SUPPLIES Totals	234,308	35,000	35,000	35,000
OPERATIONS					
406	SPECIAL EVENTS	41,883	75,000	75,000	80,000

Notes: Increased Costs

This is due to additional events and increase in activities.

CITY MANAGER'S COMMENTS: Approved

Fund
12 Recreation Development

G/L Account		2024 Actual Amount	2025 Adopted Budget	2025 Amended Budget	2026 City Manager Approved
406	RIB RUB EXPENSES	19,549	17,000	17,000	-
	OPERATIONS Totals	61,433	92,000	92,000	80,000
CAPITAL					
601	LAND	-	-	330,000	-
610	FURNITURE & FIXTURES	19,335	-	-	-
633	INFRASTRUCTURE IMPROVEMENT	30,244	135,000	135,000	565,000

Notes: Infrastructure

$250,000 Harry Myers Splash Pad / Ground
This highly used facility has nearing the end of its useful life and has many issues such as cracking concrete, water line leaks under pavement and many play fixtures in need of replacement. This will be a complete replacement of the facility with the latest state of the art equipment and features.

$140,000 Stone Creek Park - Sidewalk and fishing pier addition with the project funding from Parkland Equipment fees on hand in District #5.

$175,000 Chandler Park - Lazer level grounds, adjust irrigation, new sod and new soccer goals with funding from Parkland Equipment fees on hand in District #17.

CITY MANAGER'S COMMENTS: Approved

643	PLAYGROUND EQUIPMENT	94,718	200,000	200,000	200,000

Notes: Playground Upgrades

$125,000 Foxchase Park Playground Replacement of aging equipment with new more modern equipment with $80,000 through Parkland Equipment fees on hand in District #16.

$75,000 Harry Myers Park Kidzone Playground Upgrades which will include additional shade structures, artificial turf play additions and additional equipment

CITY MANAGER'S COMMENTS: Approved

669	BOAT RAMP IMPROVEMENTS	65,815	1,050,000	50,000	1,000,000
	CAPITAL Totals	210,112	1,385,000	715,000	1,765,000
	RECREATION Totals	**865,743**	**1,819,500**	**1,154,500**	**2,482,500**

SUMMARY OF OPERATIONS

Fund
14 Street Improvements

	Actual 23-24	Budgeted 24-25	Amended 24-25	Proposed 25-26
Total Revenues	68,331	11,000	343,500	9,000
Total Expenditures	-	-	127,500	700,000
Excess Revenues Over (Under) Expenditures	68,331	11,000	216,000	(691,000)
Fund Balance - Beginning	419,887	502,387	488,218	704,218
Fund Balance - Ending	488,218	513,387	704,218	13,218

SUMMARY OF REVENUES

Fund
14 Street Improvements

Account	Description	Actual 23-24	Budgeted 24-25	Amended 24-25	Proposed 25-26
4001	Interest Earnings	20,330	11,000	11,000	9,000
4818	Pro-Rata - Road Projects	48,001	-	332,500	-
	Total Revenues	68,331	11,000	343,500	9,000

SUMMARY OF EXPENDITURES

Fund
14 Street Improvements

	Actual 23-24	Budgeted 24-25	Amended 24-25	Proposed 25-26
Supplies	-	-	7,500	-
Capital	-	-	120,000	700,000
Total Expenditures	-	-	127,500	700,000

Fund
14 Street Improvement

G/L Account	2024 Actual Amount	2025 Adopted Budget	2025 Amended Budget	2026 City Manager Approved
SUPPLIES				
393 INFRASTRUCTURE IMPROVEMEN	-	-	7,500	-
SUPPLIES Totals	-	-	7,500	-
CAPITAL				
635 STREET CONSTRUCTION	-	-	120,000	700,000
CAPITAL Totals	-	-	120,000	700,000
STREET IMPROVEMENT FUND Totals	**-**	**-**	**127,500**	**700,000**

Notes: Road Extension

The extension of KE Andrews Drive is in design in FY2025 and will be ready for construction in FY2026. The funding is partially from the settlement agreement reached with the adjacent property owner's estate.

The amount included in the budget is an estimate which will be finalized when the project is bid and brought to Council for approval.

CITY MANAGER'S COMMENTS: Approved

SUMMARY OF OPERATIONS

Fund
16 Fire Equipment Fund

	Actual 23-24	Budgeted 24-25	Amended 24-25	Proposed 25-26
Total Revenues	74,945	70,650	70,650	69,500
Total Expenditures	2,631,804	87,800	392,350	38,150
Excess Revenues Over (Under) Expenditures	(2,556,859)	(17,150)	(321,700)	31,350
Net Other Financing Sources (Uses)	2,578,450	-	304,550	-
Net Gain (Loss)	21,592	(17,150)	(17,150)	31,350
Fund Balance - Beginning	224,168	235,218	245,761	228,611
Fund Balance - Ending	245,761	218,068	228,611	259,961

SUMMARY OF REVENUES

Fund
16 Fire Equipment Fund

Account	Description	Actual 23-24	Budgeted 24-25	Amended 24-25	Proposed 25-26
4001	Interest Earnings	9,312	5,000	5,000	4,000
4535	County Fire Calls	65,633	65,650	65,650	65,500
	Total Revenues	74,945	70,650	70,650	69,500

SUMMARY OF OPERATING TRANSFERS

Fund
16 Fire Operations

	Actual 23-24	Budgeted 24-25	Amended 24-25	Proposed 25-26
Other Financing Sources				
Operating Transfers In				
From General Fund	2,578,450	-	304,550	-
Total Other Financing Sources	2,578,450	-	304,550	-
Net Other Financing Sources (Uses)	2,578,450	-	304,550	-

SUMMARY OF EXPENDITURES

Fund
16 Fire Equipment Fund

	Actual 23-24	Budgeted 24-25	Amended 24-25	Proposed 25-26
Supplies	620	2,000	2,000	-
Capital Outlay	2,631,183	85,800	390,350	38,150
Total Expenditures	2,631,804	87,800	392,350	38,150

Fund
16 Fire Equipment

G/L Account		2024 Actual Amount	2025 Adopted Budget	2025 Amended Budget	2026 City Manager Approved
SUPPLIES					
377	VOLUNTEER SERVICES	620	2,000	2,000	-
	SUPPLIES Totals	620	2,000	2,000	-
CAPITAL					
617	RADIO EQUIPMENT	-	25,200	25,200	-
621	FIELD MACHINERY & EQUIPMENT	46,308	60,600	60,600	38,150
623	VEHICLES	2,584,876	-	304,550	-
	CAPITAL Totals	2,631,183	85,800	390,350	38,150
	FIRE EQUIPMENT FUND Totals	**2,631,804**	**87,800**	**392,350**	**38,150**

SUMMARY OF OPERATIONS

Fund
17 Airport Special Revenue

	Actual 23-24	Budgeted 24-25	Amended 24-25	Proposed 25-26
Total Revenues	132,533	129,500	138,100	144,000
Total Expenditures	64,802	48,500	62,000	53,550
Excess Revenues Over (Under) Expenditures	67,731	81,000	76,100	90,450
Net Other Financing Sources (Uses)	-	-	-	-
Net Gain (Loss)	67,731	81,000	76,100	90,450
Fund Balance - Beginning	245,794	294,294	313,525	389,625
Fund Balance - Ending	313,525	375,294	389,625	480,075

SUMMARY OF REVENUES

Fund
17 Airport Special Revenue

Account	Description	Actual 23-24	Budgeted 24-25	Amended 24-25	Proposed 25-26
4001	Interest Earnings	10,093	5,000	5,000	4,500
4019	Miscellaneous Revenue	-	-	8,600	-
4750	Land Lease	117,085	120,000	120,000	135,000
4752	F.B.O. Lease	5,355	4,500	4,500	4,500
	Total Revenues	132,533	129,500	138,100	144,000

SUMMARY OF EXPENDITURES

Fund
17 Airport Special Revenue

	Actual 23-24	Budgeted 24-25	Amended 24-25	Proposed 25-26
Contractual	25,077	30,200	42,700	36,050
Supplies	-	12,800	12,800	11,000
Operational	34,450	-	-	-
Utilities	5,276	5,500	6,500	6,500
Total Expenditures	64,802	48,500	62,000	53,550

Fund
17 Aviation

G/L Account		2024 Actual Amount	2025 Adopted Budget	2025 Amended Budget	2026 City Manager Approved
CONTRACTUAL					
213	CONSULTING FEES	9,511	-	-	-
227	INSURANCE-REAL PROPERTY	1,700	1,700	1,700	1,700
229	INSURANCE-LIABILITY	541	900	900	1,750
231	SERVICE MAINTENANCE CONTRACTS	-	2,400	2,400	2,400
240	EQUIPMENT REPAIRS	1,298	3,000	12,000	3,000
244	BUILDING REPAIRS	12,027	17,000	17,000	17,000
246	VEHICLE REPAIRS	-	5,000	5,000	5,000
247	GROUNDS MAINTENANCE	-	-	3,500	5,000
280	STATE PERMITS	-	200	200	200
	CONTRACTUAL Totals	25,077	30,200	42,700	36,050
SUPPLIES					
339	FUEL TANK REPAIRS	-	1,000	1,000	1,000
341	CONSTRUCTION & REPAIR SUP	-	11,800	11,800	10,000
	SUPPLIES Totals	-	12,800	12,800	11,000
OPERATIONS					
409	GRANT MATCHING	34,450	-	-	-
	OPERATIONS Totals	34,450	-	-	-
UTILITIES					
501	ELECTRICITY	5,276	5,500	6,500	6,500
	UTILITIES Totals	5,276	5,500	6,500	6,500
	AVIATION FUND Totals	**64,802**	**48,500**	**62,000**	**53,550**

SUMMARY OF OPERATIONS

Fund
24 Downtown Fund

	Actual 23-24	Budgeted 24-25	Amended 24-25	Proposed 25-26
Total Revenues	10,000	10,000	10,000	10,000
Total Expenditures	10,000	10,000	10,000	10,000
Excess Revenues Over (Under) Expenditures	-	-	-	-
Net Gain (Loss)	-	-	-	-
Fund Balance - Beginning	14,338	14,838	14,338	14,338
Fund Balance - Ending	14,338	14,838	14,338	14,338

SUMMARY OF REVENUES

Fund
24 Downtown Fund

Account	Description	Actual 23-24	Budgeted 24-25	Amended 24-25	Proposed 25-26
4050	Donations	10,000	10,000	10,000	10,000
	Total Revenues	10,000	10,000	10,000	10,000

SUMMARY OF EXPENDITURES

Fund
24 Downtown Fund

	Actual 23-24	Budgeted 24-25	Amended 24-25	Proposed 25-26
Contractual	1,000	4,000	4,000	4,000
Supplies	160	2,000	2,000	2,000
Operational	8,840	4,000	4,000	4,000
Total Expenditures	10,000	10,000	10,000	10,000

Fund
24 Downtown Improvement

G/L Account	2024 Actual Amount	2025 Adopted Budget	2025 Amended Budget	2026 City Manager Approved
CONTRACTUAL				
293 GRANT PROGRAM	1,000	4,000	4,000	4,000
CONTRACTUAL Totals	1,000	4,000	4,000	4,000
SUPPLIES				
347 GENERAL MAINTENANCE SUPPLIES	160	2,000	2,000	2,000
SUPPLIES Totals	160	2,000	2,000	2,000
OPERATIONS				
469 PROMOTION EXPENSE	8,840	4,000	4,000	4,000
OPERATIONS Totals	8,840	4,000	4,000	4,000
DOWNTOWN IMPROVEMENT Totals	**10,000**	**10,000**	**10,000**	**10,000**

SUMMARY OF OPERATIONS

Fund
26 Narcotics - Seizure Awards

	Actual 23-24	Budgeted 24-25	Amended 24-25	Proposed 25-26
Total Revenues	337,696	-	304,200	-
Total Expenditures	375,429	27,500	35,050	86,000
Excess Revenues Over (Under) Expenditures	(37,733)	(27,500)	269,150	(86,000)
Fund Balance - Beginning	594,179	519,779	556,446	825,596
Fund Balance - Ending	556,446	492,279	825,596	739,596

SUMMARY OF REVENUES

Fund
26 Narcotics - Seizure Awards

Account	Description	Actual 23-24	Budgeted 24-25	Amended 24-25	Proposed 25-26
4550	Seizure Revenue	337,696	-	304,200	-
	Total Revenues	337,696	-	304,200	-

SUMMARY OF EXPENDITURES

Fund
26 Narcotics - Seizure Awards

	Actual 23-24	Budgeted 24-25	Amended 24-25	Proposed 25-26
Contractual	8,370	14,000	15,550	74,000
Supplies	-	3,500	3,500	-
Operational	17,200	10,000	10,000	12,000
Capital	349,859	-	6,000	-
Total Expenditures	375,429	27,500	35,050	86,000

Fund
26 Seized Funds

G/L Account		2024 Actual Amount	2025 Adopted Budget	2025 Amended Budget	2026 City Manager Approved
CONTRACTUAL					
218	COURT COSTS FOR SEIZED FUNDS	8,370	-	1,550	-
231	SERVICE MAINTENANCE CONTRACTS	-	14,000	14,000	74,000

Notes:	Benchmark Analytics
Renew the Benchmark Analytics contract. Benchmark Analytics is utilized to document, track, and review police-related incidents such as pursuits, use of force, and damaged property. The software has been in use for 3 years and was originally purchased on a three-year contract. CITY MANAGER'S COMMENTS: Approved	

Notes:	Lexipol Software
We request $28,895.20 in recurring expense and $32,162.25 in "one time" implementation fees for the purchase of Lexipol: Annual Law Enforcement Policy, Training, General Orders/Procedures Review, and Best Practices Accreditation Management Software. Keeping up with ever changing statutes, case law, best practices, policy review and employee management has become time and labor intensive. This Lexipol Product mitigates liability by providing an on-going real-time review of law and policy pertaining to changes in public sector matters, while managing all aspects of best practices efforts including: General Orders and SOP's, Training, Regulatory requirements, Employee Wellness and other items. This resource will distribute, catalogue, manage and review all aspects of laws, rules and best practices that guide the police department, it's personnel and management in compliance, proper procedure and action. CITY MANAGER'S COMMENTS: Approved	

	CONTRACTUAL Totals	8,370	14,000	15,550	74,000
SUPPLIES					
321	UNIFORMS	-	-	-	-
373	INVESTIGATION SUPPLIES	-	3,500	3,500	-
	SUPPLIES Totals	-	3,500	3,500	-
OPERATIONS					
430	TUITION & TRAINING	7,200	-	-	-
451	CONFIDENTIAL FUNDS	10,000	10,000	10,000	12,000
	OPERATIONS Totals	17,200	10,000	10,000	12,000
CAPITAL					
610	FURNITURE & FIXTURES	-	-	-	-
612	COMPUTER EQUIPMENT	189,413	-	-	-
623	VEHICLES	30,502	-	-	-
624	POLICE EQUIPMENT	129,944	-	6,000	-
	CAPITAL Totals	349,859	-	6,000	-
	SEIZED FUNDS - NARCOTICS Totals	**375,429**	**27,500**	**35,050**	**86,000**

SUMMARY OF OPERATIONS

Fund
27 Historic Church Fund

	Actual 23-24	Budgeted 24-25	Amended 24-25	Proposed 25-26
Total Revenues	-	-	52,000	168,000
Total Expenditures	-	-	48,800	111,500
Excess Revenues Over (Under) Expenditures	-	-	3,200	56,500
Net Gain (Loss)	-	-	3,200	56,500
Fund Balance - Beginning	-	-	-	3,200
Fund Balance - Ending	-	-	3,200	59,700

SUMMARY OF REVENUES

Fund
27 Historic Church Fund

Account	Description	Actual 23-24	Budgeted 24-25	Amended 24-25	Proposed 25-26
4001	Interest Earnings	-	-	-	-
4019	Misc. Revenue	-	-	-	-
4050	Donations	-	-	-	-
4460	Lease Revenue	-	-	52,000	168,000
4570	Concessions	-	-	-	-
4572	Vendor Booths	-	-	-	-
4901	Transfer In - General	-	-	-	-
4915	Transfer In - H/M	-	-	-	-
	Total Revenues	-	-	52,000	168,000

SUMMARY OF EXPENDITURES

Fund
27 Historic Church Fund

	Actual 23-24	Budgeted 24-25	Amended 24-25	Proposed 25-26
Contractual	-	-	43,800	100,600
Supplies	-	-	-	-
Operational	-	-	-	-
Utilities	-	-	5,000	10,900
Capital	-	-	-	-
Total Expenditures	-	-	48,800	111,500

Fund
27 Historic Church Fund

G/L Account		2024 Actual Amount	2025 Adopted Budget	2025 Amended Budget	2026 City Manager Approved
CONTRACTUAL					
217	IT SERVICES	-	-	-	1,200
244	BUILDING REPAIRS	-	-	33,800	83,900

Notes:	Building Repairs
We anticipate needing to make the following repairs to keep the building in shape for the tenants and to safeguard it at it's current condition. $23,900 Replace three AC units which are more than 40 years old 50,000 Repair Slate roof - missing pieces and leaking areas. This is a high estimate. 25,000 Routine maintenance such as plumbing. CITY MANAGER'S COMMENTS: Approved	

247	GROUNDS MAINTENANCE	-	-	10,000	14,500

Notes:	Landscape Maintenance
We will mow the property on a cycle with our contractor as well as plan to do approximately $10,000 reinstallation of the irrigation system and continue our tree pruning efforts. CITY MANAGER'S COMMENTS: Approved	

272	JANITORIAL SERVICES	-	-	-	1,000
	CONTRACTUAL Totals	-	-	43,800	100,600
UTILITIES					
501	ELECTRICITY	-	-	4,000	6,000
510	NATURAL GAS SERVICE	-	-	500	2,400
513	WATER	-	-	500	2,500
	UTILITIES Totals	-	-	5,000	10,900
	HISTORIC CHURCH FUND Totals	**-**	**-**	**48,800**	**111,500**

City of Rockwall
The New Horizon

CITY OF ROCKWALL
MEMORANDUM

TO: **Mary Smith, City Manager**
Joey Boyd, Asst. City Manager

FROM: **Shawn Yerks, Director of Human Resources**

CC: **Honorable Mayor and City Council**

DATE: **8/13/2025**

SUBJECT: **City's Health & Welfare Programs**

General Overview

The City of Rockwall has partnered with **Holmes Murphy** since January 2012 for broker and consultant services to ensure the City stays informed on local healthcare trends, vendor alternatives, expected cost projections, Healthcare Reform and other legal and legislative topics that impact the City's health plan. In January of 2017, the City changed third-party administrators for administration of the health plan from Group & Pension Administrators, Inc. (GPA) to **Cigna**. The results show this was a prudent decision due to improved network access, provider discounts, medical management, improved Pharmacy contract, and lower overall administrative fees. However, due to provider consolidation, private equity influence in local healthcare, and increased labor costs, Healthcare costs are currently outpacing general inflation locally for all employers in North Texas.

Health Care Cost Summary

As the table below indicates, like other Employers the City has experienced a continued rise in healthcare claims and costs recently, but overall claims costs have decreased since the move to Cigna due to improved network access and discounts. Based on paid claims through June 2025, it is projected that the Fiscal Year 2025/26 claim expense will be higher than the 2024/25 expenses indicated below, due primarily to higher than usual large claims, trend, and costly specialty prescriptions. For the Plan Year 2024 there were five (5) claims that were paid in excess of the $105,000 Individual Stop Loss limit, or approximately $909K that was reimbursed to the City. For the first 6 months of the 2025, there have been 4 claims which have exceeded the $105,000 Individual Stop Loss limit that has reimbursed the City $268k so far through July 2025. The City purchases Stop Loss insurance from Cigna annually that reimburses the City for any individual claim that exceeds $105,000 in any plan year. This insurance helps to manage volatility from the large claims which are cyclical each year.

History of Claims Cost:

Cal. Year	Claims Cost	Annual Cost PEPY	% Increase/Decrease	# of EEs @ YR End
2015	$2,914,258	$12,143	N/A	240
2016	$2,889,527	$12,040	-.84%	240
2017	$2,143,055	$8,607	-25.8%	249
2018	$2,000,568	$8,099	-7.1%	247
2019	$1,793,897	$6,795	-11.5%	269
2020	$1,632,063	$6,000	-9.9%	274
2021	$1,933,245	$6,783	+15.6%	288
2022	$2,177,851	$7,484	+11.2%	299
2023	$2,438,265	$7,869	+10.7%	310
2024	$3,697,372	$11,889	+34.1%	311

Prescription Benefits Plan

The table below shows that the City of Rockwall's prescription claims increased significantly in 2024 due to our covered members requesting high-cost specialty medications, especially for weight loss. For the 2024 Plan year, Prescription costs increased by +25% when compared to 2023 Plan Year costs. Overall, Pharmacy costs have outpaced other medical related expenses due to these costly drugs for all employers. The normative benchmark for Pharmacy trend for 2023-24 is currently between +12% to 20% for the next plan year, driven primarily from new expensive Specialty Drugs that members request due to advertising on TV. Cigna is working to lower this trend through its Prescription Drug Formulary which incentivizes members to try alternate lower costs drugs first, prior to selecting the costly prescription alternative. However, many of these specialty medications come with a high rebate (credit) for these drugs. The City, with Holmes Murphy, was able to negotiate an approximately **$460k annual credit** for this that will come back to the plan to offset these expenses in Plan Year 2025.

Plan Year	RX Expense Paid	% Increase/Decrease
2015	$594,363	-5.0%
2016	$741,688	+24.8%
2017	$662,776	-10.6%
2018	$662,906	0.0%
2019	$698,900	+5.0%
2020	$787,121	+12.6%
2021	$894,567	+12.2%
2022	$790,052	-11.7%
2023	$1,212,444	+53%
2024	$1,515,396	+25%

Note: Claims cost does not include Admin Fees.

Administrative Fees

The City also pays administrative fees to Cigna to administer the Medical, Pharmacy, Dental and Vision benefits. As mentioned before, the City purchases Stop Loss Insurance to protect it against large claims, which are included in the below administrative fees.

For 2026, the estimated fees to be paid annually to Cigna for these services based on current covered employees are:

- *Cigna Administrative fees:* $1,155,000 (the Based Administrative fees are fixed, but the Stop Loss fees are projected at a +15% increase since that renewal is not normally finalized until early September each year.)

Stop Loss Insurance

Stop Loss insurance premiums for large individual claims continues to be one of the biggest challenges that all employers face due to the inherent uncertainty of these claims, the fact that employers now have unlimited Lifetime Maximums, and that few carriers are in the market to insure these claims. Municipal employers have additional challenges due to the presence of certain high-risk employee groups and potential retirees.

Healthcare Reform

The City also pays fees related to the *Affordable Care Act (Healthcare Reform), which is required* for *all employers, public and private.*

For 2025, the estimated fees to be paid, based on 2024/25 enrollment:

- *Patient Centered Outcomes Research Institute (PCORI) Fee* - $2,646 annually.

These fees were budgeted in the 2025 funding rates but are paid in July of 2025.

Pre-65 Retiree Insurance

Texas Municipal Employers are required to offer coverage to their Pre-65 retirees in accordance with Local Government Code 175. Employers can require retirees to pay for this coverage, and/or provide some subsidy to pay for coverage. The City is funding this coverage through the self-funded medical plan as other options are very limited.

Due to risk of these Retirees (higher claims costs) there are very limited options available to employers for this group. Because of this, most Texas Municipal employers are focusing on improving engagement of this group of former employees, which includes making them aware of external marketplace alternatives which could save them money.

SUMMARY OF OPERATIONS

Fund
31 Employee Benefits

	Actual 22-23	Budgeted 23-24	Amended 23-24	Proposed 24-25
Total Revenues	1,864,671	1,527,000	2,147,000	1,890,000
Total Expenditures	7,333,624	6,003,050	6,895,150	7,055,000
Operating Income (Loss)	(5,468,953)	(4,476,050)	(4,748,150)	(5,165,000)
Non-Operating Revenues	134,515	125,000	75,000	50,000
Non-Operating Income (Loss)	134,515	125,000	75,000	50,000
Net Income (Loss) Before Transfers	(5,334,438)	(4,351,050)	(4,673,150)	(5,115,000)
Net Transfers In (Out)	4,028,000	4,115,000	4,115,000	5,000,000
Net Income (Loss)	(1,306,438)	(236,050)	(558,150)	(115,000)
Retained Earnings - Beginning	523,937	806,617	(782,501)	(1,340,651)
Retained Earnings - Ending	(782,501)	570,567	(1,340,651)	(1,455,651)

SUMMARY OF REVENUES

Fund
31 Employee Benefits

Account	Description	Actual 22-23	Budgeted 23-24	Amended 23-24	Proposed 24-25
Operating Revenues					
4019	Miscellaneous (REDC)	32,000	32,000	32,000	35,000
4840	Retiree Premiums	32,749	40,000	40,000	40,000
4850	Employee Contributions	1,011,468	1,090,000	1,105,000	1,150,000
4855	Pharmacy Rebates	-	345,000	345,000	365,000
4860	Stop Loss Reimbursements	788,454	20,000	625,000	300,000
Total Operating Revenues		1,864,671	1,527,000	2,147,000	1,890,000
Non-Operating Revenues					
4001	Interest Earnings	134,515	125,000	75,000	50,000
Total Non-Operating Revenues		134,515	125,000	75,000	50,000
Total Revenues		1,999,186	1,652,000	2,222,000	1,940,000

SUMMARY OF OPERATING TRANSFERS

Fund
31 Employee Benefits

	Actual 22-23	Budgeted 23-24	Amended 23-24	Proposed 24-25
Operating Transfers In				
From General Fund	3,078,000	3,150,000	3,150,000	4,000,000
From Water & Sewer Fund	950,000	965,000	965,000	1,000,000
Total Operating Transfers In	4,028,000	4,115,000	4,115,000	5,000,000
Operating Transfers Out				
To Workers Compensation Fund	-	-	-	-
Total Operating Transfers Out	-	-	-	-
Net Operating Transfers In (Out)	4,028,000	4,115,000	4,115,000	5,000,000

SUMMARY OF EXPENSES

Fund
31 Employee Benefits

	Actual 22-23	Budgeted 23-24	Amended 23-24	Proposed 24-25
Operating Expenses				
Operations	7,333,624	6,003,050	6,895,150	7,055,000
Total Expenditures	7,333,624	6,003,050	6,895,150	7,055,000

Fund
31 Employee Benefits

ACCOUNT		2023 Actual Expense	2024 Adopted Budget	2024 Amended Budget	2025 Manager Approved
40 Operational					
422	EMPLOYEE ACTIVITIES	23,410	25,000	25,000	25,000
440	ADMINISTRATION FEES	186,575	160,000	160,000	175,000
441	REINSURANCE PREMIUMS	779,304	883,050	880,150	925,000
442	PAID HEALTH CLAIMS	6,313,701	4,900,000	5,800,000	5,900,000
443	LIFE INSURANCE PREMIUMS	30,634	35,000	30,000	30,000
Operational TOTAL . . . . . :		**7,333,624**	**6,003,050**	**6,895,150**	**7,055,000**
Employee Benefits TOTAL . . . . . :		**7,333,624**	**6,003,050**	**6,895,150**	**7,055,000**

City of Rockwall
The New Horizon

CITY OF ROCKWALL
MEMORANDUM

TO: **Mary Smith, City Manager**
Joey Boyd, Asst. City Manager

FROM: **Shawn Yerks, Director of Human Resources**

CC: **Honorable Mayor and City Council**

DATE: **August 12, 2025**

SUBJECT: **Employee Safety Program**

The City has been self-insured for workers' compensation expense since 1990. Claims processing is managed by the Texas Municipal League with the City paying deductible expenses up to $100,000 per occurrence, with an aggregate exposure of $300,000.

The City's self-funded Risk Management Program includes many components that have worked well together over the past several years to ensure and promote a safe work environment for all our employees. These include: *job placement assessments, drug/alcohol testing, job evaluation & site assessments, job specific safety training, incident investigation and reporting, workplace inspections, risk assessments and analysis* conducted by TMLIRP.

The HR staff reviews the claims data to identify potential trends in the following areas: *types of injuries, injuries occurring within certain job classifications, injuries resulting from types of equipment or specific job tasks, severity of claims, number of "days lost",* and *costs*. In addition, employees are encouraged to report *incidents without injuries* to assist in tracking and identifying potential safety hazards that can be corrected pro-actively.

The *reportable incidents* have increased from *27 to 30*, the *number of days away from work increased from 131 to 217* and the *days on restricted or light duty* have decreased from *318 to 261*. Most of the total days for *restricted or light duty* are due to cases in the Police department. Please be advised that the numbers for FY24/25 will change due to not having the full FY25 data. This data was current as of July 24, 2025.

Fiscal Year	Total # of EE Receiving A Pay Check	Reportable Incidents	Non-Reportable Incidents	Total Days Away From Work	Indemnity Incurred	Total Days Restricted Duty (Light Duty)	Medical Costs Incurred	Case Mgmt.	Total Loss for Rockwall
19/20	345	52	32	50	$ 43,570	218	$ 44,617	$ 2,941	$ 91,128
20/21	334	59	27	75	$ 89,494	55	$ 94,666	$ 26,729	$ 210,889
21/22	371	87	46	240	$ 121,397	139	$ 155,937	$ 10,563	$ 287,897
22/23	386	35	34	362	$ 30,836	297	$ 83,089	$ 4,400	$ 118,325
23/24	402	27	17	131	$ 93,747	318	$ 126,814	$ 2,610	$ 223,171
24/25	418	30	13	217	$ 25,203	261	$ 132,099	$ 2,330	$ 159,632

The City has achieved great results over the majority of the past 25 years in managing claim costs. But rising medical costs are affecting our reserves to the point that we must increase funding.

SUMMARY OF OPERATIONS

Fund
32 Worker's Compensation

	Actual 22-23	Budgeted 23-24	Amended 23-24	Proposed 24-25
Non-Operating Revenues	40,353	30,500	30,500	22,500
Operating Expenses	294,562	343,000	506,300	329,850
Operating Income (Loss)	(254,209)	(312,500)	(475,800)	(307,350)
Net Transfers In (Out)	325,000	325,000	325,000	350,000
Net Income (Loss)	70,791	12,500	(150,800)	42,650
Retained Earnings - Beginning	434,733	450,743	505,524	354,724
Retained Earnings - Ending	505,524	463,243	354,724	397,374

SUMMARY OF REVENUES

Fund
32 Worker's Compensation

Account	Description	Actual 22-23	Budgeted 23-24	Amended 23-24	Proposed 24-25
Non-Operating Revenues					
4001	Interest Earnings	39,853	30,000	30,000	22,000
4019	Miscellaneous	500	500	500	500
Total Non-Operating Revenues		40,353	30,500	30,500	22,500
Total Revenues		40,353	30,500	30,500	22,500

SUMMARY OF OPERATING TRANSFERS

Fund
32 Worker's Compensation

	Actual 22-23	Budgeted 23-24	Amended 23-24	Proposed 24-25
Operating Transfers In				
From General Fund	250,000	250,000	250,000	275,000
From Water & Sewer Fund	75,000	75,000	75,000	75,000
Net Operating Transfers In (Out)	325,000	325,000	325,000	350,000

SUMMARY OF EXPENSES

Fund
32 Worker's Compensation

	Actual 22-23	Budgeted 23-24	Amended 23-24	Proposed 24-25
Operational	294,562	343,000	506,300	329,850
Total Operating Expenses	294,562	343,000	506,300	329,850
Total Expenditures	294,562	343,000	506,300	329,850

Fund
32 Worker's Compensation

ACCOUNT		2023 Actual Expense	2024 Adopted Budget	2024 Amended Budget	2025 Manager Approved
40 Operational					
431	SAFETY TRAINING	-	1,000	1,000	1,000
440	ADMINISTRATION FEES	111,245	114,000	130,300	126,850
444	PAID LOSSES	108,207	125,000	275,000	200,000
445	INCURRED (ESTIMATED) LOSSES	(18,887)	-	-	-
446	SAFETY INCENTIVES	93,998	98,000	98,000	-
447	DRUG TESTING	-	5,000	2,000	2,000
Operational TOTAL . . . . . :		**294,562**	**343,000**	**506,300**	**329,850**
Worker's Compensation TOTAL . . . . . :		**294,562**	**343,000**	**506,300**	**329,850**

City of Rockwall
The New Horizon

MEMORANDUM

TO: **Mayor and City Council**

FROM: **Mary Smith, City Manager**

DATE: **September 15, 2025**

SUBJECT: **Tax Rate Adoption**

The Council agenda for Monday September 15, 2025 includes the Ordinance to adopt the Ad Valorem tax rate of .25750 cents per one hundred dollars of assessed value.

In order to consider the attached Ordinance a motion would be needed as follows:

"I move that the property tax rate be increased by the adoption of a tax rate of .25750 cents per hundred dollars of assessed value, which is effectively a 9.7% percent increase in the tax rate."

Note the motion compares the Proposed rate to the No New Revenue Rate which is different than the budget cover page which compares the actual tax collections from one year to the next.

The Ordinance then includes language required by the State which compares the Proposed Maintenance and Operations portion of the tax rate to the M&O portion of the NNR rate in one sentence, which is increasing due – in part – to new growth. The next requirement shows the impact to the taxpayer of a $100,000 home, which is actually a tax decrease by ($3.89) as we are shifting a portion of the tax rate from Operations to Debt Service.

While this may appear to be confusing to some, we are following the State's wording exactly as it appears in the Comptroller's guidance.

CITY OF ROCKWALL, TEXAS

ORDINANCE NO. 25-58

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, LEVYING THE AD VALOREM TAXES FOR THE YEAR 2025 AT A RATE OF $.25750 PER ONE HUNDRED DOLLARS ($100.00) OF ASSESSED VALUATION ON ALL TAXABLE PROPERTY WITHIN THE CORPORATE LIMITS OF THE CITY AS OF JANUARY 1, 2025 TO PROVIDE REVENUES FOR THE PAYMENT OF CURRENT EXPENSES AND TO PROVIDE AN INTEREST AND SINKING FUND ON ALL OUTSTANDING DEBTS OF THE CITY; PROVIDING FOR DUE AND DELINQUENT DATES, TOGETHER WITH PENALTIES AND INTEREST; APPROVING THE 2025 TAX ROLL; PROVIDING FOR EXEMPTIONS OF PERSONS OVER SIXTY-FIVE (65) YEARS; PROVIDING AN EFFECTIVE DATE.

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

Section 1. That there be and is hereby levied for the year 2025 on all taxable property, real, personal and mixed, situated within the limits of the City of Rockwall, Texas, and not exempt by the Constitution of the state and valid State Laws, a tax of $.25750 on each **ONE HUNDRED DOLLARS** ($100.00) of assessed value of taxable property and shall be apportioned and distributed as follows:

a. For the purpose of defraying the current expenses of municipal government of the City, a tax of $.158156 each ONE HUNDRED DOLLARS ($100.00) of assessed value of all taxable property.

b. For the purpose of creating a sinking fund to pay the interest and principal on all outstanding bonds of the City not otherwise provided for, a tax of $.099344 each ONE HUNDRED DOLLARS ($100.00) of assessed value of all taxable property, within the city which shall be applied to the payment of such interest and maturities of all outstanding bonds.

Section 2. That all ad valorem taxes shall become due and payable on October 1, 2025, and all ad valorem taxes for the year shall become delinquent after January 31, 2026. If any person fails to pay the ad valorem taxes on or before the 31st of January, 2026, the following penalties shall be payable thereon, to wit:

During the month of February, six percent (6%); during the month of March, seven percent (7%); during the month of April, eight percent (8%); during the month of May, nine percent (9%); during the month of June, ten percent (10%); and on or after the first day of July, twelve percent (12%).

Section 3. That taxes are payable in Rockwall, Texas, at the office of the designated Tax Collector. The City shall have available all rights and remedies provided by law for the enforcement of the collection of taxes levied under this ordinance.

Section 4. That all delinquent taxes shall bear the maximum rate of interest per annum as provided by law, in addition to the penalties provided herein.

Section 5. That all taxes for the year 2025 which remain delinquent on July 1, 2026 shall incur an additional penalty of twenty percent (20%) of the amount of taxes, penalty and interest due to defray cost of collection.

Section 6. That pursuant to Article VIII-1b of the Constitution of Texas, $60,000 of the appraised value of residence homesteads of any married or unmarried persons, including those living alone, who were sixty-five (65) years of age or older on January 1, 2025, shall be exempt from ad valorem taxes.

Section 7. That pursuant to state statues regarding the "Truth in Taxation" requirements the following language is included in this Ordinance.

THIS TAX RATE WILL RAISE MORE TAXES FOR MAINTENANCE AND OPERATIONS THAN LAST YEAR'S TAX RATE.

and

*THE TAX RATE WILL EFFECTIVELY BE RAISED BY 3.3% AND WILL RAISE TAXES FOR MAINTENANCE AND OPERATIONS ON A $100,000 HOME BY ($3.89).**

** the required language refers to an increase in the property taxes collected from the Maintenance and Operations rate but is an actual decrease due to the lowering of the M&O portion of the rate from the 2024 M&O rate.*

Section 8. That this ordinance is enacted in order to authorize the collection of ad valorem taxes for the year 2025 and shall take effect immediately from and after its passage, and it is so ordained.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS 15TH DAY OF SEPTEMBER, 2025.

Tim McCallum, Mayor

ATTEST:

Kristy Teague, City Secretary

APPROVED AS TO FORM:

Frank Garza, City Attorney

City of Rockwall
The New Horizon

MEMORANDUM

TO: **Mayor and Councilmembers**

FROM: **City Council HOT Subcommittee**
Mary Smith, City Manager

DATE: **September 11, 2025**

SUBJECT: **Hotel Occupancy Tax Funding Recommendation**

The Hotel Occupancy Tax subcommittee comprised of Mayor McCallum and Council members Campbell and Lewis met to discuss funding requests for budget year 2025-26. The Council received a notebook including the organization's requests along with their required reporting for FY 2025 funded events. Attached is a summary of the requests with the previous year's allocations to the organizations. This summary also includes the subcommittee recommendations for funding. Generally, after a funding contract is executed with an organization the funding is released about 3 months in advance of the event in order to fund upfront costs.

The subcommittee has elected to spend additional time on the Duck Regatta application from Boys and Girls Club to see the October 2025 event reporting.

As we begin the process of moving the CVB function in-house we want to be sure that we are handling it well and we will need to take time over the fall quarter to work together on a smooth transition plan. In addition, there will likely still be a need for some functions to remove at the Chamber offices and how that will look and the required funding is yet to be determined Therefore, the allocation to the Chamber in the amount of $150,000 for the first quarter. The budget for the CVB function will be developed during the fall and presented to Council for consideration at a later date.

Revenues and Fund Balance
Staff continues to be conservative in the projection of revenues. At the end of FY 2025, a fund balance reserve of at least $2,211,000 is anticipated.

Funding Levels
Funding requests for fiscal year 2026 totaled $1,922,295, which is higher than the 2025 funding awards. We may see supplemental requests during the year which the committee will review and then forward to Council for action at that time. Each specific application was discussed and whether they met our stated purposes and the state statute's requirement for "heads in beds". The subcommittee's recommendations for funding are attached. The subcommittee is recommending funding in the amount of $1,125,850.

Contract Language/Documentation

Each organization will continue to be required to provide documentation that specifically notes the number of attendees are spending the night in a hotel establishment.

The Subcommittee and Staff will be available at the Council meeting to answer any questions.

Hotel Occupancy Tax Funding Proposed Budget for FY 2026

	2024 Actual	2025 Actual	2026 Request	2026 Event/Program	Council Subcommittee Recommendation
Tourism					
AmeriSports	-	50,000	300,000	Various Events	**25,000**
Aspasians	3,000	3,000	3,000	Market Place (Sept 25 & April 26)	**3,000**
Boys & Girls Club	20,000	60,000	60,000	Rubber Duck Regatta	**TBD**
		25,000	25,000	NE TX Gala	**25,000**
(Harbor fees waived)		**B&G Club Total**	**85,000**	**B&G Club Total**	**25,000**
Chamber of Commerce	465,000	400,000	575,000	CVB function	**150,000**
~~Children's Advocacy Ctr~~	~~-~~	~~30,000~~		~~9th annual Go Blue Gala~~	
~~County & District Clerks~~	~~30,000~~			~~Conference~~	
~~Divine Peace Church~~	~~-~~				
Downtown Association	48,000	6,000	9,000	Mktg Media Downtown	**7,000**
Helping Hands	25,000	25,000	25,000	Festival of Trees	**25,000**
Kiwanis	12,000	15,000	15,000	Tri-Rock Triathlon	**15,000**
Lone Star CASA	11,000	14,500	18,000	Car Show	**15,000**
Meals on Wheels	25,000	30,000	30,000	Gala	**30,000**
~~No. TX Crime Prev Assoc.~~	~~-~~			~~Conference~~	
Oasis Pickleball Club	35,000	60,000	2,800	Level Up Pickleball Camp	**55,800**
			10,000	Triple Team Nat'l Tournament	
			10,000	Paddles & Pumpkins	
			3,000	Tyson McGriffin Camp	
			15,000	Oasis Versix Open	
			15,000	Amateur Pickleball Assoc.	
		Oasis Total	**55,800**	**Oasis Total**	**55,800**
~~REDC~~	~~10,000~~			~~Team TX Economic Summit~~	
~~RHS Robotics~~	~~15,300~~			~~N. Texas Tournament~~	
RHS Wrestling	21,000	21,000	32,222	Tournament	**25,000**
~~RHHS Gymnastics~~	~~15,000~~	~~15,000~~		~~Southside Showdown~~	
RHHS Wrestling Boosters	-	14,350	24,000	Heath Invitational	**10,000**
Rockwall Prof Fire Fighters	20,000	40,000	53,400	Firefighter's Charity Ball	**45,000**
~~Rotary~~	~~10,000~~			~~District Conference~~	
Rush Creek Yacht Club	6,000	13,200	3,500	25 Chocopalooza Regatta Supplement	**2,000**
		2,500	7,000	Chocopalooza Regatta	**3,000**
		2,500	8,000	Flying Scot N. Ameri Championship	**4,000**
		1,000		ILCA District 15 Championship	
		RCYC Total	**18,500**	**RCYC Total**	**9,000**
Soroptimist	7,500	7,500	31,212	Casino Night	**7,500**
Texas K-9 Conference	27,200	28,500	29,500	TX Conference	**29,500**
		75,000		NAPWDA National Conference	
		TX K9 Total	**29,500**	**TX K9 Total**	**29,500**
~~U.S. Marine Corps (Hilton)~~	~~-~~	~~5,000~~			
Tourism Total	**806,000**	**864,050**	**1,251,234**		**476,800**

Hotel Occupancy Tax Funding Proposed Budget for FY 2026

	2024 Actual	2025 Actual	2026 Request	2026 Event/Program	Council Subcommittee Recommendation
Cultural					
Art League	5,000	5,000	10,019	Fine Art Show	**5,000**
Community Playhouse	12,000	13,000	53,277	Theatre Productions	**13,000**
Music Fest	29,000	36,450	40,000	Concerts - 2 applications	**36,450**
Summer Musicals	7,500	10,000	10,000	Annual Season	**10,000**
Cultural Total	**53,500**	**64,450**	**113,296**		**64,450**
Historical					
Historical Foundation	15,696	8,500	22,065	Historical Home Maintenance	**8,500**
	5,722		14,600	Rockwall Celebrates America250	**5,000**
	3,743				
	4,839				
Historical Total	**30,000**	**8,500**	**36,665**		**13,500**
City					
Main Street	17,500	20,000	20,000	Downtown concerts	**20,000**
Main Street	18,500	17,000	15,000	Advertising	**15,000**
		Main Street Total	**35,000**	**Main Street Total**	**35,000**
	-	-			
Concerts by the Lake	78,500	81,250	122,000	Concerts	**122,000**
Fall Concert Series	17,500	20,250	22,400	Concert	**22,400**
Founders Day	209,200	251,600	277,200	Concerts	**327,200**
Hometown Christmas	-	62,500	64,500	Downtown Event	**64,500**
~~Rib Rub~~	~~44,800~~	~~44,800~~		~~BBQ contest and 5K~~	
		Recreation Total	**486,100**	**Recreation Total**	**536,100**
City Total	**386,000**	**497,400**	**521,100**		**571,100**
Totals	**1,275,500**	**1,434,400**	**1,922,295**		**1,125,850**

Fund Summary

Fund Balance 10-01-25	**2,211,000**	
Projected Revenue FY26	**1,800,000**	
Less Expenses FY 26		**(1,125,850)**
Fund Balance 09-30-26		**2,885,150**

Hotel Occupancy Tax Funding Proposed Budget for FY 2026

	2024 Actual	2025 Actual	2026 Request	2026 Event/Program	Council Subcommittee Recommendation		GL #
Tourism							
AmeriSports	-	50,000	300,000	Various Events	**25,000**	50% now, 50% later	481
Aspasians	3,000	3,000	3,000	Market Place (Sept 25 & April 26)	**3,000**		477
Boys & Girls Club	20,000	60,000	60,000	Rubber Duck Regatta	**TBD**		
		25,000	25,000	NE TX Gala	**25,000**		
(Harbor fees waived)		**B&G Club Total**	**85,000**	**B&G Club Total**	**25,000**		485
Chamber of Commerce	465,000	400,000	575,000	CVB function	**150,000**		470
~~Children's Advocacy Ctr~~	~~-~~	~~30,000~~		~~9th annual Go Blue Gala~~			491
~~County & District Clerks~~	~~30,000~~			~~Conference~~			
~~Divine Peace Church~~	~~-~~						
Downtown Association	48,000	6,000	9,000	Mktg Media Downtown	**7,000**	OR $9,000K	488
Helping Hands	25,000	25,000	25,000	Festival of Trees	**25,000**		491
Kiwanis	12,000	15,000	15,000	Tri-Rock Triathlon	**15,000**		492
Lone Star CASA	11,000	14,500	18,000	Car Show	**15,000**		479
Meals on Wheels	25,000	30,000	30,000	Gala	**30,000**		491
~~No. TX Crime Prev Assoc.~~	~~-~~			~~Conference~~			493
Oasis Pickleball Club	35,000	60,000	2,800	Level Up Pickleball Camp	**55,800**	Sponsorship	
			10,000	Triple Team Nat'l Tournament			
			10,000	Paddles & Pumpkins			
			3,000	Tyson McGriffin Camp			
			15,000	Oasis Versix Open			
			15,000	Amateur Pickleball Assoc.			
		Oasis Total	**55,800**	**Oasis Total**	**55,800**		481
~~REDC~~	~~10,000~~			~~Team TX Economic Summit~~			491
~~RHS Robotics~~	~~15,300~~			~~N. Texas Tournament~~			481
RHS Wrestling	21,000	21,000	32,222	Tournament	**25,000**		481
~~RHHS Gymnastics~~	~~15,000~~	~~15,000~~		~~Southside Showdown~~			481
RHHS Wrestling Boosters	-	14,350	24,000	Heath Invitational	**10,000**		481
Rockwall Prof Fire Fighters	20,000	40,000	53,400	Firefighter's Charity Ball	**45,000**		493
~~Rotary~~	~~10,000~~			~~District Conference~~			491
Rush Creek Yacht Club	6,000	13,200	3,500	25 Chocopalooza Regatta Supplement	**2,000**		
		2,500	7,000	Chocopalooza Regatta	**3,000**		
		2,500	8,000	Flying Scot N. Ameri Championship	**4,000**		
		1,000		ILCA District 15 Championship			
		RCYC Total	**18,500**	**RCYC Total**	**9,000**		481
Soroptimist	7,500	7,500	31,212	Casino Night	**7,500**		476
Texas K-9 Conference	27,200	28,500	29,500	TX Conference	**29,500**		493
		75,000		NAPWDA National Conference			493
		TX K9 Total	**29,500**	**TX K9 Total**	**29,500**		
~~U.S. Marine Corps (Hilton)~~	~~-~~	~~5,000~~					491
Tourism Total	**806,000**	**864,050**	**1,251,234**		**476,800**		

Cultural							
Art League	5,000	5,000	10,019	Fine Art Show	**5,000**		486
Community Playhouse	12,000	13,000	53,277	Theatre Productions	**13,000**		474
Music Fest	29,000	36,450	40,000	Concerts - 2 applications	**36,450**		482
Summer Musicals	7,500	10,000	10,000	Annual Season	**10,000**		484
Cultural Total	**53,500**	**64,450**	**113,296**		**64,450**		
Historical							
Historical Foundation	15,696	8,500	22,065	Historical Home Maintenance	**8,500**		
	5,722		14,600	Rockwall Celebrates America250	**5,000**		
	3,743						
	4,839						
Historical Total	**30,000**	**8,500**	**36,665**		**13,500**		471
City							
Main Street	17,500	20,000	20,000	Downtown concerts	**20,000**		
Main Street	18,500	17,000	15,000	Advertising	**15,000**		483
		Main Street Total	**35,000**	**Main Street Total**	**35,000**		
	-	-					
Concerts by the Lake	78,500	81,250	122,000	Concerts	**122,000**		483.02
Fall Concert Series	17,500	20,250	22,400	Concert	**22,400**		483.04
Founders Day	209,200	251,600	277,200	Concerts	**327,200**	Includes 50K supp	483.01
Hometown Christmas	-	62,500	64,500	Downtown Event	**64,500**		483.05
~~Rib Rub~~	~~44,800~~	~~44,800~~		~~BBQ contest and 5K~~			483.03
		Recreation Total	**486,100**	**Recreation Total**	**536,100**		
City Total	**386,000**	**497,400**	**521,100**		**571,100**		
Totals	**1,275,500**	**1,434,400**	**1,922,295**		**1,125,850**		

Fund Summary

Fund Balance 10-01-25	**2,211,000**	
Projected Revenue FY26	**1,800,000**	
Less Expenses FY 26		**(1,125,850)**
Fund Balance 09-30-26		**2,885,150**

Org Inquiry 15-

Balance sheet 3100 Current		$	3,520,505.91
Change Acct type at top Rev			
PLUS Actual Revenues		$	2,094,726.82
PLUS Projected Revenues	Aug & Sep	$	100,000.00
Change Acct type at top Exp			
LESS Expenses posted		$	(1,536,961.86)
LESS any unposted expenses		$	(1,966,642.80)
Fund Balance	**10/1/CY**	**$**	**2,211,628.07**