AGENDA

ROCKWALL CITY COUNCIL MEETING

Monday, October 6, 2025 - 5:00 PM

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

I. Call Public Meeting to Order

II. Executive Session

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

1. Discussion regarding selection and submission of nominee(s) for the Rockwall Central Appraisal District (CAD) Board of Directors, pursuant to Section 551.074 (personnel matters).

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

III. Adjourn Executive Session

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

V. Invocation and Pledge of Allegiance - Mayor McCallum

VI. Proclamations / Awards / Recognitions

1. Domestic Violence Awareness & Prevention Month Proclamation

2. "D-Day" for "V-Day" Proclamation

VII. Appointment Items

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

VIII. Open Forum

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

IX. Take Any Action as a Result of Executive Session

X. Consent Agenda

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

1. Consider approval of the minutes from the Sept. 15, 2025 city council meeting, and take any action necessary.

2. **Z2025-050** - Consider 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 **(2nd Reading)**.

3. **Z2025-051** - Consider 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 **(2nd Reading)**.

4. **Z2025-054** - 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 **(2nd Reading)**.

5. **Z2025-055** - 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 **(2nd Reading)**.

6. **Z2025-056** - 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 **(2nd Reading)**.

7. **Z2025-058** - 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 **(2nd Reading)**.

8. **Z2025-060** - 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 **(2nd Reading)**.

9. Consider authorizing the City Manager to execute an interlocal cooperative agreement between the City of Rockwall and STAR Transit for transportation services for fiscal year 2026 in the amount of $131,625 to be funded by the Administration Department Operating Budget, and take any action necessary.

10. Consider authorizing the City Manager to execute an agreement with Meals on Wheels Senior Services for certain nutritional and senior service programs for fiscal year 2026 in the amount of $60,000 to be funded from the Administration Department Operating Budget, and take any action necessary.

11. Consider approval of a resolution denying Oncor Electric Delivery Company LLC's application to change rates within the City of Rockwall, approving cooperation with the Steering Committee of Cities Served by Oncor to negotiate with Oncor on the City's behalf, and take any action necessary.

12. Consider authorizing the City Manager to execute an interlocal agreement with Rockwall County for Rockwall Fire Department to provide Fire Protection Services within unincorporated areas of the county for fiscal year 2026, and take any action necessary.

13. **P2025-031** - Consider a request by John McKinney of M & J Ranch Trail Holdings, LLC for the approval of a *Final Plat* for Lots 23 & 24, Block A, Rainbo Acres Addition being a 9.76-acre parcel of land identified as a portion of Lot 18 of the Rainbo Acres Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 365 Ranch Trail, and take any action necessary.

14. **P2025-033** - Consider a request by Alejandro Perales on behalf of Ariel Palacios for the approval of a *Final Plat* for Lot 2, Block G, Lake Rockwall Estates East Addition being an 0.17-acre parcel of land identified as Lot 910-A0 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 178 Lynne Drive, and take any action necessary.

15. **P2025-034** - Consider a request by Jake Hodges of Kimley-Horn & Associated on behalf of Jeff Brockette of Vue Realty Group, LLC for the approval of a *Final Plat* for Lots 1 & 2, Block A, Rockwall Medical Building Addition being an 8.4841-acre tract of land identified as Tract 2-2 of the W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 10 (PD-10) for Commercial (C) District land uses, situated within the SH-205 Overlay (SH-205 OV) District, generally located at the southeast corner of the intersection of S. Goliad Street [*SH-205*] and SH-276, and take any action necessary.

16. **P2025-035** - Consider a request by Ankit Parmar of Adat Construction LLC for the approval of a *Replat* for Lot 9, Block A, Ellis Centre Phase 2 Addition being a 0.70-acre parcel of land

being identified as Lot 6, Block A, Ellis Centre Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1940 Alpha Drive, and take any action necessary.

XI. Public Hearing Items

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

1. **Z2025-053** - 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)**.

2. **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)**.

3. **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)**.

XII. Action Items

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

1. Discuss and consider an update from the city's appointees currently serving on the N. TX Municipal Water District (NTMWD) Board of Directors concerning water and wastewater services, and take any action necessary.

2. Discuss and consider a project proposal presented by the Chair of the City's ART Commission related to the "Farm to Market Tractor," and take any action necessary.

3. Discuss and consider public input related to plans for the SH-66 TX Parks & Wildlife grant funded boat ramp parking lot expansion project, and take any action necessary.

4. Discuss and consider a recommendation of denial from the city's Park Board related to a request from Josh Williams of Prestige Water Sports of Dallas for a concessions agreement to conduct charter trips and watercraft rental operations at The Harbor, and take any action necessary.

5. Discuss and consider potential amendments to the City's health-related permit fee schedule, and take any action necessary.

6. Discuss and consider approval of a resolution providing for the submission of names for Board of Director nominations for the appointment of two directors to serve a term of four years each on the Rockwall Central Appraisal District (RCAD) Board of Directors for the years 2026-2029, and take any action necessary.

7. **Z2025-052** - 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 **(2nd Reading)**.

8. **Z2025-061** - 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 **(2nd Reading)**.

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

1. Building Inspections Department Monthly Report

2. 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

XIV. Adjournment

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

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

I, Kristy Teague, City Secretary for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 30th day of September, 2025, at 5 PM and remained so posted for at least three 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, every person deserves to live in safety with dignity and respect, free from fear and abuse, and we proclaim to survivors of domestic violence that they are not alone, that our community stands beside them, and that we are committed to supporting their journey toward healing and hope; and

Whereas, domestic violence remains a pervasive and devastating issue that impacts millions of women, men, and children across the United States each year, threatening the health, safety, and well-being of families and communities; and

Whereas, domestic violence takes many forms - physical, emotional, sexual, psychological, spiritual, and economic abuse - and it strips away one's sense of privacy, security, and humanity; and

Whereas, domestic violence knows no boundaries, affecting individuals regardless of age, gender, ethnicity, socioeconomic status, ability, sexual orientation, or faith; and

Whereas, Texas saw 205 Texans killed by their intimate partners and stalking homicides in 2023, including women, men, and those of diverse backgrounds, with their deaths underscoring the urgent need for prevention, intervention, and support services; and

Whereas, latest statistics remain sobering, with an average of nearly 20 people per minute in the U.S. experiencing physical violence by an intimate partner, equating to over 10 million victims annually; and

Whereas, organizations such as Women In Need (WIN) provide critical services including shelter, advocacy, prevention education, and long-term support, partnering with law enforcement, legal systems, community agencies, and volunteers to form a united front in the fight against domestic violence.

Now, Therefore, I, Tim McCallum, Mayor of the City of Rockwall, Texas, do hereby proclaim the month of October as

Domestic Violence Awareness Month

in the City of Rockwall and encourage all citizens to help raise awareness about domestic violence, to support the various organizations that aim to eradicate this crime in our community, and to assist those affected.

In Witness Whereof, I hereunto set my hand and official seal of the City on this 6th day of October, 2025.

Tim McCallum, Mayor

Rockwall, Texas

Proclamation

Whereas, Doctor Stan Lowrance and his staff have a long-history of selfless public service across Rockwall County; and

Whereas, Lowrance Dental wishes to honor local Veterans for their service by providing free, front line dental care on November 7, 2025; and

Whereas, local area veterans will be provided with free dental exams, cancer screening and teeth cleaning as well as any "front line" dental care; and

Whereas, Lowrance Dental has partnered with the Rockwall American Legion Terry Fisher Post #117 since 2017 to create an annual "Dental Day for Veterans Day" known as "D-Day for V-Day;" and

Whereas, Lowrance Dental has provided nearly $300,000 in care and treatment over seven years; and

Whereas, the American Legion Terry Fisher Post has mobilized their veterans to contact as many veterans as possible to ensure none go without quality dental care; and

Whereas, a core mission of the Terry Fisher Post is to conduct Veterans outreach and advocate to support the attainment of quality health care for all veterans; and

Whereas, all the Terry Fisher Post members are proud to stand with Dr. Stan Lowrance and his stellar team to uphold the ideals of freedom and democracy, while working to make a difference in the lives of local area veterans.

Now, Therefore, I, Tim McCallum, Mayor of the City of Rockwall, do hereby proclaim **November 7, 2025** as:

D-Day for V-Day

in the City of Rockwall, and encourage all citizens to join Dr. Lowrance and his staff in expressing appreciation to our veterans, to thank Lowrance Dental for its generous support, and to encourage all veterans in need of dental care to contact Dr. Lowrance.

In Witness Whereof, I hereunto set my hand and official seal on this 6th day of October, 2025.

Tim McCallum, Mayor

Rockwall, Texas

Proclamation

Whereas, the National Association of Town Watch sponsors a unique, nationwide crime, drug, and violence prevention program called "National Night Out," observed in Texas on the first Tuesday of October; and

Whereas, this annual event provides a unique opportunity for Rockwall to join forces with thousands of communities and residents across the State of Texas to promote cooperative, police-community crime prevention efforts; and

Whereas, this community-building campaign is designed to: heighten crime prevention awareness; generate support and participation in local anti-crime programs; strengthen neighborhood spirit and police-community partnerships; and send a clear message to criminals that neighborhoods are organized and will not stand for crime; and

Whereas, the citizens of Rockwall play a vital and indispensable role in assisting the Rockwall Police Department through joint crime prevention efforts; and

Whereas, Rockwall PD is committed to excellence in service and works in continuous partnership with our community to ensure a safe and secure environment for all residents; and

Whereas, Rockwall residents are encouraged to participate in "Texas Night Out" alongside Rockwall Police Officers in neighborhoods throughout our city by turning on porch lights, spending the evening outside with neighbors, and hosting block parties and cookouts.

Now, Therefore I, Tim McCallum, Mayor of the City of Rockwall do hereby proclaim **October 7, 2025** as

TEXAS NIGHT OUT

in the City of Rockwall and call upon all citizens to join the Rockwall Police Department and the National Association of Town Watch in supporting the events being held throughout our city tomorrow evening.

In Witness Whereof, I hereunto set my hand and seal this 6th day of October 2025.

Tim McCallum, Mayor

MINUTES

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

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

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

Mayor Pro Tem Moeller delivered the invocation and led the Pledge of Allegiance.

III. Proclamations / Awards / Recognitions

1. Constitution Week Proclamation

Mayor McCallum called forth representatives from the Daughters of the American Revolution (DAR). Following the reading of the proclamation, DAR representatives, including Mrs. Marilyn King, briefly spoke, thanking the mayor and city for its support and encouraging everyone to take time to read through the U.S. Constitution.

2. American Legion Day Proclamation

Mayor McCallum then called forth members of the local American Legion post. He read and presented the proclamation. A representative from the Legion said a few, brief words.

Before moving on with the remainder of the agenda, the mayor briefly spoke, reminding everyone that "freedom isn't free," sharing that it is okay to defend one's ideals, but it is not okay to revert to violence. He then called for a brief moment of silence in remembrance of Charlie Kirk, a prominent, nationwide public speaker, who was recently shot and killed while speaking at an event at Utah Valley University.

IV. Appointment Items

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

Dr. Jean Conway, Chair of the city's P&Z Commission, came forth and briefed the Council on recommendations of the Commission relative to planning-related items on tonight's meeting

agenda. Indication was given that Commissioner Hagaman was also selected as the P&Z's Vice Chair. Council took no action following Dr. Conway's comments.

V. Open Forum

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

Patty Griffin
2140 Airport Rd
Rockwall, TX 75087

Mrs. Griffin came forth and shared that she has concern about parking along Airport Road, specifically the section of roadway that's located by the public baseball fields. She explained that the parking along this area is very dangerous, especially for pedestrians – including small children – who are crossing this roadway when games are taking place. She went on to share some examples of her own, personal experiences with driving along this roadway when children and families are utilizing the baseball fields, generally indicating some 'near misses' of almost hitting pedestrians with her vehicle while driving. She respectfully requested the city conduct a traffic and hazard analysis and explore alternative parking solutions to alleviate congestion. She went on to express several additional suggestions related to possible solutions the city may want to consider pertaining to these parking, pedestrian, and vehicular-related concerns.

Bob Wacker
309 Featherstone
Rockwall, TX

Mr. Wacker shared that his granddaughter is in the Rockwall Heath band, and he has concerns that there may not be enough handicap parking at the high school football stadium. Regarding economic development, he'd like to see a little bit more accountability as far as what properties the REDC was involved in, what investments they've made and what the returns have been over the years. Thirdly, regarding the city budget, he shared that people do not realize how much the city has saved taxpayers over the years, and now it's time for a slight tax rate increase. He expressed that the city manager and staff are doing a great job and he seemed to speak in favor of the rate increase.

Ryan Joyce
2201 Sanderson Lane
Rockwall, TX 75087

Mr. Joyce came forth, expressing he is addressing the Council this evening as a citizen. As a developer, he has repeatedly heard how Rockwall desires to be a really great community. He indicated that, in order to do so, certain things need to transpire. He went on to point out some tax rates he's researched that other, nearby cities have in place, and they are higher. He shared that what's being considered is about a penny, which is not much. He went on to provide high compliments regarding city staff, sharing that Rockwall has great staff, and he has worked with staff in thirty-four other cities around the metroplex. He believes Rockwall's staff is comprised of the best people to work with, they work harder than any other staff members in other cities, and Rockwall's staff is always willing to help. He went on to express that people move to Rockwall for 3 reasons –

(1) it's a great community; (2) it's got a high safety rate; and (3) it has a great school district. He shared he has no problem paying to have and maintain a great city, and he has no problem with the proposed tax rate.

Kevin Folsom
1115 Bayshore Drive
Rockwall, TX

Mr. Folsom thanked the Council for bringing Jesus Christ into the meeting. He thanked Travis Sales, Parks Director, expressing he has done a lot of good things throughout the City, and he appreciates him and his efforts. He also thanked Mayor McCallum and Councilmember Jeffus for recently meeting in a nearby home to hear neighbors' concerns about the upcoming SH-66 boat ramp parking lot project. He went on to share that Rockwall has challenges pertaining to development, and he has been supportive of those. He briefly mentioned the 190 spur (roadway) project that was being proposed in the N. part of Rockwall as a possible way to alleviate some of the traffic concerns.

He then spoke in more detail regarding the area of Lakeshore at Willowbend (the upcoming additional parking at / near the SH-66 boat ramp) - he knows that a parking lot along the lakeside is inevitable; however, he expressed that he and some of his neighbors have concern about this, and they would like to be heard. He acknowledged his understanding that the city has secured a very large grant to help fund this project and that he knows the parking lot will be installed no matter what he and his neighbors have to say about it. He shared that neighbors missed an opportunity to speak about this parking lot that was previously approved by the City Council. He indicated that three other, nearby public boat ramps in adjacent cities have been closed over the last ten years. He went on to share several concerns about the impending parking lot and how he believes it will negatively impact those who live adjacent to it. He understands the parking lot is coming, no matter what, but he urged the Council to hear input from those who live nearby. He wonders what will be done to address the increased traffic that will occur back there, pointing out that a person in a motorized wheelchair is currently often seen traveling up and down this area. He made some suggestions about the layout, and shared that he and others would like the open space area to remain open and to have the parking lot relocated.

Stephanie Folsom
1115 Bayshore
Rockwall, TX

Mrs. Folsom implored the Council to place this topic on a future Council meeting agenda to hear input from the neighbors who live near the parking lot that will be added near the SH-66 boat ramp. She is very concerned about the lakefront, open green space going away in favor of 40 concrete parking spaces. She explained she and her husband live directly in front of the green space. She explained that perhaps 2-3 times per year, some people do park in that open green space, but it is not enough to warrant turning it into a parking lot since she believes it will only be used 2-3 times per year. She went on to share that it's not in the best interest of the neighborhood or the community as a whole to turn this green space into a public parking lot.

Lindsay Orellana
101 Highcrest Lane

Rockwall, TX

Mrs. Orellana shared that she and her family just moved to this home, and it's located by the SH-66 boat ramp. She shared that not long ago, she met the mayor and Councilmember Jeffus at a meeting that was held at her neighbor's home, and she had a chance to review the plans at that time. Even though the parking lot plans have already been approved, she urged Council to hear the concerns of residents that have homes adjacent to the area. She shared that she has concerns about the only public open green space area along the lake being turned into a parking lot. She urged Council to limit the number of parking spots and, instead, dedicate some of the area for alternative amenities. For example, instead of four park benches with a walking trail, she suggested that Council consider some playground equipment. She urged Council to place this on an October meeting agenda, and she encouraged the Council to keep this space green and not gray.

Cameron Parker
205 W. Rusk St.
Rockwall, TX 75087

Mr. Parker came forth on behalf of the Rockwall Police Department and the Rockwall Police Association. He expressed that regardless of what's led us to this point, we cannot continue to pass the buck. For a long time the city manager and department directors have been asked to do more with less. He shared that the City of Rockwall has 6.5 city employees per 1,000 residents, as compared to 8.72 average number of employees per 1,000 residents in other, metroplex market cities, and – this time – no new staff positions are even being requested. He went on to share information about the over 40% of active City of Rockwall employs who are below 5% of the average pay when compared to other market cities in the area, and the more than 27% of employees who are between the average market pay and 5% below it. He stressed the importance of competitive pay regarding salaries. He shared details of Police Department testing and vetting processes related to the hiring, training and employment process for new, sworn police officers, sharing how the pool of police applicants has significantly diminished over the last ten years. He stressed that if you're not paying at the top of the market, you're not going to attract the top candidates. He went on to share further details regarding challenges associated with recruiting applicants and getting them to oral boards, hired, trained, etc. Due to hiring challenges, the PD's patrol numbers remain stagnant annually while call volumes have continued to increase over the last five years. He shared that priority 1 calls (more serious ones requiring lights and sirens) have increased 61%, and priority 2 calls have increased 210%. Accident-related calls for service have increased 68% in the last five years. He highly stressed the importance of ensuring competitive pay because not doing so runs the risk of creating in our community longer response times and burned out first responders. He urged Council to pass the proposed increase tonight and ensure that all city employees – not just first responders – are competitively paid.

Laurie Burks
205 W. Rusk
Rockwall, TX

Ms. Burks came forth, sharing that she is a detective with the Rockwall Police Department, and she has been employed by the Rockwall PD for twenty-two years. She indicated she is speaking tonight on behalf of the staff of the Rockwall PD. She shared details about the difficulties in recruiting, hiring

and retaining sworn officers. She shared that years ago in 2003, we had as many as forty applicants showing up for police testing; however, now testing is being offered once per month and only about seven are showing up to test. Hiring is challenging, in part because not many are wanting to become police officers anymore. She expressed that the city manager has been doing a good job over the years to try and do what's best – not only for public safety employees – but also for staff employed citywide throughout the organization, but she questions how the city manager is supposed to effectively do that when the tax rate continues to be lowered each year. She pointed out that our tax rate is notably lower than other cities, with Wylie's tax rate being at .543 cents. She shared comments about market city salary studies, pointing out that making salary comparisons against other cities in the metroplex is not something solely reserved to our city – rather, it is how cities compete for employees, provide competitive pay, and retain employees. She shared that she heard at the last council meeting some councilmembers say their voters asked them to not vote for this small tax rate increase. She expressed she is not sure Council fully understands who their voters are, indicating that about 35% of city employees live within the City of Rockwall and are voters. She thanked those councilmembers who are doing what's right for our employees, especially when they realize doing the right thing, regardless of what may have been said to get elected, is hard.

Alysia Villarreal
205 W. Rusk St
Rockwall, TX

Ms. Villarreal came forth and shared that she is one of the city's telecommunications supervisors (in Dispatch), and she and her team answer fire and police 911 and non-emergency calls for both our city and for the City of Heath. Also, she explained that our city is unique in that Dispatch handles all after hours calls for departments citywide. For example, after hours emergency water shut offs at residential homes; snakes and other animal services calls; damaged playground equipment with the Parks Department and the need for erecting a stop sign in the middle of the night through the Streets Department after a drunk driver took out the existing sign. She went on to share details about increased call volumes, lack of personnel, and ongoing challenges with employee retention. She shared that last year her department answered 41,697 emergency 9-1-1 calls, and the national standard is to have 97% of those calls answered within 15 seconds. Her department did so with 98% of the callas last year. She shared details about the terrible winter storm in 2021 when her department answered 2,100 administrative calls, 831 emergency 9-1-1 calls, with 99% of the calls being answered within four seconds. She pointed out that her department personnel wear many hats, and losing dispatchers to other cities such as Garland or Richardson could very easily happen since – in those other dispatch centers – dispatchers focus on one job instead of filling multiple roles. She went on to share that she personally has lived in Rockwall since 2012, and serving her own community has given her a great sense of purpose. She loves what she does and she shares the goal of being able to provide a safe place for everyone with high quality services for our citizens.

Michael Caffey
311 S. Fannin
305 E. Boydstun (fire station address)
Rockwall, TX 75087

Mr. Caffey, Rockwall Firefighters Association, came forth and thanked Council for what they do, acknowledging it's a tough job. He remains confused as to how three Councilmembers remain

opposed to a one cent tax rate increase, pointing out that even this potential tax increase will not fully address employee pay. Even if salaries are adjusted 5% it will not get most employees even up to market, and it will not fortify our city services, which are just as important. He shared that to not approve this budget would essentially serve to indirectly defund public safety. If Council continues to lower or flatten the tax rate, the city will not be able to operate on a high level, which is what our citizens expect. He shared that our tax rate is the lowest, or for sure one of the lowest, and we continue to have less employees per capita when compared to other market cities. And, although we have not yet lost firefighters to other cities – he just found out new news that two existing firefighters are in a hiring process elsewhere, and two more are beginning a hiring process elsewhere. He pointed out additional needs of the Fire Department, including stations that were never meant to house firefighters overnight because they were built at a time when our department was heavily volunteer-based. Now, those stations need improvements, and a fire training facility is also a need, as the Lakepointe parking lot is not sufficient. He went on to share that he personally is a taxpayer here, and he understands the importance of conservative, fiscal responsibility. However, he believes that citizens want and deserve top notch public safety services, which are not accomplished through mediocre pay that, in many cases, is 'under market.' He expressed that Councilmember Campbell stated it best at the last council meeting when she said, "we do not want to be viewed as mediocre, and we do not want to weaken our public safety. Mr. Caffey went on to withdraw his previous comments that the fountain at The Harbor should not be repaired. He retracted that prior comment, acknowledging he did not realize how important that fountain is to many people. As such, he believes that retracting his prior comments and stance on that topic, that is proof that it is possible to change your mind and change your vote.

VI. Consent Agenda

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.

Councilmember Lewis moved to approve the entire Consent Agenda (#s 1, 2, 3, 4, 5, 6, and 7). Mayor Pro Tem Moeller seconded the motion. The ordinance caption was read as follows:

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.

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

Mayor McCallum then reordered the agenda to address Action Item #1 next (appointments to the city's Youth Advisory Council (YAC)).

VII. Public Hearing Items

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)**.

Planning Director, Ryan Miller provided background information concerning this agenda item, explaining this is a city-initiated request proposing a text amendment to Article 11 of the Unified Development Code, specifically addressing the failure of an applicant to appear at a scheduled public meeting. Over the past year, staff has observed several instances where applicants have failed to attend their scheduled public hearings before various boards such as Planning and Zoning, Historic Preservation Advisory Board, or the City Council. He explained that the absence of an applicant can

limit the ability of the decision-making body to ask questions, receive clarifications, and ultimately render deliberation and decisions regarding a case. So to address this issue, the city attorney has recommended the addition of some language regarding failure of an applicant to appear before the city council or other city boards and commissions. Mr. Miller shared that staff posted notice of this public hearing in the Herald Banner Newspaper, as required by state law, and the Planning & Zoning Commission has recommended approval of this item by a vote of 7 to 0.

Mayor McCallum opened the public hearing, but no one indicated a desire to speak. So, he closed the public hearing.

Mayor McCallum shared that he is the one who brought forth this topic, as he believes it is inconsiderate for applicants to not show up at public meetings, such as the Planning & Zoning Commission or Council meetings, when their item(s) is being discussed and considered.

Following brief, clarifying comments, Councilmember Henson moved to approve Z2025-050. Mayor Pro Tem Moeller 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 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.

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

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)**.

Planning Director, Ryan Miller, provided background information regarding this agenda item. He explained that, under the requirements of the International Building Code (IBC) a building permit is valid for a period of six (6) months or 180 days. He shared brief details regarding sections of the International Building Code that outline the expiration period, the validity of a building permit, and when a permit can be suspended or revoked. He went on to explain that this ordinance will provide a tool to allow staff to administratively address building projects that have become stagnated. He explained that there have been some certain situations where projects have remained incomplete for an extended period of time, sometimes well over a year, while the adjacent property owners have basically been left living next to an ongoing or stagnant construction site. With this new ordinance, any building permit issued after October 6, 2025 will expire six months from the issuance, if no progress has been made as determined by the Chief Building Official. Also, building permits

issued before October 6, 2025 will expire two years from the date they were issued. He explained that there will be an appeal process in place. He further shared that staff posted notice of this public hearing in the Herald Banner as prescribed by law. In addition, the P&Z Commission has recommended approval of this item by a vote of 5 ayes to 2 nays.

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

Bob Wacker
309 Featherstone
Rockwall, TX

Mr. Wacker wonders if these new regulations will impact the upcoming apartments near the downtown square. Mr. Miller indicated that a building permit was just recently pulled for that project. It had been delayed, in part, due to having to work out some issues with Oncor.

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

Mayor Pro Tem Moeller asked if the Building Official could potentially grant multiple extensions on building permits issued, beyond just one extension. Mr. Miller shared that, yes, it does allow for multiple extensions at the discretion of the Building Official. Mayor Pro Tem Moeller expressed a little concern about the potential for unlimited extensions potentially being granted.

Councilmember Lewis shared that a home in his own neighborhood once took three years to complete, so he is in support of these new regulations. He then moved to approve Z2025-051. Councilmember Campbell seconded the motion.

After brief comments of support by Mayor McCallum, 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 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.

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

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)**.

Planning Director, Ryan Miller, provided background information regarding this agenda item. 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; and (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 Councilmember Campbell dissenting and Councilmember 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).

Mr. Miller explained that this district was originally established in 1996, and it covers approximately 44 acres, encompassing 145 parcels of land. About 75% of this area is zoned for single family 7. There are smaller portions that are zoned for non-residential uses, like Planned Development District 52, Commercial District, and then there's a small block of only 14. Many of the lots in this neighborhood are smaller, legally non-reforming parcels, and the overlay district's reduced standards were originally designed to accommodate these lots. However, after review, staff determined that the single family 7 standards provide sufficient regulation. He went on to explain that the overlay district should ultimately defer to the underlying zoning. The overlay would still retain the ability for property owners who can't meet these requirements for whatever reason to come before the Planning and Zoning Commission and the City Council to make a special request. Under those provisions, Council will have the authority to grant relief as opposed to the typical way that it's done in other districts where the Board of Adjustments, a quasi-judicial board, would be the one that would hear and consider granting the variances. He explained that the only way to repeal a BOA decision is to challenge it in court.

Mr. Miller went on to explain that on September 9, 2025, the city's Planning and Zoning Commission approved a motion to recommend approval of this item to the Council by a vote of 7 to 0. In addition, staff sent out a 15-day notice to the newspaper (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. At this time, staff has received one notice in support of the proposed zoning changes. Again, the purpose of the

amendment is to better align with the original intent of the establishment of the PD to protect and preserve the residential character of the Southside neighborhood.

Mayor McCallum opened the public hearing, asking if anyone would like to speak. There being no one wishing to come forth to speak at this time, so the mayor then closed the public hearing.

Councilmember Campbell commented, sharing that she previously was the one dissenting Council vote on this issue, as she has concerns about Recommendation No. 2 possibly having an adverse impact on existing residents in the Southside neighborhood. She requested that Council consider the recommendations as separate motions.

Councilmember Campbell moved to approve Recommendation #1 to adjust the boundaries of the Southside Residential Overlay District to remove the Commercial zoned properties. Mayor McCallum 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 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.

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

Councilmember Campbell moved to deny Recommendation No. 2 - which is related to removal of the reduced standards contained within the overlay district and allow the underlying zoning to regulate the density and dimensional requirements for properties - due to possible additional hardships it may pose on current residents within the neighborhood. Councilmember Lewis seconded the motion so that it could be discussed further. He then asked Mr. Miller to further explain this particular recommendation. Mr. Miller went on to clarify that this recommendation would effectively do the following: It would require an increased lot area of 2,000 square feet, an increased lot width of 10 feet, an increased dwelling unit size of 200 feet (so moving to a minimum 1,100 square feet), and the abutting street setback would increase by five feet; the lot coverage would increase by five percent, so they'd be allowed to cover 45' of the lot as opposed to 40'. So, Mr. Miller explained, there is some benefit on both sides.

Councilmember Campbell went on to clarify her concerns further. For example, if – God forbid – a current resident experienced a hardship such as a fire, in order to rebuild, the resident would have to meet this new requirement; or, they would have to request special permission to rebuild if they wanted to rebuild a home that – for example – is less than 1,100 square feet.

Mayor McCallum went on to share that, although he respects Councilmember Campbell's sentiments expressed, one resident did indicate to be "in favor" of the proposal. Following additional discussion, the motion to deny Recommendation #2 failed by a vote of 2 ayes (Campbell and Lewis) and 5 nays (Thomas, Moeller, Jeffus, McCallum, and Henson).

Mayor McCallum then moved to approve Z2025-052, Recommendation #2. Councilmember Thomas seconded the motion, and 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 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.

The motion to approve Recommendation #2 passed by a vote of 5 aye to 2 nays (Campbell and Lewis).

The mayor then gave indication that "Recommendation #3" will be handled later on during tonight's meeting agenda.

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)**.

Planning Director, Ryan Miller, provided background information regarding this agenda item, which is concerning the property addressed as 2215 Ridge Road. He shared that 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 included the letter for reference within the informational meeting packet for Council's review.

The applicant has submitted an application, concept plan, and building elevations depicting the layout of a Full-Service Car Wash and Auto Detail. The carwash is proposed to 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]. He also noted that the concept plan provided by the applicant is the same concept plan that was approved on February 6, 2017 by Ordinance No. 17-09, S-162. It's also the same site plan, but the previous approval of the site plan expired back in 2021 due to inactivity. Although a full service car wash / auto detailing business is permitted by right in a Commercial District, because this site is located within the Scenic Overlay District, its approval requires Council to consider approval of an Specific Use Permit (SUP). He pointed out that the building elevations, which are the same as previously submitted years back, may not meet current standards in the overlay district. So, the applicant is having to go through the site plan process through the Planning & Zoning Commission. He pointed out that the applicant is proposing a three-tiered screening along the southern property line adjacent to the existing office park in order to reduce any noise and visibility.

Mr. Miller went on to share that sixty-two notices were sent out to adjacent property owners and occupants located within 500' of the subject property and nearby HOAs were also notified. Staff has received one notice in opposition of the request. In addition, the city's Planning & Zoning Commission approved a motion to recommend approval of the Specific Use Permit (SUP) by a vote of 6-1, with Commissioner Conway dissenting.

Mayor McCallum opened the public hearing and called forth the applicant.

Dub Douphrate, the applicant came forth and provided his address as 2235 Ridge Road. He shared that several delays have arisen during this project, including about a three year delay caused by working through a lot of easement-related issues, drainage issues and cross access issues.

Councilmember Henson asked the applicant for clarification about future development of the land located above this site. Mr. Douphrate indicated that the land above this site cannot be developed due to its topography, so it will just remain 'as is.' However, he shared that they will have to put in detention for that whole area to meet the city's standards. They are in favor of that area above remaining in a vegetation state, perhaps as a designated conservation area.

Councilmember Henson shared that this is located really close to the existing Walmart, and it is located within the city's Scenic Overlay District. He wonders if there is anything - building-material wise - that could match or enhance the city's Scenic Overlay District. Mr. Douphrate shared that they will come back with a new set of elevation plans during the site plan process, and he believes those plans will be an enhancement over what was previously presented. Mr. Miller pointed out that, due to the initial timing of this proposed project, the city actually will be allowed to regulate building materials. Mr. Miller shard that a condition could be added to any approval this evening to stipulate that the applicant will be required to comply with all requirements of the city's Scenic Overlay

District.

Clarifying comments and brief discussion ensued related to the detention that will be required and how that relates to the existing detention pond area next to Walmart.

Mayor McCallum asked the City Engineer to speak on if a lot of the existing trees and vegetation will end up being lost. Ms. Williams, City Engineer, indicated that it's not yet known the number of trees and vegetation that will ultimately end up being lost. She shared that there is a way to save a lot of the trees, but the applicant and staff have essentially not yet had ample opportunity to fully evaluate this.

Councilmember Jeffus shared that this is in the Scenic Overlay District, and she really wishes that instead of a carwash on this site, she would much prefer to have a restaurant with patio seating so that patrons could enjoy the treed area.

Mayor McCallum asked if anyone would like to speak during this Public Hearing.

Mr. Bob Wacker – 309 Featherstone – came forth and shared that there seems to be a lot of 'unknowns,' so perhaps action on this item should be tabled to a later date after more information is known. He provided brief comments on the city's Comp Plan. He shared that he believes Planning Chair, Dr. Conway, was really trying to ensure that the Scenic Overlay District is preserved.

Mayor McCallum then closed the Public Hearing, as no one else indicated a desire to speak on this item at this time. He went on to share that resident Nell Welborn previously came forth a couple of months ago and spoke about her desire to try to preserve the trees and to remember that this lot is located within the city's Scenic Overlay District.

Mayor McCallum ultimately ended up making a motion to table this item and remand it back to the City's Planning & Zoning Commission to allow additional opportunity for topics such as Scenic Overlay District requirements, detention, building materials and the trees to be further discussed and considered. Mayor Pro Tem Moeller seconded the motion, which passed by a vote of 7 ayes to 0 nays.

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)**.

Planning Director, Ryan Miller, provided background information on this item, indicating that the applicant is seeking approval of an SUP in order to construct a carport and detached garage that will exceed the maximum size permitted by the city's Unified Development Code (UDC). The neighborhood was originally platted in 1985 and was annexed into our city in 1999. In 2001 it was zoned SF-16. In 2002, a 3,663 square foot single-family home and a 192 square foot accessory structure were constructed on the property. The applicant is now requesting a detached garage and carport that will be 1,898 square feet in size and will be located at the end of the existing driveway. It will replace the existing 192 square foot accessory building currently located on the property. The

height of the new structure is proposed to be 16' 6" tall and will have cedar elements in the rafters.

Staff mailed out 28 notices to property owners and occupants located within 500' of this property, and six notices were received back in favor of the request. Also, the Planning & Zoning Commission has recommended to the Council approval of this request by a vote of 7 to 0.

Mayor McCallum opened the public hearing and called forth the applicant. The applicant came forth, thanking Mr. Miller for all of his assistance and guidance throughout this process. There being no one else wishing to speak, the mayor then closed the public hearing.

Councilmember Lewis moved to approve Z2025-054. Councilmember Jeffus seconded the motion. The ordinance caption was read as follows:

CITY OF ROCKWALL
ORDINANCE NO. 25-___
SPECIFIC USE PERMIT NO. S-3___

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.

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

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)**.

Planning Director, Ryan Miller provided background information regarding this agenda item. The applicant is requesting the approval of a PD Development Plan to allow the development of Medical Office Building on the subject property. 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. The applicant is proposing to place an 8' vinyl fence

around the sports court for screening purposes. While the UDC requires Commercial Districts to utilize wrought iron fencing, in similar type facilities such as daycares, vinyl fencing has been approved and used. So that is not atypical.

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. 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.

The mayor opened the public hearing, calling forth the applicant to address Council at this time.

Lisa Deaton
23134 Hwy 22
Yuma, Tennessee

Ms. Deaton, the applicant indicated that this medical facility is a mental health counseling facility, and the court out back will be utilized for sports-related therapy. She shared that the facility will not have any overnight patients, only regular session type mental health therapy.

Mayor Pro Tem Moeller asked for clarification on any lighting that would potentially be present on the court portion of this property. Indication was given that a plan for the lighting has been submitted, and any and all lighting will have to first be reviewed and meet the city's standards before it's installed. Mr. Miller clarified that since this property is adjacent to residentially-zoned properties, the light that is emitted will have to have zero impact on the adjacent residential homes, and likely there will be cluster landscaping around the backside so that there isn't visibility from the residential area. Also, there will be underground detention.

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

Councilmember Thomas moved to approve Z2025-055. Mayor Pro Tem Moeller 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 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.

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

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)**.

Planning Director, Ryan Miller provided background information regarding this agenda item. The applicant is seeking approval of this SUP so as to construct a two-story, 3,995 square foot, two-story, single-family home on the subject property, which is currently a vacant tract. The Council is being asked to review the size, location and proposed architecture of the home when compared to adjacent, existing housing. A housing analysis has been provided by staff for Council to review. The proposed home meets all the applicable zoning requirements with the exception of the garage orientation and roof. Specifically the garage orientation, they're proposing a forward-facing garage, which - according to the Unified Velma Code is supposed to be recessed behind the front facade of the home by 20 feet - but in this case the proposed garage actually is one and one-half foot in front of the front facade of the home. And then the roof pitch is at a 212, while the residential district standards require a 312 roof pitch.

Mr. Miller shared that staff sent out notices to adjacent property owners and occupants located within 500' of the subject property, but no notices were received back (neither in favor or against). Also, the city's Planning & Zoning Commission voted 7 to 0 to recommend approval of this request to Council.

Mayor McCallum opened the public hearing and called forth the applicant to speak at this time.

Nahomi Anaya
5225 Maple Avenue
Dallas, TX

Ms. Anaya shared that they would like to construct this residential home, and they are very near the point of successfully obtaining approval from the neighborhood HOA.

Mayor McCallum then closed the public hearing, as no one else indicated a desire to speak at this time.

Councilmember Lewis briefly commented that this proposed home does look very similar to other, existing homes. He then moved to approve Z2025-056. Councilmember Henson seconded the motion. The ordinance caption was read as follows:

CITY OF ROCKWALL

ORDINANCE NO. 25-___
SPECIFIC USE PERMIT NO. S-3___

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.

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

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)**.

Planning Director, Ryan Miller provided background information regarding this agenda item. The subject property has remained vacant since its annexation into the City of Rockwall in 1997. 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). The applicant is now 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 as well as a restaurant. The applicant has submitted a proposed parking plan that shows 147 spaces for both the hotel and restaurant, and what's been submitted in that regard does meet the city's UDC requirements. However, the submitted building elevations do not comply with the city's requirements. However, the applicant submitted revised building elevations just yesterday, and those have been put before Council this evening. In the revised elevations, the applicant has indicated staying to no more than 60' in height.

Mr. Miller went on to indicate that notices were sent out to adjacent owners and occupants within

500' of the subject property. However, no notices have been received back – neither 'for' or 'against' the request. Also, the Planning & Zoning Commission has recommended approval of this request to Council by a vote of 7 to 0.

Mayor McCallum opened the public hearing and called forth the applicant to speak at this time.

Kiew Kam of Triangle Engineering
1782 West McDermott Drive
Allen, TX

The applicant came forth and shared that he would like to have a 96 room hotel and a free-standing restaurant (ultimately) at this location. He pointed out that he has now met all of the city's requirements and is not requesting any exceptions or variances at this time.

Councilmember Henson asked if this will, with certainty, end up being a LaQuinta. Mr. Kam shared that – yes – this is the brand hotel it will be. Henson also wonders what the restaurant will end up being. Mr. Kam indicated he is currently not sure about what the restaurant will end up being.

Councilmember Lewis asked if it will for sure be a LaQuinta, or if there's a chance it could end up being a Motel 6. The applicant shared that he cannot absolutely confirm that the deal has actually been signed.

Councilmember Jeffus shared that another hotel location within the city switched to an unsavory hotel brand, so she wants to know with certainty that this will be a LaQuinta. The applicant shared that the owner does own other LaQuinta properties, so he is confident it will be a LaQuinta.

Mayor McCallum shared that with some of the current "unknowns," he does have some heartburn.

Mayor McCallum asked if anyone in the audience would like to speak. He then closed the public hearing, as no one else indicated a desire to do so.

The applicant asked if Council could incorporate into its motion and vote the requirement that it will be a LaQuinta. City Attorney, Frank Garza, shared that the Council can include this in their motion at the request of the applicant, since the applicant has pro-actively indicated a willingness to commit to this aspect. Mayor McCallum wonders if the extended stay portion could be excluded. Mr. Miller shared that the 'extended stay' portion was already approved previously by Council in a prior granted SUP.

Councilmember Henson shared that he tends to not be in favor of potentially approving this because we do not know what the restaurant will ultimately be. Mr. Garza interjected, sharing that Council cannot require that the applicant specify the restaurant name at this time; however, Council can include in its motion that it should be required to be a LaQuinta since the applicant has specifically requested and agreed to this particular stipulation.

Following additional discussion, including comments from the city attorney, Mr. Miller shared that it would be a reasonable request to remand this back to the Planning & Zoning Commission to see and evaluate the plans for the extended stay units, including the proposed layout, which the applicant indicated that the units would have a refrigerator, microwave, etc. but no actual cooktops of cooking

appliances.

Mayor McCallum then made a motion to remand this back to the Planning & Zoning Commission. He encouraged the applicant to consider dropping the portion of the request that makes it an 'extended stay' hotel. Councilmember Henson then seconded the motion, which passed by a vote of 7 ayes to 0 nays.

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)**.

Planning Director, Ryan Miller provided background information regarding this agenda item, indicating that the applicant is seeking approval to construct a 23' x 30' (690 sq. foot) detached, covered porch in the rear yard of this home. He explained that all residential properties are permitted one detached covered porch that is a maximum of 500 square feet in size and set back a minimum of three feet from the rear property line and six feet from the site yard property and a minimum of six feet from any other buildings or structures. The proposed detached covered porch will be fully constructed out of cedar and have concrete piers with an asphalt shingle roof. All of the materials will match or be complementary to the primary structure. In this case, the applicant's request complies with all the requirements for a detached covered porch with the exception of the size, which is 190 square feet larger than the maximum permissible size. The subject property is surrounded on two sides by properties that are situated within the city's extraterritorial jurisdiction. In addition, the proposed structure is situated in the rear yard behind the primary structure, and has little to no visibility from public right. Based on this, the size and location of the proposed structure, this request does not appear that if approved it will have a negative effect on any of the adjacent properties or the essential character of the neighborhood. He went on to share that the City's Planning & Zoning Commission heard this case and approved a motion by a vote of 7 to 0 to recommend approval of this request to Council. Also, staff mailed out notices to owners and occupants located within 500' of the subject property, and two notices were received back in favor of the request.

The mayor opened the public hearing and called forth the applicant to address Council at this time. As the applicant was coming forth, he asked if anyone else has a desire to speak. No one indicated such.

The applicant then addressed Council, explaining the purpose of the accessory structure, explaining he has a very large family and more space is needed. He went on to respectfully request Council's approval, indicating he's already received approval from the HOA and from the Planning & Zoning Commission.

Mayor Pro Tem Moeller asked if the paved area will be a court. The applicant shared that – no – that will strictly be a paved area.

Following brief comments, Councilmember Thomas moved to approve Z2025-058. Councilmember

Campbell seconded the motion. The ordinance caption was read as follows:

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.

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

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)**.

Planning Director, Ryan Miller provided background information regarding this agenda item. The applicant would like to construct a 54 lot residential subdivision that will consist of two (2) lot sizes (i.e. [A] forty-four 100' x 200' lots; and [B] ten 150' x 250' lots). 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 development will have 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 3,000 SF to 3,250 SF with three car garages. 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 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. 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*] 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.

On August 22, 2025, staff mailed nine (9) notices to property owners and occupants within 500-feet of the subject property, but no notices were received back by staff. 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. 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.

William Andrew Solomon, President of SMK Capital
4512 Legacy Drive
Plano, TX

Mr. Solomon shared that the goal is to build quality, single-family homes that families that desire the Rockwall ISD school district would like to live in and continue to grow and prosper in. His company develops real estate in 20 different states. They have roughly six active entitlement projects right now across the Metroplex and also do work in Florida, Colorado, and half of America - minus the west coast and New York.

The mayor asked if anyone would like to come forth and speak during the public hearing. There being no one indicating such, he closed the public hearing.

Mayor McCallum generally indicated he is a proponent of this proposal and he is very supportive of estate lots and low density, and this meets the definition of low density. The mayor and applicant discussed things such as timing of the project and anti-monotony. He expressed he'd like to see even more diversity in the homes to promote more of true, custom home building. The mayor indicated that the city's Planning & Zoning Commission seemed to talk the applicant out of providing amenities, including a community pool. While perhaps a community pool is not needed, he wonders if additional amenities could be included, such as perhaps public gazebos. General discussion ensued pertaining to amenities and how those relate to density and acreage as well as the long-term impact that can have on homeowners, especially within communities this small (a little over fifty homeowners).

Mayor McCallum expressed he would like to see the applicant return to the Planning & Zoning

Commission to further consider some aspects of the proposal, including amenities. Mr. Miller shared that this case would come back to Council at its first meeting in October if Council does remand it back to the P&Z Commission for further discussion and additional consideration.

Councilmember Henson asked if the applicant would consider an additional buffer along the SH-276 side. Mr. Miller shared that the buffer is already 70'. Councilmember Henson shard that 29' wide streets at the entryway of a neighborhood is something he does not personally like. He'd like to see a wider roadway at the entry point. He thanked the applicant for including cul-de-sacs, but he wants to ensure that fire trucks can adequately turn around in those areas. He also wonders if the applicant would consider half of the homes having side entry garages instead of all being j-swing garages. Mr. Miller shared that these homes will have longer than normal driveways. He prefers side entry garages because they get cars out from in front of homes. The applicant seemed to indicate he believes this is plausible.

Councilmember Jeffus sought and received clarification regarding open space. The applicant shared that about 18.5% falls into a floodplain. So, with this particular area, they tried to maximize as much green space as possible.

Following additional discussion, Mayor McCallum then moved to remand this case back to the Planning & Zoning Commission for further consideration, including recommendations expressed by Council. Councilmember Henson seconded the motion, which passed by a vote of 7 ayes to 0 nays.

At 9:22 p.m., Mayor McCallum recessed the public meeting, calling for a brief break. The mayor then reconvened the meeting at 9:27 p.m.

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)**.

Planning Director, Ryan Miller provided background information regarding this agenda item. This home is located within the Old Towne Historic District. The applicant is requesting a detached garage accessory structure that exceeds the overall maximum allowable square footage permitted within a Single-Family 7 (SF-7) District. The applicant will be removing the three, existing accessory structures when seeking a building permit. 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 because it does have some visibility from the front when you're driving past. This condition has been added to the draft ordinance prepared for this case. Mr. Miller shared that notices were sent out to adjacent property owners and occupants located within 500' of the subject property, and one notice was received back in favor of the

request. In addition, the Planning & Zoning Commission has recommended approval of this request to Council by a vote of 7 to 0.

The mayor called forth the applicant and also opened the public hearing, asking if anyone would like to speak at this time. There being no one indicating such, he then closed the public hearing and invited the applicant to address Council.

Mr. Rendon came forth and stated his address as 719 Fairfax Lane in Rockwall, TX. He then shared that the three existing sheds will be removed, and the one structure will be built. The purpose will be to add storage and also hopefully park vehicles inside of it. It will hopefully eliminate clutter and get the vehicles parked under cover.

Councilmember Lewis wants to ensure that there will be no asphalt poured and that, instead, it will be concrete. Mr. Miller assured that – yes, it will be concrete and that the city would not permit asphalt.

Councilmember Lewis then moved to approve Z2025-060. Councilmember Jeffus seconded the motion. The ordinance caption was read as follows:

CITY OF ROCKWALL
ORDINANCE NO. 25-___
SPECIFIC USE PERMIT NO. S-3___

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.

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

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)**.

Planning Director, Ryan Miller provided background information regarding this agenda item. 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 Councilmember 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. 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 informational meeting packet. 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. 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.

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

David Honzell
414 E. Coachlight Trail
Rockwall, TX 75087

Mr. Honzell came forth and pointed out his wife, Patricia, who is also present this evening. He explained that he and his wife purchased a property in this area seven years ago, strategically selecting it with a desire to construct a duplex. He shared that the property, when purchased, had a lot of junk on it, and he and his wife personally worked very hard on clearing it out and cleaning it up. They do desire to follow through with their original intent of constructing a duplex, and he and his wife are very passionate about individual property rights. He encouraged the Council to consider and respect those rights, which are outlined in and protected by the U.S. Constitution.

There being no one else wishing to speak, the mayor closed the public hearing.

Councilmember Campbell thanked Mr. Honzell for what he said. She expressed she is a conservative and she is also very passionate about the rights of property owners. While she is not for multifamily housing, she is for the rights of property owners. So, she went on to make a motion to recommend making this a two-family district zoning in lieu of the proposed SF-7 District Zoning. Councilmember Lewis seconded the motion so that discussion could ensue.

Mayor McCallum shared the he is absolutely pro property rights, and the rights of people who live here are important to him. He explained the various reasons why this proposal is being brought forth, and he shared that – regardless – if this motion passes, there will still be a donut. He shared that the city would not be taking away anyone's property rights. He presumes the speaker this evening desires to construct a rental home, and he pointed out that Council recently approved a replat for someone who's doing a great job of building single-family homes in this neighborhood and bringing new homeowners into the district. He went on to share that one person did respond to the public notices, and that one person expressed being in favor of this case. He went on to indicate he will vote against the motion on the floor this evening.

The ordinance caption was read as follows:

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 TWO-FAMILY ZONING 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.

The motion failed by a vote of 2 ayes (Campbell and Lewis) to 5 nays (Jeffus, McCallum, Henson, Thomas, and Moeller).

Mayor McCallum then moved to approve Z2025-061 for SF-7 district. Councilmember Jeffus seconded the motion. The ordinance caption was read as follows:

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.

The motion passed by a vote of 6 ayes with 1 nay (Campbell).

Action Item #2 was addressed next by Council.

VIII. Action Items

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

Vincent Vento, who served as Chair of the YAC for the 2024-2025 school year, came forth and briefed Council on recent interviews held with applicants for this current 2025-2026 school year. He went on to ask Council to consider the recommended appointees, as presented in the memo within the informational meeting packet that Council has been provided.

Councilmember Campbell when on to make a motion to appoint the recommended slate of students, including the four new YAC members, as follows:

Ainsley Schmidt
London Stahl

Eva King and
Sheldon Brown.

Councilmember Thomas seconded the motion. He thanked Mr. Vento for his leadership in how he helped lead the interviews and vetting process last week, letting him know he is proud of him and the other YAC members, and – as one of the YAC liaisons this school year – he looks forward to working with the students. Following brief, additional comments, the motion then passed by a vote of 7 ayes to 0 nays.

The mayor then indicated he will move to Public Hearing items. As he did so, Councilmember Lewis interjected, asking that the Mayor and Council consider reordering the agenda to address Action Items next instead (specifically the budget and tax rate related items). He would like to do so considering there are several city employees who are present, many of whom probably need to be up early in the morning and some of whom may need to leave to respond to emergency calls soon (police and fire staff in the audience). The mayor then moved to Action Item #4.

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.

City Manager, Mary Smith provided brief, introductory comments regarding this agenda item.

Mayor McCallum moved to approve the proposed budget with the following exception – he'd like to adjust the capital budget to <u>not</u> include the money for the pad sites and landscaping of the La Jolla and the Ridge Road projects. He clarified that money would remain for the detention pond at the Tech Park because that's necessary for that corner to be developed.

Kayne Pierce, Chair of the REDC Board, came forth and provided several comments, including giving indication that the REDC had difficulties with bidding on the detention pond and was only able to obtain one bid. Mayor McCallum provided additional comments, sharing that even some REDC board members had some concerns about having only received one bid. Councilmember Lewis asked for clarification regarding if the motion will include the detention pond portion. Mayor McCallum shared that – yes – the detention pond portion will remain as part of his motion for inclusion in the budget. Councilmember Lewis seconded the motion, which – after additional, brief comments – passed by a vote of 7 ayes to 0 nays.

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.

City Manager, Mary Smith shared that this proposal is significantly less than the prior year because they rebid the landscaping and that was really the only adjustment to the budget. Mayor McCallum then moved to approve the amended budget and the proposed budget, as presented. Councilmember Lewis seconded the motion, which passed by a vote of 7 ayes to 0 nays.

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

City Manager, Mrs. Smith, briefly commented that Council was previously provided with the

amendments in the informational budget notebooks, so this is just a quick clean-up item to approve those amendments.

Mayor McCallum then moved to approve the ordinance and associated amendments. Councilmember Lewis seconded the motion, and the ordinance caption was read as follows:

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.

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

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

Mrs. Smith shared that the ordinance is in the information meeting packet. Also, the required taxpayer impact statements have been provided, including being displayed on the screen this evening. She shared that the city attorney has informed that a roll call vote is needed for this agenda item, and the City Secretary will assist with that part once the time comes.

Councilmember Thomas moved to approve the ordinance adopting the budget for fiscal year 2026. Mayor Pro Tem Moeller seconded the motion.

The ordinance caption was read as follows:

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.

City Secretary, Kristy Teague, then asked each council member, one-by-one, to voice his or her vote by stating "aye," "nay" or "abstain." The results of the individual, roll call vote were as follows:

- **Councilmember Thomas – "aye"**
- **Councilmember Jeffus – "nay"**
- **Mayor Pro Tem Moeller- "aye"**
- **Mayor McCallum – "nay"**
- **Councilmember Campbell – "aye"**
- **Councilmember Lewis – "aye"**
- **Councilmember Henson – "nay"**

So the motion passed by a vote of 4 ayes (Thomas, Moeller, Campbell, and Lewis) and 3 nays (Jeffus, McCallum and Henson).

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

Councilmember Henson shared that he is confident in Rockwall's growing economy, and he does believe we should prioritize the police and fire departments and provide them with the raises that they deserve to be paid, and he believes we can do so without raising taxes. Councilmember Henson then moved to approve a tax rate of .24745, which is the identical rate of this past year. The motion was seconded by Councilmember Jeffus.

Councilmember Lewis indicated that we do have the best people (staff) within our city in all of the various city departments across the city – fire, police building inspections, water, sewer, dispatch – you name it – we have the best staff. He went on to share he will be voting against this motion.

Councilmember Henson restated his motion, as follows, as prescribed by state law:

I move that the property tax rate be increased by the adoption of a tax rate of .24745 cents, being the same as last year, per $100 dollars of assessed value, which is effectively a 9.7%, which is effectively a 5.44% increase in the tax rate.

Councilmember Jeffus seconded Councilmember Henson's restated motion.

Councilmember Thomas thanked the members of council for all the hard work that's been put into this process. He went on to share that he will be coming out against this particular motion, explaining that we cannot responsibly fund government off of sales tax projections indicating astronomical growth. We've already factored in a 6% sales tax projected increase, which is not happening in a lot of other proposed budgets in other cities similar to our size of 50,000 population or more. He believes we should look at sales tax projections more conservatively and that a 6% projection is pretty aggressive in this current environment. He went on to indicate that, although the tax rate has been continually lowered, he is asking that we look at raising it this year to allow for us to invest in the roads and ensure employees are taken care of, including our first responders. He expressed a willingness to meet and discuss with anyone his viewpoints on this motion, this topic and his associated vote(s). He believes the City Manager has been responsible and has put forth a fiscally responsible budget, and he believes that what he is in support of represents a responsible increase so we can make necessary investments and keep us on track for the future. He pointed out that no new staff positions are being requested or added and there is no wish list of things being requested, but – rather – what's being requested is necessary. So he will vote against this currently proposed motion on the floor.

Councilmember Campbell shared we need to keep Rockwall safe, be responsive, and keep our city well maintained. She believes that, despite past tax rate decreases, it is now important that our city remain competitive. Councilmember Campbell thanked all city staff who are present this evening to show their support over this decision this evening. She stressed that city staff and the work they do are valuable. She has been involved in many text messages, phone calls, and one-on-one conversations about this topic. Overall, with few exceptions, the input she's receives has been to

support our community, support our first responders, and support our staff. She believes we cannot legitimately do that with the current tax rate in place now. So, she will be voting against the current motion.

Mayor Pro Tem Moeller shared that his whole career has been focused on public safety, so of course he supports public safety. He shared that he knows that, in order to do their jobs, staff needs resources. He indicated that former Councilmember Billy Morris shared that councilmembers have to determine if things that are proposed are 'wants' or 'needs.' He went on to share that – in this proposed budget – 'needs' are represented. No new staff positions are proposed. A good portion of the increase will be to fund roads, which are needed and important. He will not be supporting the current motion.

Mayor McCallum shared that he also formerly served with former councilmember Billy Morris, and he has heard those sentiments regarding needs versus wants previously expressed as well. He went on to share that he will not apologize for being a conservative, and he will never vote for a tax increase. He has an ambition vision for what the city needs to accomplish in the future. He is in support of public safety, and he believes that we will positively move police and fire forwards in the next several years. He indicated this is a particularly tough budget year. He and the city manager have spent some time together talking about how tough this budget is, and the city manager has done a great job. This is a particularly tough year. It's not the staff's fault that we're giving. We're going to be rebating some of this money back to Ikea. It's not the staff's fault that we have other tough budget priorities. But he trusts our city manager to make the tough decisions with a 5% increase in revenue to prioritize employees. He indicated he is in support of Councilmember Henson's motion and does not believe the rate should be raised.

The ordinance caption was read as follows:

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 $.24745 PER ONE HUNDRED DOLLARS ($100.00) 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.

City Secretary, Kristy Teague, then asked each council member, one-by-one, to voice his or her vote by stating "aye," "nay" or "abstain." The results of the individual, roll call vote were as follows:

- **Councilmember Thomas – "nay"**
- **Councilmember Jeffus – "aye"**
- **Mayor Pro Tem Moeller- "nay"**
- **Mayor McCallum – "aye"**
- **Councilmember Campbell – "nay"**

- **Councilmember Lewis – "nay"**
- **Councilmember Henson – "aye"**

So the motion failed by a vote of 3 ayes (Jeffus, McCallum and Henson) and 4 nays (Thomas, Moeller, Campbell, and Lewis).

Councilmember Lewis moved that the property tax rate be increased by the adoption of a tax rate of .25750 cents per $100 dollars of assessed value, which is effectively a 9.7%, which is effectively a 5.44% increase in the tax rate. Mayor Pro Tem Moeller seconded the motion.

City Secretary, Ms. Teague, then recorded the vocalized roll call vote as follows:

- **Councilmember Thomas – "aye"**
- **Councilmember Jeffus – "nay"**
- **Mayor Pro Tem Moeller- "aye"**
- **Mayor McCallum – "nay"**
- **Councilmember Campbell – "aye"**
- **Councilmember Lewis – "aye"**
- **Councilmember Henson – "nay"**

The motion passed by a vote of 4 in favor (Thomas, Moeller, Campbell and Lewis) with 3 against (Jeffus, McCallum, and Henson).

Mayor McCallum recessed the public meeting to call for a break at 7:26 p.m. Thereafter, he reconvened the meeting at 7:38 p.m., addressing Public Hearing item #1 next.

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.

City Manager, Mary Smith, shared some brief comments pertaining to this agenda item. Mrs. Smith shared, in part, that these recommendations include beginning the process of working to move the CVB functions ("Convention and Visitors Bureau") in house as a city department. Councilmember Lewis shared that while this line item for the Chamber is currently reflected at $150,000, this amount could possibly increase at a later date. He shared that making this transition from the Chamber to the City could take longer than expected.

Councilmember Campbell thanked Darby and the Chamber as a whole, acknowledging that the chamber has played a vital role in the growth and success of the community as a whole. She is a strong supporter of the Chamber, its staff, its efforts and the Chamber Board, which all play a vital role in putting heads in beds, promoting tourism, and having our community be successful. She would like to see a hybrid type of situation related to the CVB aspect of the Chamber, specifically leaving a portion of the CVB function – like a desk front at the actual Chamber location – while also moving the CVB function over to the city. Councilmember Thomas expressed a lot of gratitude to the Chamber for all of its efforts over the years, sharing that he looks forward to a continued partnership. Mayor McCallum shared that it was important to allocate a portion of the funds to

ensure that the CVB functions continue. He went on to point out that the HOT Committee faced some tough choices, and not everything that was requested by all parties was able to be approved for funding.

Mayor McCallum went on to make a motion to accept the HOT Subcommittee recommendations for FY2026. City Manager, Mary Smith reminded Council that if any councilmember serves on a board for any of the organizations receiving funding, they will need to abstain from voting on those funding items.

Mayor McCallum then restated his motion, moving to approve the recommended funding allocations for fiscal year 2026, excluding the funds for Helping Hands and Meals on Wheels. Councilmember Lewis seconded the motion, which passed by a vote of 7 ayes to 0 nays.

Mayor Pro Tem Moeller went on to make a motion to approve the funding recommendation for Meals on Wheels and Helping Hands. The motion passed by a vote of 5 ayes with 2 abstentions (Lewis and Thomas).

**** 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

The mayor adjourned the meeting at 10:06 p.m.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS ON THIS 6th DAY OF OCTOBER, 2025.

TIM McCALLUM, MAYOR

ATTEST:

KRISTY TEAGUE, CITY SECRETARY

CITY OF ROCKWALL

ORDINANCE NO. 25-59

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.

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

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. 25-60

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 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

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. 25-62

SPECIFIC USE PERMIT NO. S-379

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:

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.

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

Exhibit 'A'
Legal Description

Address: *2389 Saddlebrook Lane*
Legal Description: *Lot 18, Block B, Saddlebrook Estates #2 Addition*

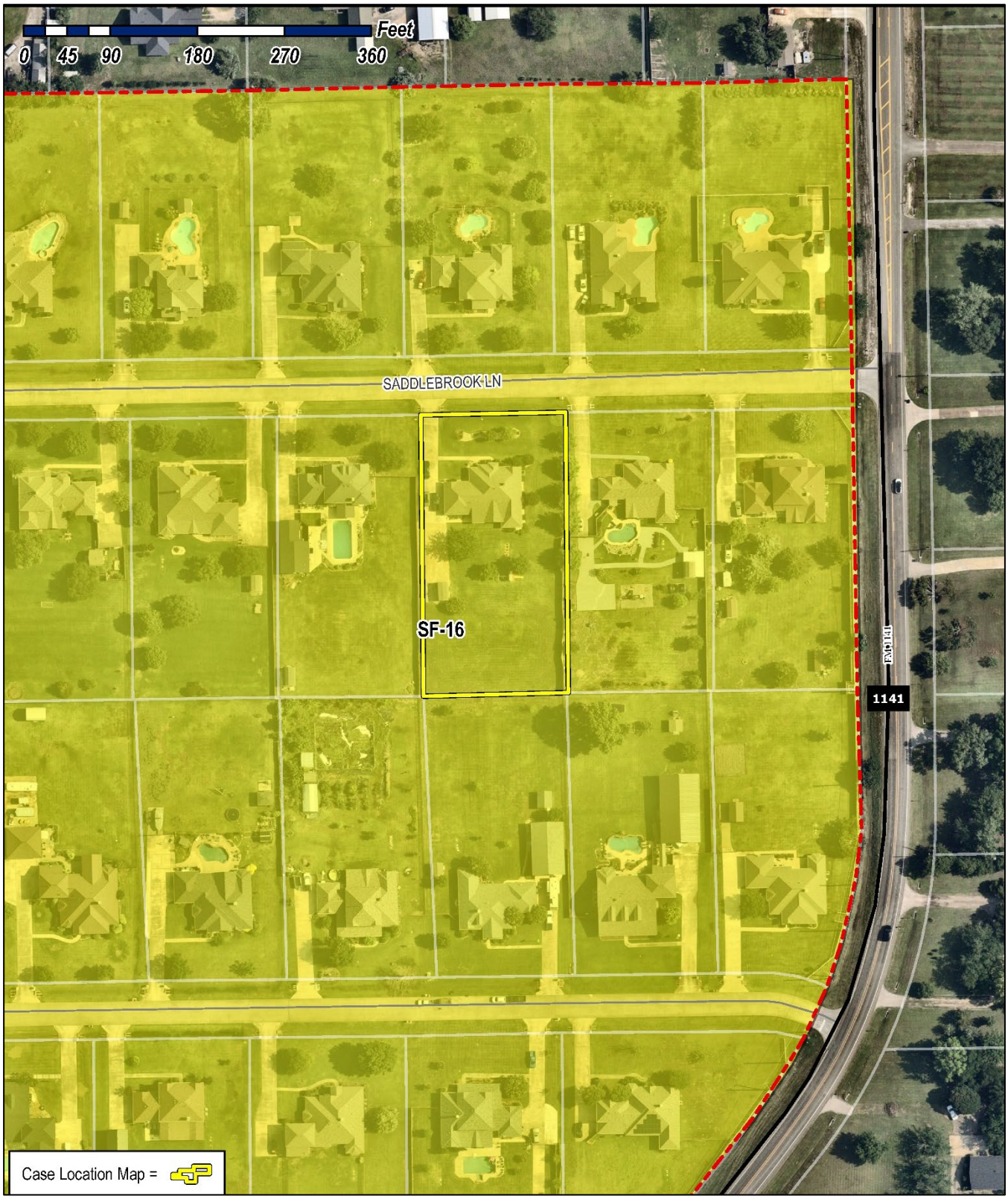


Exhibit 'B'
Site Plan

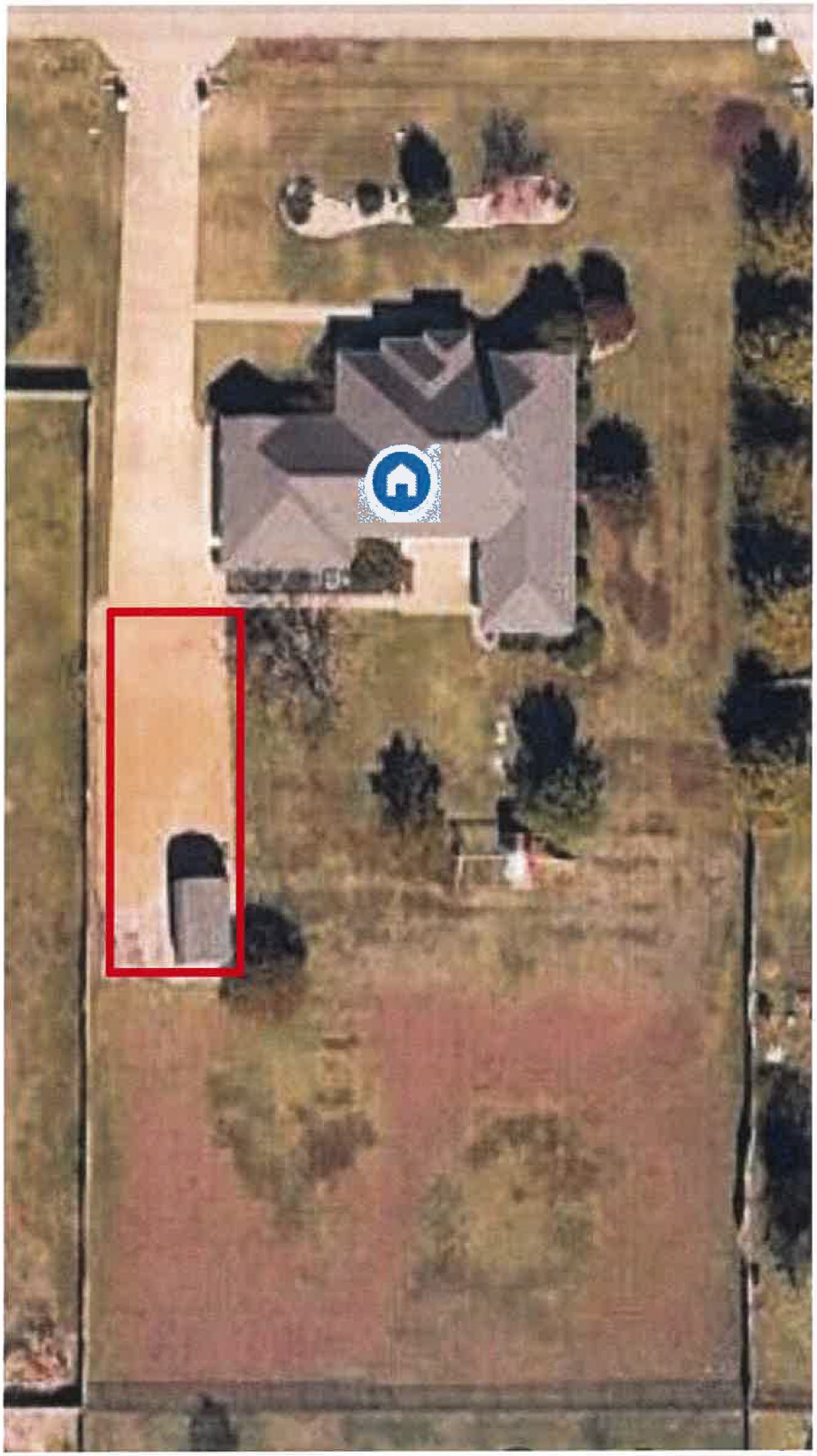
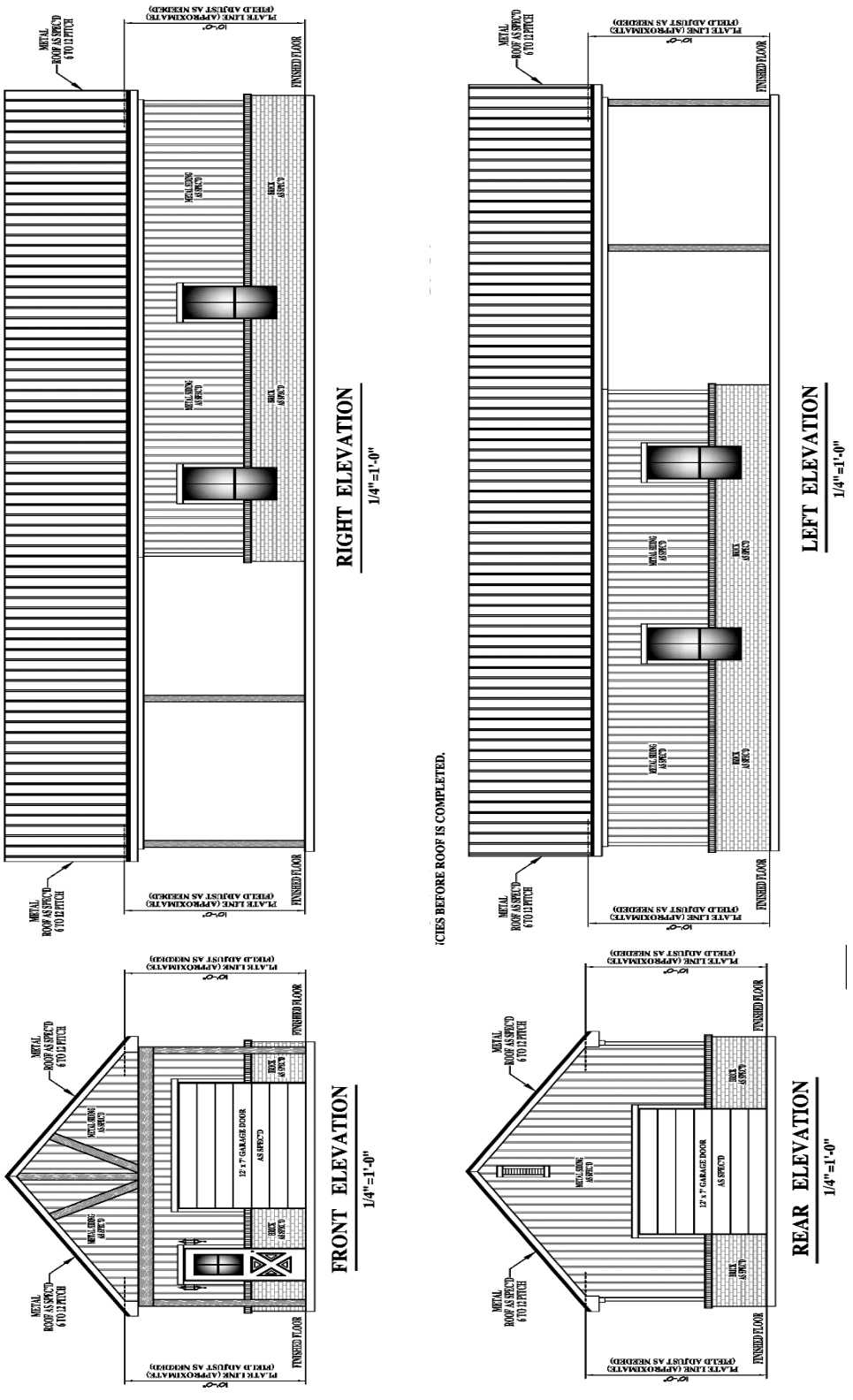


Exhibit 'C':
Building Elevations



CITY OF ROCKWALL

ORDINANCE NO. 25-63

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,

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

APPROVED AS TO FORM:

_____

Frank J. Garza, City Attorney

1st Reading: September 15, 2025

2nd Reading: October 6, 2025

Exhibit 'A':
Location Map

Legal Description: Lot 27, Block A, The Standard-Rockwall Addition

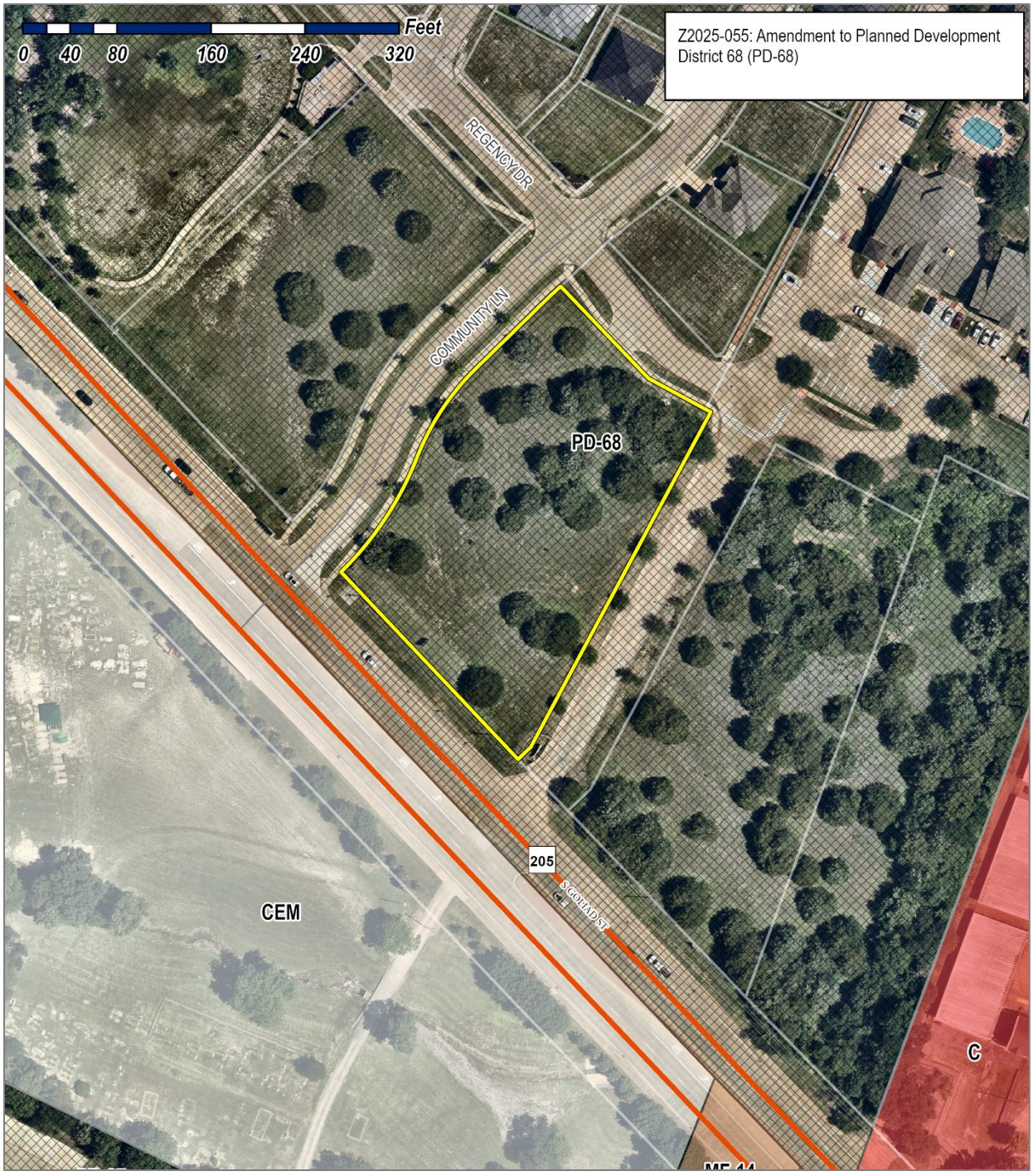


Exhibit 'B':
Concept Plan

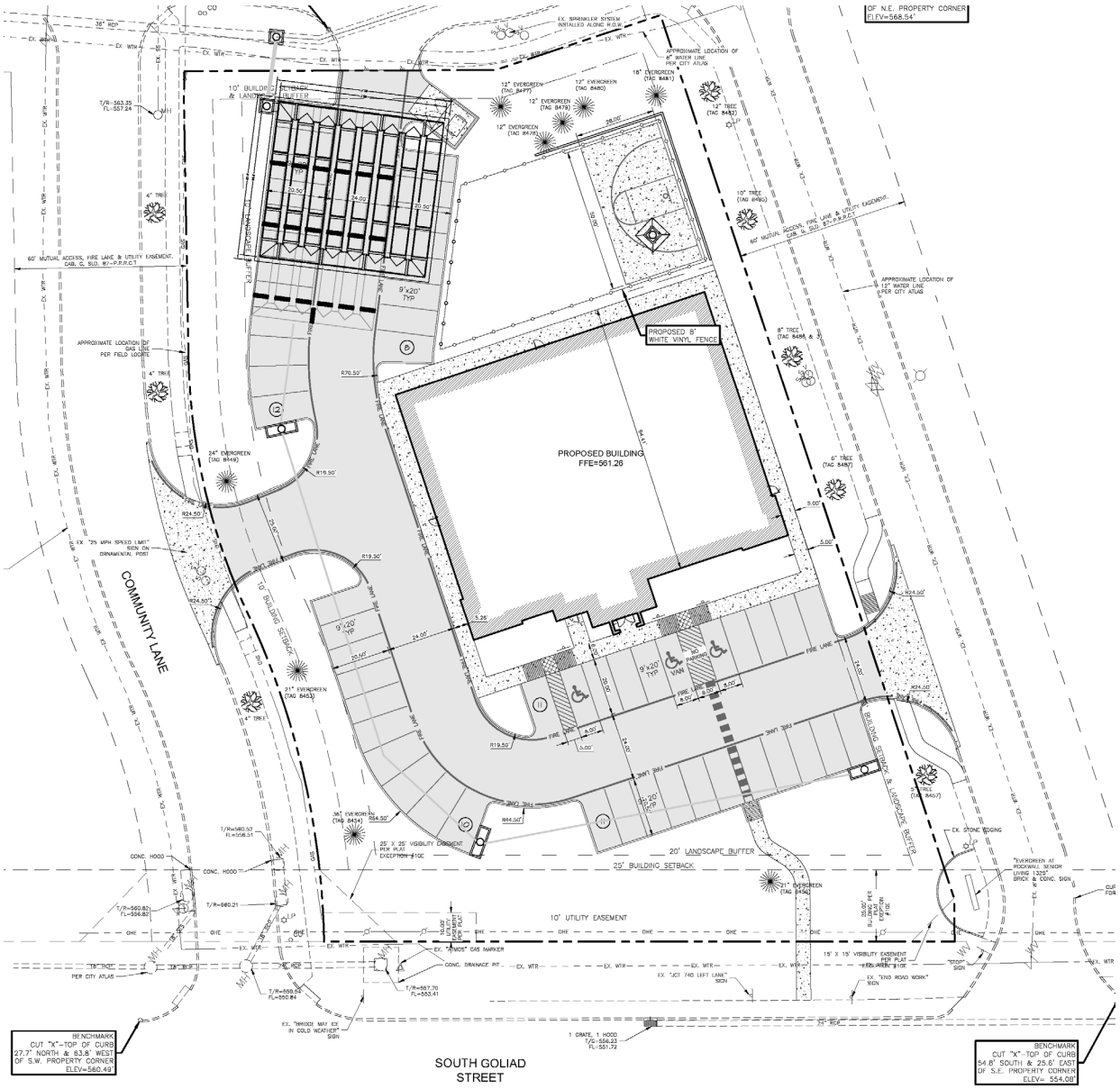
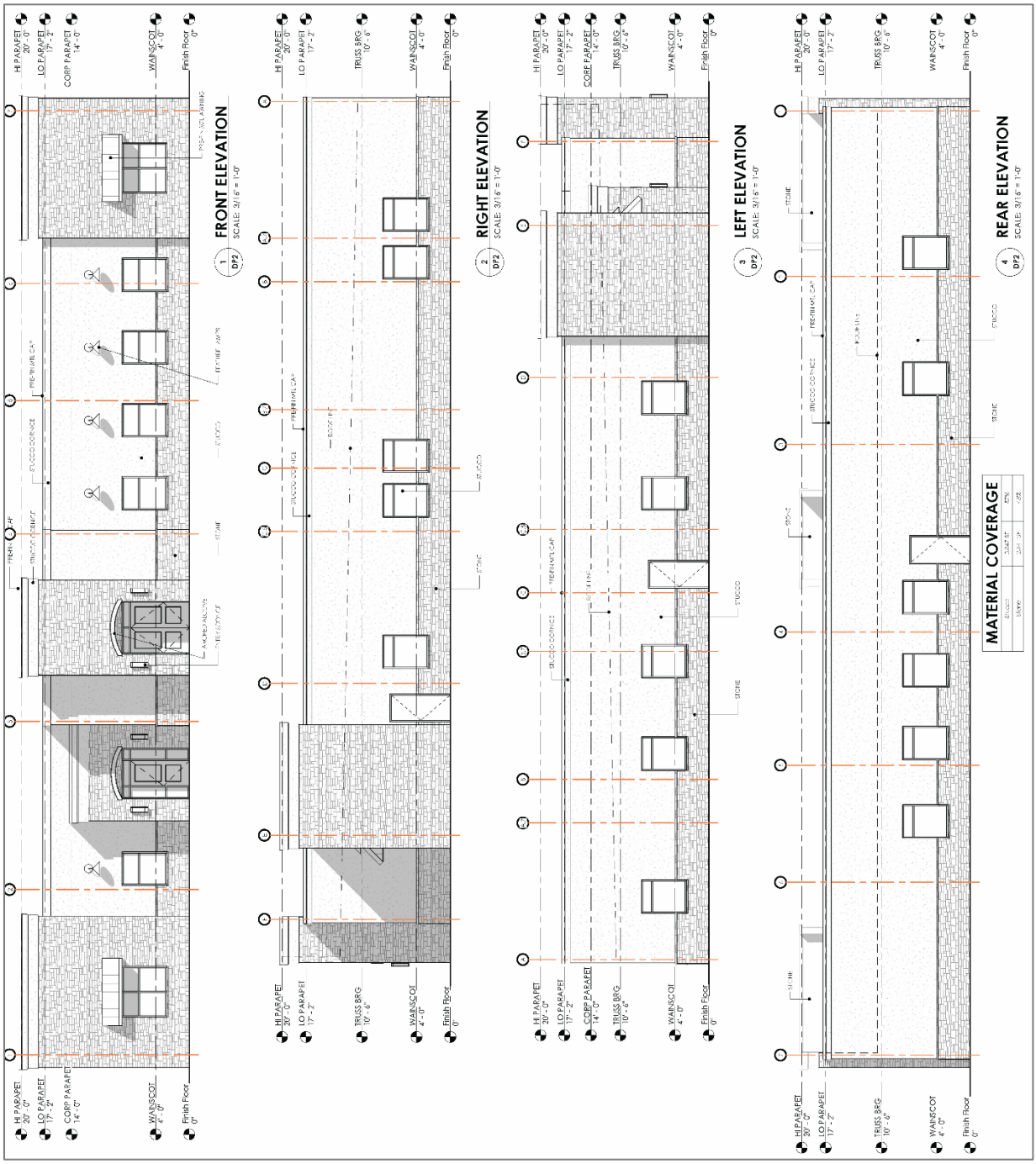


Exhibit 'C':
Conceptual Building Elevations



CITY OF ROCKWALL

ORDINANCE NO. 25-64

SPECIFIC USE PERMIT NO. S-380

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

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

2.1 OPERATIONAL CONDITIONS

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

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

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

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

2.2 COMPLIANCE

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

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

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

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

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

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 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

Exhibit 'A':
Location Map

Address: *308 Harborview Drive*

Legal Description: *Lot 15, Block C, Harbor Landing, Phase 2 Addition*

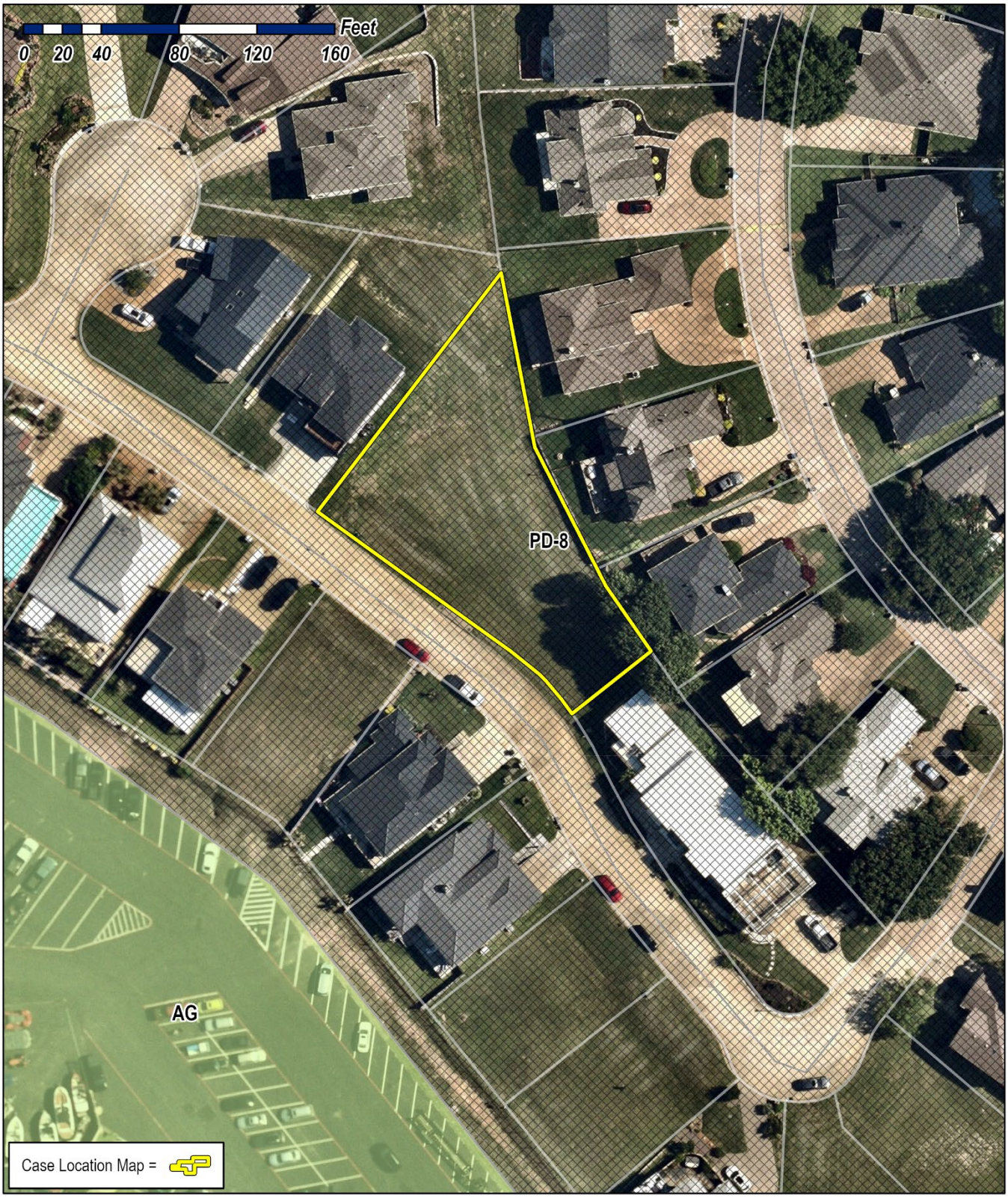


Exhibit 'B':
Residential Plot Plan

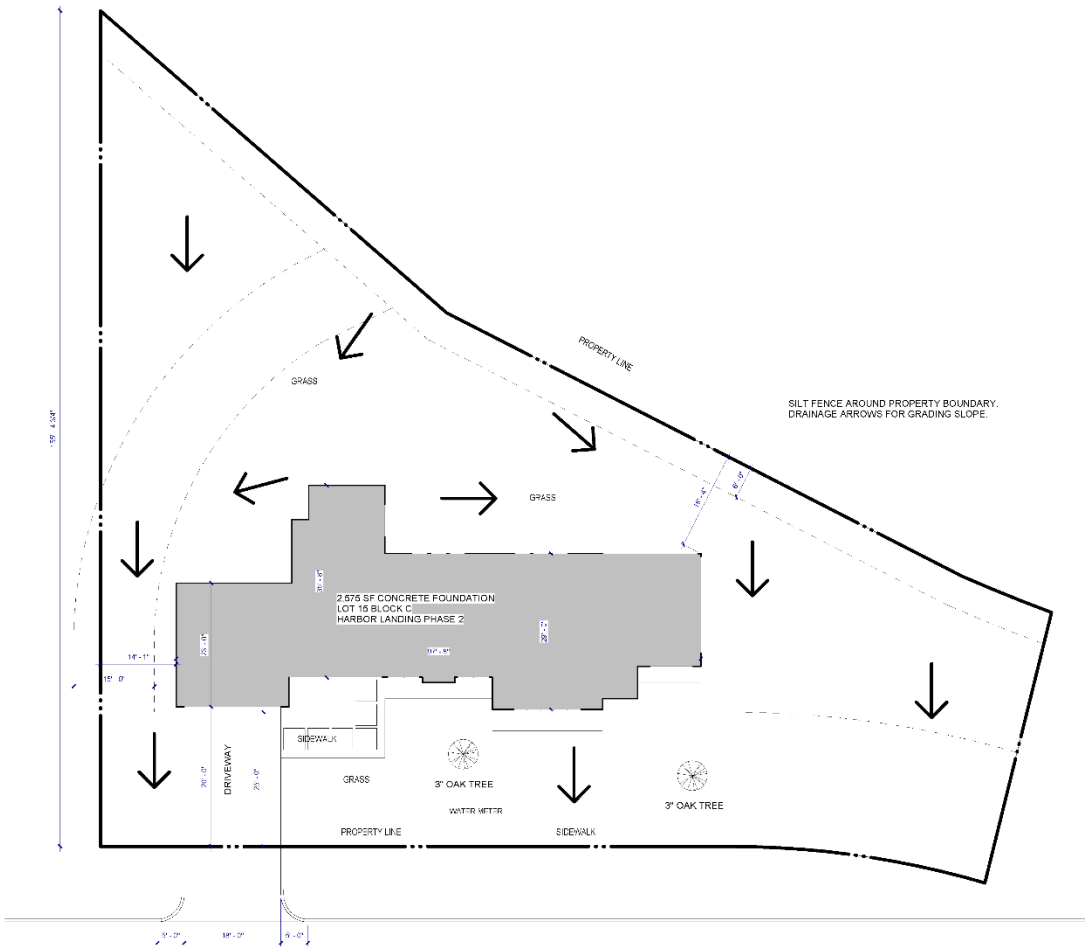


Exhibit 'C':
Building Elevations

Exhibit 'C':
Building Elevations

Exhibit 'C':
Building Elevations

CITY OF ROCKWALL

ORDINANCE NO. 25-65

SPECIFIC USE PERMIT NO. S-381

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

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

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

Exhibit 'A'
Legal Description

Address: *2310 Sarah Drive*
Legal Description: *Lot 17, Block F, of the Saddle Star Estates South, Phase 2 Addition*

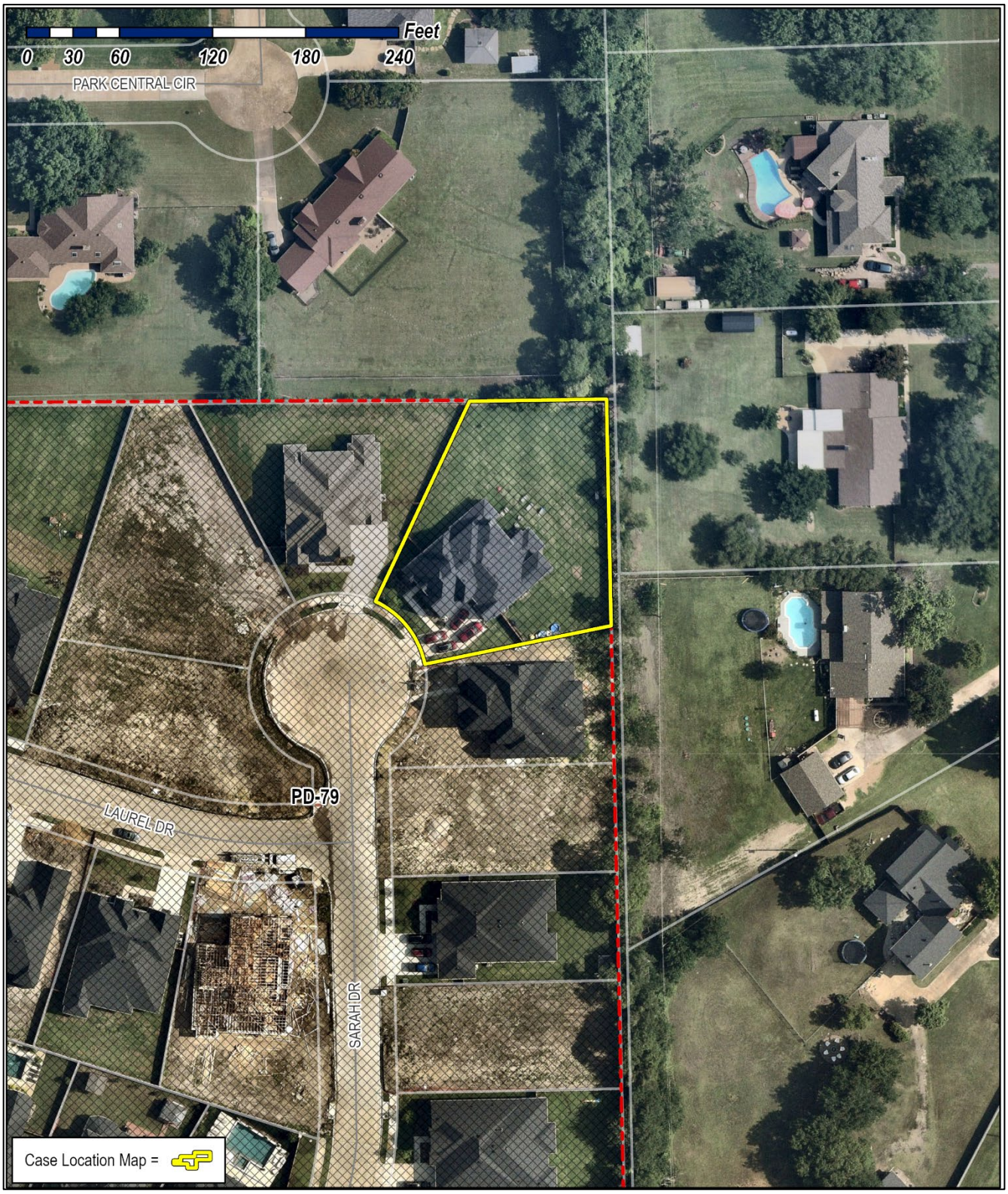


Exhibit 'B'
Site Plan

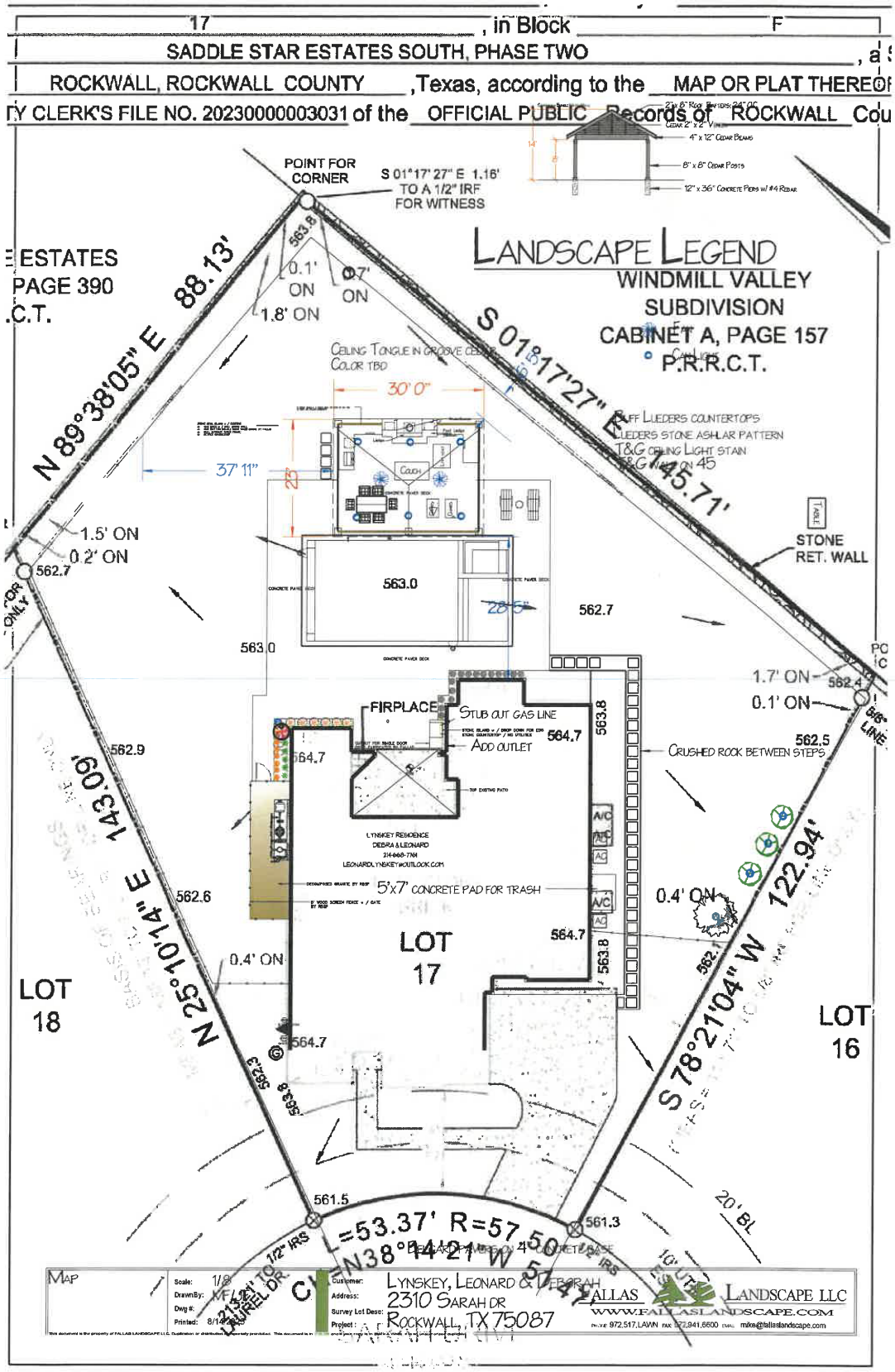
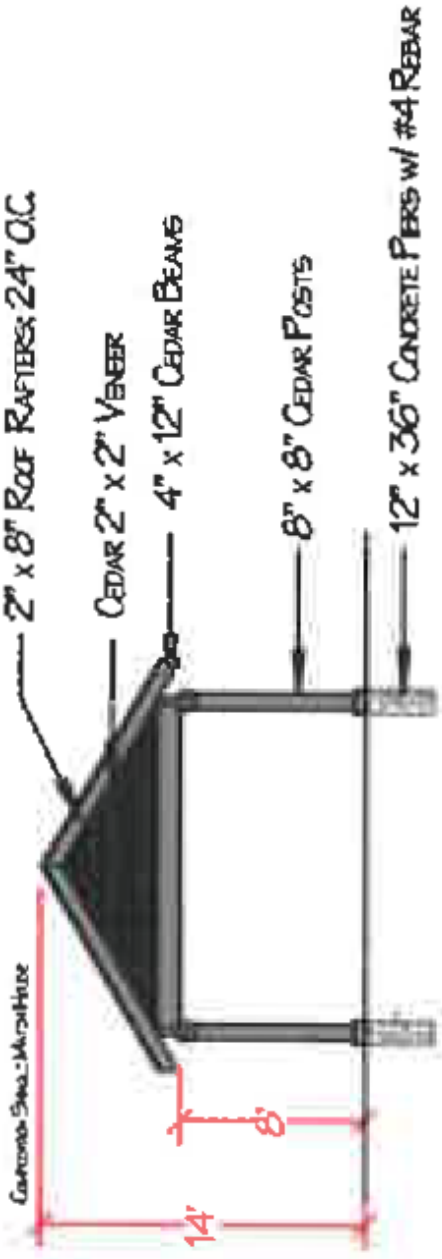


Exhibit 'C':
Building Elevations



Landscape Legend

CITY OF ROCKWALL

ORDINANCE NO. 25-66

SPECIFIC USE PERMIT NO. S-382

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:

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.

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

Exhibit 'A'
Survey

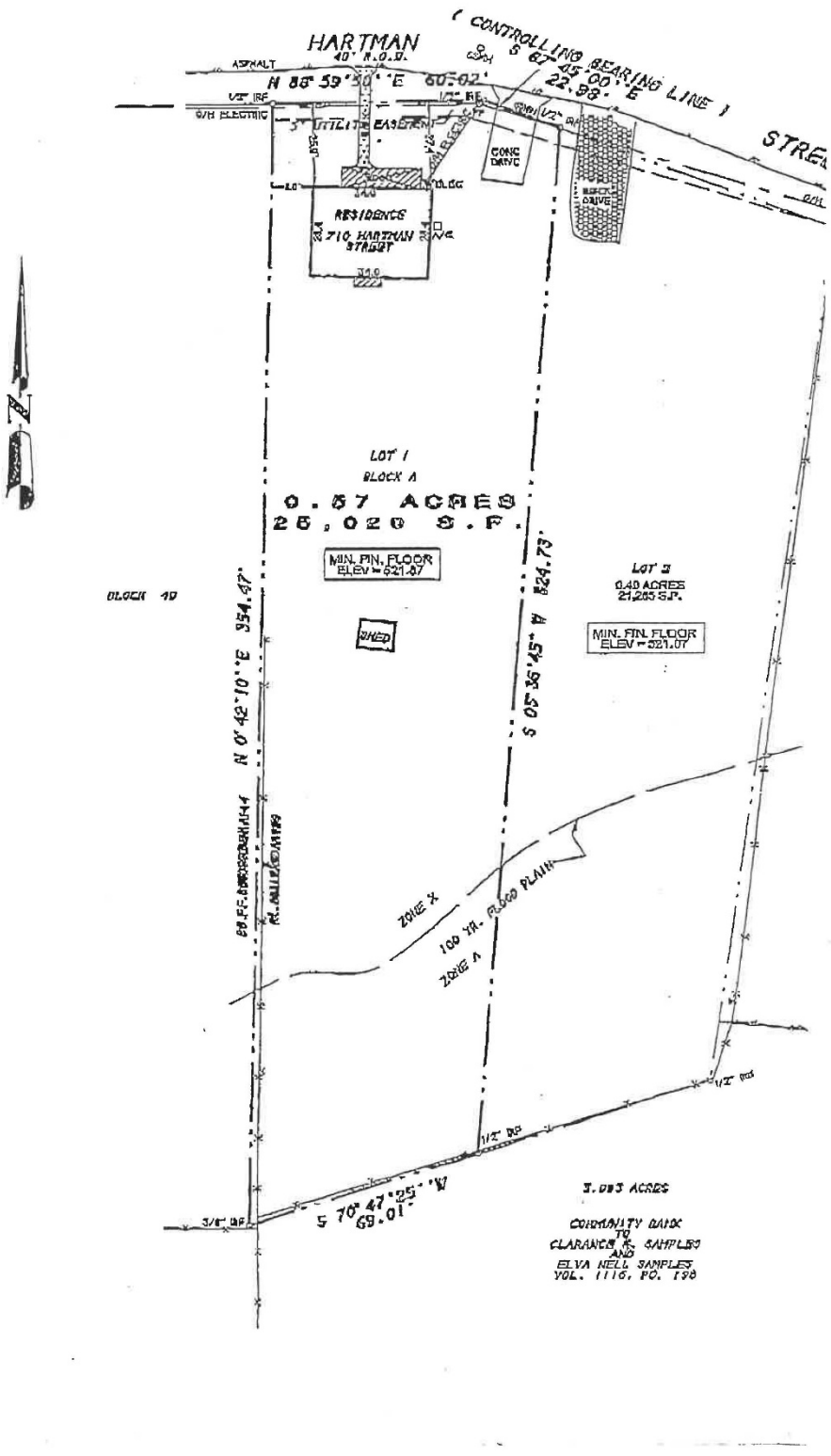


Exhibit 'B':
Site Plan

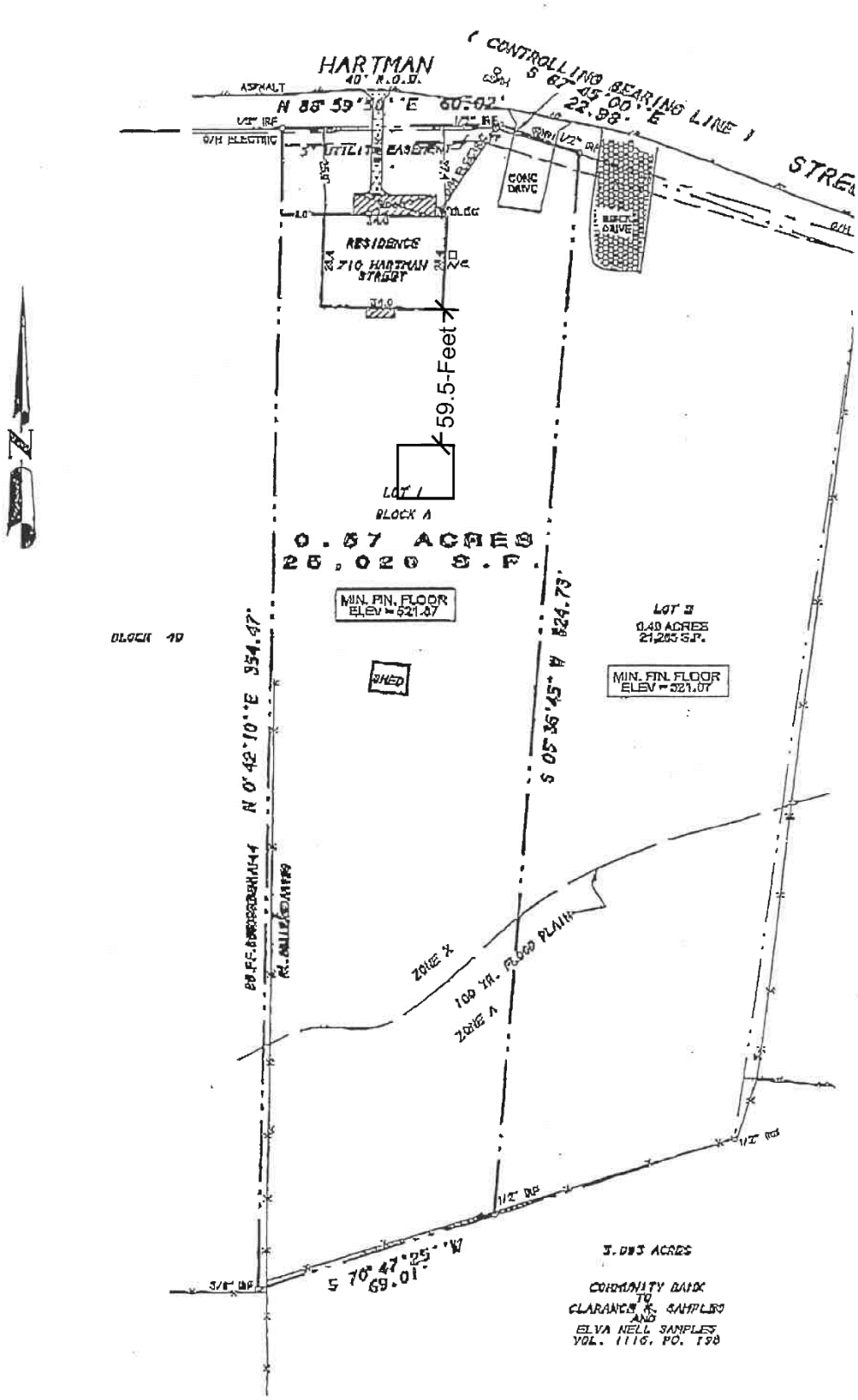


Exhibit 'C':
Building Elevations

Ref #: 1756-2345-4129-4555, Aug 26, 2025

Texwin - (Carports Dealers)
800-636-4700

BUILDING IMAGES

Perspective View

Front

Left Side

Right Side

Back

City of Rockwall
The New Horizon

MEMORANDUM

TO: **Rockwall City Council**

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

DATE: **September 24, 2025**

SUBJECT: **STAR Transit Contract for Fiscal Year 2026**

Included for City Council review and consideration is the agreement between the City of Rockwall and STAR Transit for transportation services in the City for fiscal year 2026.

The key points of the agreement are:

- The term of the agreement is: October 1, 2025 through September 30, 2026.
- The City and STAR agree that no fixed route service may be provided under the terms of this Agreement, that no funds from this Agreement will be utilized to support a fixed route service, and that STAR Transit will not request funds or in kind support from the City if STAR Transit elects to operate a fixed route in the City of Rockwall under funding outside of this Agreement.
- Service will be provided five (5) days per week, Monday through Friday, calculated as 250 service days for the fiscal year.
- The monthly rate charged for transit service is $10,968.75.

The City Council is asked to consider approval of the contract with STAR Transit in the amount of $131,625 and authorize the City Manager to execute the agreement on behalf of the City of Rockwall. Funds are available in the Administration Operating Budget for this service.

INTERLOCAL COOPERATIVE AGREEMENT
BETWEEN
STAR TRANSIT
AND
CITY OF ROCKWALL, TEXAS

This Interlocal Cooperative Agreement ("Agreement") is between STAR TRANSIT ("STAR Transit") and the CITY OF ROCKWALL, Texas ("CITY"), a political subdivision of the state of Texas, each organized and existing under the laws of the State of Texas, and acting by, through and under the authority of their respective governing bodies. STAR Transit and the CITY may each be referred to as a "Party" to this Agreement and may be collectively referred to as "Parties" in this Agreement.

WITNESSETH

WHEREAS, STAR Transit is a Rural Transit District established pursuant to the authority of Chapter 458, Texas Transportation Code, as amended, with its headquarters in Terrell, Texas, and currently provides transit services within several area jurisdictions; and

WHEREAS, the CITY is a local government entity of the State of Texas; and

WHEREAS, the CITY has requested STAR Transit provide services and is authorized to execute this Agreement with STAR Transit for the purpose of providing for the operation and management of public transportation services for the benefit of the citizens of the CITY; and

WHEREAS, STAR Transit, its officers and supervisory employees are trained and experienced in the operation and management of public transportation and is authorized to execute this Agreement with the CITY for the purpose of providing services as specified herein; and

WHEREAS, the Agreement is made pursuant to and under the authority of the Interlocal Cooperation Act of 1971, as amended, and codified in Chapter 791 of the Texas Government Code (the "Act"); and

WHEREAS, STAR Transit and the CITY are local governments as defined in §791.003 of the Act, and each are empowered by §791.011 of the Act to contract with each other to provide governmental functions and services including public and elderly transportation; and

WHEREAS, STAR Transit publishes an annual cost of service letter with its Fiscal Year operating cost schedule no later than June 1 each year and utilizes an hourly rate to adjust amounts payable by its local partners, including CITY, each year; and,

WHEREAS, the purpose of this Agreement is to provide a variety of public transit services to the benefit of residents and businesses in the CITY, the "Public Transit Services".

NOW, THEREFORE, for and in consideration of the mutual promises and covenants contained herein, the receipt and sufficiency of which are hereby acknowledged, the Parties hereby agree as follows:

ARTICLE I
Incorporation of Recitals

The foregoing recitals are hereby incorporated into the body of this Agreement and shall be considered part of the mutual covenants, consideration and promises that bind the Parties.

ARTICLE II
Term

This Agreement shall be effective upon execution by both Parties with services already in progress due to previous arrangements between the Parties and the initial term shall begin on October 1, 2025 and end on September 30, 2026. If not otherwise terminated in accordance with the termination provisions of Article V of this Agreement, this Agreement extends for subsequent twelve (12) month periods starting on the first (1st) day of October each year.

ARTICLE III

Rights, Duties and Responsibilities of STAR Transit

3.1 Board of Directors. STAR Transit is designated to supervise the performance of this Agreement and to operate the Public Transit Service within the CITY's jurisdictions and subdivisions. Such operations shall be overseen solely by the STAR Transit Board of Directors. STAR Transit shall be responsible for the safe, efficient, and effective operation of all services provided.

3.2 Management Scope. STAR Transit agrees to manage, supervise and operate the Public Transit Services in an efficient and economical manner. STAR Transit shall operate all properties, equipment, facilities, routes, and services now or hereafter existing for the purposes of this Agreement. STAR Transit shall provide full and complete management services for the Public Transit Service and any specific duties and obligations set forth shall not be construed as limitations. STAR Transit shall perform the active direction of the Public Transit Services, including transportation, maintenance, schedule preparation, dispatching, communications, accounting, public relations, and safety. All such services may be provided at the principal office of STAR Transit in Terrell, Texas or at such other place, or places as STAR Transit shall determine.

3.3 Administrative Functions. STAR Transit shall administer all properties, equipment, buses, vehicles, facilities, maintenance, gasoline, repairs, replacements, services, expenditures, and resources necessary for safe, efficient, and effective operations. STAR Transit shall employ, train, furnish, and supervise the personnel necessary for the operation of the Public Transit Services. STAR Transit shall oversee all aspects of employment including employee recruiting, selection, training, wages and benefits. STAR Transit shall perform all aspects of general administrative oversight including technical guidance, payroll, accounts payable, purchasing, contracting, finance and other administration necessary for the proper operation of the system.

3.4 Transit Vehicle Operators. Every vehicle providing Public Transit Service under this Agreement shall be operated by an operator duly licensed by the State of Texas to operate vehicles of the type and size being operated by such operator and such operator shall be appropriately dress in a uniform selected by STAR Transit.

3.5 Routes, Schedules, Fares. The Public Transit Services shall be operated with routes and schedule established by STAR Transit with input from CITY. In no case shall the Public Transit Services operate on a Saturday, Sunday, regular annual holidays as designated by the STAR Transit Board of Directors, or days on which STAR Transit deem conditions are unsafe or otherwise inappropriate for service in accordance with Section 7.4. STAR Transit shall have authority to make modifications to any routes without the necessity of obtaining CITY approval. In no case shall the Public Transit Services require a service beginning prior to 5:00 AM or ending after 9:00 PM. Fares for riders shall be established by the STAR Transit Board of Directors and such fares shall be consistent throughout the STAR Transit system. The Parties agree that no fixed route service may be provided under the terms of this Agreement, that no funds from this Agreement will be utilized to support a fixed route service, and that STAR Transit will not request funds or in kind support from CITY if STAR Transit elects to operate a fixed route in the City of Rockwall under funding outside of this Agreement.

3.6 Transit Vehicles. STAR Transit shall use only such vehicles as are appropriate to provide the Public Transit Service. All vehicles shall be fully compliant with the Americans with Disabilities Act of 1990, U.S. Code §12101, et. seq., as amended and relevant regulations applicable thereto, licensed for passenger operations by the State of Texas and equipped with a two-way communication system. STAR Transit shall provide or cause to be provided all mechanical and other repairs, maintenance and upkeep necessary to maintain vehicles in good working order and in a clean, sanitary and safe condition.

3.7 Operating Cost Charge to CITY. STAR Transit shall charge for services and CITY agrees to compensate STAR Transit for services based on the following:

A. Service Days: Service up to five (5) days per week, Monday through Friday; set and calculated as two hundred fifty (250) service days each Fiscal Year. This number of Service Days shall be charged each Fiscal Year regardless of actual calendar service days or events as noted in Section 7.4. This number of charged Service Days may be adjusted only by Amendment to the Contract duly approved by CITY and the STAR Transit Board of Directors.

B. Daily Hours: A total of thirty (30) hours of in-service time including pre- and post-trip time on average each operating day. Average Daily Hours may be adjusted, in writing, by mutual agreement of the parties, no more often than once per every one hundred and twenty (120) calendar days.

C. Hourly Cost: For the first STAR Transit Fiscal Year, average cost per hour shall be charged at fifty-eight dollars and fifty cents ($58.50). Each Fiscal Year thereafter, during the term of this Agreement, the average cost per hour shall be charged at the current STAR Transit Public Transit Hourly Rate. The STAR Transit Board of Directors shall publish an annual cost of service letter with its upcoming Fiscal Year operating cost schedule no later than the first (1st) day of June each year and utilize that hourly rate to adjust amounts payable by CITY.

D. Annual Operating Cost. Each Fiscal Year, the annual operating cost shall be calculated by multiplying Service Days (Line A) by Daily Hours (Line B) and by Hourly Cost (Line C).

E. Operating Off-Sets. STAR Transit expects a net sixty percent (60%) operating cost subsidy on the Public Transit Service from a combination of Federal, State, Regional, and Private Contract sources. So long as such subsidy is in place, it shall be used as an off-set to reduce the Annual Operating Cost charged to CITY. The Operating Off-Set may be adjusted only by Amendment to the Agreement duly approved by CITY and the STAR Transit Board of Directors.

F. Monthly Charge to CITY. The Monthly Charge to CITY shall be the Annual Operating Cost (Line E) multiplied by any Operating Off-Set (Line F) divided by twelve (12). For the first Fiscal Year, the Monthly Charge to CITY is set at ten thousand nine hundred and sixty-eight dollars and seventy-five cents ($10,968.75). Payment for all services shall be due fifteen (15) days in advance of service. STAR Transit shall invoice CITY for each service month no earlier than fifteen (15) days prior to each service month. For future Fiscal Years, starting with the cost for operations to be performed in October 2026, STAR Transit shall invoice, and CITY agrees to pay, based on the up-to-date monthly calculation as described herein.

G. Subsequent Fiscal Years. In following STAR Transit Fiscal Years, the monthly charge to CITY shall be calculated by STAR Transit with the identical methodology utilizing any updated parameters. This calculation and the resulting monthly rate will be provided by STAR Transit in writing to CITY prior to the first (1st) day of June each year.

H. Additional Services. Any month in which the CITY requests average daily hours for non-holiday weekdays exceeding the average daily hours established in Section 3.7 (B) shall be a month in which STAR Transit shall increase the monthly charge in the next available billing cycle by the total number of increased hours (or partial hours) of service multiplied by the current charter rate as established by the STAR Transit Board of Directors. Any other special services requested by CITY and scheduled by STAR Transit, which is not covered under the specific monthly service terms of this Agreement, or under subsequent duly approved Amendments or modifications, shall be billed to CITY on the next available invoice by STAR Transit at the current charter rate as established by the STAR Transit Board of Directors.

3.8 Capital Cost Charge to CITY. The parties concur that the CITY will not participate in capital expenditures.

3.9 Marketing. STAR Transit will provide the CITY with service information for posting on the CITY Website and advertise the services on the STAR Transit homepage. As part of its regular outreach programs, STAR Transit will market the Public Transit Service in a variety of media and locations likely to attract potential riders. STAR Transit shall maintain rights to final approval of all marketing materials.

3.10 Reporting. STAR Transit will provide the CITY a monthly summary of ridership data within thirty (30) days after the last day of the preceding month, an annual summary of ridership after the end of the STAR Transit Fiscal Year, a copy of the adopted Annual Budget, and a copy of the approved annual audit..

3.11 Contract Management. STAR Transit will pursue and apply for grant funding opportunities which may be applicable to and beneficial to the Agreement. STAR Transit will be responsible for complying with the obligations and responsibilities under all grants and all accompanying certifications, assurances, and agreements made or given by the Federal Transit Administration, Texas Department of Transportation, or any other applicable entity. STAR Transit will be responsible for complying with all applicable laws, rules, regulations and guidelines associated with STAR Transit services. STAR Transit will provide any documents needed to support Federal, State, or Regional grant administration or other data or audit requirements to the appropriate entity in a timely manner. Grant funding shall be used to offset monthly charges to the CITY if applicable to service provided within the CITY.

3.12 Permits. STAR Transit shall secure or cause to be secured, at its cost and expense, all permits and other governmental authorizations, which may be required to fulfill this Agreement.

ARTICLE IV

Rights, Duties and Responsibilities of the CITY

4.1 Payment for Service. CITY shall pay all invoices provided by STAR Transit under this Agreement within thirty (30) days of receipt. Such payments shall constitute a current expense of the CITY and shall not in any way be considered or construed to be a debt of the CITY's in contravention of any constitutional, statutory, or charter provision. Any CITY paying for STAR Transit's services must make those payments with current revenues available and the CITY hereby affirms that funds to pay said payments to STAR Transit are available for the current Fiscal Year.

4.2 Parking. CITY shall permit STAR Transit to access or temporarily park, vehicles, as necessary, in the public parking areas of CITY facilities under the condition that such access does not exceed one (1) hour per episode.

4.3 Promotions. The CITY shall promote services via CITY facilities, municipal resident water bill, CITY Social Media Outlets, News Releases, CITY Website and additional promotional opportunities that become available during the duration of the Agreement. The CITY shall facilitate, as needed and within CITY budget constraints, the efforts of STAR Transit to market the Public Transit Services. CITY shall make all CITY generated marketing materials available for review and approval by STAR Transit.

ARTICLE V

Termination

5.1 Program Conclusion. During the initial term, but no later than June 30, 2026, either party may provide written notice of termination to be effective on September 30, 2026. During subsequent twelve (12) month terms, either party may provide written notice of termination no later than June 30 for the following Fiscal Year commencing on the first (1st) day of October.

5.2 Mutual Agreement. This Agreement may be terminated immediately at any time by a written agreement signed by both Parties setting forth the agreed termination date.

5.3 Termination due to Default. Termination due to Default must be preceded by (1) written notice stating specific provision violated in this Agreement, (2) a thirty (30) day period for cure and (3) a second notice of failure to cure and final termination. A Party shall be in default of this Agreement if such Party fails to timely keep or perform any term, provision, covenant, or condition to be kept or performed by such Party under the terms of this Agreement and/or any other agreement now or hereafter existing between the Parties and such failure continues for thirty (30) days after written notice by the non-defaulting Party to the defaulting Party (a "Default"). Upon the occurrence of a Default, the non-defaulting Party shall have the right to terminate this Agreement by written notice to the defaulting Party and shall further have the right to exercise any and/or all other rights and/or remedies available to such Party at common law, by statute, in equity or otherwise pursuant to the laws of the State of Texas. In addition, CITY may terminate due to default if performance standards are not met or if CITY deems the operation of the service by STAR Transit is unreliable, unsafe or of poor quality.

5.4 Termination by Operation or Breach of Law. In the performance of this agreement, STAR Transit shall comply with all state, federal and local laws, regulations and standards. If the purpose or intent of this agreement is prevented or is contrary to any other law, including but not limited to section 458.012, Texas Transportation Code, this agreement shall be deemed null and void and of no force and effect. If the operation of the service by STAR Transit is in violation of any law or regulation that does not frustrate the purpose or intent of this agreement, or if repeated violations occur, the CITY may terminate the service immediately upon notice. Any pre-paid amounts for monthly service shall be immediately refunded to CITY.

ARTICLE VI
Responsible Party Provisions

6.1 Legal Liability. As a designated political subdivision, STAR Transit is a "governmental unit" as that term is defined in Chapter 101 of the Texas Civil Practice and Remedies Code. Therefore, the extent of STAR Transit's liability for actions arising out of the operation of a public transportation system shall be governed by Chapter 101 of the Texas Civil Practice and Remedies Code.

6.2 Limitation of Liability. To the extent authorized by the Constitution and laws of the State of Texas, the Parties agree that each Party shall be responsible for its own acts and omissions and the acts

and omissions of its agents, representatives and employees in the performance of this Agreement. It is expressly understood and agreed by the Parties that neither Party shall be held liable for the acts or omissions of the other Party or for the acts or omissions of the other Party's agents, representatives, or employees in the performance of this Agreement. Both parties shall hold harmless, indemnify and defend the other from and against any claims, damages, losses or liability of any character, type, or description, including all expenses of litigation, court costs, and attorney's fees, for injury or death to any person, injury or loss to any property, or economic loss, received or sustained by any person or persons, or property, directly or indirectly arising out of, or occasioned by the acts, omissions or conduct of the indemnifying party, without waiving the party's governmental, sovereign or other immunities or defenses available under Texas law and without waiving any defenses of the parties under Texas law.

6.3 Insurance. Each party shall maintain its own insurance in sufficient amounts to cover any occurrence or claim related to its responsibilities in delivering the Public Transit Services.

6.4 Immunity. In the execution and performance of this Agreement, the Parties do not waive, and neither Party shall be deemed to have waived, any immunity or defense that would otherwise be available to each Party as a local governmental entity and/or political subdivision of the State of Texas. Nothing in this Agreement shall be deemed or construed to created any right or interest in any person not a party to this Agreement, and there are no third-party beneficiaries hereof.

6.5 Survival. All provisions of this Article shall expressly survive the termination of this Agreement.

Article VII
Miscellaneous

7.1 Captions. The descriptive captions of this Agreement are for convenience of reference only and shall in no way define, describe, limit, expand or affect the scope, terms, conditions, or intent of this Agreement.

7.2 Compliance with Laws. STAR Transit and its officers, agents and employees shall comply with all applicable federal, state and local health, safety, disability, environmental and other laws, ordinances, rules and regulations in the performance of the Public Transit Service.

7.3 Powers. STAR Transit has all the powers of CITY necessary to operate its services. By way of illustration, but not for limitation, STAR Transit has the power to contract, to acquire and own real and personal property, and to accept and expend funds from government, legal entities and individuals. STAR Transit does not have the power to tax, to obligate CITY, to assess CITY, or to adopt ordinances or laws.

7.4 Force Majeure. STAR Transit shall not be liable to CITY for any failure, delay, interruption of service caused by acts of God, fire, snow, ice, flooding, tornado, utility outages, riots, civil commotion, labor disruptions, sabotage, sovereign conduct, acts of terror, pandemic, or any other cause beyond the reasonable control of STAR Transit and not attributable to any neglect or negligence on the part of STAR Transit. In the event of such occurrence, the time for performance of such services shall be suspended until such time that such inability to perform shall be removed. STAR Transit shall make all reasonable efforts to mitigate the effects of any such suspension or interruption of service and CITY shall not be entitled to any compensation for any such event.

7.5 Severability. The sections, paragraphs, sentences, clauses, and phrases of this Agreement are severable and, if any phrase, clause, sentence, paragraph, or section of this Agreement should be declared invalid, illegal, or unenforceable by the final judgment or decree of any court of competent jurisdiction, such invalidity shall not affect the validity or enforceability of any of the remaining phrases, clauses, sentences, paragraphs, and sections of this Agreement and such remaining provisions shall remain in full force and effect and shall be construed and enforced as if the invalid provision had never been included in the Agreement.

7.6 Notices. Any notice required or permitted to be given under the terms of this Agreement shall be in writing and shall be considered properly given if mailed by United States mail, certified mail, return receipt requested, in a postage paid envelope addressed to the Party at the address set forth below, or by delivering same in person to the intended addressee by hand delivery or by a nationally recognized courier service such as Federal Express or United Parcel Service. Notices mailed by certified mail as set forth above shall be effective upon deposit in the United States mail. Notice given in any other manner shall be effective only if and when received by the addressee. For purposes of notice, the addresses of the Parties shall by as set forth below; provided, however, that any Party shall have the right to change such Party's address for notice purposes by giving the other

Party at least thirty (30) days prior written notice of such change of address in the manner set forth herein:

STAR Transit: STAR Transit;
Attn: Executive Director
P.O. Box 703
Terrell, TX 75160

CITY: City of Rockwall
Attn: City Manager
385 S. Goliad Street
Rockwall, TX 75087

7.7 Entire Agreement. This Agreement, together with all attachments hereto, sets forth the entire Agreement between the Parties with respect to the subject matter hereof, and all prior discussions, representations, proposals, offers, and oral or written communications of any nature are entirely superseded hereby and extinguished by the execution of this Agreement.

7.8 Modification. This Agreement may only be revised, modified, or amended by a written document signed by STAR Transit and the CITY. Oral revisions, modification, or amendments are not permitted.

7.9 Waiver. All waivers, to be effective, must be in writing and signed by the waiving party. No failure by either Party to insist upon the strict or timely performance of any covenant, duty, agreement, term, or condition of this Agreement shall constitute a waiver of any such covenant, duty, agreement, term, or condition. No delay or omission in the exercise of any right or remedy accruing to either Party upon a breach of this Agreement shall impair such right or remedy or be construed as a waiver of any such breach or a waiver of any breach theretofore or thereafter occurring.

7.10 Authority. Each Party represents and warrants to the other that this Agreement has been authorized by the governing body of such Party and that each such Party has the full power and authority to

enter into and fulfill its obligations under this Agreement. Each person signing this Agreement represents that such person has the authority to sign this Agreement on behalf of the Party indicated.

7.11 Assignment. This Agreement shall not be assigned or transferred by either Party without prior written consent of the other Party, which consent shall not be unreasonably withheld.

7.12 Independence. The Parties are acting herein as independent contractors and independent employers. Nothing herein shall create or be construed as creating a partnership, joint venture or agency relationship between any of the Parties and no Party shall have the authority to bind the other in any respect. Nothing in this Agreement prevents STAR Transit from pursue contracting opportunities to provide any services with other public and private entities within the CITY or outside the CITY.

7.13 Effective Date. This Agreement shall not be effective unless and until it is executed by both STAR Transit and the CITY. "Effective Date" as used herein shall mean the later of the two dates this Agreement is executed by STAR Transit and the CITY.

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement by their duly authorized agents, officers, and/or officials on the dates set forth below.

CITY OF ROCKWALL, TX	STAR TRANSIT
By:_____	By:_____
Name:_____	Name:_____
Title:_____	Title:_____
Date:_____	Date:_____

City of Rockwall
The New Horizon

MEMORANDUM

TO: **Rockwall City Council**

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

DATE: **September 24, 2025**

SUBJECT: **Contract with Meals On Wheels Senior Services**

Margie VerHagen, Executive Director of Meals On Wheels Senior Services, requested funding for nutritional / senior service programs provided in Rockwall in the amount of $60,000. This amount was approved in the operating budget for this fiscal year. Attached for the City Council's review and consideration is a contract with Meals On Wheels for FY 2026.

The City Council is asked to consider approval of the proposed contract and authorize the City Manager to enter into an agreement with Meals On Wheels Senior Services for nutritional and senior service programs in the City of Rockwall.

AGREEMENT FOR NUTRITIONAL PROGRAMS FOR THE ELDERLY AND DISABLED

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

THIS AGREEMENT is entered into by the **CITY OF ROCKWALL, COUNTY OF ROCKWALL, TEXAS (hereinafter referred to as "City"),** a municipal corporation, acting by and through Mary Smith, City Manager, its duly authorized representative and **MEALS ON WHEELS SENIOR SERVICES, a nonprofit Texas corporation**, acting by and through Margie VerHagen, its duly authorized representative. The parties do hereby covenant and agree as follows:

Section 1. **Grant**. For and in consideration of compliance by Meals On Wheels Senior Services with covenants and conditions herein set forth, and the ordinances and regulations of the City, the City hereby contracts with Meals On Wheels Senior Services to provide certain nutritional programs to the elderly and disabled within the corporate limits of the City.

Meals On Wheels Senior Services shall conduct operations in accordance with all federal, state and local laws that exist at the time of the execution of this agreement and any additional laws, regulations, or requirements that may become effective during the term of this agreement. In addition, Meals On Wheels Senior Services agrees to conduct operations in accordance with the description of services outlined in Attachment "A" attached hereto and made a part hereof for all purposes. Meals On Wheels Senior Services shall be responsible for obtaining any permits or licenses required to fulfill its obligations under this agreement.

Section 2. **Payment.** City agrees to pay Meals On Wheels Senior Services the sum of **Sixty Thousand Dollars and No/Cents ($60,000.00)** for the provision of certain nutritional / service programs to the elderly and disabled. Said payments shall be made on the following dates: **December 31, 2025 for 1st Quarter, March 31, 2026 for 2nd Quarter, June 30, 2026 for 3rd Quarter, and September 30, 2026 for 4th Quarter upon Receiving a Quarterly Report and Invoice.**

Section 3. **Term**. This agreement is to take effect and continue and remain in full force and effect for a period to expire on September 30, 2026.

Section 4. **Scope and Nature of Operation.** It is expressly agreed and understood that Meals On Wheels Senior Services shall provide the services as outlined in Attachment "A" continuously during the contract period.

Section 5. **Surety and Cancellation.** If at any time, the City Council determines that Meals On Wheels Senior Services has failed to perform, or performed in an unacceptable manner, any of the terms, covenants or conditions herein set forth, the City may revoke and cancel this agreement. The City Council shall be the sole judge of whether Meals On Wheels Senior Services has failed to perform. Meals On Wheels Senior Services shall be given written notice at least 10 days prior to consideration by the City Council of such action. Should the City Council revoke this agreement, Meals On Wheels Senior Services shall be responsible for reimbursing the City on a pro-rata basis any unearned funds paid by the City.

Section 6. **Complaint Handling by Meals On Wheels Senior Services.** Meals On Wheels Senior Services shall, at its own expense, provide a locally accessible telephone number and will answer calls from 9:00 a.m. until 5:00 p.m. daily, Monday through Friday, excluding such holidays as may be approved by the City, for the purpose of handling complaints and other calls regarding services provided by Meals On Wheels Senior Services. Meals On Wheels Senior Services shall maintain a log of all complaints and disposition of the complaints. This log shall be submitted to the City on a monthly basis. All complaints shall be given prompt and courteous attention and when possible, shall be resolved within a 24-hour period.

Section 7. **Vehicular Identification.** There are no vehicle identification requirements at this time. Provided that such markings or identification becomes necessary during the term of this agreement, the parties agree to implement such markings, and if so, will be the responsibility of Meals On Wheels Senior Services.

Section 8. **Reporting.** Meals On Wheels Senior Services shall provide quarterly reports to the City detailing the following:

Nutritional Programs for the Elderly and Disabled

a. Number of users – average daily and monthly totals

b. Type of services provided

c. Complaint logs

Section 9. **Books and Records.** Meals On Wheels Senior Services agrees to maintain adequate books and records relating to their performance under the provisions of the Agreement. The City may request from Meals On Wheels Senior Services specific periodic reports containing information deemed necessary by the City. The records of Meals On Wheels Senior Services applicable to the performance of this agreement shall and will be available when wanted for inspection by the City at any time during normal working hours upon 10 days written request.

Section 10. **Indemnification Insurance.** Meals On Wheels Senior Services assumes risk of loss or injury to property or persons arising from any of its operations under this agreement and agrees to indemnify and hold harmless the City from all claims, demands, suits, judgments, costs or expenses, including expenses of litigation and attorney's fees, arising from any such loss or injury. It is expressly understood that the foregoing provisions shall not in any way limit the liability of Meals On Wheels Senior Services. Meals On Wheels Senior Services shall require that all drivers carry at all times, in the vehicle, insurance certificates of financial responsibility.

Section 11. **Assignment.** No assignment, transfer, subletting, conveyance or disposition of this agreement or any right occurring under it shall be made in whole or in party by Meals On Wheels Senior Services without the prior written consent of the City Council. In the event Meals On Wheels Senior Services assigns, transfers, sublets, conveys, or disposes of this agreement without the prior consent of the City Council, the City may, at its discretion, terminate this agreement.

Section 12. **Venue.** This agreement shall be considered consummated in Rockwall County, Texas. All actions brought hereunder shall be brought in Rockwall County, Texas.

Section 13. Modification. This agreement constitutes the entire agreement and understanding between the parties hereto, and it shall not be considered modified, altered, changed, or amended in any respect unless modified by approval of the City Council as provided herein.

Section 14. Right to Require Performance. The failure of the City at any time to require performance by Meals On Wheels Senior Services of any provisions hereof shall in no way affect the rights of the City thereafter to enforce the same. No waiver by the City of any breach of any provisions hereof shall be taken or held to be a waiver of any provision itself.

Section 15. Illegal Provisions. If any provision of this agreement shall be declared illegal, void or unenforceable, the other provisions shall not be affected and shall remain in full force and effect.

Section 16. Notices. Any notice required or permitted to be delivered hereunder shall be in writing and shall be deemed to be delivered, whether or not actually received, when deposited in the United States Mail, postage prepaid, certified mail, return receipt requested, addressed to a respective party at the addresses set forth below:

If intended for the City:	City of Rockwall Attention: City Secretary 385 S. Goliad Rockwall, Texas 75087
If intended for Committee:	Meals On Wheels Senior Services Attention: Executive Director PO Box 910 Rockwall, TX 75087

Section 17. Approval by the City. This agreement shall not be considered fully executed, nor binding on the City, until the same shall have been executed by Meals On Wheels Senior Services, the City Manager and the City Secretary.

Section 18. Effective Date. This contract shall be effective on the ____ day of October, 2025.

CITY OF ROCKWALL, TEXAS

ATTEST:

_____
Mary Smith, City Manager

_____
Kristy Teague, City Secretary

_____
Date

[SEAL]

MEALS ON WHEELS SENIOR SERVICES

_____

Margie VerHagen, Executive Director

_____

Date

ATTACHMENT A
Nutritional / Service Programs

Nutritional Programs

Title III

C-1 Congregate Meals

- Clients over 60 years old receive nutritious meals at a Senior Center.
- Meals should provide 1/3 of the RDA nutrition requirements.
- Meals are served a minimum of 250 days a year.

C-2 Home Delivered Meals

- Meals delivered to eligible homebound seniors due to physical or health reasons.
- Meals should provide 1/3 of the RDA nutrition requirements.
- Meals are delivered a minimum of 250 days a year.

Title IXX and XX

To provide nutritious meals to those who are handicapped or disabled (of any age) and home bound.

- Meals should provide 1/3 of the RDA nutrition requirements.
- Meals are delivered a minimum of 250 days a year as needed.

General Senior Services

Information and educational seminars and symposiums will be sponsored by Meals On Wheels Senior Services concerning benefits counseling, prescription drugs, senior health, training sessions, caregiver support and information, referrals, social events as venues for information and education exchange, ombudsman services, entitlement programs and senior issues, i.e. Medicare/Medicaid information and pharmaceutical assistance, and emergency food bags in the winter.

ATTACHMENT B
Holidays

The following are closure days for which Meals On Wheels Senior Services will not be providing services but will render services the following working day:

Thanksgiving Day

Christmas Day

New Year's Day

Martin Luther King, Jr. Holiday

Memorial Day

July 4th

Labor Day

Bad Weather days as determined by Meals On Wheels Senior Services pending weather reports and street conditions.

City of Rockwall
The New Horizon

MEMORANDUM

TO: **Rockwall City Council**

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

DATE: **September 25, 2025**

SUBJECT: **Oncor Electric Delivery Rate Request – Denial Resolution**

The information below is provided by the Steering Committee of Cities Served by Oncor and its General Counsel.

Purpose:

On June 26, 2025, Oncor Electric Delivery Company LLC ("Oncor" or "Company") filed an application with cities retaining original jurisdiction seeking to increase system-wide transmission and distribution rates by about $834 million or approximately 13% over present revenues. The Company asks the City to approve a 12.3% increase in residential rates and a 51.0% increase in street lighting rates. If approved, the impact of this requested increase on an average residential customer would be about $7.90 per month.

In a prior City Council action at the July 7, 2025 meeting, Oncor's rate request was suspended from taking effect for 90 days, the fullest extent permissible under the law. This time period has permitted the City, through its participation with the Steering Committee of Cities Served by Oncor ("Steering Committee"), to determine that the proposed rate increase is unreasonable. Consistent with the recommendations of the experts engaged by the Steering Committee, Oncor's request for a rate increase should be denied.

Accordingly, the purpose of the Resolution is to deny the rate change application proposed by Oncor. Once the Resolution is adopted, Oncor will have 30 days to appeal the decision to the Public Utility Commission of Texas ("PUC") where the appeal will be consolidated with Oncor's filing (PUC Docket No. 58306) currently pending at the PUC.

All cities with original jurisdiction will need to adopt the Resolution **by October 29, 2025.**

Explanation of "Be It Resolved" Sections:

1. This paragraph finds that the Company's application is unreasonable and should be denied.

2. This section states that the Company's current rates shall not be changed.

3. The Company will reimburse Cities for their reasonable rate case expenses. Legal counsel and consultants approved by the Steering Committee will submit monthly invoices that will be forwarded to Oncor for reimbursement.

4. This section merely recites that the resolution was passed at a meeting that was open to the public and that the consideration of the Resolution was properly noticed.

5. This section provides Oncor and counsel for the Steering Committee will be notified of the City's action through a copy of the approved and signed resolution.

CITY OF ROCKWALL, TEXAS

RESOLUTION NO. 25-09

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS FINDING THAT ONCOR ELECTRIC DELIVERY COMPANY LLC'S APPLICATION TO CHANGE RATES WITHIN THE CITY SHOULD BE DENIED; FINDING THAT THE CITY'S REASONABLE RATE CASE EXPENSES SHALL BE REIMBURSED BY THE COMPANY; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; REQUIRING NOTICE OF THIS RESOLUTION TO THE COMPANY AND LEGAL COUNSEL.

WHEREAS, the City of Rockwall, Texas ("City") is an electric utility customer of Oncor Electric Delivery Company LLC ("Oncor" or "Company"), and a regulatory authority with an interest in the rates and charges of Oncor; and

WHEREAS, the City is a member of the Steering Committee of Cities Served by Oncor ("Steering Committee"), a coalition of similarly situated cities served by Oncor that have joined together to efficiently and cost effectively review and respond to electric issues affecting rates charged in Oncor's service area; and

WHEREAS, on or about June 26, 2025, Oncor filed with the City an application to increase system-wide transmission and distribution rates by about $834 million or approximately 13% over present revenues. The Company asks the City to approve an 12.3% increase in residential rates and a 51.0% increase in street lighting rates; and

WHEREAS, the Steering Committee is coordinating its review of Oncor's application and working with the designated attorneys and consultants to resolve issues in the Company's filing; and

WHEREAS, through review of the application, the Steering Committee's consultants determined that Oncor's proposed rates are excessive; and

WHEREAS, the Steering Committee's members and attorneys recommend that members deny the Application; and

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

Section 1. That the rates proposed by Oncor to be recovered through its electric rates charged to customers located within the City limits, are hereby found to be unreasonable and shall be denied.

Section 2. That the Company shall continue to charge its existing rates to customers within the City.

Section 3. That the City's reasonable rate case expenses shall be reimbursed in full by Oncor.

Section 4. That it is hereby officially found and determined that the meeting at which this Resolution is passed is open to the public as required by law and the public notice of the time, place, and purpose of said meeting was given as required.

Section 5. That a copy of this Resolution shall be sent to Oncor Electric Delivery Company LLC, 1616 Woodall Rodgers Freeway, Dallas, Texas 75202 and to Thomas Brocato, Counsel to the Steering Committee, at Lloyd Gosselink Rochelle & Townsend, P.C., 816 Congress Ave., Suite 1900, Austin, Texas 78701.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS THIS 6TH DAY OF OCTOBER, 2025.

APPROVED:

_____
Tim McCallum, Mayor

ATTEST:

_____
Kristy Teague, City Secretary

City of Rockwall
The New Horizon

MEMORANDUM

TO: **Mayor and City Council Members**

FROM: **Kristy Teague, City Secretary/Asst. to the City Manager**

DATE: **September 25, 2025**

SUBJECT: **Interlocal Agreement with Rockwall County for Fire Protection Services (FY 2026)**

This is a standard interlocal cooperation agreement the city enters into annually with Rockwall County. The City Manager and/or Fire Chief will be able to answer any questions Council may have concerning this agreement.

ATTACHMENTS:

1. City of Rockwall/Rockwall County ILA for Fire Protection Services (FY 2026)

STATE OF TEXAS §
COUNTY OF ROCKWALL §
CITY OF ROCKWALL §

INTERLOCAL AGREEMENT FOR FIRE PROTECTION SERVICES

THIS AGREEMENT is made and entered into by and between the County of Rockwall, Texas, hereinafter referred to as "County" and the City of Rockwall, Texas, hereinafter referred to as "City" or "Rockwall".

WITNESSETH:

WHEREAS, pursuant to §352.001(b)(3) of the Texas Local Government Code, a county is authorized to execute interlocal agreements with any city, town or village within such county to provide fire protection services to the citizens of any such county residing outside the corporate limits of any city, town or village; and

WHEREAS, pursuant to Chapter 791 of the Texas Government Code, the City is authorized to execute interlocal agreements with a county to provide governmental services and functions such as fire protection; and

WHEREAS, the City is the owner of certain trucks and other equipment designed for and capable of being used in the protection of persons and property from and in the suppression and fighting of fires; and

WHEREAS, the County desires to obtain such services for its citizens residing in unincorporated areas of the County, and the City is willing to provide such services as hereinafter set forth and provided.

NOW, THEREFORE, it is mutually agreed by and between the parties hereto as follows:

Section 1. That the recitals set forth above are true and correct and incorporated herein.

Section 2. Definitions. The following words shall have the following meanings when used in this Agreement:

a) "Call" means each response by the City of Rockwall Fire Department to rescues, auto accidents, actual fire, false alarms, fires to be found extinguished on arrival of the City's fire unit or units, potential fire situations or emergencies.

b) "Chief Administrative Officer" means the Mayor or City Manager of the City.

c) "District" means the area within the boundaries of Rockwall County, Texas, for which the City of Rockwall Fire Department has permanent responsibility for first alarm response to fires in such district. This includes Public Protected Classification, outside protected areas, and Fire Districts defined by the Texas Department of Insurance.

d) "Employed" means a fire fighter who is paid a salary by the City, or volunteer fire fighter.

e) "Fire Chief" means the Fire Chief of the City or his duly authorized designees.

f) "Fire Fighter" means a fire fighter of the City.

g) "Requesting Party" means the entity requesting fire protection assistance from the City for fire services for residents of the County, but not living within any city's incorporated limit.

Section 3. The parties hereto hereby agree that the City will provide fire equipment and services to points in the County which are outside the corporate limits of any city in the County, but inside the boundary limits known as First Alarm County District for the City. Areas outside such boundary shall be known as the Second Alarm County District for the City, and a closer fire department shall be notified for first response.

Section 4. In consideration of such service, the County will pay to the City the sum of fifty-four thousand nine hundred twenty-seven (54,927) dollars for calls outside the corporate limits of any city in the County subject to annual funding approval by the Rockwall County Commissioner's Court during the regular budget process. Said payment shall be made on an annual basis upon written request from the City to the Rockwall County Auditor and will be payable within thirty (30) days after receipt of such, by the Auditor's Office.

Section 5. County hereby gives and grants to the City full and complete authority to operate its fire fighting vehicles on and over public roads, highways, and other thoroughfares of the County and other public places.

Section 6. City shall, at its own cost and expense, purchase and keep in force at all times insurance for the minimum amount of liability under the Texas Tort Claims Act. City agrees to provide copies of such policy or policies of insurance and/or other evidence satisfactory to the County Auditor of Rockwall County, Texas.

Section 7. The Fire Chief shall be the sole judge of the amount and type of equipment and number of personnel dispatched to calls made pursuant to this Agreement. Said Fire Chief, or his designee, shall be in charge of the firefighting techniques used in response to any calls.

For each call made pursuant to this Agreement, the Fire Chief shall prepare a report showing the date, location, and description of the call. True copies of such reports shall be on file with the Fire Chief and available for review by the County Auditor or Commissioner's Court of the County.

Section 8. City hereby agrees to render services to other Fire Districts within the County if backup emergency assistance is requested. The City's fire fighters shall report to the Requesting Party's Officer In Control at the location to which they have been assigned, and shall be under the command of the Requesting Party's Fire Chief and will be released when their services are no longer required.

Calls for assistance may be aborted only by (1) another Fire Department at the scene; (2) an officer of the Sheriff's Department at the scene; (3) a State Department of Public Safety Officer at the scene; (4) the responding department's Fire Chief or designee; (5) or Dispatch.

Section 9. While any fire fighter, regularly employed as such by the City, is in the service of the Requesting Party, such fire fighter shall be a fire fighter of the Requesting Party and be under the command of the Requesting Party's Chief, with all the powers of a regular fire fighter of the Requesting Party, as fully as if such fire fighter were within the territorial limits of the governmental entity where such fire fighter is regularly employed. A fire fighter's qualifications for employment by the governmental entity by which he or she is regularly employed shall constitute such fire fighter's qualifications for such position within the territorial limits of the Requesting Party, and no other oath, bond or compensation need be made.

Section 10. Each party to this Agreement expressly waives the right to recovery from the other party for reimbursement of wages, disability, pension payments, damages to equipment and clothing, medical expenses, travel, food and lodging expenses.

Section 11. Any fire fighter or other person who is assigned, designated or ordered by the Fire Chief of the party which regularly employs such, to perform duties pursuant to this Agreement, shall receive the same wages, salary, pension, compensation and all other rights for such service, including injury benefits, death benefits, and worker's compensation benefits, as if the service had been rendered within the territorial limits of the party where such fire fighter is regularly employed. Moreover, all wage and disability payments, including worker's compensation benefits, pension payments, damage to equipment and clothing, medical expenses, and expenses of travel, food and lodging, shall be paid by the party which regularly employs such person in the same manner as if the service had been rendered within the territorial limits of the party where such fire fighter is regularly employed.

Section 12. In the event that any person performing fire fighting services pursuant to this Agreement shall be cited as a party to any civil lawsuit, state or federal, arising out of the performance of those services, such fire fighter shall be entitled to the same benefits that he or she would be entitled to receive if such civil action had arisen out of the performance of such person's

duties as a member of the department where and in the jurisdiction of the party where such person is regularly employed.

Section 13. Each party to this Agreement expressly waives all claims against the other party for compensation arising from loss, damage, personal injury or death occurring as a consequence of the performance of this Agreement.

Section 14. Third party claims against parties hereto shall be governed by the Texas Tort Claims Act or other appropriate statutes, charters and ordinances of the parties.

Section 15. It is expressly understood and agreed that by executing this Agreement, neither party waives, nor shall be deemed hereby to waive, any immunity or defense that would otherwise by available to it, against claims arising in the exercise of governmental powers and functions.

Section 16. This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, executors, administrators, legal representatives, successors and assigns.

Section 17. This Agreement shall be governed by and constructed in accordance with the laws of the State of Texas. Venue shall be in Rockwall County, Texas.

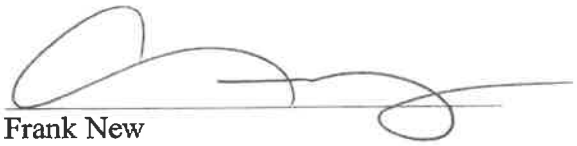
Section 18. If any one or more of the provisions contained in this Agreement shall, for any reason, be held to be invalid, illegal or unenforceable in any respect, such invalidity or illegality shall be construed as if such invalid, illegal or unenforceable provision had never been contained herein, and shall not render the entire Agreement invalid.

Section 19. This Agreement constitutes the entire Agreement and understanding between parties. Any modification, change or amendment to this Agreement shall be in writing and approved by both parties.

Section 20. This Agreement shall become effective as of October 1, 2025 and shall continue through September 30, 2026.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed under authority of appropriate action taken by their respective governing bodies.

COUNTY OF ROCKWALL, TEXAS



Frank New
County Judge

Date: 9-23-25

CITY OF ROCKWALL, TEXAS

_____
Tim McCallum, Mayor

Date: _____

_____
Fire Chief

Date: _____

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:	October 6, 2025
APPLICANT:	John McKinney; *M&J Ranch Trail Holdings, LLC.*
CASE NUMBER:	P2025-031; *Replat for Lots 23 & 24, Block A, Rainbo Acres Addition*

SUMMARY

Consider a request by John McKinney of M & J Ranch Trail Holdings, LLC for the approval of a *Final Plat* for Lots 23 & 24, Block A, Rainbo Acres Addition being a 4.986-acre parcel of land identified as a portion of Lot 18 of the Rainbo Acres Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 365 Ranch Trail, and take any action necessary.

PLAT INFORMATION

☑ *Purpose.* The applicant is requesting the approval of a *Replat* for a 4.986-acre tract of land [*i.e. A portion of Lot 18 of the Rainbo Acres Addition*] for the purpose of dedicating easements for the development of the *Office Building* on the subject property and creating one (1) additional lot [*i.e. Lots 23 & 24, Block A, Rainbo Acres Addition*].

☑ *Background.* On October 25, 1962, a final plat was filed with Rockwall County that establish the subject property as Lot 18 and the south portion of Lot 19, of the Rainbo Acres Addition. The subject property was annexed into the City of Rockwall on May 17, 2004 [*Case No. A2004-001*] by *Ordinance No. 04-34*. At the time of annexation the subject property was zoned Agricultural (AG) District. On December 2, 2013, the City Council approved a rezoning request [*Case No. Z2013-030*] for the subject property changing the zoning from an Agricultural (AG) District to a Commercial (C) District. The Planning and Zoning Commission has previously approved two (2) site plans [*Case No. SP2019-003 & SP2019-043*], however the subject property has remained vacant since the time of annexation. On March 14, 2023, the Planning and Zoning approved a site plan [*Case No. SP2023-007*] to allow the construction of an *Office Building* on the subject property. Following this approval, the Planning and Zoning Commission approved amended site plan [*Case No. SP2024-022*] that amended the building elevations for the approved *Office Building*.

☑ *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 23 & 24, Block A, Rainbo Acres 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 30, 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	365 RANCH TRAIL, ROCKWALL 75032				
SUBDIVISION		LOT		BLOCK	
GENERAL LOCATION	BETWEEN HORIZON RD AND COUNTY LINE RD				

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	M&J RANCH TRAIL HOLDINGS LLC	☐ APPLICANT	
CONTACT PERSON	JOHN MCKINNEY	CONTACT PERSON	JOHN MCKINNEY
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 JOHN MCKINNEY [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."

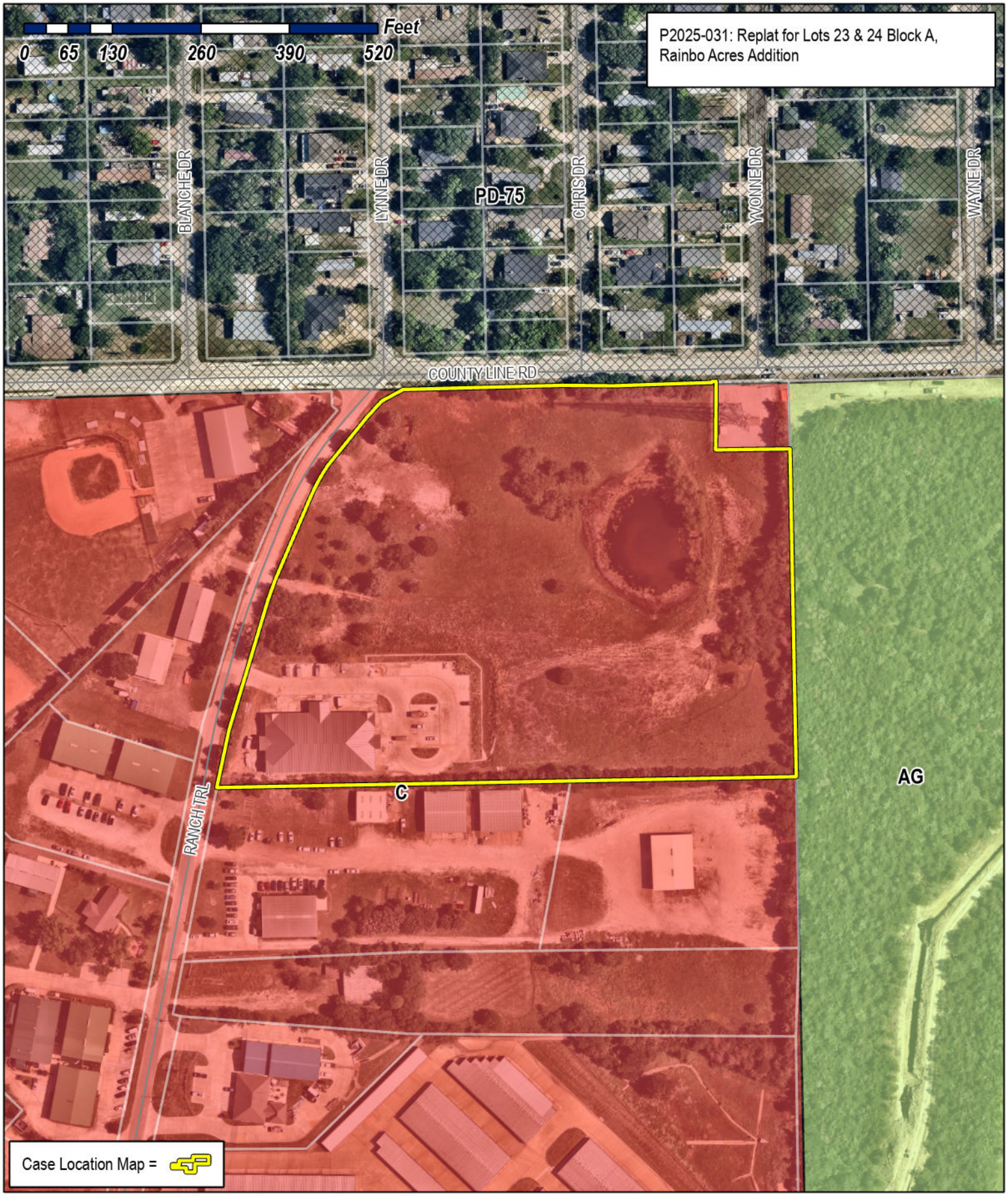
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 3rd *DAY OF* September, 2025

OWNER'S SIGNATURE [signature]

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

JESSICA NAOMI YANEZ
Notary Public, State of Texas
Comm. Expires 01/23/2027
Notary ID 13416034-3

MY



City of Rockwall

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

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

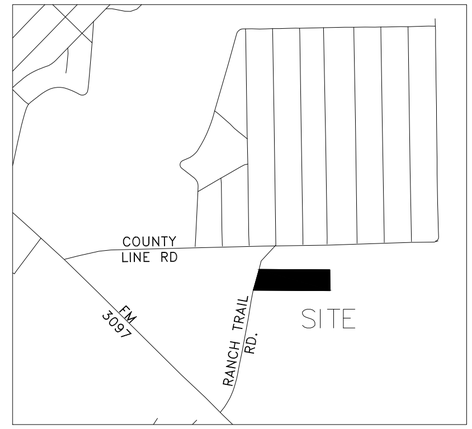
NOTES:

1. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE SUBJECT PROPERTY
2. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OF TITLE.
3. THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGEMENT BY THE SURVEYOR, WHICH IS HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
4. SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.
5. THE FINDINGS AND OPINIONS OF CES, REFLECTED HEREON ARE PRIVILEGED, CONFIDENTIAL AND INTENDED FOR THE USE OF THE INDIVIDUAL OR ENTITY FOR WHOM THIS WORK WAS PREPARED. IT IS UNDERSTOOD THAT THE USE OF, RELIANCE ON, OR PRODUCTION OF SAME, IN WHOLE OR IN PART, BY OTHERS WITHOUT EXPRESS WRITTEN CONSENT OF CES, IS PROHIBITED AND WITHOUT WARRANTY, EXPRESS OR IMPLIED. CES SHALL BE HELD HARMLESS AGAINST DAMAGES OR EXPENSES RESULTING FROM SUCH UNAUTHORIZED USE, RELIANCE OR REPRODUCTION. COPYRIGHT 2025. ALL RIGHTS RESERVED.
6. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF TITLE REPORT, CERTAIN EASEMENTS AND/OR BUILDING LINES MAY HAVE BEEN GRANTED WHICH ARE NOT REFLECTED HEREON, THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
7. ELEVATIONS AND DIRECTIONAL CONTROL ARE BASED ON NAD83 TX N CENTRAL 4202, NAVD88(GEOID 18) GPS OBSERVATIONS
8. 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 THE PLAT BY CITY DOES NOT CONSTITUTE AND REPRESENTATION, ASSURANCE, OR GUARANTEE THAT ANY BUILDING WITHIN SUCH PLAT SHALL BE APPROVED, NOR SHALL SUCH APPROVAL CONSTITUTE ANY REPRESENTATION, ASSURANCE, OR GUARANTEE BY THE CITY OF THE ADEQUACY AND AVAILABILITY FOR WATER FOR PERSONAL USE AND FIRE PROTECTION WITHIN SUCH PLAT, AS REQUIRED UNDER ORDINANCE 83-53
9. SUBJECT PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION OF "X" BY THE SECRETARY OF HOUSING & DEVELOPMENT ON FLOOD INSURANCE RATE MAP NO. FEMA-MAP 48397C 0040L, EFFECTIVE DATE OF 09-26-2008, FOR COMMUNITY PANEL NO. 480547, CITY OF ROCKWALL, TEXAS.THIS FLOOD STATEMENT SHALL NOT INCUR ANY LIABILITY UPON THE PART OF THE SURVEYOR.
10. PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE, REPAIRS, AND/OR REPLACEMENTS OF DRAINAGE AND DETENTION EASEMENTS ON SITE.

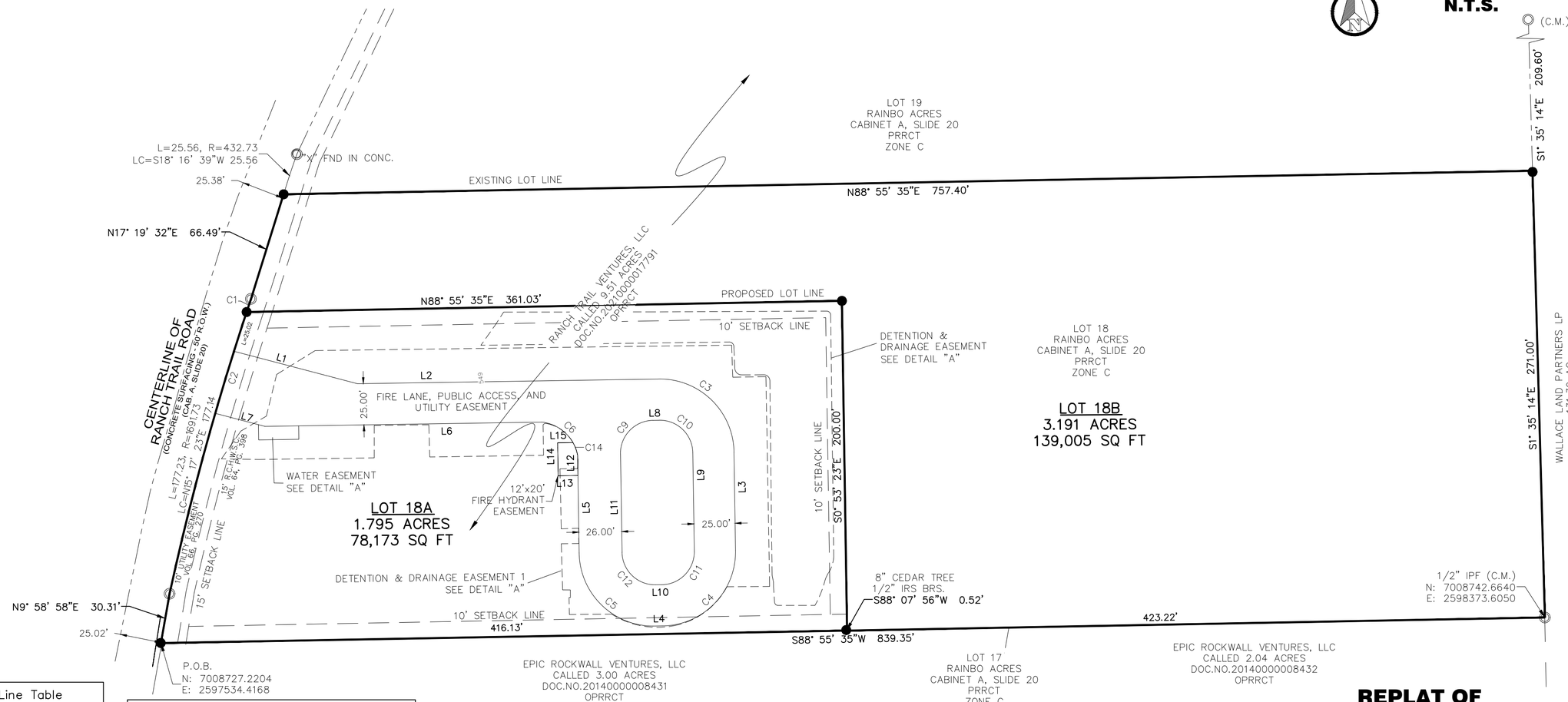
N

0 50 100 FEET

SCALE 1" = 50'



VICINITY MAP
N.T.S.



Line Table		
Line #	Direction	Length
L1	S75° 16' 20"E	77.45'
L2	N89° 06' 37"E	182.62'
L3	S0° 53' 23"E	59.74'
L4	S89° 06' 37"W	5.81'
L5	N0° 53' 23"W	59.33'
L6	S89° 06' 37"W	167.98'
L7	N75° 16' 20"W	31.16'
L8	N89° 06' 37"E	3.80'
L9	S0° 53' 23"E	59.74'
L10	S89° 06' 37"W	3.80'
L11	N0° 53' 23"W	59.74'
L12	N0° 53' 23"W	9.88'
L13	N89° 06' 37"E	12.00'
L14	S0° 53' 23"E	15.00'
L15	S89° 06' 37"W	10.51'

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	8.38'	1691.73'	0.28	N18° 25' 58"E	8.38'
C2	39.32'	1691.73'	1.33	S16° 46' 40"W	39.32'
C3	70.69'	45.00'	90.00	S45° 53' 23"E	63.64'
C4	70.69'	45.00'	90.00	S44° 06' 37"W	63.64'
C5	69.70'	45.01'	88.72	N45° 15' 06"W	62.94'
C6	31.59'	25.00'	72.39	N47° 10' 07"W	29.53'
C7	19.86'	50.00'	22.75	N79° 30' 45"W	19.73'
C8	42.29'	25.00'	96.92	S63° 24' 14"W	37.43'
C9	31.42'	20.00'	90.00	N44° 06' 37"E	28.28'
C10	31.42'	20.00'	90.00	S45° 53' 23"E	28.28'
C11	31.42'	20.00'	90.00	S44° 06' 37"W	28.28'
C12	31.42'	20.00'	90.00	N45° 53' 23"W	28.28'
C13	28.99'	1691.73'	0.98	N17° 08' 16"E	28.99'
C14	5.34'	25.00'	12.23	N17° 05' 21"W	5.33'

LEGEND

◎	1/2" IRON REBAR FOUND UNLESS OTHERWISE NOTED
●	IRON ROD SET WITH CAP STAMPED "CES 10194747" UNLESS OTHERWISE NOTED
IPF	IRON PIPE FOUND
OPRRCT	OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TX
PRRCT	PLAT RECORDS OF ROCKWALL COUNTY, TX
(C.M.)	CONTROL MONUMENT

SURVEYOR/ENGINEER:

JACOB HOLMES (SURVEYOR)
MITCH LENAMOND (ENGINEER)
CORNERSTONE ENGINEERING & SURVEYING
P.O. BOX 1439
MANSFIELD, TX 76063
(817) 940-6027

OWNER:

JOHN MCKINNEY
RANCH TRAIL VENTURES, LLC
315 RANCH TRAIL
ROCKWALL, TEXAS 75032

DATE PREPARED: 9/11/2025

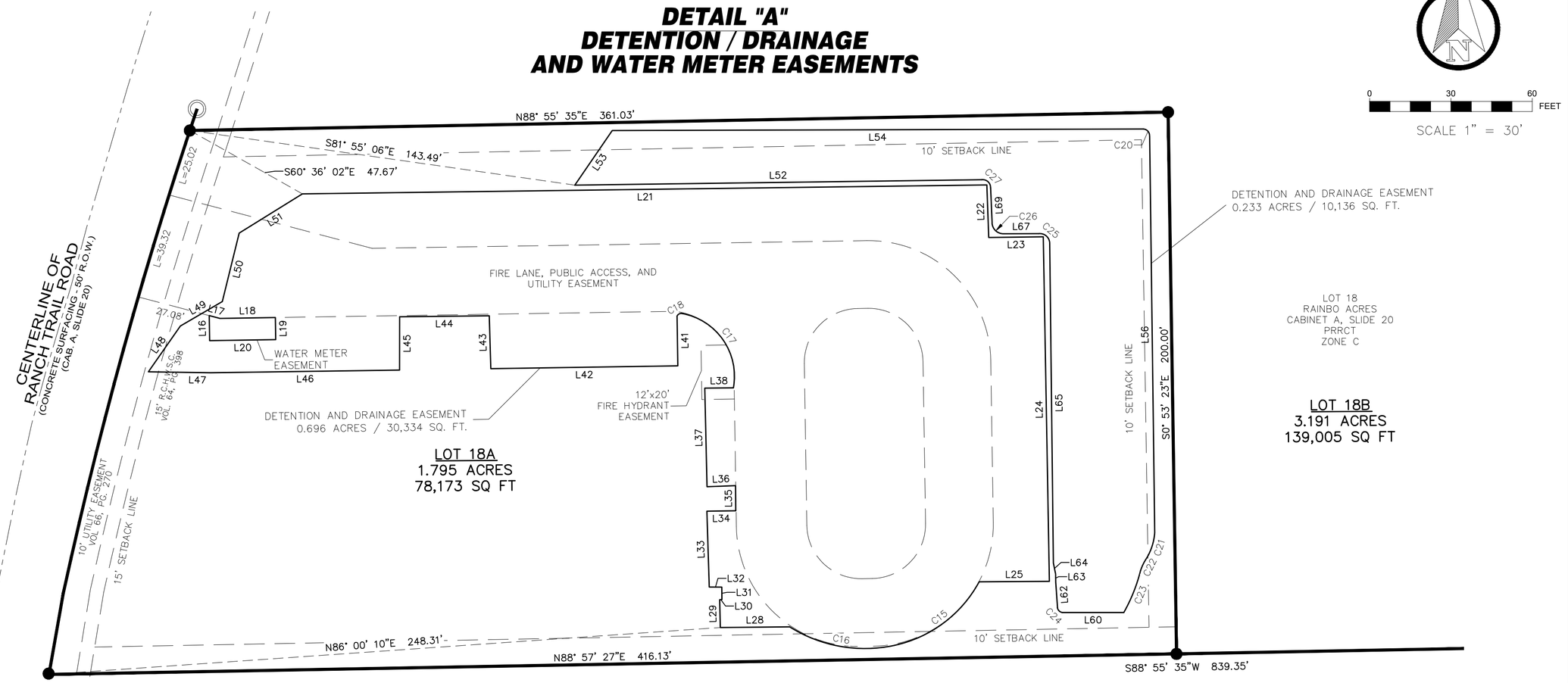
REPLAT OF
RAINBO ACRES ADDITION, LOT 18

LOTS 18A & 18B
2 LOTS
4.986 ACRES / 217,178 SQ FT
SITUATED IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SHEET 1 OF 3

CORNERSTONE ENGINEERING & SURVEYING
ENGINEER FIRM NO. 24969
SURVEY FIRM NO. 10194747
P.O. BOX 1439, MANSFIELD, TX 76063
OFFICE (817) 940-6027

DETAIL "A"
DETENTION / DRAINAGE
AND WATER METER EASEMENTS



LEGEND

1/2" IRON REBAR FOUND UNLESS OTHERWISE NOTED	◎
IRON ROD SET WITH CAP STAMPED "CES 10194747" UNLESS OTHERWISE NOTED	●
IRON PIPE FOUND	IPF
OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TX	OPRRCT
PLAT RECORDS OF ROCKWALL COUNTY, TX	PRRCT
CONTROL MONUMENT	(C.M.)
WATER SURFACE ELEVATION	WSEL

Line Table		
Line #	Direction	Length
L16	N0° 53' 23"W	9.24'
L17	S75° 16' 20"E	4.08'
L18	N89° 06' 37"E	20.44'
L19	S0° 53' 23"E	8.14'
L20	S89° 06' 37"W	24.38'
L21	N89° 15' 12"E	252.57'
L22	S2° 03' 42"E	19.42'
L23	N89° 16' 02"E	20.12'
L24	S1° 00' 43"E	127.20'
L25	S89° 38' 30"W	25.87'
L28	S89° 28' 27"W	25.63'
L29	N1° 10' 29"W	10.27'
L30	N88° 04' 05"E	0.83'
L31	N0° 41' 33"W	4.63'
L32	N89° 42' 00"W	4.64'
L33	N1° 44' 43"W	28.01'
L34	N89° 16' 48"E	10.63'
L35	N0° 23' 55"W	9.28'
L36	S87° 50' 08"W	10.55'
L37	N1° 16' 14"W	36.42'

Line Table		
Line #	Direction	Length
L38	N89° 30' 51"E	10.55'
L41	S0° 52' 00"E	18.31'
L42	S89° 08' 10"W	69.01'
L43	N1° 41' 43"W	19.54'
L44	S89° 19' 50"W	33.08'
L45	S0° 02' 17"W	19.66'
L46	S89° 11' 25"W	69.70'
L47	N89° 07' 31"W	22.98'
L48	N34° 55' 13"E	20.60'
L49	N59° 41' 43"E	17.91'
L50	N13° 51' 17"E	26.03'
L51	N58° 10' 36"E	27.45'
L52	S89° 14' 40"W	150.16'
L53	N34° 24' 44"E	24.40'
L54	N89° 49' 37"E	195.97'
L56	S0° 43' 44"E	146.52'
L60	S89° 58' 19"W	22.64'
L62	N4° 00' 20"W	9.30'
L63	N0° 53' 23"W	3.08'
L64	N11° 24' 34"W	4.19'

Line Table		
Line #	Direction	Length
L65	N0° 38' 52"W	118.14'
L67	S89° 47' 20"W	12.87'
L69	N2° 25' 23"W	12.96'

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C15	40.53'	46.72'	49.70	S53° 12' 29"W	39.27'
C16	40.07'	52.03'	44.12	N79° 51' 01"W	39.09'
C17	37.06'	23.53'	90.24	N34° 38' 30"W	33.34'
C18	2.27'	1.61'	81.13	S61° 21' 10"W	2.09'
C20	3.90'	2.45'	91.40	S41° 29' 55"E	3.50'
C21	9.73'	21.28'	26.19	S17° 33' 04"W	9.64'
C22	5.25'	18.10'	16.63	S26° 10' 34"W	5.23'
C23	16.68'	62.16'	15.38	S21° 44' 05"W	16.63'
C24	2.83'	2.14'	75.92	N44° 57' 54"W	2.63'
C25	5.92'	3.64'	93.30	N50° 02' 58"W	5.29'
C26	6.51'	4.15'	89.84	N47° 42' 34"W	5.86'
C27	5.09'	2.90'	100.72	N46° 54' 27"W	4.46'

SURVEYOR/ENGINEER:

JACOB HOLMES (SURVEYOR)
MITCH LENAMOND (ENGINEER)
CORNERSTONE ENGINEERING & SURVEYING
P.O. BOX 1439
MANSFIELD, TX 76063
(817) 940-6027

OWNER:

JOHN MCKINNEY
RANCH TRAIL VENTURES, LLC
315 RANCH TRAIL
ROCKWALL, TEXAS 75032

DATE PREPARED: 9/11/2025

REPLAT OF
RAINBO ACRES ADDITION, LOT 18
LOTS 18A & 18B
2 LOTS
4.986 ACRES / 217,178 SQ FT
SITUATED IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SHEET 2 OF 3

CORNERSTONE ENGINEERING & SURVEYING
ENGINEER FIRM NO. 24969
SURVEY FIRM NO. 10194747
P.O. BOX 1439, MANSFIELD, TX 76063
OFFICE (817) 940-6027

OWNERS CERTIFICATE
STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS M & J RANCH TRAIL HOLDINGS, LLC is the owner of Lot 18 of the RAINBO ACRES ADDITION, an addition to the City of Rockwall, Texas According to the plat recorded in Cabinet A, Slide 20, of the Plat Records of Rockwall County Texas, same being a portion of a called 9.51 acre tract as described in the deed to Ranch Trail Ventures, LLC, recorded in Document No. 20210000017791 of the Official Public Records of Rockwall County, Texas, (OPRRCT), situated in the W.W. FORD SURVEY, A-80, within the City of Rockwall, Rockwall County, Texas, and being further described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found in the East right of way line of Ranch Trail Rd (50' ROW), for the Southwest corner of said Lot 18, same being the Northwest corner of Lot 17 of said RAINBO ACRES ADDITION, and being the Northwest corner of a 3.00 acre tract described in a deed to Epic Rockwall Ventures, LLC recorded in Doc. No. 20140000008431 (OPRRCT) ;

THENCE along the East ROW line of said Ranch Trail Rd. in common with the West line of said Lot 18, as follows:

North 09° 58' 58" East, 30.31 feet to a 1/2" iron rod found, and being at the beginning of a curve to the right whose radius is 1691.73 feet, and

along said curve a distance of 185.61 feet to 1/2" iron rod found, the long chord of said curve is North 15° 25' 54" East 185.51, and

North 17° 19' 32" East, 66.49 feet to a 1/2" iron rod set with an yellow cap stamped "CES 10194747" for the Northwest corner of said Lot 18, same being the Southwest corner of Lot 19 of said RAINBO ACRES ADDITION;

THENCE along the South line of said Lot 19 in common with the North line of said Lot 18, North 88° 55' 35" East a distance of 757.40 feet to a 1/2" iron rod set with an yellow cap stamped "CES 10194747" for the common east corner of same, same being in the West line of a 131.39 acre tract described in a deed to Wallace Land Partners L P, and recorded in Vol. 2017 Pg. 76 Rockwall County Records, Texas;

THENCE along the West line of said 131.39 acre tract, common with the East line of said Lot 18, South 01° 35' 14" East a distance of 271.00 feet to a 1/2" iron pipe found for the Southeast corner Said Lot 18, same being the Northeast corner of Lot 17, and the Northeast corner of a called 2.04 acre tract described in a deed to Epic Rockwall Ventures, LLC recorded in Doc. No, 20140000008432 (OPRRCT);

THENCE along the said common line, and continuing with the North line of said 3.00 acre Tract, South 88° 55' 35" West a distance of 839.35 feet to the POINT OF BEGINNING containing 217,178 square feet or 4.986 acres, as surveyed.

SURVEYORS CERTIFICATE

I, Jacob N. Holmes, a Registered Professional Land Surveyor, licensed by the State of Texas, do hereby certify that I have prepared this plat from an actual survey of the land and that the corner monuments shown hereon were found and/or properly placed under supervision in accordance with the platting rules and regulations of the City of Forney, Kaufman County, Texas.

WITNESS MY HAND AT BELL COUNTY, TEXAS this the _____ day of _____2025

PRELIMINARY FOR REVIEW ONLY
NOT FOR RECORDING - 9/11/25

Jacob N. Holmes

Texas Registered Professional Land Surveyor # 6482

State of Texas

County of _____

Before me, the undersigned , a notary public for said County and State , appeared Jacob N. Holmes , 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.

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

Notary Public in and for the County of _____ , Texas.

_____ _____
Chairman Date

Planning & Zoning Commission

APPROVED:

I hereby certify that the above and foregoing plat of RAINBO ACRES ADDITION, LOT 18, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____day of_____, 2025

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

WITNESS, our hands, this the_____day of_____, 2025.

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

_____
City Engineer

OWNERS DEDICATION
STATE OF TEXAS
COUNTY OF ROCKWALL

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, M&J RANCH TRAIL HOLDINGS, LLC., the undersigned owner of the land shown on this plat. and designated herein as RAINBO ACRES ADDITION, LOT 18, 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 the RAINBO ACRES ADDITION, LOT 18, addition have been notified and signed this plat. I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities·desiring to use or using same. I also understand the following;

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

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

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

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

OWNERS M & J RANCH TRAIL HOLDINGS, LLC

Witness our hands on _____ day of _____ , 2025.

_____
MICHAEL DAUL - OWNER

_____
JOHN McKINNEY - OWNER

State of Texas

County of _____

Before me, the undersigned , a notary public for said County and State , appeared _____ , known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

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

_____
Notary Public in and for the County of _____ , Texas.

State of Texas

County of _____

Before me, the undersigned , a notary public for said County and State , appeared _____ , known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

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

_____
Notary Public in and for the County of _____ , Texas.

SURVEYOR/ENGINEER:

JACOB HOLMES (SURVEYOR)
MITCH LENAMOND (ENGINEER)
CORNERSTONE ENGINEERING & SURVEYING
P.O. BOX 1439
MANSFIELD, TX 76063
(817) 940-6027

OWNER:

JOHN McKINNEY / MICHAEL DUAL
M & J RANCH TRAIL HOLDINGS, LLC
315 RANCH TRAIL
ROCKWALL, TEXAS 75032

DATE PREPARED: 9/11/2025

REPLAT OF
RAINBO ACRES ADDITION, LOT 18

LOTS 18A & 18B
2 LOTS
4.986 ACRES / 217,178 SQ FT
SITUATED IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SHEET 3 OF 3

CORNERSTONE
ENGINEERING & SURVEYING
ENGINEER FIRM NO. 24969
SURVEY FIRM NO. 10194747
P.O. BOX 1439, MANSFIELD, TX 76063
OFFICE (817) 940-6027

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:	October 6, 2025
APPLICANT:	Ariel Palacios
CASE NUMBER:	P2025-033; *Final Plat for Lot 2, Block G, Lake Rockwall Estates East Addition*

SUMMARY

Consider a request by Alejandro Perales on behalf of Ariel Palacios for the approval of a *Final Plat* for Lot 2, Block G, Lake Rockwall Estates East Addition being an 0.17-acre parcel of land identified as Lot 910-A0 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 178 Lynne Drive, and take any action necessary.

PLAT INFORMATION

☑ *Purpose.* The applicant is requesting the approval of a *Final Plat* for a 0.17-acre parcel of land (*i.e. Lot 910-A0, of the Rockwall Lake Estates #2 Addition*) for the purpose of dedicating the necessary easements for the construction of a single-family home.

☑ *Background.* The subject property was originally platted as Lot 910-A with the Rockwall Lake Properties Development No. 2 Addition, which was filed with Rockwall County on April 23, 1968. On February 17, 2009, the subject property -- *along with the rest of the Lake Rockwall Estates Subdivision* -- was annexed into the City of Rockwall by *Ordinance No. 09-07*. On September 21, 2009, the City Council rezoned the Lake Rockwall Estates Subdivision from an Agricultural (AG) District to Planned Development District 75 (PD-75) [*Ordinance No. 09-37*] for Single-Family 7 (SF-7) District land uses. On January 4, 2016, the City Council amended Planned Development District 75 (PD-75) with *Ordinance No. 16-01*, which made changes to the *Consideration of a Special Request* section of the ordinance. At the time of annexation, there was a 1,064 SF mobile home situated on the subject property; however, based on the City's aerial images this structure was removed between 2023-2024. On February 3, 2025, the City Council approved a *Specific Use Permit (SUP)* [*Case No. Z2024-064*] by *Ordinance No. 25-08* (*S-353*) for the purpose of constructing a single-family home on the subject property.

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

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

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

CONDITIONS OF APPROVAL

If the City Council chooses to approve of the *Final Plat* for *Lot 2, Block G, Lake Rockwall Estates East Addition*, staff would propose the following conditions of approval:

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

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

PLANNING AND ZONING COMMISSION

On September 30, 2025, the Planning and Zoning Commission approved a motion to approve 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	178 Lynne Drive Rockwall, Tx 75032				
SUBDIVISION		LOT	910A	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	Ariel Palacios	☐ APPLICANT	Alejandro & Esperanza Perales
CONTACT PERSON		CONTACT PERSON	Alejandro Perales
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 Ariel Palacios [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."

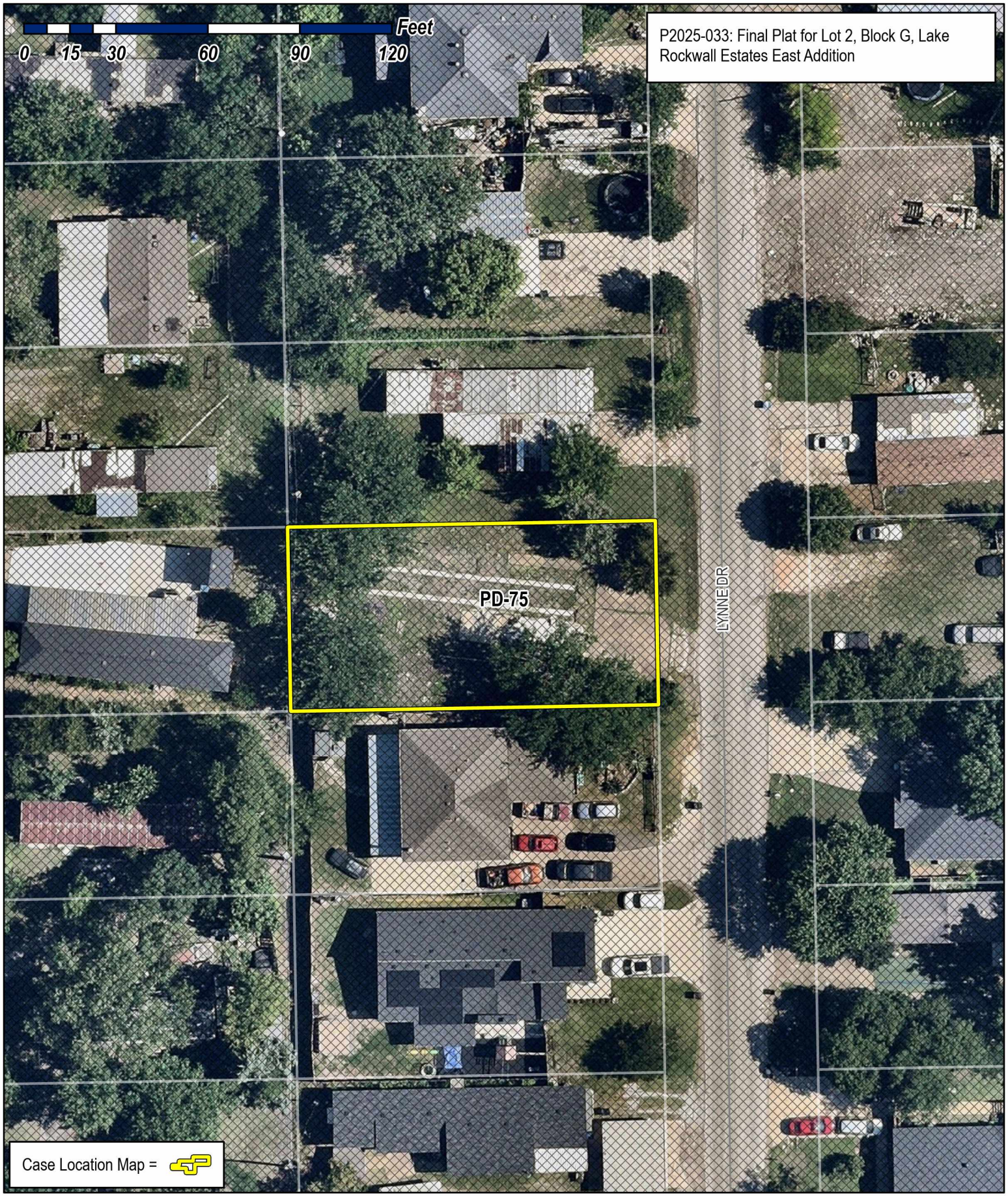
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 11 DAY OF September, 2025

OWNER'S SIGNATURE [signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Erika Minjarez

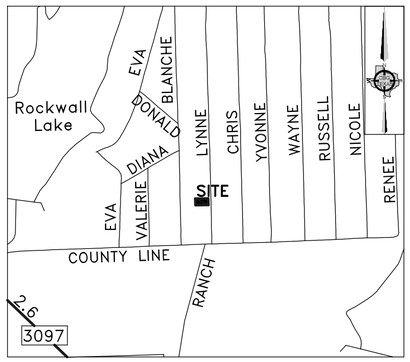
ERIKA MINJAREZ
Notary Public, State of Texas
Comm. Expires 12-05-2026
Notary ID 130043629

MY COMMISSION EXPIRES 12-05-2026



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.

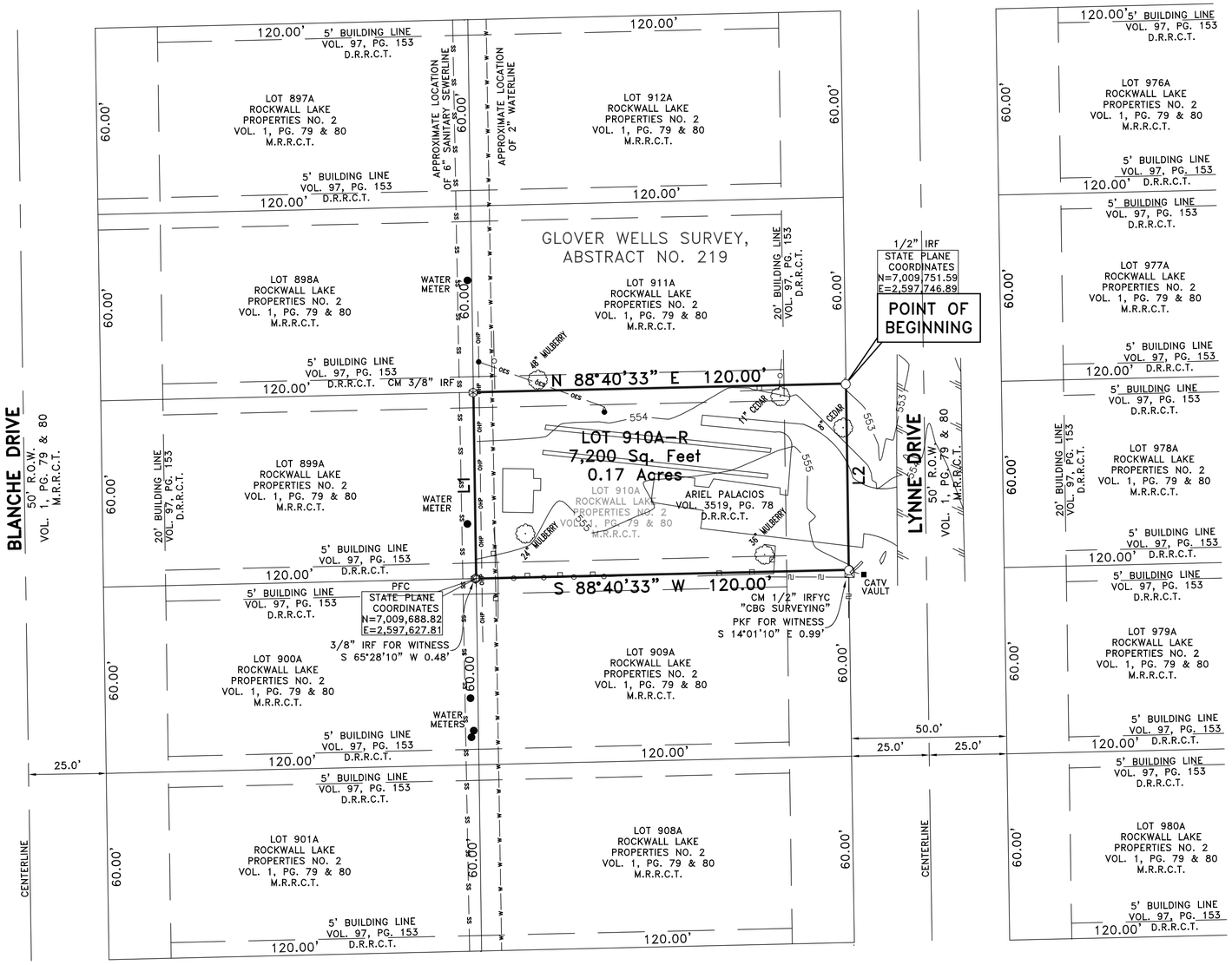


VICINITY MAP
NOT TO SCALE

30' 15' 0 30' 60'

SCALE: 1" = 30'

LINE	BEARING	DISTANCE
L1	N 00°51'00" W	60.00'
L2	S 00°51'00" E	60.00'



LEGEND:

IRF = IRON ROD FOUND
IRF YC = 1/2 INCH IRON ROD FOUND WITH YELLOW CAP
PKF = PK NAIL FOUND FOR CORNER
CM = CONTROLLING MONUMENT
VOL. = VOLUME
PG. = PAGE
R.O.W. = RIGHT-OF-WAY
SQ. FT. = SQUARE FEET
M.R.R.C.T. = MAP RECORDS, ROCKWALL COUNTY, TEXAS
D.R.R.C.T. = DEED RECORDS, ROCKWALL COUNTY, TEXAS

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

GENERAL NOTES:

1) THE BASIS OF BEARINGS FOR THIS SURVEY IS THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, (4202) GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS.

2) THE PURPOSE OF THIS REPLAT IS TO CREATE 1 LOT OUT OF 1 LOT FOR DEVELOPMENT.

3) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.

4) ACCORDING TO THE F.I.R.M. IN MAP NO. 48397C0040L, THIS PROPERTY DOES LIE IN ZONE X AND THE STRUCTURE DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE, EFFECTIVE 09/26/2008.

5) PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE, REPAIR, AND RECONSTRUCTION OF ALL DRAINAGE AND DETENTION SYSTEMS IN EASEMENTS.

6) NO IMPROVEMENTS OR STRUCTURES ALLOWED IN THE FLOODPLAIN OR DRAINAGE EASEMENT WITHOUT CITY APPROVED FLOOD STUDY.

7) PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN VOL. 97, PG. 153

OWNER: ARIEL PALACIOS
406 E. R ELLIS,
ROCKWALL, TEXAS 75087
PHONE: (972) 800 3628
EMAIL: BEBEPEKENITO@GMAIL.COM

PRELIMINARY PLAT
PALACIOS ADDITION
LOT 910A-R,
BEING A REPLAT OF
LOT 910A, ROCKWALL LAKE PROPERTIES NO. 2
SAME BEING A 0.17 ACRES (7,200 S.F.) TRACT OF LAND
SITUATED WITHIN THE GLOVER WELLS SURVEY, ABSTRACT NO. 219
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CBG SURVEYING TEXAS LLC
PROFESSIONAL LAND SURVEYORS
DFW - Houston - East Texas - Austin - San Antonio
PLANNING & SURVEYING
Main Office
1413 E. I-30, Ste. 7
Garland, TX 75048
P 214.349.9485
F 214.349.2216
Firm No. 10168800
www.cbgtxllc.com

SCALE: 1"=30' / DATE: 7/21/2025 / JOB NO. 2414765-01 / DRAWN BY: JLA

CASE NO. P2025-_____

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS Ariel Palacios are the owners of a tract of land situated in the Glover Wells Survey, Abstract Number 219, same being Lot 910A, Rockwall Lake Properties, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Volume 1, Page 79 & 80, Map Records, Rockwall County, Texas, also being a tract of land conveyed to Ariel Palacios by Deed recorded in Volume 3519, Page 78, Deed Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner, said corner being the Southeast corner of Lot 911A, of said Rockwall Lake Properties No. 2 Addition, same being along the West right-of-way line of Lynne Drive (a 50 foot right-of-way) recorded in Volume 1, Page 79 &80, Map Records, Rockwall County, Texas;

THENCE South 00 degrees 51 minutes 00 seconds East, along the West right-of-way line of said Lynne Drive, a distance of 60.00 feet to 1/2 inch iron rod found with yellow cap stamped "CBG Surveying" for corner, said corner being the Northeast corner of Lot 909A, of said Rockwall Lake Properties No. 2 Addition, from which a PK nail found bears South 14 degrees 01 minutes 10 seconds East, a distance of 0.99 feet for witness;

THENCE South 88 degrees 40 minutes 33 seconds West, along the North line of said Lot 909A, a distance of 120.00 feet to a point for corner, said corner being the Southeast corner of Lot 899A, of said Rockwall Lake Properties No. 2 Addition, from which a 3/8 inch iron rod found bears South 65 degrees 28 minutes 10 seconds West, a distance of 0.48 feet for witness;

THENCE North 00 degrees 51 minutes 00 seconds West, along the East line of said Lot 899A, a distance of 60.00 feet to a 3/8 inch iron rod found for corner, said corner being the Southwest corner of said Lot 911A;

THENCE North 88 degrees 40 minutes 33 seconds East, along the South lint of said Lot 120.00 feet to the POINT OF BEGINNING and containing 7,200 square feet and or 0.17 acres of land.

GENERAL NOTES:

1) THE BASIS OF BEARINGS FOR THIS SURVEY IS THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, (4202) GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS.

2) THE PURPOSE OF THIS REPLAT IS TO CREATE 1 LOT OUT OF 1 LOT FOR DEVELOPMENT.

3) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.

4) ACCORDING TO THE F.I.R.M. IN MAP NO. 48397C0040L, THIS PROPERTY DOES LIE IN ZONE X AND THE STRUCTURE DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE, EFFECTIVE 09/26/2008.

5) PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE, REPAIR, AND RECONSTRUCTION OF ALL DRAINAGE AND DETENTION SYSTEMS IN EASEMENTS.

6) NO IMPROVEMENTS OR STRUCTURES ALLOWED IN THE FLOODPLAIN OR DRAINAGE EASEMENT WITHOUT CITY APPROVED FLOOD STUDY.

7) PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN VOL. 97, PG. 153

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

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We the undersigned owner(s) of the land shown on this plat, and designated herein as the **PALACIOS ADDITION, LOT 910A-R**, an addition to Rockwall County, 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 **PALACIOS ADDITION, LOT 910A-R,** have been notified and signed this plat.

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

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

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

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

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

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

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

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

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

We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the 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.

By:_____
Ariel Palacios (Owner)

STATE OF TEXAS
COUNTY OF ROCKWALL

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

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

By:_____

printed name: _____
Notary Public in and for the State of Texas

OWNER: ARIEL PALACIOS
406 E. R ELLIS,
ROCKWALL, TEXAS 75087
PHONE: (972) 800 3628
EMAIL: BEBEPEKENITO@GMAIL.COM

SURVEYOR'S CERTIFICATE:

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Bryan Connally, a Registered Professional Land Surveyor, licensed by the State of Texas, 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.

Dated this the_____ day of _____, 2025.

RELEASED FOR REVIEW 07/21/2025 PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
_____
Bryan Connally
Texas Registered Professional Land Surveyor No. 5513

STATE OF TEXAS
COUNTY OF ROCKWALL

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

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

By:_____

printed name: _____
Notary Public in and for the State of Texas

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 of the City of Rockwall
Chairman

_____ Planning and Zoning Commission

_____ City Secretary

_____ City Engineer

SHEET 2 OF 2

PRELIMINARY PLAT
PALACIOS ADDITION
LOT 910A-R,
BEING A REPLAT OF
LOT 910A, ROCKWALL LAKE PROPERTIES NO. 2
SAME BEING A 0.17 ACRES (7,200 S.F.) TRACT OF LAND
SITUATED WITHIN THE GLOVER WELLS SURVEY, ABSTRACT NO. 219
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CBG SURVEYING TEXAS LLC
PROFESSIONAL LAND SURVEYORS
DFW - Houston - East Texas - Austin - San Antonio
PLANNING & SURVEYING
Main Office
1413 E. I-30, Ste. 7
Garland, TX 75048
P 214.349.9485
F 214.349.2216
Firm No. 10168800
www.cbgtxllc.com

SCALE: 1"=30' / DATE: 7/21/2025 / JOB NO. 2414765-01 / DRAWN BY: JLA

CASE NO. P2025-_____

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:	October 6, 2025
APPLICANT:	Jake Hodges; *Kimley-Horn and Associates*
CASE NUMBER:	P2025-034; *Final Plat for Lots 1 & 2, Block A, Rockwall Medical Building Addition*

SUMMARY

Consider a request by Jake Hodges of Kimley-Horn & Associated on behalf of Jeff Brockette of Vue Realty Group, LLC for the approval of a *Final Plat* for Lots 1 & 2, Block A, Rockwall Medical Building Addition being an 8.4841-acre tract of land identified as Tract 2-2 of the W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 10 (PD-10) for Commercial (C) District land uses, situated within the SH-205 Overlay (SH-205 OV) District, generally located at the southeast corner of the intersection of S. Goliad Street [*SH-205*] and SH-276, and take any action necessary.

PLAT INFORMATION

☑ *Purpose.* The applicant is requesting the approval of a *Final Plat* for an 8.4841-acre tract of land (*i.e. Tract 2-2, of the W.H. Barnes Survey, Abstract No. 26*) for the purpose of creating two (2) lots (*i.e. Lots 1 & 2, Block A, Rockwall Medical Building Addition*) on the subject property, and dedicating the necessary easements for the construction of a *Medical Office Building.*

☑ *Background.* The subject property was annexed on September 16, 1974 by *Ordinance No. 74-23* [*Case No. A1974-003*]. At the time of annexation, the subject property was zoned Agricultural (AG) District. On November 4, 1974, the City Council approved a zoning change from an Agricultural (AG) District to Planned Development District 10 (PD-10) [*Ordinance No. 74-32*] for *Townhouse* and *Cluster Homes* on the subject property. On February 19, 1996, the City Council approved an amendment to Planned Development District 10 [*Ordinance No. 96-03*], which superseded the previous ordinance [*Ordinance No. 74-32*] and re-designated the subject property for Commercial (C) District land uses. On April 3, 2000, the City Council approved an additional amendment to the Planned Development District 10 (PD-10) [*Ordinance No. 00-08*], which superseded the previous ordinance [*Ordinance No. 96-03*] and amended the concept plan for the Planned Development District. On August 3, 2020, the City Council approved an amendment to Planned Development District 10 (PD-10), which consolidated all of the regulating ordinances into one (1) regulating ordinance [*Ordinance No. 20-30*]. The subject property has remained vacant since annexation. On November 26, 2024, the Planning and Zoning Commission approved a *site plan* [*Case No. SP2024-*043] for a *medical office building* on a portion (*i.e. Lot 1, Block A, Rockwall Medical Office Building Addition*) of the subject property. On May 27, 2025, the Planning and Zoning Commission approved a Site Plan [*Case No. SP2025-017*] for a *medical office building* on a different portion of the property (*i.e. Lot 2, Block A, Rockwall Medical Office Building*).

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

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

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

CONDITIONS OF APPROVAL

If the City Council chooses to approve the *Final Plat* for *Lots 1 & 2, Block A, Rockwall Medical Office Building Addition*, staff would propose the following conditions of approval:

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

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

PLANNING AND ZONING COMMISSION

On September 30, 2025, the Planning and Zoning Commission approved a motion to approve 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	E Corner of the intersection of S Goliad St and SH 276				
SUBDIVISION	Unplatted - W.H. Barnes Survey, Abstract No. 26	LOT	N/A	BLOCK	N/A
GENERAL LOCATION	E Corner of the intersection of S Goliad St and SH 276				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD-10		CURRENT USE	Undeveloped	
PROPOSED ZONING	PD-10		PROPOSED USE	Medical Office	
ACREAGE	8.4841	LOTS [CURRENT]	N/A	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	Vue Realty Group, LLC	☑ APPLICANT	Kimley-Horn
CONTACT PERSON	Jeff Brockette	CONTACT PERSON	Jake Hodges
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 Jeffrey T. Brockette [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 $ 469.00 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 9th *DAY OF* September, 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."*

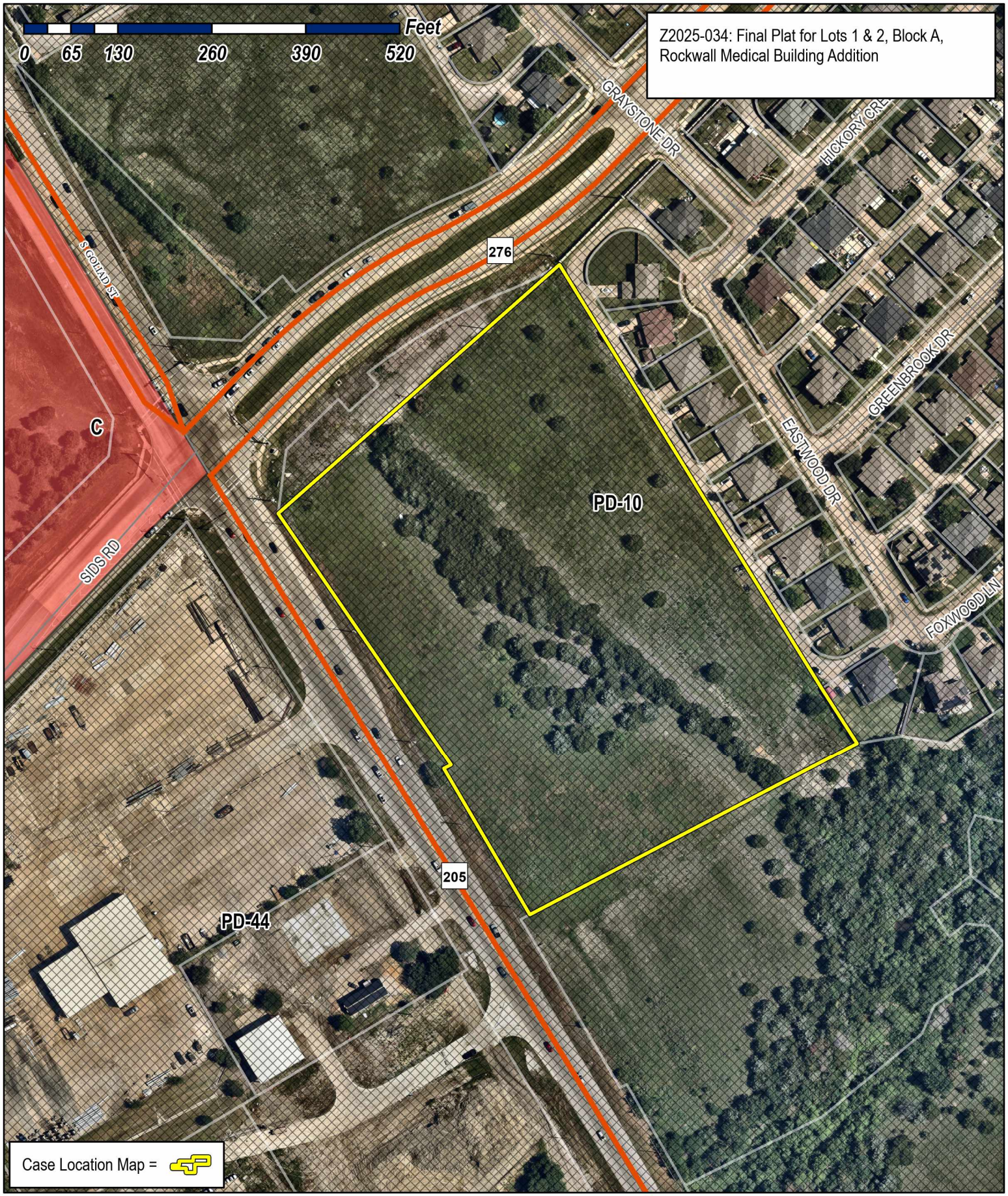
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 9th *DAY OF* September, 2025

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

KELLEY L TOMLINSON
Notary ID #133133189
My Commission Expires
June 2, 2029

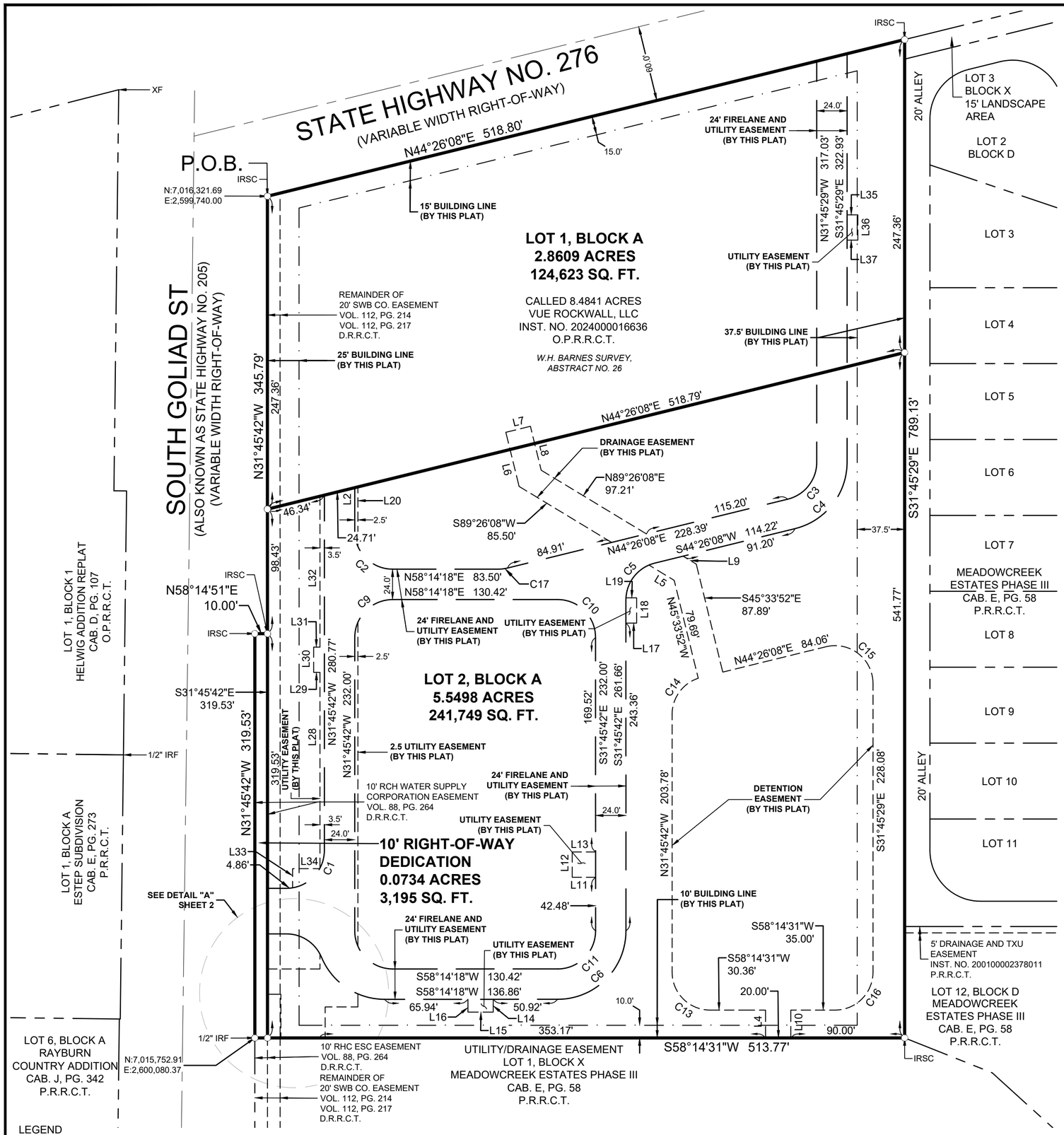
MY COMMISSION EXPIRES June 2, 2029



City of Rockwall

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

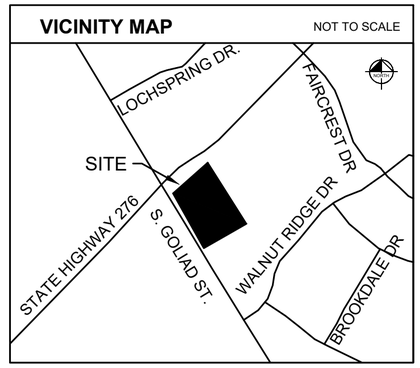
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



GRAPHIC SCALE IN FEET

60 0 30 60 120

1" = 60' @ 24X36



LINE TYPE LEGEND

———	BOUNDARY LINE
— — —	ADJACENT PROPERTY LINE
— — — —	EASEMENT LINE
— — —	BUILDING LINE
——|||——	DENIAL OF ACCESS LINE

NOTES:

Selling a portion of this addition by metes and bounds is unlawful and a violation of the subdivision ordinance of the city and chapter 212, municipal regulation of subdivisions and property development, of the Texas Local Government Code, and shall be subject to the city withholding utilities and building permits.

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

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.

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.

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

The grid coordinates shown are based upon the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983, U.S. Survey Feet (sFT), on grid coordinate values, no scale and no projection.

See sheet 2 for Line and Curve data tables and Detail A.

LEGEND

IRF = IRON ROD FOUND
IRFC = IRON ROD WITH CAP FOUND
IRSC = 5/8" IRON ROD W/ RED PLASTIC CAP STAMPED "KHA" SET
XF = "X" CUT FOUND
VOL., PG. = VOLUME, PAGE
CAB., PG. = CABINET, PAGE
SQ. FT. = SQUARE FEET
INST. NO. = INSTRUMENT NUMBER
D.R.R.C.T. = DEED RECORDS ROCKWALL COUNTY, TEXAS
P.R.R.C.T. = PLAT RECORDS ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T. = OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY, TEXAS

FINAL PLAT
ROCKWALL MEDICAL BUILDING ADDITION
LOTS 1-2, BLOCK A
8.4841 ACRES, 369,567 SQUARE FEET
W.H. BARNES SURVEY, ABSTRACT NO. 26
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CASE NO. _____

OWNER:
VUE ROCKWALL, LLC
9600 N. CENTRAL EXPRESSWAY, SUITE 100
DALLAS, TEXAS 75231
CONTACT: DANI CARR
PHONE: 817-289-0862
EMAIL: dani.carr@vuerealestate.com

ENGINEER:
KIMLEY-HORN AND ASSOC., INC.
203 WEST NASH STREET, SUITE 100
TERRELL, TEXAS 75160
CONTACT: MATT LUCAS, P.E.
PHONE: 972-770-1372
EMAIL: matt.lucas@kimley-horn.com

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

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

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	LDV	JAD	Sep. 2025	060016600	1 OF 2

DWG NAME: K:\DTD_SURVEY\060016600-VUE ROCKWALL MOB SH 276 AND GOLIAD\DWG\060016600-VUE ROCKWALL MOB SH 276 AND GOLIAD_FP DWG PLOTTED BY VALDEZ, LEONARDO 9/10/2025 7:41 AM LAST SAVED 9/9/2025 5:36 PM

OWNERS CERTIFICATION:

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS VUE ROCKWALL, LLC are the owners of a tract of land situated in the W.H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas and being all of a called 8.4841 acre tract described in Special Warranty Deed with Vendor's Lien to VUE ROCKWALL, LLC, recorded in Instrument No. 2024000016636, Official Public Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8" iron rod with red plastic cap stamped "KHA" set at the west corner of said 8.4841 acre tract, at the intersection of the northeast right-of-way line of South Goliad St. (also known as State Highway No. 205, variable width right-of-way) and the southeast right-of-way line of State Highway No. 276 (variable width right-of-way);

THENCE North 44°26'08" East, with said southeast right-of-way line of State Highway No. 276, a distance of 518.80 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for the north corner of said 8.4841 acre tract and the west corner of Meadowcreek Estates Phase III, recorded in Cabinet E, Page 58, Plat Records, Rockwall County, Texas;

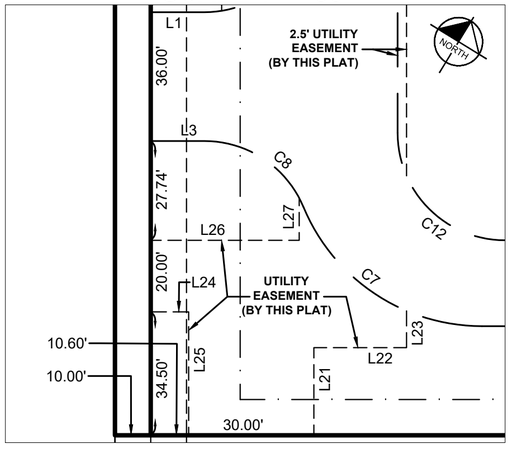
THENCE departing said southeast right-of-way line of State Highway No. 276, with the southwest and northwest lines of said Meadowcreek Estates Phase III, the following courses and distances:

South 31°45'29" East, a distance of 789.13 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for the east corner of said 8.4841 acre tract;
South 58°14'31" West, a distance of 513.77 feet to a 1/2" iron rod found for the south corner of said 8.4841 acre tract, in said northeast right-of-way line of South Goliad St.;

THENCE with said northeast right-of-way line of South Goliad St, the following courses and distances:

North 31°45'42" West, a distance of 319.53 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;
North 58°14'51" East, a distance of 10.00 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;
North 31°45'42" West, a distance of 345.79 feet to the **POINT OF BEGINNING** and containing 369,567 square feet or 8.4841 acres of land.

DETAIL A
SCALE 1" = 30'



LINE TABLE			LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N58°14'18"E	15.00'	L17	S58°14'01"W	8.50'	L33	N31°45'42"W	15.12'
L2	S31°45'42"E	34.41'	L18	S31°45'59"E	20.00'	L34	N58°14'18"E	21.44'
L3	S58°14'18"W	15.00'	L19	N58°14'01"E	8.45'	L35	N58°14'31"E	8.50'
L4	N31°45'29"W	22.00'	L20	S31°45'42"E	47.02'	L36	S31°45'29"E	20.00'
L5	S89°26'08"W	23.33'	L21	S31°45'42"E	24.50'	L37	S58°14'31"W	8.50'
L6	N45°33'52"W	44.05'	L22	S58°14'18"W	25.90'			
L7	N44°26'08"E	20.00'	L23	S31°45'42"E	10.28'			
L8	S45°33'52"E	35.76'	L24	S58°14'18"W	10.60'			
L9	N89°26'08"E	12.17'	L25	N31°45'42"W	34.50'			
L10	S31°45'29"E	22.00'	L26	N58°14'18"E	41.50'			
L11	S58°14'18"W	18.46'	L27	N31°45'42"W	11.81'			
L12	N31°45'42"W	20.00'	L28	N31°45'42"W	154.74'			
L13	N58°14'18"E	18.46'	L29	S58°14'03"W	5.00'			
L14	S31°45'29"E	10.14'	L30	N31°45'57"W	20.00'			
L15	S58°14'31"W	20.00'	L31	N58°14'03"E	5.00'			
L16	N31°45'29"W	10.12'	L32	N31°45'42"W	119.24'			

OWNERS DEDICATION:

STATE OF TEXAS §
COUNTY OF ROCKWALL §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

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

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

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

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

VUE ROCKWALL, LLC
A TEXAS LIMITED LIABILITY COMPANY

_____
Property Owner Signature

STATE OF TEXAS §
COUNTY OF ROCKWALL §

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

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

_____
Notary Public in and for the State of _____

SURVEYOR'S STATEMENT:

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, J. ANDY DOBBS, a Registered Professional Land Surveyor, licensed by the State of Texas, 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.

Dated this the _____ day of _____, 202__.

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

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

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared J. ANDY DOBBS known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

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

_____
Notary Public in and for the State of Texas

SIGNATURE BLOCK

APPROVED:

I hereby certify that the above and forgoing Subdivision Plat was reviewed by the Planning and Zoning Commission and approved by the City Council of the City of Rockwall, Texas for the preparation of a Final Plat on the _____ day of _____, 202_____.

_____ _____
Mayor of the City of Rockwall

_____
Planning and Zoning Commission Chairman

_____ _____
City Secretary

_____
City Engineer

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	90°00'00"	30.00'	47.12'	N13°14'18"E	42.43'
C2	90°00'00"	30.00'	47.12'	S76°45'42"E	42.43'
C3	76°11'37"	30.00'	39.89'	N06°20'19"E	37.02'
C4	76°11'37"	54.00'	71.81'	S06°20'19"W	66.64'
C5	76°11'50"	30.00'	39.90'	S06°20'13"W	37.02'
C6	90°00'00"	54.00'	84.82'	S13°14'18"W	76.37'
C7	67°25'08"	54.00'	63.54'	N88°03'08"W	59.94'
C8	67°25'08"	30.00'	35.30'	N88°03'08"W	33.30'
C9	90°00'00"	30.00'	47.12'	S13°14'18"W	42.43'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C10	90°00'00"	30.00'	47.12'	N76°45'42"W	42.43'
C11	90°00'00"	30.00'	47.12'	N13°14'18"E	42.43'
C12	90°00'00"	30.00'	47.12'	S76°45'42"E	42.43'
C13	89°59'47"	30.00'	47.12'	N76°45'36"W	42.43'
C14	71°53'52"	30.00'	37.65'	N04°11'14"E	35.22'
C15	103°48'23"	30.00'	54.35'	S83°39'41"E	47.22'
C16	90°00'00"	30.00'	47.12'	S13°14'31"W	42.43'
C17	13°48'10"	30.00'	7.23'	S51°20'13"W	7.21'

FINAL PLAT
ROCKWALL MEDICAL BUILDING ADDITION
LOTS 1-2, BLOCK A
8.4841 ACRES, 369,567 SQUARE FEET
W.H. BARNES SURVEY, ABSTRACT NO. 26
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CASE NO. _____

OWNER:
VUE ROCKWALL, LLC
9600 N. CENTRAL EXPRESSWAY, SUITE 100
DALLAS, TEXAS 75231
CONTACT: DANI CARR
PHONE: 817-289-0862
EMAIL: dani.carr@vuerealestate.com

ENGINEER:
KIMLEY-HORN AND ASSOC., INC.
203 WEST NASH STREET, SUITE 100
TERRELL, TEXAS 75160
CONTACT: MATT LUCAS, P.E.
PHONE: 972-770-1372
EMAIL: matt.lucas@kimley-horn.com

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

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

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	LDV	JAD	Sep. 2025	060016600	2 OF 2

DWG NAME: K:\DTD_SURVEY\060016600-VUE ROCKWALL MOB SH 276 AND GOLIAD\DWG\060016600-VUE ROCKWALL MOB SH 276 AND GOLIAD_FP.DWG PLOTTED BY VALDEZ, LEONARDO 9/10/2025 7:42 AM LAST SAVED 9/9/2025 5:36 PM

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:	October 6, 2025
APPLICANT:	Ankit Pamar; *Adat Construction LLC.*
CASE NUMBER:	P2025-035; *Replat for Lot 9, Block A, Ellis Centre Phase 2*

SUMMARY

Consider a request by Ankit Parmar of Adat Construction LLC for the approval of a *Replat* for Lot 9, Block A, Ellis Centre Phase 2 Addition being a 0.70-acre parcel of land being identified as Lot 6, Block A, Ellis Centre Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1940 Alpha Drive, and take any action necessary.

PLAT INFORMATION

☑ *Purpose.* The applicant is requesting approval of a *Replat* for a 0.70-acre parcel of land (*i.e. Lot 6, Block A, Ellis Centre Phase 2 Addition*) to establish the necessary easements for the construction of a medical office building on the subject property.

☑ *Background.* The subject property was annexed on November 30, 1959 by *Ordinance No. 60-01* [*Case No. A1960-001*]. At the time of annexation, the subject property was zoned Agricultural (AG) District. According to the 1983 zoning map the subject property was still zoned Agricultural (AG) District as of May 16, 1983. On December 5, 1983 the City Council approved a zoning change [*Case No. PZ1983-035-01; Ordinance No. 83-61*] for the subject property changing the zoning from an Agricultural (AG) District to a Light Industrial (LI) District. On October 13, 1983, the Planning and Zoning Commission approved a site plan [*Case No. PZ1983-041-01*] for an office park -- *including the subject property* -- along Alpha Drive. Following this approval, a final plat [*Case No. PZ1984-014-01*] was filed on February 15, 1985 establishing the subject property as a portion of Lot 1, Block A, Ellis Centre Addition. On May 18, 1987, the City Council approved a replat [*Case No. PZ1987-037-01*] of Lot 1, Block A, Ellis Centre Addition establishing Lot 1R, Block A, Ellis Centre Addition. On January 7, 2019, the City Council again approved a replat [*Case No. P2018-046*] containing the subject property and establishing the current boundaries of the subject property (*i.e. Lot 6, Block A, Ellis Centre #2 Addition*). On July 14, 2020, the Planning and Zoning Commission approved a site plan [*Case No. SP2020-010*] for a *medical office building*. This site plan was never executed and expired on July 14, 2022. On March 12, 2024, the Planning and Zoning Commission approved a site plan [Case No. SP2024-005] for a medical office building on the subject property.

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

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

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

CONDITIONS OF APPROVAL

If the City Council chooses to approve the ***Replat*** for *Lot 9, Block A, Ellis Centre Phase 2 Addition*, 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 the filing of this ***Replat***; and,

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

PLANNING AND ZONING COMMISSION

On September 30, 2025, the Planning and Zoning Commission approved a motion to approve 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	1940 Alpha Dr., Rockwall, TX 75407				
SUBDIVISION	ELLIS CENTRE PHASE TWO	LOT	6	BLOCK	A
GENERAL LOCATION	At the intersection of Alpha Dr. and				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	L1		CURRENT USE	L1	
PROPOSED ZONING	L1		PROPOSED USE	L1	
ACREAGE	0.70	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	Adat Construction LLC	☒ APPLICANT	Adat Construction LLC
CONTACT PERSON	Ankit Parmar	CONTACT PERSON	Ankit Parmar
ADDRESS	[redacted]	ADDRESS	[redacted]
CITY, STATE & ZIP	Rockwall, TX 75087	CITY, STATE & ZIP	Rockwall, TX 75087
PHONE	[redacted]	[redacted]	[redacted]
[redacted]	[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 $320.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 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 12 *DAY OF* September, 2025.

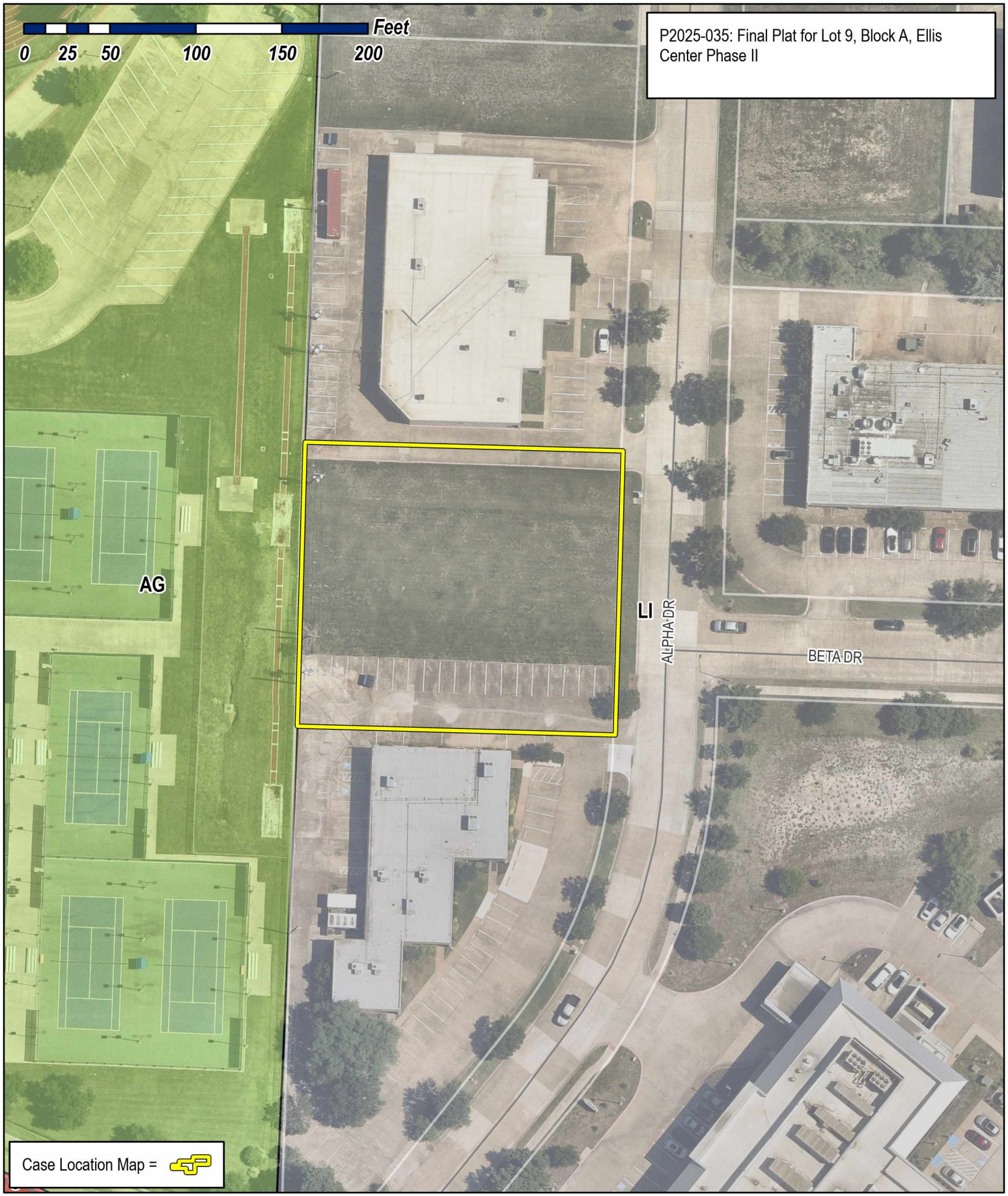
OWNER'S SIGNATURE [signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Stephanie Torres

STEPHANIE N. TORRES
Notary Public
STATE OF TEXAS
ID# 132432642
My Comm. Exp. Mar. 17, 2028

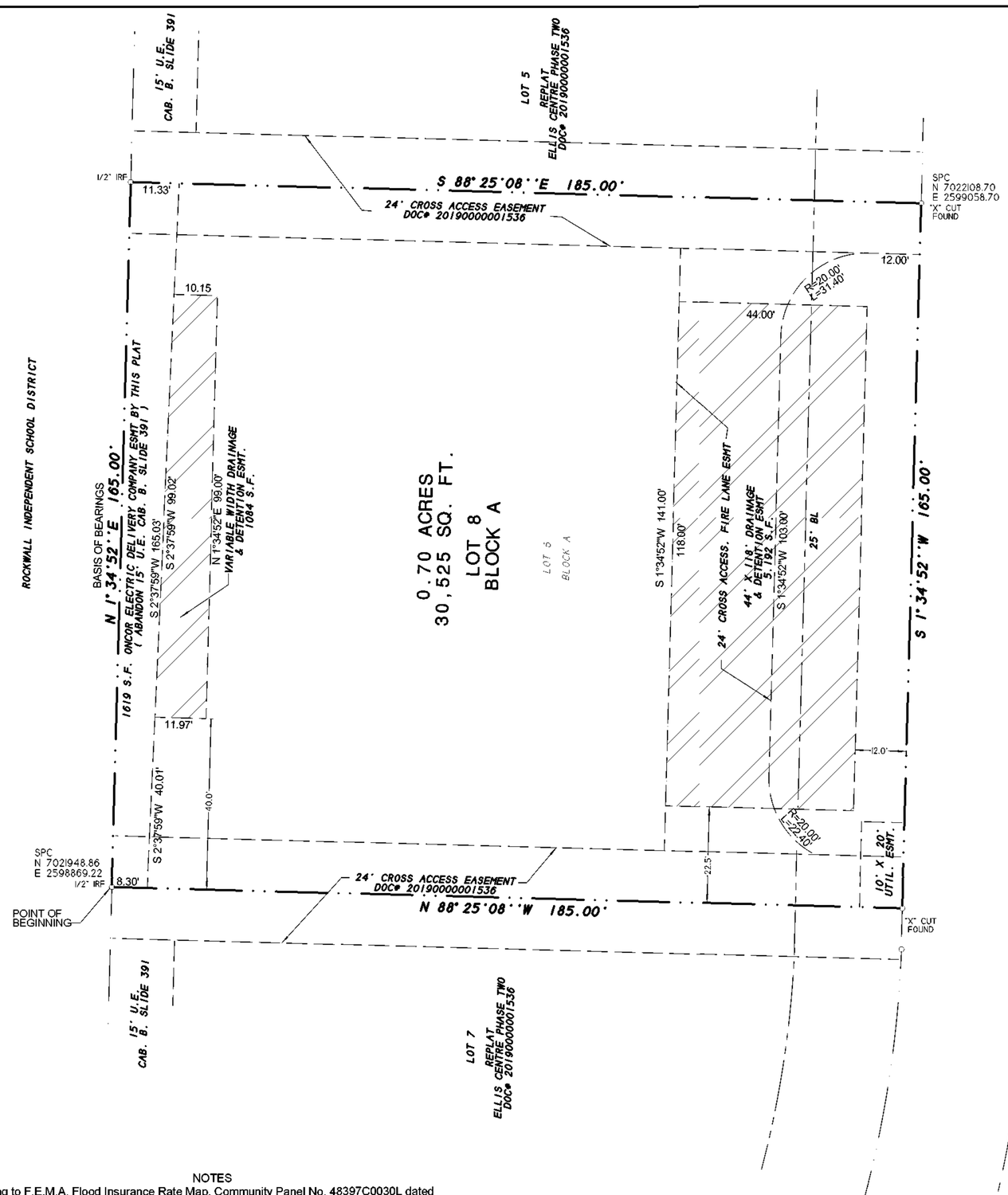
MY COMMISSION EXPIRES

NOTARY WITHOUT BOND



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

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



NOTES

1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0030L dated SEPT 26, 2008, this property lies in Zones A & X. Part of this property does appear to lie within a 100-year flood plain.

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

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

4) PROPERTY OWNER TO MAINTAIN, REPAIR, AND REPLACE DRAINAGE AND DETENTION SYSTEMS ON SITE.

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representa tion, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, as required under Ordinance 83-54.

FINAL PLAT

LOT 8, BLOCK A
ELLIS CENTRE, PHASE TWO

BEING A REPLAT OF
LOT 6, BLOCK A
ELLIS CENTRE PHASE TWO

1 LOT
0.70 ACRES OR 30,525 S.F.
A. HANNA SURVEY, A-99
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 1 OF 2

SYMBOL LEGEND

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

SURVEY DATE MARCH 19, 2021
SCALE 1" = 20' FILE# 20130105-6RP
CLIENT ADAT

OWNER:
ADAT ESTATE, INC.
482 ARCADIA WAY
ROCKWALL, TEXAS 75087

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

CITY CASE NO. P2021-

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS ADAT ESTATE, INC. BEING THE OWNERS OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING Lot 6, Block A, of Ellis Centre, Phase Two, Lot 5, 6 & 7, Block A, an Addition to the City of Rockwall , County, Texas, according to the Plat thereof recorded in Document no. 20190000001536, of the Plat Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an "X" found chiseled in concrete for corner in the west right-of-way line of Alpha Drive, at the southeast corner of said Lot 6, Block A;

THENCE N. 88 deg. 25 min. 08 sec. W. a distance of 185.00 feet to a 1/2" iron rod found for corner at the southwest corner of Lot 6 and northwest corner of Lot 7, Block A;

THENCE N. 01 deg. 34 min. 52 sec. E. along the west line of said Lot 6, Block A, a distance of 165.00 feet to a 1/2" iron rod found for corner at the northwest corner of said Lot 6, Block A and southwest corner of Lot 5;

THENCE S. 88 deg. 25 min. 08 sec. E. along the north line of Lot 6, Block A, a distance of 185.00 feet to an "X" found chiseled in concrete for corner at the notheast corner of Lot 6, Block A and at the southeast corner of Lot 7, Block A and in the west right-of-way line of Alpha Drive;

THENCE S. 01 deg. 34 min. 52 sec. W. along said right-of-way line, a distance of 165.00 feet to the POINT OF BEGINNING and containing 30,525 square feet or 0.70 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We the undersigned owners of the land shown on this plat, and designated herein as LOT 8, BLOCK A, ELLIS CENTRE, PHASE TWO, 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. We further certify that all other parties who have a mortgage or lien interest in LOT 8, BLOCK A, ELLIS CENTRE, PHASE TWO, 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 I may have as a result of the dedication of exaction's made herein.

_____
for ADAT ESTATE, LLC

STATE OF TEXAS
COUNTY OF _____

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

_____ _____
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

RECOMMENDED FOR FINAL APPROVAL

_____ _____
Planning and Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of LOT 8, BLOCK A, ELLIS CENTRE, PHASE TWO, an addition to the City of Rockwall, Texas, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ___ day of_____ ,_____.

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

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

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

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

_____ _____
City Engineer Date

FINAL PLAT

LOT 8, BLOCK A
ELLIS CENTRE, PHASE TWO

BEING A REPLAT OF
LOT 6, BLOCK A
ELLIS CENTRE PHASE TWO

1 LOT
0.70 ACRES OR 30,525 S.F.
A. HANNA SURVEY, A-99
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

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 A/C COND. UNIT	PROPANE TANK	

SURVEY DATE MARCH 19, 2021
SCALE 1" = 20' FILE # 20130105-6RP
CLIENT ADAT

OWNER:
ADAT ESTATE, INC.
482 ARCADIA WAY
ROCKWALL, TEXAS 75087

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

CITY CASE NO. P2021-

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:	October 6, 2025
SUBJECT:	Z2025-053; *Specific Use Permit for a Car Wash*

On September 30, 2025, the Planning and Zoning Commission reviewed the newly submitted information requested by the City Council, but failed to approve a motion to recommend approval of *Case No. Z2025-053* by a vote of 2-5, with Commissioners Conway, Hagaman, Roth, Bentley, and Schoen dissenting. Since no subsequent motion was made, the failure to approve a motion is viewed as a recommendation to deny with prejudice. Based on this, the owner – *Russell Frank* -- sent an email to staff, on October 1, 2025, requesting to withdraw *Case No. Z2025-053*. According to Subsection 01.03, *Application Withdrawal*, of the Article 11, *Development Application and Review Procedures*, of the Unified Development Code (UDC), "(i)f an application requires notice to be published in the newspaper and/or notifications of a public hearing sent to affected property owners, such request for withdrawal of an application must be placed on the public hearing agenda and acted upon by the applicable body." This means that the City Council will need to vote on the applicant's request to withdraw the case. Should the City Council have any questions staff will be available at the *October 6, 2025* meeting.

RHC 1 Properties, LLC
Rockwall , Texas 75032

October 1, 2025

Ryan Miller
Director of Planning
City of Rockwall

Dear Mr. Miller:

Re: Z2025-053 SUP Car Wash Request to Withdraw

Please accept this letter as notification of our request to withdraw the Z2025-053 SUP application from further consideration.

Should any questions arise regarding this request please let me know.

Sincerely,

Russell Frank
President / Owner

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:	October 6, 2025
SUBJECT:	Z2025-053; *Specific Use Permit (SUP) for a Full-Service Carwash*

The Planning and Zoning Commission recommended approval of this case on September 9, 2025 by a vote of 6-1, with Commissioner Conway dissenting. Following this recommendation, on September 15, 2025, the City Council voted 7–0 to remanded *Case No. Z2025-053* back to the Planning and Zoning Commission. The City Council's stated purpose for this action was to allow the applicant additional time for the applicant to: [*1*] revise the building elevations to comply with the *General Overlay District Standards* contained in Article 05, *District Development Standards*, of the Unified Development Code (UDC), and [*2*] provide an exhibit showing the locations of the detention areas and the trees that will be preserved/removed after the development of the subject property. Based on this direction, the applicant provided staff with updated building elevations that comply with the *General Overlay District Standards* and an exhibit showing the site plan (*including the proposed detention ponds*) overlaid onto an aerial of the site showing the existing tree locations. These exhibits have been included in the attached packet. In addition, staff included the building elevations in the draft ordinance and conformance to these elevations is required as an operational condition of this case.

On September 30, 2025, the Planning and Zoning Commission reviewed the newly submitted information requested by the City Council, but failed to approve a motion to recommend approval of *Case No. Z2025-053* by a vote of 2-5, with Commissioners Conway, Hagaman, Roth, Bentley, and Schoen dissenting. Since no subsequent motion was made, the failure to approve a motion is viewed as a recommendation to deny with prejudice. According to Subsection 02.03(G), *Protest of a Zoning Change*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), if a zoning change "…is recommended for denial by the Planning and Zoning Commission, such zoning change or Specific Use Permit (SUP) shall require a supermajority vote (*i.e. a three-fourths vote of those members present*), with a minimum of four (4) votes in the affirmative required for approval." Should the City Council have any questions, staff will be available at the *October 6, 2025* meeting.

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:	City Council
DATE:	October 6, 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:

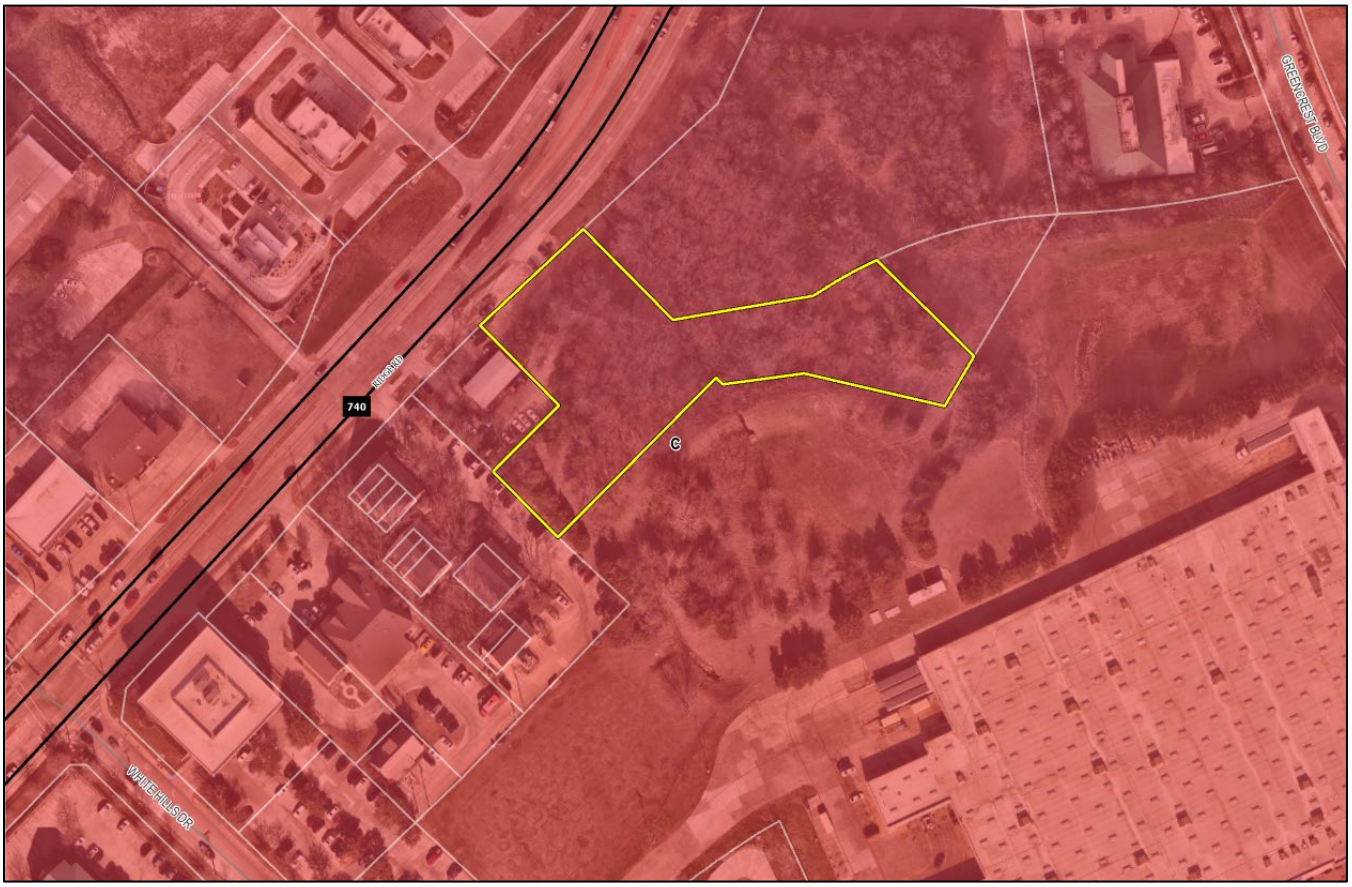
North: Directly north of the subject property is a 2.47-acre parcel of land (*i.e. Lot 3, Block A, The Woods at Rockwall*), which is currently vacant and zoned Commercial (C) District. Beyond this is the intersection of W. Yellow Jacket Lane and Ridge Road [*FM-740*]. Both of these roadways are identified 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 approve 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.

(d) The development of the subject property shall generally conform to the *Building Elevations* contained in *Exhibit 'C'* of this ordinance; however, the proposed *carwash* shall be subject to all of the *General Overlay District Standards* as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC). Review for conformance to these requirements shall be completed with the site plan submittal. In addition, a recommendation by the Architecture Review Board (ARB) shall be required prior to approval of the building elevations by the Planning and Zoning Commission.

(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.

CITY COUNCIL

On September 30, 2025, the City Council approved a motion to remand the *Specific Use Permit (SUP)* back to the Planning and Zoning Commission by a vote of 7-0.

PLANNING AND ZONING COMMISSION

On September 30, 2025, the Planning and Zoning Commission failed to approve a motion to recommend approval of the Specific Use Permit (SUP) by a vote of 2-5, with Commissioners Conway, Hagaman, Roth, Bentley, and Schoen dissenting.

No additional motion was made. Given that the Planning and Zoning Commission failed to approve a motion, this represents a recommendation of denial. According to Subsection 02.03(G), *Protest of a Zoning Change*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), if a zoning change "…is recommended for denial by the Planning and Zoning Commission, such zoning change or Specific Use Permit (SUP) shall require a supermajority vote (*i.e. a three-fourths vote of those members present*), with a minimum of four (4) votes in the affirmative required for approval."

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

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

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

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

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

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS					
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."

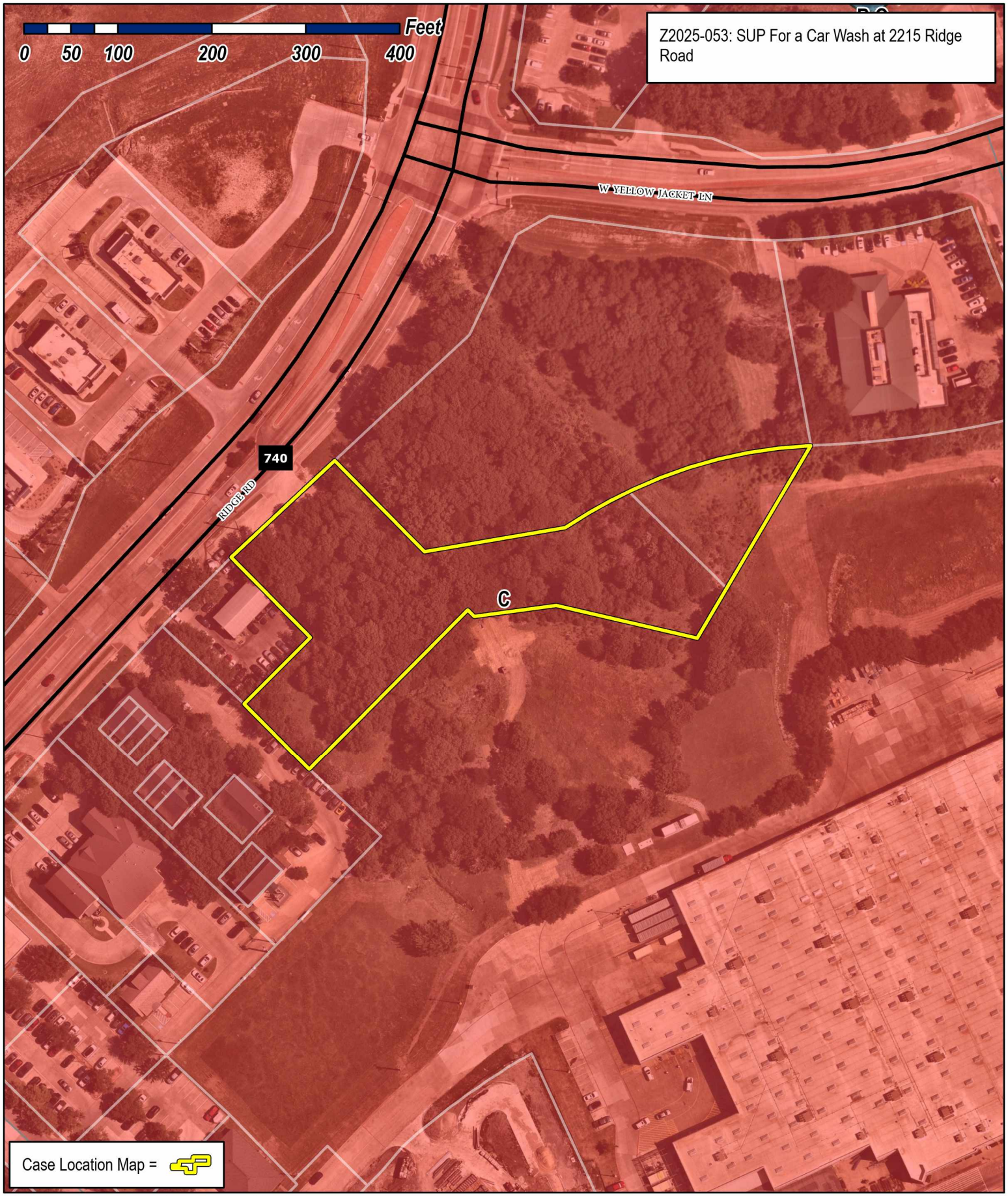
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16 DAY OF July, 2025.

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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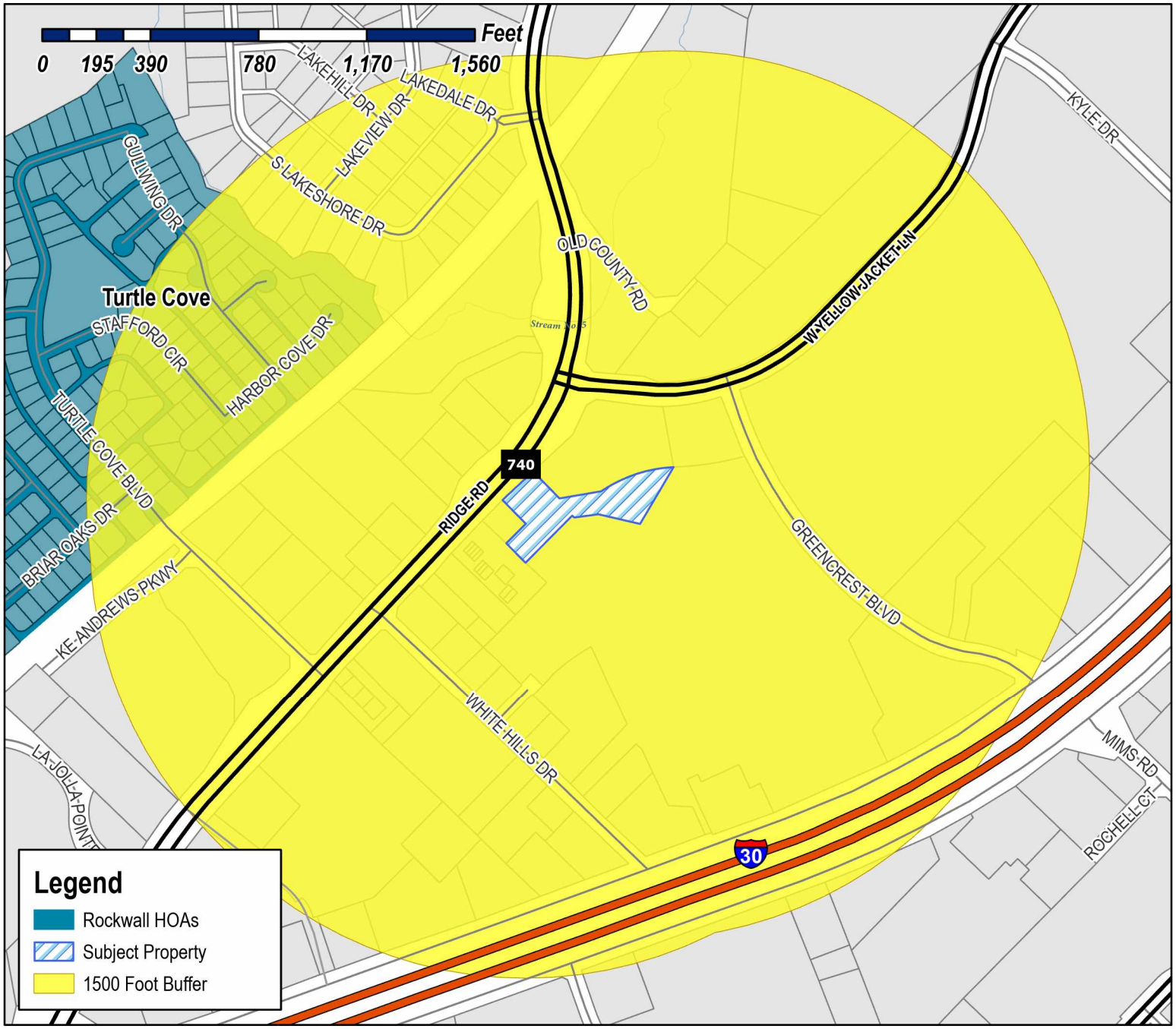

Case Number: Z2025-053
Case Name: SUP for a Car Wash at 2215
Case Type: Ridge Road
Zoning
Zoning: Commercial (C) District
Case Address: 2215 Ridge Road

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
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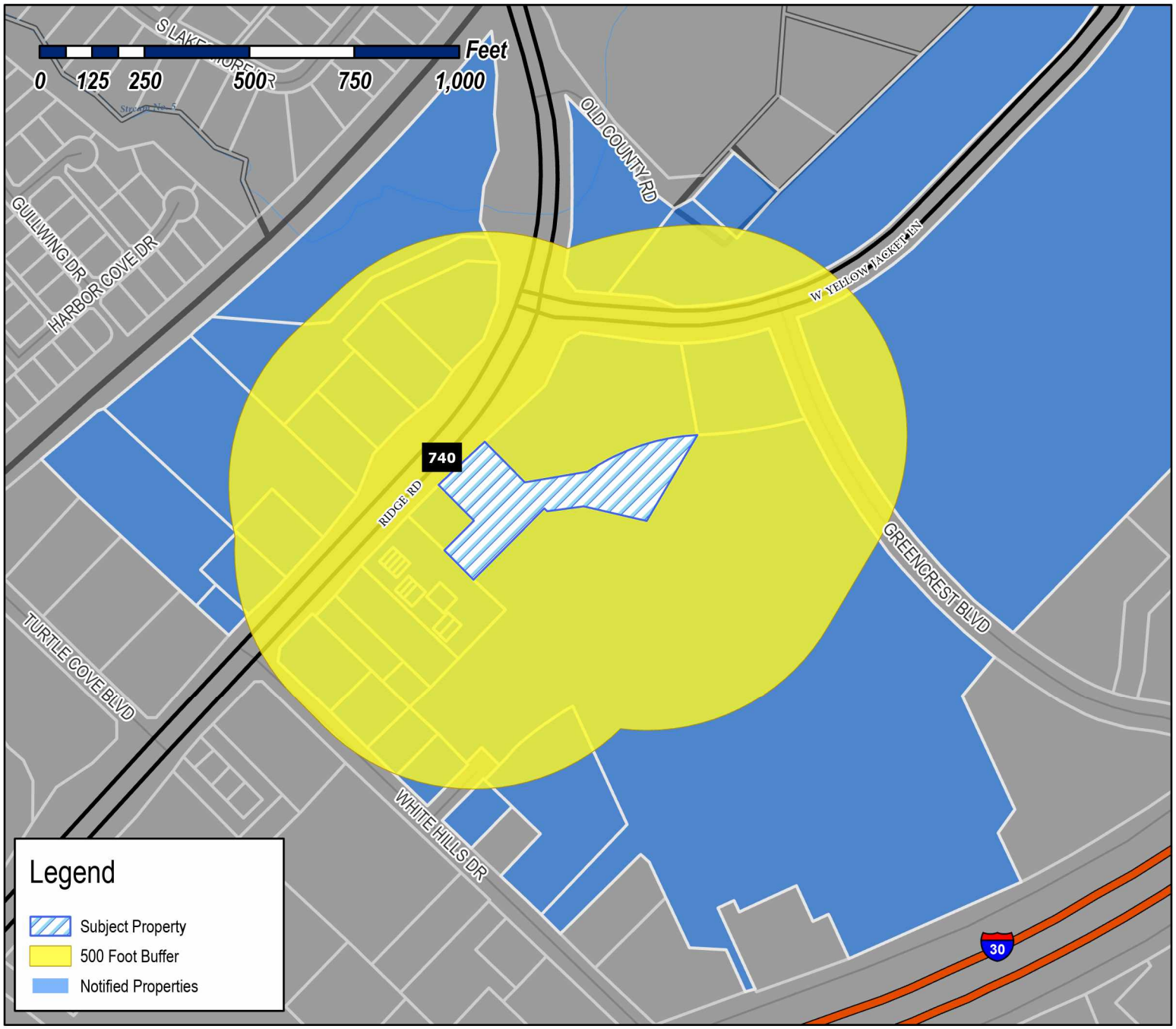

Case Number: Z2025-053
Case Name: SUP for a Car Wash at 2215 Ridge Road
Case Type: Zoning
Zoning: Commercial (C) District
Case Address: 2215 Ridge Road

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

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2231 RIDGE RD
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

ZONING & SPECIFIC USE PERMIT
INFORMATION FORM

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

CASE NUMBER Z2025-053

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 Michael eido

ADDRESS 607 White Hills Dr, Rockwall, TX, 75087, USA

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

to many car wash around the same zone.

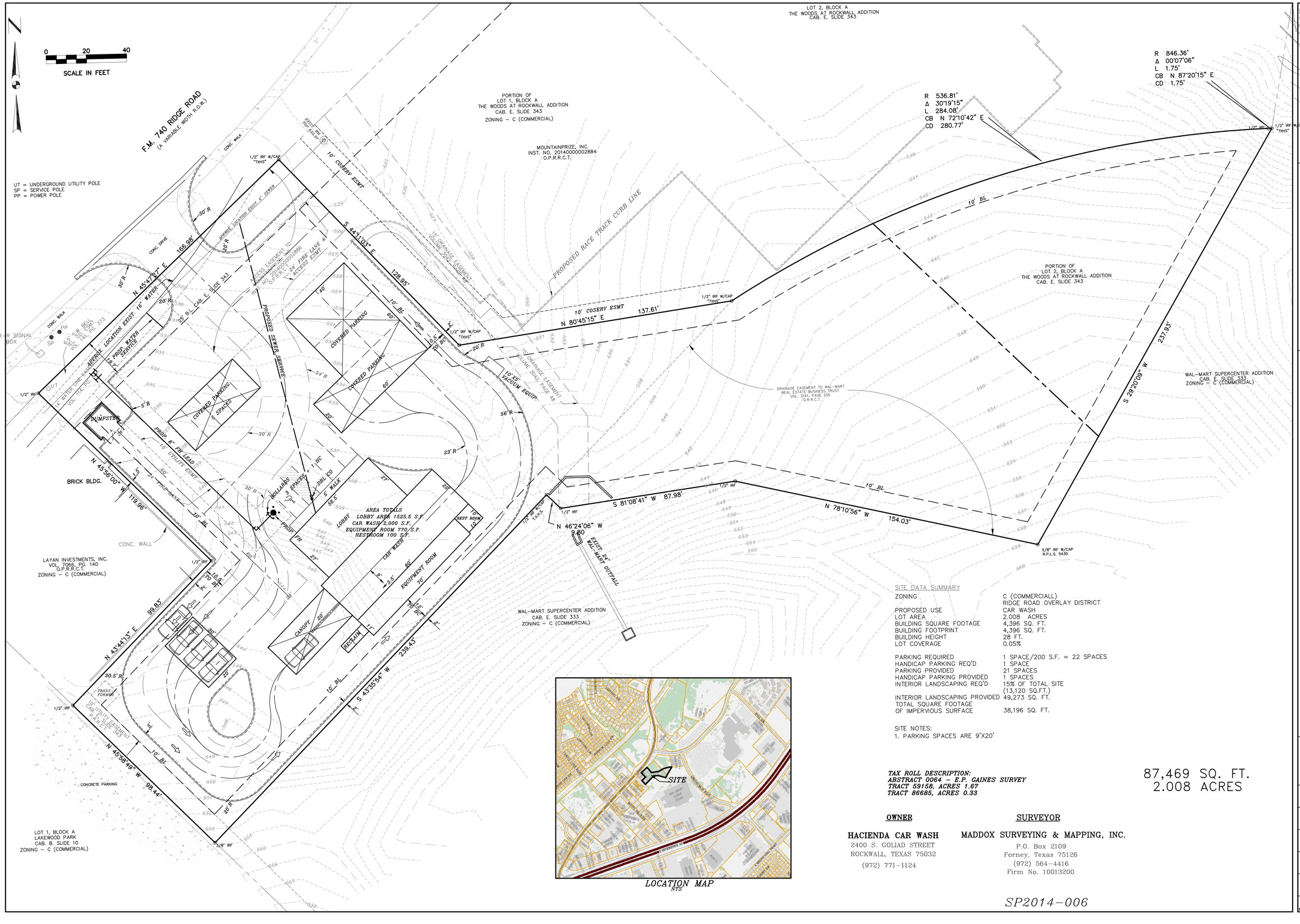
PLEASE CHECK ALL THAT APPLY.

- ☐ 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:

2200
2210
24
825
RACETRAC
2216
LANDSCAPING
DETENTION 3
DETENTION 1
HACIENDA
2215
DETENTION 2
2225
PAVED AREA
AUTO WASH BUILDING
TREES TO BE SAVED
3 TIER LANDSCAPING


SCALE IN FEET
0
20
40
F.M. 740 RIDGE ROAD
(A VARIABLE WIDTH R.O.W.)
UT = UNDERGROUND UTILITY POLE
SP = SERVICE POLE
PP = POWER POLE
LOT 2, BLOCK A
THE WOODS AT ROCKWALL ADDITION
CAB. E. SLIDE 343
PORTION OF
LOT 1, BLOCK A
THE WOODS AT ROCKWALL ADDITION
CAB. E. SLIDE 343
ZONING – C (COMMERCIAL)
MOUNTAINPRIZE, INC.
INST. NO. 20140000002884
O.P.R.R.C.T.
PROPOSED RACE TRACK CURB LINE
PORTION OF
LOT 2, BLOCK A
THE WOODS AT ROCKWALL ADDITION
CAB. E. SLIDE 343
WAL-MART SUPERCENTER ADDITION
CAB. E, SLIDE 333
ZONING – C (COMMERCIAL)
LAYAN INVESTMENTS, INC.
VOL. 7066, PG. 140
O.P.R.R.C.T.
ZONING – C (COMMERCIAL)
LOT 1, BLOCK A
LAKEWOOD PARK
CAB. B. SLIDE 10
ZONING – C (COMMERCIAL)
BRICK BLDG.
CONC. WALL
CONCRETE PARKING
R=846.36'
Δ 00°07'06"
L 1.75'
CB N 87°20'15" E
CD 1.75'
R 536.81'
Δ 30°19'15"
L 284.08'
CB N 72°10'42" E
CD 280.77'
N 45°47'27" E 165.98'
S 44°11'03" E 128.95'
N 80°45'15" E 137.61'
S 29°20'09" W 237.93'
S 81°08'41" W 87.98'
N 78°10'56" W 154.03'
N 46°24'06" W 9.80'
N 43°44'13" E 99.83'
S 43°35'54" W 239.43'
N 45°56'00" W 119.96'
N 45°58'49" W 98.44'
10' COSERV ESMT
10' BL
20' R
30' R
54' R
56' R
23' R
30.5' R
PROPOSED SEWER SERVICE
APPROX. LOCATION EXIST. 16" WATER
APPROX. LOCATION EXIST. 6" SEWER
PROP. 6" FH LEAD
PROP. 8" WATER SERVICE
EXIST. 24' FIRE LANE & ACCESS ESMT.
ACCESS EASEMENT TO WAL-MART INST. NO. 20140000002866 O.P.R.R.C.T.
US DRAINAGE EASEMENT VOLUME 3042, PAGE 48
DRAINAGE EASEMENT TO WAL-MART REAL ESTATE BUSINESS TRUST VOL. 3141, PAGE 105 O.R.R.C.T.
EXIST. 24' WAL-MART OUTFALL
10'X35' VACUUM EQUIP.
COVERED PARKING
5 SPACES
DUMPSTER
TRANS-FORMER
CANOPY
CAR WASH
EQUIPMENT ROOM
LOBBY
RECLAIM
DBL I.C.O.
6' WALK
3 SPACES + 1 HC
HOLLARS
PROP. FH
AREA TOTALS
LOBBY AREA 1525.5 S.F.
CAR WASH 2,000 S.F.
EQUIPMENT ROOM 770 S.F.
RESTROOM 100 S.F.
REST ROOM
1/2" IRF
1/2" IRF W/CAP "TXHS"
5/8" IRF
5/8" IRF W/CAP R.P.L.S. 5430
R-R SIGNAL BOX
SIGN
BELL
VOL. 114, PG. 573
VOL. 114, PG. 573
VOL. 114, PG. 573

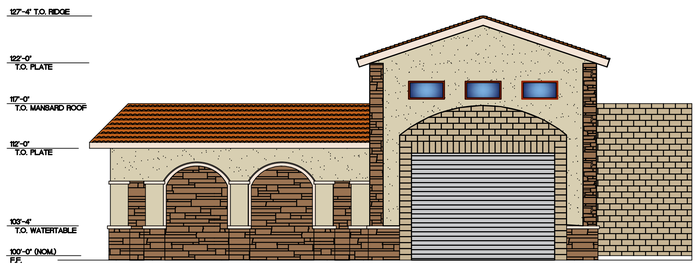
EXTERIOR MATERIAL CALCULATIONS

FACADE PRIMARY / SECONDARY	01 REAR ELEVATION SECONDARY FACADE		02 FRONT ELEVATION PRIMARY FACADE		03 SIDE ENTRY ELEVATION PRIMARY FACADE		04 SIDE EXIT ELEVATION SECONDARY FACADE		TOTAL OF ALL ELEVATIONS	
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

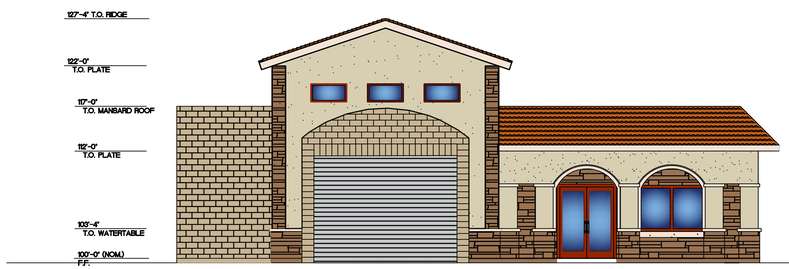
	MATERIAL	COLOR	NOTES:
ST - 1	STONE : ACME NATURAL STONE	MOSS BUILDERS	TYP. FIELD STONE
STC - 1	STUCCO : DRYVIT - SAND PEBBLE	464 LITE CINNAMON	TYP. FIELD STUCCO
STC - 2	STUCCO : DRYVIT - SAND PEBBLE	423A FRENCH VANILLA	TYP. ACCENT STUCCO
P - 1	EXTERIOR PAINT: TO MATCH STUCCO	TOMATCH STUCCO	TYP. PAINT 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

OLD BUILDING ELEVATIONS

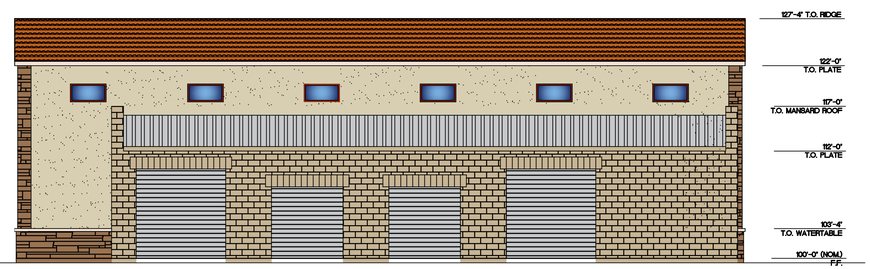


3 SIDE (ENTRY) ELEVATION
0 5 10 20
SCALE 1/8" = 1'-0"

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

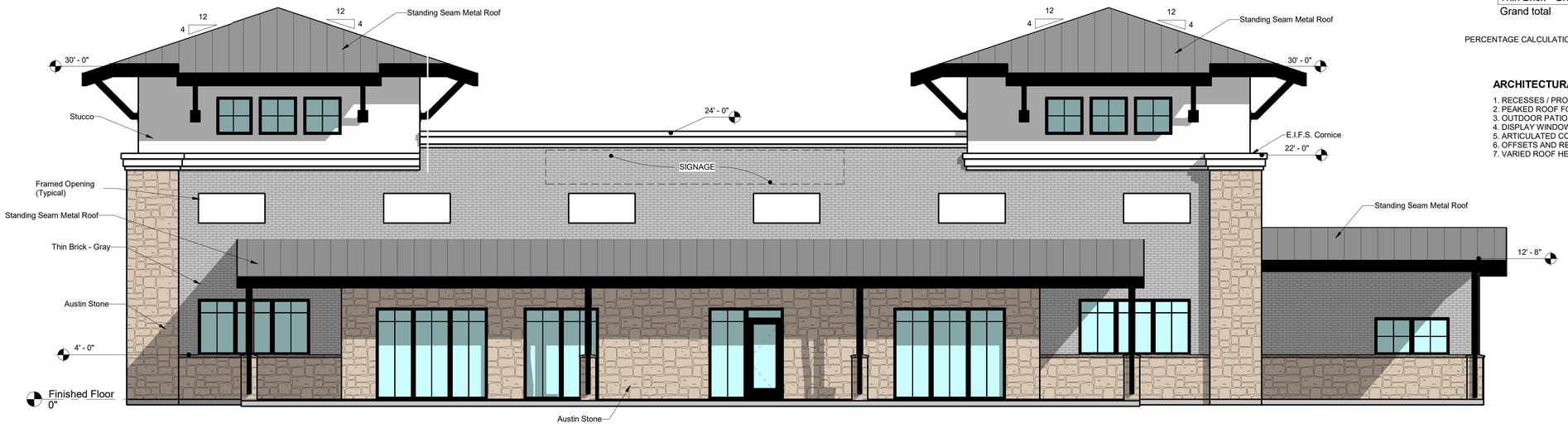
ELEVATIONS

A3.00

Sheet Number

9/23/2025 10:33:18 AM

NEW BUILDING ELEVATIONS



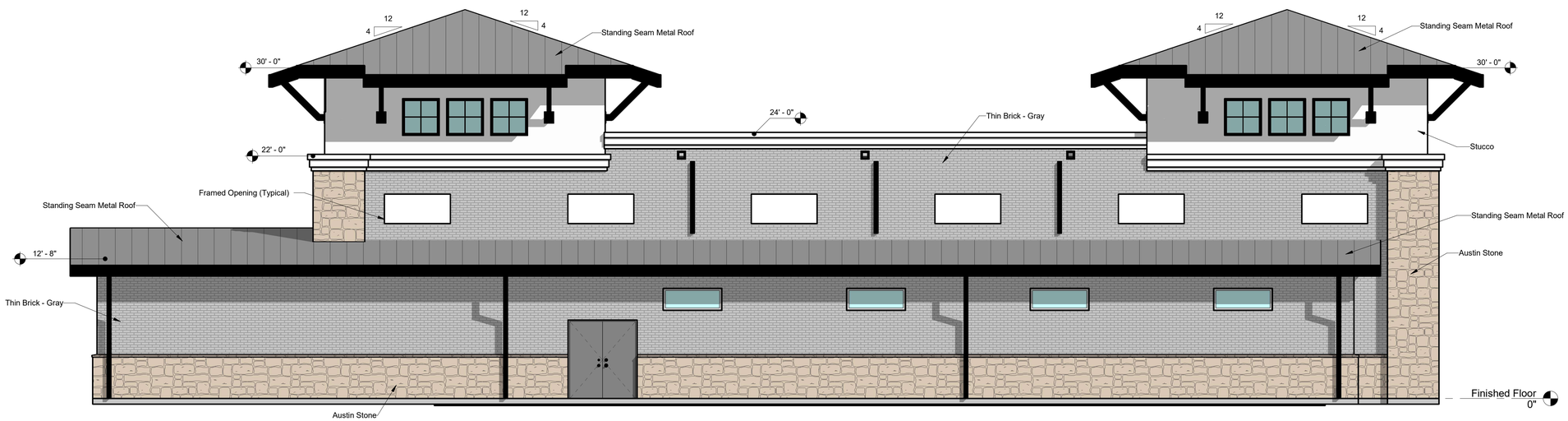
1 North (Faces Ridge Road)
3/16" = 1'-0"

Material Percentages - North Facade		
Material: Description	Material: Area	Percentage
Austin Stone	839 SF	37%
Stucco	293 SF	13%
Thin Brick - Gray	1,134 SF	50%
Grand total	2,267 SF	

PERCENTAGE CALCULATION DOES NOT INCLUDE DOOR AND WINDOW AREAS

ARCHITECTURAL ELEMENTS

1. RECESSES / PROJECTIONS
2. PEAKED ROOF FORMS
3. OUTDOOR PATIOS
4. DISPLAY WINDOWS
5. ARTICULATED CORNICE LINE
6. OFFSETS AND REVEALS EXPRESSING ARCHITECTURAL BAYS
7. VARIED ROOF HEIGHTS



2 South (Faces Retaining Wall)
3/16" = 1'-0"

Material Percentages - South Facade		
Material: Description	Material: Area	Percentage
Austin Stone	582 SF	24%
Stucco	294 SF	12%
Thin Brick - Gray	1,595 SF	65%
Grand total	2,471 SF	

PERCENTAGE CALCULATION DOES NOT INCLUDE DOOR AND WINDOW AREAS

ALL ELEVATIONS FROM FINISHED FLOOR (0'-0") UNLESS NOTED OTHERWISE

zatto design, llc
dzatto@gmail.com
214.418.2778

REVISION SCHEDULE

ID	DATE	DESCRIPTION	ISSUED BY

CAR WASH
2215 RIDGE ROAD
ROCKWALL, TX 75087

DESIGNED: DZ
CHECKED: DZ
APPROVED: DZ
DATE: 17SEP25

TITLE
Elevations

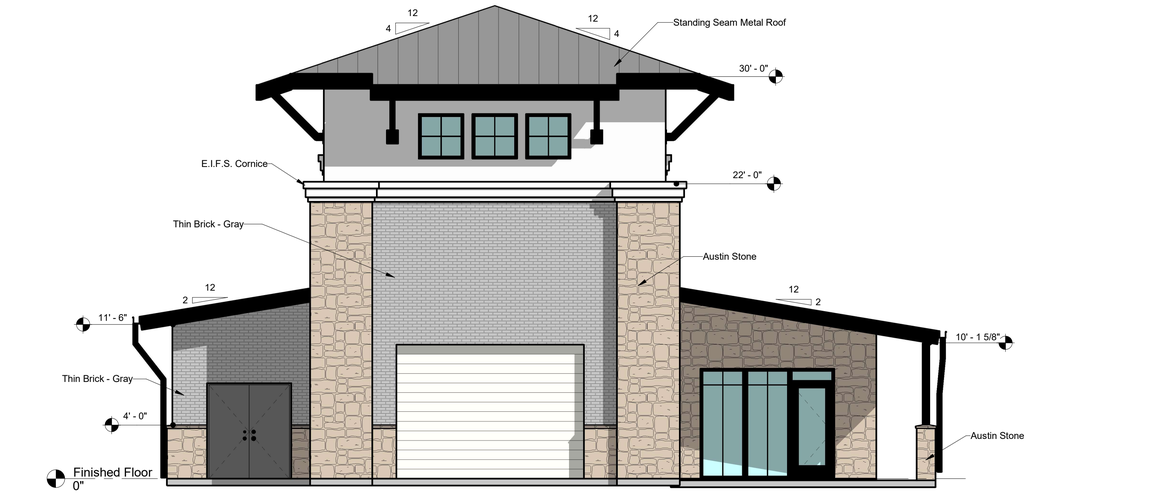
SHEET
A-201

PROJECT NUMBER
25-145

\\Mobdg-home\Projects\Hacienda CW - Rockwall\Project Plans\25-145 Hacienda Car Wash 7 - Covered Prep.rvt

9/23/2025 10:33:21 AM

NEW BUILDING ELEVATIONS



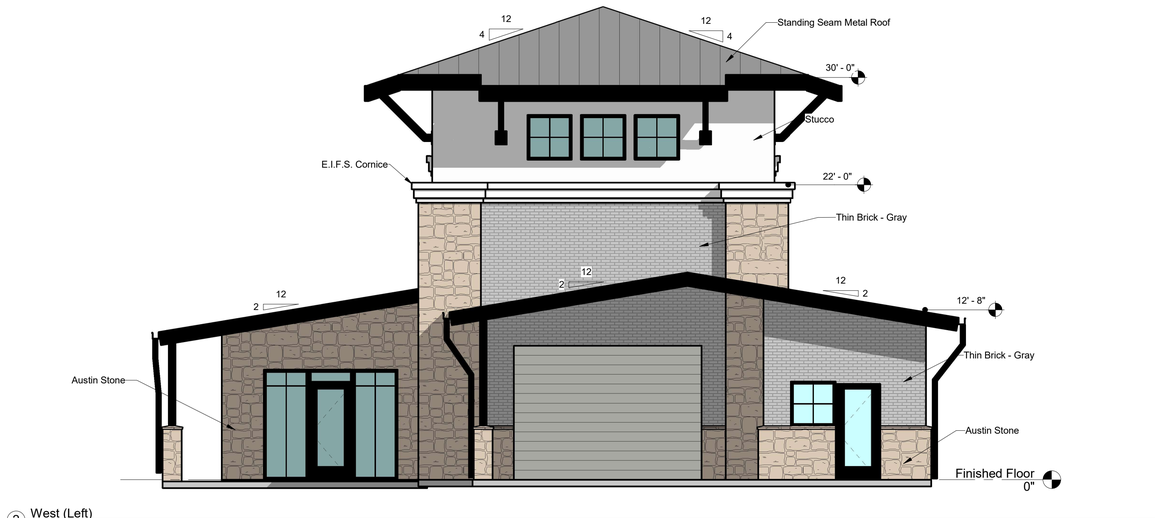
1 East (Right)
3/16" = 1'-0"

Material Percentages - East Facade		
Material: Description	Material: Area	Percentage
Austin Stone	353 SF	44%
Stucco	147 SF	18%
Thin Brick - Gray	302 SF	38%
Grand total	801 SF	

PERCENTAGE CALCULATION DOES NOT INCLUDE DOOR AND WINDOW AREAS

ARCHITECTURAL ELEMENTS

1. RECESSES / PROJECTIONS
2. PEAKED ROOF FORMS
3. OUTDOOR PATIOS
4. DISPLAY WINDOWS
5. ARTICULATED CORNICE LINE
6. OFFSETS AND REVEALS EXPRESSING ARCHITECTURAL BAYS
7. VARIED ROOF HEIGHTS



2 West (Left)
3/16" = 1'-0"

Material Percentages - West Facade		
Material: Description	Material: Area	Percentage
Austin Stone	355 SF	45%
Stucco	147 SF	18%
Thin Brick - Gray	296 SF	37%
Grand total	798 SF	

PERCENTAGE CALCULATION DOES NOT INCLUDE DOOR AND WINDOW AREAS

ALL ELEVATIONS FROM FINISHED FLOOR (0'-0") UNLESS NOTED OTHERWISE

zatto design, llc
dzatto@gmail.com
214.418.2778

REVISION SCHEDULE

ID	DATE	DESCRIPTION	ISSUED BY

CAR WASH
2215 RIDGE ROAD
ROCKWALL, TX 75087

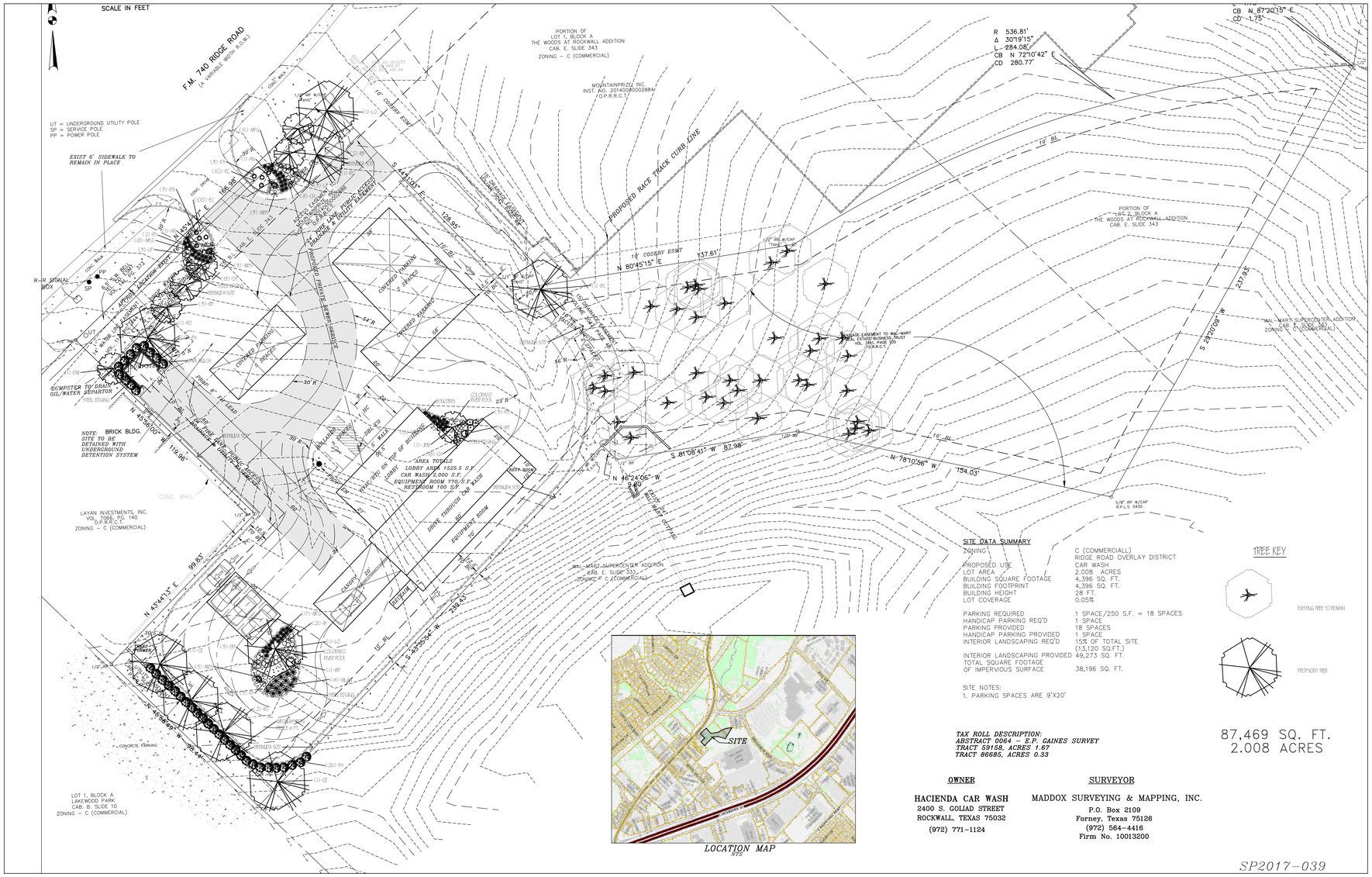
DESIGNED: DZ
CHECKED: DZ
APPROVED: DZ
DATE: 17SEP25

TITLE
Elevations

SHEET
A-202

PROJECT NUMBER
25-145

I:\Mobdg\Home\Projects\Hacienda CW - Rockwall\Project Plans\25-145 Hacienda Car Wash 7 - Covered Prep.rvt


SCALE IN FEET
F.M. 740 RIDGE ROAD
(A VARIABLE WIDTH R.O.W.)
PROPOSED RACE TRACK CURB LINE
PROPOSED PRIVATE DRIVE/SIDEWALK
PROPOSED PRIVATE DRIVE/SIDEWALK
PROPOSED PRIVATE DRIVE/SIDEWALK

0 20 40
SCALE IN FEET

F.M. 740 RIDGE ROAD
(A VARIABLE WIDTH R.O.W.)

25' B.L. CAB. E, SLIDE 343

LOT 2, BLOCK A
THE WOODS AT ROCKWALL ADDITION
CAB. E, SLIDE 343

PORTION OF
LOT 1, BLOCK A
THE WOODS AT ROCKWALL ADDITION
CAB. E, SLIDE 343

MOUNTAINPRIZE, INC.
INST. NO. 20140000002884
O.P.R.R.C.T.

PNEUMA VENTURES, LTD.
INST. NO. 20140000002784
O.P.R.R.C.T.

PORTION OF
LOT 2, BLOCK A
THE WOODS AT ROCKWALL ADDITION
CAB. E, SLIDE 343

WAL-MART SUPERCENTER ADDITION
CAB. E, SLIDE 333

LAYAN INVESTMENTS, INC.
VOL. 7066, PG. 140
O.P.R.R.C.T.

LOT 1, BLOCK A
LAKEWOOD PARK
CAB. B, SLIDE 10

UT = UNDERGROUND UTILITY POLE
SP = SERVICE POLE
PP = POWER POLE

1/2" IRF W/CAP "TXHS"

1/2" IRF

5/8" IRF

5/8" IRF W/CAP R.P.L.S. 5430

R 536.81'
Δ 30°19'15"
L 284.08'
CB N 72°10'42" E
CD 280.77'

R 846.36'
Δ 00°07'06"
L 1.75'
CB N 87°20'15" E
CD 1.75'

N 45°47'27" E 166.98'

S 44°11'03" E 128.95'

N 80°45'15" E 137.61'

S 29°20'09" W 237.93'

S 81°08'41" W 87.98'

N 78°10'56" W 154.03'

N 46°24'06" W 9.80

N 45°56'00" W 119.96'

N 43°44'13" E 99.83'

S 45°35'54" W 249.43'

N 45°58'49" W 98.44'

RACE TRACK CURB LINE

15' DRAINAGE EASEMENT VOLUME 30042, PAGE 49

10' COSERV ESMT

EXIST. 24" WAL-MART OUTFALL

CONC. DRIVE

CONC. WALK

CONC. WALL

CURB & GUTTER

R-R SIGNAL BOX

DUMPSTER

COVERED PARKING

9 SPACES

1 HC

BRICK BLDG.

CONCRETE PARKING

87,469 SQ. FT.
2.008 ACRES

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY W.L. DOUPHRATE, R.P.L.S. TEXAS REG. NO. 5430, 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 ORDINANCE 10-07-2025

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.

4) The development of the subject property shall generally conform to the *Building Elevations* contained in *Exhibit 'C'* of this ordinance; however, the proposed *carwash* shall be subject to all of the *General Overlay District Standards* as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC). Review for conformance to these requirements shall be completed with the site plan submittal. In addition, a recommendation by the Architecture Review Board (ARB) shall be required prior to approval of the building elevations by the Planning and Zoning Commission.

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

DRAFT ORDINANCE 10.06.2025

any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 29TH DAY OF OCTOBER, 2025.

_____
Tim McCallum, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *October 6, 2025*

2nd Reading: *October 29, 2025*

DRAFT ORDINANCE 10.06.2025

Exhibit 'A'
Location Map

Legal Description: A Portion of Lot 1, Block A, The Woods at Rockwall Addition
Address: 2215 Ridge Road [FM-740]

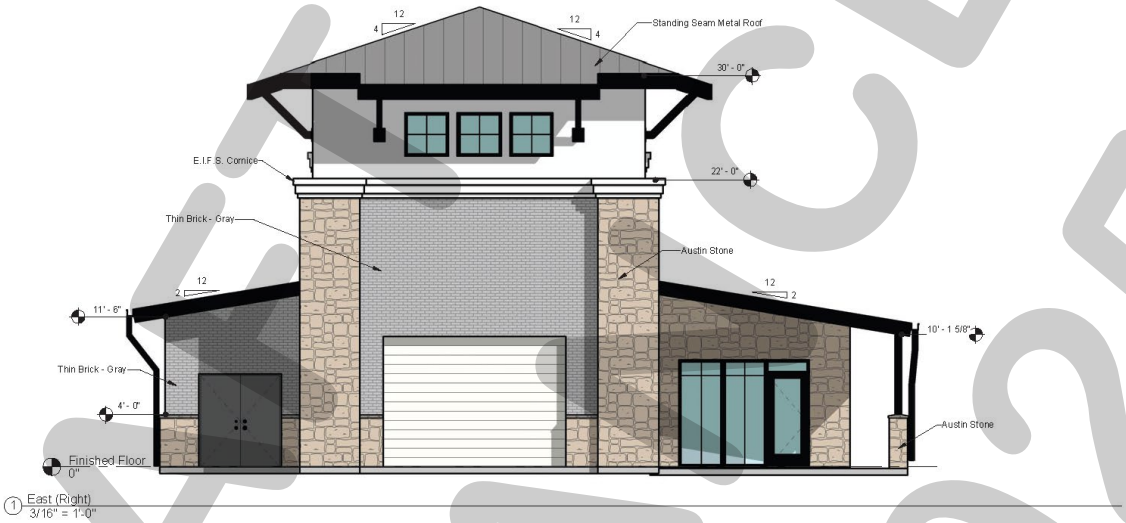
Exhibit 'B':
Site Plan

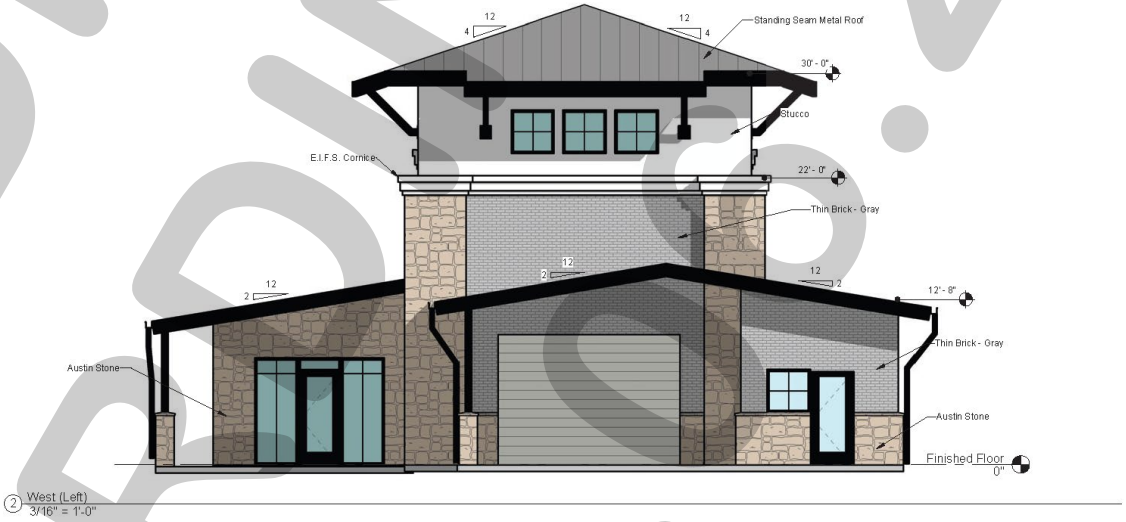
DRAFT ORDINANCE 10-07-2025

Exhibit 'C'
Building Elevations

DRAFT
10.01.2025

Exhibit 'C':
Building Elevations





DRAFT
ORDINANCE
10.06.2025

CITY OF ROCKWALL

CITY COUNCIL MEMORANDUM

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

TO:	Mayor and City Council
CC:	Mary Smith; *City Manager*, Joey Boyd; *Assistant City Manager*
FROM:	Ryan Miller; *Director of Planning and Zoning*
DATE:	October 6, 2025
SUBJECT:	Z2025-057; *Specific Use Permit (SUP) for a Combination Limited Service/Residence Hotel*

On September 30, 2025, the Planning and Zoning Commission approved a motion to recommend approval of *Case No. Z2025-057* by a vote of 4-3, with Commissioners Conway, Hagaman, and Schoen dissenting. This action was taken after the City Council remanded the case back to the Planning and Zoning Commission on September 15, 2025 by a vote of 7-0. The stated purpose of the City Council's action was to allow the applicant additional time to: [*1*] include language in the draft ordinance that requires the building elevations to comply with the *General Overlay District Standards* contained in Article 05, *District Development Standards*, of the Unified Development Code (UDC), and [2] -- *per the applicant's proposal* – provide a list of *Affiliation Names* that the *Limited Service Hotel/Residence Hotel* could be changed to in the future if the brand changes per the most recent *STR Chain Scale*. The applicant provided both of these items and staff has provided language in the draft ordinance that states "(i)n the event that the combination *Limited-Service Hotel* and *Residence Hotel* changes *Affiliation Name* as highlighted on the *STR Chain Scales* depicted in *Exhibit 'E'* of this ordinance [*the Specific Use Permit (SUP) ordinance*], the new *Affiliation Name* shall be of a *Scale ID* of *1-5* as stated on the most recent *STR Chain Scale* contained in this exhibit…" In addition, staff updated the draft ordinance with an operational condition that requires the future building elevations to adhere to the *General Overlay District Standards* of the Unified Development Code (UDC).

As the City Council will recall, the Planning and Zoning Commission originally recommended approval of this case on September 9, 2025 by a vote of 7-0. Should the City Council have any questions, staff will be available at the *October 6, 2025* meeting.

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:	October 6, 2025
APPLICANT:	Kiew Kam; *Triangle Engineering, LLC.*
CASE NUMBER:	Z2025-057; *Specific Use Permit (SUP) for a Combination Limited Service/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 *Combination Limited Service/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:

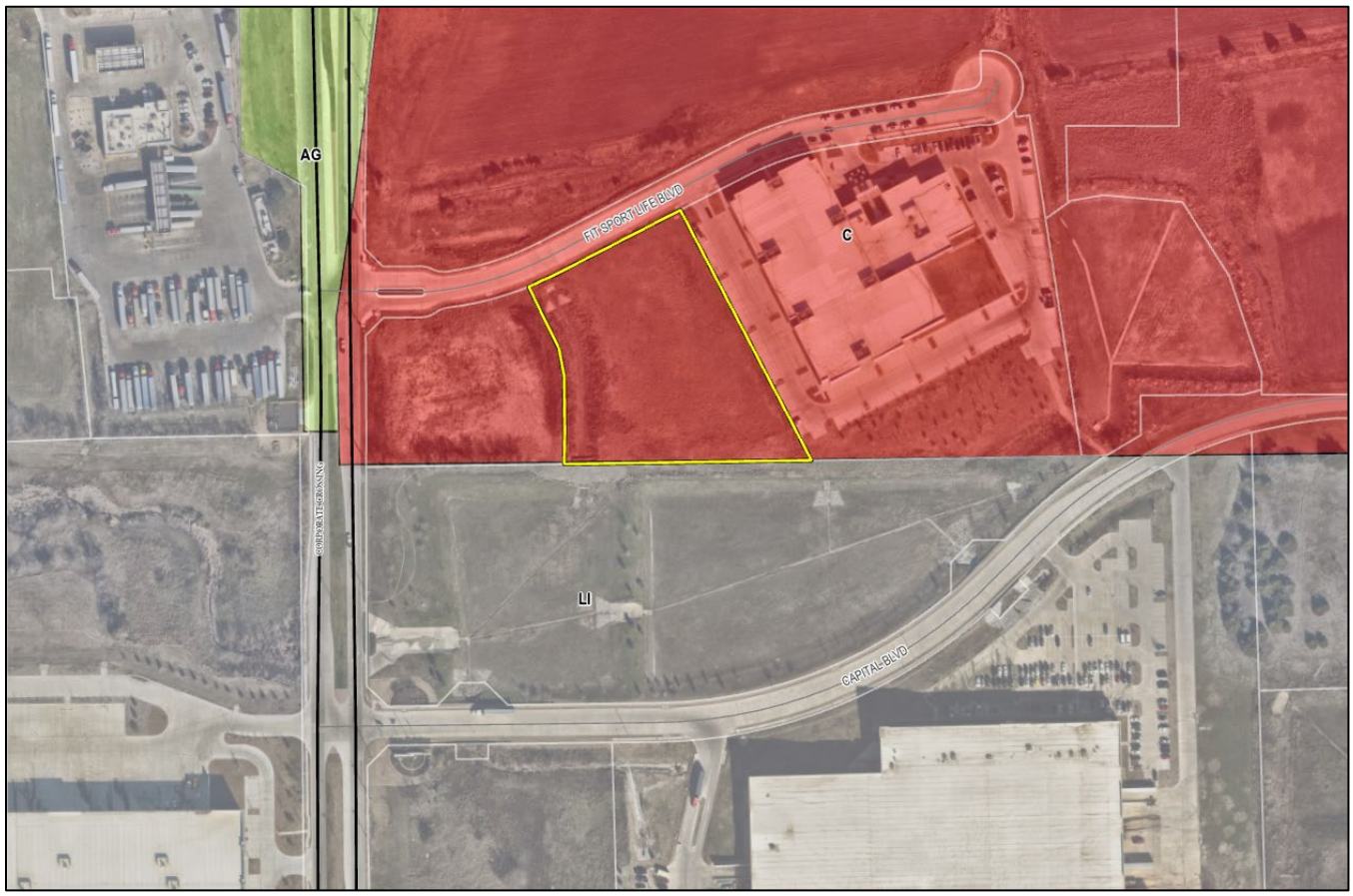
North: Directly north of the property is a 12.868-acre tract of land (*i.e. Tract 22-2, of the R Irvine Survey, Abstract No. 120*), zoned Commercial (C) District. Beyond this are the eastbound lanes of the IH-30 Frontage Road, followed by the main lanes of IH-30, and the westbound lanes of the IH-30 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.

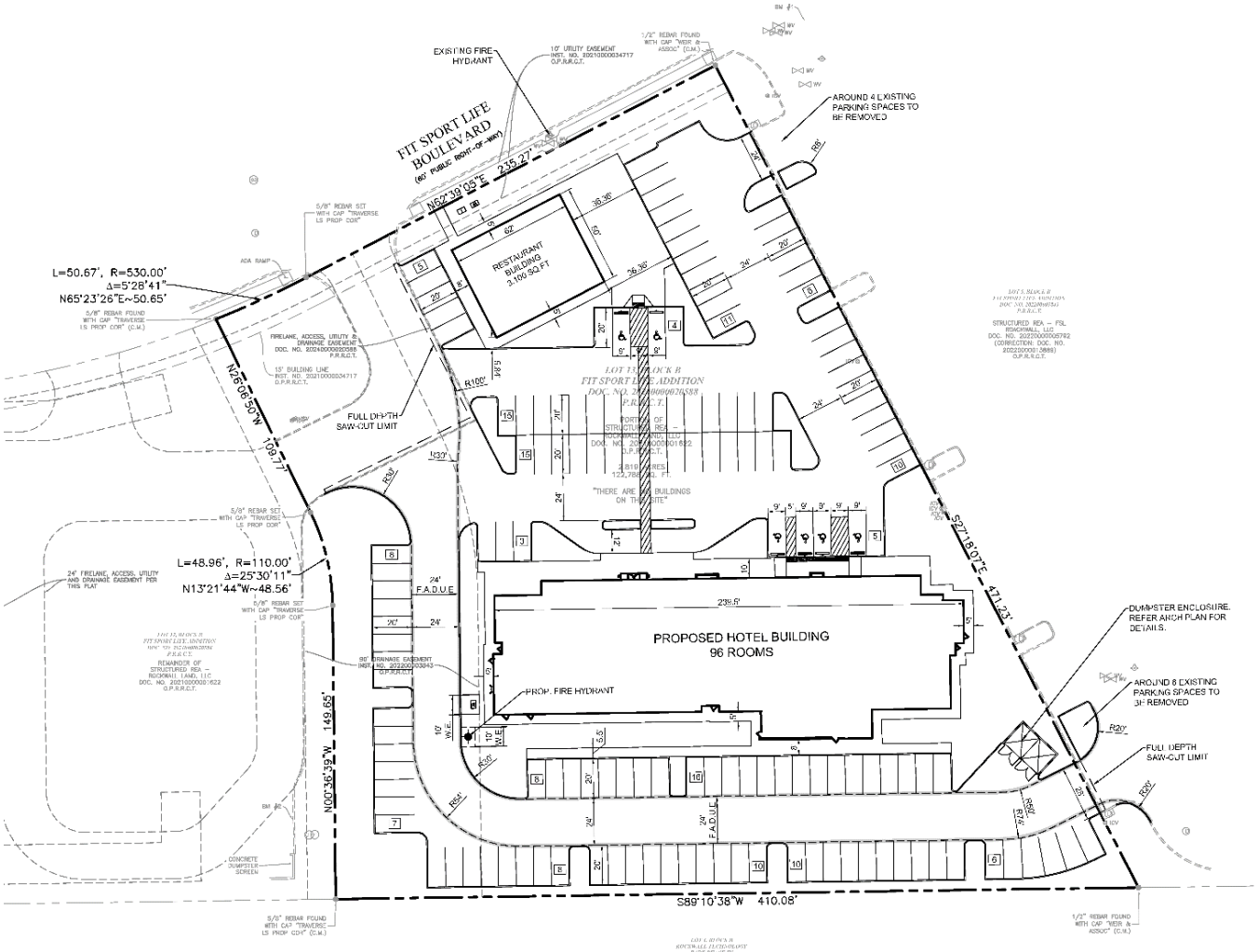


FIGURE 1. CONCEPT PLAN

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 *not* 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 approve of the applicant's request for a *Specific Use Permit (SUP)* for a Combination Limited Service/*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 ordinance for the development of a combination *Limited-Service Hotel* and *Residence Hotel.*

(b) The development of the subject property shall generally conform to the *Conceptual Building Elevations* contained in *Exhibit 'C'* of this ordinance; however, the proposed combination *Limited-Service Hotel* and *Residence Hotel* shall be subject to all of the *General Overlay District Standards* as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC). Review for conformance to these requirements shall be completed with the site plan submittal. In addition, a recommendation by the Architecture Review Board (ARB) shall be required prior to approval of the building elevations by the Planning and Zoning Commission. The approval of this Specific Use Permit (SUP) shall *not* constitute the approval of variances or exceptions to any of the standards stipulated by the Unified Development Code (UDC) with regard to the design of the combination *Limited-Service Hotel* and *Residence Hotel*.

(c) The maximum overall height of the combination *Limited-Service Hotel* and *Residence Hotel* shall not exceed four (4) stories or 60-feet as depicted in *Exhibit 'C'* of this ordinance.

(d) The room composition of the proposed *Limited-Service Hotel/Residence Hotel* shall be subject to the *Room Composition Table* depicted in *Exhibit 'D'* of this ordinance.

(e) In the event that the combination *Limited-Service Hotel* and *Residence Hotel* changes *Affiliation Name* as highlighted on the *STR Chain Scales* depicted in *Exhibit 'E'* of this ordinance, the new *Affiliation Name* shall be of a *Scale ID* of *1-5* as stated on the most recent *STR Chain Scale* contained in this exhibit.

(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.

CITY COUNCIL

On September 15, 2025, the City Council approved a motion to remand the *Specific Use Permit (SUP)* back to the Planning and Zoning Commission by a vote of 7-0.

PLANNING AND ZONING COMMISSION

On Septemeber 30, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the Specific Use Permit (SUP) by a vote of 4-3, with Commissioners Conway, Hagaman, and Schoen 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	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."*

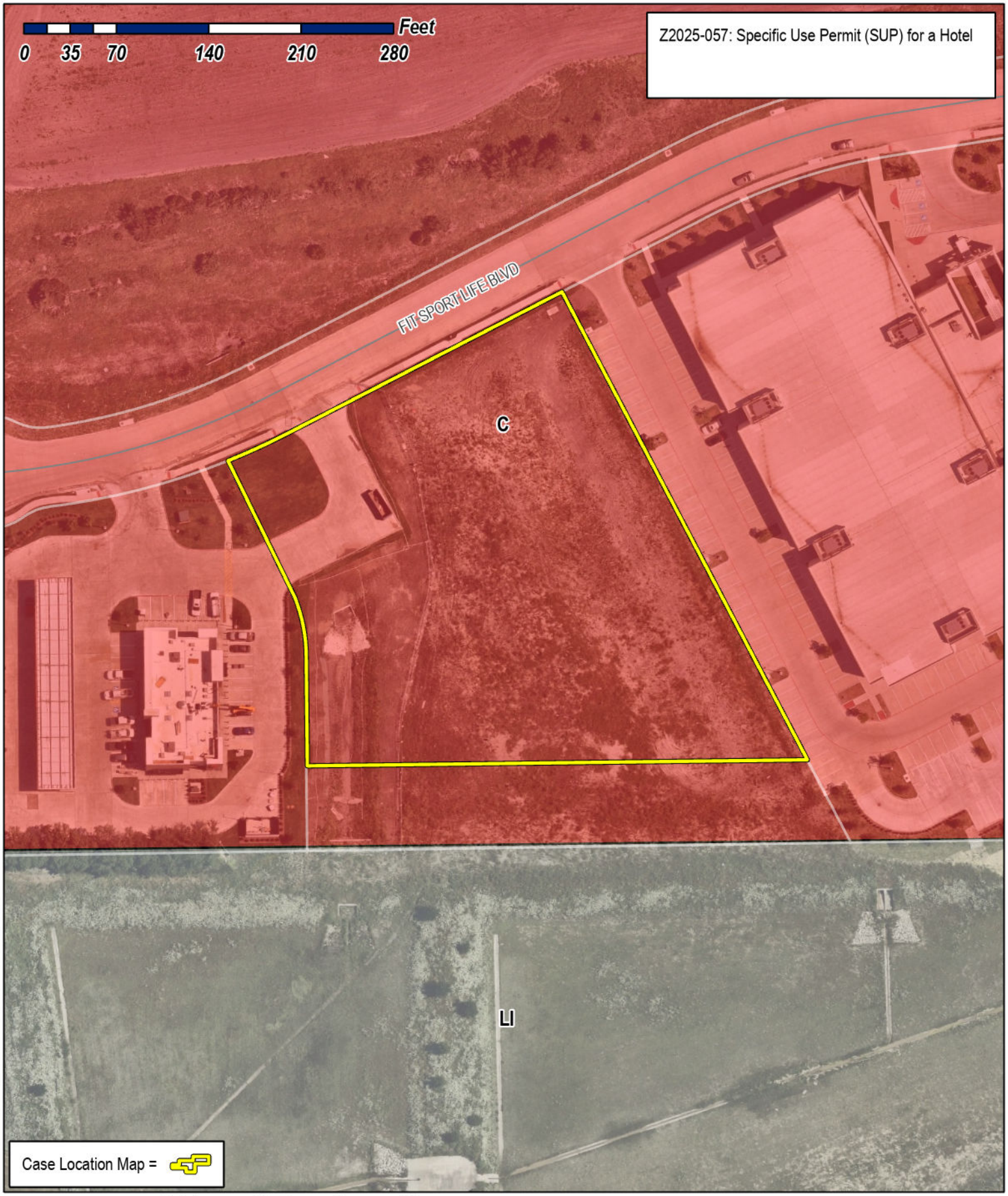
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 11 *DAY OF* Aug *, 2025*

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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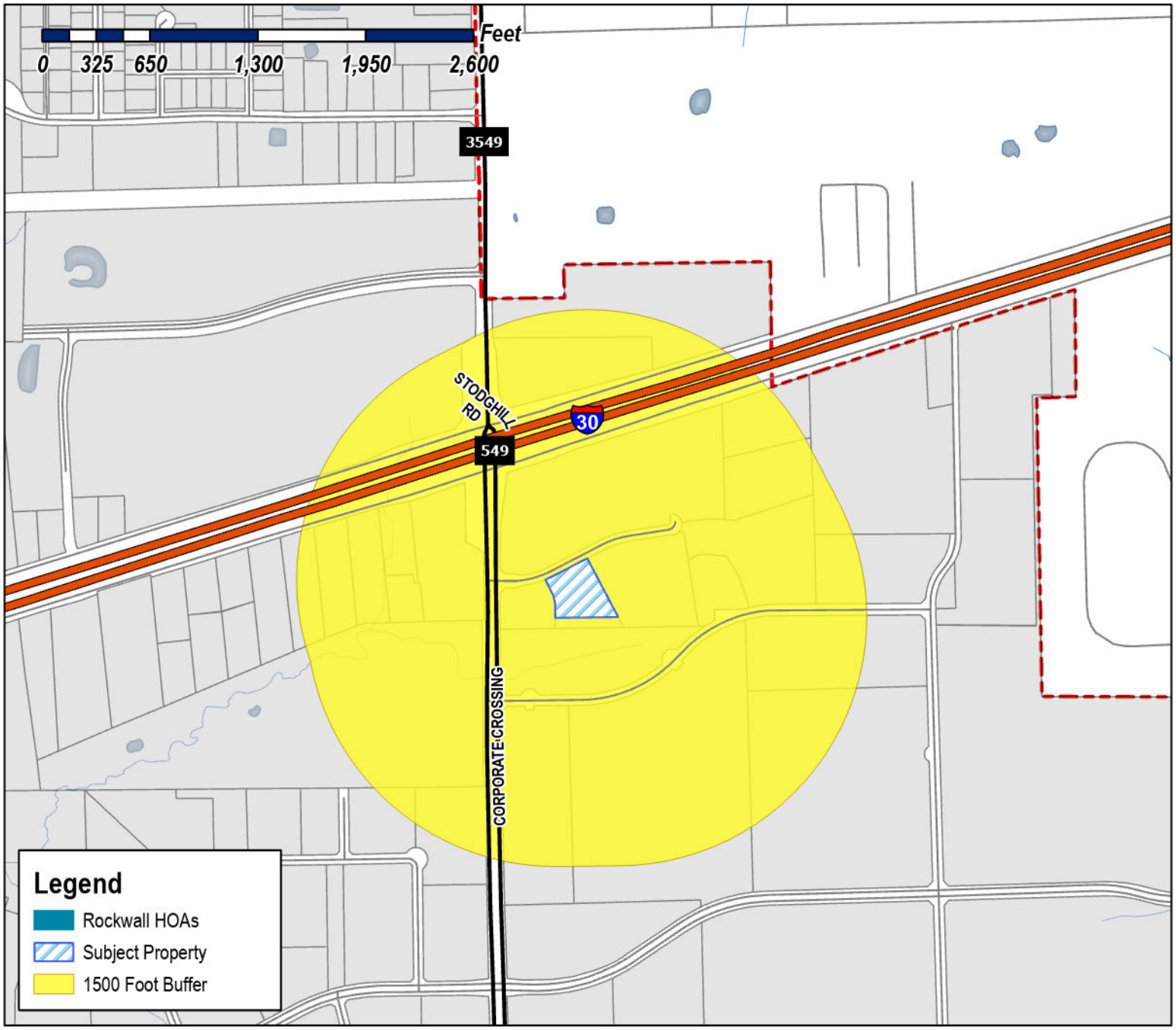
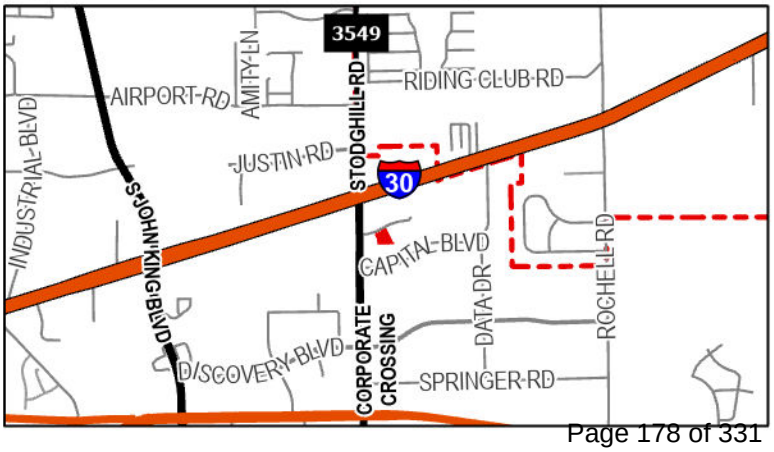


Case Number: Z2025-057
Case Name: SUP for a Hotel
Case Type: Zoning
Zoning: Commercial (C) District
Case Address: 3005 Fit Sport Life Blvd



Date Saved: 8/19/2025
For Questions on this Case Call (972) 771-7745

City of Rockwall

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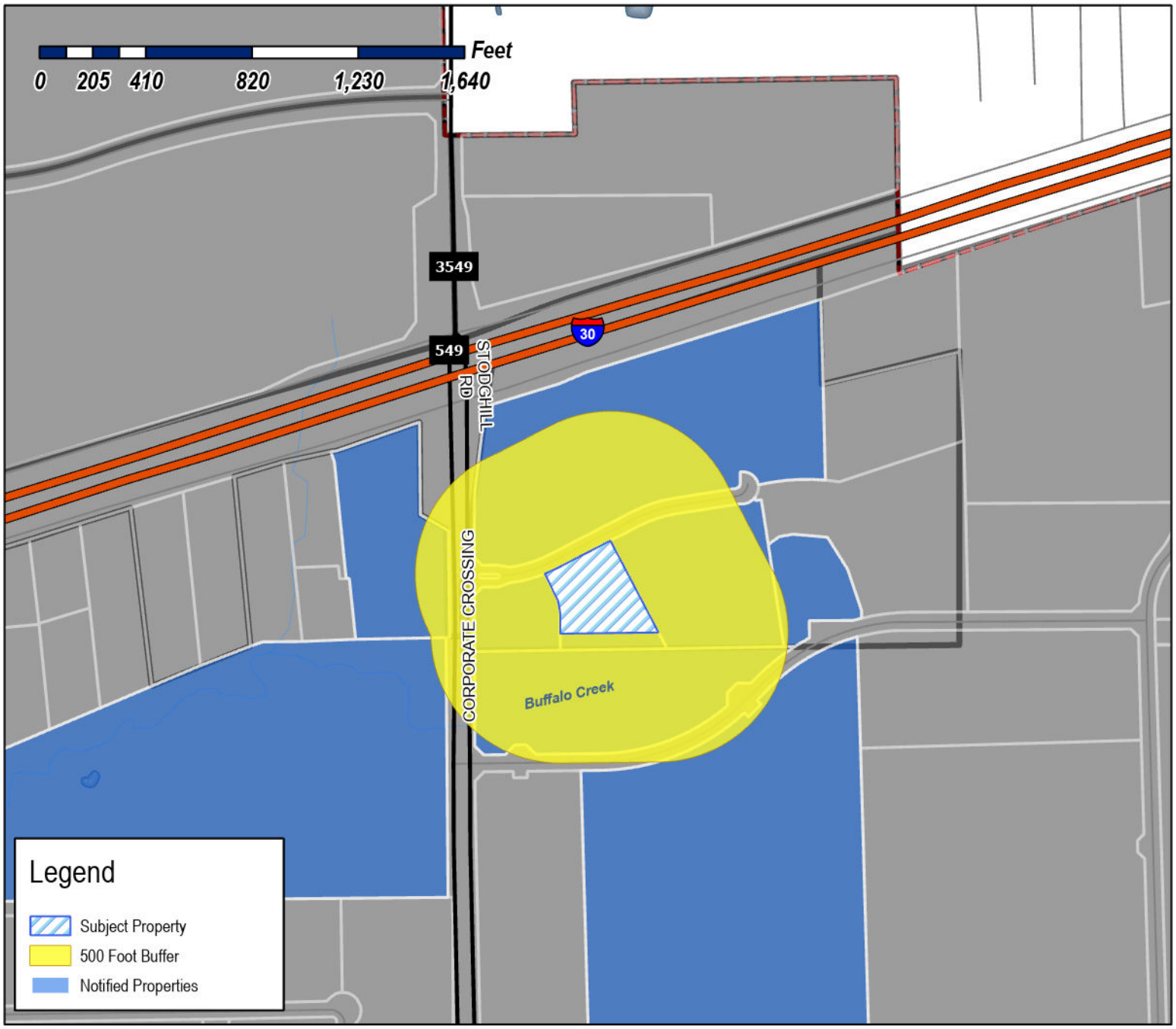

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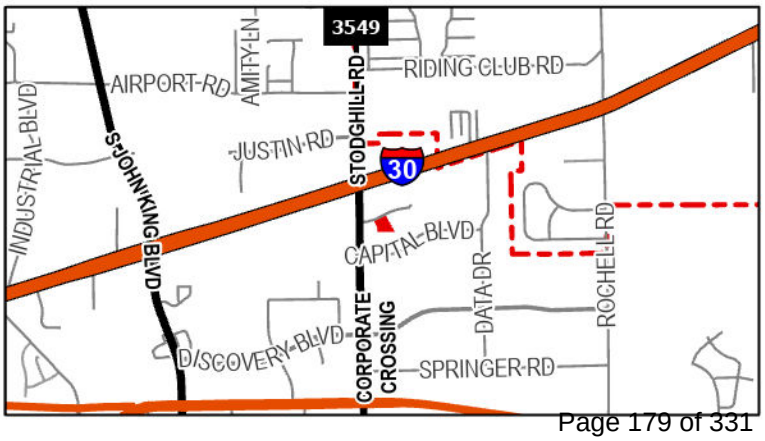


Date Saved: 8/19/2025
For Questions on this Case Call: (972) 771-7745

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:

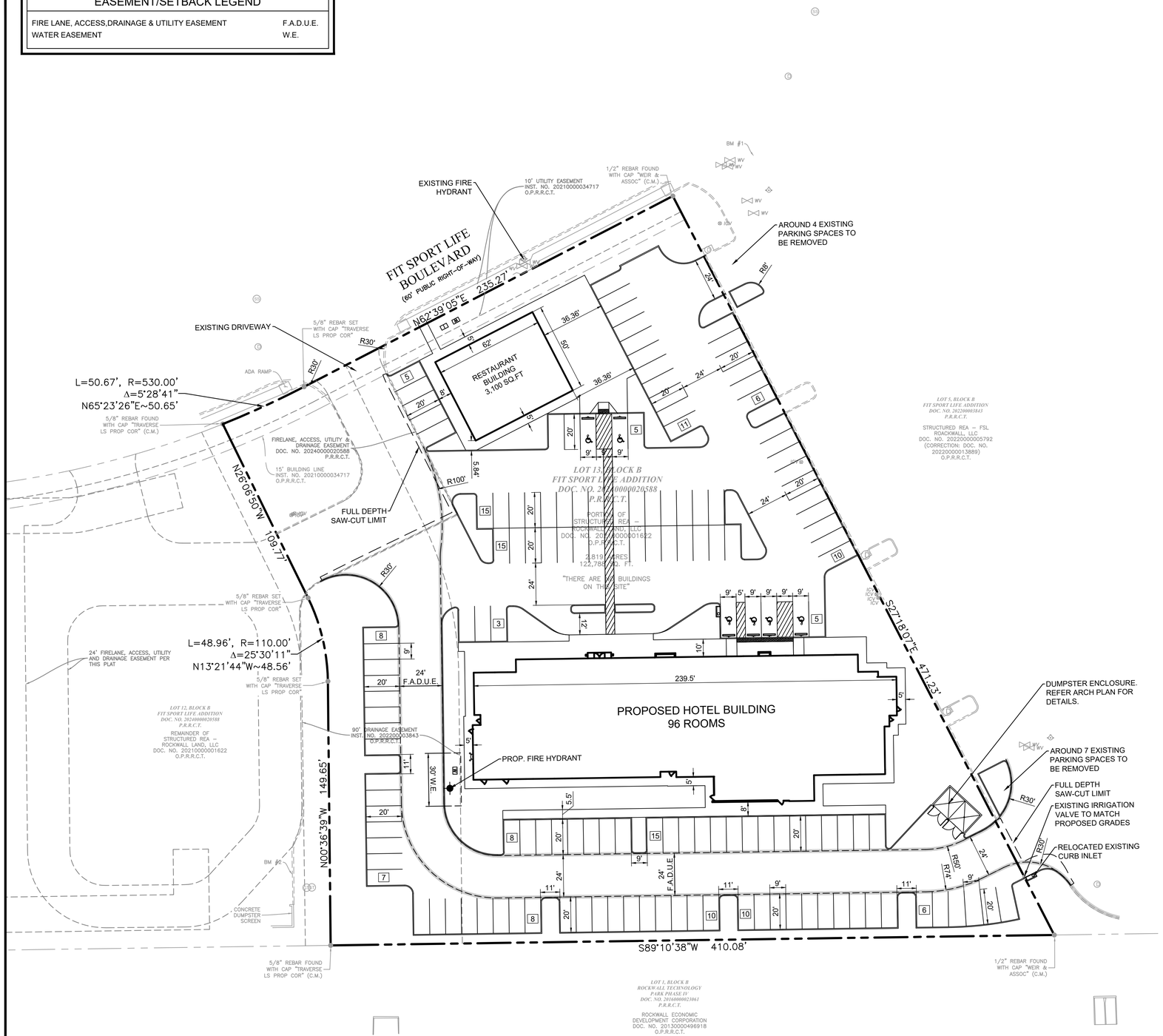
Address:

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

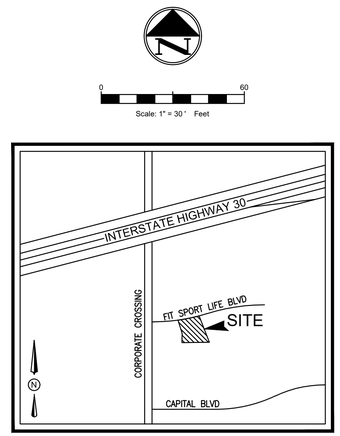
1/2" IR FOUND	WATER VALVE	NO PARKING
1/2" IR SET	FIRE HYDRANT	CONCRETE
5/8" IR FOUND	IRRIGATION VALVE	GRAVEL
3/8" IR FOUND	UTILITY POLE	BRICK
60-D NAIL FOUND	WATER METER	STONE
PK NAIL SET	GAS METER	WOOD DECK
1/2" IP FOUND	A.C. PAD	BUILDING WALL
X-FOUND	TRANS. BOX	TILE
X-SET	GAS MARKER	BUILDING LINE
1" 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

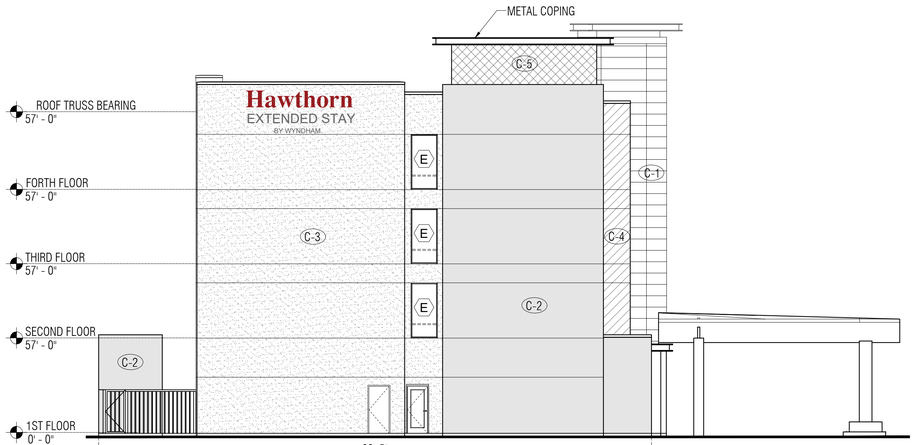
CITY OF ROCKWALL

ROCKWALL COUNTY, TEXAS 75032

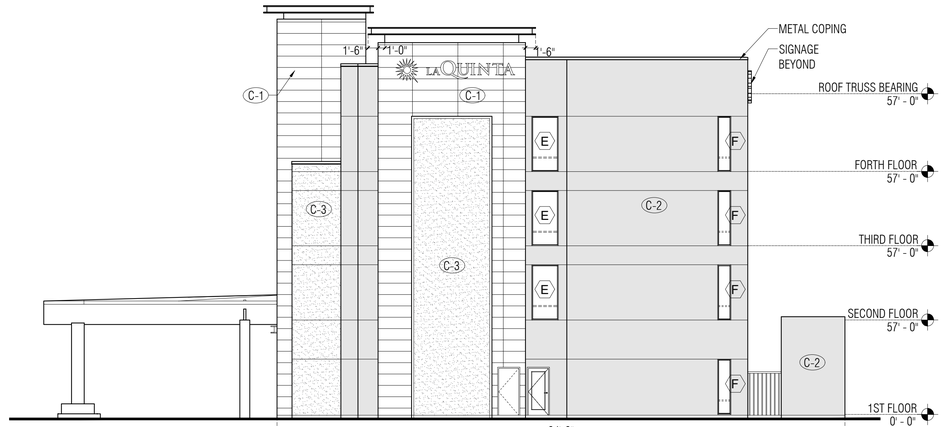
FIT SPORT LIFE ADDITION LOT 13, BLOCK B

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
TX. P.E. FIRM #11525

P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KK	X	08-25-25	SEE SCALE BAR	110-25	C-3.0



1C EAST
SCALE 3/32"=1'-0"



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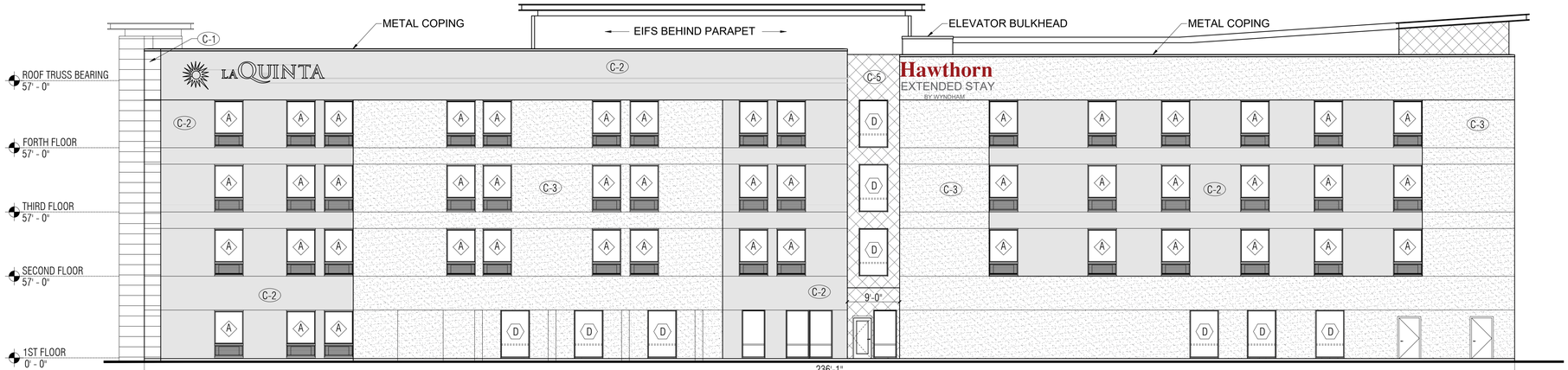

1B WEST
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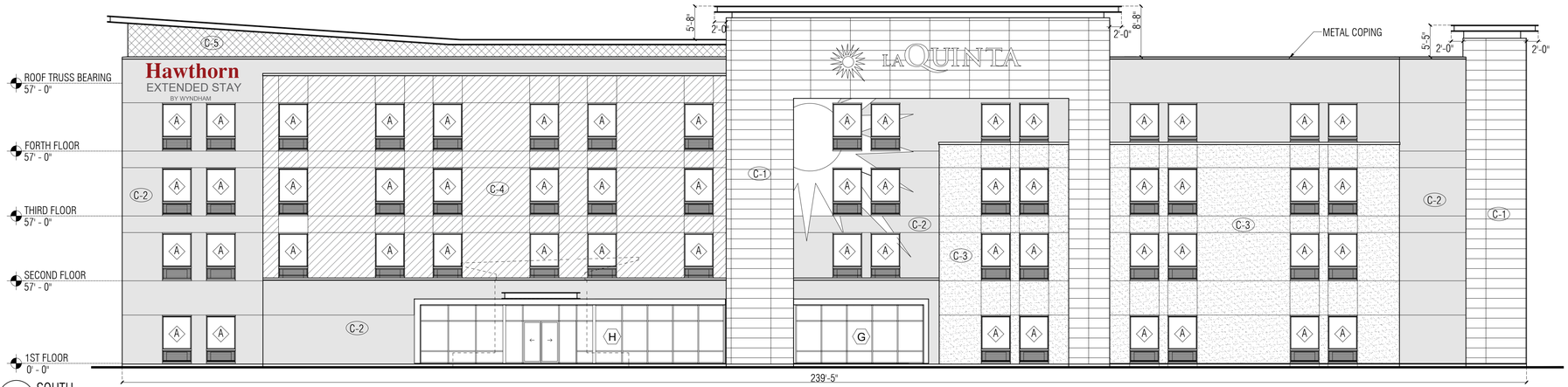


1A SOUTH
SCALE 3/32"=1'-0"

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

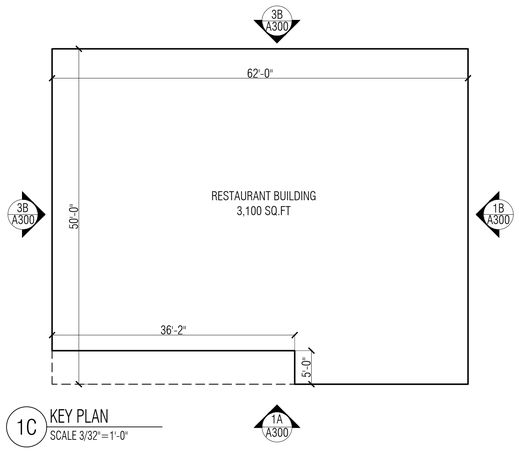
DRAWING NAME

EXTERIOR ELEVATIONS

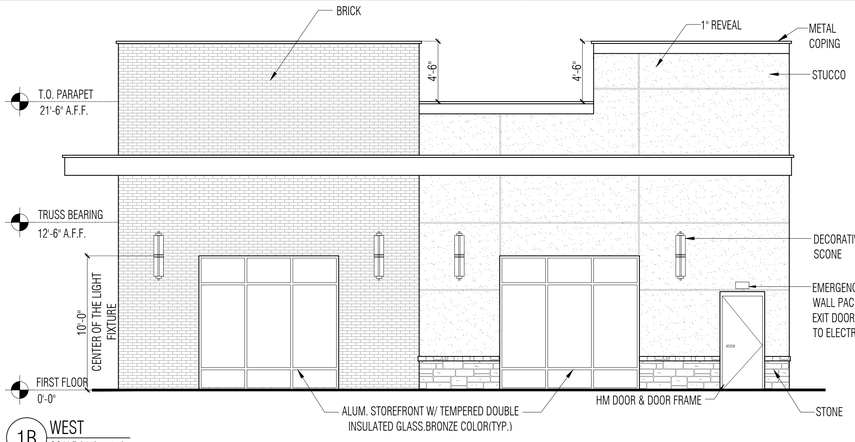
DRAWN BY: MAYURI
CHECKED BY:
APPROVED BY:

DRAWING NUMBER:

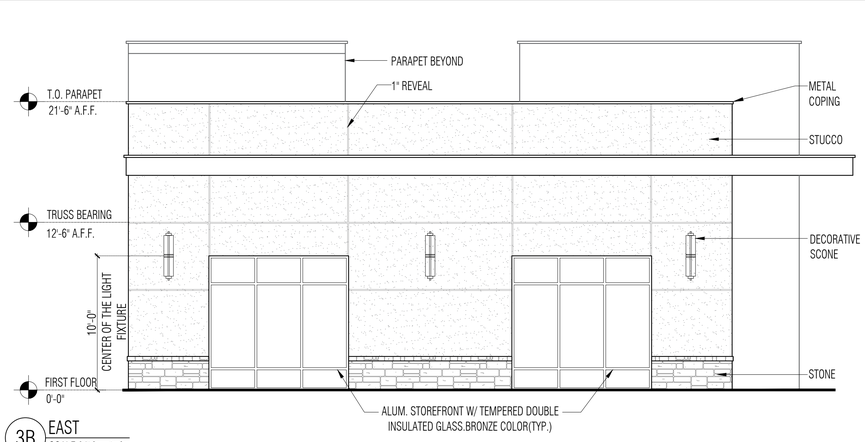
A300



1C KEY PLAN
SCALE 3/32"=1'-0"



1B WEST
SCALE 3/16"=1'-0"



3B EAST
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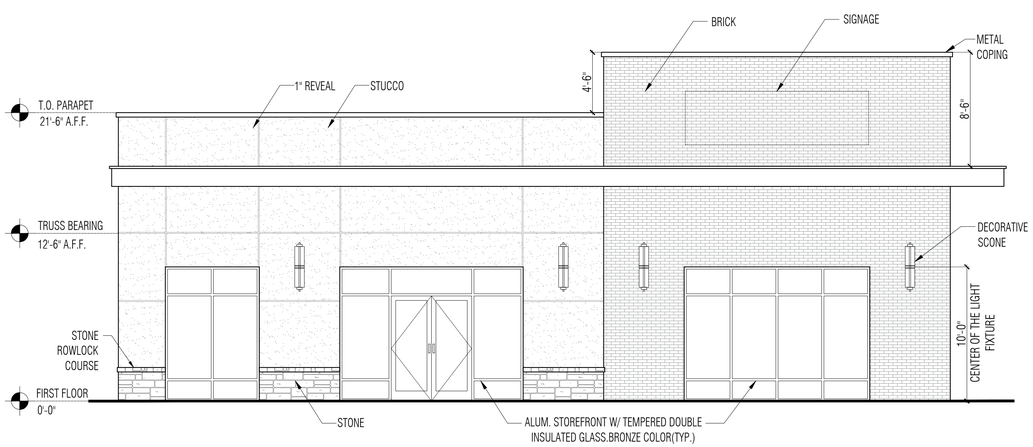
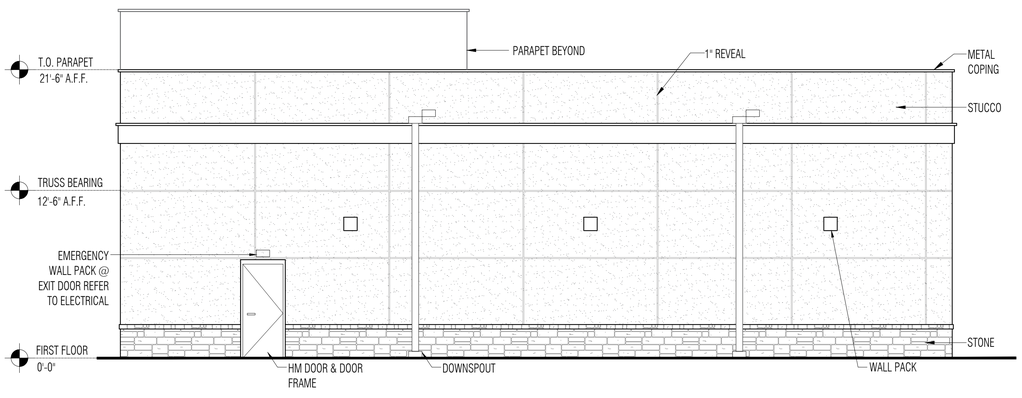


1A NORTH
SCALE 3/16"=1'-0"



3A SOUTH
SCALE 3/16"=1'-0"

DESIGN GROUP LLC
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E-Mail: nkumar@designgroupmemphis.com

OWNER NAME AND ADDRESS

RESTAURANT

AT

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CITY OF ROCKWALL,
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COUNTY, TEXAS
75032

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CHECKED BY:
APPROVED BY:
DRAWING NUMBER:

A300

Hawthorn
EXTENDED STAY
LA QUINTA

Hawthorn
EXTENDED STAY
LA QUINTA
LA QUINTA
BY WYNDHAM
Hawthorn
EXTENDED STAY
BY WYNDHAM

LA QUINTA HAWTHORN DUAL-BRAND
DEL RIO, TX

LA QUINTA HAWTHORN DUAL-BRAND
DEL RIO, TX

LA QUINTA BY WYNDHAM

Hawthorn EXTENDED STAY BY WYNDHAM

LA QUINTA HAWTHORN DUAL-BRAND
DEL RIO, TX

LA QUINTA BY WYNDHAM

Hawthorn EXTENDED STAY BY WYNDHAM

LA QUINTA HAWTHORN DUAL-BRAND
DEL RIO, TX

LA QUINTA HAWTHORN DUAL-BRAND
PFLUGERVILLE (AUSTIN), TX

LA QUINTA BY WYNDHAM
Hawthorn EXTENDED STAY BY WYNDHAM

LA QUINTA HAWTHORN DUAL-BRAND
PFLUGERVILLE (AUSTIN), TX

LA QUINTA BY WYNDHAM

Hawthorn EXTENDED STAY BY WYNDHAM

LA QUINTA HAWTHORN DUAL-BRAND
PFLUGERVILLE (AUSTIN), TX
LA QUINTA
BY WYNDHAM
Hawthorn
EXTENDED STAY
BY WYNDHAM

LA QUINTA HAWTHORN DUAL-BRAND
PFLUGERVILLE (AUSTIN), TX
LA QUINTA KING GUESTROOM

LA QUINTA BY WYNDHAM

Hawthorn EXTENDED STAY BY WYNDHAM

LA QUINTA HAWTHORN DUAL-BRAND
PFLUGERVILLE (AUSTIN), TX
HAWTHORN KING GUESTROOM

LA QUINTA BY WYNDHAM

Hawthorn EXTENDED STAY BY WYNDHAM

LA QUINTA HAWTHORN DUAL-BRAND
MOUNT LAUREL, NJ

LA QUINTA BY WYNDHAM
Hawthorn EXTENDED STAY BY WYNDHAM

LA QUINTA HAWTHORN DUAL-BRAND
MOUNT LAUREL, NJ
LA QUINTA
BY WYNDHAM
Hawthorn
EXTENDED STAY
BY WYNDHAM

LA QUINTA HAWTHORN DUAL-BRAND
MOUNT LAUREL, NJ
LA QUINTA GUEST ROOM
LA QUINTA BY WYNDHAM
Hawthorn EXTENDED STAY BY WYNDHAM

LA QUINTA HAWTHORN DUAL-BRAND
MOUNT LAUREL, NJ
HAWTHORN GUEST ROOM
LA QUINTA
BY WYNDHAM
Hawthorn
EXTENDED STAY
BY WYNDHAM

LA QUINTA HAWTHORN DUAL-BRAND
DESOTO, TX

LA QUINTA BY WYNDHAM
Hawthorn EXTENDED STAY BY WYNDHAM

LA QUINTA HAWTHORN DUAL-BRAND
DESOTO, TX
Hawthorn
EXTENDED STAY
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DESOTO, TX

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Hawthorn EXTENDED STAY BY WYNDHAM

LA QUINTA HAWTHORN DUAL-BRAND
DESOTO, TX
LA QUINTA GUEST ROOM
LA QUINTA
BY WYNDHAM
Hawthorn
EXTENDED STAY
BY WYNDHAM

LA QUINTA HAWTHORN DUAL-BRAND
DESOTO, TX

LA QUINTA BY WYNDHAM

Hawthorn EXTENDED STAY BY WYNDHAM

LA QUINTA HAWTHORN DUAL-BRAND
DESOTO, TX

LA QUINTA BY WYNDHAM

Hawthorn EXTENDED STAY BY WYNDHAM

LA QUINTA HAWTHORN DUAL-BRAND
FORT LAUDERDALE, FL
HAWTHORN GUEST ROOM & KITCHEN

LA QUINTA BY WYNDHAM

Hawthorn EXTENDED STAY BY WYNDHAM

LA QUINTA HAWTHORN DUAL-BRAND
FORT LAUDERDALE, FL
HAWTHORN GUEST ROOM & KITCHEN
LA QUINTA
BY WYNDHAM
Hawthorn
EXTENDED STAY
BY WYNDHAM

ROOM TYPE LEGEND

LA QUINTA / HAWTHORNE SUITES

		DESCRIPTION	FLOOR 1ST	FLOOR 2ND	FLOOR 3RD	FLOOR 4TH	TOTAL	
LA QUINTA	KING ROOM	KING ROOM	0	3	4	9	16	
		ADA COMMUNICATION KING ROOM	0	2	1	1	4	
		ACCESSIBLE KING ROOM WITH TUB	0	0	0	1	1	
		ACCESSIBLE AND ADA COMMUNICATION KING ROOM WITH ROLL-IN SHOWER	1	0	0	0	1	
		TOTALS	1	5	5	11	22	37%
	QUEEN / QUEEN ROOM	QUEEN / QUEEN ROOM	0	7	7	7	21	
		ADA COMMUNICATION QUEEN / QUEEN ROOM	2	0	0	0	2	
		ACCESSIBLE QUEEN / QUEEN ROOM WITH TUB	1	1	0	0		
		TOTALS	3	8	7	7	25	42%
	KING EXTENDED	KING EXTENDED	0	5	5	0	10	
		ADA COMMUNICATION KING EXTENDED	2	0	0	0	2	
		ACCESSIBLE KING EXTENDED WITH TUB	0	0	1	0	1	
		TOTALS	2	5	6	0	13	22%
		TOTAL ROOM COUNT - LA QUINTA	6	18	18	18	60	
		TOTAL ACCESSIBLE GUEST ROOMS	2	1	1	1	5	
		TOTAL ADA COMMUNICATION GUEST ROOMS	5	2	1	1	9	
HAWTHORNE SUITES	KING ROOM	KING ROOM	0	5	6	6	17	
		ADA COMMUNICATION KING ROOM	0	1	0	0	1	
		ACCESSIBLE KING ROOM WITH TUB	0	0	0	1	1	
		TOTALS	0	6	6	7	19	53%
	QUEEN / QUEEN ROOM	QUEEN / QUEEN ROOM	0	4	3	4	11	
		ADA COMMUNICATION QUEEN / QUEEN ROOM	0	0	1	0	1	
		ACCESSIBLE QUEEN / QUEEN ROOM WITH TUB	0	1	1	0	2	
		TOTALS	0	5	5	4	14	39%
	1 BEDROOM SUITE	ONE BEDROOM SUITE	0	0	1	0	1	
		ADA COMMUNICATION ONE BEDROOM SUITE	0	0	0	1	1	
		ACCESSIBLE ONE BEDROOM SUITE	0	1	0	0	1	
		TOTALS	0	1	1	1	3	8%
		TOTAL ROOM COUNT - HAWTHORNE SUITES	0	12	12	12	36	
		TOTAL ACCESSIBLE GUEST ROOMS	0	2	1	1	4	
		TOTAL ADA COMMUNICATION GUEST ROOMS	0	1	1	1	3	

STR

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Hendersonville
TN 37075
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Fax: +1 (615) 824 3848
www.str.com

STR Chain Scales

Scale ID	Chain Scale	Affiliation Name	Aff Parent Company Name	United States
1	Luxury Chains	1 Hotel	SH Hotels & Resorts	X
1	Luxury Chains	21c Museum Hotel	Accor	X
1	Luxury Chains	AKA	Korman Communities	X
1	Luxury Chains	Alila	Hyatt Corporation	X
1	Luxury Chains	Aman	Aman Group S.A.R.L.	X
1	Luxury Chains	Andaz	Hyatt Corporation	X
1	Luxury Chains	Auberge Resorts Collection	Auberge Resorts, LLC	X
1	Luxury Chains	Belmond Hotels	Belmond Management Ltd	X
1	Luxury Chains	Bulgari	Marriott International	X
1	Luxury Chains	Conrad	Hilton Worldwide	X
1	Luxury Chains	Corinthia	Corinthia Hotels International	X
1	Luxury Chains	Delano	Accor	X
1	Luxury Chains	Destination by Hyatt	Hyatt Corporation	X
1	Luxury Chains	Dorchester Collection	Dorchester Collection	X
1	Luxury Chains	Edition	Marriott International	X
1	Luxury Chains	Faena	Accor	X
1	Luxury Chains	Fairmont	Accor	X
1	Luxury Chains	Firmdale	Firmdale Hotels PLC	X
1	Luxury Chains	Four Seasons	Four Seasons Hotels Limited	X
1	Luxury Chains	Grand Hyatt	Hyatt Corporation	X
1	Luxury Chains	Hilton White Label Luxury	Hilton Worldwide	X
1	Luxury Chains	IHG White Label Luxury	IHG Hotels & Resorts	X
1	Luxury Chains	InterContinental	IHG Hotels & Resorts	X
1	Luxury Chains	JW Marriott	Marriott International	X
1	Luxury Chains	Kirkwood Collection	Kirkwood Collection	X
1	Luxury Chains	Langham	Great Eagle Hospitality	X
1	Luxury Chains	Loews	Loews Hotels & Co	X
1	Luxury Chains	Lotte Hotel	Lotte Hotels & Resorts	X
1	Luxury Chains	Luxury Collection	Marriott International	X
1	Luxury Chains	LXR Hotels & Resorts	Hilton Worldwide	X
1	Luxury Chains	Mandarin Oriental	Mandarin Oriental Hotel Group Limited	X
1	Luxury Chains	MGallery Collection	Accor	X
1	Luxury Chains	Miraval	Hyatt Corporation	X
1	Luxury Chains	Mondrian	Accor	X
1	Luxury Chains	Montage	Montage International	X
1	Luxury Chains	Nobu Hotels	Nobu Hospitality	X
1	Luxury Chains	Oetker Collection	Oetker Collection	X
1	Luxury Chains	One & Only	Kerzner	X
1	Luxury Chains	Park Hyatt	Hyatt Corporation	X
1	Luxury Chains	Pendry	Montage International	X
1	Luxury Chains	Raffles	Accor	X
1	Luxury Chains	Regent	IHG Hotels & Resorts	X
1	Luxury Chains	Registry Collection Hotels	Wyndham Hotels & Resorts	X
1	Luxury Chains	Ritz-Carlton	Marriott International	X
1	Luxury Chains	RockResorts	RockResorts	X
1	Luxury Chains	Rosewood	Rosewood Hotel Group	X
1	Luxury Chains	Signia by Hilton	Hilton Worldwide	X
1	Luxury Chains	Six Senses	IHG Hotels & Resorts	X
1	Luxury Chains	Sixty Hotels	Sixty Hotels LLC	X
1	Luxury Chains	SLS	Accor	X
1	Luxury Chains	Sofitel	Accor	X
1	Luxury Chains	St. Regis	Marriott International	X
1	Luxury Chains	Taj	The Indian Hotels Company Limited	X
1	Luxury Chains	The Doyle Collection	The Doyle Collection	X
1	Luxury Chains	The Peninsula	The Peninsula Hotels	X
1	Luxury Chains	The Prince	Seibu Prince Hotels Worldwide Inc.	X
1	Luxury Chains	The Unbound Collection	Hyatt Corporation	X
1	Luxury Chains	Thompson Hotels	Hyatt Corporation	X

1	Luxury Chains	Trump International	Trump Organization	X
1	Luxury Chains	Under Canvas	Under Canvas	X
1	Luxury Chains	Viceroy	Viceroy Hotel Management, LLC	X
1	Luxury Chains	Vignette Collection	IHG Hotels & Resorts	X
1	Luxury Chains	Virgin Hotels	Virgin Management Ltd.	X
1	Luxury Chains	W Hotel	Marriott International	X
1	Luxury Chains	Waldorf Astoria	Hilton Worldwide	X
1	Luxury Chains	WorldHotels Luxury	BWH Hotels	X
2	Upper Upscale Chains	Ace Hotel	Ace Hotel Group	X
2	Upper Upscale Chains	Apartments by Marriott	Marriott International	X
2	Upper Upscale Chains	Autograph Collection	Marriott International	X
2	Upper Upscale Chains	Bunkhouse	Hyatt Corporation	X
2	Upper Upscale Chains	Canopy by Hilton	Hilton Worldwide	X
2	Upper Upscale Chains	Club Quarters	Shared Mutual Services dba Club Quarters	X
2	Upper Upscale Chains	Curio Collection by Hilton	Hilton Worldwide	X
2	Upper Upscale Chains	Disney's Deluxe Resorts	The Walt Disney Company	X
2	Upper Upscale Chains	Dolce Hotels & Resorts	Wyndham Hotels & Resorts	X
2	Upper Upscale Chains	Dream Hotels	Hyatt Corporation	X
2	Upper Upscale Chains	Embassy Suites by Hilton	Hilton Worldwide	X
2	Upper Upscale Chains	Gaylord	Marriott International	X
2	Upper Upscale Chains	Graduate Hotel	Hilton Worldwide	X
2	Upper Upscale Chains	Great Wolf Lodge	Great Wolf Resorts Holdings, Inc.	X
2	Upper Upscale Chains	Hard Rock	Hard Rock International	X
2	Upper Upscale Chains	Hilton	Hilton Worldwide	X
2	Upper Upscale Chains	Hilton Grand Vacations	Hilton Grand Vacations	X
2	Upper Upscale Chains	Hilton White Label Upper Upscale	Hilton Worldwide	X
2	Upper Upscale Chains	Hotel Indigo	IHG Hotels & Resorts	X
2	Upper Upscale Chains	Hotel Nikko	Okura Nikko Hotel Management Co.,Ltd.	X
2	Upper Upscale Chains	Hyatt	Hyatt Corporation	X
2	Upper Upscale Chains	Hyatt Centric	Hyatt Corporation	X
2	Upper Upscale Chains	Hyatt Regency	Hyatt Corporation	X
2	Upper Upscale Chains	Hyde	Accor	X
2	Upper Upscale Chains	IHG White Label Upper Upscale	IHG Hotels & Resorts	X
2	Upper Upscale Chains	JdV by Hyatt	Hyatt Corporation	X
2	Upper Upscale Chains	Kasa	Kasa Living, Inc.	X
2	Upper Upscale Chains	Kimpton	IHG Hotels & Resorts	X
2	Upper Upscale Chains	Le Meridien	Marriott International	X
2	Upper Upscale Chains	Life House	Lark Hotels LLC	X
2	Upper Upscale Chains	Magnolia	CoralTree Hospitality	X
2	Upper Upscale Chains	Margaritaville	Margaritaville Hospitality Group	X
2	Upper Upscale Chains	Marriott	Marriott International	X
2	Upper Upscale Chains	Marriott Conference Center	Marriott International	X
2	Upper Upscale Chains	Marriott Vacation Club	Marriott Vacations Worldwide	X
2	Upper Upscale Chains	Mint House	Mint House	X
2	Upper Upscale Chains	Morgans Originals	Accor	X
2	Upper Upscale Chains	NH Collection	Minor Hotel Group Limited	X
2	Upper Upscale Chains	Omni	Omni Hotels & Resorts	X
2	Upper Upscale Chains	Outrigger Resorts	OUTRIGGER Resorts & Hotels	X
2	Upper Upscale Chains	Pullman	Accor	X
2	Upper Upscale Chains	Radisson Blu by Choice	Choice Hotels International, Inc.	X
2	Upper Upscale Chains	Radisson Individuals by Choice	Choice Hotels International, Inc.	X
2	Upper Upscale Chains	Radisson RED by Choice	Choice Hotels International, Inc.	X
2	Upper Upscale Chains	Renaissance	Marriott International	X
2	Upper Upscale Chains	Royal Sonesta	Sonesta International Hotels Corp	X
2	Upper Upscale Chains	Sandman Signature	Northland Properties	X
2	Upper Upscale Chains	Sheraton Hotel	Marriott International	X
2	Upper Upscale Chains	Sheraton Vacation Club	Marriott Vacations Worldwide	X
2	Upper Upscale Chains	Silver Cloud	Silver Cloud Hotels	X
2	Upper Upscale Chains	Starhotels	Starhotels Finanziaria S.r.l.	X
2	Upper Upscale Chains	Swissotel	Accor	X
2	Upper Upscale Chains	Tapestry Collection by Hilton	Hilton Worldwide	X
2	Upper Upscale Chains	The Guild	The Guild	X
2	Upper Upscale Chains	The Hoxton	Accor	X
2	Upper Upscale Chains	The Marmara	The Marmara Collection	X
2	Upper Upscale Chains	The Standard	Hyatt Corporation	X
2	Upper Upscale Chains	Tribute Portfolio	Marriott International	X
2	Upper Upscale Chains	Unscripted	Hyatt Corporation	X
2	Upper Upscale Chains	Valencia Hotel Group	Valencia Hotel Group	X
2	Upper Upscale Chains	Warwick Hotel	Warwick Hotels and Resorts	X
2	Upper Upscale Chains	Westin	Marriott International	X

2	Upper Upscale Chains	Westin Vacation Club	Marriott Vacations Worldwide	X
2	Upper Upscale Chains	WorldHotels Crafted	BWH Hotels	X
2	Upper Upscale Chains	WorldHotels Elite	BWH Hotels	X
2	Upper Upscale Chains	Wyndham Grand	Wyndham Hotels & Resorts	X
3	Upscale Chains	AC Hotels by Marriott	Marriott International	X
3	Upscale Chains	Aiden by Best Western	BWH Hotels	X
3	Upscale Chains	aloft Hotel	Marriott International	X
3	Upscale Chains	APA Hotel	APA GROUP Co., Ltd.	X
3	Upscale Chains	Ascend Collection	Choice Hotels International, Inc.	X
3	Upscale Chains	Aston Hotel	Aqua-Aston Hospitality, LLC	X
3	Upscale Chains	Axel Hotel	Axel Corporation Grupo Hotelero, S.L.	X
3	Upscale Chains	Ayres	Ayres Hotels	X
3	Upscale Chains	Best Western Premier	BWH Hotels	X
3	Upscale Chains	BW Premier Collection	BWH Hotels	X
3	Upscale Chains	Cambria Hotels	Choice Hotels International, Inc.	X
3	Upscale Chains	Canad Inn	Canad Inns	X
3	Upscale Chains	Caption by Hyatt	Hyatt Corporation	X
3	Upscale Chains	Choice White Label Upscale	Choice Hotels International, Inc.	X
3	Upscale Chains	citizenM	citizenM Operations Holding B.V.	X
3	Upscale Chains	Coast Hotels	Coast Hotels Limited	X
3	Upscale Chains	Compass by Margaritaville	Margaritaville Hospitality Group	X
3	Upscale Chains	Courtyard	Marriott International	X
3	Upscale Chains	Crowne Plaza	IHG Hotels & Resorts	X
3	Upscale Chains	Delta Hotel	Marriott International	X
3	Upscale Chains	Disney's Moderate Resorts	The Walt Disney Company	X
3	Upscale Chains	DoubleTree by Hilton	Hilton Worldwide	X
3	Upscale Chains	Drury Inn & Suites	Drury Development Corporation	X
3	Upscale Chains	Drury Plaza Hotel	Drury Development Corporation	X
3	Upscale Chains	Eaton	Great Eagle Hospitality	X
3	Upscale Chains	element	Marriott International	X
3	Upscale Chains	Eurostars	Eurostars Hotel Company S.L.	X
3	Upscale Chains	EVEN Hotels	IHG Hotels & Resorts	X
3	Upscale Chains	Executive Hotel	Executive Hotels and Resorts	X
3	Upscale Chains	Four Points by Sheraton	Marriott International	X
3	Upscale Chains	Generator Hostel	Generator Hostels	X
3	Upscale Chains	Grand America	Grand America Hotels & Resorts, Inc.	X
3	Upscale Chains	Hilton Garden Inn	Hilton Worldwide	X
3	Upscale Chains	Hilton White Label Upscale	Hilton Worldwide	X
3	Upscale Chains	Holiday Inn Club Vacations	IHG Hotels & Resorts	X
3	Upscale Chains	Homewood Suites by Hilton	Hilton Worldwide	X
3	Upscale Chains	Hotel RL	Sonesta International Hotels Corp	X
3	Upscale Chains	Hyatt House	Hyatt Corporation	X
3	Upscale Chains	Hyatt Place	Hyatt Corporation	X
3	Upscale Chains	Iberostar Waves	Iberostar Hotels & Resorts	X
3	Upscale Chains	IHG White Label Upscale	IHG Hotels & Resorts	X
3	Upscale Chains	Innside by Melia	Melia Hotels International, S.A	X
3	Upscale Chains	Larkspur Landing	Larkspur Landing	X
3	Upscale Chains	Legacy Vacation Club	Legacy Vacation Club Services, LLC	X
3	Upscale Chains	Mantra	Accor	X
3	Upscale Chains	Melia	Melia Hotels International, S.A	X
3	Upscale Chains	Millennium	Millennium Hotels & Resorts (MHR)	X
3	Upscale Chains	Miyako	Kintetsu Group Holdings Co. Ltd	X
3	Upscale Chains	Motto by Hilton	Hilton Worldwide	X
3	Upscale Chains	Mysk by Shaza	Shaza Hotels	X
3	Upscale Chains	Novotel	Accor	X
3	Upscale Chains	Pestana	Pestana Management, S.A.	X
3	Upscale Chains	Pestana CR7	Pestana Management, S.A.	X
3	Upscale Chains	Radisson by Choice	Choice Hotels International, Inc.	X
3	Upscale Chains	Residence Inn	Marriott International	X
3	Upscale Chains	RIU Plaza	Riu Hotels & Resorts	X
3	Upscale Chains	Sonesta Hotel	Sonesta International Hotels Corp	X
3	Upscale Chains	Sonesta Select	Sonesta International Hotels Corp	X
3	Upscale Chains	SpringHill Suites	Marriott International	X
3	Upscale Chains	Staybridge Suites	IHG Hotels & Resorts	X
3	Upscale Chains	Stoney Creek	Embergrove Hospitality Group	X
3	Upscale Chains	Tempo by Hilton	Hilton Worldwide	X
3	Upscale Chains	Vacation Condos by Outrigger	OUTRIGGER Resorts & Hotels	X
3	Upscale Chains	Vib	BWH Hotels	X
3	Upscale Chains	voco	IHG Hotels & Resorts	X
3	Upscale Chains	Westmark	Westmark Hotels	X

3	Upscale Chains	WorldHotels Distinctive	BWH Hotels	X
3	Upscale Chains	Wyndham	Wyndham Hotels & Resorts	X
3	Upscale Chains	Wyndham Vacation Resort	Travel + Leisure	X
3	Upscale Chains	YOTEL	Yotel Limited	X
4	Upper Midscale Chains	Aqua Hotels & Resorts	Aqua-Aston Hospitality, LLC	X
4	Upper Midscale Chains	Atwell Suites	IHG Hotels & Resorts	X
4	Upper Midscale Chains	Best Western Executive Residency	BWH Hotels	X
4	Upper Midscale Chains	Best Western Plus	BWH Hotels	X
4	Upper Midscale Chains	Boarders Inn & Suites	Cobblestone Hotels, LLC	X
4	Upper Midscale Chains	BW Signature Collection	BWH Hotels	X
4	Upper Midscale Chains	Centerstone Hotels	Cobblestone Hotels, LLC	X
4	Upper Midscale Chains	Chase Suites	The Hardage Group	X
4	Upper Midscale Chains	Choice White Label Upper Midscale	Choice Hotels International, Inc.	X
4	Upper Midscale Chains	Citadines	Ascott International Management (2001) Pte Ltd	X
4	Upper Midscale Chains	Clarion	Choice Hotels International, Inc.	X
4	Upper Midscale Chains	Clarion Pointe	Choice Hotels International, Inc.	X
4	Upper Midscale Chains	Cobblestone	Cobblestone Hotels, LLC	X
4	Upper Midscale Chains	Comfort	Choice Hotels International, Inc.	X
4	Upper Midscale Chains	Comfort Inn	Choice Hotels International, Inc.	X
4	Upper Midscale Chains	Comfort Suites	Choice Hotels International, Inc.	X
4	Upper Midscale Chains	Country Inn & Suites by Choice	Choice Hotels International, Inc.	X
4	Upper Midscale Chains	Disney's Value Resorts	The Walt Disney Company	X
4	Upper Midscale Chains	DoubleTree Club	Hilton Worldwide	X
4	Upper Midscale Chains	Fairfield Inn	Marriott International	X
4	Upper Midscale Chains	Fireside Inn & Suites	Lafayette Hotels	X
4	Upper Midscale Chains	GLo Best Western	BWH Hotels	X
4	Upper Midscale Chains	GrandStay Hotels	GrandStay Hospitality, LLC	X
4	Upper Midscale Chains	Hampton by Hilton	Hilton Worldwide	X
4	Upper Midscale Chains	Handwritten Collection	Accor	X
4	Upper Midscale Chains	Holiday Inn	IHG Hotels & Resorts	X
4	Upper Midscale Chains	Holiday Inn Express	IHG Hotels & Resorts	X
4	Upper Midscale Chains	Home2 Suites by Hilton	Hilton Worldwide	X
4	Upper Midscale Chains	Hyatt Studios	Hyatt Corporation	X
4	Upper Midscale Chains	IHG White Label Upper Midscale	IHG Hotels & Resorts	X
4	Upper Midscale Chains	Isle of Capri	Caesars Entertainment Corporation	X
4	Upper Midscale Chains	La Quinta Inns & Suites	Wyndham Hotels & Resorts	X
4	Upper Midscale Chains	Magnuson Grand	Magnuson Companies LLC	X
4	Upper Midscale Chains	Mama Shelter	Accor	X
4	Upper Midscale Chains	Motel One	Motel One Group	X
4	Upper Midscale Chains	MOXY	Marriott International	X
4	Upper Midscale Chains	Oxford Suites	Oxford Collection	X
4	Upper Midscale Chains	Quality	Choice Hotels International, Inc.	X
4	Upper Midscale Chains	Red Lion Hotel	Sonesta International Hotels Corp	X
4	Upper Midscale Chains	Selina	Selina Management Panama, S.A.	X
4	Upper Midscale Chains	Shilo Inn	Shilo Management Corp.	X
4	Upper Midscale Chains	Sonesta ES Suites	Sonesta International Hotels Corp	X
4	Upper Midscale Chains	Sonesta Essential	Sonesta International Hotels Corp	X
4	Upper Midscale Chains	The Red Collection	Red Roof Franchising, LLC	X
4	Upper Midscale Chains	TownePlace Suites	Marriott International	X
4	Upper Midscale Chains	Trademark Collection by Wyndham	Wyndham Hotels & Resorts	X
4	Upper Midscale Chains	Tryp by Wyndham	Wyndham Hotels & Resorts	X
4	Upper Midscale Chains	WaterWalk Extended Stay by Wyndham	Wyndham Hotels & Resorts	X
4	Upper Midscale Chains	Westgate	Westgate Resorts	X
4	Upper Midscale Chains	Wyndham Garden	Wyndham Hotels & Resorts	X
5	Midscale Chains	A Victory	A Victory Hotels International	X
5	Midscale Chains	AmericInn	Wyndham Hotels & Resorts	X
5	Midscale Chains	Avid	IHG Hotels & Resorts	X
5	Midscale Chains	Baymont	Wyndham Hotels & Resorts	X
5	Midscale Chains	Best Western	BWH Hotels	X
5	Midscale Chains	Candlewood Suites	IHG Hotels & Resorts	X
5	Midscale Chains	Choice White Label Midscale	Choice Hotels International, Inc.	X
5	Midscale Chains	City Express by Marriott	Marriott International	X
5	Midscale Chains	Coratel Inn & Suites	Jasper Rooms	X
5	Midscale Chains	Crystal Inn	Crystal Inn	X
5	Midscale Chains	Everhome Suites	Choice Hotels International, Inc.	X
5	Midscale Chains	Extend-a-Suites	Extend-a-Suites	X
5	Midscale Chains	Extended Stay America Premier Suites	Extended Stay America	X
5	Midscale Chains	Extended Stay America Suites	Extended Stay America	X
5	Midscale Chains	FairBridge Inn	Fairbridge Hotels International	X

5	Midscale Chains	FairBridge Inn Express	Fairbridge Hotels International	X
5	Midscale Chains	Garner	IHG Hotels & Resorts	X
5	Midscale Chains	GreenTree Inn	GreenTree Hospitality Group Ltd. 2	X
5	Midscale Chains	GuestHouse	Sonesta International Hotels Corp	X
5	Midscale Chains	Hawthorn Suites by Wyndham	Wyndham Hotels & Resorts	X
5	Midscale Chains	IHG White Label Midscale	IHG Hotels & Resorts	X
5	Midscale Chains	InnSuites Hotel	InnSuites Hospitality	X
5	Midscale Chains	LivSmart Studios by Hilton	Hilton Worldwide	X
5	Midscale Chains	Loyalty Inn	Fairbridge Hotels International	X
5	Midscale Chains	Magnuson	Magnuson Companies LLC	X
5	Midscale Chains	MainStay Suites	Choice Hotels International, Inc.	X
5	Midscale Chains	My Place	My Place Hotels of America	X
5	Midscale Chains	Palace Inn	Palace Inn Group	X
5	Midscale Chains	Park Inn by Choice	Choice Hotels International, Inc.	X
5	Midscale Chains	Pear Tree Inn	Drury Development Corporation	X
5	Midscale Chains	Quality Inn	Choice Hotels International, Inc.	X
5	Midscale Chains	Ramada	Wyndham Hotels & Resorts	X
5	Midscale Chains	Red Lion Inn & Suites	Sonesta International Hotels Corp	X
5	Midscale Chains	Signature Inn	Sonesta International Hotels Corp	X
5	Midscale Chains	Sleep Inn	Choice Hotels International, Inc.	X
5	Midscale Chains	Sonesta Simply Suites	Sonesta International Hotels Corp	X
5	Midscale Chains	Spark by Hilton	Hilton Worldwide	X
5	Midscale Chains	Stayable Suites	Stayable Suites	X
5	Midscale Chains	stayAPT Suites	LG AS Franchisor LLC	X
5	Midscale Chains	StudioRes	Marriott International	X
5	Midscale Chains	Tru by Hilton	Hilton Worldwide	X
5	Midscale Chains	Uptown Suites	InTown Suites	X
5	Midscale Chains	Vista	Advantage Hotels, Inc	X
5	Midscale Chains	Wingate by Wyndham	Wyndham Hotels & Resorts	X
6	Economy Chains	Affordable Suites of America	LG AS Franchisor LLC	X
6	Economy Chains	America's Best Inn	Sonesta International Hotels Corp	X
6	Economy Chains	Americas Best Value Inn	Sonesta International Hotels Corp	X
6	Economy Chains	AmeriVu Inn & Suites	AmeriVu Inn and Suites	X
6	Economy Chains	B&B Hotel	B&B Hotels	X
6	Economy Chains	Budget Host	Budget Host	X
6	Economy Chains	Budget Suites of America	Budget Suites Of America	X
6	Economy Chains	Budgetel	AmeriVu Inn and Suites	X
6	Economy Chains	Capital O	Oravel Stays Private Limited	X
6	Economy Chains	Choice White Label Economy	Choice Hotels International, Inc.	X
6	Economy Chains	Country Hearth Inn	Sonesta International Hotels Corp	X
6	Economy Chains	Days Inn	Wyndham Hotels & Resorts	X
6	Economy Chains	Downtowner Inn	Hospitality International, Inc.	X
6	Economy Chains	ECHO Suites Extended Stay by Wyndham	Wyndham Hotels & Resorts	X
6	Economy Chains	Econo Lodge	Choice Hotels International, Inc.	X
6	Economy Chains	Efficiency Lodge	Natson Hotel Management	X
6	Economy Chains	Extended Stay America Select Suites	Extended Stay America	X
6	Economy Chains	E-Z 8	E-Z 8 Motels, Inc.	X
6	Economy Chains	Good Nite Inn	Artemis Hospitality	X
6	Economy Chains	Great Western	Great Western Inn	X
6	Economy Chains	Henn na Hotel	H.I.S. Hotel Holdings Co. Ltd.	X
6	Economy Chains	HomeTowne Studios by Red Roof	Red Roof Franchising, LLC	X
6	Economy Chains	Howard Johnson	Wyndham Hotels & Resorts	X
6	Economy Chains	InTown Suites	InTown Suites	X
6	Economy Chains	Jameson Inn	Sonesta International Hotels Corp	X
6	Economy Chains	Key West Inn	Cobblestone Hotels, LLC	X
6	Economy Chains	Knights Inn	Sonesta International Hotels Corp	X
6	Economy Chains	Lite Hotels	Aqua-Aston Hospitality, LLC	X
6	Economy Chains	LivAway Suites	LivAway Suites	X
6	Economy Chains	M Star	Magnuson Companies LLC	X
6	Economy Chains	Master Hosts Inns	Hospitality International, Inc.	X
6	Economy Chains	Microtel Inn & Suites by Wyndham	Wyndham Hotels & Resorts	X
6	Economy Chains	Motel 6	G6 Hospitality LLC	X
6	Economy Chains	National 9	National 9 Inns	X
6	Economy Chains	OYO	Oravel Stays Private Limited	X
6	Economy Chains	OYO Townhouse	Oravel Stays Private Limited	X
6	Economy Chains	Passport Inn	Hospitality International, Inc.	X
6	Economy Chains	Red Carpet Inn	Hospitality International, Inc.	X
6	Economy Chains	Red Roof Inn	Red Roof Franchising, LLC	X
6	Economy Chains	Red Roof PLUS+	Red Roof Franchising, LLC	X
6	Economy Chains	Rodeway Inn	Choice Hotels International, Inc.	X

6	Economy Chains	Scottish Inn	Hospitality International, Inc.	X
6	Economy Chains	Select Inn	Advantage Hotels, Inc	X
6	Economy Chains	Siegel Select	The Siegel Group	X
6	Economy Chains	Siegel Suite	The Siegel Group	X
6	Economy Chains	Studio 6	G6 Hospitality LLC	X
6	Economy Chains	Suburban Studios	Choice Hotels International, Inc.	X
6	Economy Chains	Super 8	Wyndham Hotels & Resorts	X
6	Economy Chains	SureStay	BWH Hotels	X
6	Economy Chains	SureStay Collection	BWH Hotels	X
6	Economy Chains	SureStay Plus	BWH Hotels	X
6	Economy Chains	SureStay Studio	BWH Hotels	X
6	Economy Chains	Travelodge	Wyndham Hotels & Resorts	X
6	Economy Chains	Vagabond Inn	Vagabond Inn Corporation	X
6	Economy Chains	WoodSpring Suites	Choice Hotels International, Inc.	X

Brands/Chains are slotted by Chain Scale based on the previous year's annual system wide (global) Average Daily Rate and other factors. Rate ranges defining each Chain Scale are determined by STR.

If you have questions about the Chain Scales, please email support@str.com (North America) or hotelinfo@str.com (Outside North America).

Source: 2025 STR, LLC / STR Global, Ltd. trading as STR. © CoStar Group

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 COMBINATION *LIMITED-SERVICE HOTEL* AND *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 combination *Limited-Service Hotel* and *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*; and,

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 combination *Limited-Service Hotel* and *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,

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SECTION 3. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in 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 combination *Limited-Service Hotel* and *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 ordinance for the development of a combination *Limited-Service Hotel* and *Residence Hotel.*

(2) The development of the subject property shall generally conform to the *Conceptual Building Elevations* contained in *Exhibit 'C'* of this ordinance; however, the proposed combination *Limited-Service Hotel* and *Residence Hotel* shall be subject to all of the *General Overlay District Standards* as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC). Review for conformance to these requirements shall be completed with the site plan submittal. In addition, a recommendation by the Architecture Review Board (ARB) shall be required prior to approval of the building elevations by the Planning and Zoning Commission. The approval of this Specific Use Permit (SUP) shall <u>not</u> constitute the approval of variances or exceptions to any of the standards stipulated by the Unified Development Code (UDC) with regard to the design of the combination *Limited-Service Hotel* and *Residence Hotel*.

(3) The maximum overall height of the combination *Limited-Service Hotel* and *Residence Hotel* shall not exceed four (4) stories or 60-feet as depicted in *Exhibit 'C'* of this ordinance.

(4) The room composition of the proposed *Limited-Service Hotel/Residence Hotel* shall be subject to the *Room Composition Table* depicted in *Exhibit 'D'* of this ordinance.

(5) In the event that the combination *Limited-Service Hotel* and *Residence Hotel* changes *Affiliation Name* as highlighted on the *STR Chain Scales* depicted in *Exhibit 'E'* of this ordinance, the new *Affiliation Name* shall be of a *Scale ID* of *1-5* as stated on the most recent *STR Chain Scale* contained in this exhibit.

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

DRAFT ORDINANCE No. 25-XX

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 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 20TH DAY OF OCTOBER, 2025.

_____
Tim McCallum, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *October 6, 2025*

2nd Reading: *October 20, 2025*

DRAFT ORDINANCE 10.06.2025

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 10.06.2025

Exhibit 'B'
Concept Plan

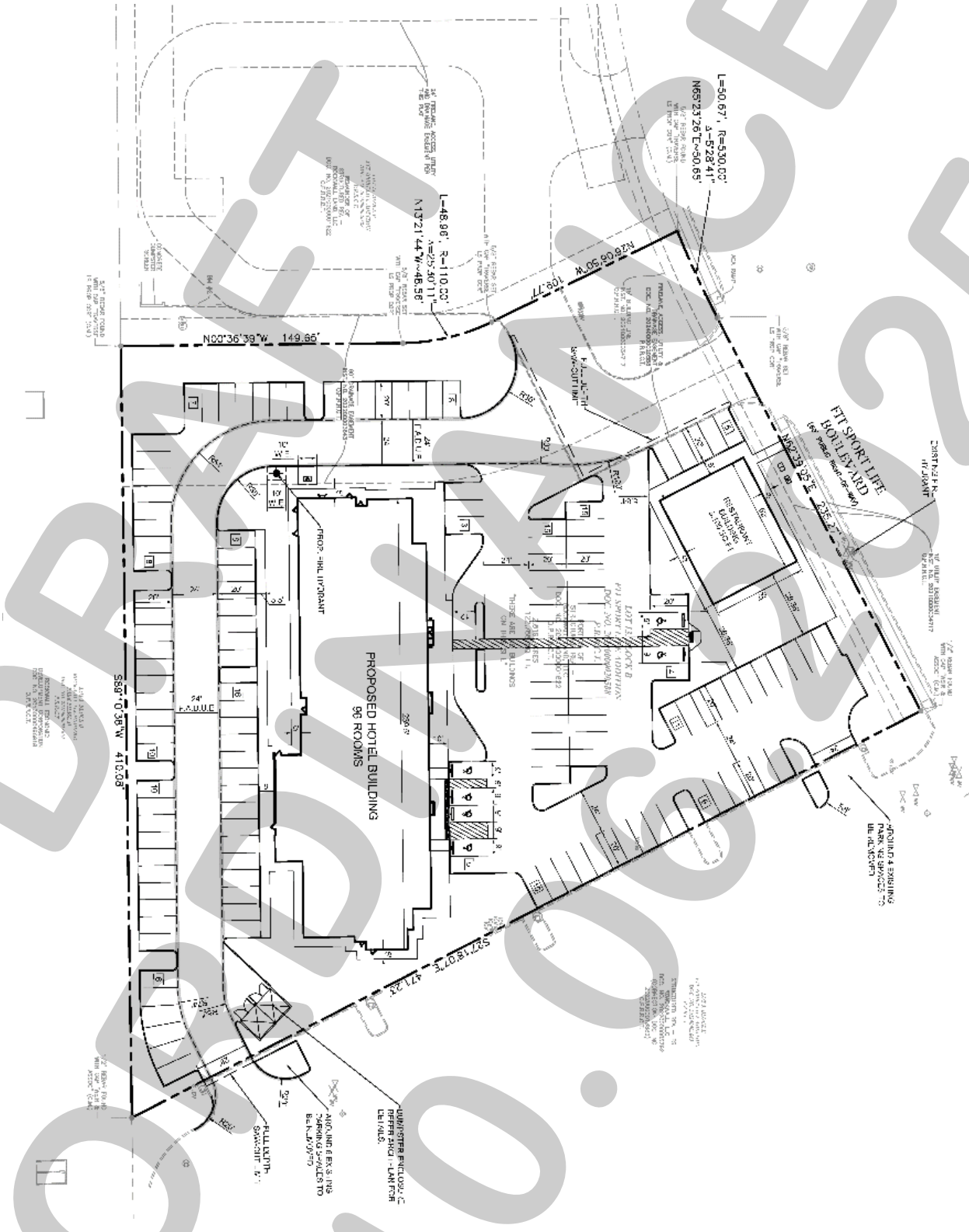
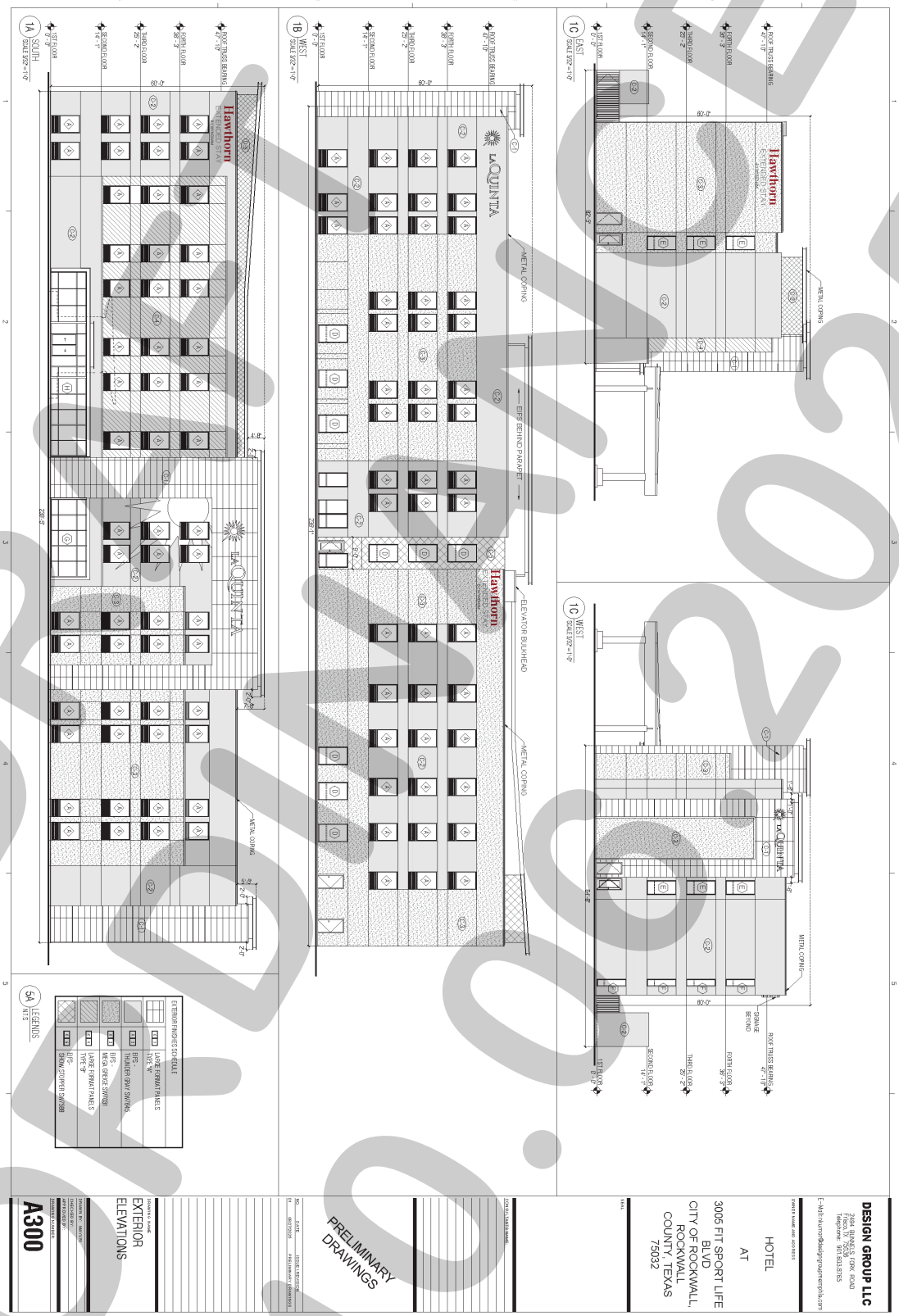

PROPOSED HOTEL BUILDING
96 ROOMS
FIT SPORT LIFE BOULEVARD
PROP. FIRE HYDRANT
L=50.67', R=530.00', Δ=5°28'41", N65°23'26"E-50.65'
L=48.98', R=110.00', Δ=25°30'11", N13°21'44"W-48.58'
N26°06'50"W 109.77'
N00°36'39"W 149.86'
S89°10'36"W 410.08'
S27°18'07"E 47.23'
N63°33'25"E 235.27'
EXISTING 6" WATER LINE
EXISTING 8" SANITARY SEWER LINE
EXISTING 24" STORM SEWER LINE
EXISTING 8" WATER LINE
EXISTING 12" WATER LINE

Exhibit 'C'
Conceptual Building Elevations



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10.06.2025

Exhibit 'D':
Room Composition Table

ROOM TYPE LEGEND			LA QUINTA / HAWTHORNE SUITES					
			FLOOR				TOTAL	
DESCRIPTION			1ST	2ND	3RD	4TH		
LA QUINTA	KING ROOM	KING ROOM	0	3	4	9	16	
		ADA COMMUNICATION KING ROOM	0	2	1	1	4	
		ACCESSIBLE KING ROOM WITH TUB	0	0	0	1	1	
		ACCESSIBLE AND ADA COMMUNICATION KING ROOM WITH ROLL-IN SHOWER	1	0	0	0	1	
		TOTALS	1	5	5	11	22	37%
	QUEEN / QUEEN ROOM	QUEEN / QUEEN ROOM	0	7	7	7	21	
		ADA COMMUNICATION QUEEN / QUEEN ROOM	2	0	0	0	2	
		ACCESSIBLE QUEEN / QUEEN ROOM WITH TUB	1	1	0	0		
		TOTALS	3	8	7	7	25	42%
	KING EXTENDED	KING EXTENDED	0	5	5	0	10	
		ADA COMMUNICATION KING EXTENDED	2	0	0	0	2	
		ACCESSIBLE KING EXTENDED WITH TUB	0	0	1	0	1	
		TOTALS	2	5	6	0	13	22%
	TOTAL ROOM COUNT - LA QUINTA		6	18	18	18	60	
	TOTAL ACCESSIBLE GUEST ROOMS		2	1	1	1	5	
	TOTAL ADA COMMUNICATION GUEST ROOMS		5	2	1	1	9	
HAWTHORNE SUITES	KING ROOM	KING ROOM	0	5	6	6	17	
		ADA COMMUNICATION KING ROOM	0	1	0	0	1	
		ACCESSIBLE KING ROOM WITH TUB	0	0	0	1	1	
		TOTALS	0	6	6	7	19	53%
	QUEEN / QUEEN ROOM	QUEEN / QUEEN ROOM	0	4	3	4	11	
		ADA COMMUNICATION QUEEN / QUEEN ROOM	0	0	1	0	1	
		ACCESSIBLE QUEEN / QUEEN ROOM WITH TUB	0	1	1	0	2	
		TOTALS	0	5	5	4	14	39%
	1 BEDROOM SUITE	ONE BEDROOM SUITE	0	0	1	0	1	
		ADA COMMUNICATION ONE BEDROOM SUITE	0	0	0	1	1	
		ACCESSIBLE ONE BEDROOM SUITE	0	1	0	0	1	
		TOTALS	0	1	1	1	3	8%
	TOTAL ROOM COUNT - HAWTHORNE SUITES		0	12	12	12	36	
	TOTAL ACCESSIBLE GUEST ROOMS		0	2	1	1	4	
	TOTAL ADA COMMUNICATION GUEST ROOMS		0	1	1	1	3	

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STR Chain Scales

Scale ID	Chain Scale	Affiliation Name	Aff Parent Company Name	United States
1	Luxury Chains	1 Hotel	SH Hotels & Resorts	X
1	Luxury Chains	21c Museum Hotel	Accor	X
1	Luxury Chains	AKA	Korman Communities	X
1	Luxury Chains	Alila	Hyatt Corporation	X
1	Luxury Chains	Aman	Aman Group S.A.R.L.	X
1	Luxury Chains	Andaz	Hyatt Corporation	X
1	Luxury Chains	Auberge Resorts Collection	Auberge Resorts, LLC	X
1	Luxury Chains	Belmond Hotels	Belmond Management Ltd	X
1	Luxury Chains	Bulgari	Marriott International	X
1	Luxury Chains	Conrad	Hilton Worldwide	X
1	Luxury Chains	Corinthia	Corinthia Hotels International	X
1	Luxury Chains	Delano	Accor	X
1	Luxury Chains	Destination by Hyatt	Hyatt Corporation	X
1	Luxury Chains	Dorchester Collection	Dorchester Collection	X
1	Luxury Chains	Edition	Marriott International	X
1	Luxury Chains	Faena	Accor	X
1	Luxury Chains	Fairmont	Accor	X
1	Luxury Chains	Firmdale	Firmdale Hotels PLC	X
1	Luxury Chains	Four Seasons	Four Seasons Hotels Limited	X
1	Luxury Chains	Grand Hyatt	Hyatt Corporation	X
1	Luxury Chains	Hilton White Label Luxury	Hilton Worldwide	X
1	Luxury Chains	IHG White Label Luxury	IHG Hotels & Resorts	X
1	Luxury Chains	InterContinental	IHG Hotels & Resorts	X
1	Luxury Chains	JW Marriott	Marriott International	X
1	Luxury Chains	Kirkwood Collection	Kirkwood Collection	X
1	Luxury Chains	Langham	Great Eagle Hospitality	X
1	Luxury Chains	Loews	Loews Hotels & Co	X
1	Luxury Chains	Lotte Hotel	Lotte Hotels & Resorts	X
1	Luxury Chains	Luxury Collection	Marriott International	X
1	Luxury Chains	LXR Hotels & Resorts	Hilton Worldwide	X
1	Luxury Chains	Mandarin Oriental	Mandarin Oriental Hotel Group Limited	X
1	Luxury Chains	MGallery Collection	Accor	X
1	Luxury Chains	Miraval	Hyatt Corporation	X
1	Luxury Chains	Mondrian	Accor	X
1	Luxury Chains	Montage	Montage International	X
1	Luxury Chains	Nobu Hotels	Nobu Hospitality	X
1	Luxury Chains	Oetker Collection	Oetker Collection	X
1	Luxury Chains	One & Only	Kerzner	X
1	Luxury Chains	Park Hyatt	Hyatt Corporation	X
1	Luxury Chains	Pendry	Montage International	X
1	Luxury Chains	Raffles	Accor	X
1	Luxury Chains	Regent	IHG Hotels & Resorts	X
1	Luxury Chains	Registry Collection Hotels	Wyndham Hotels & Resorts	X
1	Luxury Chains	Ritz-Carlton	Marriott International	X
1	Luxury Chains	RockResorts	RockResorts	X
1	Luxury Chains	Rosewood	Rosewood Hotel Group	X
1	Luxury Chains	Signia by Hilton	Hilton Worldwide	X
1	Luxury Chains	Six Senses	IHG Hotels & Resorts	X
1	Luxury Chains	Sixty Hotels	Sixty Hotels LLC	X
1	Luxury Chains	SLS	Accor	X
1	Luxury Chains	Sofitel	Accor	X
1	Luxury Chains	St. Regis	Marriott International	X
1	Luxury Chains	Taj	The Indian Hotels Company Limited	X
1	Luxury Chains	The Doyle Collection	The Doyle Collection	X
1	Luxury Chains	The Peninsula	The Peninsula Hotels	X
1	Luxury Chains	The Prince	Seibu Prince Hotels Worldwide Inc.	X
1	Luxury Chains	The Unbound Collection	Hyatt Corporation	X
1	Luxury Chains	Thompson Hotels	Hyatt Corporation	X

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Exhibit 'E'
STR Chain Scales

1	Luxury Chains	Trump International	Trump Organization	X
1	Luxury Chains	Under Canvas	Under Canvas	X
1	Luxury Chains	Viceroy	Viceroy Hotel Management, LLC	X
1	Luxury Chains	Vignette Collection	IHG Hotels & Resorts	X
1	Luxury Chains	Virgin Hotels	Virgin Management Ltd.	X
1	Luxury Chains	W Hotel	Marriott International	X
1	Luxury Chains	Waldorf Astoria	Hilton Worldwide	X
1	Luxury Chains	WorldHotels Luxury	BWH Hotels	X
2	Upper Upscale Chains	Ace Hotel	Ace Hotel Group	X
2	Upper Upscale Chains	Apartments by Marriott	Marriott International	X
2	Upper Upscale Chains	Autograph Collection	Marriott International	X
2	Upper Upscale Chains	Bunkhouse	Hyatt Corporation	X
2	Upper Upscale Chains	Canopy by Hilton	Hilton Worldwide	X
2	Upper Upscale Chains	Club Quarters	Shared Mutual Services dba Club Quarters	X
2	Upper Upscale Chains	Curio Collection by Hilton	Hilton Worldwide	X
2	Upper Upscale Chains	Disney's Deluxe Resorts	The Walt Disney Company	X
2	Upper Upscale Chains	Dolce Hotels & Resorts	Wyndham Hotels & Resorts	X
2	Upper Upscale Chains	Dream Hotels	Hyatt Corporation	X
2	Upper Upscale Chains	Embassy Suites by Hilton	Hilton Worldwide	X
2	Upper Upscale Chains	Gaylord	Marriott International	X
2	Upper Upscale Chains	Graduate Hotel	Hilton Worldwide	X
2	Upper Upscale Chains	Great Wolf Lodge	Great Wolf Resorts Holdings, Inc.	X
2	Upper Upscale Chains	Hard Rock	Hard Rock International	X
2	Upper Upscale Chains	Hilton	Hilton Worldwide	X
2	Upper Upscale Chains	Hilton Grand Vacations	Hilton Grand Vacations	X
2	Upper Upscale Chains	Hilton White Label Upper Upscale	Hilton Worldwide	X
2	Upper Upscale Chains	Hotel Indigo	IHG Hotels & Resorts	X
2	Upper Upscale Chains	Hotel Nikko	Okura Nikko Hotel Management Co.,Ltd.	X
2	Upper Upscale Chains	Hyatt	Hyatt Corporation	X
2	Upper Upscale Chains	Hyatt Centric	Hyatt Corporation	X
2	Upper Upscale Chains	Hyatt Regency	Hyatt Corporation	X
2	Upper Upscale Chains	Hyde	Accor	X
2	Upper Upscale Chains	IHG White Label Upper Upscale	IHG Hotels & Resorts	X
2	Upper Upscale Chains	JdV by Hyatt	Hyatt Corporation	X
2	Upper Upscale Chains	Kasa	Kasa Living, Inc.	X
2	Upper Upscale Chains	Kimpton	IHG Hotels & Resorts	X
2	Upper Upscale Chains	Le Meridien	Marriott International	X
2	Upper Upscale Chains	Life House	Lark Hotels LLC	X
2	Upper Upscale Chains	Magnolia	CoralTree Hospitality	X
2	Upper Upscale Chains	Margaritaville	Margaritaville Hospitality Group	X
2	Upper Upscale Chains	Marriott	Marriott International	X
2	Upper Upscale Chains	Marriott Conference Center	Marriott International	X
2	Upper Upscale Chains	Marriott Vacation Club	Marriott Vacations Worldwide	X
2	Upper Upscale Chains	Mint House	Mint House	X
2	Upper Upscale Chains	Morgans Originals	Accor	X
2	Upper Upscale Chains	NH Collection	Minor Hotel Group Limited	X
2	Upper Upscale Chains	Omni	Omni Hotels & Resorts	X
2	Upper Upscale Chains	Outrigger Resorts	OUTRIGGER Resorts & Hotels	X
2	Upper Upscale Chains	Pullman	Accor	X
2	Upper Upscale Chains	Radisson Blu by Choice	Choice Hotels International, Inc.	X
2	Upper Upscale Chains	Radisson Individuals by Choice	Choice Hotels International, Inc.	X
2	Upper Upscale Chains	Radisson RED by Choice	Choice Hotels International, Inc.	X
2	Upper Upscale Chains	Renaissance	Marriott International	X
2	Upper Upscale Chains	Royal Sonesta	Sonesta International Hotels Corp	X
2	Upper Upscale Chains	Sandman Signature	Northland Properties	X
2	Upper Upscale Chains	Sheraton Hotel	Marriott International	X
2	Upper Upscale Chains	Sheraton Vacation Club	Marriott Vacations Worldwide	X
2	Upper Upscale Chains	Silver Cloud	Silver Cloud Hotels	X
2	Upper Upscale Chains	Starhotels	Starhotels Finanziaria S.r.l.	X
2	Upper Upscale Chains	Swissotel	Accor	X
2	Upper Upscale Chains	Tapestry Collection by Hilton	Hilton Worldwide	X
2	Upper Upscale Chains	The Guild	The Guild	X
2	Upper Upscale Chains	The Hoxton	Accor	X
2	Upper Upscale Chains	The Marmara	The Marmara Collection	X
2	Upper Upscale Chains	The Standard	Hyatt Corporation	X
2	Upper Upscale Chains	Tribute Portfolio	Marriott International	X
2	Upper Upscale Chains	Unscripted	Hyatt Corporation	X
2	Upper Upscale Chains	Valencia Hotel Group	Valencia Hotel Group	X
2	Upper Upscale Chains	Warwick Hotel	Warwick Hotels and Resorts	X
2	Upper Upscale Chains	Westin	Marriott International	X

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Exhibit 'E'
STR Chain Scales

2	Upper Upscale Chains	Westin Vacation Club	Marriott Vacations Worldwide	X
2	Upper Upscale Chains	WorldHotels Crafted	BWH Hotels	X
2	Upper Upscale Chains	WorldHotels Elite	BWH Hotels	X
2	Upper Upscale Chains	Wyndham Grand	Wyndham Hotels & Resorts	X
3	Upscale Chains	AC Hotels by Marriott	Marriott International	X
3	Upscale Chains	Aiden by Best Western	BWH Hotels	X
3	Upscale Chains	aloft Hotel	Marriott International	X
3	Upscale Chains	APA Hotel	APA GROUP Co., Ltd.	X
3	Upscale Chains	Ascend Collection	Choice Hotels International, Inc.	X
3	Upscale Chains	Aston Hotel	Aqua-Aston Hospitality, LLC	X
3	Upscale Chains	Axel Hotel	Axel Corporation Grupo Hotelero, S.L.	X
3	Upscale Chains	Ayres	Ayres Hotels	X
3	Upscale Chains	Best Western Premier	BWH Hotels	X
3	Upscale Chains	BW Premier Collection	BWH Hotels	X
3	Upscale Chains	Cambria Hotels	Choice Hotels International, Inc.	X
3	Upscale Chains	Canad Inn	Canad Inns	X
3	Upscale Chains	Caption by Hyatt	Hyatt Corporation	X
3	Upscale Chains	Choice White Label Upscale	Choice Hotels International, Inc.	X
3	Upscale Chains	citizenM	citizenM Operations Holding B.V.	X
3	Upscale Chains	Coast Hotels	Coast Hotels Limited	X
3	Upscale Chains	Compass by Margaritaville	Margaritaville Hospitality Group	X
3	Upscale Chains	Courtyard	Marriott International	X
3	Upscale Chains	Crowne Plaza	IHG Hotels & Resorts	X
3	Upscale Chains	Delta Hotel	Marriott International	X
3	Upscale Chains	Disney's Moderate Resorts	The Walt Disney Company	X
3	Upscale Chains	DoubleTree by Hilton	Hilton Worldwide	X
3	Upscale Chains	Drury Inn & Suites	Drury Development Corporation	X
3	Upscale Chains	Drury Plaza Hotel	Drury Development Corporation	X
3	Upscale Chains	Eaton	Great Eagle Hospitality	X
3	Upscale Chains	element	Marriott International	X
3	Upscale Chains	Eurostars	Eurostars Hotel Company S.L.	X
3	Upscale Chains	EVEN Hotels	IHG Hotels & Resorts	X
3	Upscale Chains	Executive Hotel	Executive Hotels and Resorts	X
3	Upscale Chains	Four Points by Sheraton	Marriott International	X
3	Upscale Chains	Generator Hostel	Generator Hostels	X
3	Upscale Chains	Grand America	Grand America Hotels & Resorts, Inc.	X
3	Upscale Chains	Hilton Garden Inn	Hilton Worldwide	X
3	Upscale Chains	Hilton White Label Upscale	Hilton Worldwide	X
3	Upscale Chains	Holiday Inn Club Vacations	IHG Hotels & Resorts	X
3	Upscale Chains	Homewood Suites by Hilton	Hilton Worldwide	X
3	Upscale Chains	Hotel RL	Sonesta International Hotels Corp	X
3	Upscale Chains	Hyatt House	Hyatt Corporation	X
3	Upscale Chains	Hyatt Place	Hyatt Corporation	X
3	Upscale Chains	Iberostar Waves	Iberostar Hotels & Resorts	X
3	Upscale Chains	IHG White Label Upscale	IHG Hotels & Resorts	X
3	Upscale Chains	Innside by Melia	Melia Hotels International, S.A	X
3	Upscale Chains	Larkspur Landing	Larkspur Landing	X
3	Upscale Chains	Legacy Vacation Club	Legacy Vacation Club Services, LLC	X
3	Upscale Chains	Mantra	Accor	X
3	Upscale Chains	Melia	Melia Hotels International, S.A	X
3	Upscale Chains	Millennium	Millennium Hotels & Resorts (MHR)	X
3	Upscale Chains	Miyako	Kintetsu Group Holdings Co. Ltd	X
3	Upscale Chains	Motto by Hilton	Hilton Worldwide	X
3	Upscale Chains	Mysk by Shaza	Shaza Hotels	X
3	Upscale Chains	Novotel	Accor	X
3	Upscale Chains	Pestana	Pestana Management, S.A.	X
3	Upscale Chains	Pestana CR7	Pestana Management, S.A.	X
3	Upscale Chains	Radisson by Choice	Choice Hotels International, Inc.	X
3	Upscale Chains	Residence Inn	Marriott International	X
3	Upscale Chains	RIU Plaza	Riu Hotels & Resorts	X
3	Upscale Chains	Sonesta Hotel	Sonesta International Hotels Corp	X
3	Upscale Chains	Sonesta Select	Sonesta International Hotels Corp	X
3	Upscale Chains	SpringHill Suites	Marriott International	X
3	Upscale Chains	Staybridge Suites	IHG Hotels & Resorts	X
3	Upscale Chains	Stoney Creek	Embergrove Hospitality Group	X
3	Upscale Chains	Tempo by Hilton	Hilton Worldwide	X
3	Upscale Chains	Vacation Condos by Outrigger	OUTRIGGER Resorts & Hotels	X
3	Upscale Chains	Vib	BWH Hotels	X
3	Upscale Chains	voco	IHG Hotels & Resorts	X
3	Upscale Chains	Westmark	Westmark Hotels	X

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Exhibit 'E'
STR Chain Scales

3	Upscale Chains	WorldHotels Distinctive	BWH Hotels	X
3	Upscale Chains	Wyndham	Wyndham Hotels & Resorts	X
3	Upscale Chains	Wyndham Vacation Resort	Travel + Leisure	X
3	Upscale Chains	YOTEL	Yotel Limited	X
4	Upper Midscale Chains	Aqua Hotels & Resorts	Aqua-Aston Hospitality, LLC	X
4	Upper Midscale Chains	Atwell Suites	IHG Hotels & Resorts	X
4	Upper Midscale Chains	Best Western Executive Residency	BWH Hotels	X
4	Upper Midscale Chains	Best Western Plus	BWH Hotels	X
4	Upper Midscale Chains	Boarders Inn & Suites	Cobblestone Hotels, LLC	X
4	Upper Midscale Chains	BW Signature Collection	BWH Hotels	X
4	Upper Midscale Chains	Centerstone Hotels	Cobblestone Hotels, LLC	X
4	Upper Midscale Chains	Chase Suites	The Hardage Group	X
4	Upper Midscale Chains	Choice White Label Upper Midscale	Choice Hotels International, Inc.	X
4	Upper Midscale Chains	Citadines	Ascott International Management (2001) Pte Ltd	X
4	Upper Midscale Chains	Clarion	Choice Hotels International, Inc.	X
4	Upper Midscale Chains	Clarion Pointe	Choice Hotels International, Inc.	X
4	Upper Midscale Chains	Cobblestone	Cobblestone Hotels, LLC	X
4	Upper Midscale Chains	Comfort	Choice Hotels International, Inc.	X
4	Upper Midscale Chains	Comfort Inn	Choice Hotels International, Inc.	X
4	Upper Midscale Chains	Comfort Suites	Choice Hotels International, Inc.	X
4	Upper Midscale Chains	Country Inn & Suites by Choice	Choice Hotels International, Inc.	X
4	Upper Midscale Chains	Disney's Value Resorts	The Walt Disney Company	X
4	Upper Midscale Chains	DoubleTree Club	Hilton Worldwide	X
4	Upper Midscale Chains	Fairfield Inn	Marriott International	X
4	Upper Midscale Chains	Fireside Inn & Suites	Lafayette Hotels	X
4	Upper Midscale Chains	GLo Best Western	BWH Hotels	X
4	Upper Midscale Chains	GrandStay Hotels	GrandStay Hospitality, LLC	X
4	Upper Midscale Chains	Hampton by Hilton	Hilton Worldwide	X
4	Upper Midscale Chains	Handwritten Collection	Accor	X
4	Upper Midscale Chains	Holiday Inn	IHG Hotels & Resorts	X
4	Upper Midscale Chains	Holiday Inn Express	IHG Hotels & Resorts	X
4	Upper Midscale Chains	Home2 Suites by Hilton	Hilton Worldwide	X
4	Upper Midscale Chains	Hyatt Studios	Hyatt Corporation	X
4	Upper Midscale Chains	IHG White Label Upper Midscale	IHG Hotels & Resorts	X
4	Upper Midscale Chains	Isle of Capri	Caesars Entertainment Corporation	X
4	Upper Midscale Chains	La Quinta Inns & Suites	Wyndham Hotels & Resorts	X
4	Upper Midscale Chains	Magnuson Grand	Magnuson Companies LLC	X
4	Upper Midscale Chains	Mama Shelter	Accor	X
4	Upper Midscale Chains	Motel One	Motel One Group	X
4	Upper Midscale Chains	MOXY	Marriott International	X
4	Upper Midscale Chains	Oxford Suites	Oxford Collection	X
4	Upper Midscale Chains	Quality	Choice Hotels International, Inc.	X
4	Upper Midscale Chains	Red Lion Hotel	Sonesta International Hotels Corp	X
4	Upper Midscale Chains	Selina	Selina Management Panama, S.A.	X
4	Upper Midscale Chains	Shilo Inn	Shilo Management Corp.	X
4	Upper Midscale Chains	Sonesta ES Suites	Sonesta International Hotels Corp	X
4	Upper Midscale Chains	Sonesta Essential	Sonesta International Hotels Corp	X
4	Upper Midscale Chains	The Red Collection	Red Roof Franchising, LLC	X
4	Upper Midscale Chains	TownePlace Suites	Marriott International	X
4	Upper Midscale Chains	Trademark Collection by Wyndham	Wyndham Hotels & Resorts	X
4	Upper Midscale Chains	Tryp by Wyndham	Wyndham Hotels & Resorts	X
4	Upper Midscale Chains	WaterWalk Extended Stay by Wyndham	Wyndham Hotels & Resorts	X
4	Upper Midscale Chains	Westgate	Westgate Resorts	X
4	Upper Midscale Chains	Wyndham Garden	Wyndham Hotels & Resorts	X
5	Midscale Chains	A Victory	A Victory Hotels International	X
5	Midscale Chains	AmericInn	Wyndham Hotels & Resorts	X
5	Midscale Chains	Avid	IHG Hotels & Resorts	X
5	Midscale Chains	Baymont	Wyndham Hotels & Resorts	X
5	Midscale Chains	Best Western	BWH Hotels	X
5	Midscale Chains	Candlewood Suites	IHG Hotels & Resorts	X
5	Midscale Chains	Choice White Label Midscale	Choice Hotels International, Inc.	X
5	Midscale Chains	City Express by Marriott	Marriott International	X
5	Midscale Chains	Coratel Inn & Suites	Jasper Rooms	X
5	Midscale Chains	Crystal Inn	Crystal Inn	X
5	Midscale Chains	Everhome Suites	Choice Hotels International, Inc.	X
5	Midscale Chains	Extend-a-Suites	Extend-a-Suites	X
5	Midscale Chains	Extended Stay America Premier Suites	Extended Stay America	X
5	Midscale Chains	Extended Stay America Suites	Extended Stay America	X
5	Midscale Chains	FairBridge Inn	Fairbridge Hotels International	X

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Exhibit 'E'
STR Chain Scales

5	Midscale Chains	FairBridge Inn Express	Fairbridge Hotels International	X
5	Midscale Chains	Garner	IHG Hotels & Resorts	X
5	Midscale Chains	GreenTree Inn	GreenTree Hospitality Group Ltd. 2	X
5	Midscale Chains	GuestHouse	Sonesta International Hotels Corp	X
5	Midscale Chains	Hawthorn Suites by Wyndham	Wyndham Hotels & Resorts	X
5	Midscale Chains	IHG White Label Midscale	IHG Hotels & Resorts	X
5	Midscale Chains	InnSuites Hotel	InnSuites Hospitality	X
5	Midscale Chains	LivSmart Studios by Hilton	Hilton Worldwide	X
5	Midscale Chains	Loyalty Inn	Fairbridge Hotels International	X
5	Midscale Chains	Magnuson	Magnuson Companies LLC	X
5	Midscale Chains	MainStay Suites	Choice Hotels International, Inc.	X
5	Midscale Chains	My Place	My Place Hotels of America	X
5	Midscale Chains	Palace Inn	Palace Inn Group	X
5	Midscale Chains	Park Inn by Choice	Choice Hotels International, Inc.	X
5	Midscale Chains	Pear Tree Inn	Drury Development Corporation	X
5	Midscale Chains	Quality Inn	Choice Hotels International, Inc.	X
5	Midscale Chains	Ramada	Wyndham Hotels & Resorts	X
5	Midscale Chains	Red Lion Inn & Suites	Sonesta International Hotels Corp	X
5	Midscale Chains	Signature Inn	Sonesta International Hotels Corp	X
5	Midscale Chains	Sleep Inn	Choice Hotels International, Inc.	X
5	Midscale Chains	Sonesta Simply Suites	Sonesta International Hotels Corp	X
5	Midscale Chains	Spark by Hilton	Hilton Worldwide	X
5	Midscale Chains	Stayable Suites	Stayable Suites	X
5	Midscale Chains	stayAPT Suites	LG AS Franchisor LLC	X
5	Midscale Chains	StudioRes	Marriott International	X
5	Midscale Chains	Tru by Hilton	Hilton Worldwide	X
5	Midscale Chains	Uptown Suites	InTown Suites	X
5	Midscale Chains	Vista	Advantage Hotels, Inc	X
5	Midscale Chains	Wingate by Wyndham	Wyndham Hotels & Resorts	X
6	Economy Chains	Affordable Suites of America	LG AS Franchisor LLC	X
6	Economy Chains	America's Best Inn	Sonesta International Hotels Corp	X
6	Economy Chains	Americas Best Value Inn	Sonesta International Hotels Corp	X
6	Economy Chains	AmeriVu Inn & Suites	AmeriVu Inn and Suites	X
6	Economy Chains	B&B Hotel	B&B Hotels	X
6	Economy Chains	Budget Host	Budget Host	X
6	Economy Chains	Budget Suites of America	Budget Suites Of America	X
6	Economy Chains	Budgetel	AmeriVu Inn and Suites	X
6	Economy Chains	Capital O	Oravel Stays Private Limited	X
6	Economy Chains	Choice White Label Economy	Choice Hotels International, Inc.	X
6	Economy Chains	Country Hearth Inn	Sonesta International Hotels Corp	X
6	Economy Chains	Days Inn	Wyndham Hotels & Resorts	X
6	Economy Chains	Downtowner Inn	Hospitality International, Inc.	X
6	Economy Chains	ECHO Suites Extended Stay by Wyndham	Wyndham Hotels & Resorts	X
6	Economy Chains	Econo Lodge	Choice Hotels International, Inc.	X
6	Economy Chains	Efficiency Lodge	Natson Hotel Management	X
6	Economy Chains	Extended Stay America Select Suites	Extended Stay America	X
6	Economy Chains	E-Z 8	E-Z 8 Motels, Inc.	X
6	Economy Chains	Good Nite Inn	Artemis Hospitality	X
6	Economy Chains	Great Western	Great Western Inn	X
6	Economy Chains	Henn na Hotel	H.I.S. Hotel Holdings Co. Ltd.	X
6	Economy Chains	HomeTowne Studios by Red Roof	Red Roof Franchising, LLC	X
6	Economy Chains	Howard Johnson	Wyndham Hotels & Resorts	X
6	Economy Chains	InTown Suites	InTown Suites	X
6	Economy Chains	Jameson Inn	Sonesta International Hotels Corp	X
6	Economy Chains	Key West Inn	Cobblestone Hotels, LLC	X
6	Economy Chains	Knights Inn	Sonesta International Hotels Corp	X
6	Economy Chains	Lite Hotels	Aqua-Aston Hospitality, LLC	X
6	Economy Chains	LivAway Suites	LivAway Suites	X
6	Economy Chains	M Star	Magnuson Companies LLC	X
6	Economy Chains	Master Hosts Inns	Hospitality International, Inc.	X
6	Economy Chains	Microtel Inn & Suites by Wyndham	Wyndham Hotels & Resorts	X
6	Economy Chains	Motel 6	G6 Hospitality LLC	X
6	Economy Chains	National 9	National 9 Inns	X
6	Economy Chains	OYO	Oravel Stays Private Limited	X
6	Economy Chains	OYO Townhouse	Oravel Stays Private Limited	X
6	Economy Chains	Passport Inn	Hospitality International, Inc.	X
6	Economy Chains	Red Carpet Inn	Hospitality International, Inc.	X
6	Economy Chains	Red Roof Inn	Red Roof Franchising, LLC	X
6	Economy Chains	Red Roof PLUS+	Red Roof Franchising, LLC	X
6	Economy Chains	Rodeway Inn	Choice Hotels International, Inc.	X

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Exhibit 'E'
STR Chain Scales

6	Economy Chains	Scottish Inn	Hospitality International, Inc.	X
6	Economy Chains	Select Inn	Advantage Hotels, Inc	X
6	Economy Chains	Siegel Select	The Siegel Group	X
6	Economy Chains	Siegel Suite	The Siegel Group	X
6	Economy Chains	Studio 6	G6 Hospitality LLC	X
6	Economy Chains	Suburban Studios	Choice Hotels International, Inc.	X
6	Economy Chains	Super 8	Wyndham Hotels & Resorts	X
6	Economy Chains	SureStay	BWH Hotels	X
6	Economy Chains	SureStay Collection	BWH Hotels	X
6	Economy Chains	SureStay Plus	BWH Hotels	X
6	Economy Chains	SureStay Studio	BWH Hotels	X
6	Economy Chains	Travelodge	Wyndham Hotels & Resorts	X
6	Economy Chains	Vagabond Inn	Vagabond Inn Corporation	X
6	Economy Chains	WoodSpring Suites	Choice Hotels International, Inc.	X

Brands/Chains are slotted by Chain Scale based on the previous year's annual system wide (global) Average Daily Rate and other factors. Rate ranges defining each Chain Scale are determined by STR.
If you have questions about the Chain Scales, please email support@str.com (North America) or hotelinfo@str.com (Outside North America).
Source: 2025 STR, LLC / STR Global, Ltd. trading as STR. © CoStar Group

DRAFT ORDINANCE 10.06.2025

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:	October 6, 2025
SUBJECT:	Z2025-059; *Zoning Change (AG to PD)*

On September 9, 2025, the Planning and Zoning Commission recommended approval of *Case No. Z2025-059* by a vote of 7-0; however, on September 15, 2025, the City Council voted 7–0 to remand the case back to the Planning and Zoning Commission. The purpose of this action was to allow the applicant additional time to incorporate revisions to the case that included: [*1*] a subdivision amenity package, [*2*] increased anti-monotony standards, [*3*] more substantial entry monumentation, and [*4*] the inclusion of side entry garages. Based on the feedback provided by the City Council, the applicant made the following changes to the proposed Planned Development District ordinance and concept plan:

(1) The applicant has included a location for two (2) covered pickleball courts on the concept plan and provided an image showing what this site amenity will generally look like at the time of construction.
(2) The applicant has provided increased anti-monotony standards that stipulate for every 25 homes constructed there shall not be more than one (1) matching building elevation. This means that the proposed development will only have the ability to provide two (2) of the same elevation throughout the subdivision. In addition, the anti-monotony standards have been changed to stipulate that four (4) differing elements -- *as opposed to three (3) differing elements* -- are required to determine if a home is substantially different.
(3) The applicant has incorporated an exhibit of a more substantial entry monument sign into the Planned Development District ordinance than was previously provided.
(4) The applicant has agreed to include side entry garage configurations into the Planned Development District ordinance.

On September 30, 2025 the Planning and Zoning Commission reviewed the changes to the Planned Development District and approved a motion to recommend approval of the zoning change by a vote of 7-0. Should the City Council have any questions, staff will be available at the *October 6, 2025* meeting.

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:	October 06, 2025
APPLICANT:	William Andrew Solomon; *KRE 15, LLC*
CASE NUMBER:	Z2025-059; *Zoning Change (AG to PD)*

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).

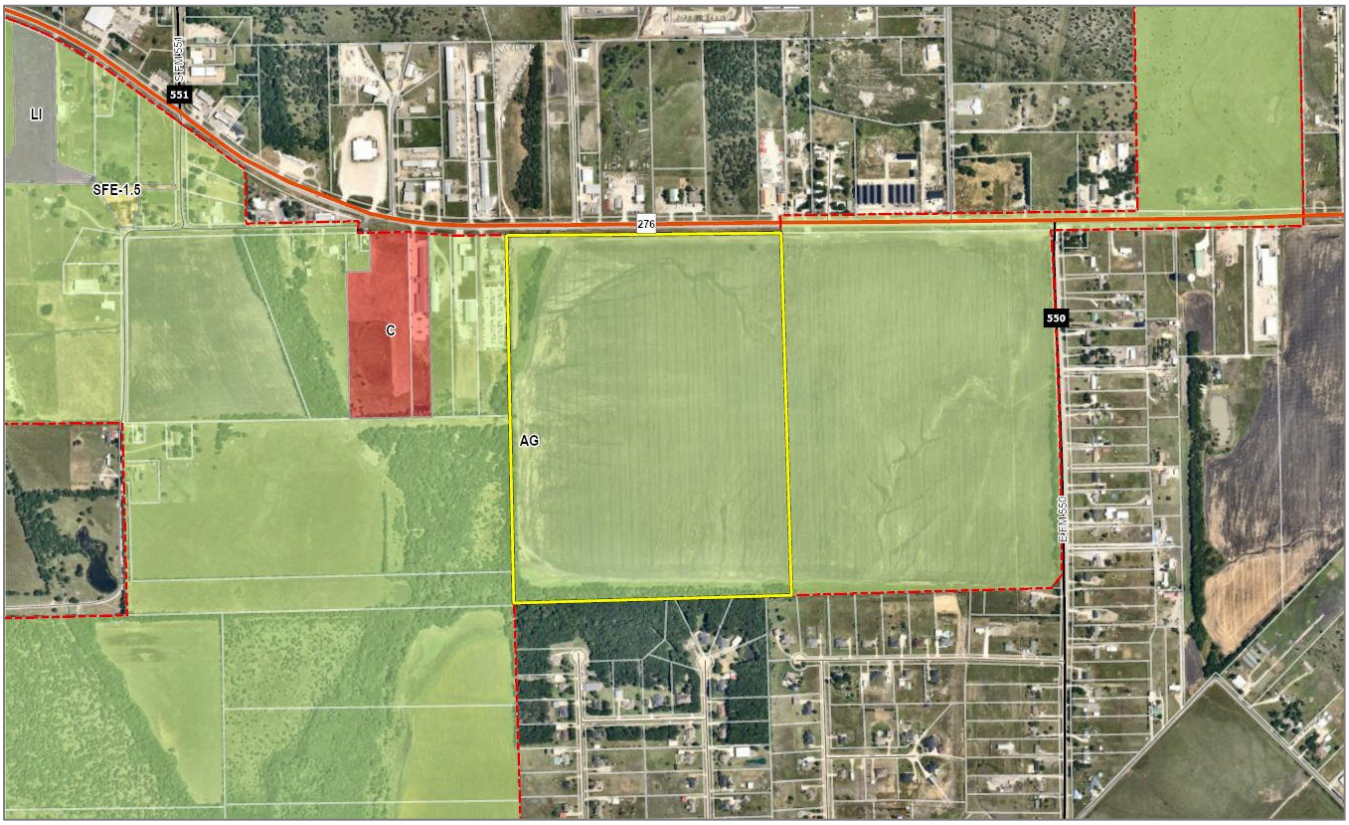
South: Directly south of the subject property are the corporate limits for the City of Rockwall. Beyond this are properties located within the City of Rockwall's Extraterritorial Jurisdiction (ETJ).

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 3,000 SF to 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)	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.*

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.

CITY COUNCIL

On September 15, 2025, the City Council approved a motion to remand the zoning change back to the Planning and Zoning Commission by a vote of 7-0. The purpose of this action was to allow the applicant additional time to incorporate the following requested revisions: [*1*] a subdivision amenity package, [*2*] increased anti-monotony standards, [*3*] more substantial entry monumentation, and [*4*] the inclusion of side entry garages.

PLANNING AND ZONING COMMISSION

On September 30, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the zoning change by a vote of 7-0.

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

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

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

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

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

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	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."

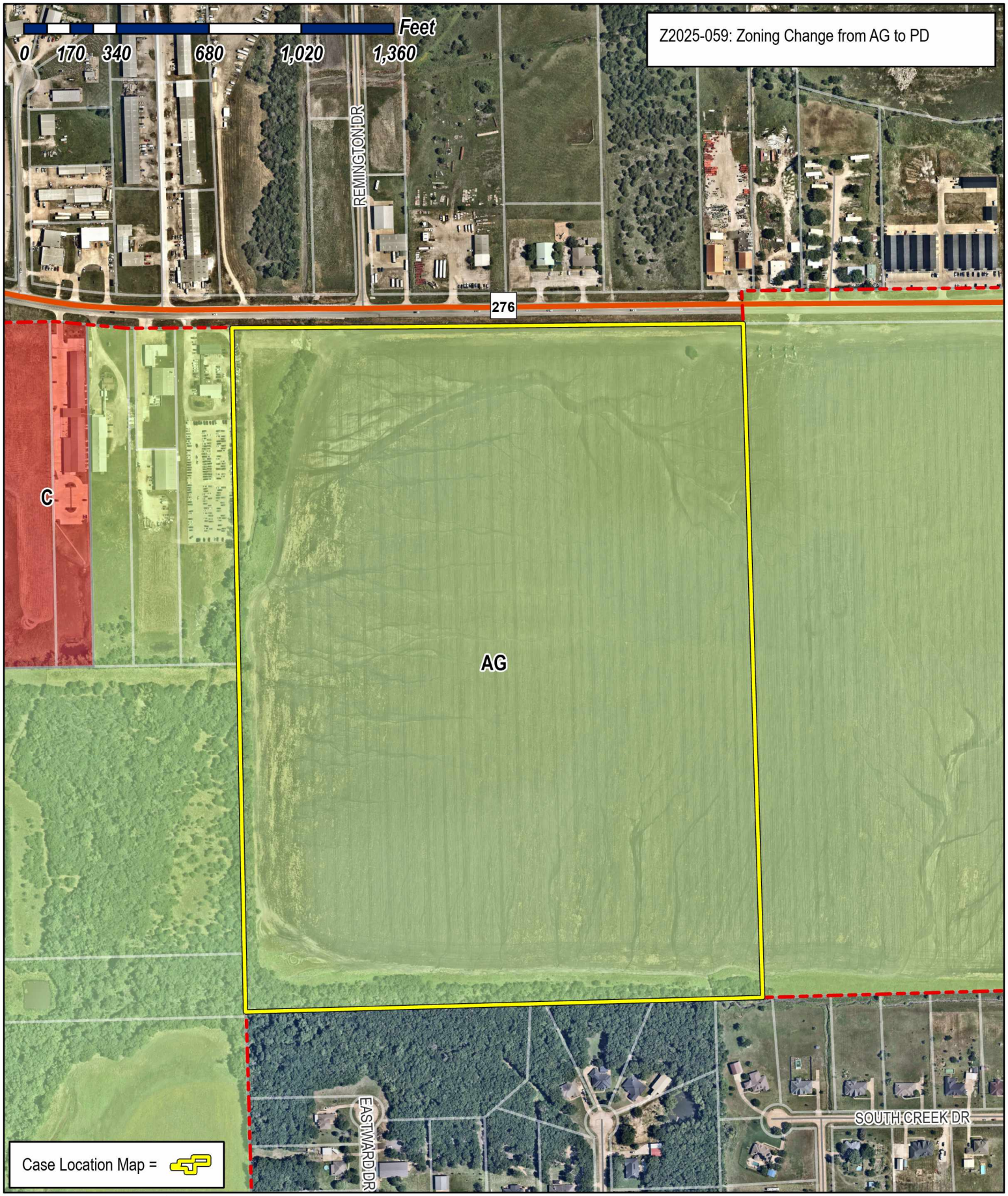
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15th DAY OF August, 2025

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Kansas 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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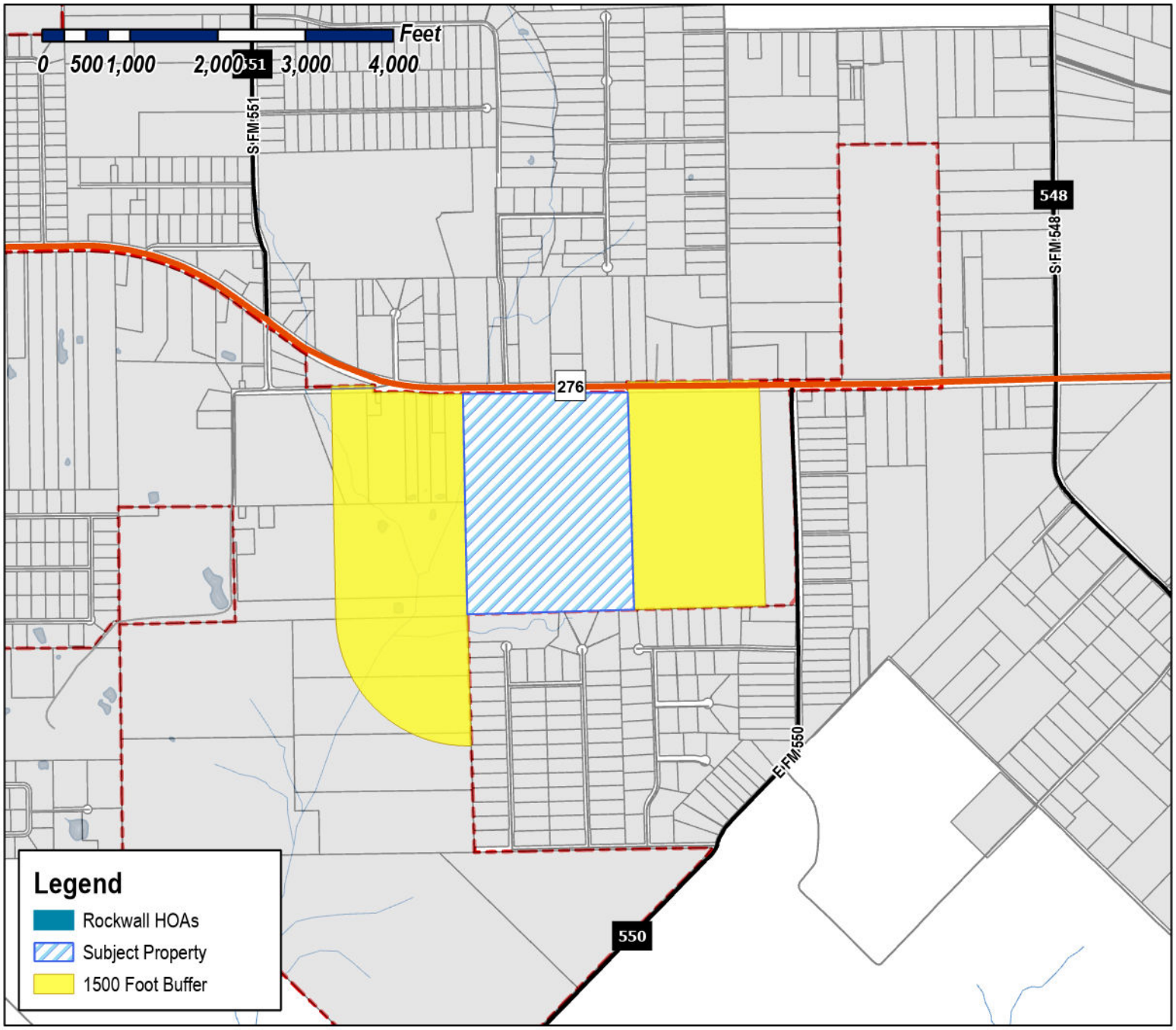
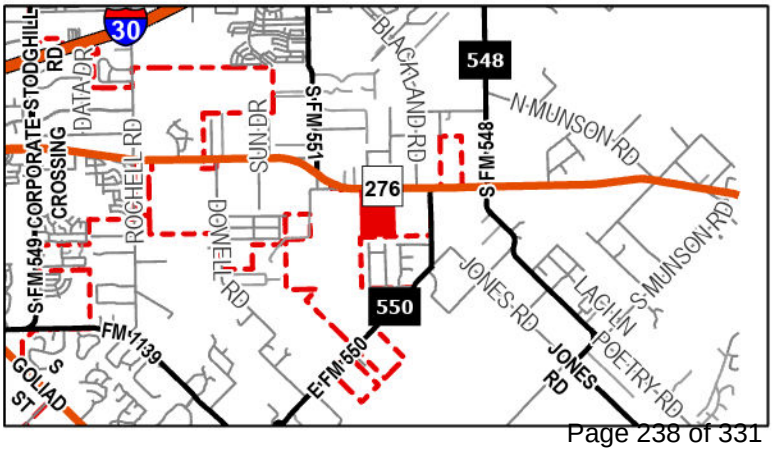


Case Number: Z2025-059
Case Name: Zoning Change from AG to PD
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: State Highway 276



Date Saved: 8/15/2025
For Questions on this Case Call (972) 771-7745

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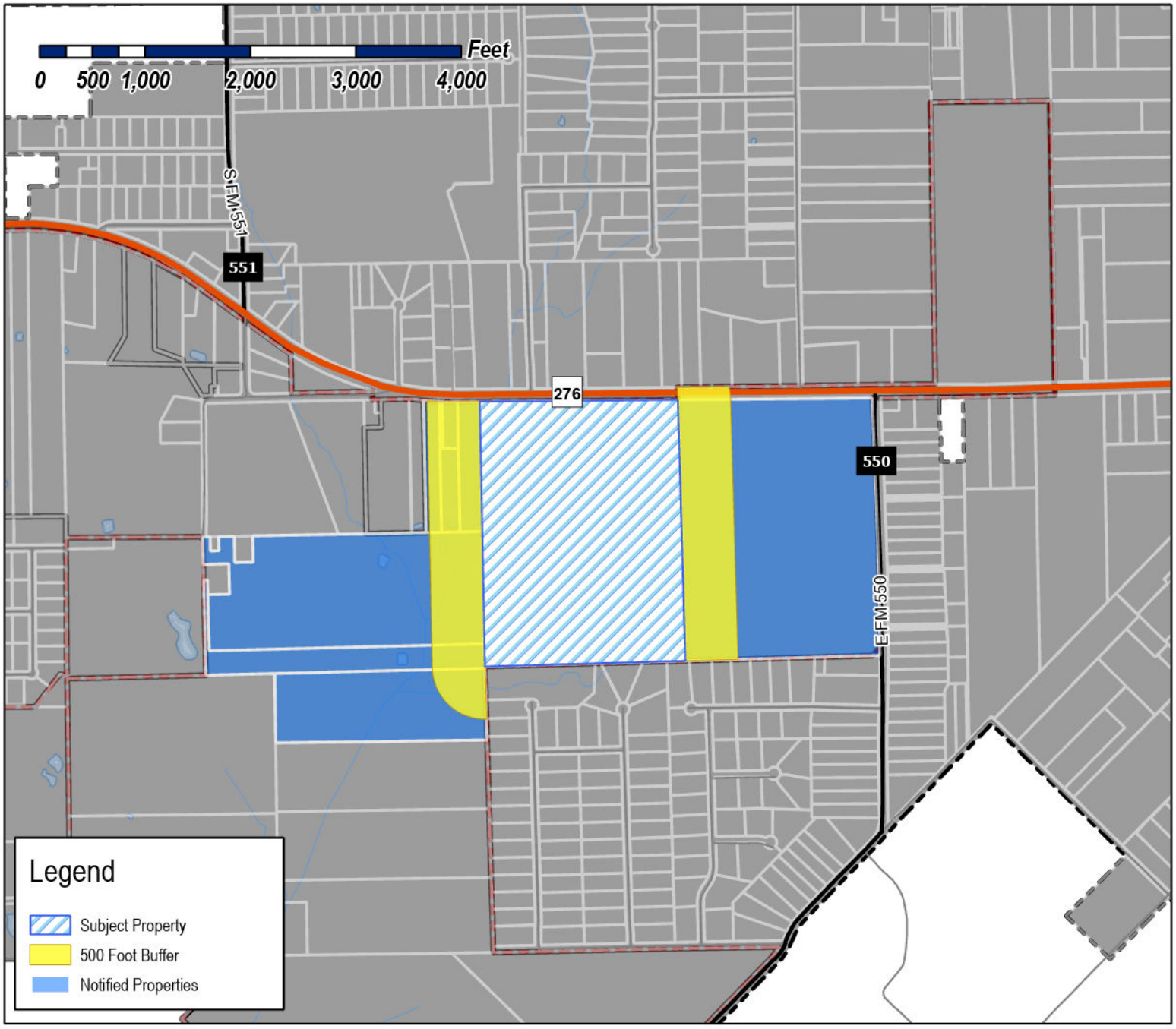

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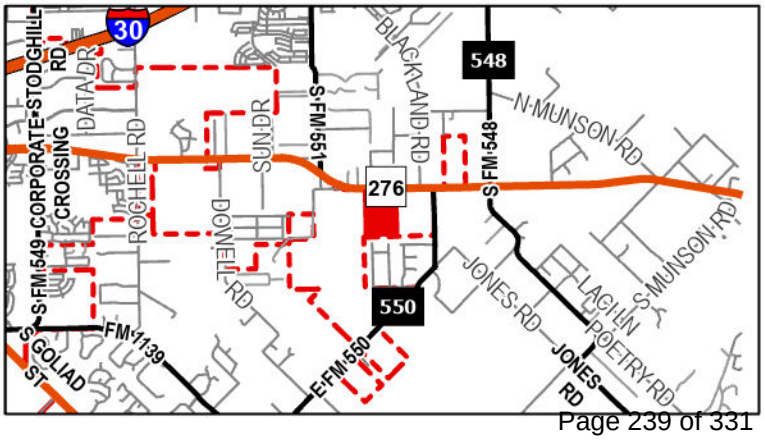

Date Saved: 8/15/2025
For Questions on this Case Call: (972) 771-7745

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

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.

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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
- AMENITY - PICKLEBALL COURTS

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
4	ADD AMENITIES PICKLEBALL COURTS	09.19.2025

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	4

SCALE:	SHEET NO.
1" = 150'	1

NOTE:

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LEGEND:

- 10' HOA LOT (8' TRAIL)
- IRON FENCE
- ACCESS ROADS
- 60' MINOR COLLECTOR ROADWAY
- ENTRY SIGN
- DETENTION POND
- AMENITY - PICKLEBALL COURTS

0 150 300

NORTH

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2808 WILDCREEK CT,KELLER TEXAS
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PLAN DEVELOPMENT

PROJECT:

ROCKWALL PROPERTY
105 ACRES

NO. 152, CITY OF ROYSE CITY, ROCKWALL COUNTY, TEXAS

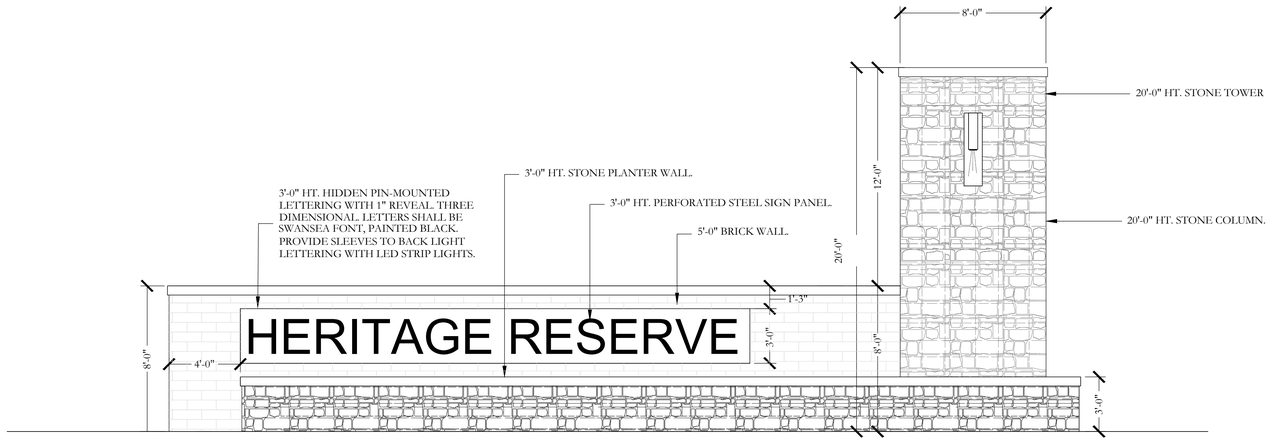
SHEET TITLE

HOA TRAIL PLAN

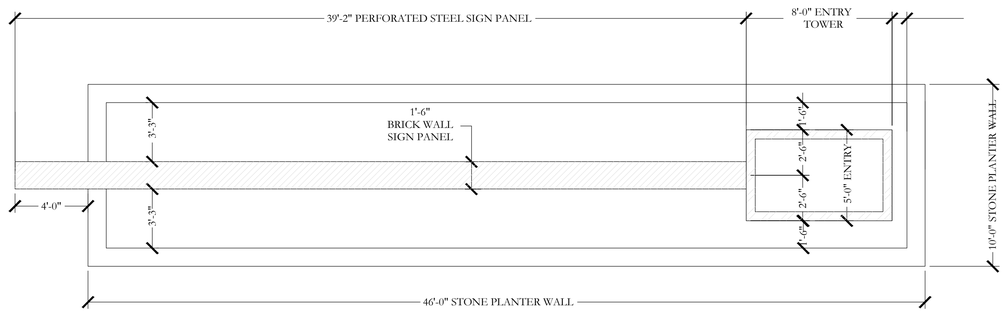
DRAWN BY	ISSUE	ISSUE DATE
HASTI		07.31.2025

PROJECT DATE	PROJECT NO.	REV. NO:
JULY 2025	001	3

SCALE:	SHEET NO.
1" = 150'	1



1 MAIN ENTRY MONUMENT
ELEVATION



2 MAIN ENTRY MONUMENT PIER LAYOUT
PLAN

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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

PLAN DEVELOPMENT

PROJECT:
ROCKWALL PROPERTY
105 ACRES
NO. 152, CITY OF ROYSE CITY, ROCKWALL COUNTY, TEXAS

SHEET TITLE
ENTRY SIGN MONUMENT

DRAWN BY	ISSUE	ISSUE DATE
HASTI		09.19.2025

PROJECT DATE	PROJECT NO.	REV. NO:
SEP 2025	001	-

SCALE:	SHEET NO.
-	3

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

05 FUTURE LAND USE PLAN
01 LAND USE PLAN DESIGNATIONS

01.01 RESIDENTIAL

LOW DENSITY RESIDENTIAL (LDR)

The *Low Density Residential* land use category consists of residential subdivisions that are two (2) units per gross acre or less; however, a density of up to two and one-half (2½) units per gross acre may be permitted for developments that incorporate increased amenity and a mix of land uses (*see Chapter 8, Residential Developments, of this Comprehensive Plan*).

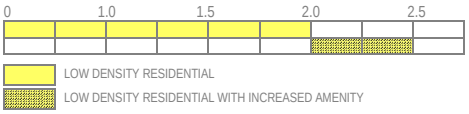
DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Suburban, Estate and Rural Residential (*i.e. Single-Family Detached Homes*)
2. *Secondary Land Uses:* Amenities, Parks, Open Space, and Institutional/Civic Land Uses
3. *Zoning Districts:* All Single-Family Estate (SFE) Districts (i.e. SFE 1.5, 2.0 & 4.0), certain Planned Development (PD) Districts and the Single-Family One (SF-1) District.

EXISTING LAND USE EXAMPLES

1. Breezy Hill Subdivision
2. Stone Creek Subdivision
3. Oaks of Buffalo Way Subdivision

RESIDENTIAL DENSITY CHART



MEDIUM DENSITY RESIDENTIAL (MDR)

The *Medium Density Residential* land use category consists of residential subdivisions that are greater than two and one-half (2½) units per gross acre, but not higher than three (3) units per gross acre; however, a density of up to three and one-half (3½) units per gross acre may be permitted for developments that incorporate increased amenity and a mix of land uses (*see Chapter 8, Residential Developments, of this Comprehensive Plan*).

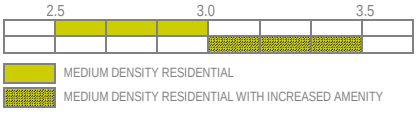
DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Suburban Residential (*i.e. Single-Family Detached Homes*)
2. *Secondary Land Uses:* Amenities, Parks, Open Space, and Institutional/Civic Land Uses
3. *Zoning Districts:* Certain Planned Development (PD) Districts and the Single-Family 16 (SF-16) District

EXISTING LAND USE EXAMPLES

1. Caruth Lakes Subdivision
2. Lago VistaSubdivision
3. Park Place Subdivision

RESIDENTIAL DENSITY CHART



HIGH DENSITY RESIDENTIAL (HDR)

The *High Density Residential* land use category may consist of single-family residential homes, duplexes, townhomes, apartments, lofts, condominiums or other forms of housing that exceed three and one-half (3½) units per gross acre. These developments should contain increased amenities and open space, and incorporate pedestrian connectivity to adjacent land uses.

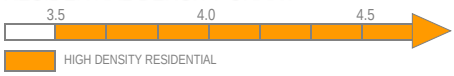
DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Suburban and Urban Residential (*i.e. Single-Family Detached, Single-Family Attached, Zero Lot Line Homes, Townhomes, Duplexes, Condominiums and Multi-Family Apartments*)
2. *Secondary Land Uses:* Amenities, Parks, Open Space, and Institutional/Civic Land Uses
3. *Zoning Districts:* Certain Planned Development (PD) Districts, Single-Family 10 (SF-10) District, Single-Family 8.4 (SF-8.4) District, Single-Family 7 (SF-7) District, Zero Lot Line (ZL-5) District, Two Family (2F) District, and the Multi-Family 14 (MF-14) District.

EXISTING LAND USE EXAMPLES

1. Turtle Cove Subdivision
2. Sixteen50 @ Lake Ray Hubbard Apartments
3. Mission Rockwall Apartment Complex

RESIDENTIAL DENSITY CHART



NOTE: HIGH DENSITY RESIDENTIAL REQUIRES INCREASED AMENITY

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

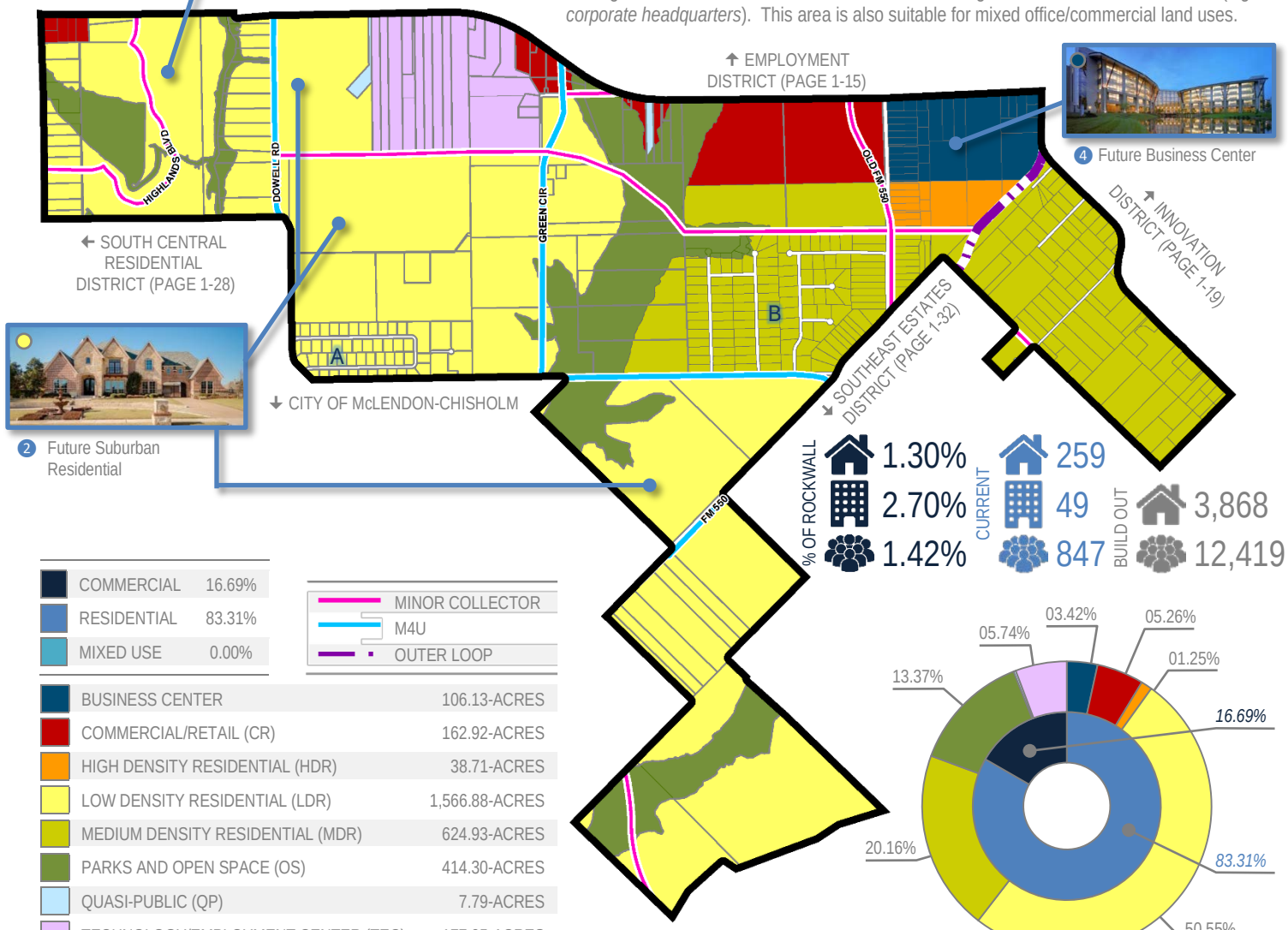
Taking into account that the *South Central Estates District* has a large amount of mostly vacant or raw land with limited access to infrastructure (*i.e. water and wastewater facilities*), the following are the recommended strategies for this district:

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



COMMERCIAL	16.69%
RESIDENTIAL	83.31%
MIXED USE	0.00%

- 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

% OF ROCKWALL	CURRENT	BUILD OUT
1.30%	259	3,868
2.70%	49	
1.42%	847	12,419

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.

DRAFT ORDINANCE NO. 25-XX

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 20th DAY OF OCTOBER, 2025.

_____
Tim McCallum, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *October 6, 2025*

2nd Reading: *October 20, 2025*

DRAFT ORDINANCE 10.06.2025

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.

DRAFT ORDINANCE 10.06.25

Exhibit 'B':
Concept Plan

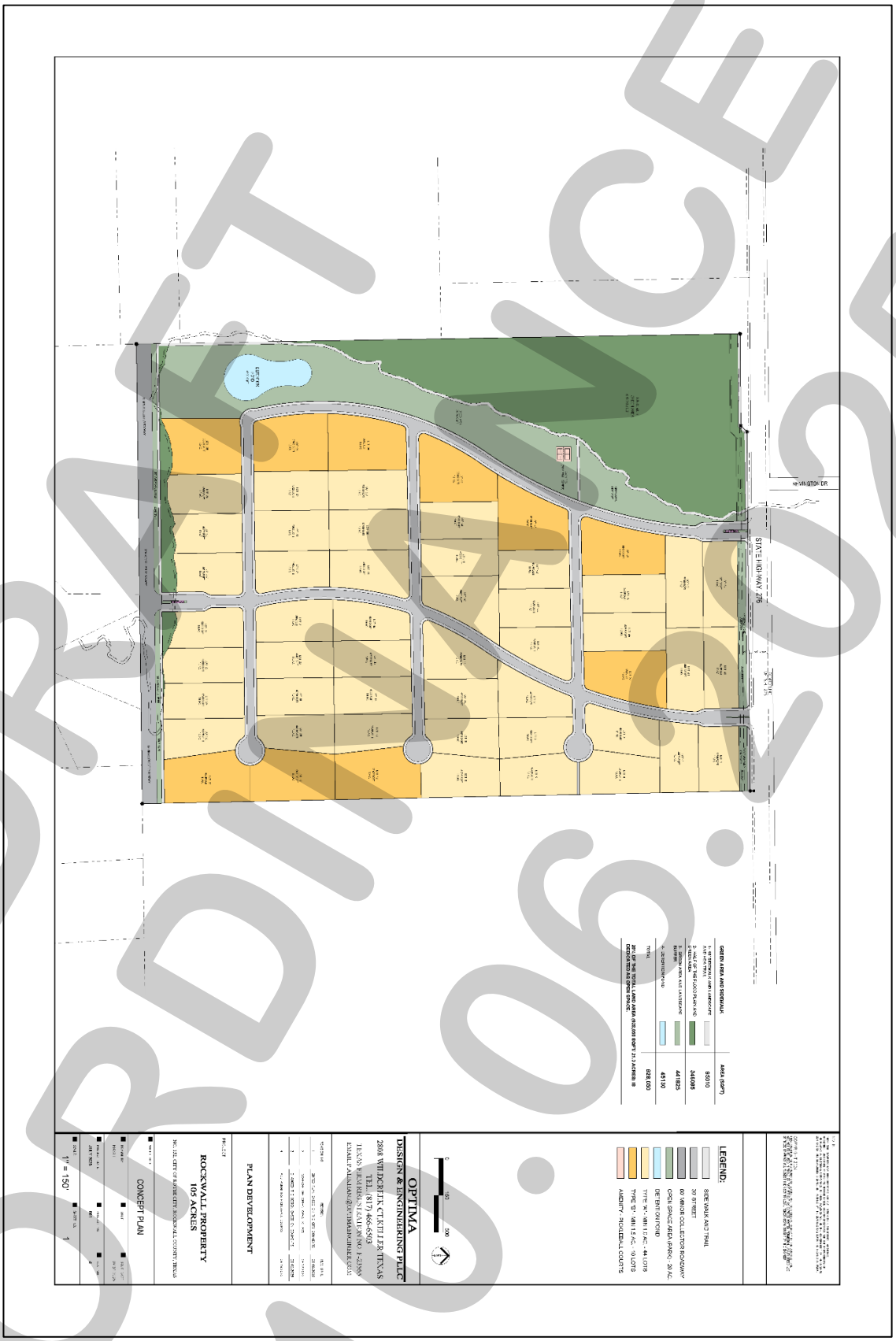

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Exhibit 'C':
Trail Plan

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ORDINANCE
10.06.2025

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 and the rear lot width reduced 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 swing (*i.e. traditional swing or j-swing*), side entry, or recessed front entry garage configurations as defined in Article 13, *Definitions*, of the Unified Development Code (UDC). In a 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 swing configuration. Side entry garage configurations shall require a minimum driveway width of 20-feet.

(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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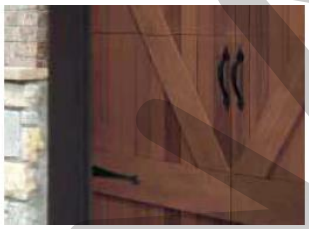
FIGURE 5. EXAMPLE OF COACH LIGHTING

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 minimum spacing requirements for the same or similar homes see Figures 8 & 9 below*); however, only one (1) home per 25 homes may utilize the same or a similar building elevation that does *not* meet the requirements of Subsection (5)(b) 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 four (4) 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.

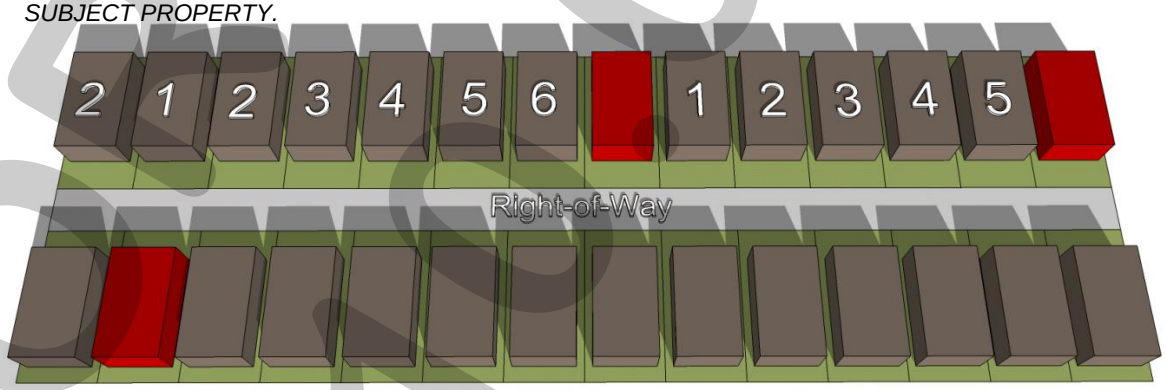


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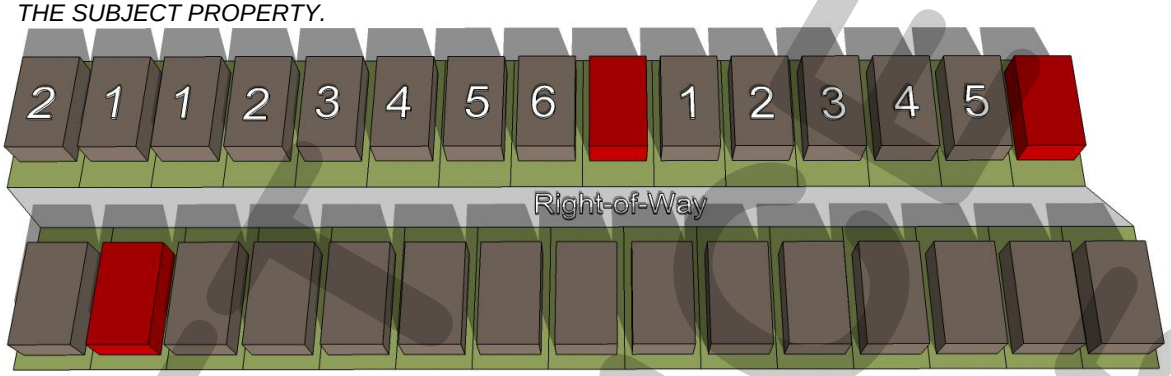
FIGURE 9: PROPERTIES DO NOT LINE UP ON OPPOSITE SIDE OF THE STREET. WHERE RED IS THE SUBJECT PROPERTY.



(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 10.08.25

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 area as depicted in *Exhibit 'C'* of this ordinance. In addition, the proposed amenity -- *as depicted in Exhibit 'C' of this ordinance* -- shall include at a minimum two (2) covered pickleball courts that generally conform to *Figure 10*. All amenities provided with this development shall be maintained by the Homeowner's Association (HOA). The final design and layout of the proposed amenities shall be approved with the *PD Site Plan*.

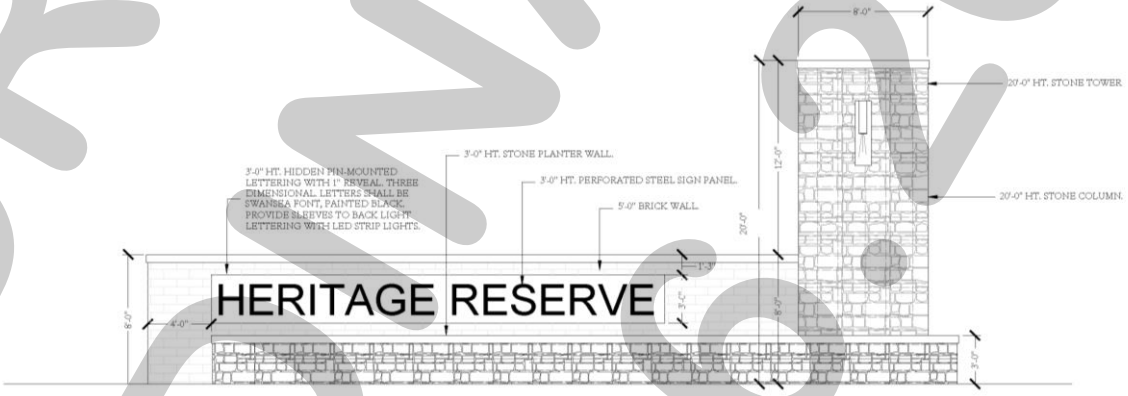
Continued on Next Page …

DRAFT ORDINANCE 10.06.2025

FIGURE 10: RENDERING OF THE PROPOSED COVERED PICKLEBALL COURTS.

(16) *Neighborhood Signage and Enhancements*. Permanent subdivision identification signage shall be required at all major entry points for the proposed subdivision. Final design and location of any entry features shall be reviewed and approved with the *PD Site Plan*; however, the signage shall generally conform to *Figure 11* below. 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.*

FIGURE 11: THE PROPOSED SUBDIVISION SIGNAGE.



(17) *Homeowner's Association (HOA)*. A Homeowner's Association (HOA) shall be created to enforce the restrictions established in accordance with the requirements of *Section 38-15* of the *Subdivision Regulations* contained within the Municipal Code of Ordinances of the City of Rockwall. The HOA shall also maintain all private neighborhood parks, trails, open space and common areas (*including drainage facilities*), floodplain areas, irrigation, landscaping, screening fences, parallel parking and neighborhood signage associated with this development. These areas are required to be delineated on the *PD Site Plan*.

(18) *Variances*. The variance procedures and standards for approval that are set forth in the Unified Development Code (UDC) shall apply to any application for variances to this ordinance.

DRAFT
ORDINANCE
10.06.25

City of Rockwall

MEMORANDUM

TO: **Mayor and City Council Members**

FROM: **Kristy Teague, City Secretary/Asst. to the City Manager**

DATE: **October 6, 2025**

SUBJECT: **NTMWD BOD Update**

NTMWD Board Members, Rick Crowley and Chip Imrie will be present to address Council and update them on water / wastewater services provided by the District.

ATTACHMENTS:
None

City of Rockwall
The New Horizon

MEMORANDUM

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

FROM: **Michael Rohlf, Chair of the ART Commission**

DATE: **October 2, 2025**

SUBJECT: **ART Commission Proposal - Mosaic Tractor for Rockwall**

Purpose: The ART Commission proposes commissioning Rockwall County artist, Barbara Dybala, to create a mosaic tractor for the city of Rockwall. The project aims to enhance the city's visual appeal and draw visitors, reflecting our commitment to integrating art into the community. Ms. Dybala's Farm to Market themed mosaic tractor is designed to foster community interaction and has been successfully implemented in other venues, demonstrating its potential as a cultural landmark. After reviewing Ms. Dybala's extensive portfolio and visiting her Hidden Mosaic Studio, we are confident in her ability to deliver an outstanding piece on schedule and within budget.

Specs: The base is a Farmall H which is a medium-sized, two-plow, row crop tractor produced by International Harvester under the Farmall brand from 1939 to 1954. Several methods of fabrications will be used due to the three dimensionalities of the base tractor. The mosaic work will be created in the artist's studio on either fiberglass mesh backing, or double-indirect with an acrylic film face mounting. A majority of the work will be a direct mount to the tractor.

Project: The ART Commission would like to commission Rockwall County artist Barbara Dybala to create a mosaic tractor for the city of Rockwall. Ms. Dybala has provided a proposal for a Farm to Market theme mosaic tractor, which includes a detailed breakdown of costs.

Timeline: Proposed installation: May 2026, in time for the unveiling during Founders Day celebrations.

Installation Location: The Rockwall mosaic tractor will be installed near the museum at Harry Myers Park. The location will maximize visibility and interaction, contributing to the cultural vibrancy of the area.

Cost: $56,200 includes tractor, design, materials, mosaic. We anticipate no more than $5,000 for delivery, install, and location work. Total $61,200.

Bio and Credentials: Barbara Dybala is a distinguished mosaic artist based in Rockwall, Texas. Her work includes large-scale mosaics and installations, with projects like Mosaic Orbs and Mosaic Murals widely recognized. She operates the Hidden Mosaic Studio and has contributed significantly to mosaic art education and practice. Ms. Dybala, an internationally acclaimed mosaic artist, has previously created three mosaic tractors, one of which was featured in the 2024 Mosaic Arts International juried exhibit.

City of Rockwall

MEMORANDUM

TO: Mayor and City Council Members

FROM: Kristy Teague, City Secretary/Asst. to the City Manager

DATE: October 6, 2025

SUBJECT: SH-66 Boat Ramp Agenda Item

This item was a city council requested agenda item.

ATTACHMENTS:
None

CITY OF ROCKWALL
COUNCIL MEMORANDUM

PARKS AND RECREATION DEPARTMENT
108 E. WASHINGTON STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7740

TO:	Mary Smith, City Manager Joey Boyd, Assistant City Manager
DATE:	October 6, 2025
APPLICANT:	Josh Williams, Prestige Water Sports of Dallas
SUBJECT:	Business Proposal for Concession Agreement at Harbor

BACKGROUND

Request for private business to enter into a concession agreement with City of Dallas and City of Rockwall for boat rentals on Lake Ray Hubbard off privately installed dock at The Harbor. This request went to Park Advisory Board on June 3, 2025 and September 8, 2025.

JUNE 3, 2025 / ORIGINAL REQUEST

- The City of Dallas has approved the request on Lake Ray Hubbard and has given permission to start the process of Rockwall looking into a concession agreement with the following stipulation from City of Dallas.
- No parasailing or traveling above the water in air.
- No units can dive under the water.
- Cannot store vessels at The Harbor.
- Fueling will have to be limited to dry land, or at the marina fueling center, not at individual slips. (Already a marina rule, no exceptions because he has a separate concession)
- Abide by all Marina rules regarding chemicals and fuel storage.
- Potentially limiting the number of units that can be on the Lake at any given time. – worry is these vessels are slightly larger than a typical jet ski, and we'll have to consider capacity, dependent on their proposal.
- Contract will need to include the Dallas Waiver, and consideration regarding income. (What our City Attorneys will be primarily looking for to approve)
- City of Rockwall stipulations are in this packet.
- City of Rockwall has made applicants aware that when drought conditions occur it could take his dock location out of use until water levels return to normal.
- This business has been contacted about operating at the Harbor without a concession agreement on multiple occasions. Applicants need to understand that all operations need to cease immediately at the city owned docks and any further reports of operating without a concession agreement could impact on the decision for a concession agreement.
- Applicants, if approved, need to understand that operations cannot begin until the process is 100% complete and the business private dock is installed.
- The Service Provider agrees to remit to the city, on a monthly basis, a concession fee of:
    - 4.75% of gross revenue up to $100,000 collected from patrons either embarking or disembarking at the Harbor dock area.
    - 6.25% of gross revenue between $100,101 and 199,999 collected from patrons either embarking or disembarking at the Harbor dock area.
    - 7.25% of gross revenue of $200,000 and above collected from patrons either embarking or disembarking at the Harbor dock area.

JUNE 3, 2025 / PARK BOARD CONCERNS AND FEEDBACK FOR JOSH WILLIAMS

- $15,000 over 4 years is only $312.50 per month payable to City of Rockwall (Why would we enter into that agreement) Applicant wanted to know a number that was acceptable as monthly payments to Rockwall?
- Operating since July 2024 without concession agreement with Dallas or Rockwall
- Notified to stop operations without concession agreement. Contact made to cease operations

  (8/7/2024 / GetmyBoat: (email and Get My Boat stated that they would attempt to notify all site users that the Harbor docks were off-limits, this also results in Parks and Recreation installing concession agreement signs at the Harbor and 66 Boat Ramp stating no provide business operations allowed)

  (8/12/2024 Chandlers Landing Management: site visit with GM Micah Sencor and he stated he would notify Josh Williams that the Harbor docks being off-limits and have him contact me)

  (8/13/2024 Josh Williams: owner phone call)

  (5/27/2025 Josh Williams: owner email per TP&W safety inspection that took place at the Harbor docks while loading/unloading passengers)

- $60,000 dollars in income in 2024-2025 (Rockwall should have received $2,850.00 in payments if operation was legal)
- Did not know Texas Boater Safety Course was required for people to rent his equipment
- Confirmed issues with operations at Chandlers Landing, but said there were not any
- Size of yacht in shallow water
- Operations being shut down when lake levels drop
- No documentation that the dock location will work with shallow water
- Docks need to be 100' from Harbor Lights docks due to size of vessels putting the docks even closer to the shoreline
- Concerned with Dallas stipulation that they can restrict number of units at any time due to capacity on lake.
- Only has $1,000,000 in insurance versus $2,000,000.00 required
- I have informed Dallas of the outcome and asked if they would like additional information during this 90-day period

SEPTEMBER 8, 2025 / PARK BOARD VOTE AND FEEDBACK

- June 27th email stating website and operation have been shut down (Website not shut down, but cannot make a reservation)
- Engineer report (docks and dredging) (Provided)
- How is business beneficial to the City of Rockwall and Dallas (Provided)
- Acknowledge that docks will not be accessible during low water conditions shutting down operations. (Acknowledged)
- City owned docks at the Harbor cannot be used at any time (Acknowledged)
- Status of Chandlers Landing slips and operation (Chandlers terminated their agreement and currently at Sapphire Bay Marina)

Chandler Landing Marina official statement:

"We had concerns that he might be operating a charter business, but we were never able to confirm that. However, between those concerns and other incidents occurring at the vessel (the incident involving underage individuals), we made the decision to terminate the agreement for convenience"

- Status of operation on Lake Ray Hubbard (No operations)
- Status of operations at Harbor since last engagement with TP&W game wardens (no operations)
- Boater safety class follow up (Aware now and will follow)

PARK BOARD RECOMMENDATION FOR SEPTEMBER 8, 2025

Staff recommend the Park Board consider a recommendation and motion to City Council to approve or deny a request for the City Manager to enter into a concession agreement with a rental/charter business to operate out of The Harbor docks owned by the City of Rockwall. The Park Advisory Board denied the request on September 8, 2025. Fowler made a motion to deny the request with Kruger seconding the motion and the motion to deny passed with a 4-2 vote with Hasenyager and McEwen voting "NO" and Taft abstaining due to being a new member at first meeting.

PARK BOARD CONCERNS FOR DENIAL

- Concerns about operating for a year without a concession agreement (signage in place)
- Concerns about being asked on 2 separate occasions to cease illegal operations and 4 total inquiries
- Concerns on not being knowledgeable of boating safety rules
- Concerns about shallow water due to large boat draft
- Concerns about dock materials
- Concerns about income for the City of Rockwall/Dallas
- Concerns that this is the last spot at the Harbor and this company is not ready
- Concerns about conflicting information
- Concerns about slip agreement termination at Chandlers Marina
- Concerns about showing support for this company with items above.

PACKET

This packet contains documentation from both Park Board meetings

The City Council is requested to consider an appeal to the denial authorizing the City Manager to execute a concession agreement with Prestige Water Sports of Dallas. The Park Advisory Board denied the request on September 8, 2025. Fowler made a motion to deny the request with Kruger seconding the motion and the motion to deny passed with a 4-2 vote with Hasenyager and McEwen voting "NO" and Taft abstaining due to being a new member at first meeting. Staff will be available to answer any questions.

City of Rockwall
The New Horizon

MEMORANDUM

TO: **Honorable Mayor and City Council**

FROM: **Jeffrey Widmer, Director of Building Inspections and NIS**

DATE: **October 6, 2025**

SUBJECT: **Health Department permit fee adjustments in response to SB 1008**

The recent passage of SB 1008 impacts the City's permit fee structure and specifically fees charged for food service establishments (FSE's).

Currently, the City issues a total of 307 food service establishments permits, consisting of restaurants, convenience stores and childcare businesses. These businesses are required to obtain one single FSE permit and pay the associated $350 permit fee. In addition, 15 businesses exist that are required to obtain multiple FSE permits. Those businesses include grocery stores, hotels, hospitals and a golf and athletic club. These multi-department establishments have a combined total of 57 FSE departments, each requiring an FSE permit, with the city collecting our current FSE permit fee.

The challenge SB 1008 creates for us is it dictates a maximum fee a municipality can charge each establishment. That fee is now limited to $773 annually. In addition, the bill prohibits Municipalities from requiring a permit or collecting a fee for alcoholic beverage permits, if the premises are a FSE and have already paid a fee to operate in our city. To more accurately recoup or cost, Council may want to consider amending our permit fee structure and the fees we charge for FSE's.

Staff is proposing additional adjustments to our Health Department permit fees. A survey was conducted of Cities, to evaluate fees they charge for FSE's. The proposed changes include raising our FSE permit fee to $450. Making these adjustments will bring our FSE permit fees in line with our target cities. Staff is also proposing an increase in our Childcare establishment permits. I am providing you with an amended fee schedule for your consideration.

SB 1008 requires municipalities to notify stakeholders at least 60 days before a fee protocol is revised. To comply with this new law, staff plans to notify our FSE establishments following Council's decision on changes to our fee schedule. Staff will then plan to bring a fee resolution back to the Council after the 60 day period, for consideration to pass the resolution enacting the new fee amounts.

City of Rockwall

Schedule of Permit, Health and Misc. Fees

Resolution No. 25-??

Health Related Fees

1. Banners	$ 50.00
2. Child Care Facility	~~$ 200.00~~ $300
3. Concession Stands	$ 100.00
4. Plan Review Food service establishments, childcare facilities, public pools/spas	$ 150.00
6. Food Service Permits	
a. Food Service Establishment	~~$ 350.00~~ $450
b. Grocery Store (Multiple Departments)	$773.00
c. Temporary Food Service	$ 50.00
d. Seasonal Food Service Permit	$ 90.00 Nonprofit agencies are exempt
e. Special Events Food Vendor	$ 50.00 Nonprofit agencies are exempt
f. Mobile Food Trucks	$ 300.00
g. Ice Cream/Cold Mobile Food Trucks	$ 200.00
7. Late Permit Fee	$ 30.00
8. Public Pools and Spas	
a. Operator Permits	$ 225.00
b. Additional pools (fee for each)	$ 225.00
c. Free Standing Spa	$ 25.00
d. Temporary Closure Fee	$ 50.00
9. Inspection Fees	
Re-inspection	$ 50.00
Initial follow-up inspection at no cost, however if a second re-inspection is required the fee will be assessed	
10. Registrations	
a. Certified Pool Operator	$ 10.00 Expires with state license
b. Child Care Facility Worker	$ 10.00 Required every two years
~~c. Food Service Manager~~	~~$ 30.00 Expires with state license~~
11. Special Event Permit	$ 60.00 Nonprofit agencies are exempt

Rockwall
Central Appraisal District

September 5, 2025

To All Taxing Entities,

Due to changes from the 88th legislative session, found in Sec. 5.13(d) of S.B. 2, **it is now time for the taxing units to appoint two (2) directors to serve a term of four (4) years.**

Texas Property Tax Code Sec. 6.0301(c) & (d): The Appraisal District is governed by a board of nine directors. Five directors are appointed by the taxing units that participate in the district **in the manner prescribed by Section 6.03.**

Texas Property Tax Code Sec. 6.03(d): The voting entitlement of a taxing unit that is entitled to vote for directors is determined by dividing the total dollar amount of property taxes imposed in the district by the taxing unit for the preceding tax year by the sum of the total dollar amount of property taxes imposed in the district for that year by each taxing unit that is entitled to vote, by multiplying the quotient by 1,000, and by rounding the product to the nearest whole number. That number is multiplied by the number of directorships to be filled.

Texas Property Tax Code Sec. 6.03(g): Each taxing unit . . . that is entitled to vote may nominate by resolution adopted by its governing body one candidate for each position to be filled on the board of directors. **The presiding officer of the governing body of the unit shall submit the names of the unit's nominees to the chief appraiser before October 15.**

Texas Property Tax Code Sec. 6.03(j): Before October 30, the chief appraiser shall prepare a ballot, listing the candidates whose names were timely submitted under Subsection (g) . . . alphabetically according to the first letter in each candidate's surname, and shall deliver a copy of the ballot to the presiding officer of the governing body of each taking unit that is entitled to vote.

Enclosed is a list reflecting each taxing unit's number of votes. Also included is an overview of the upcoming BOD election cycles, along with BOD member eligibility requirements.

Current Appointed Members are:

Tim Hartley
John Hohenshelt
Trace Johannesen
Richard Koepke
Sedric Thomas

841 Justin Road
Rockwall, TX 75087
www.rockwallcad.com

Metro: 972-771-2034
Toll Free: 1-877-438-5304
Fax: 972-771-6871

Rockwall Central Appraisal District
Board of Directors Election
Jurisdiction Voting Entitlement

Entity	Number of Votes
City of Dallas	0
City of Fate	50
City of Garland	0
City of Heath	56
City of McLendon-Chisholm	6
City of Rockwall	146
City of Rowlett	46
City of Royse City	58
City of Wylie	4
Rockwall ISD	1058
Royse City ISD	238
Rockwall County	338

BOARD OF DIRECTORS	LENGTH OF TERM	BEGIN TERM	END TERM	# OF DIRECTORS	SB 2	EFFECTIVE IMMEDIATELY
APPOINTED DIRECTORS						
APPOINTED BY DECEMBER 15, 2023	1 YEAR	1/1/2024	12/31/2024	5	5.13(d)	The term of an appraisal district director serving on December 31, 2024 expires on January 1, 2025.
APPOINTED BY DECEMBER 31, 2024	1 YEAR	1/1/2025	12/31/2025	2	5.13(d)	Not later than December 31, 2024 taxing units shall appoint five directors to serve beginning January 1, 2025. Two shall be appointed to serve a term of one year.
APPOINTED BY DECEMBER 31, 2024	3 YEAR	1/1/2025	12/31/2027	3	5.13(d)	Not later than December 31, 2024 taxing units shall appoint five directors to serve beginning January 1, 2025. Three shall be appointed to serve a term of three years.
APPOINTED BY DECEMBER 31, 2025	4 YEAR	1/1/2026	12/31/2029	2	5.13(d)	Thereafter all appointed directors serve a term of four years.
APPOINTED BY DECEMBER 31, 2027	4 YEAR	1/1/2028	12/31/2031	3	5.13(d)	Thereafter all appointed directors serve a term of four years.
THE COUNTY ASSESSOR/COLLECTOR SERVES AS AN EX OFICIO DIRECTOR.						

ROCKWALL CENTRAL APPRAISAL DISTRICT

841 JUSTIN ROAD
ROCKWALL, TX 75087
972-771-2034 FAX: 972-771-6871
www.rockwallcad.com

ELIGIBILITY REQUIREMENTS* FOR ROCKWALL CENTRAL APPRAISAL DISTRICT BOARD OF DIRECTORS

The Chief Appraiser has neither the authority nor the duty of investigating or judging the qualifications of nominees.

To be eligible to be a candidate for, or elected to, the Rockwall Central Appraisal District board of directors, a person must:

1) be a United States citizen;
2) be 18 years of age or older on January 1, 2025 (first day of term);
3) have not been determined by a final judgement of a court exercising probate jurisdiction to be:
    a. totally mentally incapacitated; or
    b. partially mentally incapacitated without the right to vote;
4) have not been finally convicted of a felony from which the person has not been pardoned or otherwise released from the resulting disabilities;
5) have been a resident of Rockwall County and must have resided in Rockwall County for at least two years immediately preceding the date the individual takes office on January 1, 2025;
6) on the date described by Subdivision (5), be registered to vote in Rockwall County; and
7) satisfy any other eligibility requirements prescribed by law for the office.
8) An individual who is otherwise eligible to serve on the board is not ineligible because of membership on the governing body of a taxing unit. (An employee of a taxing unit that participates in the district is not eligible to serve on the board unless the individual is also a member of the governing body or an elected official of a taxing unit that participates in the district.)

A person is ineligible to be a candidate for, or elected to, the Rockwall Central Appraisal District board of directors if the person:

1) is an employee of a taxing unit that participates in Rockwall County;
2) is related within the second degree of consanguinity or affinity, as determined under Chapter 573, Government Code, to an individual who is engaged in the business of appraising property for compensation for use in proceedings under the Texas Property Tax Code or of representing property owners for compensation in proceedings under the Texas Property Tax Code within Rockwall County;
3) owns property on which delinquent taxes have been owed to a taxing unit for more than 60 days after the date the individual knew or should have known of the delinquency unless:
    a. the delinquent taxes and any penalties and interest are being paid under an installment payment agreement under section 33.02 of the Texas Property Tax Code; or
    b. a suit to collect the delinquent taxes is deferred or abated under Section 33.06 or 33.065;
4) has engaged in the business of appraising property for compensation for use in proceedings under the Texas Property Tax Code at any time during the preceding three years;
5) has engaged in the business of representing property owners for compensation in proceedings under the Texas Property Tax Code in Rockwall County at any time during the preceding three years;
6) has been an employee of the Rockwall Central Appraisal District at any time during the preceding three years; or
7) has a substantial interest in a business entity that is party to a contract or the individual is a party to a contract with the CAD. This prohibition also applies to contracts with a taxing unit that participates in the CAD if the contract relates to the performance of an activity governed by the Tax Code (Tax Code Section 6.036(a)). An individual has a substantial business interest in a business entity if:
    a. the combined ownership of the director and director's spouse is at least 10 percent of the voting stock or shares of the business entity; or
    b. the director or director's spouse is a partner, limited partner or officer of the business entity.

*Eligibility requirements taken from Texas Elections Code 141.and Texas Property Tax Code 6.0301.

CITY OF ROCKWALL

RESOLUTION NO. 25-08

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, PROVIDING FOR SUBMISSION OF NAMES FOR BOARD MEMBER NOMINATIONS FOR THE APPOINTMENT OF TWO (2) DIRECTORS TO SERVE A TERM OF FOUR (4) YEARS EACH TO THE ROCKWALL CENTRAL APPRAISAL DISTRICT (CAD) BOARD OF DIRECTORS FOR THE YEARS 2026-2029; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Texas Property Code Sec. 6.03 (a) provides that a board of directors governs the central appraisal district (CAD); and

WHEREAS, state law requires board of director appointments to the Rockwall CAD Board every odd numbered year to take office in even numbered years; and

WHEREAS, eligible taxing units participate in the appointment process by nominating up to five candidates for service consideration and submitting those names to the chief appraiser by October 15; and

WHEREAS, the chief appraiser will then prepare a ballot of all nominees and deliver it to the presiding officer of the governing body of each of the taxing units for voting by October 30; and

WHEREAS, a taxing unit's entitlement is determined by dividing the total dollar amount of property taxes imposed in the district by the taxing unit for the preceding tax year by the sum of the total dollar amount of property taxes imposed in the district for that year by each taking unit entitled to vote, by multiplying the quotient by 1,000 and rounded to the nearest whole number; and

WHEREAS, according to the chart contained within the letter dated Sept. 5, 2025 and sent to the City of Rockwall via e-mail that same date by the appraisal district, the City of Rockwall will have ***146*** votes.

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

Section 1. the Rockwall City Council, as a result of the Executive Session held at its regular city council meeting on the 6th day of October, 2025 hereby nominates and instructs the City Manager to send for submission to the CAD the following individual(s):

1. _____
2. _____

Section 2. this resolution shall become effective from and after its adoption, and it is so resolved.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 6th DAY OF OCTOBER, 2025.

_____

ATTEST: **Tim McCallum, Mayor**

_____

Kristy Teague, City Secretary

CITY OF ROCKWALL

ORDINANCE NO. 25-61

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 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

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;

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.

EXHIBIT 'B'

Depiction of the Boundary of the Southside Residential Neighborhood Overlay (SRO) District as Approved by Ordinance No. 96-12

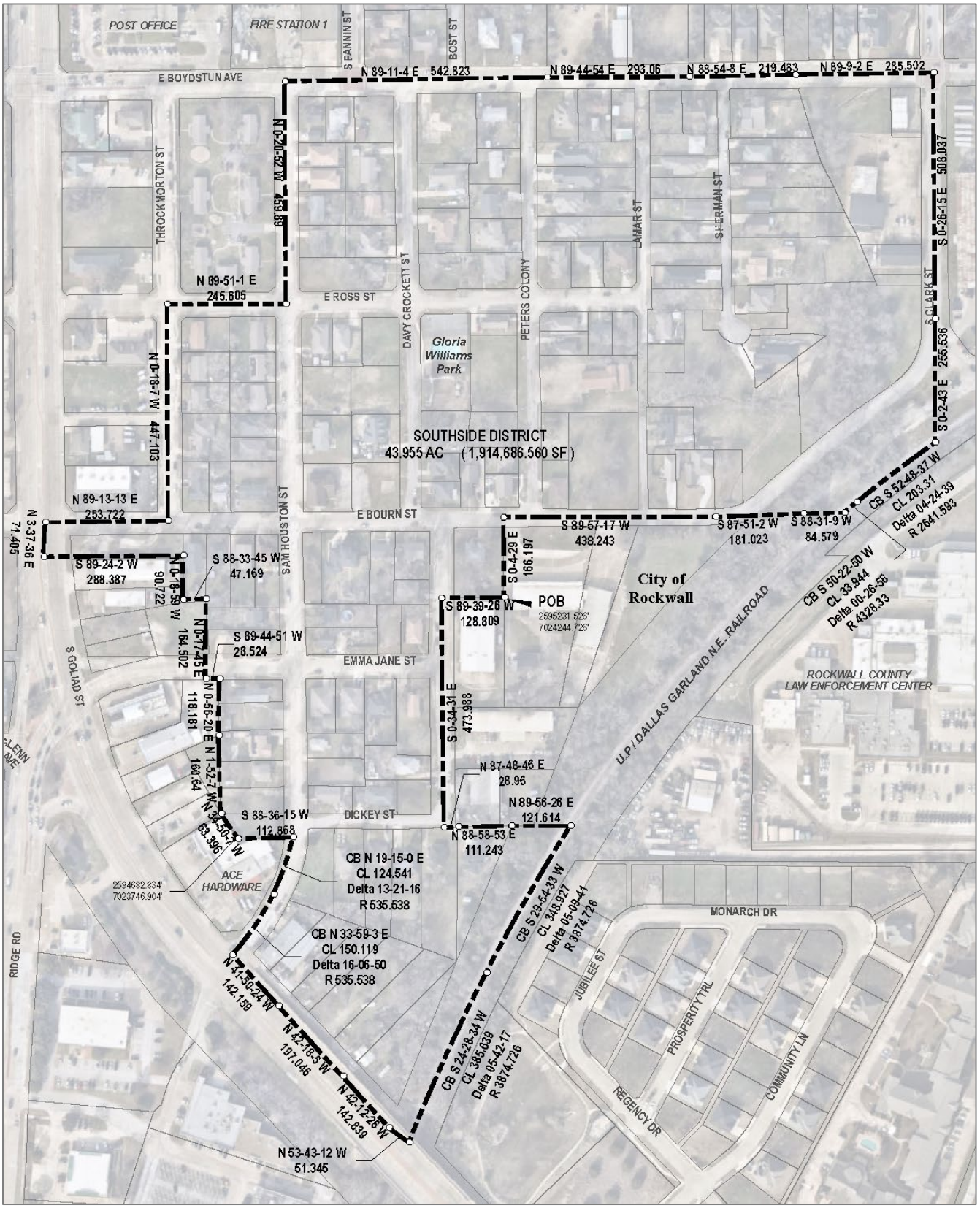


EXHIBIT 'C'

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.

EXHIBIT 'D'

Depiction of the Boundary of the Southside Residential Neighborhood Overlay (SRO) District

(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. 25-67

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*

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

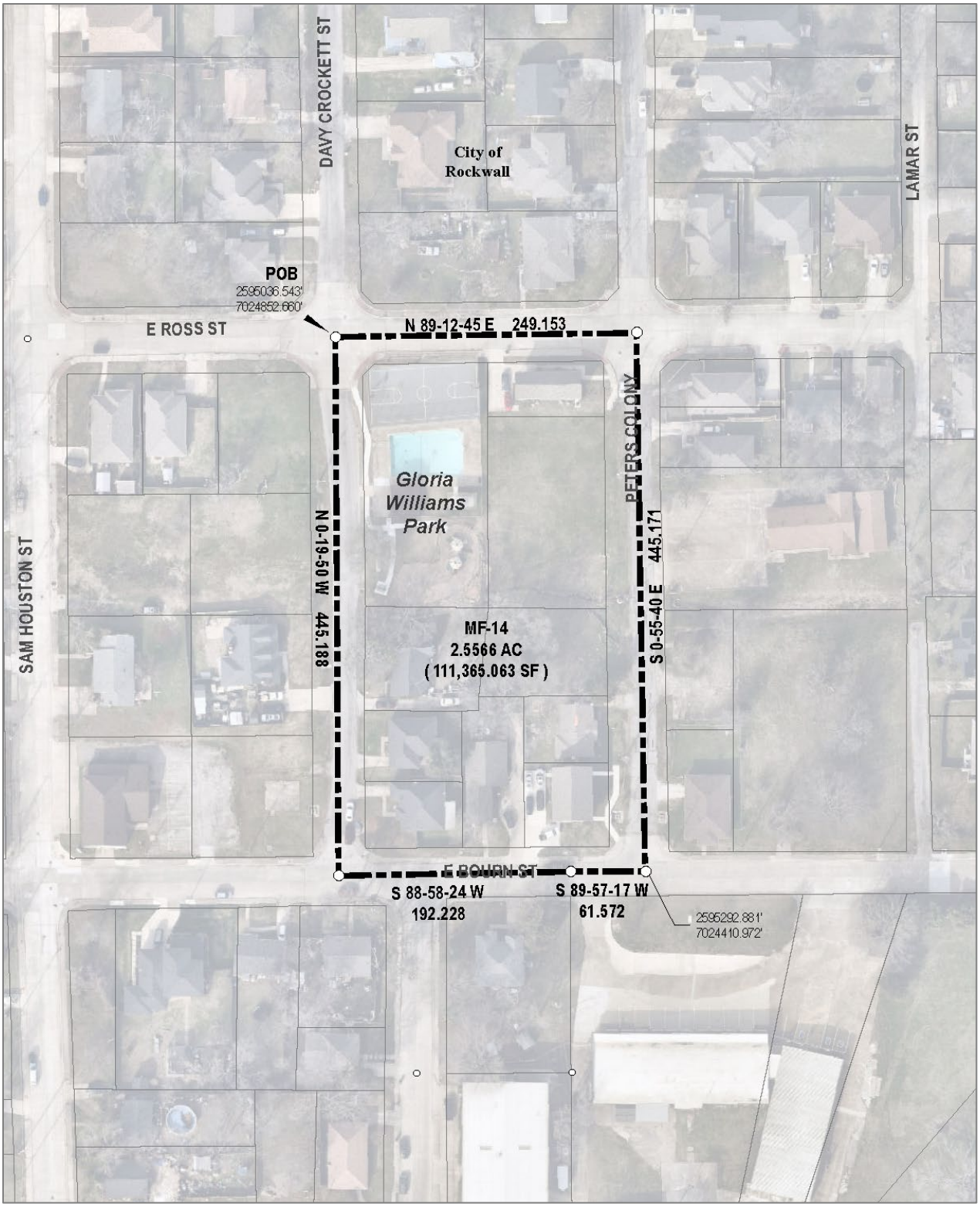
Exhibit 'A'
Legal Description

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.

Exhibit 'A'
Legal Description



City of Rockwall
The New Horizon

Building Inspections Department
Monthly Report

August 2025

Permits

Total Permits Issued:	**343**
Building Permits:	45
Contractor Permits:	298
Total Commercial Permit Values:	**$3,572,146.17**
Building Permits:	$269,844.00
Contractor Permits:	$3,302,302.17
Total Fees Collected:	**$364,940.33**
Building Permits:	$301,384.66
Contractor Permits:	$63,555.67

Board of Adjustment

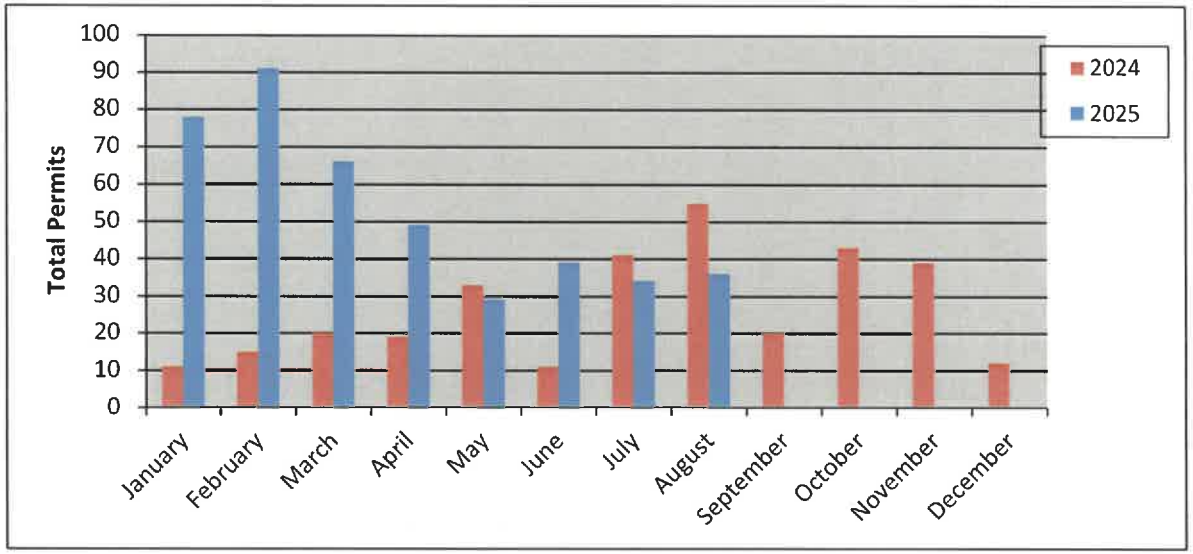
Board of Adjustment Cases:	**0**

City of Rockwall
PERMITS ISSUED - Summary by Type and Subtype
For the Period 8/1/2025 to 8/31/2025

Type/Subtype	# of Permits Issued	Valuation of Work	Fees Charged
Commercial Building Permit	55	$3,572,146.17	$54,208.83
Backflow Permit	6	8,500.00	$515.57
Certificate of Occupancy	1		$76.50
Demolition	1		$51.00
Electrical Permit	7	45,856.00	$1,066.69
Fence Permit	2	5,210.00	$102.00
Irrigation Permit	5		$13,832.85
Mechanical Permit	2	71,000.00	$957.78
New Construction	1	269,844.00	$24,119.90
Plumbing Permit	3	9,636.17	$304.53
Remodel	7	1,562,270.00	$11,652.01
Retaining Wall Permit	1		$51.00
Roofing Permit	11	1,577,630.00	$688.50
Sign Permit	7	22,200.00	$688.50
Temporary Construction Trailer	1		$102.00
Residential Building Permit	287		$310,221.50
Accessory Building Permit	5		$481.04
Addition	2		$255.00
Artificial Turf	1		$51.00
Backflow Permit	1		$76.50
Concrete Permit	3		$294.60
Demolition	1		$51.00
Electrical Permit	4		$408.00
Fence Permit	47		$2,397.00
Fire pit/Fireplace	1		$81.60
Generator	4		$612.00
Irrigation Permit	55		$4,057.50
Mechanical Permit	20		$2,550.00
New Single Family Residential	36		$276,018.72
Outdoor Kitchen Permit	1		$102.00
Patio Cover/Pergola	14		$1,836.00
Plumbing Permit	39		$10,763.90
Pool	5		$765.00
Remodel	4		$433.50
Retaining Wall Permit	3		$153.00
Roofing Permit	27		$2,064.00
Solar Panel Permit	2		$765.90
Temporary Construction Trailer	1		$5,443.24
Window & Door Permit	11		$561.00
Short Term Rental	1		$510.00
Non-Owner-Occupied	1		$510.00
Totals:	**343**		**$364,940.33**

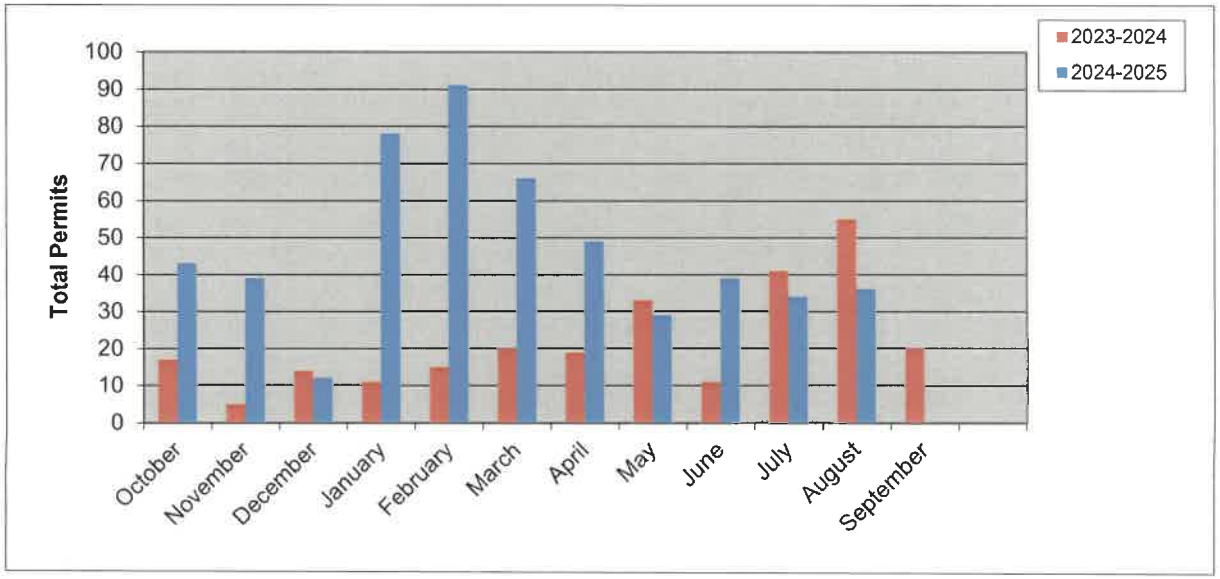
New Residential Permits Calendar Year

	Year	
	2024	2025
January	11	78
February	15	91
March	20	66
April	19	49
May	33	29
June	11	39
July	41	34
August	55	36
September	20	
October	43	
November	39	
December	12	
Totals	319	422



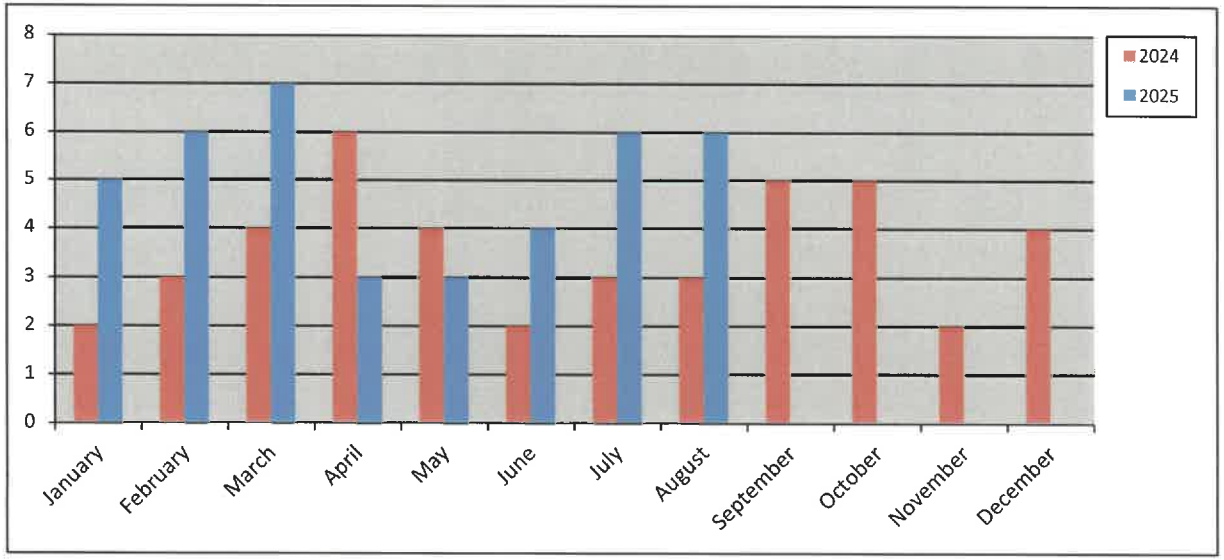
New Residential Permits Fiscal Year

	Year	
	2023-2024	2024-2025
October	17	43
November	5	39
December	14	12
January	11	78
February	15	91
March	20	66
April	19	49
May	33	29
June	11	39
July	41	34
August	55	36
September	20	
Totals	**261**	**516**



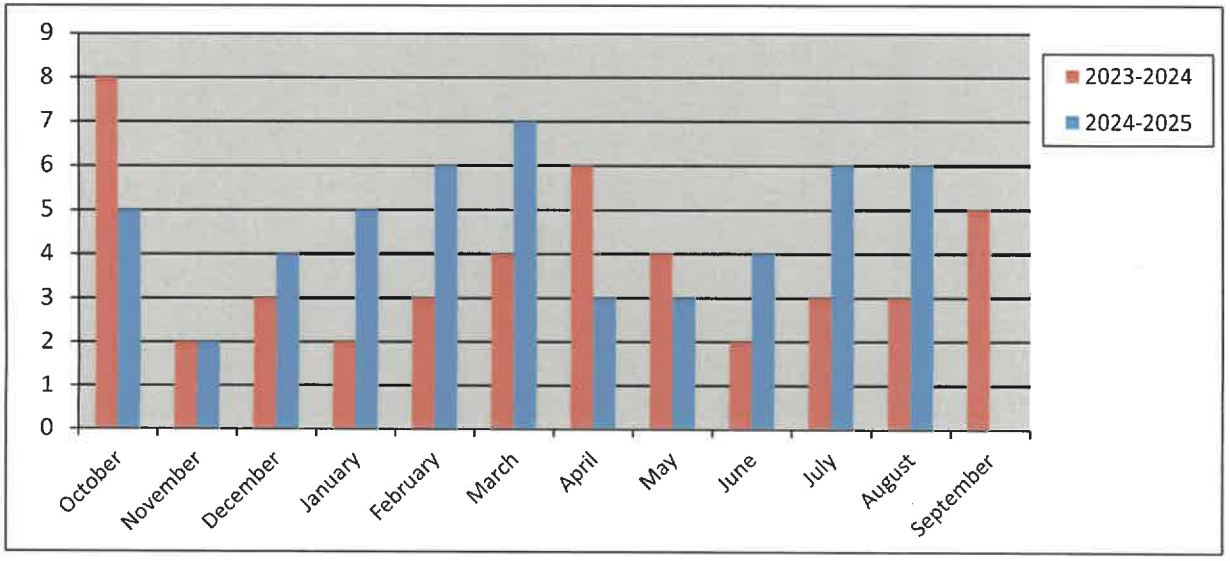
Residential Remodel/Additions Permits Calendar Year

	Year	
	2024	2025
January	2	5
February	3	6
March	4	7
April	6	3
May	4	3
June	2	4
July	3	6
August	3	6
September	5	
October	5	
November	2	
December	4	
Totals	43	40



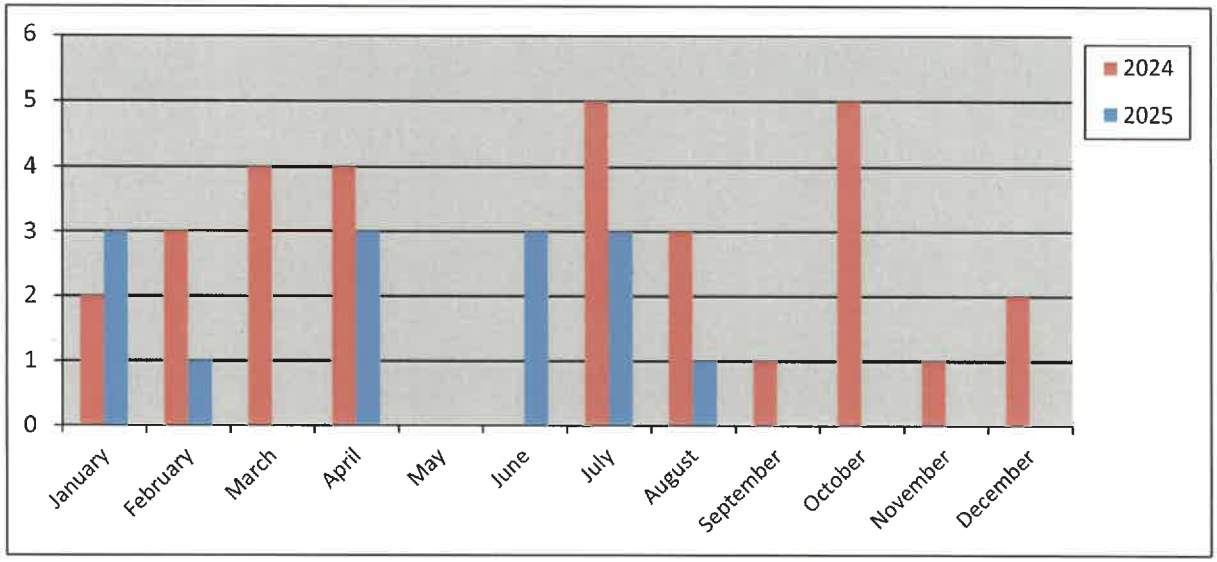
Residential Remodel/Additions Permits Fiscal Year

	Year	
	2023-2024	2024-2025
October	8	5
November	2	2
December	3	4
January	2	5
February	3	6
March	4	7
April	6	3
May	4	3
June	2	4
July	3	6
August	3	6
September	5	
Totals	**45**	**51**



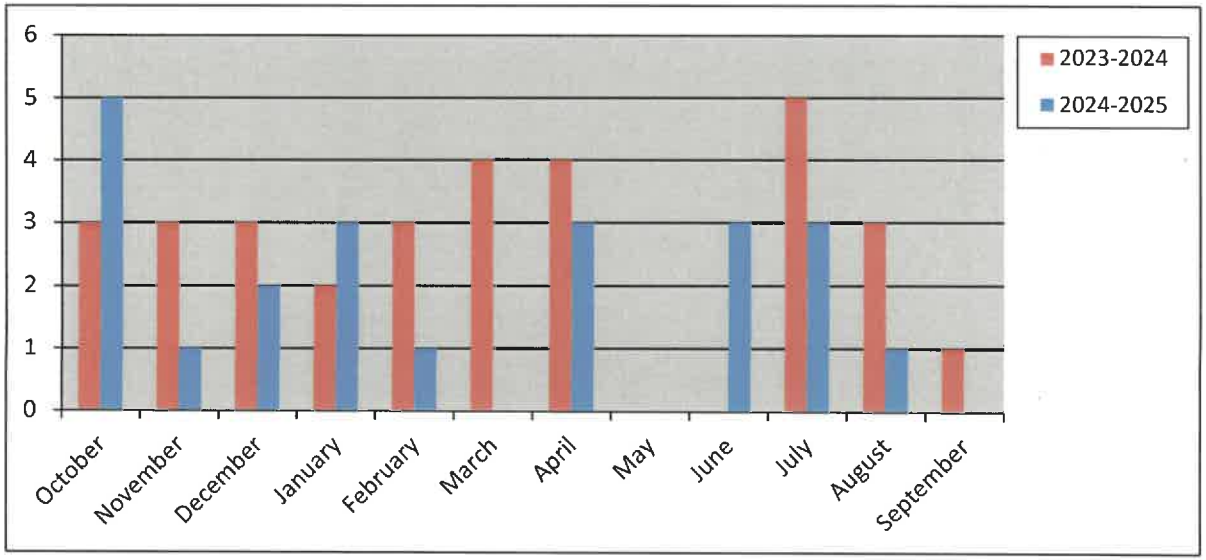
New Commercial Permits Calendar Year

	Year	
	2024	2025
January	2	3
February	3	1
March	4	0
April	4	3
May	0	0
June	0	3
July	5	3
August	3	1
September	1	
October	5	
November	1	
December	2	
Totals	**30**	**14**



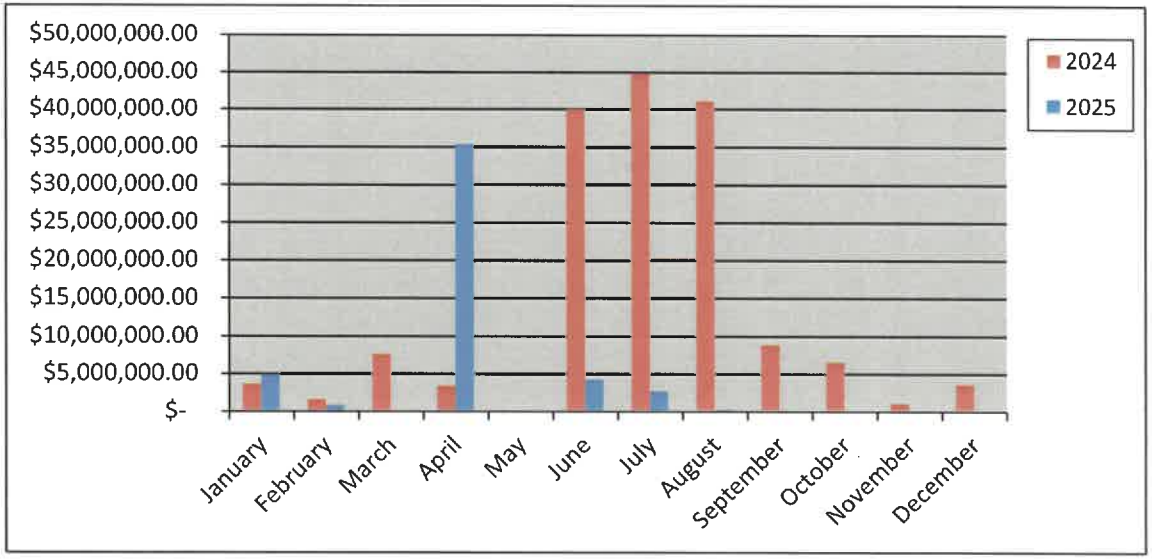
New Commercial Permits Fiscal Year

	Year	
	2023-2024	2024-2025
October	3	5
November	3	1
December	3	2
January	2	3
February	3	1
March	4	0
April	4	3
May	0	0
June	0	3
July	5	3
August	3	1
September	1	
Totals	**31**	**22**



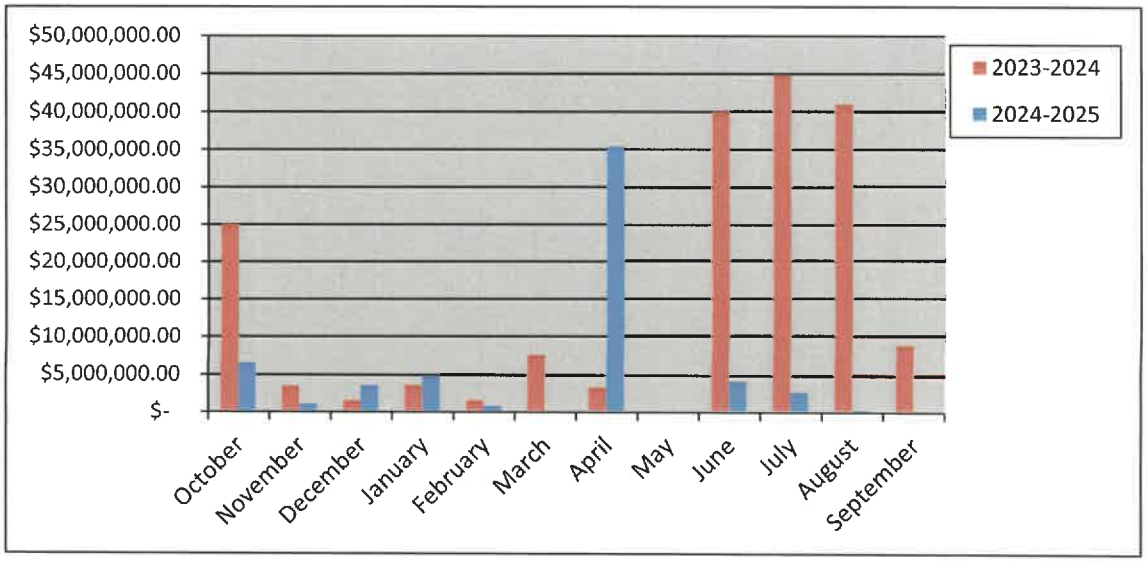
New Commercial Value Calendar Year

Year	2024	2025
January	$ 3,628,000.00	$ 4,800,000.00
February	$ 1,600,000.00	$ 850,000.00
March	$ 7,573,400.00	$ -
April	$ 3,400,000.00	$ 35,348,077.00
May	$ -	$ -
June	$ 40,015,846.78	$ 4,262,000.00
July	$ 44,803,145.65	$ 2,750,000.00
August	$ 41,008,367.00	$ 269,844.00
September	$ 8,800,000.00	
October	$ 6,526,233.00	
November	$ 1,100,000.00	
December	$ 3,600,000.00	
Totals	**$ 162,054,992.43**	**$ 48,279,921.00**



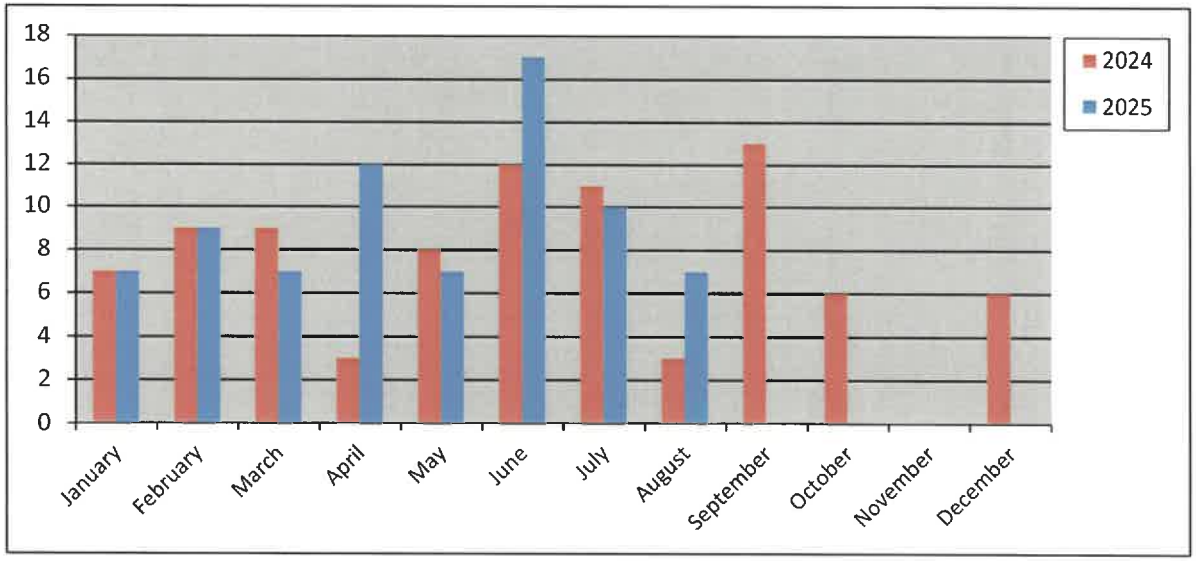
New Commercial Value Fiscal Year

Year	2023-2024	2024-2025
October	$ 25,014,439.00	$ 6,526,233.00
November	$ 3,500,000.00	$ 1,100,000.00
December	$ 1,539,000.00	$ 3,600,000.00
January	$ 3,628,000.00	$ 4,800,000.00
February	$ 1,600,000.00	$ 850,000.00
March	$ 7,573,400.00	$ -
April	$ 3,400,000.00	$ 35,348,077.00
May	$ -	$ -
June	$ 40,015,846.78	$ 4,262,000.00
July	$ 44,803,145.65	$ 2,750,000.00
August	$ 41,008,367.00	$ 269,844.00
September	$ 8,800,000.00	
Totals	**$ 180,882,198.43**	**$ 59,506,154.00**



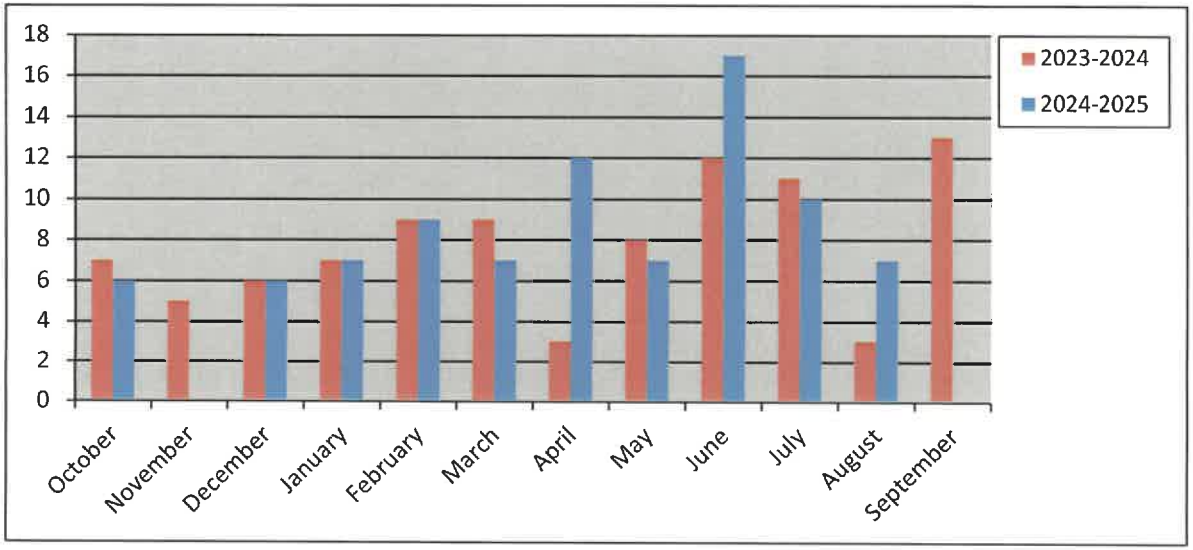
Commercial Additions/Remodel Permits Calendar Year

	Year	
	2024	2025
January	7	7
February	9	9
March	9	7
April	3	12
May	8	7
June	12	17
July	11	10
August	3	7
September	13	
October	6	
November	0	
December	6	
Totals	**87**	**76**



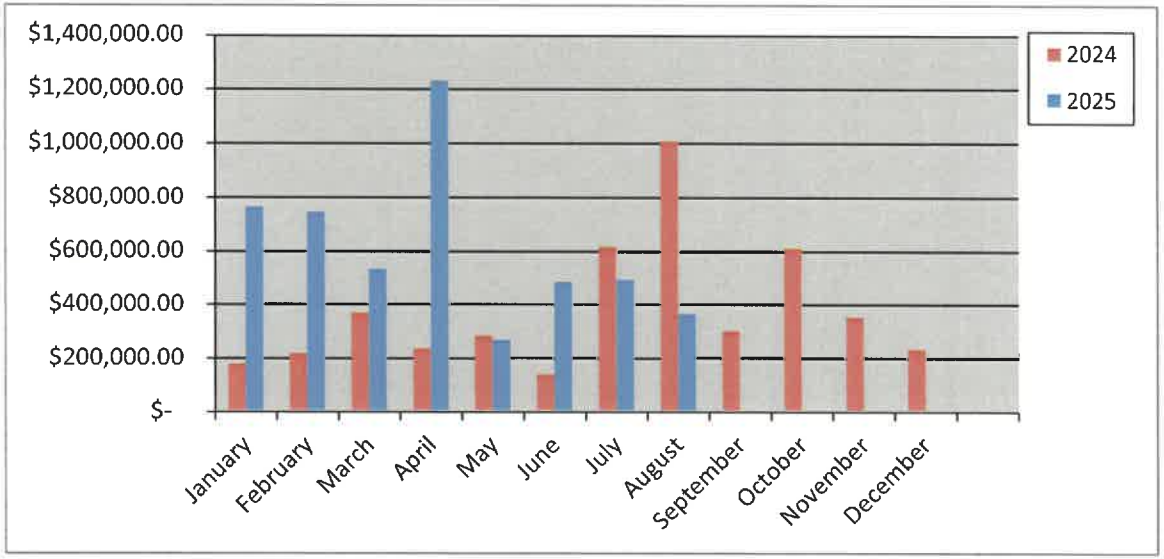
Commercial Additions/Remodel Permits Fiscal Year

	Year	
	2023-2024	2024-2025
October	7	6
November	5	0
December	6	6
January	7	7
February	9	9
March	9	7
April	3	12
May	8	7
June	12	17
July	11	10
August	3	7
September	13	
Totals	**93**	**88**



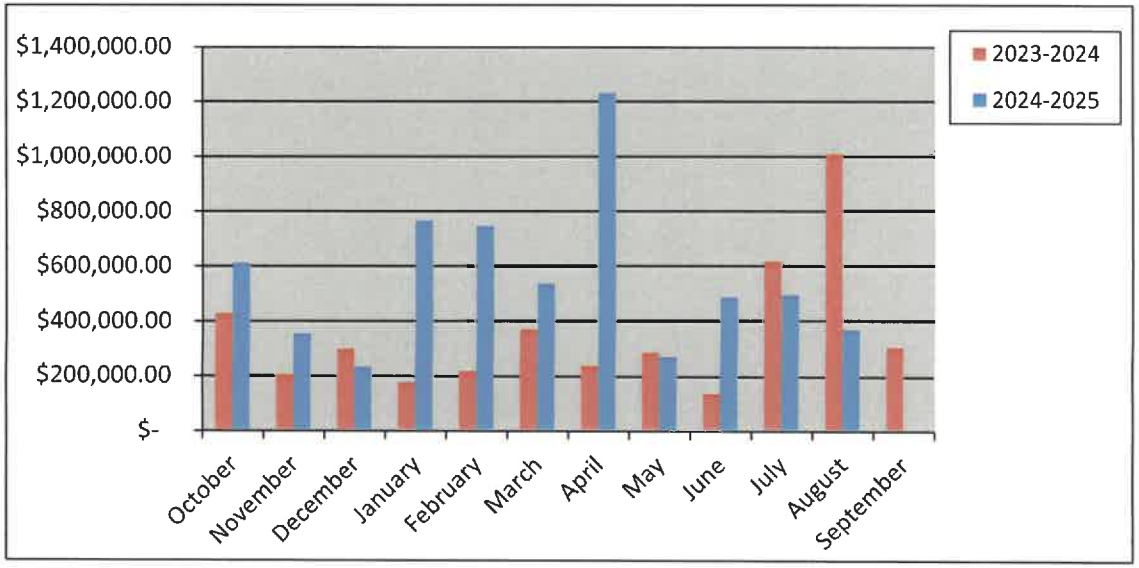
Total Fees Collected Calendar Year

Year	2024	2025
January	$ 177,441.82	$ 764,930.75
February	$ 217,495.76	$ 745,613.47
March	$ 368,481.32	$ 533,967.61
April	$ 236,650.24	$ 1,230,931.00
May	$ 283,718.89	$ 268,369.56
June	$ 137,783.50	$ 485,601.80
July	$ 615,851.86	$ 493,388.23
August	$ 1,007,731.91	$ 364,940.33
September	$ 300,912.22	
October	$ 610,616.91	
November	$ 353,133.50	
December	$ 232,852.46	
Totals	**$ 4,542,670.39**	**$ 4,887,742.75**



Total Fees Collected Fiscal Year

Year	2023-2024	2024-2025
October	$ 428,622.49	$ 610,616.91
November	$ 204,858.87	$ 353,133.50
December	$ 295,452.22	$ 232,852.46
January	$ 177,441.82	$ 764,930.75
February	$ 217,495.76	$ 745,613.47
March	$ 368,481.32	$ 533,967.61
April	$ 236,650.24	$ 1,230,931.20
May	$ 283,718.89	$ 268,369.56
June	$ 137,783.50	$ 485,601.80
July	$ 615,851.86	$ 493,388.23
August	$ 1,007,731.91	$ 364,940.33
September	$ 300,912.22	
Totals	**$ 4,275,001.10**	**$ 6,084,345.82**



CERTIFICATES OF OCCUPANCY ISSUED

For the Period 8/1/2025 to 8/31/2025

Permit Number / Application Date / Issue Date	Permit Type / Subtype / Status of Permit / Business Name	Site Address / Parcel Number / Subdivision Name / Plan Number	Valuation	Total Fees / Total SQFT	Fees Paid
CO2025-1 01/02/2025 08/01/2025	Certificate of Occupancy ISSUED E.E. Reed Construction, L.P.	1220 Data Dr, Rockwall, TX 75032		$76.50	$76.50

Contact Type	Contact Name / Business Phone	Contact Address			
Applicant	Ryan Lewis	333 Commerce Green Blvd.	Sugar Land	TX	77478
Business Owner	Seefried Industrial Properties	3030 LBJ Freeway Suite 1650	Dallas	TX	75234
Property Owner	Seefried Industrial Properties	3030 LBJ Freeway Suite 1650	Dallas	TX	75234
Inspection Report Contact	Ryan Lewis	333 Commerce Green Blvd.	Sugar Land	TX	77478

Contractors

Permit Number / Application Date / Issue Date	Permit Type / Subtype / Status of Permit / Business Name	Site Address / Parcel Number / Subdivision Name / Plan Number	Valuation	Total Fees / Total SQFT	Fees Paid
CO2025-100 07/10/2025 08/28/2025	Certificate of Occupancy ISSUED Van Chans Chinese Restaurant	2850 Ridge Rd STE 102, Rockwall, TX 75032		$76.50	$76.50

Contact Type	Contact Name / Business Phone	Contact Address			
Applicant	Zongtang Hu	423 E Interstate 30	Rockwall	TX	75087
Business Owner	Zongtang Hu	423 E Interstate 30	Rockwall	TX	75087
Property Owner	SABRE REALTY MANAGEMENT INC	16475 Dallas Parkway, Suite 800	Addison	Tx	75001
Inspection Report Contact	Zongtang Hu	423 I-30 E	Rockwall	TX	75087

Contractors

Permit Number / Application Date / Issue Date	Permit Type / Subtype / Status of Permit / Business Name	Site Address / Parcel Number / Subdivision Name / Plan Number	Valuation	Total Fees / Total SQFT	Fees Paid
CO2025-102 07/15/2025 08/20/2025	Certificate of Occupancy ISSUED Animal Dermatology Clinic Rockwall	2754 STATE HIGHWAY 276, SUITE 100, ROCKWALL, TX, 75032		$76.50	$76.50

CERTIFICATES OF OCCUPANCY ISSUED

For the Period 8/1/2025 to 8/31/2025

Permit Number / Application Date / Issue Date	Permit Type / Subtype / Status of Permit / Business Name	Site Address / Parcel Number / Subdivision Name / Plan Number	Valuation	Total Fees / Total SQFT	Fees Paid
CO2025-103 07/15/2025 08/12/2025	Certificate of Occupancy ISSUED Vista Physical Therapy	2931 RIDGE RD, 105, ROCKWALL, TX, 75032		$76.50	$76.50

Contact Type	Contact Name / Business Phone	Contact Address			
Applicant	Joel Griffies	205 Palmer Ct	Woodstock	GA	30188
Business Owner	Animal Dermatology Group	2424 SE Bristol St Suite 250	Rockwall	TX	75032
Property Owner	Lynstar LLC c/o Gerald Houser	PO Box 847	Rockwall	TX	75087
Inspection Report Contact	Joel Griffies	205 Palmer Ct	Woodstock	GA	30188

Contractors

Permit Number / Application Date / Issue Date	Permit Type / Subtype / Status of Permit / Business Name	Site Address / Parcel Number / Subdivision Name / Plan Number	Valuation	Total Fees / Total SQFT	Fees Paid
CO2025-104 07/18/2025 08/04/2025	Certificate of Occupancy ISSUED H-E-B Rockwall Staffing Office	1855 S T L TOWNSEND DR, 104, ROCKWALL, TX, 75032		$76.50	$76.50

Contact Type	Contact Name / Business Phone	Contact Address			
Applicant	H-E-B, LP	646 South Flores	San Antonio	TX	78204
Business Owner	H-E-B, LP	646 South Flores	San Antonio	TX	78204
Property Owner	GALAXY RANCH SHOPPING CENTER LP	2101 Firewheel Parkway	Garland	TX	75040
Inspection Report Contact	Ginny Salinas	646 South Flores	San Antonio	TX	78204

CERTIFICATES OF OCCUPANCY ISSUED

For the Period 8/1/2025 to 8/31/2025

Permit Number	Permit Type	Site Address		Total Fees	
Application Date	Subtype	Parcel Number			
Issue Date	Status of Permit	Subdivision Name			
	Business Name	Plan Number	Valuation	Total SQFT	Fees Paid
Contractors					
CO2025-106	Certificate of Occupancy			$76.50	$76.50
07/23/2025		114 E RUSK ST,			
08/01/2025	ISSUED	ROCKWALL, TX, 75087			
	Lyla's Clothing & Gifts				

Contact Type	Contact Name Business Phone	Contact Address			
Applicant	Meagan Wauters	114 E. Rusk St	Rockwall	TX	75087
Business Owner	Meagan Wauters	114 E RUSK ST	Rockwall	TX	75087
Property Owner	Sky Interest	106 E. Rusk St	Rockwall	TX	75087
Inspection Report Contact	Meagan Wauters	114 E. Rusk St	Rockwall	TX	75087

Contractors

CO2025-113	Certificate of Occupancy			$76.50	$76.50
07/25/2025		1203 North Goliad Street,			
08/28/2025	ISSUED	Rockwall, TX, 75087			
	Advanced & Modern Pain Center				

Contact Type	Contact Name Business Phone	Contact Address			
Applicant	Matthew Johnson	1203 N Goliad Street	Rockwall	TX	75087
Business Owner	Matthew Johnson	1203 N Goliad Street	Rockwall	TX	75087
Property Owner	Matthew Johnson	1203 N Goliad Street	Rockwall	TX	75087
Inspection Report Contact	Matthew Johnson	1203 N Goliad Street	Rockwall	TX	75087

Contractors

CO2025-115	Certificate of Occupancy			$76.50	$76.50
07/30/2025		1705 S JOHN KING BLVD			
08/14/2025	ISSUED				
	Smart Space Storage (Building A)				

CERTIFICATES OF OCCUPANCY ISSUED

For the Period 8/1/2025 to 8/31/2025

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

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

Contractors

CO2025-116 Certificate of Occupancy
07/30/2025 1689 S JOHN KING BLVD $76.50 $76.50
08/14/2025 ISSUED
Smart Space Storage (Building B)

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

Contractors

CO2025-117 Certificate of Occupancy
07/30/2025 1715 S JOHN KING BLVD $76.50 $76.50
08/14/2025 ISSUED
Smart Space Storage (Building C)

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

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

Contractors

CO2025-118 Certificate of Occupancy
07/30/2025
08/14/2025 ISSUED
Rockwall Dealership Acquisition LLC - Motor Vehicle Sales and Service
2005 S GOLIAD ST
ROCKWALL TX 75087
$76.50 $76.50

Contact Type	Contact Name / Business Phone	Contact Address			
Applicant	DeAnn Foster	1400 TECH CENTRE PKWY	ARLINGTON	TX	76014-42
Business Owner	JASON HILEY	3535 W LOOP 820 SOUTH	FORT WORTH	TX	76116
Property Owner	BOOMPA, LTD	PO BOX 999	ROCKWALL	TX	75087
Inspection Report Contact	RYAN WISSNER	1400 TECH CENTRE PKWY	ARLINGTON	TX	76014-42

Contractors

CO2025-123 Certificate of Occupancy
08/05/2025
08/21/2025 ISSUED
Untamed Barber
107 South Goliad Street, Rockwall, TX, 75087
$76.50 $76.50

CERTIFICATES OF OCCUPANCY ISSUED

For the Period 8/1/2025 to 8/31/2025

Permit Number / Application Date / Issue Date	Permit Type / Subtype / Status of Permit / Business Name	Site Address / Parcel Number / Subdivision Name / Plan Number	Valuation	Total Fees / Total SQFT	Fees Paid
CO2025-124 08/05/2025 08/22/2025	Certificate of Occupancy ISSUED Boot Barn	1049 E INTERSTATE 30, ROCKWALL, TX, 75087	$350,000.00	$76.50 14,976.00	$76.50

Contact Type	Contact Name / Business Phone	Contact Address			
Applicant	Chad Crowl	4320 Action Dr	Mesquite	TX	75150
Property Owner	CTO REALTY GROUP	1140 N WILLIAMSON BVD STE 140	DAYTONA BEACH	FL	32114
Inspection Report Contact	Chad Crowl	4320 Action Dr	Mesquite	TX	75150
Business Owner	Boot Barn 512-897-0176	17100 Laguna Canyon Rd	Irvine	CA	92618

Contractors

Contact Type	Contact Name / Business Phone	Contact Address			
Applicant	Chad Crowl	4320 Action Dr	Mesquite	TX	75150
Property Owner	CTO REALTY GROUP	1140 N WILLIAMSON BVD STE 140	DAYTONA BEACH	FL	32114
Inspection Report Contact	Chad Crowl	4320 Action Dr	Mesquite	TX	75150
Business Owner	Boot Barn 512-897-0176	17100 Laguna Canyon Rd	Irvine	CA	92618

Contractors

CO2025-125 08/06/2025 08/20/2025	Certificate of Occupancy ISSUED ZTX Surfaces	263 Ranch Trail, Rockwall, TX, 75032		$76.50	$76.50

CERTIFICATES OF OCCUPANCY ISSUED

For the Period 8/1/2025 to 8/31/2025

Permit Number / Application Date / Issue Date	Permit Type / Subtype / Status of Permit / Business Name	Site Address / Parcel Number / Subdivision Name / Plan Number	Valuation	Total Fees / Total SQFT	Fees Paid
CO2025-126	Certificate of Occupancy				
08/06/2025		500 Turtle Cove Boulevard, Rockwall, TX, 75087 STE 130		$76.50	$76.50
08/20/2025	ISSUED				
	Team Contractors				

Contact Type	Contact Name / Business Phone	Contact Address			
Applicant	Richard Love	3201 IH 30 STE F	MESQUITE	TX	75150
Business Owner	Richard Love	3201 IH 30 STE F	MESQUITE	TX	75150
Property Owner	Daiker Partners LTD	PO Box 1059	Rockwall	TX	75087
Inspection Report Contact	Richard Love	3201 IH 30 STE F	MESQUITE	TX	75150

Contractors

Permit Number / Application Date / Issue Date	Permit Type / Subtype / Status of Permit / Business Name	Site Address / Parcel Number / Subdivision Name / Plan Number	Valuation	Total Fees / Total SQFT	Fees Paid
CO2025-127	Certificate of Occupancy				
08/06/2025		3160 Macbeth Lane, Rockwall, TX, 75087		$76.50	$76.50
08/27/2025	ISSUED				
	Nelson Lake Estates Amenity Center				

Contact Type	Contact Name / Business Phone	Contact Address			
Applicant	justin butterfield	767 justin rd	rockwall	TX	75087
Business Owner	Nelson Lake Estates HOA	1024 S Greenville, Ste 230	Allen	TX	75002
Property Owner	Qualico Developments (US) Inc	14400 The lakes blvd bldg c, ste 200	pflugerville	TX	78660
Inspection Report Contact	justin butterfield	767 justin rd	rockwall	TX	75087

CERTIFICATES OF OCCUPANCY ISSUED

For the Period 8/1/2025 to 8/31/2025

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

CO2025-134 Certificate of Occupancy
08/15/2025
08/19/2025 ISSUED
Lake Pointe Orthopedics & Sports Medicine
3136 Horizon Road, #130, Rockwall, TX, 75032
$76.50 $76.50

Contact Type	Contact Name / Business Phone	Contact Address			
Applicant	Blake Royal	PO Box 734	Coppell	TX	75019
Business Owner	NexCore Group	1550 Market Street	Denver	CO	80202
Property Owner	NexCore Group	1550 Market Street	Denver	CO	80202
Inspection Report Contact	Blake Royal	PO Box 734	Coppell	TX	75019

Contractors

CO2025-140 Certificate of Occupancy
08/21/2025
08/27/2025 ISSUED
Barnes & Noble #3547
1009 East Interstate 30, Rockwall, TX, 75032
$76.50 $76.50

Contact Type	Contact Name / Business Phone	Contact Address			
Applicant	Anne HLavac	10505 Corporate Dr	Pleasant Prairie	WI	53158
Business Owner	Barnes and Noble Inc	33 East 17th St	New York	NY	10003
Property Owner	Crawford Square - Darryl Whitehead	2700 2nd Ave	Birmingham	AL	35233
Inspection Report Contact	Jerry Huckabee	10505 Corporate Dr	Pleasant Prairie	WI	53158

Contractors

CO2025-2 Certificate of Occupancy
01/02/2025
08/01/2025 ISSUED
E.E. Reed Construction, L.P.
1280 Data Dr, Rockwall, TX 75032
$76.50 $76.50

CERTIFICATES OF OCCUPANCY ISSUED

For the Period 8/1/2025 to 8/31/2025

Permit Number / Application Date / Issue Date	Permit Type / Subtype / Status of Permit / Business Name	Site Address / Parcel Number / Subdivision Name / Plan Number	Valuation	Total Fees / Total SQFT	Fees Paid
CO2025-33	Certificate of Occupancy				
02/25/2025		1711 STATE HIGHWAY 276, ROCKWALL, TX, 75032		$76.50	$76.50
08/14/2025	ISSUED				
	Smart Space Storage (Building D)				

Contact Type	Contact Name / Business Phone	Contact Address			
Applicant	Ryan Lewis	333 Commerce Green Blvd.	Sugar Land	TX	77478
Business Owner	Seefried Industrial Properties	3030 LBJ Freeway, Suite 1650	Dallas	TX	75234
Property Owner	Seefried Industrial Properties	3030 LBJ Freeway, Suite 1650	Dallas	TX	75234
Inspection Report Contact	Ryan Lewis	333 Commerce Green Blvd.	Sugar Land	TX	77478

Contractors

Permit Number / Application Date / Issue Date	Permit Type / Subtype / Status of Permit / Business Name	Site Address / Parcel Number / Subdivision Name / Plan Number	Valuation	Total Fees / Total SQFT	Fees Paid
CO2025-39	Certificate of Occupancy				
03/07/2025		950 SIDS RD, ROCKWALL, TX 75032		$76.50	$76.50
08/11/2025	ISSUED				
	Rayburn Electric Cooperative - Building D				

Contact Type	Contact Name / Business Phone	Contact Address			
Applicant	Jon Harris	2221 Lakeside Blvd, Suite 1260	Richardson	TX	75082
Business Owner	Rick Jones	2221 Lakeside Blvd, Suite 1260	Richardson	TX	75082
Property Owner	Rick Jones	2221 Lakeside Blvd, Suite 1260	Richardson	TX	75082
Inspection Report Contact	Jon Harris	2221 Lakeside Blvd, Suite 1260	Richardson	TX	75082

Contractors

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

Contact Type	Contact Name / Business Phone	Contact Address			
Applicant	Zach Schultz	303 S. Jackson Suite 100	Wylie	TX	75098
Business Owner	David Nayor 469-402-2100	950 Sids Rd	Rockwall	TX	75032
Property Owner	Rayburn Electric	950 Sids Rd	Rockwall	TX	75032
Inspection Report Contact	Zach Schultz	303 S. Jackson Suite 100	Wylie	TX	75098
Inspection Report Contact	Jennifer Holland	303 S. Jackson Ave, Suite 100	Wylie	TX	75098

Contractors

CO2025-43 Certificate of Occupancy
03/11/2025
08/11/2025 ISSUED
Rayburn Electric Cooperative - Building E
950 SIDS RD, Bldg E, ROCKWALL, TX, 75032
$75.00 $0.00

Contact Type	Contact Name / Business Phone	Contact Address			
Applicant	Rayburn Electric	950 Sids Rd	Rockwall	TX	75087
Business Owner	Rayburn Electric	950 Sids Rd	Rockwall	TX	75087
Property Owner	Rayburn Electric	950 Sids Rd	Rockwall	TX	75087
Inspection Report Contact	Zach Schultz	303 S Jackson St, Ste 100	Wylie	TX	75098
Inspection Report Contact	Jennifer Holland	303 S. Jackson Ave, Suite 100	Wylie	TX	75098

Contractors

CO2025-67 Certificate of Occupancy
05/06/2025
08/07/2025 ISSUED
NTW, LLC dba Mavis Tire & Brakes
750 W RALPH HALL PKWY, ROCKWALL, TX, 75032
$76.50 $76.50

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

Contact Type	Contact Name / Business Phone	Contact Address			
Applicant	Katrina Gjoni	100 Hillside Ave	Whiteplains	NY	10603
Business Owner	David Sorbaro	100 Hillside Ave	White Plains	NY	10603
Property Owner	Murray Kerdman	910 Park Lane	Santa Barbara	CA	93108
Inspection Report Contact	Katrina Gjoni	100 Hillside Ave	Whiteplains	NY	10603

Contractors

CO2025-90 Certificate of Occupancy
06/16/2025
08/01/2025 ISSUED
2855 RIDGE RD, ROCKWALL, TX, 75032
$76.50 $76.50
Goodwill Industries of Dallas, Inc.

Contact Type	Contact Name / Business Phone	Contact Address			
Applicant	Mackenzi Marinovich	3020 N Westmoreland Rd	Dallas	TX	75212
Business Owner	Goodwill Industries of Dallas, Inc.	3020 N Westmoreland Rd	Dallas	TX	75212
Property Owner	S. Susan Self	580 Decker Drive, Suite 203	Irving	TX	75062
Inspection Report Contact	Mackenzi Marinovich	3020 N Westmoreland Rd	Dallas	TX	75212

Contractors

COM2022-1094 Commercial Building Permit
03/08/2022 Certificate of Occupancy
08/20/2025 ISSUED
2500 SUMMER LEE DR, ROCKWALL, 75032
$76.50 $76.50
218,012.00
FLORENCE AT THE HARBOR

Contact Type	Contact Name / Business Phone	Contact Address			
Business Owner	WEIDNER APT HOMES, LLC.	9757 N.E. JUANITA DR., SUITE 300	KIRKLAND	WA	98034
Property Owner	WEIDNER APT HOMES, LLC.	9757 NE JUANITA DR. SUITE 300	Kirkland	WA	98034
Applicant	JES KARL	2425 VICTORY AVE.	Dallas	TX	75219
Contact	AJ				

Contractors

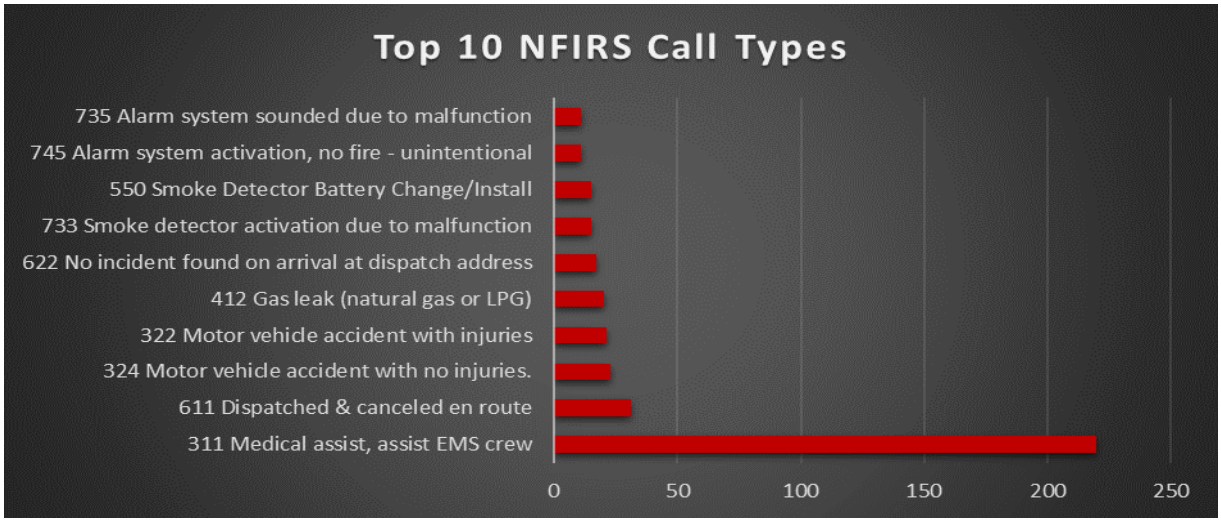
CERTIFICATES OF OCCUPANCY ISSUED

For the Period 8/1/2025 to 8/31/2025

Permit Number	Permit Type	Site Address			
Application Date	Subtype	Parcel Number			
Issue Date	Status of Permit	Subdivision Name		Total Fees	
	Business Name	Plan Number	Valuation	Total SQFT	Fees Paid
			Total Valuation:	**$700,000.00**	
	26		**Total Fees:**	**$1,987.50**	
			Total Fees Paid:	**$1,912.50**	

August 2025

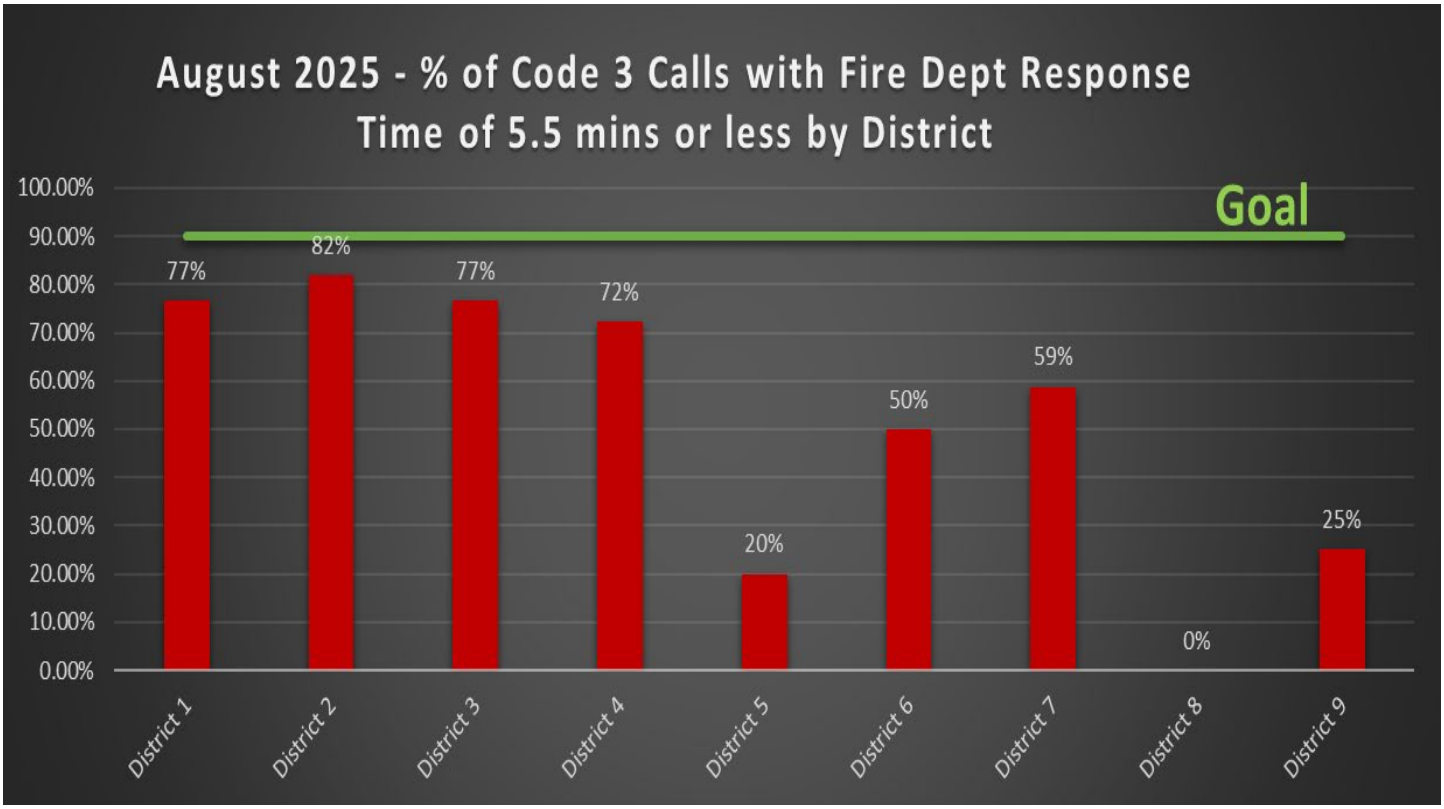
Monthly Report



All Calls By NFIRS Call Type	Incident Count
111 Building fire	1
113 Cooking fire, confined to container	1
143 Grass fire	1
150 OTHER Outside rubbish fire	1
151 Outside rubbish, trash or waste fire	1
311 Medical assist, assist EMS crew	220
322 Motor vehicle accident with injuries	21
323 Motor vehicle/pedestrian accident (MV Ped)	1
324 Motor vehicle accident with no injuries.	23
331 Lock-in (if lock out , use 511)	3
352 Extrication of victim(s) from vehicle	1
353 Removal of victim(s) from stalled elevator	1
357 Extrication of victim(s) from machinery	1
412 Gas leak (natural gas or LPG)	20
440 Electrical wiring/equipment problem, other	2
442 Overheated motor	1
444 Power line down	3
445 Arcing, shorted electrical equipment	2
510 Person in distress, other	1
511 Lock-out	3
531 Smoke or odor removal	2
542 Animal rescue	2
550 Public service assistance, other	7
550 Smoke Detector Battery Change/Install	15
551 Assist police or other governmental agency	2
553 Public service	1
561 Unauthorized burning	1
611 Dispatched & canceled en route	31
622 No incident found on arrival at dispatch address	17
651 Smoke scare, odor of smoke	5
700 False alarm or false call, other	4
715 Local alarm system, malicious false alarm	1
731 Sprinkler activation due to malfunction	1
732 Extinguishing system malfunction (activation)	1
733 Smoke detector activation due to malfunction	15
735 Alarm system sounded due to malfunction	11
740 Unintentional transmission of alarm, other	1
743 Smoke detector activation, no fire - unintentional	3
745 Alarm system activation, no fire - unintentional	11
746 Carbon monoxide detector activation, no CO	4
Grand Total	**443**

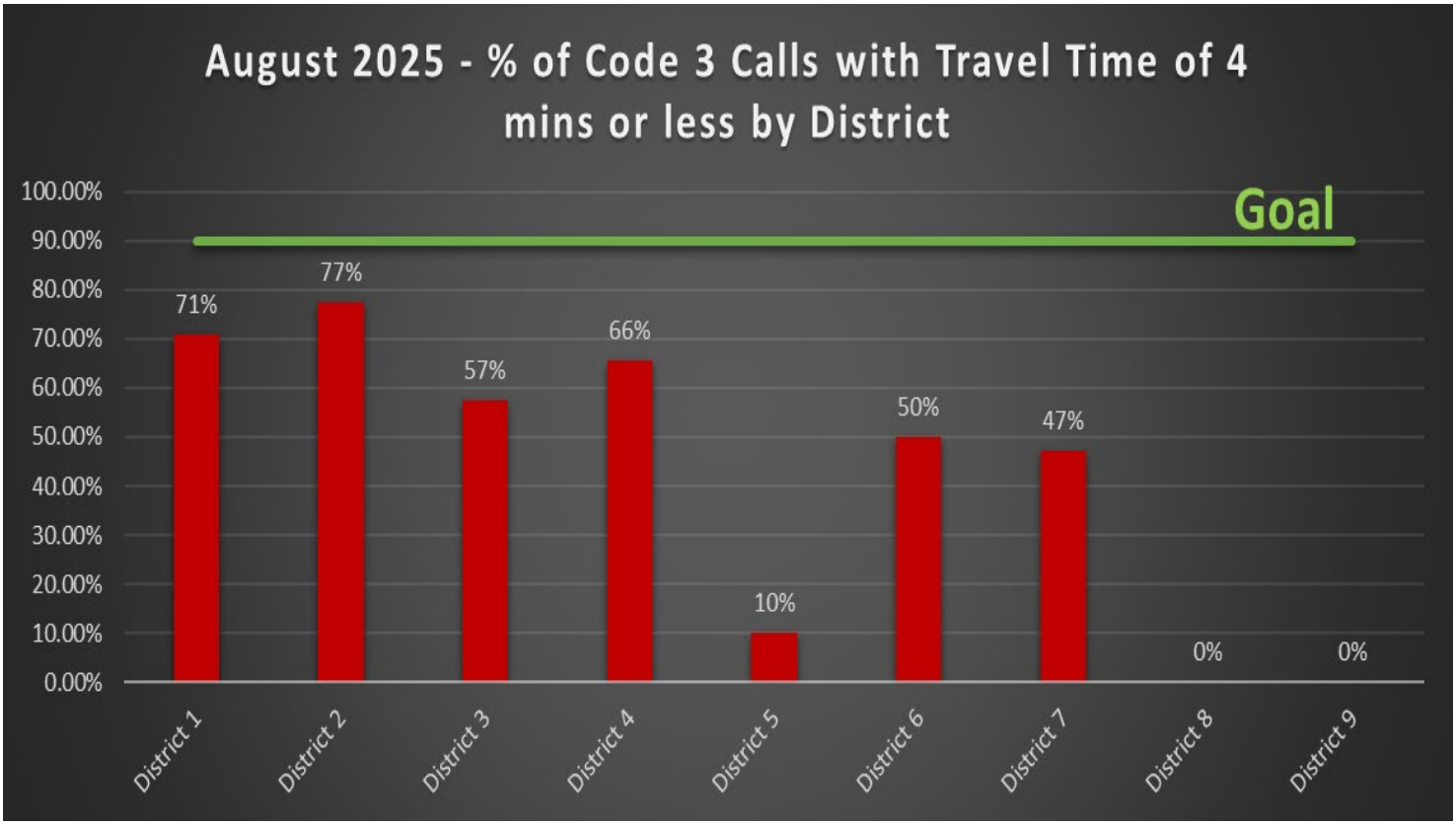
August 2025 Dispatch to Arrival Analysis

District	Total Number of Calls	Percent of Runs per District	Number of Calls in 5.5 mins or Less	Average FD Response Time Minutes	% in 5.5 min or less	Goal of 90%
District 1	103	29%	79	0:04:54	77%	90%
District 2	110	31%	90	0:04:26	82%	90%
District 3	47	13%	36	0:04:35	77%	90%
District 4	58	16%	42	0:05:34	72%	90%
District 5	10	3%	2	0:06:35	20%	90%
District 6	2	1%	1	0:04:30	50%	90%
District 7	17	5%	10	0:05:09	59%	90%
District 8	8	2%	0	0:07:39	0%	90%
District 9	4	1%	1	0:08:11	25%	90%
Department	359	100%	261	0:04:58	73%	90%



August 2025 Travel Times by District

District	Total Number of Calls	Percent of Runs per District	Number of Calls in 4 or Less	Average Travel Time Minutes	% in 4 min or less	Goal of 90%
District 1	103	29%	73	0:04:02	71%	90%
District 2	110	31%	85	0:03:31	77%	90%
District 3	47	13%	27	0:03:53	57%	90%
District 4	58	16%	38	0:04:45	66%	90%
District 5	10	3%	1	0:05:30	10%	90%
District 6	2	1%	1	0:04:05	50%	90%
District 7	17	5%	8	0:04:22	47%	90%
District 8	8	2%	0	0:06:43	0%	90%
District 9	4	1%	0	0:07:17	0%	90%
Department	359	100%	233	0:04:07	65%	90%



Total Dollar Losses

August 2025

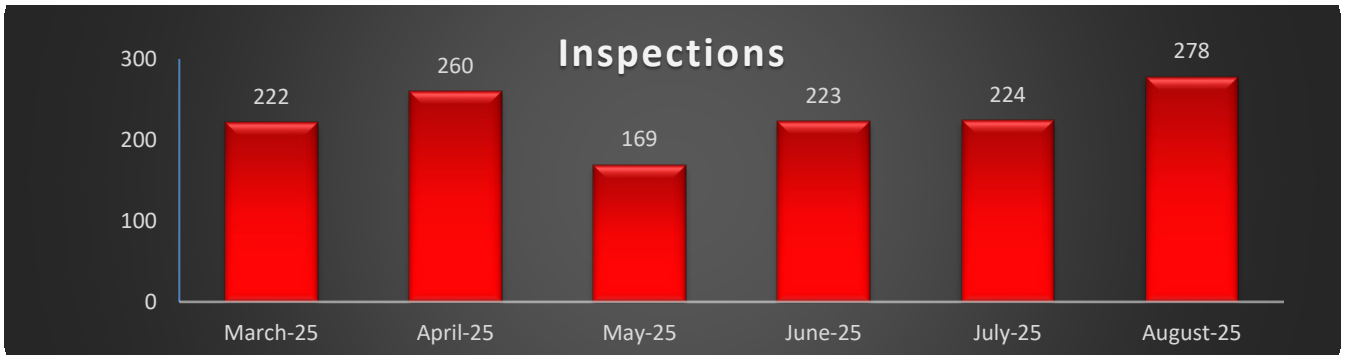
Print Date/Time: 09/09/2025 09:02
Login ID: rck\dgang
Layer: All
Areas: All

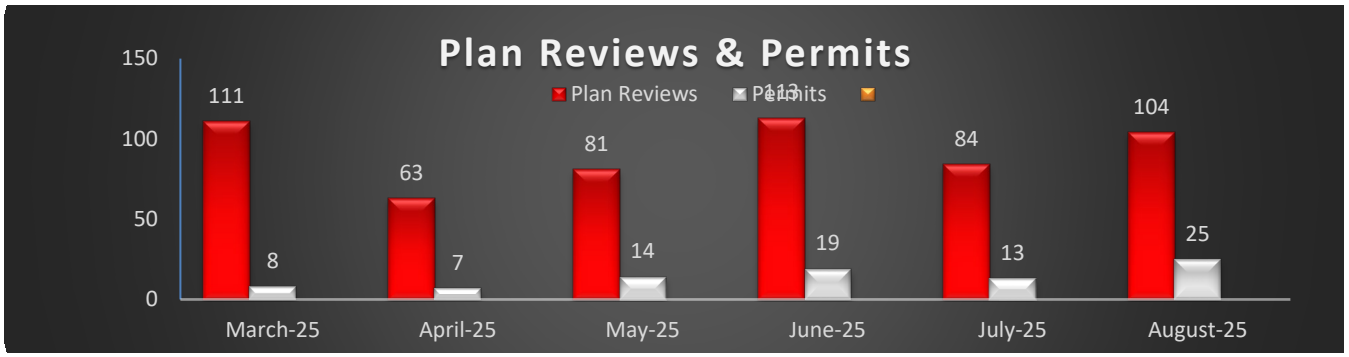
Rockwall Fire Department

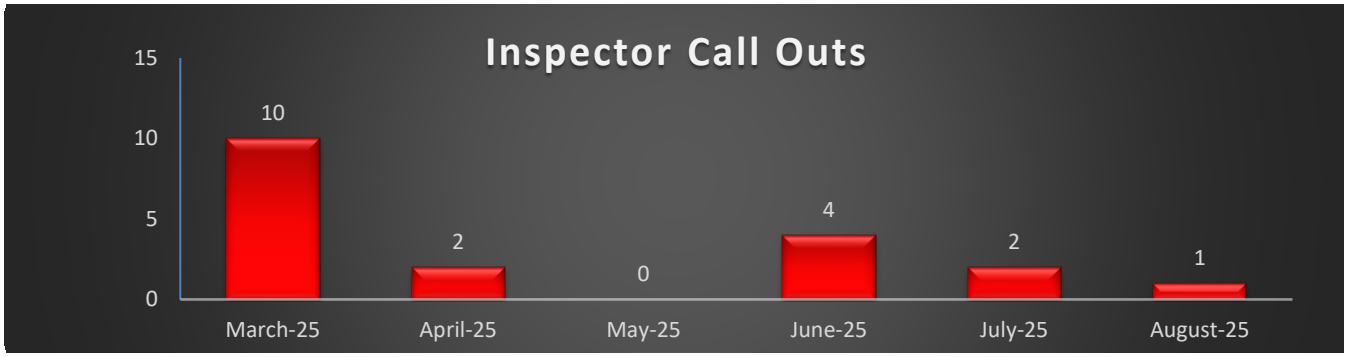
ORI Number: TX504
Incident Type: All
Station: All

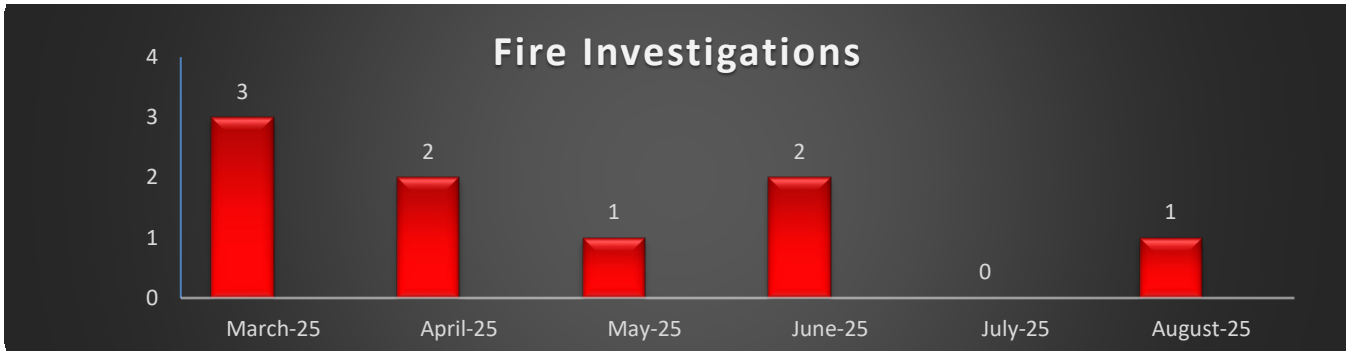
	Current Month	Last Month	Same Month Last Year	Year To Date	Last Year To Date
Total Property Loss:	$6,000.00	$26,000.00	$66,000.00	$1,430,870.00	$114,000.00
Total Content Loss:	$0.00	$1,000.00	$32,000.00	$274,000.00	$46,000.00
Total Property Pre-Incident Value:	$0.00	$26,000.00	$678,179.64	$19,972,506.00	$1,196,753.64
Total Contents Pre-Incident Value	$0.00	$1,000.00	$398,307.78	$838,455.00	$433,307.78
Total Losses:	$6,000.00	$27,000.00	$98,000.00	$1,704,870.00	$6,000.00
Total Value:	$.00	$27,000.00	$1,076,487.42	$20,810,961.00	$1,630,061.42

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









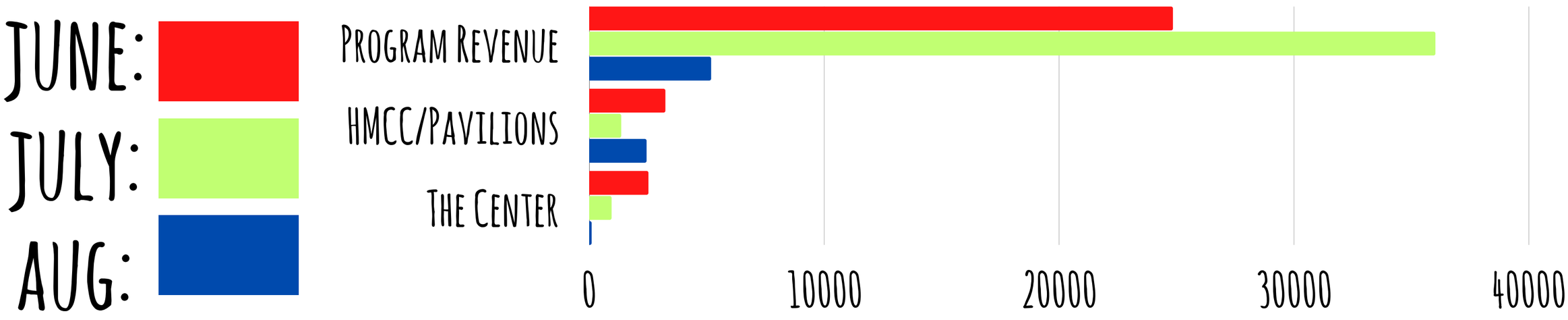
ROCKWALL PARKS & RECREATION

GO OUTSIDE AND PLAY

PLAYROCKWALL.COM

Monthly Report
August 2025

REVENUE NUMBERS



PARKS PROJECT UPDATE -AUG2025

ROCKWALL PD: COBALT ST AUGUSTINE SODDING AND TESTING

205 CEMETERY CLEAN UP

TUTTLE RADIUS RENOVATIONS

Other Projects

ASSIST WITH EVENTS AND CLEAN UP OF PARKS

Rockwall Police Department

Monthly Activity Report

August-2025

ACTIVITY	CURRENT MONTH AUGUST	PREVIOUS MONTH JULY	YTD 2025	YTD 2024	YTD % CHANGE
PART 1 OFFENSES					
Homicide / Manslaughter	0	0	0	0	**0.00%**
Sexual Assault	2	1	14	8	**75.00%**
Robbery	1	0	3	5	**-40.00%**
Aggravated Assault	8	3	22	31	**-29.03%**
Burglary	1	2	19	41	**-53.66%**
Larceny	41	56	326	379	**-13.98%**
Motor Vehicle Theft	2	1	16	23	**-30.43%**
TOTAL PART I	**55**	**63**	**400**	**487**	**-17.86%**
TOTAL PART II	**133**	**121**	**978**	**861**	**13.59%**
TOTAL OFFENSES	**188**	**184**	**1378**	**1348**	**2.23%**
ADDITIONAL STATISTICS					
FAMILY VIOLENCE	19	14	134	126	**6.35%**
D.W.I.	19	16	117	97	**20.62%**
ARRESTS					
FELONY	28	16	173	173	**0.00%**
MISDEMEANOR	72	57	438	385	**13.77%**
WARRANT ARREST	10	11	63	61	**3.28%**
JUVENILE	11	2	52	42	**23.81%**
TOTAL ARRESTS	**121**	**86**	**726**	**661**	**9.83%**
DISPATCH					
CALLS FOR SERVICE	2056	2187	16807	18782	**-10.52%**
ACCIDENTS					
INJURY	2	1	13	13	**0.00%**
NON-INJURY	144	115	917	951	**-3.58%**
FATALITY	0	0	0	1	**-100.00%**
TOTAL	**146**	**116**	**930**	**965**	**-3.63%**
FALSE ALARMS					
RESIDENT ALARMS	36	45	368	342	**7.60%**
BUSINESS ALARMS	106	93	1007	1138	**-11.51%**
TOTAL FALSE ALARMS	**142**	**138**	**1375**	**1480**	**-7.09%**
Estimated Lost Hours	**93.72**	**91.08**	**907.5**	**976.8**	**-7.09%**
Estimated Cost	**$2,229.40**	**$2,166.60**	**$21,587.50**	**$23,236.00**	**-7.09%**

ROCKWALL NARCOTICS UNIT

New Cases	**2**
Agency Assist	**2**
Arrests	**4**
Search Warrants	**3**
Arrest Warrants	**1**
Seized	
Firearms	5
Heroin	7g
Methamphetamine	5g
Cocaine	250g
Marijuana	1oz
Fentanyl	9g

Total Offenses			
Month	**Total Part I Crimes**	**Total Part II Crimes**	**Total Crimes**
January-24	69	107	176
February-24	52	103	155
March-24	52	137	189
April-24	69	119	188
May-24	21	42	63
June-24	72	109	181
July-24	71	116	187
August-24	83	128	211
September-24	64	128	192
October-24	70	109	179
November-24	65	126	191
December-24	60	122	182
Totals	**748**	**1346**	**2094**
January-25	54	118	172
February-25	44	123	167
March-25	45	144	189
April-25	44	116	160
May-25	47	98	145
June-25	48	125	173
July-25	63	121	184
August-25	54	133	187
September-25			0
October-25			0
November-25			0
December-25			0
Totals	**399**	**978**	**1377**

Crime Index per 1,000 population			
Month	**Total Part I Crimes**	**Population Estimate**	**Crime Index**
January-24	69	54,053	1.3
February-24	52	54,242	1.0
March-24	52	54,432	1.0
April-24	69	54,622	1.3
May-24	21	54,813	0.4
June-24	72	55,005	1.3
July-24	71	55,198	1.3
August-24	83	55,391	1.5
September-24	64	55,585	1.2
October-24	70	55,779	1.3
November-24	65	55,974	1.2
December-24	60	56,170	1.1
Average	**62.3**	**Average**	**1.1**
January-25	54	56,367	1.0
February-25	44	56,564	0.8
March-25	45	56,762	0.8
April-25	44	56,961	0.8
May-25	47	57,160	0.8
June-25	48	57,360	0.8
July-25	63	57,561	1.1
August-25	54	57,762	0.9
September-25		57,964	0.0
October-25		58,167	0.0
November-25		58,371	0.0
December-25		58,575	0.0
Average	**49.9**	**Average**	49.9

The City of Rockwall Crime Index is calculated by taking the UCR Part I crimes and comparing them with the City of Rockwall's estimated population.

Violent Crimes			
Month	**Total Violent Crimes**	**Population**	**Crime Index / 1000 population**
January-24	8	54,053	0.15
February-24	2	54,242	0.04
March-24	3	54,432	0.06
April-24	4	54,622	0.07
May-24	2	54,813	0.04
June-24	7	55,005	0.13
July-24	6	55,198	0.11
August-24	12	55,391	0.22
September-24	10	55,585	0.18
October-24	10	55,779	0.18
November-24	6	55,974	0.11
December-24	2	56,170	0.04
Total	**72**	**Average**	**0.11**
January-25	3	56,367	0.05
February-25	4	56,564	0.07
March-25	4	56,762	0.07
April-25	6	56,961	0.11
May-25	3	57,160	0.05
June-25	5	57,360	0.09
July-25	4	57,561	0.07
August-25	11	57,762	0.19
September-25		57,964	0.00
October-25		58,167	0.00
November-25		58,371	0.00
December-25		58,575	0.00
Total	**40**	**Average**	0.06

Property Crimes			
Month	**Total Property Crimes**	**Population**	**Crime Index / 1000 population**
January-24	64	54,053	1.18
February-24	50	54,242	0.92
March-24	67	54,432	1.23
April-24	73	54,622	1.34
May-24	92	54,813	1.68
June-24	75	55,005	1.36
July-24	77	55,198	1.39
August-24	84	55,391	1.52
September-24	64	55,585	1.15
October-24	69	55,779	1.24
November-24	70	55,974	1.25
December-24	67	56,170	1.19
Total	**852**	**Average**	**1.29**
January-25	54	56,367	0.96
February-25	51	56,564	0.90
March-25	48	56,762	0.85
April-25	49	56,961	0.86
May-25	51	57,160	0.89
June-25	57	57,360	0.99
July-25	66	57,561	1.15
August-25	46	57,762	0.80
September-25		57,964	0.00
October-25		58,167	0.00
November-25		58,371	0.00
December-25		58,575	0.00
Total	**422**	**Average**	0.62

Officer Activity Report

Primary Officer	Calls for Service	Secondary Activity	Offense Reports	Accident Reports	Arrests	Traffic Stops	Emergency Detentions
Totals	**3889**	**1831**	**284**	**39**	**108**	**1581**	**7**
ADAIR, KRISTOPHER	11	33				8	
ALONZO, DANIELA MARIE	109	53	6	2	2	29	
ANDREWS, DAVID W							
ARMENTA CATANO, EDGAR GERARDO	87	43	11		4	48	
ATTAWAY, MITCHELL	102	33	5		4	29	
BAER, CHRISTOPHER MICHAEL	75	54	7	1	5	31	
BEEBY, TYLER WADE	95	57	10	1	6	31	1
BENNETT, CURTIS	3		1			1	
BLACKWOOD, JASON BLAINE	8	7		1		2	
BLUNT, LARRY	6	22				2	
BRUCE, THOMAS	74	35	7		5	25	
CAMPBELL, JEFFREY WILLIAM	89	36	8	2	4	16	
CHURCH, COLTON	24	20	2	1	1	9	
CISNEROS, ABIGAIL	107	55	14	1	10	47	
CLEVELAND, CHRISTOPHER							
COLLIER, MICHAEL O	4					1	
CROWSEY, TIMOTHY	151	22	2	2	1	114	
DONALDSON, JOHN G	7					6	
DOSS, SONJA GALE	76	36	2	1	2	35	
ENRIQUEZ, BRANDON CARLOS	189	80	5	1	2	107	
GAINES, CODY KENT	43	36	5	1	1	4	
GIBRALTER, STEPHAN	64	14	3	1		3	
GRAHAM, JAQUAN DEMETRIUS	45	37	7		2	16	2
HAMILTON, LUCAS CHARLES	4						
HARTMAN, COLLIN J	50	17	2	3		27	
HILL, ROCKY DWAYNE	100	57	14	2	5	44	
HOKE, PRESTON MATTHEW	73	50	11		10	23	
INGALLS, JEFFREY D	129	62	8		5	62	1
JOHNSON, MONTE W							
JOHNSON, PAUL	114	18	1	2		76	
JOSEPH, MATHEW C	37	32	1	1		30	
LAMB, CLAYTON	15	17				4	
LAWSON, BRITTNYE CHEYENNE	53	38	9			6	
LAYNE, BRITTANY							
LOMBANA, GIL	2						
LUNDGREN, DAVID WILLIAM	122	43	10	3	2	24	
MCAULEY, HEATHER	1						
MCCREARY, MICHAEL	51	15		4	1	21	
MCGEE, GUNNOR LEE	89	32		1		69	
MCINTIRE, ROBERT J							
MOORE, JORDAN ALEXANDER	124	35	5		2	79	
MORRIS, BARRETT	41	34	1			16	
NICHOLS, ALYSSA	81	76	5			17	
NOLAND, MICHAEL W	6	9				5	
NORLIN, JOHN	35	11				30	
OROZCO, MICHAEL ROBERT	140	58	4		5	56	
OTTO, MICHAEL J	128	54	9			32	
PARKER, CAMERON	18	15				12	
PEDERSEN, CHRISTIAN MICHAEL	3						
PEREZ, WENER LUIS	1						
RAYMOND, AARON	6					2	
SARNA, DYLAN JOHN	193	96	20	2	3	101	
SASSON, CURTIS	28	27				20	
SHAH-TIRMIZI, ALI ABBAS	80	60	16		8	22	1
SHOUSE, JACKYE	4		1				
SPARKS, JOSHUA DYLAN	72	49	7		2	25	1
STEWART, GARRETT	78	20		3		38	
STURGEON, PAUL	3		1		1	1	
TALLEY, RANDALL DALLAS							
TANNER, DAVID	71	35	3	1	1	23	
TAYLOR, DAVID	2					1	
THOMPSON, DEMI							
TOWE, MATTHEW STEVEN	150	39	8		2	58	
TYSON, LAUREN ELIZABETH							
URIVE, CONRADO JOSE	4	3	18				
VALDEMARSEN, ALEC BRADFORD CHRISTIAN							
WATSON, JAMES MICHAEL	3		1				
WESTBROOK, CADE MORRIS	120	48	14	2	4	38	
WILKERSON, TIFFANY ANN	69	46	4		1	10	1
WILLIAMS, JAMES J	10					2	
WILLIS, ANDREW JAMES	63	32	6		3	18	
WOODRUFF, BENJAMIN	136	30	6			21	
WOOLVERTON, AARON	11		4		4	4	

*** Reflection of CFS where listed Officer is primary**

August-25

Crimes Against Persons						
Crime	**Total Number August**	**Total Cleared August**	**Clearance Rate August**	**Total YTD**	**Cleared YTD**	**Clearance Rate YTD**
Murder	0	0	0%	0	0	0%
Aggravated Assault	8	7	88%	22	19	86%
Simple Assault	14	10	71%	141	113	80%
Robbery	1	1	100%	3	1	33%
Sex Offenses	3	0	0%	21	12	57%

Property Crimes						
Crime	**Total Number August**	**Total Cleared August**	**Clearance Rate August**	**Total YTD**	**Cleared YTD**	**Clearance Rate YTD**
Motor Vehicle Theft	2	0	0%	18	8	44%
BMV	7	2	29%	60	21	35%
Burglary	1	0	0%	18	4	22%
Larceny	32	14	44%	255	124	49%
Criminal Mischief	0	0	0%	52	29	56%

Financial Crimes						
Crime	**Total Number August**	**Total Cleared August**	**Clearance Rate August**	**Total YTD**	**Cleared YTD**	**Clearance Rate YTD**
Forgery	6	6	100%	31	24	77%
ID Thefts	3	3	100%	68	49	72%
Credit/Debit Card Abuse	4	3	75%	31	16	52%

Rockwall Police Department
Harbor District Call For Service
August 2025

Incident Number	Date	Time	Common Name	Incident Type	Incident CFS Disposition
2025-00034596	8/28/2025	23:12	Ablon	Civil Matter	NR - 1
2025-00034008	8/24/2025	22:33	Ablon	Ordinance Violation	NR - 1
2025-00022750	8/23/2025	20:20	Ablon	Suspicious Activity	UTL - 1, NR - 1
2025-00031892	8/11/2025	22:31	Ablon	Ordinance Violation	NR - 1
2025-00030666	8/2/2025	17:01	Ablon	Suspicious Activity	NR - 1
2025-00034891	8/30/2025	23:55	Cinemark	Intoxicated	NR - 1
2025-00034799	8/30/2025	11:36	Cinemark	Welfare Concern	NR - 1
2025-00034769	8/30/2025	0:05	Cinemark	Disturbance	UTL - 1
2025-00034748	8/29/2025	21:17	Cinemark	Mental Health Response	NR - 1, RT - 1
2025-00031748	8/10/2025	22:13	Cinemark	Disorderly Conduct	NR - 1
2025-00031645	8/9/2025	22:51	Cinemark	Suspicious Activity	NR - 1
2025-00030887	8/4/2025	20:40	Cinemark	Animal	UTL - 1
2025-00030809	8/3/2025	22:12	Cinemark	Disturbance	NR - 1
2025-00034361	8/27/2025	11:30	Hilton	Motor Vehicle Theft	RT - 1
2025-00034117	8/25/2025	15:43	Hilton	Reckless Driver	RT - 1
2025-00033924	8/24/2025	0:45	Hilton	Ordinance Violation	NR - 1
2025-00033919	8/24/2025	0:08	Hilton	Ordinance Violation	NR - 1
2025-00032592	8/15/2025	22:58	Hilton	Investigation	NR - 1
2025-00031070	8/6/2025	3:13	Hilton	Welfare Concern	NR - 1
2025-00030439	8/1/2025	7:53	Hilton	Hit and Run	NR - 1
2025-00032769	8/16/2025	23:11	Brass Tap	Disturbance	NR - 1, RT - 1, A - 1
2025-00030702	8/2/2025	22:07	Brass Tap	Investigation	NR - 1
2025-00033597	8/21/2025	22:53	Harbor Hill	Ordinance Violation	NR - 1
2025-00032766	8/16/2025	22:39	Harbor Hill	Investigation	NR - 1
2025-00030795	8/3/2025	20:29	Harbor Hill	Investigation	NR - 1
2025-00030587	8/1/2025	22:20	Harbor Hill	Ordinance Violation	NR - 1
2025-00034981	8/31/2025	16:32	The Florence at the Harbor	Investigation	NR - 1
2025-00034739	8/29/2025	20:42	The Harbor	Hit and Run	NR - 1
2025-00033922	8/24/2025	0:19	The Harbor	Investigation	NR - 1
2025-00033806	8/23/2025	12:42	The Harbor	Suspicious Activity	NR - 1
2025-00033418	8/21/2025	2:26	The Harbor	Hit and Run	RT - 1
2025-00033270	8/20/2025	12:23	The Harbor	Motor Vehicle Theft	NR - 1
2025-00032630	8/16/2025	8:48	The Harbor	Suspicious Activity	NR - 1
2025-00032596	8/15/2025	23:53	The Harbor	Investigation	NR - 1
2025-00031646	8/9/2025	22:56	The Harbor	Hit and Run	NR - 1
2025-00031232	8/6/2025	20:20	The Harbor	Disturbance	NR - 1, RT - 1
2025-00030903	8/4/2025	22:24	The Harbor	Ordinance Violation	NR - 1
2025-00030823	8/4/2025	8:34	The Harbor	Investigation	NR - 1
2025-00030683	8/2/2025	19:13	The Harbor	Hit and Run	RT - 1
2025-00030577	8/1/2025	21:27	The Harbor	Assist Fire	EMS - 1

Common Name	
Ablon	5
Cinemark Movies 12	8
Hilton	7
Brass Tap	2
Harbor Hill	4
The Florence at the Harbor	1
The Harbor	13
Total	**40**

Rockwall Police Department

Dispatch and Response Times

August 2025

Police Department

	Average Response Time		
Priority 1		Number of Calls	**174**
Call to Dispatch	0:00:56		
Call to Arrival	0:06:47		
% over 7 minutes	23%		

	Average Response Time		
Priority 2		Number of Calls	**794**
Call to Dispatch	0:01:26		
Call to Arrival	0:08:44		
% over 7 minutes	16%		

	Average Response Time		
Priority 3		Number of Calls	**29**
Call to Dispatch	0:01:29		
Call to Arrival	0:07:34		
% over 7 minutes	38%		

Average dispatch response time goals are as follows:
Priority 1: 1 Minute
Priority 2: 1 Minute, 30 Seconds
Priority 3: 3 Minutes

SEPTEMBER ROADWAY PROJECT UPDATE

CITY CAPITAL IMPROVEMENT PROJECTS:

N. LAKESHORE DRIVE – SH66 NORTH TO MASTERS DRIVE (2018 BOND ELECTION PROJECT)

- Final Design:
  - 60% milestone design development – Continued
  - Design on Supplemental Drainage – Continued
  - 60% Design Submittal – Early October

W. BOYDSTUN AVENUE: (2018 BOND ELECTION PROJECT)

- Construction Admin.:
  - Construction started – 9/29

FOREST TRACE: - EAST/WESTBOUND ONLY (2018 BOND ELECTION PROJECT)

- Conceptual Design:
  - 30% Design Submittal - 8/29
  - 30% Design Meeting – 9/16
  - 95% Design Development - Continued

CONCRETE CITY STREET/ALLEY REPAIRS COMPLETED IN SEPTEMBER:

- Village Green & Shoretrail Alley – 762 sy of paving

FIGURE 1. LOCATION MAP

FIGURE 2. BEFORE REPAIR

FIGURE 3. *AFTER REPAIR*

ASPHALT CITY STREET REPAIRS COMPLETED IN SEPTEMBER:

- Mims – 1,350 lf of 26' wide asphalt

FIGURE 1. LOCATION MAP

FIGURE 2. BEFORE REPAIR

FIGURE 3. *AFTER REPAIR*

*All notifications (door hangers) for street work are sent out a week before construction/repair starts.

TXDOT/COUNTY CONSORTIUM PROJECTS:

FM 552

- Limits:
  - SH 205 to SH 66
- Description:
  - Widen existing 2-lane to a 4-lane divided roadway
- Est. Construction Cost:
  - $78,335,208
- Construction Funding:
  - CAT 7: $500,000
  - Rockwall County 2008 Bond Funds
- 100% Design Plans:
  - March 2025
- Activities:
  - Ready to Let ** - Pending Funding
- Utilities:
  - City of Rockwall is currently relocating utilities (90% complete)
  - AT&T and FEC are currently relocating utilities
  - Mt. Zion Water Supply Corp., NTMWD, Oncor, Spectrum, Zayo, and Suddenlink are pending relocation

SH 276 EAST

- Limits:
  - FM 549 to CR 2472 in Hunt County
- Description:
  - Widen existing 2-lane to a 4-lane divided roadway (ultimate 6-lane)
- Est. Construction Cost:
  - $128,538,953
- Construction Funding:
  - CAT 7: $1,500,000
  - TXDOT
- 100% Design Plans:
  - September 2023
- Activities:
  - Ready to Let ** - June 2026
- Utilities:
  - City of Rockwall is currently relocating utilities (90% complete)
  - AT&T, Oncor, Suddenlink, Peoples Communication and FEC are currently relocating utilities
  - Blackland Water Supply Corp. and Zayo are pending relocation

FM 549

- Limits:
  - SH 276 to SH 205
- Description:
  - Widen existing 2-lane to a 4-lane divided roadway
- Est. Construction Cost:
  - $52,007,369.00
- Construction Funding:
  - CAT 5 funding: $5,987,882
  - CAT 4 funding: $46,019,486
- 100% Design Plans:
  - November 2024

- Activities:
    - Ready to Let ** - November 2024-TXDOT is working within their annual budgetary constraints to set a new let date.
- Utilities:
    - All clear

SH 205 MIDDLE

- Limits:
    - North SH 205 to South SH 205
- Description:
    - Reconstruct 4-lane divided with TXDOT standard turn lanes including a railroad bridge to allow John King to be installed under the railroad.
- Est. Construction Cost:
    - $67,929,900
- Construction Funding:
    - CAT 2: $67,929,900
    - Rockwall County 2008 Bond Funds: $2,000,000
- 95% Design Plans:
    - Under review
- Activities:
    - Ready to Let ** - December 2026 – Will be adjusted due to railroad coordination
- Utilities:
    - FEC and Sprint are currently relocating
    - City of Rockwall relocates are pending TXDOT funding approval
    - Atmos and Zayo are pending relocations

SH 205 SOUTH

- Limits:
    - North of FM 549 to Rockwall County Line (#0451-01-053)
    - Rockwall County Line to US 80 (#0451-02-028)
- Description:
    - Widen from a 2-lane to a 4-lane roadway (6-lane ultimate)
- Est. Construction Cost:
    - $261,113,888
- Construction Funding:
    - CAT 1: $15,927,757
    - CAT 2: $44,046,699
    - CAT 4: $201,139,432
- 100% Design Plans:
    - August 2024
- Activities:
    - Ready to Let **
        - #0451-01-053 March 2026
        - #0451-02-028 June 2026
- Utilities:
    - FEC and AT&T are currently relocating
    - City of Rockwall relocates were awarded at the June 16th City Council meeting. Construction is pending TXDOT reimbursement agreement.
    - High Point Water Supply Corp., RCH Water Supply Corp., Spectrum, and Suddenlink are pending relocations

FM 1141

- Limits:
    - SH 66 to FM 552
- Description:
    - Widen existing 2-lane to a 6-lane roadway

- Est. Construction Cost:
    - Unknown at this time
- 100% Design Plans:
    - Unknown
- Activities:
    - Awaiting authorization by Rockwall County Commissioners Court to begin negotiations with design engineering consultant

FM 3097 (HORIZON ROAD)

- Limits:
    - Tubbs to FM 549
- Description:
    - Widen existing 2-lane to a 4-lane roadway
- Est. Construction Cost:
    - $33,215,809
- Construction Funding:
    - Rockwall County 2008 Bond Funds
- 100% Design Plans:
    - Unknown
- Activities:
    - Awaiting Rockwall County Commissioners Court approval to move forward with plans, specifications, and estimate (PS&E).

HORIZON ROAD

- Limits:
    - FM 740 to IH-30
- Description:
    - Widen existing 4-lane to a 6-lane roadway with sidewalks
- Est. Construction Cost:
    - Unknown
- Construction Funding:
    - Rockwall County Transportation Road Improvement Program 2021 (TRIP-21): $2,500,000
- 100% Design Plans:
    - Unknown
- Activities:
    - Awaiting approval from Rockwall County Commissioners Court to place negotiated Professional Services Agreement with Bridgefarmer & Associates on Commissioners Court for consideration.

VILLAGE DRIVE BRIDGE

- Limits:
    - Laguna Drive to Marina Drive
- Description:
    - Reconstruct and widen 2-lane to a 4-lane bridge over the railroad
- Est. Construction Cost:
    - $15,000,000
- Construction Funding:
    - North Central Texas Council of Government (NCTCOG) 2024 Strategic Transportation Funding Program: $12,000,000
    - Local Funding: $3,000,000 (Rockwall County may partner with the City of Rockwall to move this project forward and provide $2,000,000 in funds toward the local matching requirement.)
- 100% Design Plans:
    - Unknown

FM 549

- Limits:
  - FM 740 to SH 205
- Description:
  - Reconstruct and widen 2-lane to a 4-lane roadway
- Est. Construction Cost:
  - Unknown
- Funding:
  - Rockwall County Transportation Road Improvement Program 2021 (TRIP-21): $7,000,000
- 100% Design Plans:
  - Unknown
- Activities:
  - Awaiting approval from Rockwall County Commissioners Court to place negotiated Professional Services Agreement with WSB on Commissioners Court for consideration

*** Ready to Let – a Texas Department of Transportation (TXDOT) project milestone indicating that a construction project is fully prepared for the letting phase, where bids are solicited and awarded*

FUNDING SOURCES

TXDOT FUNDING CATEGORIES

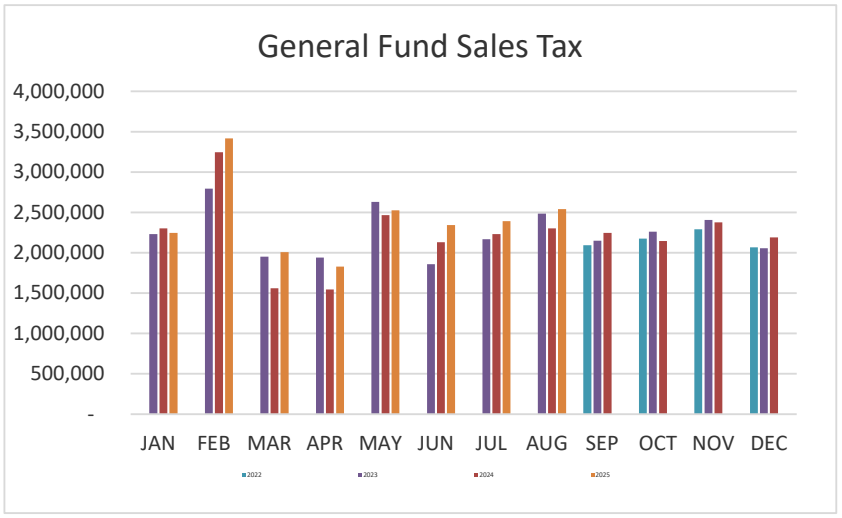
- CAT 1: Preventive Maintenance and Rehabilitation
- CAT 2: Metro and Urban Area Corridor Projects / NCTCOG
- CAT 3: Non-Traditionally Funded Transportation Projects
- CAT 4: Statewide Connectivity Corridor Projects
- CAT 5: Congestion Mitigation and Air Quality Improvements / NCTCOG
- CAT 6: Structures Replacement and Rehabilitation (Bridge)
- CAT 7: Metropolitan Mobility and Rehabilitation / NCTCOG
- CAT 8: Safety Projects
- CAT 9: Transportation Alternatives
- CAT 10: Supplemental Transportation Projects
- CAT 11: District Discretionary
- CAT 12: Strategic Priority

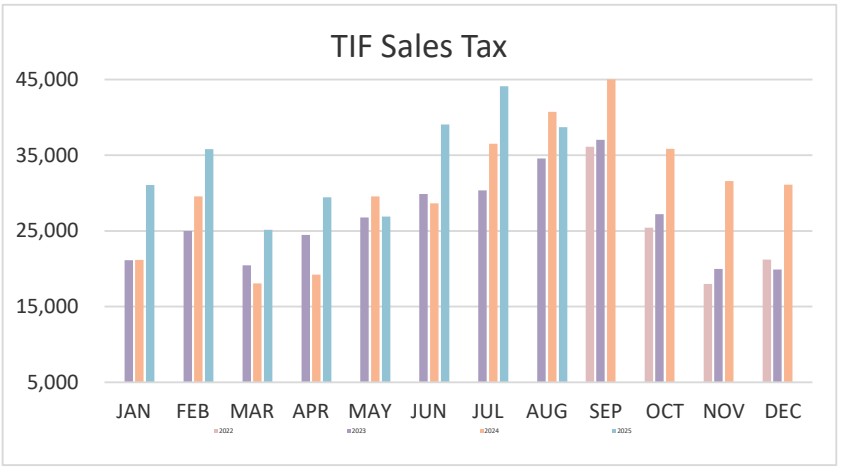
ROCKWALL COUNTY FUNDING CATEGORIES

- 2008 Rockwall County Bond Fund
- Rockwall County Transportation Road Improvement Program 2021 (TRIP-21)

Sales Tax Collections - Rolling 36 Months

	General Fund Sales Tax	TIF Sales Tax
Sep-22	2,092,217	36,105
Oct-22	2,177,040	25,420
Nov-22	2,291,130	17,990
Dec-22	2,068,593	21,213
Jan-23	2,231,654	21,134
Feb-23	2,792,696	24,982
Mar-23	1,949,994	20,438
Apr-23	1,938,490	24,487
May-23	2,631,033	26,766
Jun-23	1,859,485	29,862
Jul-23	2,169,495	30,350
Aug-23	2,483,321	34,558
Sep-23	2,149,947	37,018
Oct-23	2,260,609	27,209
Nov-23	2,407,536	19,977
Dec-23	2,054,537	19,906
Jan-24	2,300,943	21,155
Feb-24	3,243,321	29,558
Mar-24	1,559,068	18,064
Apr-24	1,544,681	19,220
May-24	2,464,214	29,570
Jun-24	2,130,506	28,658
Jul-24	2,229,321	36,518
Aug-24	2,301,556	40,719
Sep-24	2,244,383	47,289
Oct-24	2,145,450	35,830
Nov-24	2,377,426	31,568
Dec-24	2,191,341	31,093
Jan-25	2,246,159	31,067
Feb-25	3,417,323	35,808
Mar-25	2,007,065	25,148
Apr-25	1,827,247	29,437
May-25	2,526,259	26,913
Jun-25	2,341,544	39,078
Jul-25	2,390,176	44,119
Aug-25	2,541,405	38,709





Notes:

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

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

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

Monthly Water Consumption - Rolling 27 Months

	Total Gallons	Daily Average	Maximum Day
Jun-23	491,086,630	16,369,555	21,693,510
Jul-23	587,439,800	18,949,672	23,599,534
Aug-23	742,795,770	23,961,154	25,727,492
Sep-23	637,062,410	21,235,410	31,876,280
Oct-23	461,067,498	14,873,145	20,317,822
Nov-23	307,169,395	10,238,981	12,875,885
Dec-23	277,770,415	8,960,337	13,375,678
Jan-24	326,749,166	10,540,296	21,931,696
Feb-24	236,310,098	8,148,624	10,720,500
Mar-24	270,997,608	8,741,858	10,729,160
Apr-24	292,285,444	9,742,848	11,333,764
May-24	314,251,314	10,137,140	13,475,962
Jun-24	452,670,816	15,089,026	22,364,746
Jul-24	643,093,680	20,744,956	25,259,696
Aug-24	716,579,590	23,115,472	25,942,998
Sep-24	564,519,530	18,817,318	22,530,378
Oct-24	604,424,870	19,497,576	23,874,820
Nov-24	277,770,415	8,960,337	13,375,680
Dec-24	320,082,056	10,325,228	12,934,577
Jan-25	259,571,102	6,444,886	11,210,467
Feb-25	226,708,713	7,313,184	9,927,894
Mar-25	233,309,701	7,526,119	10,777,185
Apr-25	357,554,071	11,918,469	16,303,760
May-25	382,557,287	12,340,558	10,806,361
Jun-25	416,941,981	11,502,961	17,747,301
Jul-25	478,026,587	15,420,212	20,034,459
Aug-25	586,686,964	18,925,386	22,717,273

Source: SCADA Monthly Reports generated at the Water Pump Stations