AGENDA

ROCKWALL CITY COUNCIL MEETING

Monday, November 3, 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 Rockwall Central Appraisal District (CAD) Board of Directors election and associated ballot selection/submission, pursuant to Section 551.074 (personnel matters).

2. Discussion regarding terms and possible amendments to the Lease Agreement between City and Shores Country Club (Rockwall Golf and Athletic Club), 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 - Pastor Gunnar Ledermann, Divine Peace Church

VI. Proclamations / Awards / Recognitions

1. Veteran's Month 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 October 20, 2025 city council meeting, and take any action necessary.

2. Consider approval of an **ordinance** amending the Code of Ordinances in Ch. 4 "Alcoholic Beverages," Article II. "Required Biennial Fee" to remove said fee(s) in accordance with Senate Bill 1008, and take any action necessary. **(2nd reading)**

3. Consider approval of an **ordinance** for the temporary reduction of the current 55 miles per hour speed limit along FM 549 to 45 miles per hour from MP 9.596 to MP 11.866 (from SH 276 approximately 2.27 miles to SH 205) during (re)construction of FM 549, and take any action necessary. **(2nd reading)**

4. **Z2025-063** - Consider a request by T. J. Mutcherson for the approval of an **ordinance** for a *Specific Use Permit (SUP)* for *Residential Infill Adjacent to an Established Subdivision* for the purpose of constructing a single-family home on a 0.16-acre tract of land identified as a Tract 36 of R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 902 Aluminum Plant Road, and take any action necessary **(2nd Reading)**.

5. **Z2025-064** - Consider a request by Phillip Craddock of Craddock Architecture, PLLC on behalf of Clay Shipman of Shipman Fire Protection for the approval of an **ordinance** for a *Specific Use Permit (SUP)* to exceed the *Maximum Permissible Height in a Commercial (C) District* on a 5.104-acre tract of land identified as Lot 19, Block A, La Jolla Pointe Addition and Lots 10 & 24, Block A, La Jolla Pointe, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) and IH-30 Overlay (IH-30 OV) District, addressed as 1020 La Jolla Pointe Drive **(2nd Reading)**.

6. **Z2025-065** - Consider a request by Jimmy Strohmeyer of Strohmeyer Architects on behalf of D. W. Bobst of JBR2, LLC for the approval of an **ordinance** for a *Specific Use Permit (SUP)* for a *Retail Store with Gasoline Sales that has more than Two (2) Dispensers* on a 2.59-acre parcel of land identified as Lot 2, Block A, JBR2 Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, generally located at the south corner of the intersection of S. Goliad Street [*SH-205*] and FM-549, and take any action necessary **(2nd Reading)**.

7. Consider approving contract renewals for concrete and asphalt pavement repairs and maintenance and authorizing the City Manager to execute associated purchase orders to multiple vendors for a total of $1,588,000 to be funded by the Streets and Drainage Operating Budget, and take any action necessary.

8. **P2025-037** - Consider a request by David Stanglin of Ruffin Custom Buildings for the approval of a *Replat* for Lot 2, Block A, Pott Shrigley Addition being a 2.00-acre parcel of land identified as Lot 1, Block 1, Pott Shrigley Addition, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, addressed as 992 Sids Road, and take any action necessary.

9. Consider authorizing the City Manager to execute an agreement with Skydio for the purchase of drones to be used for law enforcement operations in the amount of $79,022 to be paid for out of Police Department Seized Funds, and take any necessary.

10. Consider authorizing the City Manager to execute interlocal agreements with the cities of Fate and Richardson to allow for cooperative purchasing and shared procurement opportunities, 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. **P2025-036** - Hold a public hearing to discuss and consider a request by the City of Rockwall for the approval of an **ordinance** for the abandonment of public right-of-way situated between E. Washington Street and Denison Street and a *Final Plat* for Lots 1-5, Block A, Houston-Rose Addition being a 1.956-acre tract of land identified as Lots 1-4, Block T; Lots 1-4, Block U; Lots 1-3, Block V; and Lots 1-3, Block W, Rockwall OT Addition and Lots A & D, Block 8, Griffith Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 301 & 303 Denison Street, 203-305 Fannin Street, and 306 & 308 E. Washington Street, 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)**.

XII. Action Items

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

1. **Z2025-062 -** Discuss and consider a request by Sairong Cheng of Joyful Claw, LLC on behalf of Jeff Carter of PA Harbor Retail, LLC for the approval of an **ordinance** for a *Specific Use Permit (SUP)* for *Indoor Commercial Amusement/Recreation* on a portion of a 12.89-acre parcel of land identified as Lot 8, Block A, the Harbor-Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 7 (PD-7) for limited General Retail (GR) District land uses, addressed as 2071 Summer Lee Drive, Suite R103, and take any action necessary **(2nd Reading)**.

2. **MIS2025-018** - Discuss and consider a request by Noah Dawit for a *Special Request* for an *Exception* to the *Exterior Material* requirements of Planned Development District 75 (PD-75) for a 0.688-acre tract of land identified as a portion of Lot 776A and all of Lots 774A & 775A of the Lake Rockwall 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 370 Eva Place, and take any action necessary.

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

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 approval of concession agreement to conduct charter trips and watercraft rental operations at The Harbor and take any action necessary.

5. Discuss and consider an **ordinance** amending the Code of Ordinances in Chapter 44, Utilities regarding the disconnection of utilities and related penalty provisions for failure to bring a property into compliance after proper notice is provided, and take any action necessary. **(1st reading)**

6. Discuss and consider approval of a resolution(s) regarding submission of ballot pertaining to the Rockwall Central Appraisal District (CAD) Board of Directors election, and take any action necessary.

7. Discuss and consider a presentation regarding a possible May 2026 City Charter Amendment election, and take any action necessary.

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. Roadway Projects Update - (None this month)

5. Police Department Monthly Report

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 28th day of October at 10:40 PM and remained so posted for at least three business days before the scheduled time of said meeting.

_____ _____

Kristy Teague, City Secretary Date Removed

Rockwall, Texas

Proclamation

Whereas, for more than two centuries, individuals from all walks of life have taken up arms and sworn an oath to support and defend the principles upon which our country was founded; and

Whereas, throughout our history, courageous men and women have donned the uniform of our Armed Forces, building a noble tradition of faithful and dedicated service to our Nation; and

Whereas, Veterans Day has been set aside as both a national and state holiday to honor those American patriots who answered the call of duty, preserving our freedoms and often making the ultimate sacrifice; and

Whereas, we can never fully repay our debt of gratitude to those heroic men and women who served, were wounded, or even died in battle; and

Whereas, the unwavering commitment of our Soldiers, Sailors, Airmen, Marines, and Guardians has preserved our freedoms and saved millions around the world from tyranny; and

Whereas, we draw inspiration from the heroism and dedication of those who currently serve and sacrifice for the cause of liberty and justice; and

Whereas, it is fitting that all Texans honor America's military veterans, including the 7,000 veterans living in Rockwall County, through whose selfless service and sacrifice we enjoy freedom and liberty; and

Whereas, the 89th Texas Legislature passed House Bill 1894, designating the month of November as Veterans Month in the State of Texas to celebrate, honor, and memorialize the achievements and sacrifices of military veterans; and

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

Veteran's Month

and encourage all residents to recognize, honor, and support our nation's veterans and their families.

In Witness Whereof, I hereunto set my hand and official seal on this 3rd day of November, 2025.

Tim McCallum, Mayor

MINUTES

ROCKWALL CITY COUNCIL MEETING

Monday, October 20, 2025 - 5:00 PM

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

I. Call Public Meeting to Order

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

II. Executive Session

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

1. Discussion regarding legal advice related to Ch.10, Article XII. "Property Maintenance Code" of the Rockwall Municipal Code of Ordinances, pursuant to §551.071 (Consultation with Attorney).

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

3. Discussion regarding City Manager employee evaluation, pursuant to Section 551.074 (Personnel Matters).

III. Adjourn Executive Session

Members of Council adjourned from Executive Session at 5:30 p.m.

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

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

V. Invocation and Pledge of Allegiance - Councilmember Campbell

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

VI. Proclamations / Awards / Recognitions

1. Introduction of Youth Advisory Council (YAC) Students

City Secretary, Kristy Teague briefly spoke, sharing details of the city's YAC program. Thereafter, each YAC member in attendance introduced him/herself. The mayor, council and staff welcomed these

students who were attending the meeting to observe.

2. Parks Maintenance Champions Day Proclamation

Parks Director Travis Sales and members of his staff came forward. The mayor then read and presented them with this proclamation.

3. Chamber of Commerce Week Proclamation

Mayor McCallum called forth Darby Nielsen, Executive Director of the Rockwall Area Chamber of Commerce. He then read and presented them with this proclamation.

4. Hispanic Heritage Month Proclamation

The mayor called forth Councilmember Campbell as well as several local high school students and other community representatives. They mayor then read and presented this proclamation.

5. Italian American Heritage Month Proclamation

Councilmember Campbell also participated in the presentation of this proclamation. She and others, including several Italian-Americans in attendance at the meeting, were honored to receive this proclamation from Mayor McCallum.

6. Fire Prevention Month Proclamation

Fire Marshal, Chief Ariana Kistner and Fire Chief Kenneth Cullins, came forth. Mayor McCallum then read and presented this proclamation for Fire Prevention Month, and Chief Cullins provided brief comments, encouraging residents to be safe related to lithium ion batteries and related to ensuring they have and maintain working fire alarms within their homes.

VII. Appointment Items

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

Dr. Conway, Chair of the city's P&Z Commission, came forth and briefed Council on recommendations of the Commission regarding planning-related items on tonight's agenda. No discussion transpired, and no action was taken following Dr. Conway's briefing.

VIII. Open Forum

Mayor McCallum's guest, YAC member Vincent Harris, explained how Open Forum is conducted, asking if anyone would like to come forth and speak at this time.

Kevin Folsom
1115 Bayshore
Rockwall, TX

Mr. Folsom came forth and spoke again regarding the SH-66 boat ramp expansion project (a project funded, in part, by the TX Parks & Wildlife Department that will result in the addition of another lakeside

parking lot area near the SH-66 public boat ramp). Mr. Folsom indicated that his wife did a survey on social media related to the preferred plans regarding that project. He then briefly shared those findings with the Council. He shared that fourteen individuals who responded voted in favor of the city council's current plan, and 41 individuals who voted did so in favor of the plan he and his neighbors have suggested. He provided each of the council members with a handout that outlined more specifically the results of the survey(s) he conducted. He went on to share that the City of Rowlett did recently re-open their public boat ramp on Dalrock Rd., and it has fifty public spaces available 24/7, 365 days per year without cost. He went on to briefly suggest future opportunities for naming walking trails and/or streets after heroes (to tie into the Heroes Memorial Bridge that goes between Rockwall and Rowlett).

Caren Williams
1113 Bayshore Drive
Rockwall, TX

Mrs. Williams came forth, thanking Council for the opportunity to previously speak at the last council meeting. She again spoke regarding the plans for the SH-66 boat ramp (parking lot) expansion project and her related concerns. She conveyed that in the last meeting it was mentioned that changes to the current plans could cost the city about $100,000 and that the city's Engineering contract shows the original design cost was $108,000. It was also suggested a new survey and geotechnical study may be needed. She went on to articulate more details regarding some of her various concerns related to the plans and the project. She also indicated she has shared the plans with several engineering firms and believes the cost to modify the plans should be under $10,000. She went on to convey she is personally willing to donate $10,000 towards changes to the plans. She shared details of she and her neighbors having solicited and received feedback from the public via social media. She ultimately urged Council to utilize the grant funds responsibly.

Bob Wacker
309 Featherstone
Rockwall, TX

Mr. Wacker came forth and briefly spoke about his tax statement recently received from the Rockwall Central Appraisal District Board of Directors. He went on to share that he would like for more details to be provided in the informational meeting packet relative to "Consent Agenda" items. He went on to speak about the SH-66 boat ramp (parking lot) expansion project, making several suggestions related to the project. He suggested that Council cancel the TP&W Grant and instead put that funding towards a parking lot elsewhere, perhaps near The Harbor. He urged Council to listen to the people and to provide more information in the informational packet on Consent Agenda items.

There being no one else wishing to come forth and speak, the mayor then closed Open Forum.

IX. Take Any Action as a Result of Executive Session

Mayor Pro Tem Moeller moved to authorize the city managers to finalize the acquisition of the community building and park located in Lake Rockwell Estates, which is being donated by Lake Point Church. Councilmember Lewis seconded the motion, which passed by a vote of 7 ayes to 0 nays.

Mayor Pro Tem Moeller and Mayor McCallum publicly thanked Lakepoint Church for this generous donation that will especially be of benefit to residents within the Lake Rockwall Estates subdivision.

X. Consent Agenda

1. Consider approval of the minutes from the Oct. 6, 2025 city council meeting, and take any action necessary.

2. **Z2025-059** – 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 **(2nd Reading)**.

3. Consider approval of an ordinance amending the Code of Ordinances in Ch. 4 "Alcoholic Beverages," Article II. "Required Biennial Fee" to remove said fee(s) in accordance with Senate Bill 1008, and take any action necessary. **(1st reading)**

4. Consider approval of an **ordinance** for the temporary reduction of the current 55 miles per hour speed limit along FM 549 to 45 miles per hour from MP 9.596 to MP 11.866 (from SH 276 approximately 2.27 miles to SH 205) during (re)construction of FM 549, and take any action necessary. **(1st reading)**

5. **P2025-032** - Consider a request by Dean & Tina Sweat for the approval of a *Final Plat* for Lots 1 & 2, Block A, Sweat Addition for an 8.67-acre tract of land identified as Tract 23-2 of the S. McFadgin Survey, Abstract No. 142, City of Rockwall, Rockwall County, Texas, situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ), addressed as 200 Sabine Creek Road, and take any action necessary.

6. Consider awarding a bid in the amount of $125,000 to Child's Play, Inc. for the upgrades and replacement of the playground at The Park at Fox Chase to be funded by the Recreation Development Fund Budget, and authorize the City Manager to execute associated purchase orders and/or contracts, and take any action necessary.

7. Consider awarding a bid in the amount of $64,227.50 to Child's Play, Inc. for the upgrades of the KidZone playground at Harry Myers Park, to be funded by the Recreation Development Fund Budget, and authorize the City Manager to execute associated purchase orders and/or contracts, and take any action necessary.

8. Consider authorizing the City Manager to execute an agreement with Freese & Nichols, Inc. in the amount of $144,321 to be funded by the Recreation Development Fund Budget to provide a master plan for Alma Williams Park, and take any action necessary.

9. Consider authorizing the City Manager to execute a Green Ribbon Grant Agreement with TxDOT in the amount of $269,686 and a Planning, Design & Construction Administration Agreement with MESA Design Group in the amount of $154,875 to be funded by the Tree Mitigation Fund Budget, for the redesign of FM740 landscape medians, and take any action necessary.

10. Consider authorizing the City Manager to execute an agreement with Freese & Nichols, Inc. in the amount of $116,721 to be funded by the Recreation Fund Budget to provide a master plan

for Ben A. Klutts Park, and take any action necessary.

11. Consider authorizing the City Manager to enter into an agreement with First Due Holding, Inc. and sign all associated documents for the purchase of a records management software system for the Fire Department in the amount of $52,566 (for the first year), to be funded by the Fire Operations Budget, and take any action necessary.

12. Consider approval of new vehicle purchases with Sames Laredo Chevrolet in the amount of $333,000 and with Sames Bastrop Ford in the amount of $148,350 to be funded by the Police Dept. Operating Budget, and authorize the City Manager to execute associated purchase orders, and take any action necessary.

Mayor McCallum moved to approve the entire Consent Agenda (#s 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12). He pointed out the design of two fifty-acre parks and the allocation of funding for those designs. Councilmember Thomas seconded the motion. The ordinance captions were read into the record as follows:

CITY OF ROCKWALL

ORDINANCE NO. 25-68

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 105 (PD-105) 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.

CITY OF ROCKWALL

ORDINANCE NO. 25-____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS AMENDING THE CODE OF ORDINANCES IN CHAPTER 4. ALCOHOLIC BEVERAGES; ARTICLE II. PERMITS TO REMOVE THE "REQUIRED BIENNIAL FEE" AND TO CALL FOR THE LOCALLY-ISSUED ALCOHOL BEVERAGE PERMIT TO BE PHYSICALLY DISPLAYED ALONGSIDE THE STATE-ISSUED PERMIT; PROVIDING FOR AN EFFECTIVE DATE.

CITY OF ROCKWALL
ORDINANCE NO. 25-__

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL TEXAS, ALTERING THE PRIMA FACIE SPEED LIMITS ESTABLISHED FOR VEHICLES UNDER THE PROVISIONS OF TRANSPORTATION CODE, SECTION 545.356 UPON FARM TO MARKET NO. 549 OR PARTS THEREOF, WITHIN THE INCORPORATE LIMITS OF THE CITY OF ROCKWALL, TEXAS, AS SET OUT IN THIS ORDINANCE; PROVIDING A PENALTY OF A FINE NOT TO EXCEED $200.00 FOR THE VIOLATION OF THIS ORDINANCE; AND PROVIDING FOR AN

EFFECTIVE DATE.

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

XI. Public Hearing Items

1. **Z2025-062 -** Hold a public hearing to discuss and consider a request by Sairong Cheng of Joyful Claw, LLC on behalf of Jeff Carter of PA Harbor Retail, LLC for the approval of an **ordinance** for a *Specific Use Permit (SUP)* for *Indoor Commercial Amusement/Recreation* on a portion of a 12.89-acre parcel of land identified as Lot 8, Block A, the Harbor-Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 7 (PD-7) for limited General Retail (GR) District land uses, addressed as 2071 Summer Lee Drive, Suite R103, and take any action necessary **(1st Reading)**.

Planning Director Ryan Miller provided background information on this agenda item. The subject property was annexed by the City Council on October 29, 1973. At the time of annexation, the subject property was zoned Agricultural (AG) District. On November 12, 1973, the City Council approved a zoning change from Agricultural (AG) District to Planned Development District 7 (PD-7). At the time of adoption, the planned development district permitted a combination of neighborhood service, water recreation, single-family, and multi-family land uses. This ordinance was later amended on August 2, 1982, at which time a concept plan and expanded the land uses to include a commercial hotel, marina, retail, multi-family, and condominiums. On April 6, 1987, the Planned Development District was again amended to limit the land uses to include office, restaurants, hotel and marina. On March 6, 2017, the City Council approved a subsequent amendment to Planned Development District 7 (PD-7) by adopting Ordinance No. 17-11 [Case No. Z2017-003] for the purpose of incorporating a 0.30-acre portion of Lot 7 and all of Lots 3, 4, & 5, Block A, the Harbor-Rockwall Addition into Planned Development District 7 (PD-7). On February 6, 2017, the City Council approved a replat [Case No. P2017-004] for Lots 8 & 9,Block A, the Harbor-Rockwall Addition.

Since construction of the development, the subject property (i.e. Suite R103) has accommodated a variety of retail and office uses. On July 18, 2025, the applicant submitted an application for a Specific Use Permit (SUP) for Indoor Commercial Amusement/Recreation which the Planning and Zoning Commission reviewed on August 12, 2025, and ultimately approved a motion to recommend denial of the Specific Use Permit (SUP) by a vote of 4-2, with Commissioners Roth and Bentley dissenting, and Commissioner Conway absent. The primary reason for the denial recommendation was the Planning and Zoning Commission did not feel the amount of information provided by the applicant was sufficient to make a positive recommendation. Based on this action, the applicant -- Sairong Cheng -- sent an email to staff, on August 14, 2025, requesting to withdraw Case No. Z2025-047. According to the applicant, the purpose of the withdrawal request was to allow the applicant time to resubmit additional information for the case that could better articulate their request and better clarify the proposed business for the Planning and Zoning Commission and City Council. On August 18, 2025, the City Council approved a motion to allow the applicant to withdraw the case. Subsequently, the applicant made a second submittal with the requested additional information on September 12, 2025.

Mr. Miller shared that 78 owners and occupants located within 500' of the subject property were sent notices of this public hearing. However, staff has received no notices in response.

Mayor McCallum then called the applicant forth to address Council at this time.

Hunter Hayes
10517 Takala Drive
Fort Worth, TX 76179

Jeff Carter
With PA Retail / Harbor Retail, LLC.
8222 Douglas Ave.
Dallas, TX

Sai Rong Cheng
5315 Isidore Lane
Missouri City, TX 77459

Chau Long Guo
5315 Isidore Lane
Missouri City, TX 77459

Mr. Hayes shared that he is representing the applicants who would like to open up a 'claw arcade.' Mr. Hayes went on to share in more detail what a 'claw arcade' is and the reasons why they are desiring to open one at The Harbor. Mr. Carter also articulated reasons why they would like to have this venue incorporated at The Harbor. He shared that he believes the applicants will be good to work with, and he respectfully asked Council for their consideration of approval of this request. Mr. Hayes went on to share a video showing what this sort of arcade is like and what the experience would be like for patrons.

Mayor McCallum 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.

Councilmember Lewis asked what the age demographic is for patrons. Mr. Hayes shared that the ages would range from probably 6 years old up to about 16 years old. Mr. Lewis shared that he is fearful this venue would be full of middle school students all the time, leaving no room for younger kids. He asked what the hours of operation would be. Mr. Hayes shared that it would be from 11 AM until 10 PM. Councilman Lewis asked what the staffing will be like. Mr. Hayes shared that there will be one manager and one security guard on site. Councilmember Lewis expressed concerns about the possibility of teenagers supervising teenagers and that it usually does not work well. He acknowledged that Mr. Carter solicited and got feedback from Cinemark; however, he wonders if Mr. Carter also got input from some of the other businesses at The Harbor, such as Rodeo Goat, Gloria's, Sideways BBQ, etc. Mr. Carter shared that he did not solicit feedback from those businesses to the extent he inquired with Cinemark.

Councilmember Henson wonders if the applicants themselves have ever opened and successfully implemented this particular type of business in another city elsewhere. Indication was given that they have business partners who have, and they themselves own other types of businesses, such as restaurants around the state and the DFW area, so they have sort of a roadmap. However, they themselves have not yet opened a business of this particular type.

Councilmember Jeffus wonders who will be on-site and/or living in Rockwall in order to closely run and manage the business. Mr. Chau Long Guo gave indication that, although he does not currently live in Rockwall, he does have plans to move to Rockwall once this business opens.

Councilmember Henson moved to approve Z2025-062. Councilmember Thomas 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 7 (PD-7) [*ORDINANCE NO. 17-11*] AND THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW INDOOR COMMERCIAL AMUSEMENT/RECREATION ON A PORTION OF A 12.89-ACRE PARCEL OF LAND IDENTIFIED LOT 8, BLOCK A, HARBOR-ROCKWALL ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DEPICTED IN *EXHIBIT 'A'* AND *EXHIBIT 'B'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS *($2,000.00)* FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

The motion to approve then passed by a vote of 6 ayes to 1 nay (Lewis).

2. **Z2025-063** - Hold a public hearing to discuss and consider a request by T. J. Mutcherson for the approval of an **ordinance** for a *Specific Use Permit (SUP)* for *Residential Infill Adjacent to an Established Subdivision* for the purpose of constructing a single-family home on a 0.16-acre tract of land identified as a Tract 36 of R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 902 Aluminum Plant Road, and take any action necessary **(1st Reading)**.

Planning Director Ryan Miller provided background information on this agenda item. The applicant is seeking approval of an SUP to allow for the construction of a two-story, 3,073 square foot single-family residential home at this location, which is directly adjacent to Phase II of the Park Place subdivision. He went on to explain that Council is asked to look at and evaluate the size, location and architecture of the proposed home when compared to other, adjacent homes in the area. Staff has provided a housing analysis for comparison for Council's consideration. Staff sent out 70 notice to property owners and occupants located within 500' of the location, and one notice was received back in opposition. In addition, the city's Planning & Zoning Commission did review his request and has recommended approval of it by a vote of 7 ayes to 0 nays.

The mayor then invited the applicant to come forth and 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.

The applicant came forth to answer any questions of Council; however, no questions were asked. The mayor thanked the applicant, indicating he believes it is a beautiful home.

Councilmember Campbell then moved to approve Z2025-063. Mayor Pro Tem Moeller 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 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 ADJACENT TO AN ESTABLISHED SUBDIVISION* ON A 0.16-ACRE PARCEL OF LAND, IDENTIFIED AS TRACT 36 OF R. BALLARD SURVEY, ABSTRACT NO. 29, 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.

3. **Z2025-064** - Hold a public hearing to discuss and consider a request by Phillip Craddock of Craddock Architecture, PLLC on behalf of Clay Shipman of Shipman Fire Protection for the approval of an **ordinance** for a *Specific Use Permit (SUP)* to exceed the *Maximum Permissible Height in a Commercial (C) District* on a 5.104-acre tract of land identified as Lot 19, Block A, La Jolla Pointe Addition and Lots 10 & 24, Block A, La Jolla Pointe, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) and IH-30 Overlay (IH-30 OV) District, addressed as 1020 La Jolla Pointe Drive **(1st Reading)**.

Planning Director Ryan Miller provided background information on this agenda item. The subject property was annexed by the City Council on November 7, 1960. At the time of annexation, the subject property was zoned Agricultural (AG) District. At some point between the time of annexation and January 3, 1972, the subject property was zoned from an Agricultural (AG) District to a Commercial (C) District. On July 17, 2018, the City Council approved a site plan [i.e. Case No. SP2018-016] for the subject property depicting the location of a three (3) story office building and one (1) story garage. On December 3, 2018, the City Council approved a replat [Case No. P2018-039] for the subject property creating Lot 3, Block A, La Jolla Pointe Addition, Phase 2. According to the Rockwall Central Appraisal District (RCAD), there is a three (3) story office building that was built in 2019 and a 1,116 SF parking garage situated on the subject property. Since 2019, the subject property has remained the same. On September 12, 2025, the applicant -- Phillip Craddock of Craddock Architecture, PLLC -- submitted an application requesting a Specific Use Permit (SUP) for an Office Building that will exceed 60-feet in height on the subject property. In this case, the proposed concept plan and conceptual building elevations appear to conform with all of the density and dimensional requirements applicable to properties located within the Commercial (C) District, with the exception of the maximum height requirement. The applicant's proposal also appears to align with the intent of the OURHometown Vision 2040 Comprehensive Plan, which encourages high-quality, visually appealing development along major corridors and gateway entries into the City. Staff has included provisions in the Specific Use Permit (SUP) ordinance that will require general conformance with the concept plan and conceptual elevations at the time of site plan approval, and that the proposed buildings shall not exceed 91-feet in height, as depicted in the conceptual building height exhibit.

To provide context, there are two (2) recent approvals -- directly adjacent to the subject property -- for similar Specific Use Permits (SUPs) allowing building heights exceeding the 36-foot limit within the Scenic Overlay (SOV) District. On August 7, 2017, the City Council approved a Specific Use Permit (SUP) for a

hotel located within the Scenic Overlay (SOV) District southwest of the subject property that exceeded the 36-foot height standard under similar circumstances. This Specific Use Permit (SUP) permitted the hotel -- now known as the Hyatt Rockwall Hotel -- to a total height of 60-feet. On January 2, 2024, the City Council approved a Specific Use Permit (SUP) for the Rockwall Economic Development Corporation (REDC) pertaining to a 9.94-acre site northeast of the subject property. This Specific Use Permit (SUP) permitted office buildings up to 120-feet in height, subject to conformance with the approved concept plan and conceptual building height exhibit, and incorporated an expiration clause requiring reauthorization after ten (10) years. These prior cases demonstrate that the City Council has historically utilized the Specific Use Permit (SUP) process within the Scenic Overlay (SOV) District to allow limited height increases where warranted by site context, architectural design quality, and consistency with adopted long-range planning documents. In this case, the Commercial (C) District, has a similar height restriction of 60-feet. With that being said, a request for a Specific Use Permit (SUP) remains a discretionary decision for the City Council, pending a recommendation from the Planning and Zoning Commission.

On September 19, 2025 staff mailed 58 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Lakeside Village and Turtle Cove Homeowner's Association (HOA), which are the only Homeowners' Associations (HOAs) and/or Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. At the time this report was drafted, staff has not received any property owner notifications related to the applicant's request.

The mayor then called forth the applicant to address Council, and he opened the public hearing. There being no one other than the applicant expressing a desire to speak, Mayor McCallum then closed the public hearing.

Phillip Craddock
551 Embargo Drive
Fate, TX

Mr. Craddock and the business owner, Mr. Shipman, came forth sharing that this will be business offices for Mr. Shipman's company, which has already been established here in Rockwall.

Mayor McCallum (via YAC member Vincent Vento) then moved to approve Z2025-064. Councilmember Thomas (via YAC member, Eva King) seconded the motion. The ordinance caption was then 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 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 *EXCEED THE MAXIMUM PERMISSIBLE HEIGHT IN A COMMERCIAL (C) DISTRICT* ON A 5.104-ACRE TRACT OF LAND IDENTIFIED AS LOT 19, BLOCK A, LA JOLLA POINTE ADDITION AND LOTS 10 & 24, BLOCK A, LA JOLLA POINTE, 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.

4. **Z2025-065** - Hold a public hearing to discuss and consider a request by Jimmy Strohmeyer of Strohmeyer Architects on behalf of D. W. Bost of JBR2, LLC for the approval of an **ordinance** for a *Specific Use Permit (SUP)* for a *Retail Store with Gasoline Sales that has more than Two (2) Dispensers* on a 2.59-acre parcel of land identified as Lot 2, Block A, JBR2 Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, generally located at the south corner of the intersection of S. Goliad Street [*SH-205*] and FM-549, and take any action necessary **(1st Reading)**.

Planning Director Ryan Miller provided background information on this agenda item. On October 4, 2010, the City Council approved the annexation of the subject property by adopting Ordinance No. 10-27 [Case No. A2010-001]. On April 4, 2011, the City Council approved a zoning change [Case No. Z2010-021] from an Agricultural (AG) District to a General Retail (GR) District. On February 2, 2015, the City Council approved a final plat [Case No. P2015-001] that establish the subject property as Lot 3, Block A, Buffalo Crossing Addition. On February 1, 2016, the City Council approved a Specific Use Permit (SUP) [Case No. Z2015-028] to allow the construction of two (2) private baseball fields. On May 2, 2016, the City Council approved a final plat [Case No. P2015-015] that establish the subject property as Lot 2, Block A, JBR2 Addition. On October 3, 2016, the City Council approved a Specific Use Permit (SUP) [Case No. Z2016-029] to allow the construction of a Retail Store with Gasoline Sales. The approved Retail Store with Gasoline Sales was never constructed and subsequently the Specific Use Permit (SUP) expired. The subject property has remained vacant since the time of annexation. The applicant -- Jimmy Strohmeyer of Strohmeyer Architects -- is requesting the approval of a Specific Use Permit (SUP) to allow a Retail Store with Gasoline Sales to be established on the subject property. It is proposed to be approximately 5,600 SF and have eight (8) fuel pumps. He went on to share some of the recommended conditions, should Council approve this request. He also shared that staff mailed 16 notices to property owners and occupants within 500-feet of the subject property and also sent a notice to the Oaks of Buffalo Way 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 has received one (1) notice in opposition to the applicant's request.

The mayor then called forth the applicant to address Council, and he opened the public hearing and called forth the applicant.

Phillip Craddock of Strohmeyer Architects and Dan Bobst (applicants) came forth and briefly spoke to Council to explain more details about the nature of this request. Mr. Bobst shared that he has owned this property for more than 20 years. He explained that the property used to be located in the city's extra territorial jurisdiction (ETJ). Mr. Bobst explained that it was not previously fiscally responsible to put in money needed to run the water and sewer lines over a mile. He respectfully requested Council's consideration for approval of this request.

There being no one other than the applicant expressing a desire to speak, Mayor McCallum then closed the public hearing.

Councilmember Lewis then moved to approve Z2025-025. Mayor Pro Tem Moeller seconded the motion. Following brief comments by Mayor McCallum, 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 THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW A *RETAIL STORE WITH GASOLINE SALES* ON A 2.59-ACRE PARCEL OF LAND IDENTIFIED LOT 2, BLOCK A, JBR2 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

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

Following this item, Mayor McCallum dismissed the Youth Advisory Council (YAC) students before addressing the remainder of the agenda.

XII. Action Items

1. **MIS2025-017** - Discuss and consider a request by John Arnold of Skorburg Company for the approval of a *Miscellaneous Case* for an *Alternative Tree Mitigation Settlement Agreement* for a residential subdivision on a 98.40-acre tract of land identified as a portion of Tract 4 of the J. M. Gass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas zoned Planned Development District 104 (PD-104) for Single-Family 10 (SF-10) District land uses, generally located on the southside of North Country Lane east of the intersection of North Country Lane and FM-1141, and take any action necessary.

Planning Director, Ryan Miller provided background information on this agenda item. He explained that back in April this year the city council approved the Irwin Farm subdivision which as a reminder was 123 lots in the family subdivision on the 98.3 acre tract of land. The subdivision is located between North Country Lane and Clem Road and is currently adjacent to the future Alma Williams Park. The applicant submitted a tree survey and landscape plans to the city, and it shows they will be removing around 4,188 caliber inches of protected trees. They will be planting 547 canopy trees, which leaves an outstanding balance of about 2,000 caliber inches. He went on to share details of the requirements of tree mitigation outlined in the city's Unified Development Code (UDC). Mr. Miller explained that in this case, if the applicant were to comply, it would require them to plant approximately, 838 additional canopy trees on site and pay a mitigation balance of $83,760 to the tree fund. However, the applicant has indicated that they don't really have the space to provide additional trees. And based on this, they're proposing an alternative tree mitigation settlement agreement, which is that flexible tool that we've talked about in the past that allows them to make a proposal for the remaining tree balance. In this case, they're proposing to pay the balance as an all-cash consideration at $100 an inch, which would equate to a check of $200,000. In addition, they're proposing that this money be used to directly go into the Alma Williams Park to provide additional amenity to that park as opposed to the tree fund. Now, staff should note that

the contribution would be in addition to the other park fees that they would be paying as they develop this, that would be the pro rata equipment fees and the cash and little land fees. This would also be in addition to the amenity package that's already contained in their planned development district. They would have to still do all the things that the city council approved, and that included... Two multi-purpose sports courts, two retention ponds with fountain, a pavilion with benches, and an eight-foot hike and bike trail. Now, under the Unified Development Code, the City Council can approve an alternative treaty settlement agreement where strict adherence to the planning requirements would create a hardship or where alternative mitigation would provide greater community benefit. In this instance, this case may deserve consideration as applying the $200,000 in mitigation balance towards the improvements at Alamo Williams Park, which is located directly adjacent to the property, would create a direct benefit to both the city and to the future residents of this area. However, this type of request is a discretionary decision for the City Council, pending a recommendation from the Planning and Zoning Commission. The Planning and Zoning Commission did review this at their meeting on October 14th and ultimately voted 7-0.

A representative from Skorburg Company came forth and provided a few, brief comments.

Mayor McCallum then moved to approve MIS2025-017. Councilmember Campbell seconded the motion, which passed by a vote of 7 ayes to 0 nays.

XIII. Adjournment

Mayor reminded everyone of the annual volunteers appreciation celebration that is slated for Monday, October 27, encouraging all city volunteers to attend.

The mayor adjourned the meeting at 7:32 p.m.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS ON THIS 3rd DAY OF NOVEMBER, 2025.

_____
TIM McCALLUM, MAYOR

ATTEST:

_____
KRISTY TEAGUE, CITY SECRETARY

CITY OF ROCKWALL

ORDINANCE NO. 25-69

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS AMENDING THE CODE OF ORDINANCES IN CHAPTER 4. ALCOHOLIC BEVERAGES; ARTICLE II. PERMITS TO REMOVE THE "REQUIRED BIENNIAL FEE" AND TO CALL FOR THE LOCALLY-ISSUED ALCOHOL BEVERAGE PERMIT TO BE PHYSICALLY DISPLAYED ALONGSIDE THE STATE-ISSUED PERMIT; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, during the 89th Texas Legislative Session, Senate Bill 1008 was passed and became effective September 1, 2025, which requires the City to stop collecting local food and local alcohol fees from a single business under certain conditions; and

WHEREAS, for the purposes of compliance with new provisions provided for within said legislation, the City Council has determined that certain amendments are needed in Chapter 4 of the Municipal Code of Ordinances.

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

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. Amendments. Chapter 4, Article II. "Permits" is heretofore amended and shall hereafter read as follows:

Sec. 4-23. Required~~; biennial fee required~~ local permit and expiration of local permit.

(a) It shall be unlawful for any person to manufacture, distill, brew, import, transport, store for purposes of sale, distribute or sell any beer, wine or other alcoholic beverage within the city without having first ~~paid a biennial city fee equal to one-half of the state fee (not including the state surcharge) required by the Texas Alcoholic Beverage Commission (TABC) of every person that may be~~ applied for and been issued ~~any~~ both a State permit or license by the Texas Alcoholic Beverage Commission (TABC) as well as a City of Rockwall alcohol beverage permit for ~~renew such permit or license by the state for~~ the manufacture, distilling, brewing, importing, transporting, storing, distributing, or sale of any beer or wine within the city's corporate limits. ~~The city will charge one half of the amount of the state's fee for each permit as the local permit fee.~~

(b) The ~~fee contained in subsection (a) of this section shall be paid to~~ local alcohol permit will be issued by the city secretary biennially~~, except that the city shall not assess a local permit fee for a mixed beverage permit during the three-year period following the state's issuance of said permit. The city secretary shall issue a receipt for the permit fee(s) and keep a record of the same in the city secretary's office in accordance with state prescribed local record retention schedules. Any and all applicable local fees shall be paid to the city secretary biennially with the local permit expiring~~ with said local permit expiring on the

same date that coincides with the State-issued license or permit. Said locally-issued permit shall be required to be displayed at the business' physical location, alongside TABC's state-issued license or permit. ~~one day before the expiration date of the permit holder's state TABC license. All fees are nonrefundable.~~

Section 3. Remaining Provisions Unchanged. The remainder of the existing Article II, "Permits," shall remain unchanged and shall remain in full force and effect, save and except as amended by this Ordinance

Section 4. Effective Date. This Ordinance shall take effect immediately from and after its passage, and it is so ordained.

Section 5. 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 3rd DAY OF NOVEMBER, 2025.

_____
Tim McCallum, Mayor

ATTEST:

_____
Kristy Teague, City Secretary

APPROVED AS TO FORM:

_____
Frank J. Garza, City Attorney

1st Reading: October 20, 2025

2nd Reading: November 3, 2025

CITY OF ROCKWALL

ORDINANCE NO. 25-70

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL TEXAS, ALTERING THE PRIMA FACIE SPEED LIMITS ESTABLISHED FOR VEHICLES UNDER THE PROVISIONS OF TRANSPORTATION CODE, SECTION 545.356 UPON FARM TO MARKET NO. 549 OR PARTS THEREOF, WITHIN THE INCORPORATE LIMITS OF THE CITY OF ROCKWALL, TEXAS, AS SET OUT IN THIS ORDINANCE; PROVIDING A PENALTY OF A FINE NOT TO EXCEED $200.00 FOR THE VIOLATION OF THIS ORDINANCE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Section 545.356 of the Texas Transportation Code, provides that whenever the governing body of the City shall determine upon the basis of an engineering and traffic investigation that any prima facie speed therein set forth is greater or less than is reasonable or safe under the conditions found to exist at any intersection or other place or upon any part of a street or highway within the City, taking into consideration that width and condition of the pavement and other circumstances such portion of said street or highway, as well as the traffic thereon, said governing body may determine and declare a reasonable and safe prima facie speed limit thereat or thereon by the passage of an ordinance, which shall be effective when appropriate signs giving notice thereof are erected at such intersection or other place or part of the street or highway;

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

SECTION 1. Upon the basis of an engineering and traffic investigation heretofore made as authorized by the provisions of Transportation Code, Section 545.356, the following prima facie speed limits hereafter indicated for vehicles are hereby determined and declared to be reasonable and safe; and

SECTION 2. Such speed limits are hereby fixed at the rate of speed indicated for vehicles traveling upon the named streets and highways, or parts thereof, described within this ordinance; and

SECTION 3. That from and after the date of the passage of this speed zone ordinance, no motor vehicle shall be operated along and upon Farm to Market No. 549 within the corporate limits of the City of Rockwall in excess of speeds now set forth in Exhibit "A" of this ordinance until the completion and/or acceptance of the project shall make this ordinance null and void. At such time, the speed limit shall revert to the originally posted prima facie speed limit.

SECTION 4. The Mayor of Rockwall or their designee is hereby authorized to cause to be erected, appropriated signs indicating such speed zones; and

SECTION 5. Any person violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction thereof shall be fined in any sum not to exceed

Two Hundred Dollars ($200.00).

SECTION 6. 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 3rd DAY OF NOVEMBER, 2025.

_____

Tim McCallum, Mayor

ATTEST:

_____

Kristy Teague, City Secretary

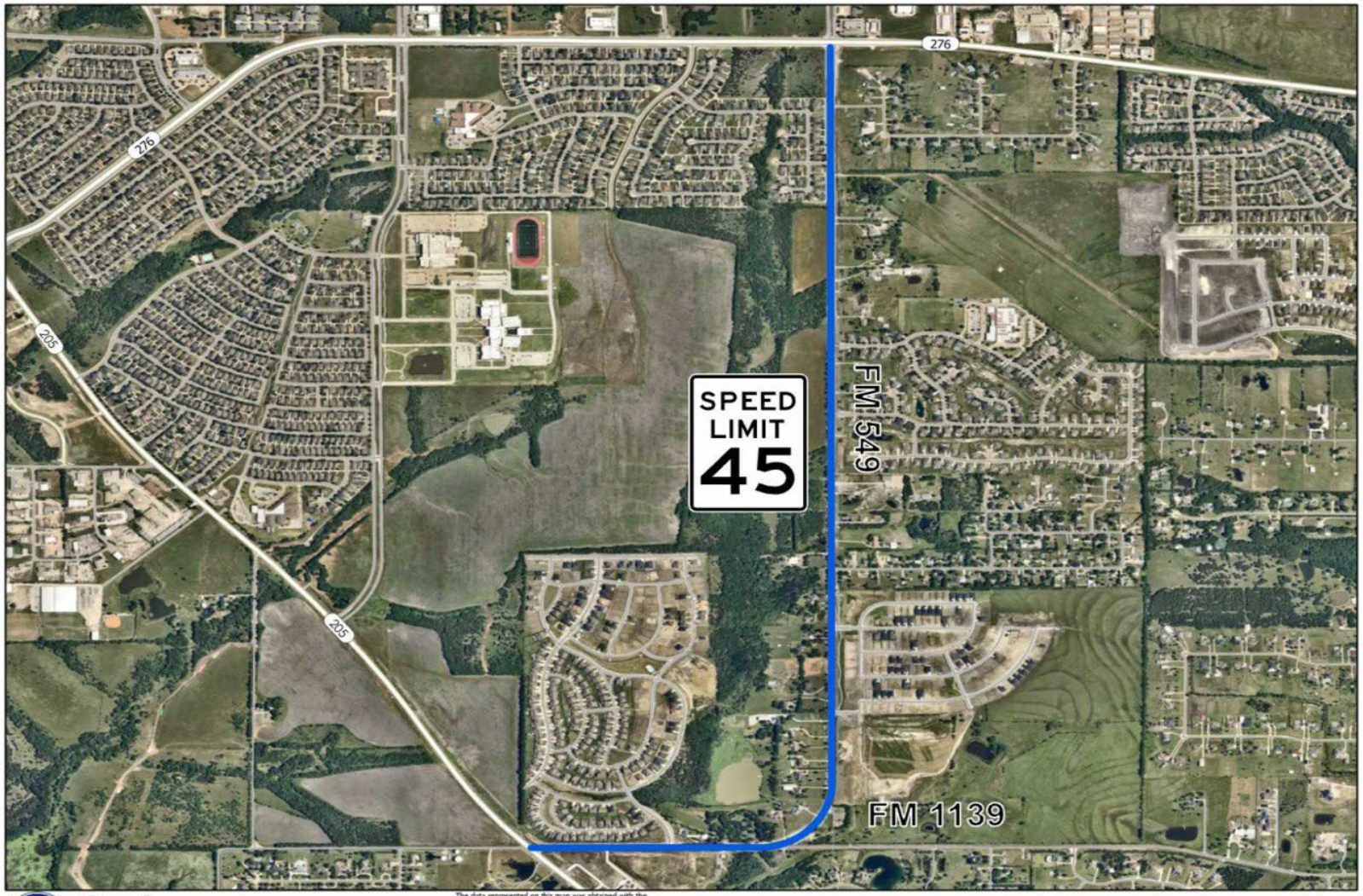
APPROVED AS TO FORM:

_____

Frank J. Garza, City Attorney

1st Reading: October 20, 2025

2nd Reading: November 3, 2025



City of Rockwall

Date: 10/6/2025

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

EXHIBIT A

CITY OF ROCKWALL

ORDINANCE NO. 25-72

SPECIFIC USE PERMIT NO. S-384

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL ADJACENT TO AN ESTABLISHED SUBDIVISION* ON A 0.16-ACRE PARCEL OF LAND, IDENTIFIED AS TRACT 36 OF R. BALLARD SURVEY, ABSTRACT NO. 29, 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 T.J. Mutcherson for the approval of a *Specific Use Permit (SUP)* for *Residential Infill Adjacent to an Established Subdivision* on a 0.16-acre parcel of land identified as Tract 36 of the R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 902 Aluminum Plant Road, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

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

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

2.1 OPERATIONAL CONDITIONS

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

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

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

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

2.2 COMPLIANCE

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

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

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

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

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

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 3RD DAY OF NOVEMBER, 2025.

_____
Tim McCallum, Mayor

ATTEST:

_____
Kristy Teague, City Secretary

APPROVED AS TO FORM:

_____
Frank J. Garza, City Attorney

1st Reading: October 20, 2025

2nd Reading: November 3, 2025

Exhibit 'A':
Location Map

Address: *902 Aluminum Plant Road*

Legal Description: *Tract 36, of the R. Ballard Survey, Abstract No. 29*



Exhibit 'B':
Residential Plot Plan

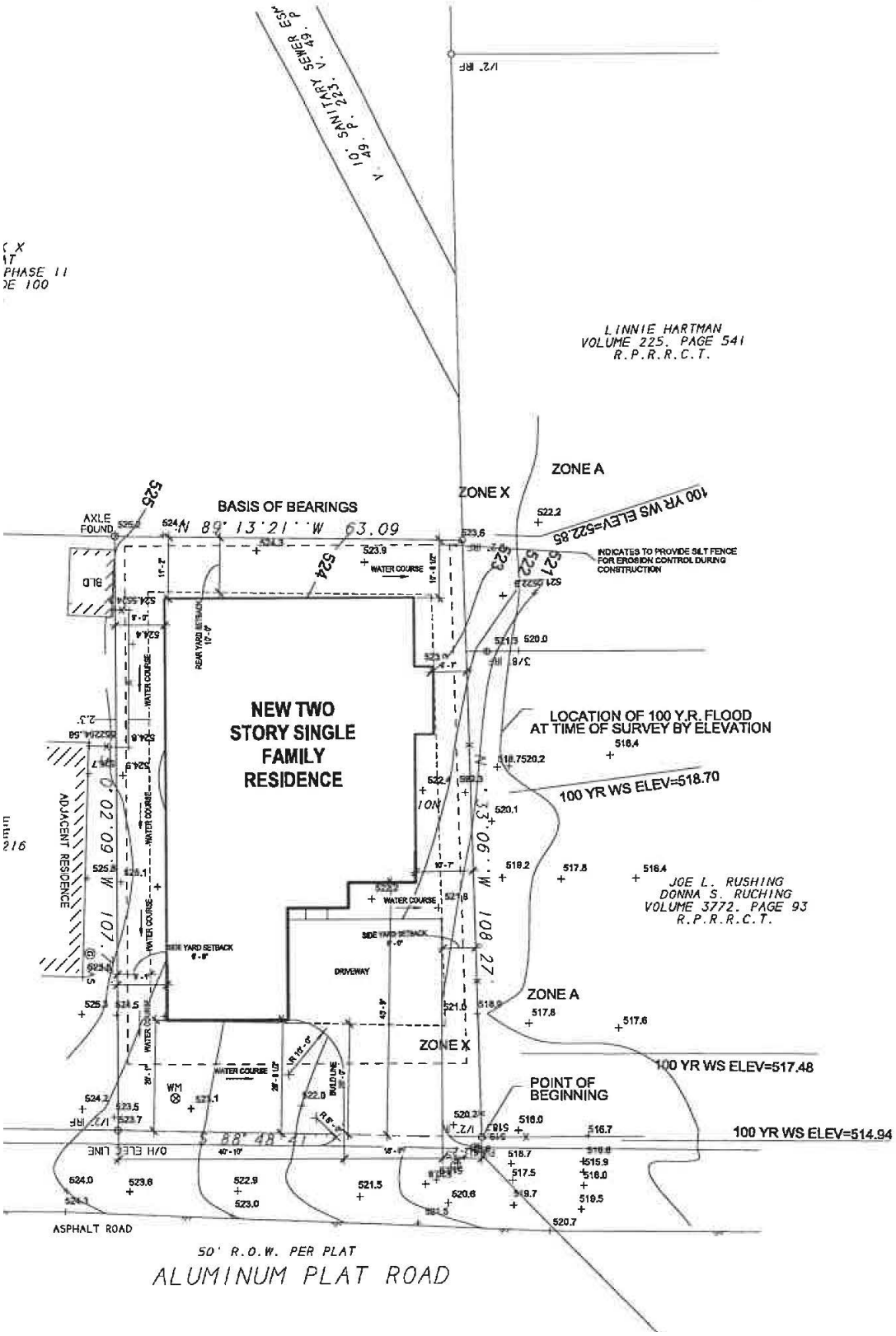
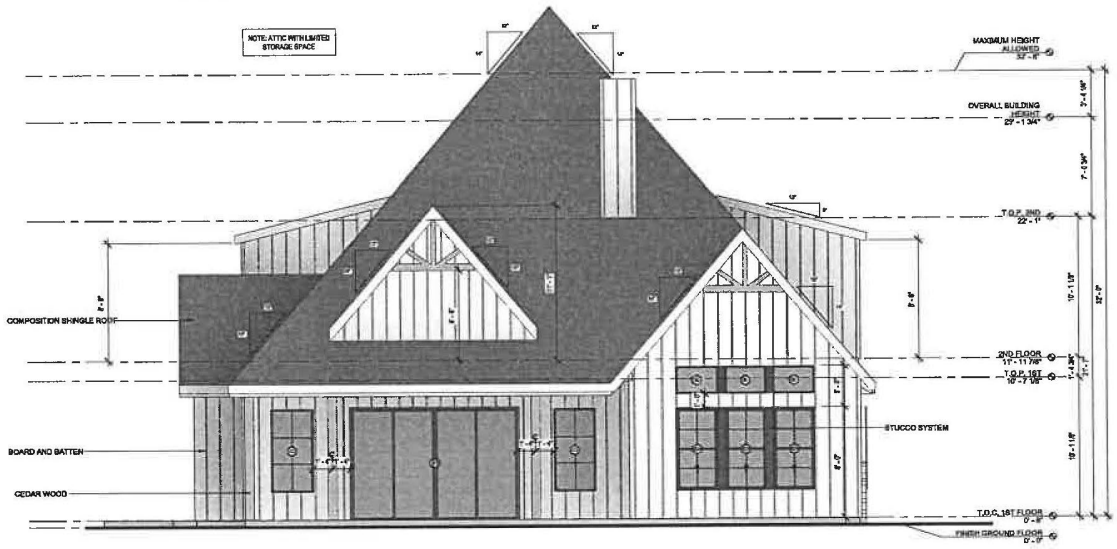


Exhibit 'C':
Building Elevations



02 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



01 REAR ELEVATION

Exhibit 'C':
Building Elevations



02 RIGHT ELEVATION



01 LEFT ELEVATION

CITY OF ROCKWALL

ORDINANCE NO. 25-73

SPECIFIC USE PERMIT NO. S-385

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 *EXCEED THE MAXIMUM PERMISSIBLE HEIGHT IN A COMMERCIAL (C) DISTRICT* ON A 5.104-ACRE TRACT OF LAND IDENTIFIED AS LOT 19, BLOCK A, LA JOLLA POINTE ADDITION AND LOTS 10 & 24, BLOCK A, LA JOLLA POINTE, 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 Phill Craddock of Craddock Architecture, PLLC on behalf of Clay Shipman of Shipman Fire Protection for the approval of a Specific Use Permit (SUP) to *Exceed the Maximum Permissible Height in a Commercial (C) District* on a 5.104-acre tract of land identified as Lot 19, Block A, La Jolla pointe addition and Lots 10 & 24, Block A, La Jolla Pointe, Phase 2 Addition, City of Rockwall, Rockwall County, Texas 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) to *Exceed the Maximum Permissible Height in a Commercial (C) District* in accordance with Article 04, *Permissible Uses*, and Article 05, *District Development Standards*, 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*, 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 an *Office Building* that *Exceeds the Maximum Permissible Height in a Commercial (C) District* and the continued operation of an *Office Building* on the *Subject Property* and conformance to these operational conditions are required:

1) The development of an *Office Building* on the *Subject Property* shall generally conform to the *Site Plan* as depicted in *Exhibit 'B'* of this ordinance.

2) The construction of an *Office Building* on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of this ordinance.

3) The proposed *Office Building* shall not exceed a maximum overall height of 91.00-feet as measured from the average elevation of the finished grade along the front of the building to the highest point of the roof or parapet of the building.

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 3RD DAY OF NOVEMBER, 2025.

Tim McCallum, Mayor

ATTEST:

Kristy Teague, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: October 20, 2025

2nd Reading: November 3, 2025

Exhibit 'A'
Location Map

Address: *1020 La Jolla Pointe Drive*
Legal Description: Lot 19, Block A, La Jolla Pointe Addition and Lots 10 & 24, Block A, La Jolla Pointe, Phase 2 Addition

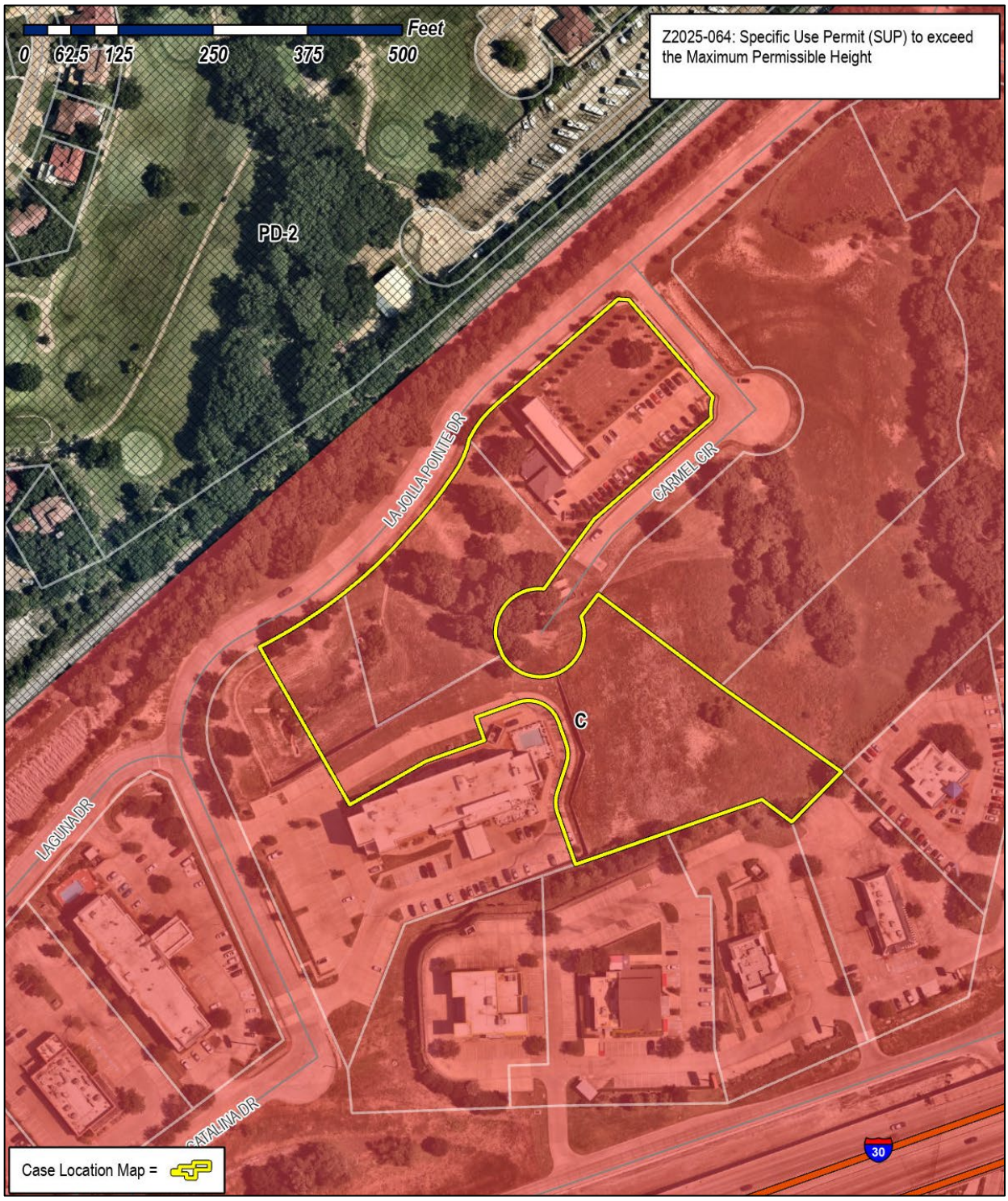


Exhibit 'B'
Site Plan

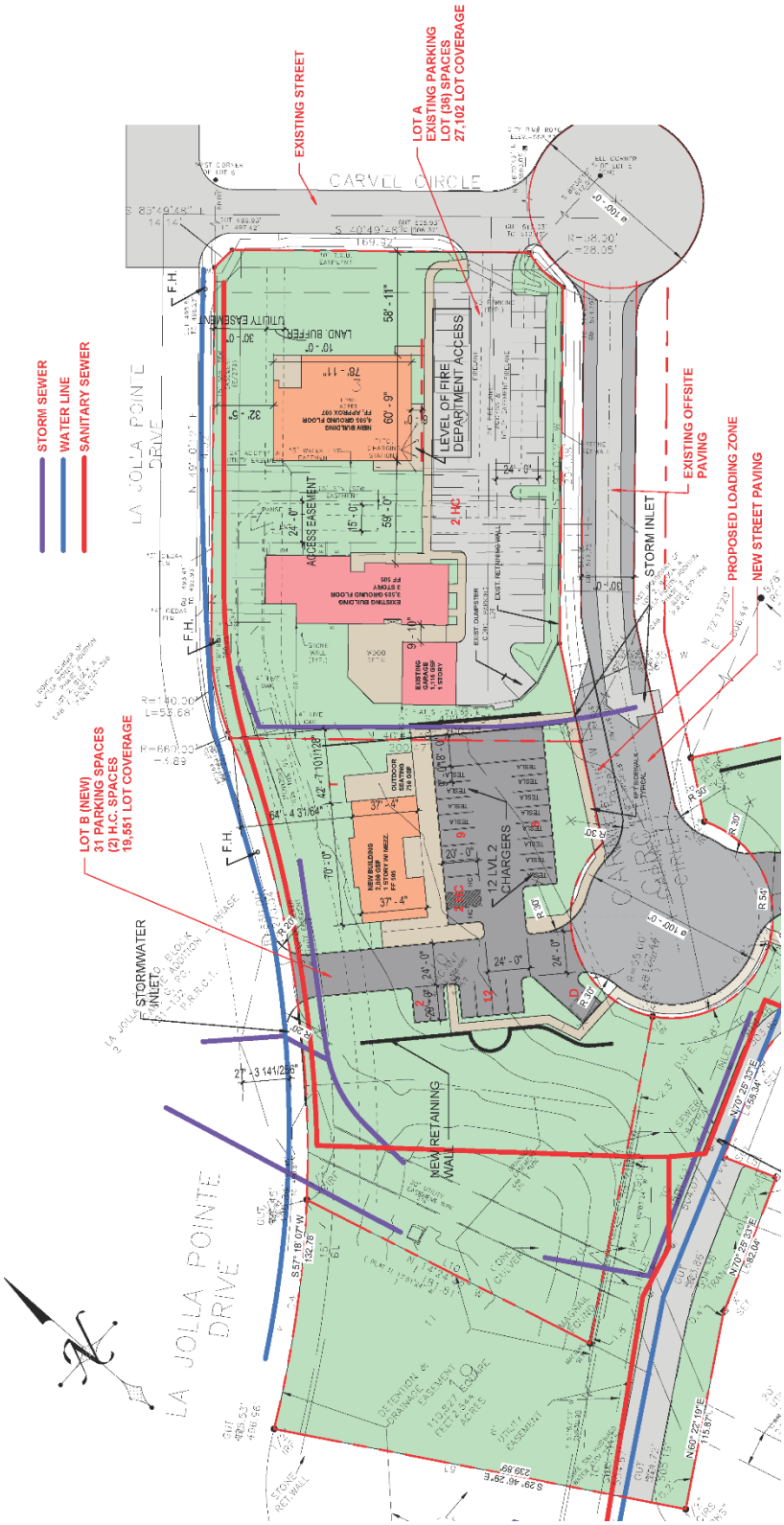


Exhibit 'C':
Building Elevations



Exhibit 'C':
Building Elevations



CITY OF ROCKWALL

ORDINANCE NO. 25-74

SPECIFIC USE PERMIT NO. S-386

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW A *RETAIL STORE WITH GASOLINE SALES* ON A 2.59-ACRE PARCEL OF LAND IDENTIFIED LOT 2, BLOCK A, JBR2 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a request has been made by Jimmy Strohmeyer of Strohmeyer Architects on behalf of D. W. Bost of JBR2, LLC for the approval of a *Specific Use Permit (SUP)* for a *Retail Store with Gasoline Sales* on a 2.59-acre parcel of land identified as Lot 2, Block A, JBR2 Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, generally located at the southwest corner of the intersection of S. Goliad Street [*SH-205*] and FM-549, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

SECTION 1. That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No. 16-56, S-157*; and,

SECTION 2. That the Unified Development Code [*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) allowing for the construction of a *Retail Store with Gasoline Sales* as stipulated by Article 04*, Permissible Uses,* of the Unified Development Code [*Ordinance No. 20-02*] on the *Subject Property*; and

SECTION 3. That the *Subject Property* shall be used and developed only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance and as specifically set forth in Subsection 01.01*, Land Use Schedule,* of Article 04*, Permissible Uses,* and Subsection 04.04*, General Retail (GR) District*, and Subsection 04.01, *General Commercial District Standards,* of Article 05*, District Development Standards,* of the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall -- *as heretofore amended and may be amended in the futur*e -- and

with the following conditions:

4.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *Retail Store with Gasoline Sales* on the *Subject Property* and conformance to these requirements is necessary for continued operations:

1) The proposed *Retail Store with Gasoline Sales* shall generally conform to the *Concept Plan* depicted in *Exhibit 'C'* of this ordinance.

2) All fuel vents associated with the fuel storage tanks at any *Retail Store with Gasoline Sales* shall be located within the gas canopy, and shall be fully screened and not visible from adjacent properties and/or rights-of-way.

3) A wrought iron fence with a berm and three (3) tiered landscaping shall be provided along the southern property line.

4) The subject property shall be subject to the *General Overlay District Standards* as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC), and conformance to these requirements shall be verified at the time of *Site Plan* by the Architectural Review Board (ARB) and Planning and Zoning Commission.

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

SECTION 5. That the official zoning map of the City be corrected to reflect the changes in 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. 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 8. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this

ordinance shall remain in full force and effect.

SECTION 9. 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 3rd DAY OF NOVEMBER, 2025.

_____
Tim McCallum, Mayor

ATTEST:

_____
Kristy Teague, City Secretary

APPROVED AS TO FORM:

_____
Frank J. Garza, City Attorney

1st Reading: October 20, 2025

2nd Reading: November 3, 2025

Exhibit 'A':
Location Map

Legal Description: Lot 2, Block A, JBR2 Addition



Exhibit 'B':
Survey

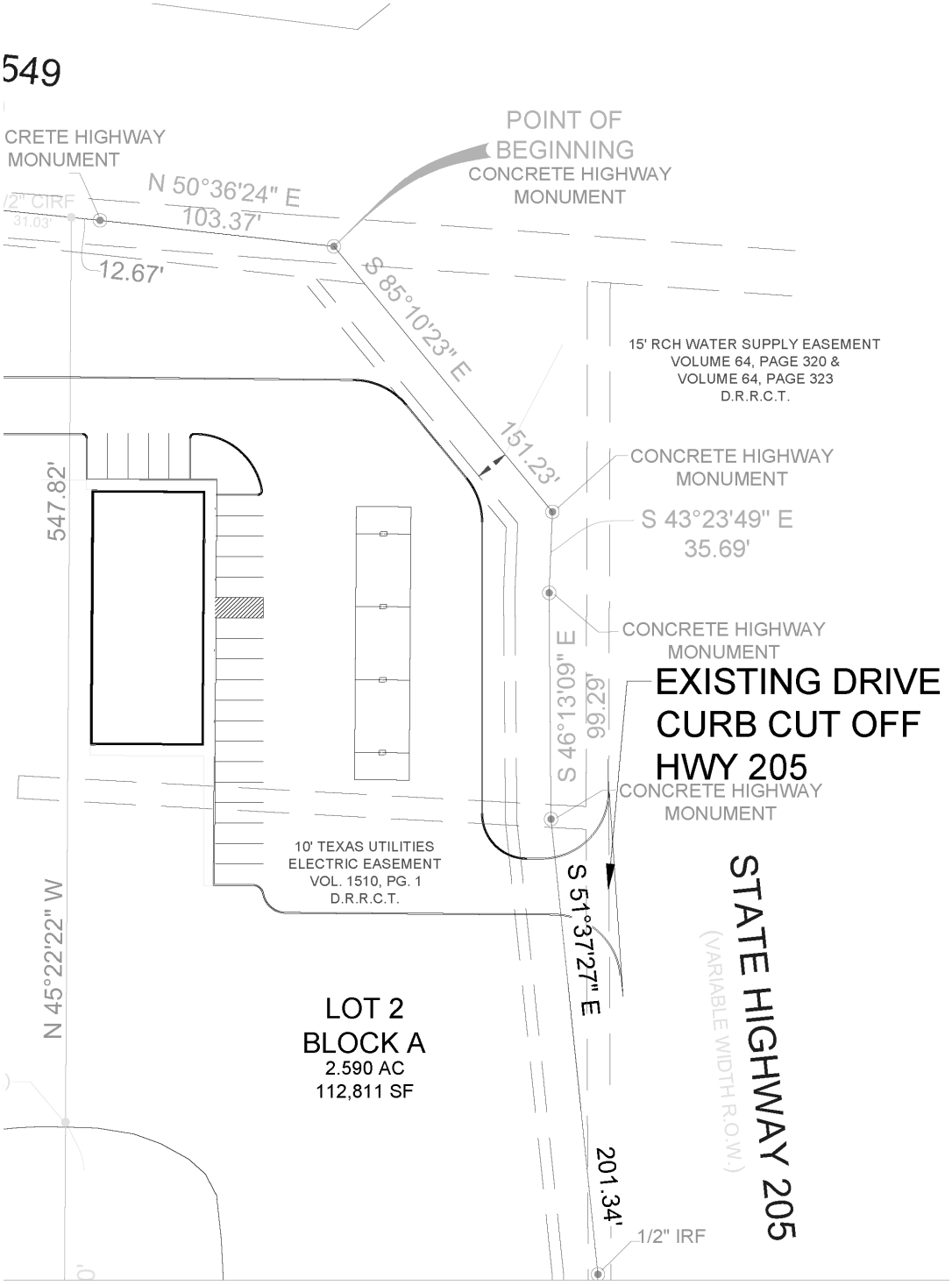
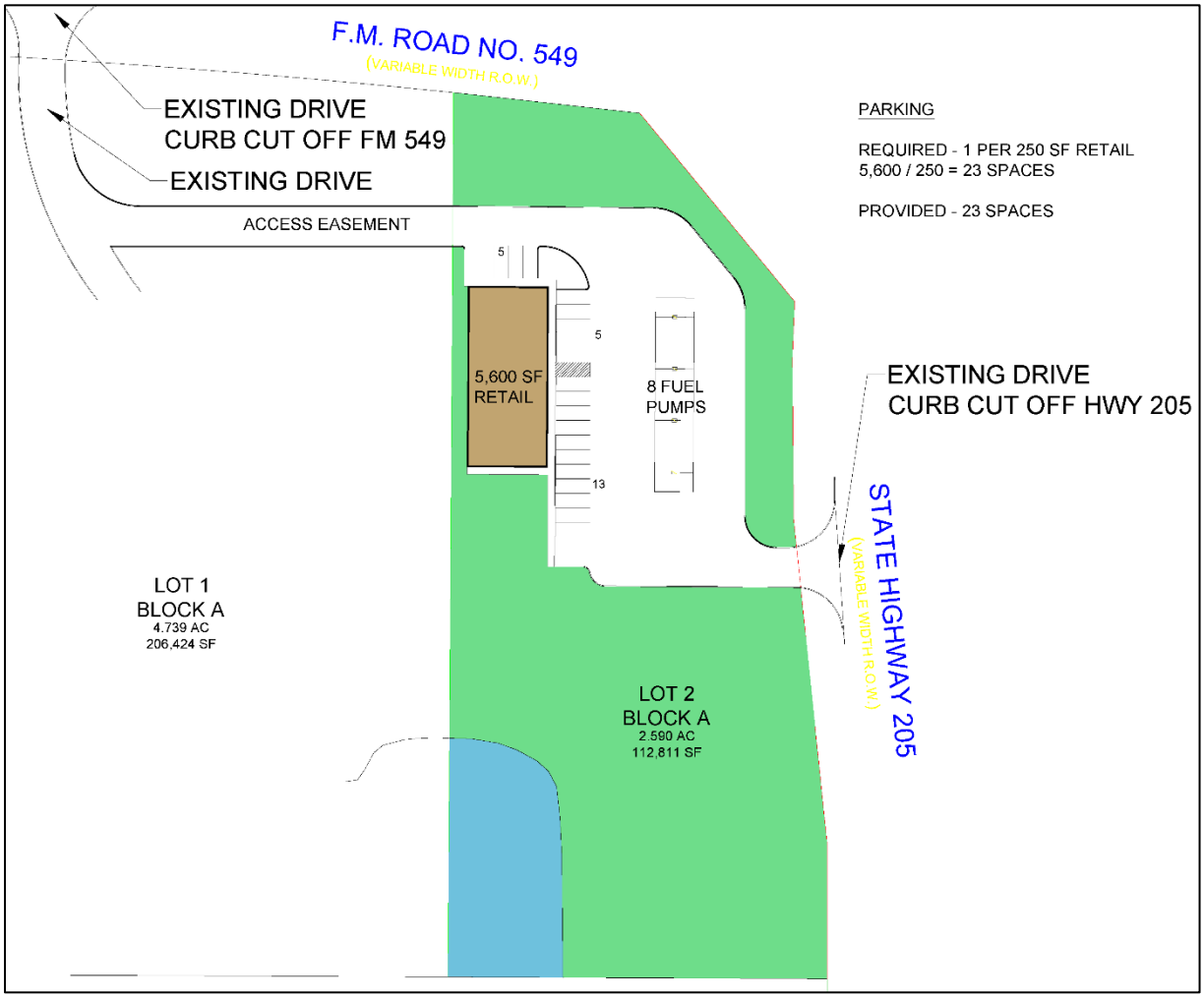


Exhibit 'C':
Concept Plan



CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: **Mary Smith, City Manager**

FROM: **Amy Williams, P.E., Public Works Director**

DATE: **November 3, 2025**

SUBJECT: **Contractor Renewal for Pavement Repairs and Maintenance Contracts**

Approved in the General Fund, Streets and Drainage Operating Budget each year are funds to make asphalt pavement repairs and perform preventative maintenance work. The scope of work for these contracts include materials, equipment, and labor to make street repairs along with all the incidentals with this type of work.

The annual repair work for FY 2026 is an estimated $3,000,000 as budgeted. Contract renewals are as follows:

Medrano Construction	$258,000	Concrete Replacement
Intermountain Slurry	$450,000	Micro surfacing and crack sealing
Nortex	$175,000	Pavement & sidewalk stabilization & lifting
Road Master Striping	$75,000	Pavement marking
Texas Materials	$630,000	Asphalt repair and asphalt materials

For Council consideration are the contract renewals to the various contractors listed above and authorize the City Manager to execute purchase orders.

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:	November 3, 2025
APPLICANT:	David Stanglin; *Ruffin Custom Buildings*
CASE NUMBER:	P2025-037; *Replat for Lot 2, Block A, Pott Shrigley Addition*

SUMMARY

Consider a request by David Stanglin of Ruffin Custom Buildings for the approval of a *Replat* for Lot 2, Block A, Pott Shrigley Addition being a 2.00-acre parcel of land identified as Lot 1, Block 1, Pott Shrigley Addition, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, addressed as 992 Sids Road, and take any action necessary.

PLAT INFORMATION

☑ *Purpose.* The applicant is requesting the approval of a *Replat* for a 2.00-acre parcel of land (*i.e. Lot 1, Block 1, Pott Shrigley Addition*) for the purpose of dedicating easements related to the expansion of the existing *Office/Manufacturing Building* on the subject property (*i.e. Lot 2, Block A, Pott Shrigley Addition*).

☑ *Background.* The subject property was annexed on May 19, 1986 by *Ordinance No. 86-37* [*Case No. A1986-005*]. On October 7, 1996, the City Council approved a final plat to establish the subject property as Lot 1, Block 1, Pott Shrigley Addition [*Case No. PZ1996-062-02*]. On October 15, 1996, the City Council approved to rezone the subject property from Agricultural (AG) District to Planned Development District 43 (PD-43) for Commercial (C) District land uses. According to the Rockwall County Appraisal District (RCAD) there is a 4,855 SF *Office/Manufacturing* facility constructed in 1997 on the subject property. On October 11, 2022, the Planning and Zoning Commission approved a site plan [*Case No. SP2022-051*] to allow the expansion of the existing *Office/Manufacturing* facility.

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

☑ *Conditional Approval.* Conditional approval of this *Replat* by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below. With the exception of the items listed in the Conditions of Approval section of this case memo, this plat is in substantial compliance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the *Replat* for *Lot 2, Block A, Pott Shrigley 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 October 28, 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	992 Sids Road				
SUBDIVISION	Pott Shrigley	LOT	1	BLOCK	1
GENERAL LOCATION	Rockwall Sids & 205				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING		CURRENT USE	Commercial		
PROPOSED ZONING		PROPOSED USE			
ACREAGE	2.00	LOTS [CURRENT]	1	LOTS [PROPOSED]	1

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

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

☐ OWNER		☑ APPLICANT	Ruffin Custom Builders
CONTACT PERSON		CONTACT PERSON	David Stanglin
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 Don Snygley [*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 $ 300.00 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 13th *DAY OF* October *20* 25 *BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."*

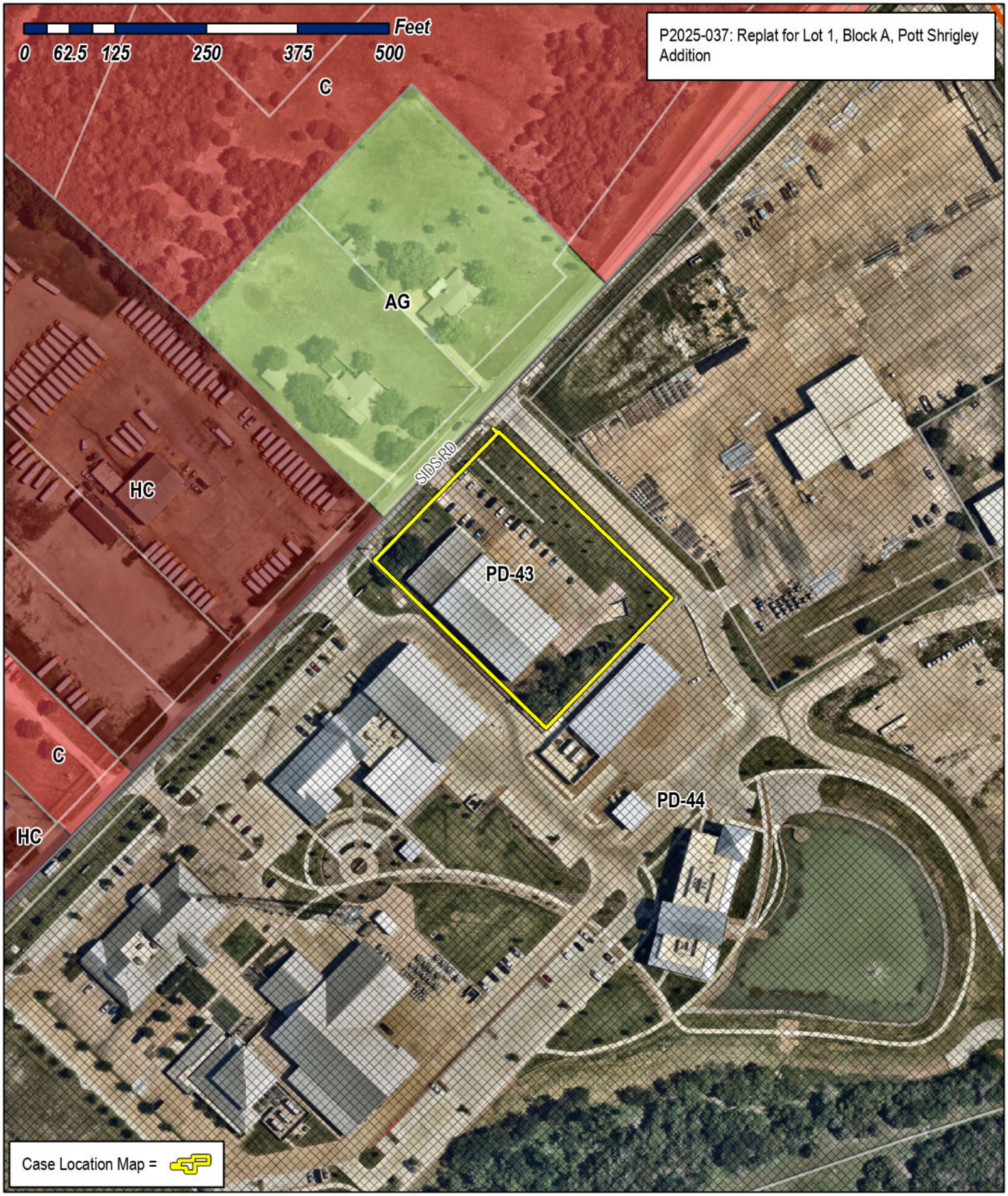
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13th *DAY OF* October *20* 25

OWNER'S SIGNATURE Don Snygley

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

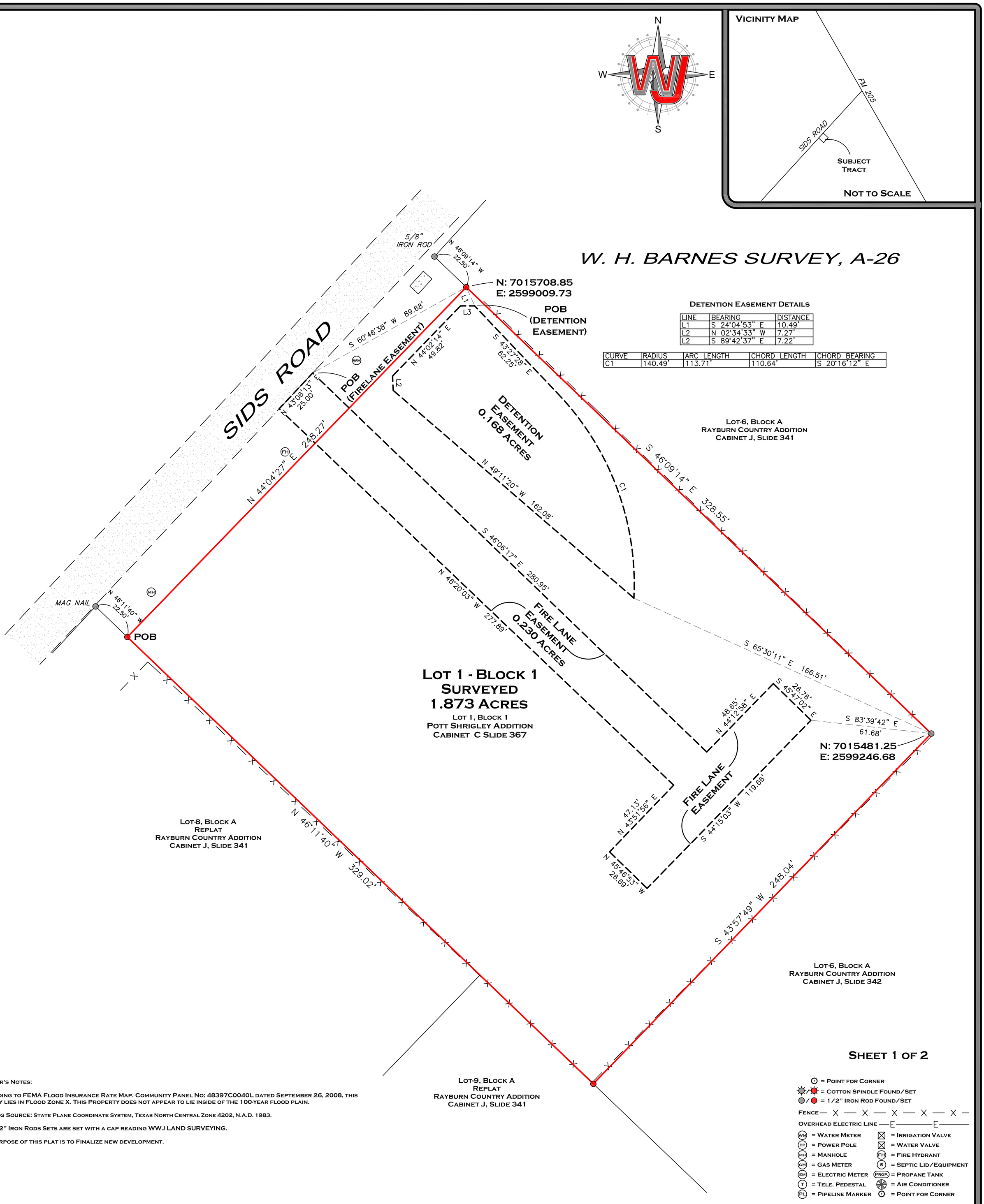
JAMIE HEGWOOD
Notary Public, State of Texas
Comm. Expires 10-13-2028
Notary ID 129576430

MY COMMISSION EXPIRES



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

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



SHEET 1 OF 2

SURVEYOR'S NOTES:

1 ACCORDING TO FEMA FLOOD INSURANCE RATE MAP. COMMUNITY PANEL NO: 48397C0040L DATED SEPTEMBER 26, 2008, THIS PROPERTY LIES IN FLOOD ZONE X. THIS PROPERTY DOES NOT APPEAR TO LIE INSIDE OF THE 100-YEAR FLOOD PLAIN.

2 BEARING SOURCE: STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, N.A.D. 1983.

3 ALL 1/2" IRON RODS SETS ARE SET WITH A CAP READING WWJ LAND SURVEYING.

4 THE PURPOSE OF THIS PLAT IS TO FINALIZE NEW DEVELOPMENT.

GENERAL NOTES:

1 SUBDIVIDERS SATEMENT. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS UNLAWFUL AND A VIOLATION OF THE SUBDIVISION ORDINANCE OF THE CITY OF ROCKWALL AND CHAPTER 212, MUNICIPAL REGULATION OF SUBDIVISIONS AND PROPERTY DEVELOPMENT, OF THE TEXAS LOCAL GOVERNMENT CODE, AND SHALL BE SUBJECT TO THE CITY OF ROCKWALL WITHHOLDING UTILITIES AND BUILDING PERMITS.

2 PUBLIC IMPROVEMENT STATEMENT. IT SHALL BE THE POLICY OF THE CITY OF ROCKWALL TO WITHHOLD ISSUING BUILDING PERMITS UNTIL ALL STREETS, WATER, SEWER AND STORM DRAINAGE SYSTEMS HAVE BEEN ACCEPTED BY THE CITY. THE APPROVAL OF A SUBDIVISION PLAT BY THE CITY OF ROCKWALL DOES NOT CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE THAT; ANY BUILDING WITHIN SUCH SUBDIVISION PLAT SHALL BE APPROVED, AUTHORIZED, OR PERMIT ISSUED, NOT SHALL SUCH APPROVAL CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE BY THE CITY OF ROCKWALL OF THE ADEQUACY AND AVAILABILITY FOR WATER AND SANITARY SEWER FOR PERSONAL USE AND FIRE PROTECTION WITHIN SUCH SUBDIVISION PLAT, AS REQUIRED UNDER THE SUBDIVISION ORDINANCE OF THE CITY OF ROCKWALL.

3 DRAINAGE AND DETENTION EASEMENTS. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING, REPAIRING, AND REPLACING AND SHALL BEAR SOLE LIABILITY OF ALL SYSTEMS WITHIN THE DRAINAGE AND DETENTION EASEMENTS.

4 FIRE LANES. ALL FIRE LANES WILL BE CONSTRUCTED, MAINTAINED, REPARIED AND REPLACED BY THE PROPERTY OWNER. FIRE LANES SHALL BE CONSTRUCTED IN ACCORDSANCE WITH THE APPROVED CIVIL ENGENEERING PLANS FOR BOTH ON-SITE AND OFF-SITE FIRE LANE IMPROVEMENTS.

5 STREET APPURTENANCES. ALL DECORATIVE SIGNAGE, POSTS, OR LIGHTS INSTALLED IN PUBLIC RIGHT-OF-WAY SHALL BE INSTALLED, MAINTAINED, REPAIRED, AND REPLACED BY THE HOMEOWNER'S ASSOCIATION (HOA)

OWNER:
S & A SYSTEMS
JAMES SRYGLEY
992 SIDS RD.
ROCKWALL, TX 75032

- ⊙ = POINT FOR CORNER
- ⊙/● = COTTON SPINDLE FOUND/SET
- ●/● = 1/2" IRON ROD FOUND/SET
- FENCE — X — X — X — X — X —
- OVERHEAD ELECTRIC LINE —E————E————
- (WM) = WATER METER
- (PP) = POWER POLE
- (MH) = MANHOLE
- (GM) = GAS METER
- (EM) = ELECTRIC METER
- (T) = TELE. PEDESTAL
- (PL) = PIPELINE MARKER
- ⊠ = IRRIGATION VALVE
- ⊠ = WATER VALVE
- (FH) = FIRE HYDRANT
- (S) = SEPTIC LID/EQUIPMENT
- (PROP.) = PROPANE TANK
- = AIR CONDITIONER
- ⊙ = POINT FOR CORNER

FINAL PLAT
LOT 1 - BLOCK 1 OF POTT SHRIGLEY ADDITION
1.873 ACRES - W.H. BARNES SURVEY, A-26
ROCKWALL COUNTY, TEXAS

LAND SURVEYING
TBPELS FIRM NO. 10025300
10819 US HWY 69 N
TYLER, TX 75706
903-534-9000

MANAGER: C.H.J.	CREW CHIEF: JM
ADDRESS: 992 SIDS ROAD	
CITY/COUNTY: ROCKWALL	
SURVEY/ABSTRACT NO.: A-26	
SUBDIVISION: POTT SHRIGLEY	
LOT NO.: LOT 1/ BLK 1	
CLIENT: BOBBY RUFFIN	

PREPARED BY: C.W.P. ON SEPT. 29TH, 2025

JOB NO. 25 - 0781

30 0 30

SCALE: 1" = 30'

City of Rockwall
The New Horizon

MEMORANDUM

TO: **Mary Smith, City Manager**

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

DATE: **October 29, 2025**

SUBJECT: **Purchase of Unmanned Aerial Vehicles**

The Police Department currently utilizes unmanned aerial vehicles (UAV) on high-risk calls to ensure officers' safety, area searches for missing and endangered persons, scene evaluation, protection of special events, damage assessment of natural and manmade disasters, etc. The department's UAV fleet has aged and consists of single operational field drone and no interior drone capability. This lack of drone technology has limited the long-term strategic goal of having a drone deployed in the field 24 hours a day along with the ability to search interior structures without unduly exposing officers to hazards.

Staff is requesting that the City Council consider the City Manager to authorize the use of Police Department seized funds in the amount of $79,022 for the purchase of two Skydio X10 Field Operation Drones and two Skydio R10 Interior Drones. The addition of these drones will exponentially increase the department's ability to confront and address complicated and dangerous situations.

City of Rockwall
The New Horizon

MEMORANDUM

TO: **Mary Smith, City Manager**

FROM: **Misty Farris, Purchasing Agent**

DATE: **October 30, 2025**

SUBJECT: **ILAs with Fate and Richardson RE: Cooperative Purchasing**

Interlocal Purchasing Agreements for participation in cooperative purchasing programs with the Cities of Fate and Richardson are attached for City Council consideration.

These interlocal agreements provide for cooperative purchasing between the Cities of Rockwall, Fate, and Richardson for goods, materials, and services. By participating in this cooperative program, cities realize additional savings through economies of scale when utilizing the coop contracts. Another benefit is, by piggybacking other cities' contracts, we would meet all the formal bidding requirements pertaining to contract purchases and eliminate the cost of the competitive bidding process for the contracted materials and services. The interlocal agreement would remain in effect until terminated by either of the participating Cities.

Staff asks City Council to consider joining these purchasing cooperatives by authorizing the City Manager to execute these cooperative agreements.

STATE OF TEXAS §
§
COUNTY OF ROCKWALL §

INTERLOCAL COOPERATION AGREEMENT

This Interlocal Cooperation Agreement ("Agreement") is by and between the City of Rockwall, Texas ("Rockwall"), and the City of Fate, Texas ("Fate"), acting by and through their authorized officers. Fate and Rockwall shall be herein collectively referred to as "Party" or "Parties".

RECITALS:

WHEREAS, this Agreement is authorized by Chapter 791 of the Texas Government Code and Subchapter F, Chapter 271, Texas Local Government Code; and

WHEREAS, Section 271.102 of the TEX. LOC. GOV'T CODE authorizes a local government to participate in a Cooperative Purchasing Program with another local government or a local cooperative organization; and

WHEREAS, a local government that purchases goods and services pursuant to a Cooperative Purchasing Program with another local government satisfies the requirement of the local government to seek competitive bids for the purchase of the goods and materials; and

WHEREAS, each party has and will on an annual basis obtain competitive bids for the purchase of goods and services; and

WHEREAS, the parties desire to enter into a cooperative purchasing program, which will allow each party to purchase goods and services under each other's competitively bid contracts pursuant to Subchapter F, Chapter 271 of the TEX. LOC. GOV'T CODE;

NOW THEREFORE, in consideration of the mutual covenants and promises contained herein, the parties agree as follows:

ARTICLE I
PURPOSE

The purpose of this Agreement is to establish a cooperative purchasing program between the parties, which will allow each party to purchase goods and services under each other's competitively bid contracts pursuant to Subchapter F, Chapter 271 of the TEX. LOC. GOV'T CODE.

ARTICLE II
TERM

The term of this Agreement shall be for a period of one (1) year commencing on the last date of execution hereof ("Effective Date"). Thereafter this Agreement shall automatically renew for successive periods of one (1) year each under the terms and conditions stated herein, unless sooner terminated as provided herein.

ARTICLE III
TERMINATION

Either party may terminate this Agreement by providing thirty (30) days prior written notice to the other party.

ARTICLE IV
PURCHASING

4.1 Rockwall and Fate are authorized to participate in each other's current and/or future contracts for goods and services. Said contracts shall have been established in accordance with all appropriate procedures governing competitive bids and competitive proposals, if required.

4.2 The City Manager or designee for each of party is authorized to act on behalf of the respective party in all matters relating to this cooperative purchasing program.

4.3 The Parties agree that the ordering of goods and services is the responsibility of the local government seeking to obtain such goods and services under the established contract ("Participating Government"), and that the Participating Government shall deal directly with the vendor in obtaining the goods and services and payment, therefore. The Participating Government shall be liable to the vendor only for goods and services ordered and received by it, and shall not, by the execution of this Agreement, assume any additional liability. Neither Party warrants, or is responsible for, the quality or delivery of goods or services from the vendor under contract. Should a dispute arise between a Participating Government and a vendor, the same shall be handled by and between that Participating Government and the vendor.

4.4 Each Participating Government shall make payments directly to the vendor under the contract made pursuant to Subchapter F, Chapter 271 of the TEX. LOC. GOV'T CODE.

4.5 Each Participating Government shall ensure that all applicable laws and ordinances have been satisfied.

4.6 Participation of either Party in any cooperative purchasing activity is strictly voluntary.

ARTICLE V
MISCELLANEOUS

5.1 **Relationship of Parties**: This Agreement is not intended to create, nor should it be construed as creating, a partnership, association, joint venture or trust.

5.2 **Notice**: Any notice required or permitted to be delivered hereunder shall be deemed received when sent in the United States Mail, Postage Prepaid, Certified Mail, Return Receipt Requested, or by hand-delivery or facsimile transmission addressed to the respective party at the address set forth below the signature of the party.

5.3 **Amendment**: This Agreement may be amended by the mutual written agreement of both Parties hereto that is approved by each Party's governing body.

5.4 **Severability**: In the event 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, illegality, or unenforceability shall not affect the other provisions, and the Agreement shall be construed as if such invalid, illegal, or unenforceable provision had never been contained in this Agreement.

5.5 **Governing Law**: The validity of this Agreement and any of its terms and provisions as well as the rights and duties of the parties shall be governed by the laws of the State of Texas; and venue for any action concerning this Agreement shall be in the State District Court of Rockwall County, Texas.

5.6 **Entire Agreement**: This Agreement represents the entire agreement among the parties with respect to the subject matter covered by this Agreement. There is no other collateral, oral or written agreement between the parties that in any manner relates to the subject matter of this Agreement.

5.7 **Recitals**: The recitals to this Agreement are incorporated herein.

5.8 **Counterparts**: This Agreement may be executed in any number of counterparts, each of whom shall be deemed an original and constitute one and the same instrument.

EXECUTED this _____ day of _____, 20____.

CITY OF ROCKWALL, TEXAS

By: _____
MARY SMITH, CITY MANAGER
385 S. Goliad St.
Rockwall, TX 75087

ATTEST:

By: _____
KRISTY TEAGUE, CITY SECRETARY

EXECUTED this _____ day of _____, 20____.

CITY OF FATE, TEXAS

By: _____

MICHAEL KOVAS, CITY MANAGER
1900 CD Boren Pkwy.
Fate, TX 75087

ATTEST:

By: _____
VICTORIA RADUECHEL, TRMC
CITY SECRETARY

STATE OF TEXAS §
§
COUNTY OF DALLAS §

INTERLOCAL COOPERATION AGREEMENT

This Interlocal Cooperation Agreement ("Agreement") is by and between the City of Richardson, Texas ("Richardson"), and City of Rockwall, acting by and through their authorized officers.

RECITALS:

WHEREAS, this Agreement is authorized by Chapter 791 of the Texas Government Code and Subchapter F, Chapter 271, Texas Local Government Code; and

WHEREAS, Section 271.102 of the TEX. LOC. GOV'T CODE authorizes a local government to participate in a Cooperative Purchasing Program with another local government or a local cooperative organization; and

WHEREAS, a local government that purchases goods and services pursuant to a Cooperative Purchasing Program with another local government satisfies the requirement of the local government to seek competitive bids for the purchase of the goods and materials; and

WHEREAS, each party has and will on an annual basis obtain competitive bids for the purchase of goods and services; and

WHEREAS, the parties desire to enter into a cooperative purchasing program which will allow each party to purchase under goods and services under each other's competitively bid contracts pursuant to Subchapter F, Chapter 271 of the TEX. LOC. GOV'T CODE;

NOW THEREFORE, in consideration of the mutual covenants and promises contained herein, the parties agree as follows:

ARTICLE I
PURPOSE

The purpose of this Agreement is to establish a cooperative purchasing program between the parties, which will allow each party to purchase goods and services under each other's competitively bid contracts pursuant to Subchapter F, Chapter 271 of the TEX. LOC. GOV'T CODE.

ARTICLE II
TERM

The term of this Agreement shall be for a period of one (1) year commencing on the last date of execution hereof ("Effective Date"). Thereafter this Agreement shall automatically renew for successive periods of one (1) year each under the terms and conditions stated herein, unless sooner terminated as provided herein.

ARTICLE III
TERMINATION

Either party may terminate this Agreement by providing thirty (30) days prior written notice to the other party.

ARTICLE IV
PURCHASING

The City Manager, Superintendent or designee for each party is authorized to act on behalf of the respective party in all matters relating to this cooperative purchasing program. Each party shall make payments to the other party or directly to the vendor under the contract made pursuant to Subchapter F, Chapter 271 of the TEX. LOC. GOV'T CODE. Each party shall be responsible for the respective vendor's compliance with provisions relating to the quality of items and terms of delivery.

ARTICLE V
MISCELLANEOUS

5.1 **Relationship of Parties**: This Agreement is not intended to create, nor should it be construed as creating, a partnership, association, joint venture or trust.

5.2 **Notice**: Any notice required or permitted to be delivered hereunder shall be deemed received when sent in the United States Mail, Postage Prepaid, Certified Mail, Return Receipt Requested, or by hand-delivery or facsimile transmission addressed to the respective party at the address set forth below the signature of the party.

5.3 **Amendment**: This Agreement may be amended by the mutual written agreement of both parties hereto.

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5.5 **Governing Law**: The validity of this Agreement and any of its terms and provisions as well as the rights and duties of the parties, shall be governed by the laws of

the State of Texas; and venue for any action concerning this Agreement shall be in the State District Court of Dallas County, Texas.

5.6 **Entire Agreement**: This Agreement represents the entire agreement among the parties with respect to the subject matter covered by this Agreement. There is no other collateral, oral or written agreement between the parties that in any manner relates to the subject matter of this Agreement.

5.7 **Recitals**: The recitals to this Agreement are incorporated herein.

5.8 **Counterparts**: This Agreement may be executed in any number of counterparts, each of whom shall be deemed an original and constitute one and the same instrument.

EXECUTED this _____ day of _____, 2025

CITY OF RICHARDSON, TEXAS

By: _____
DON MAGNER, CITY MANAGER
P.O. Box 830309
Richardson, Texas 75083

ATTEST:

By: _____
CITY ATTORNEY

EXECUTED this _____ day of _____, 2025.

By: _____

Name: _____

Title: _____

Address: _____

_____

_____

63149

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:	November 3, 2025
APPLICANT:	Ryan Miller; *City of Rockwall*
CASE NUMBER:	P2025-036; *Final Plat for Lots 1-5, Block A, Houston-Rose Addition*

SUMMARY

Hold a public hearing to discuss and consider a request by the City of Rockwall for the approval of an ordinance abandoning public right-of-way and a *Final Plat* for Lots 1-5, Block A, Houston-Rose Addition being a 1.956-acre tract of land identified as Lots 1-4, Block T; Lots 1-4, Block U; Lots 1-3, Block V; and Lots 1-3, Block W, Rockwall OT Addition and Lots A & D, Block 8, Griffith Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 301 & 303 Denison Street, 203-305 Fannin Street, and 306 & 308 E. Washington Street, and take any action necessary.

PLAT INFORMATION

☑ *Purpose*. The City of Rockwall is requesting the approval of a *Final Plat* for a 1.956-acre tract of land (*i.e. Lots 1-4, Block T; Lots 1-4, Block U; Lots 1-3, Block V; and Lots 1-3, Block W, Rockwall OT Addition and Lots A & D, Block 8, Griffith Addition*) for the purpose of abandoning an unimproved public right-of-way that extends from E. Washington Street to Denison Street and incorporating the abandoned area into the adjacent properties.

☑ *Background*. On February 5, 2024, the City Council approved a motion directing staff to proceed with a *Right-of-Way Abandonment Program* that would abandon certain unimproved rights-of-way in the City of Rockwall, deeding these lands to the adjacent property owners at no cost. The basis of this decision was in accordance with Subsection 311.007, *Closing of Street or Alley by Home-Rule Municipality*, of Chapter 311, *General Provisions Relating to Municipal Streets*, of the Texas Transportation Code, which grants a home-rule municipality the power to vacate, abandon, or close a street or alleyway; and, in accordance with Subsection 272.001(b) of the Texas Local Government Code, which provides that land -- *including streets or alleyways* -- owned in fee or used by easement by a political subdivision of the *State*, may be conveyed, sold or exchanged for less than fair market value with one (1) or more of the abutting property owners who owns the underlying fee. The unimproved right-of-way for Rose Street that exists between E. Washington Street and Denison Street was originally established prior to November 2, 1900 based on the October 1900 Sanborn Maps. This map depicts this right-of-way as

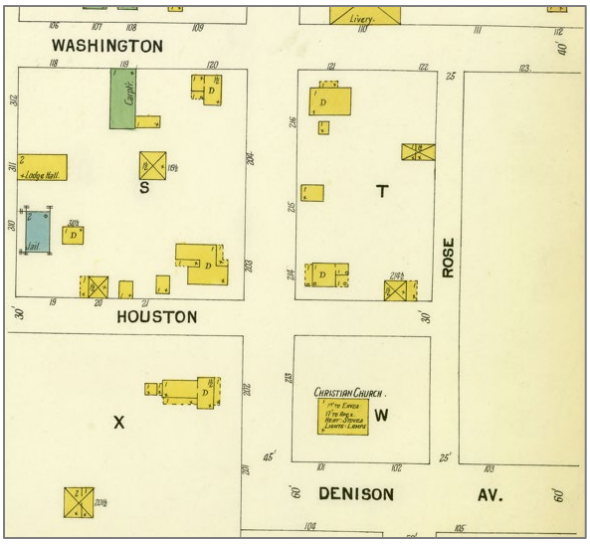


FIGURE 1. 1900 SANBORN MAPS SHOWING THE RIGHT-OF-WAY FOR ROSE & HOUSTON STREET



FIGURE 2. 2023 AERIAL IMAGE SHOWING THE UNIMPROVED RIGHT-OF-WAY

being unimproved right-of-way for Rose Street (*as depicted in Figure 1*). The unimproved right-of-way for Houston Street that extends off of Rose Street to the east, was established prior to September 27, 1861 based on the *Plan of Rockwall* subdivision plat (*i.e. Rockwall Original Town or Rockwall OT*). Based on the current condition of the rights-of-way, they were never utilized as a public street or alleyway (*see Figure 2*), and currently have unpermitted paving/parking improvements situated within them. In accordance with the City Council's direction, staff began the process of abandoning this right-of-way on February 28, 2025 by sending the property owners a *Letter of Intent* (*see the attached Letters of Intent*). Once all property owners had signed their letters of intent, staff engaged with *Teague, Nall and Perkins, Inc.* to prepare a subdivision plat for the seven (7) properties and the abandoned right-of-way.

☑ *Public Hearing*. In accordance with Subsection 272.001(b) of the Texas Local Government Code, the City Council will be required to hold a public hearing on *November 3, 2025*. In addition, staff advertised the public hearings in the Rockwall Herald Banner in the manner prescribed by Subsection 272.001(a).

☑ *Conformance to the Subdivision Ordinance*. The City's surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications, submittal requirements, and the execution of the attached ordinance and quitclaim deeds. With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the Subdivision Ordinance in the Municipal Code of Ordinances.

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

CONDITIONS OF APPROVAL

If the City Council chooses to approve the abandonment of public right-of-way and *Final Plat* for *Lots 1-5, Block A, Houston-Rose Addition*, staff would propose the following conditions of approval:

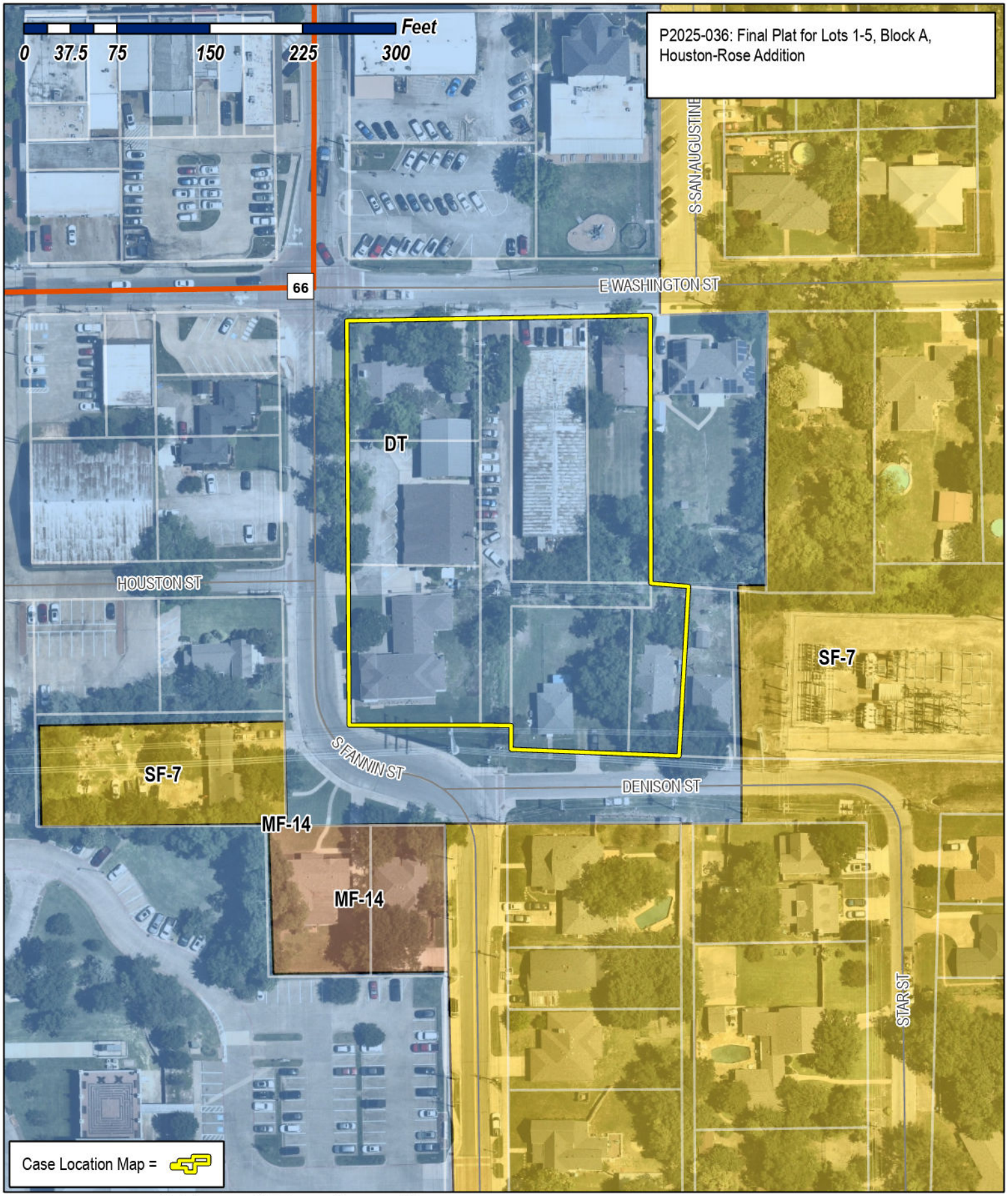
(1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this *Final Plat*; and,

(2) The *Final Plat* shall not be filed until after the second reading of the ordinance abandoning the right-of-way.

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

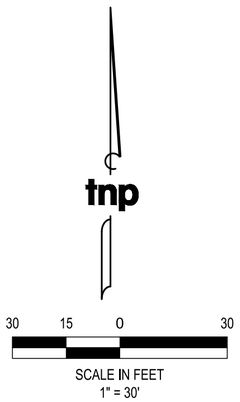
PLANNING AND ZONING COMMISSION

On October 28, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the *Final Plat* by a vote of 7-0.

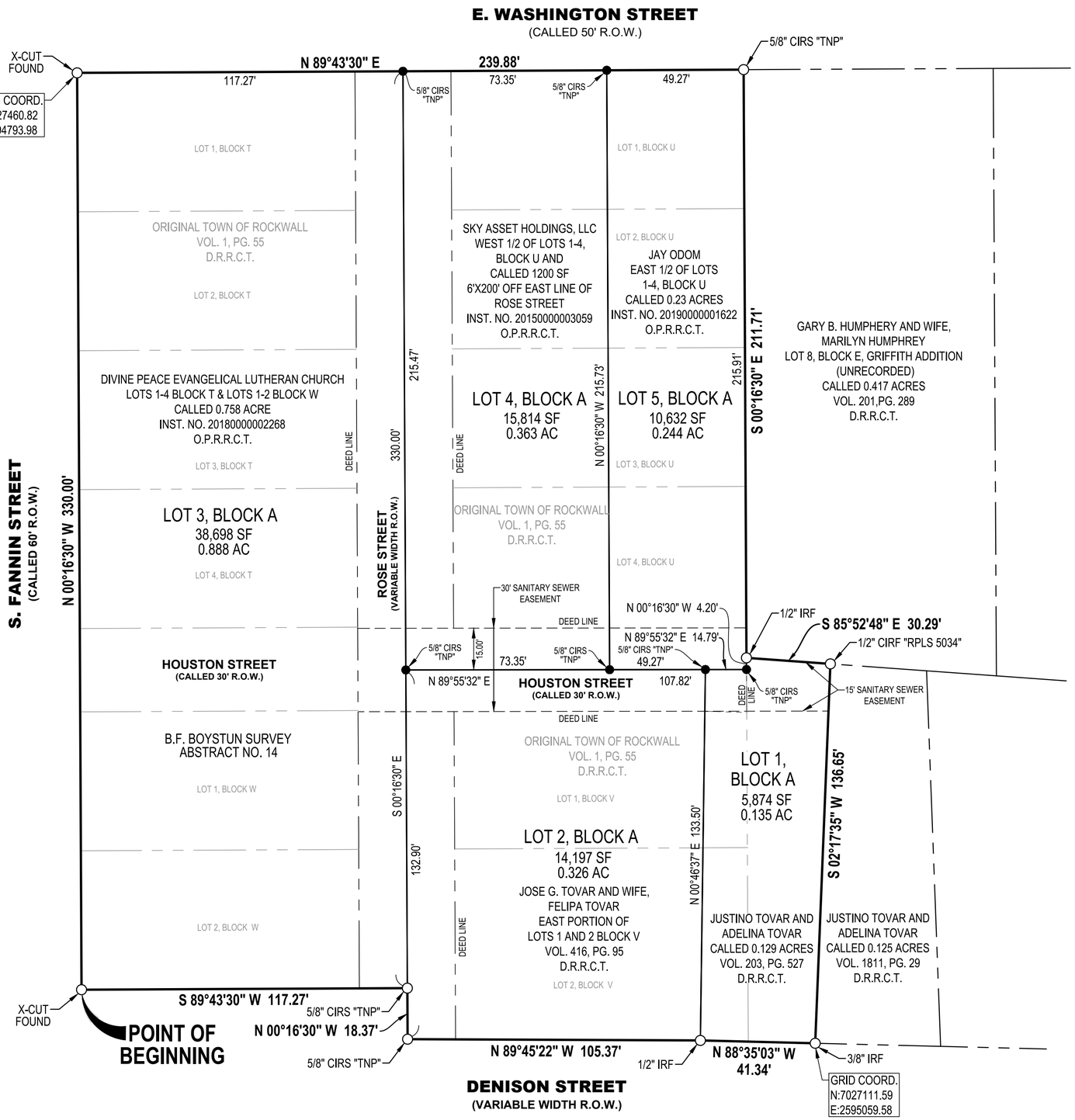


City of Rockwall
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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.



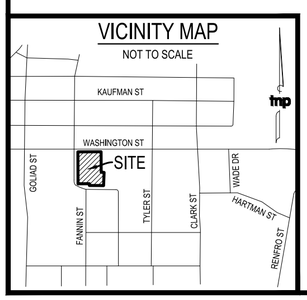
LEGEND
CIRS - CAPPED IRON ROD SET
CIRF - CAPPED IRON ROD FOUND
IRF - IRON ROD FOUND
R.O.W. - RIGHT OF WAY
INST. NO. - INSTRUMENT NUMBER
VOL. - VOLUME
PG. PAGE
SF - SQUARE FEET
AC - ACRES
D.R.R.C.T. - DEED RECORDS ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T. - OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY, TEXAS



NOTES:

1. BEARINGS ARE REFERENCED TO GRID NORTH OF THE TEXAS COORDINATE SYSTEM OF 1983 (NORTH CENTRAL ZONE 4202; NAD83(2011) EPOCH 2010) AS DERIVED LOCALLY FROM ALLTERRA CENTRAL RTKNET CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) VIA REAL TIME KINEMATIC (RTK) SURVEY METHODS AND REFERENCING THE CITY OF ROCKWALL GEODETIC CONTROL MONUMENT COR-16. ALL DISTANCES SHOWN ARE SURFACE DISTANCES USING A COMBINED SCALE FACTOR OF 1.000146135.
2. BY GRAPHIC SCALE ONLY THE SUBJECT PROPERTY APPEARS TO LIE WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) NO. 48397C0040L DATED SEPTEMBER 26, 2008 OF THE NATIONAL INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
3. THE SURVEYOR, AS REQUIRED BY STATE LAW, IS RESPONSIBLE FOR SURVEYING INFORMATION ONLY AND BEARS NO RESPONSIBILITY FOR THE ACCURACY OF THE ENGINEERING DATA ON THIS PLAT.
4. SELLING A PORTION OF THIS METES AND BOUNDS IS UNLAWFUL AND A VIOLATION OF THE SUBDIVISION ORDINANCE OF THE CITY OF ROCKWALL AND CHAPTER 212, MUNICIPAL REGULATION OF SUBDIVISIONS AND PROPERTY DEVELOPMENT, OF THE TEXAS LOCAL GOVERNMENT COD, AND SHALL BE SUBJECT TO THE CITY OF ROCKWALL WITHHOLDING UTILITIES AND BUILDING PERMITS.
5. IT SHALL BE THE POLICY OF THE CITY OF ROCKWALL TO WITHHOLD ISSUING BUILDING PERMITS UNTIL ALL STREETS, WATER, SEWER, AND STORM DRAINAGE SYSTEMS HAVE BEEN ACCEPTED BY THE CITY, THE APPROVAL OF A SUBDIVISION PLAT BY THE CITY OF ROCKWALL DOES NOT CONSTITUTE ANY REPRESENTATION, ASSURANCE, OR GUARANTEE THAT ANY BUILDING WITH SUCH SUBDIVISION PLAT SHALL BE APPROVED, AUTHORIZED, OR PERMIT ISSUED, NOR SHALL SUCH APPROVAL CONSTITUTE ANY REPRESENTATION, ASSURANCE, OR GUARANTEE BY THE CITY OF ROCKWALL OF THE ADEQUACY AND AVAILABILITY FOR WATER AND SANITARY SEWER FOR PERSONAL USE AND FIRE PROTECTION WITHIN SUCH SUBDIVISION PLAT, AS REQUIRED UNDER THE SUBDIVISION ORDINANCE OF THE CITY OF ROCKWALL.
6. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING, REPAIRING AND REPLACING AND SHALL BEAR SOLE LIABILITY OF ALL SYSTEMS WITHIN THE DRAINAGE AND DESTENTION EASEMENTS.
7. 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.
8. ALL DECORATIVE SIGNAGE, POSTS, OR LIGHTS INSTALLED IN PUBLIC RIGHT-OF-WAY SHALL BE INSTALLED, MAINTAINED, REPAIRED, AND REPLACED BY THE HOMEOWNER'S ASSOCIATION (HOA).
9. THE PURPOSE OF THIS PLAT IS TO RECONFIGURE LOT LINE FOR FUTURE DEVELOPMENT.

VICINITY MAP
NOT TO SCALE



RECOMMENDED FOR FINAL APPROVAL

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

Mayor of the City of Rockwall

Planning and Zoning Commission Chairman

City Secretary

City Engineer

FINAL PLAT
LOTS 1-5 BLOCK A
HOUSTON-ROSE ADDITION

BEING A REPLAT OF LOTS 1-4, BLOCK T, LOTS 1-4, BLOCK U, LOTS 1-2, BLOCK V, LOTS 1 -2, BLOCK W, ORIGINAL TOWN OF ROCKWALL, AND A PORTIONOF BLOCK 8, GRIFFITH ADDITION, ALL OF HOUSTON STREET AND ROSE STREET,
CONTAINING A TOTAL OF 1.956 ACRES OR 85,215 SQUARE FEET

SITUATED IN THE B.F. BOYSTUN SURVEY, ABSTRACT NO. 14
AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER LOT 1
JUSTINO TOVAR AND ADELINA TOVAR
205 S Clark St
Rockwall, Texas 75087

OWNER LOT 2
JUSTINO TOVAR AND ADELINA TOVAR
205 S Clark St
Rockwall, Texas 75087

OWNER LOT 3
DIVINE PEACE EVANGELICAL LUTHERAN CHURCH
210 Wade Dr
Rockwall, Texas 75087

OWNER LOT 4
SKY ASSET HOLDINGS, LLC
205 S Clark St
Rockwall, Texas 75087

OWNER LOT 5
GARY B. HUMPHREY AND MARILYN HUMPHREY
205 S Clark St
Rockwall, Texas 75087

PROJECT INFORMATION
Project No.: RWL 25375
Date: September 30, 2025
Drawn By: WS
Scale: 1"=30'
SHEET 1 of 2

CASE NO. P025-036

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

OWNERS DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS}
COUNTY OF ROCKWALL}

We, the undersigned owners of the land shown on this plat, and designated herein as LOTS 1, 2, 3, 4, & 5 BLOCK A, HOUSTON-ROSE ADDITION an addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following;

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

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

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

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

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

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

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

_____
JUSTINA TOVAR

STATE OF TEXAS}
COUNTY OF ROCKWALL}

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

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

_____
Notary Public in and for the State of Texas

_____
My Commission Expires:

_____
ADELINA TOVAR

STATE OF TEXAS}
COUNTY OF ROCKWALL}

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

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

_____
Notary Public in and for the State of Texas

_____
My Commission Expires:

_____
JOSE G. TOVAR

STATE OF TEXAS}
COUNTY OF ROCKWALL}

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

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

_____
Notary Public in and for the State of Texas

_____
My Commission Expires:

_____
FELIPA TOVAR

STATE OF TEXAS}
COUNTY OF ROCKWALL}

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

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

_____
Notary Public in and for the State of Texas

_____
My Commission Expires:

_____
DIVINE PEACE EVANGELICAL LUTHERAN CHURCH
STATE OF TEXAS}
COUNTY OF ROCKWALL}

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

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

_____
Notary Public in and for the State of Texas

_____
My Commission Expires:

_____
SKY ASSET HOLDINGS, LLC

STATE OF TEXAS}
COUNTY OF ROCKWALL}

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

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

_____
Notary Public in and for the State of Texas

_____
My Commission Expires:

_____
JAY ODOM

STATE OF TEXAS}
COUNTY OF ROCKWALL}

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

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

_____
Notary Public in and for the State of Texas

_____
My Commission Expires:

OWNERS CERTIFICATE

STATE OF TEXAS}
COUNTY OF ROCKWALL}

WHEREAS, Justino Tovar and Adelina Tovar, Jose G. Tovar and Wife, Felipa Tovar, Divine Peace Evangelical Lutheran Church, Sky Asset Holdings, LLC, and Jay Odom, being the owners of a tract of land in the County of Rockwall, State of Texas, being all of Lots 1-4, Block T, all of Lots 1-4, Block U, all of Lots 1 and 2 Block V, all of Lots 1 & 2, Block W, all of Houston Street, and all of Rose Street, Original Town of Rockwall, an addition to the City of Rockwall, Texas according to the Plat recorded in Volume 1, Page 55 of the Deed Records of Rockwall County, Texas, all of a tract of land described by deed to Justino Tovar and Adelina Tovar as recorded in Volume 203, Page 527 of the Deed Records of Rockwall County, Texas, all of a tract of land described by deed to Jose G. Tovar and Wife, Felipa Tovar as recorded in Volume 416, Page 95 of the Deed Records of Rockwall County, Texas, all of a tract of land described by deed to Divine Peace Evangelical Lutheran Church as recorded in Instrument Number 20180000002268 of the Official Public Records of Rockwall County, Texas, all of a tract of land described by deed to Sky Asset Holdings, LLC as recorded in Instrument Number 20150000003059 of the Official Public Records of Rockwall County, Texas, and all of a tract of land described by deed to Jay Odom as recorded in Instrument Number 20190000001622 of the Official Public Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at an x-cut found on the east right-of-way of Fannin Street, a called 60 foot right-of-way, for the southwest corner of said Block W, same being the southwest corner of said Divine Peace tract;

THENCE North 00 degrees 16 minutes 30 seconds West, along the east right-of-way of said Fannin Street and the west line of said Block W and said Block T, same being the west line of said Divine Peace tract, a distance of 330.00 feet to an x-cut found on the intersection of the east right-of-way of said Fannin Street and the south right-of-way of E. Washington Street, a called 50 foot right-of-way, for the northwest corner of said said Block T, same being the northwest corner of said Divine Peace tract;

THENCE North 89 degrees 43 minutes 30 seconds East along the south right-of-way of said E. Washington Street and the north line of said Block T, same being the north line of said Divine Peace tract, passing the northeast corner of said Lot 1, Block T, same being the northeast corner of said Divine Peace tract, and continuing along the north line of said Sky Asset tract and the north line of said Odom tract, same being the north line of said Block U, a total distance of 239.88 feet to a 5/8 inch iron rod with cap stamped "TNP" set for the northeast corner of said Block U, same being the northeast corner of said Odom tract, same being the northwest corner of a tract of land described by deed to Gary B. Humphrey and Wife, Marilyn Humphrey as recorded in Volume 201, Page 289 of the Deed Records of Rockwall County, Texas, same being the northwest corner of Lot 8, Block E of Griffith Addition, an unrecorded addition to the City of Rockwall, Texas;

THENCE South 00 degrees 16 minutes 30 seconds East departing the south right-of-way of said E. Washington Street and along the east line of said Block U, same being the west line of said Humphrey tract, passing the southeast corner of said Block U, and continuing a total distance of 211.71 feet to a 1/2 inch iron rod found on the east line of said Houston Street, a called 30 foot right-of-way, for the southwest corner of said Humphrey tract,same being the northernmost northwest corner of said Justino Tovar tract;

THENCE South 85 degrees 52 minutes 48 seconds East along the south line of said Humphrey tract, same being the north line of said Justino Tovar tract, a distance of 30.29 feet to a 1/2 inch iron rod with cap stamped "RPLS 5034" found for the northeast corner of said Justino Tovar tract, same being the northwest corner of a called 0.125 acre tract of land described by deed to Justino Tovar and and Adelina Tovar as recorded in Volume 1811, Page 29 of the Deed Records of Rockwall County, Texas;

THENCE South 02 degrees 17 minutes 35 seconds West departing the south line of said Humphrey tract and along the west line of said 0.125 acre tract, same being the east line of said Justino Tovar tract, a distance of 136.65 feet to a 3/8 inch iron rod found on the north right-of-way of Denison Street, a variable width right-of-way, for the southwest corner of said 0.125 acre tract, same being the southeast corner of said Justino Tovar tract;

THENCE North 88 degrees 35 minutes 03 seconds West along the north right-of-way of said Denison Street and the south line of said Justino Tovar tract, a distance of 41.34 feet to a 1/2 inch iron rod found for the southwest corner of said Justino Tovar tract, same being the southeast corner of said Jose G. Tovar tract;

THENCE North 89 degrees 45 minutes 22 seconds West continuing along the north right-of-way of said Denison Street, passing the southwest corner of said Jose G. Tovar tract, and continuing distance of 105.37 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner on the extension of the centerline of said Rose Street;

THENCE North 00 degrees 16 minutes 30 seconds West along the extension of the centerline of said Rose Street, a distance of 18.37 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner on the centerline of said Rose Street;

THENCE South 89 degrees 43 minutes 30 seconds West departing the centerline of said Rose Street and along the south line of said Block W, same being the south line of said Divine Peace tract, a distance of 117.27 feet to the POINT OF BEGINNING containing 85,215 square feet, or 1.956 acres of land.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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

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

_____
BRIAN J. MADDOX, R.P.L.S. NO. 5430

FINAL PLAT
LOTS 1-5 BLOCK A
HOUSTON-ROSE ADDITION

BEING A REPLAT OF LOTS 1-4, BLOCK T, LOTS 1-4, BLOCK U, LOTS 1-2, BLOCK V, LOTS 1 -2, BLOCK W, ORIGINAL TOWN OF ROCKWALL, AND A PORTIONOF BLOCK 8, GRIFFITH ADDITION, ALL OF HOUSTON STREET AND ROSE STREET,
CONTAINING A TOTAL OF 1.956 ACRES OR 85,215 SQUARE FEET

SITUATED IN THE B.F. BOYSTUN SURVEY, ABSTRACT NO. 14
AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER LOT 1
JUSTINO TOVAR AND
ADELINA TOVAR
205 S Clark St
Rockwall, Texas 75087

OWNER LOT 2
JUSTINO TOVAR AND
ADELINA TOVAR
205 S Clark St
Rockwall, Texas 75087

OWNER LOT 3
DIVINE PEACE EVANGELICAL
LUTHERAN CHURCH
210 Wade Dr
Rockwall, Texas 75087

OWNER LOT 4
SKY ASSET HOLDINGS, LLC
205 S Clark St
Rockwall, Texas 75087

OWNER LOT 5
GARY B. HUMPHREY AND
MARILYN HUMPHREY
205 S Clark St
Rockwall, Texas 75087

PROJECT INFORMATION
Project No.: RWL 25375
Date: September 30, 2025
Drawn By: WS
Scale: 1"=30'

SHEET 2 of 2

CASE NO. P025-036

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

February 28, 2025

TO: Gunnar Ledermann
Divine Peace Evangelical Lutheran Church
305 S. Fannin Street
Rockwall, Texas 75087

FROM: Ryan Miller, AICP
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

SUBJECT: Letter of Intent (LOI) for the Abandonment of the Right-of-Way in between E. Washington Street and Denison Street

Mr. Ledermann,

I am writing to you on behalf of the City of Rockwall regarding the abandonment of the excess right-of-way in between E. Washington Street and Denison Street, which is directly adjacent to your property at 201, 203, and 305 S. Fannin Street. As you may be aware, the City of Rockwall has identified several unimproved or underutilized City rights-of-way within our jurisdiction that provide limited to no public benefit. These rights-of-way have been maintained by the City for decades without plans for future improvement. In some cases, adjacent properties have constructed improvements within these rights-of-way, further complicating their potential use by the City.

On February 5, 2024, the City Council approved a motion to direct staff to proceed with the abandonment of these rights-of-way to the adjacent property owners. Following this action, the City has decided to abandon the excess right-of-way in between E. Washington Street and Denison Street, and we are pleased to offer you the opportunity to acquire this land at no cost. The abandoned of right-of-way encompasses excess right-of-way in between E. Washington Street and Denison Street. By acquiring this land, you will have the opportunity to expand your property and utilize it according to your needs and preferences. This offer aligns with the City of Rockwall's objective of promoting responsible land use and supporting efficient land utilization within our community.

In order to proceed with this transaction, I kindly request your cooperation in signing the attached Letter of Intent (LOI), acknowledging your acceptance of the abandoned right-of-way. Additionally, by signing this letter, you agree to allow the City of Rockwall to file a subdivision plat, which is necessary to accommodate the acquisition of the abandoned land, and you agree to maintain the acquired land. Please note that should you choose not to allow a subdivision plat to be filed after signing this Letter of Intent (LOI), you acknowledge your responsibility for reimbursing the City for any costs associated with the subdivision plat. If you decide not to acquire the abandoned land, please take note that other adjacent property owners will be given the opportunity to acquire the abandoned land.

Please review the attached map, which outlines the details of the abandonment and the terms and conditions of the Letter of Intent (LOI). Please provide all required information back to the Planning and Zoning Department of the City of Rockwall by no later than April 15, 2025 to proceed with the program. If you have any questions or require further clarification, please do not hesitate to contact me by phone at (972) 772-6441 or by email at rmiller@rockwall.com.

The City of Rockwall appreciates your cooperation and looks forward to working with you to finalize this transaction. Your prompt attention to this matter is greatly appreciated.

Sincerely,

Ryan Miller, AICP
Director of Planning and Zoning

February 28, 2025

TO: Jay Odom
601 N. Fannin Street
Rockwall, Texas 75087

FROM: Ryan Miller, AICP
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

SUBJECT: Letter of Intent (LOI) for the Abandonment of the Right-of-Way for Houston Street

Mr. Odom,

I am writing to you on behalf of the City of Rockwall regarding the abandonment of the excess right-of-way along Houston Street, which is directly adjacent to your property at 601 N. Fannin Street. As you may be aware, the City of Rockwall has identified several unimproved or underutilized City rights-of-way within our jurisdiction that provide limited to no public benefit. These rights-of-way have been maintained by the City for decades without plans for future improvement. In some cases, adjacent properties have constructed improvements within these rights-of-way, further complicating their potential use by the City.

On February 5, 2024, the City Council approved a motion to direct staff to proceed with the abandonment of these rights-of-way to the adjacent property owners. Following this action, the City has decided to abandon the excess right-of-way along Houston Street, and we are pleased to offer you the opportunity to acquire this land at no cost. The abandoned of right-of-way encompasses excess right-of-way along Houston Street. By acquiring this land, you will have the opportunity to expand your property and utilize it according to your needs and preferences. This offer aligns with the City of Rockwall's objective of promoting responsible land use and supporting efficient land utilization within our community.

In order to proceed with this transaction, I kindly request your cooperation in signing the attached Letter of Intent (LOI), acknowledging your acceptance of the abandoned right-of-way. Additionally, by signing this letter, you agree to allow the City of Rockwall to file a subdivision plat, which is necessary to accommodate the acquisition of the abandoned land, and you agree to maintain the acquired land. Please note that should you choose not to allow a subdivision plat to be filed after signing this Letter of Intent (LOI), you acknowledge your responsibility for reimbursing the City for any costs associated with the subdivision plat. If you decide not to acquire the abandoned land, please take note that other adjacent property owners will be given the opportunity to acquire the abandoned land.

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The City of Rockwall appreciates your cooperation and looks forward to working with you to finalize this transaction. Your prompt attention to this matter is greatly appreciated.

Sincerely,

Ryan Miller, AICP
Director of Planning and Zoning

February 28, 2025

TO: Jose and Felipa Tovar
1269 S. Munson Road
Royse City, Texas 75189

FROM: Ryan Miller, AICP
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

SUBJECT: Letter of Intent (LOI) for the Abandonment of the Right-of-Way in between E. Washington Street and Denison Street and along Houston Street

Mr. and Ms. Tovar,

I am writing to you on behalf of the City of Rockwall regarding the abandonment of the excess right-of-way in between E. Washington Street and Denison Street and along Houston Street, which is directly adjacent to your property at 301 Dennison Street. As you may be aware, the City of Rockwall has identified several unimproved or underutilized City rights-of-way within our jurisdiction that provide limited to no public benefit. These rights-of-way have been maintained by the City for decades without plans for future improvement. In some cases, adjacent properties have constructed improvements within these rights-of-way, further complicating their potential use by the City.

On February 5, 2024, the City Council approved a motion to direct staff to proceed with the abandonment of these rights-of-way to the adjacent property owners. Following this action, the City has decided to abandon the excess right-of-way in between E. Washington Street and Denison Street and along Houston Street, and we are pleased to offer you the opportunity to acquire this land at no cost. The abandoned of right-of-way encompasses excess right-of-way in between E. Washington Street and Denison Street and along Houston Street. By acquiring this land, you will have the opportunity to expand your property and utilize it according to your needs and preferences. This offer aligns with the City of Rockwall's objective of promoting responsible land use and supporting efficient land utilization within our community.

In order to proceed with this transaction, I kindly request your cooperation in signing the attached Letter of Intent (LOI), acknowledging your acceptance of the abandoned right-of-way. Additionally, by signing this letter, you agree to allow the City of Rockwall to file a subdivision plat, which is necessary to accommodate the acquisition of the abandoned land, and you agree to maintain the acquired land. Please note that should you choose not to allow a subdivision plat to be filed after signing this Letter of Intent (LOI), you acknowledge your responsibility for reimbursing the City for any costs associated with the subdivision plat. If you decide not to acquire the abandoned land, please take note that other adjacent property owners will be given the opportunity to acquire the abandoned land.

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The City of Rockwall appreciates your cooperation and looks forward to working with you to finalize this transaction. Your prompt attention to this matter is greatly appreciated.

Sincerely,

Ryan Miller, AICP
Director of Planning and Zoning

February 28, 2025

TO: Justino Tovar
303 Denison Street
Rockwall, Texas 75087

FROM: Ryan Miller, AICP
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

SUBJECT: Letter of Intent (LOI) for the Abandonment of the Right-of-Way for Houston Street

Mr. Tovar,

I am writing to you on behalf of the City of Rockwall regarding the abandonment of the excess right-of-way along Houston Street, which is directly adjacent to your property at 601 N. Fannin Street. As you may be aware, the City of Rockwall has identified several unimproved or underutilized City rights-of-way within our jurisdiction that provide limited to no public benefit. These rights-of-way have been maintained by the City for decades without plans for future improvement. In some cases, adjacent properties have constructed improvements within these rights-of-way, further complicating their potential use by the City.

On February 5, 2024, the City Council approved a motion to direct staff to proceed with the abandonment of these rights-of-way to the adjacent property owners. Following this action, the City has decided to abandon the excess right-of-way along Houston Street, and we are pleased to offer you the opportunity to acquire this land at no cost. The abandoned of right-of-way encompasses excess right-of-way along Houston Street. By acquiring this land, you will have the opportunity to expand your property and utilize it according to your needs and preferences. This offer aligns with the City of Rockwall's objective of promoting responsible land use and supporting efficient land utilization within our community.

In order to proceed with this transaction, I kindly request your cooperation in signing the attached Letter of Intent (LOI), acknowledging your acceptance of the abandoned right-of-way. Additionally, by signing this letter, you agree to allow the City of Rockwall to file a subdivision plat, which is necessary to accommodate the acquisition of the abandoned land, and you agree to maintain the acquired land. Please note that should you choose not to allow a subdivision plat to be filed after signing this Letter of Intent (LOI), you acknowledge your responsibility for reimbursing the City for any costs associated with the subdivision plat. If you decide not to acquire the abandoned land, please take note that other adjacent property owners will be given the opportunity to acquire the abandoned land.

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The City of Rockwall appreciates your cooperation and looks forward to working with you to finalize this transaction. Your prompt attention to this matter is greatly appreciated.

Sincerely,

Ryan Miller, AICP
Director of Planning and Zoning

February 28, 2025

TO: Sky 306 E. Washington Series, LLC
106 E. Rusk Street, Suite 200
Rockwall, Texas 75087

FROM: Ryan Miller, AICP
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

SUBJECT: Letter of Intent (LOI) for the Abandonment of the Right-of-Way in between E. Washington Street and Denison Street and along Houston Street

To Whom it May Concern,

I am writing to you on behalf of the City of Rockwall regarding the abandonment of the excess right-of-way in between E. Washington Street and Denison Street and along Houston Street, which is directly adjacent to your property at 306 E. Washington Street. As you may be aware, the City of Rockwall has identified several unimproved or underutilized City rights-of-way within our jurisdiction that provide limited to no public benefit. These rights-of-way have been maintained by the City for decades without plans for future improvement. In some cases, adjacent properties have constructed improvements within these rights-of-way, further complicating their potential use by the City.

On February 5, 2024, the City Council approved a motion to direct staff to proceed with the abandonment of these rights-of-way to the adjacent property owners. Following this action, the City has decided to abandon the excess right-of-way in between E. Washington Street and Denison Street and along Houston Street, and we are pleased to offer you the opportunity to acquire this land at no cost. The abandoned of right-of-way encompasses excess right-of-way in between E. Washington Street and Denison Street and along Houston Street. By acquiring this land, you will have the opportunity to expand your property and utilize it according to your needs and preferences. This offer aligns with the City of Rockwall's objective of promoting responsible land use and supporting efficient land utilization within our community.

In order to proceed with this transaction, I kindly request your cooperation in signing the attached Letter of Intent (LOI), acknowledging your acceptance of the abandoned right-of-way. Additionally, by signing this letter, you agree to allow the City of Rockwall to file a subdivision plat, which is necessary to accommodate the acquisition of the abandoned land, and you agree to maintain the acquired land. Please note that should you choose not to allow a subdivision plat to be filed after signing this Letter of Intent (LOI), you acknowledge your responsibility for reimbursing the City for any costs associated with the subdivision plat. If you decide not to acquire the abandoned land, please take note that other adjacent property owners will be given the opportunity to acquire the abandoned land.

Please review the attached map, which outlines the details of the abandonment and the terms and conditions of the Letter of Intent (LOI). Please provide all required information back to the Planning and Zoning Department of the City of Rockwall by no later than April 15, 2025 to proceed with the program. If you have any questions or require further clarification, please do not hesitate to contact me by phone at (972) 772-6441 or by email at rmiller@rockwall.com.

The City of Rockwall appreciates your cooperation and looks forward to working with you to finalize this transaction. Your prompt attention to this matter is greatly appreciated.

Sincerely,

Ryan Miller, AICP
Director of Planning and Zoning



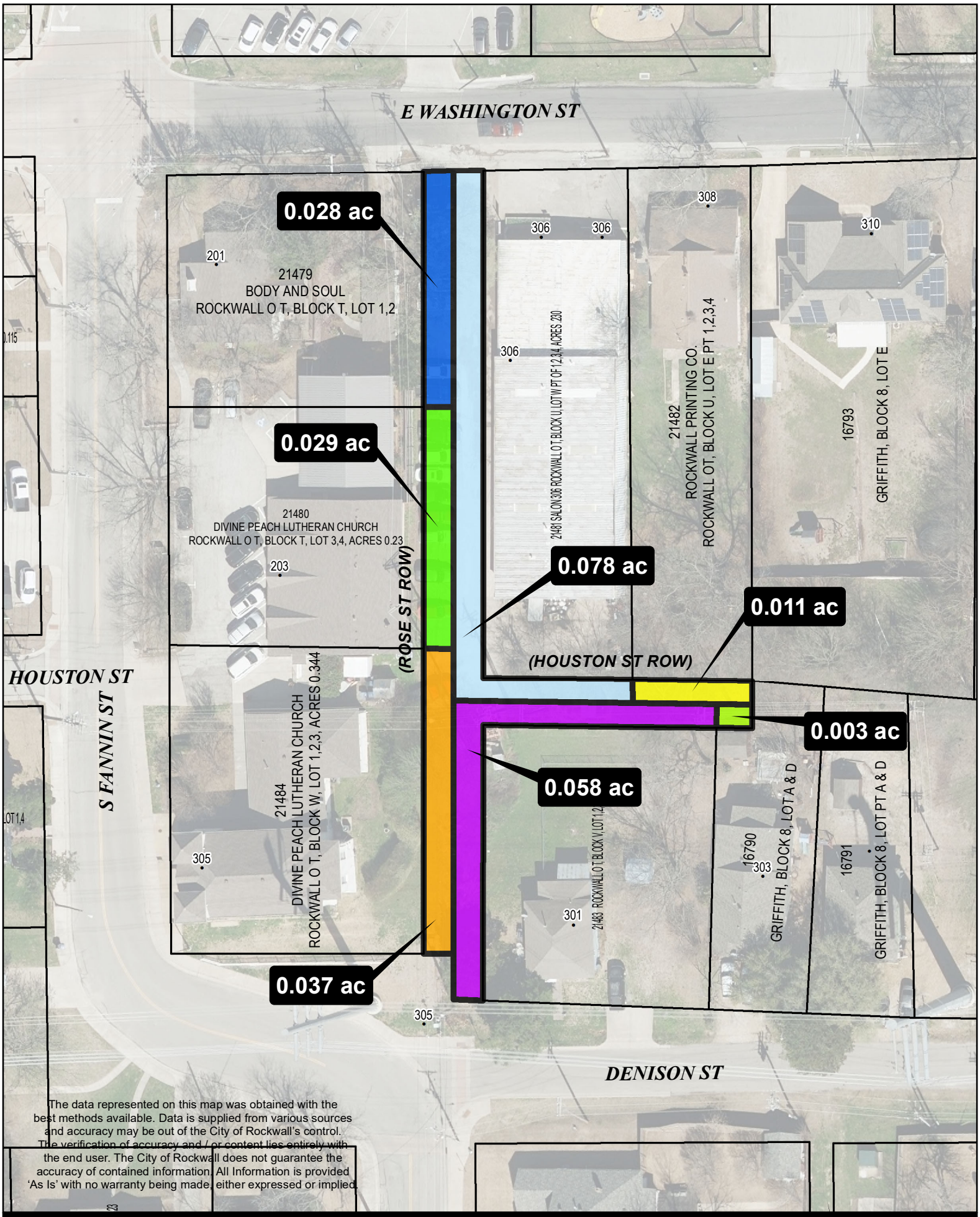
The data represented on this map was obtained with the best methods available. Data is supplied from various sources and accuracy may be out of the City of Rockwall's control. The verification of accuracy and / or content lies entirely with the end user. The City of Rockwall does not guarantee the accuracy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

City of Rockwall

0 50 Feet

Date: 2/24/2025

RIGHT OF WAY ABANDONMENT



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

City of Rockwall

0 50 Feet

Date: 2/24/2025

RIGHT OF WAY ABANDONMENT

DATE: 4/2/2025

TO: Ryan Miller, AICP
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

PROPERTY OWNER INFORMATION:

PROPERTY OWNER NAME(S): LONNY NOLAN

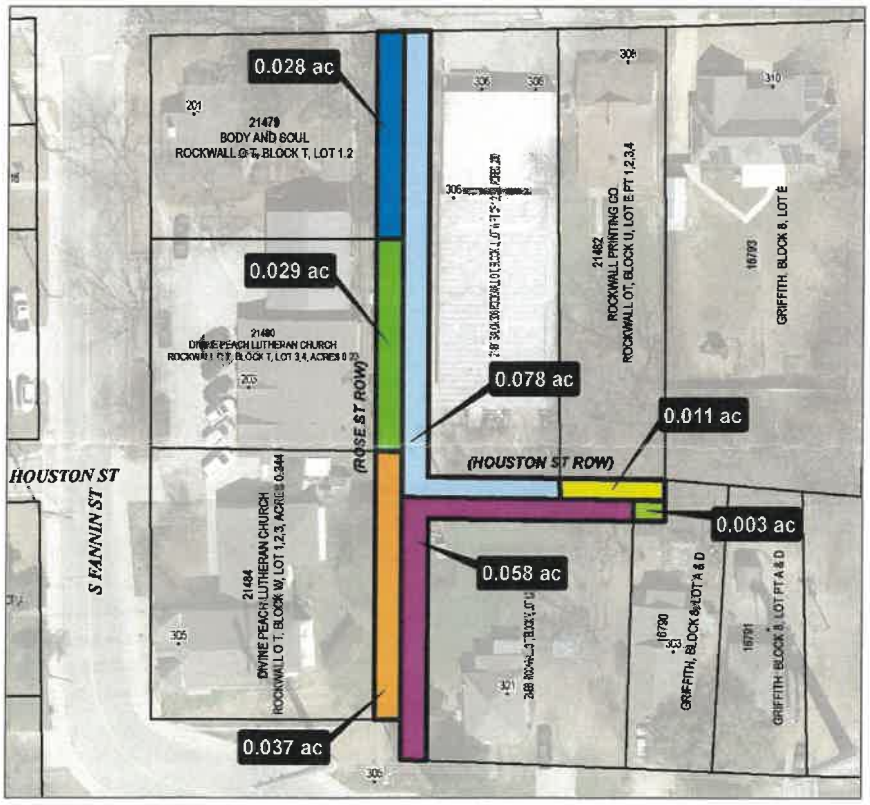
PROPERTY OWNER ADDRESS: 400 MOSSY OAK DR.
JOSEPHINE, TX 75189

PROPERTY ADDRESS: 305 S. FANNIN ST.
Rockwall, Texas 75087

SUBJECT: Letter of Intent (LOI) to Accept Abandoned Right-of-Way

This Letter of Intent (LOI) is to express my understanding and acceptance of the City of Rockwall's offer to acquire the land directly adjacent to my property as outlined in *Exhibit 'A'* below. I (we) understand that by accepting this offer, I will have the opportunity to expand and utilize my property in accordance with my needs, preferences, and the requirements of the City of Rockwall. Furthermore, I acknowledge and agree to sign the subdivision plat -- *that will be prepared by and at the cost of the City of Rockwall* -- to facilitate the acquisition of the abandoned right-of-way as depicted in *Exhibit 'A'* below. I am fully aware of the implications of this agreement and acknowledge my responsibility for maintaining the land depicted in *Exhibit 'A'* and reimbursing the City for any costs associated with the subdivision plat in the event that I (we) fail to sign document when necessary to complete the abandonment.

EXHIBIT 'A': PROPOSED DIVISION OF ABANDONED RIGHT-OF-WAY



PROPERTY OWNER'S SIGNATURE: Lonny Nolan

PROPERTY OWNER'S SIGNATURE: _____

DATE: 4/10/2025

TO: Ryan Miller, AICP
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

PROPERTY OWNER INFORMATION:

PROPERTY OWNER NAME(S): Jay Odom, Alison Odom

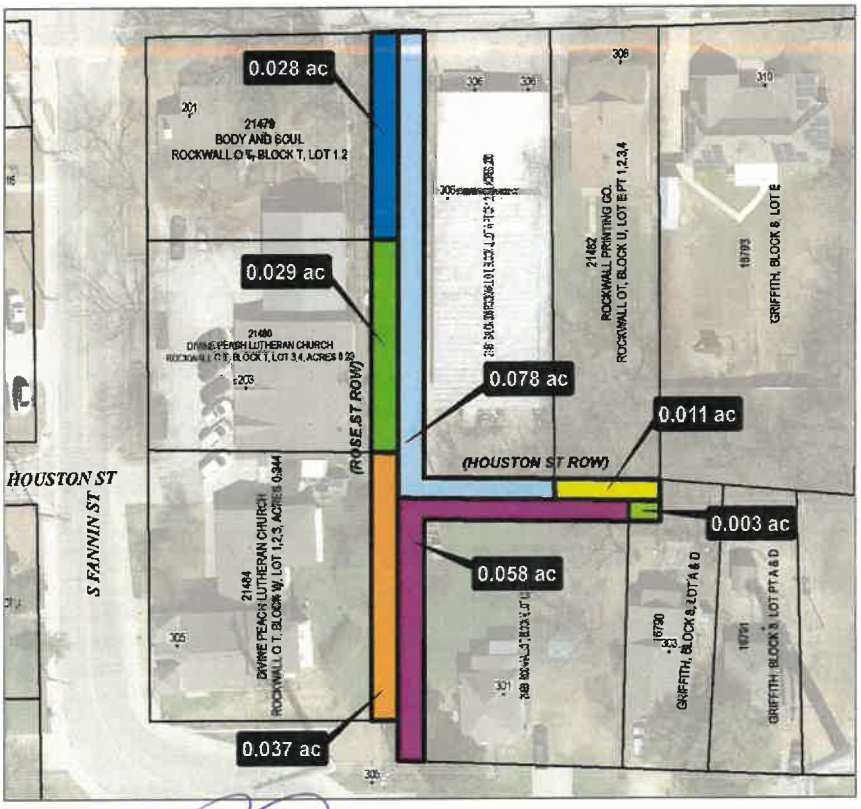
PROPERTY OWNER ADDRESS: 601 N. Fannin St

PROPERTY ADDRESS: Rockwall, Texas 75087

SUBJECT: Letter of Intent (LOI) to Accept Abandoned Right-of-Way

This Letter of Intent (LOI) is to express my understanding and acceptance of the City of Rockwall's offer to acquire the land directly adjacent to my property as outlined in *Exhibit 'A'* below. I (we) understand that by accepting this offer, I will have the opportunity to expand and utilize my property in accordance with my needs, preferences, and the requirements of the City of Rockwall. Furthermore, I acknowledge and agree to sign the subdivision plat -- *that will be prepared by and at the cost of the City of Rockwall* -- to facilitate the acquisition of the abandoned right-of-way as depicted in *Exhibit 'A'* below. I am fully aware of the implications of this agreement and acknowledge my responsibility for maintaining the land depicted in *Exhibit 'A'* and reimbursing the City for any costs associated with the subdivision plat in the event that I (we) fail to sign document when necessary to complete the abandonment.

EXHIBIT 'A': PROPOSED DIVISION OF ABANDONED RIGHT-OF-WAY



PROPERTY OWNER'S SIGNATURE: _____

PROPERTY OWNER'S SIGNATURE: Alison Odom

DATE: 3/20/25

TO: Ryan Miller, AICP
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

PROPERTY OWNER INFORMATION:

PROPERTY OWNER NAME(S): Jose and Felipa Tovar

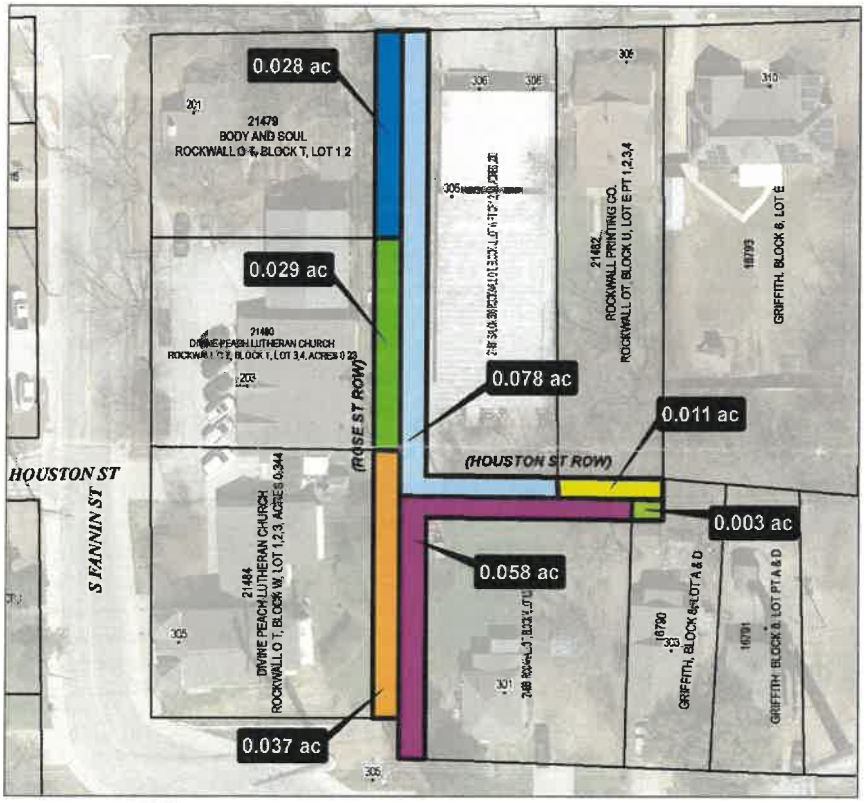
PROPERTY OWNER ADDRESS: 301 Denison
Rockwall, TX 75087

PROPERTY ADDRESS: _____
Rockwall, Texas 75087

SUBJECT: Letter of Intent (LOI) to Accept Abandoned Right-of-Way

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EXHIBIT 'A': PROPOSED DIVISION OF ABANDONED RIGHT-OF-WAY



PROPERTY OWNER'S SIGNATURE: Jose G Tovar

PROPERTY OWNER'S SIGNATURE: Felipa Tovar

DATE: 4-9-2025

TO: Ryan Miller, AICP
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

PROPERTY OWNER INFORMATION:

PROPERTY OWNER NAME(S): Justino & Adelina Tovar

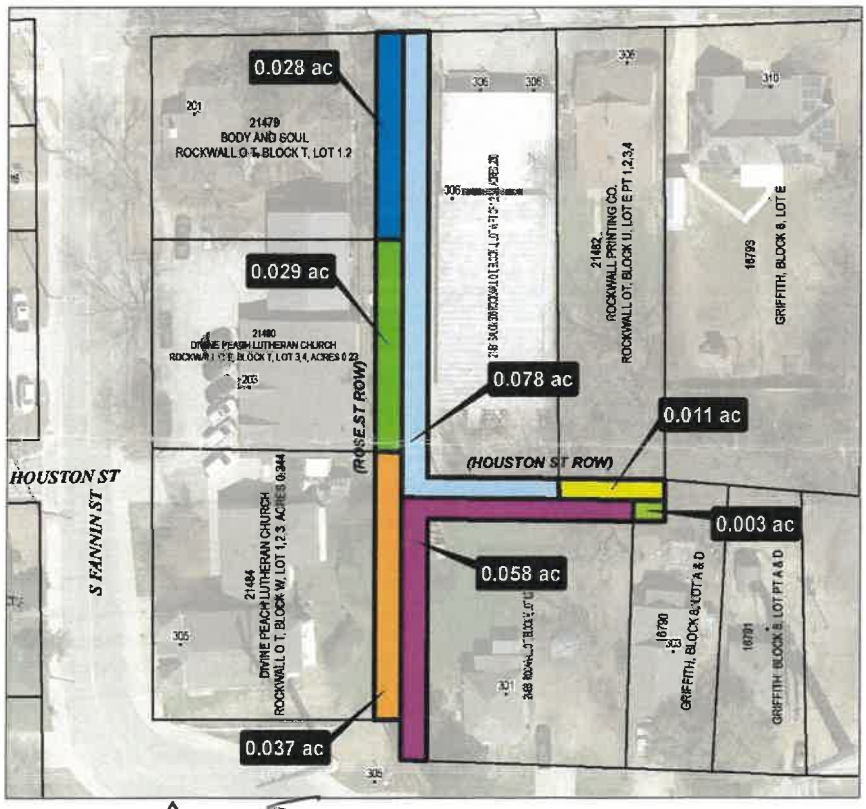
PROPERTY OWNER ADDRESS: 303 Denison Street
Rockwall TX 75087

PROPERTY ADDRESS: 303 Denison Street
Rockwall, Texas 75087

SUBJECT: Letter of Intent (LOI) to Accept Abandoned Right-of-Way

This Letter of Intent (LOI) is to express my understanding and acceptance of the City of Rockwall's offer to acquire the land directly adjacent to my property as outlined in *Exhibit 'A'* below. I (we) understand that by accepting this offer, I will have the opportunity to expand and utilize my property in accordance with my needs, preferences, and the requirements of the City of Rockwall. Furthermore, I acknowledge and agree to sign the subdivision plat -- *that will be prepared by and at the cost of the City of Rockwall* -- to facilitate the acquisition of the abandoned right-of-way as depicted in *Exhibit 'A'* below. I am fully aware of the implications of this agreement and acknowledge my responsibility for maintaining the land depicted in *Exhibit 'A'* and reimbursing the City for any costs associated with the subdivision plat in the event that I (we) fail to sign document when necessary to complete the abandonment.

EXHIBIT 'A': PROPOSED DIVISION OF ABANDONED RIGHT-OF-WAY



PROPERTY OWNER'S SIGNATURE: Justino Tovar

PROPERTY OWNER'S SIGNATURE: Adelina Tovar

DATE: 4/11/2025

TO: Ryan Miller, AICP
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

PROPERTY OWNER INFORMATION:

PROPERTY OWNER NAME(S): Michael Swierdinsky

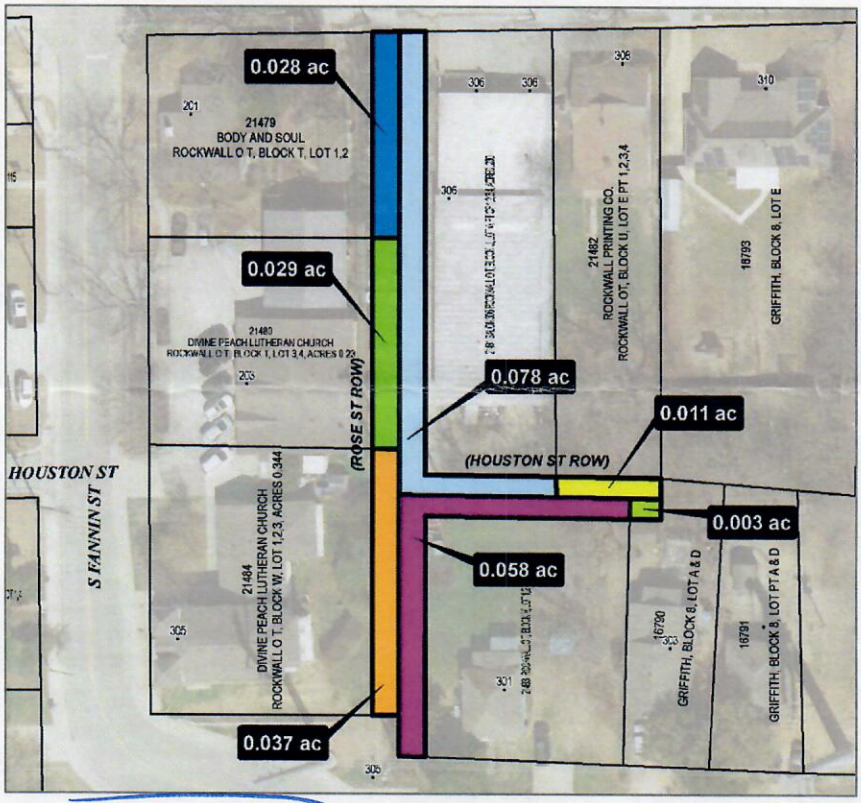
PROPERTY OWNER ADDRESS: 106 E. Rusk St, Suite 200
Rockwall, TX 75087

PROPERTY ADDRESS: 306 E. Washington
Rockwall, Texas 75087

SUBJECT: Letter of Intent (LOI) to Accept Abandoned Right-of-Way

This Letter of Intent (LOI) is to express my understanding and acceptance of the City of Rockwall's offer to acquire the land directly adjacent to my property as outlined in *Exhibit 'A'* below. I (we) understand that by accepting this offer, I will have the opportunity to expand and utilize my property in accordance with my needs, preferences, and the requirements of the City of Rockwall. Furthermore, I acknowledge and agree to sign the subdivision plat -- *that will be prepared by and at the cost of the City of Rockwall* -- to facilitate the acquisition of the abandoned right-of-way as depicted in *Exhibit 'A'* below. I am fully aware of the implications of this agreement and acknowledge my responsibility for maintaining the land depicted in *Exhibit 'A'* and reimbursing the City for any costs associated with the subdivision plat in the event that I (we) fail to sign document when necessary to complete the abandonment.

EXHIBIT 'A': PROPOSED DIVISION OF ABANDONED RIGHT-OF-WAY



PROPERTY OWNER'S SIGNATURE: _____

PROPERTY OWNER'S SIGNATURE: _____

CITY OF ROCKWALL

ORDINANCE NO. 25-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, CLOSING, ABANDONING AND VACATING A DEDICATED PUBLIC ALLEYWAY MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE AND CONVEYING THE RIGHT-OF-WAY TO THE ADJACENT PROPERTY OWNERS IN THE MANNER DEPICTED IN THIS ORDINANCE; IDENTIFYING A MUNICIPAL PURPOSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Subsection 311.007, *Closing of Street or Alley by Home-Rule Municipality*, of Chapter 311, *General Provisions Relating to Municipal Streets*, of the Texas Transportation Code grants a home-rule municipality the powers to vacate, abandon, or close a street or alleyway; and,

WHEREAS, Section 272.001(b) of the Texas Local Government Code provides that land -- *including streets or alleys* -- owned in fee or used by easement by a political subdivision of the state, may be conveyed, sold or exchanged for less than fair market value with one or more of the abutting property owners who own the underlying fee; and,

WHEREAS, the City of Rockwall currently incurs costs annually associated with the maintenance (*i.e. mowing*) of the dedicated public alleyway – *described and depicted in Exhibit 'A' of this ordinance* -- which is currently unimproved; and,

WHEREAS, the City Council of the City of Rockwall has determined that the dedicated public alleyway -- *described and depicted in Exhibit 'A' of this ordinance* -- is no longer needed for public purposes, and finds that it is in the best interest of the City to convey the alleyway to the adjacent and abutting property owners -- *in the manner depicted in this ordinance*; and,

WHEREAS, with proper notice to the public, a public hearing was held on November 3, 2025 at a meeting of the City Council of the City of Rockwall, during which all interested parties and citizens were allowed to appear and be heard; and,

WHEREAS, the City of Rockwall has determined that it is feasible and advantageous to abandon this City property subject to the terms and conditions set forth below.

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

SECTION 1. PROPERTY. The *Property* shall be as described and depicted in *Exhibit 'A'* of this ordinance, and shall be incorporated by reference herein.

SECTION 2. QUITCLAIM. Section 272.001(b) of the Texas Local Government Code allows the City the power to convey city-owned property at less than fair market value to the abutting property owners. The Mayor of the City of Rockwall or the City Manager, as the case may be, are authorized to quitclaim the *Property* described in *Section 1* hereof to the abutting property owner upon the approval of this ordinance.

SECTION 3. LIMITATIONS. The abandonment of the *Property* shall extend only to the public right, title and easement in and to the tracts of land described and depicted in *Exhibit 'A'* of this ordinance, and shall be construed only to that interest the governing body of the City may legally and lawfully

DRAFT ORDINANCE 10.03.2025

abandon.

SECTION 4. MUNICIPAL PURPOSE. The *Property* described in *Section 1*, save and except the municipal utility easements located thereon, is no longer needed for municipal purposes and it is in the public interest of the City, to abandon said described portions of the right-of-way as depicted in *Exhibit 'A'* to the adjacent and abutting property owners.

SECTION 5. SCOPE. That the abandonment provided for herein shall extend only to the public right, title and easement in and to the tracts of land described in *Section 1* of this ordinance, and shall be construed only to that interest the governing body of the City of Rockwall may legally and lawfully abandon.

SECTION 6. EXCEPTIONS. In addition to the express reservations provided for in *Section 1* hereof, the conveyance is made subject to any and all valid, conditions, easements, restrictions and the like, whether record or not in the real property records of Rockwall County Texas.

SECTION 7. INCORPORATION OF RECITALS. The City Council finds the recitals contained in the preamble to this *Ordinance* are true and correct and incorporates them as findings of fact.

SECTION 8. SAVINGS CLAUSE. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 9. REPEALING ORDINANCES IN CONFLICT. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 10. EFFECTIVE DATE. This *Ordinance* shall be effective immediately following its passage and approval by the City Council.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 17TH DAY OF NOVEMBER, 2025.

_____
Tim McCallum, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

DRAFT ORDINANCE 11.03.2025

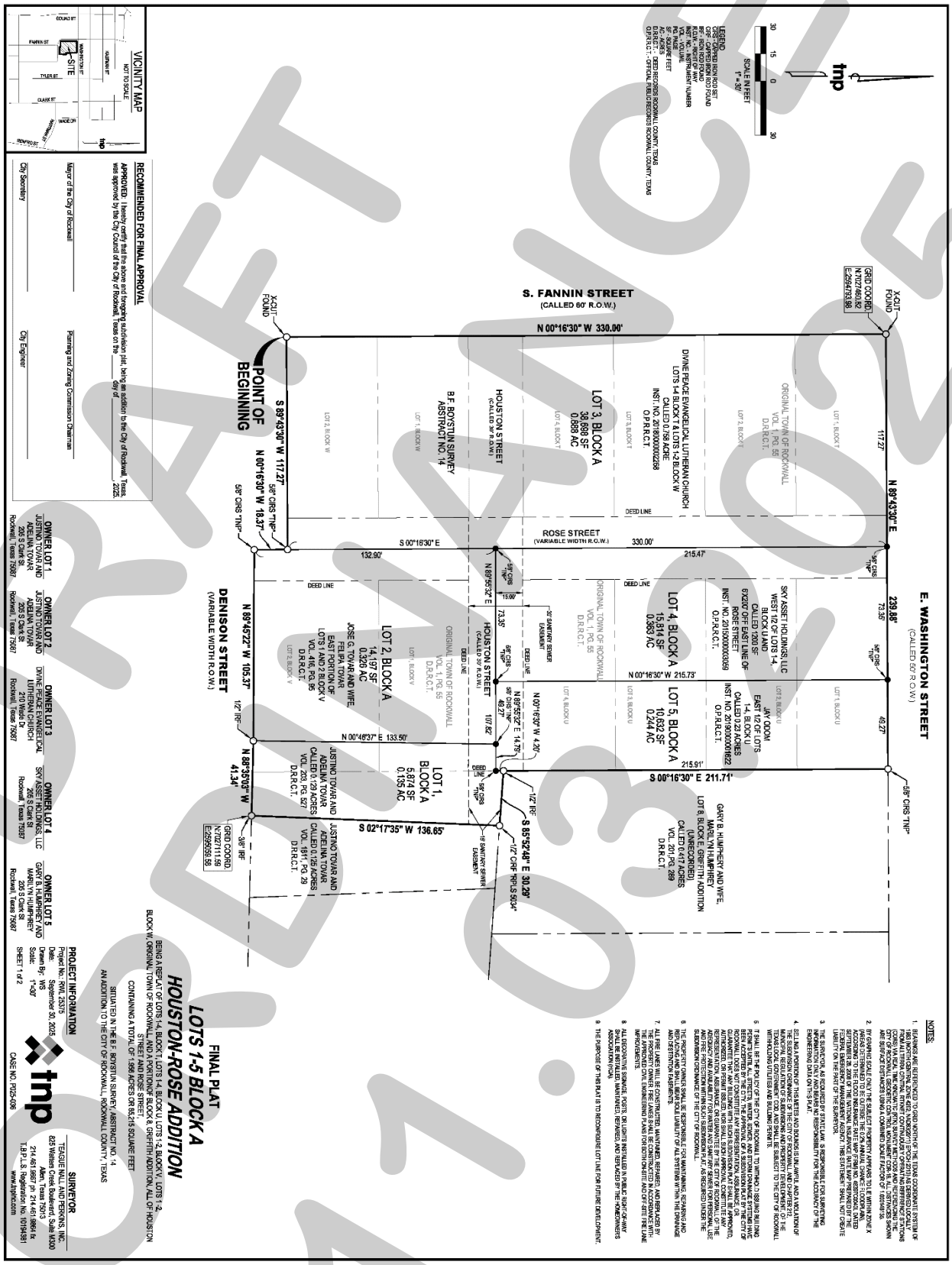
1st Reading: *November 3, 2025*

2nd Reading: *November 17, 2025*

DRAFT ORDINANCE 11.03.2025

Exhibit 'A'

Abandonment and Conveyance of Right-of-Way to the Adjacent and Abutting Property Owners



RECOMMENDED FOR FINAL APPROVAL

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

Mayor of the City of Rockwall

Planning and Zoning Commission Chairman

City Secretary

City Engineer

NOTES:

1. BEARINGS ARE REFERENCED TO GRID NORTH OF THE TEXAS COORDINATE SYSTEM OF 1983 (NORTH CENTRAL ZONE 4202), (NAD83(2011) EPOCH:2010.00 DERIVED LOCALLY FROM AUTOMATED CONTINUALLY OPERATING REFERENCE STATIONS OPERATED BY THE CITY OF ROCKWALL (GEODETIC CONTROL MONUMENT CORS ID: ALL DISTANCES SHOWN ARE SURFACE DISTANCES USING A COMBINED SCALE FACTOR OF 1.00014835.
2. BY GRAPHIC SCALE ONLY THE SUBJECT PROPERTY APPEARS TO LIE WITHIN ZONE X (UNSHADED) AND ZONE AE (SHADED) OF THE 100-YEAR FLOOD PLAIN AS SCALED ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) NO. 48397C0040J DATED SEPTEMBER 26, 2008 OF THE NATIONAL INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THIS DETERMINATION SHALL NOT CONSTITUTE LIABILITY ON THE PART OF THE SURVEYOR.
3. THE SURVEYOR, AS REQUIRED BY STATE LAW, IS RESPONSIBLE FOR SURVEYING INFORMATION ONLY AND BEARS NO RESPONSIBILITY FOR THE ACCURACY OF THE ENGINEERING DATA ON THIS PLAT.
4. SELLING A PORTION OF THIS METES AND BOUNDS SUBDIVISION BY METES AND BOUNDS OR THE USE OF THIS METES AND BOUNDS DESCRIPTION FOR DEVELOPMENT PURPOSES IS A VIOLATION OF MUNICIPAL REGULATION OF SUBDIVISIONS AND PROPERTY DEVELOPMENT OF THE WITHIN FOLLOWING UTILITIES AND BUILDING PERMITS, SUBJECT TO THE CITY OF ROCKWALL
5. IT SHALL BE THE POLICY OF THE CITY OF ROCKWALL TO WITHHOLD UTILITIES AND BUILDING PERMITS WITHIN ALL STREETS, WATER, SEWER, AND STORM DRAINAGE SYSTEMS HAVE BEEN ACCEPTED BY THE CITY OF ROCKWALL. THE CITY OF ROCKWALL DOES NOT CONSTITUTE ANY REPRESENTATION, ASSURANCE, OR GUARANTEE BY THE CITY OF ROCKWALL OF THE ADEQUACY AND AVAILABILITY OR WATER AND SANITARY SEWER FOR FIRE FLOW REQUIREMENTS UNDER THE SUBDIVISION ORDINANCE OF THE CITY OF ROCKWALL.
6. THE PROPERTY OWNER(S) SHALL BE RESPONSIBLE FOR MAINTAINING, REPAIRING AND REPLACING AND SHALL BEAR SOLE LIABILITY OF ALL SYSTEMS WITHIN THE DRAINAGE AND DETENTION EASEMENTS.
7. ALL FIRE LANES SHALL BE CONSTRUCTED, MAINTAINED, REPAIRED, AND REPLACED BY THE APPROVED CIVIL ENGINEERING PLANS FOR BOTH ON-SITE AND OFF-SITE FIRE LANE IMPROVEMENTS.
8. ALL DECORATIVE SIGNAGE, POSTS, OR LIGHTS INSTALLED IN PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED, REPAIRED, AND REPLACED BY THE HOMEOWNERS ASSOCIATION (HOA).
9. THE PURPOSE OF THIS PLAT IS TO RECONFIGURE LOT LINES FOR FUTURE DEVELOPMENT.

FINAL PLAT
LOTS 1-5 BLOCK A
HOUSTON-ROSE ADDITION

BEING A REPLAT OF LOTS 1-4, BLOCK T, LOTS 1-4, BLOCK U, LOTS 1-2, BLOCK V, LOTS 1-2, BLOCK W, ORIGINAL TOWN OF ROCKWALL, AND A PORTION OF BLOCK R, GRIFFITH ADDITION, ALL OF HOUSTON STREET AND ROSE STREET,

CONTAINING A TOTAL OF 1.656 ACRES OR 85,215 SQUARE FEET

SITUATED IN THE B.F. BOYSTUN SURVEY, ABSTRACT NO. 14
AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER LOT 1
JUSTINO TOVAR AND ADELINA TOVAR
205 S Clark St
Rockwall, Texas 75087

OWNER LOT 2
JUSTINO TOVAR AND ADELINA TOVAR
205 S Clark St
Rockwall, Texas 75087

OWNER LOT 3
DIVINE FEAGCE EVANGELICAL LUTHERAN CHURCH
210 Wade Dr
Rockwall, Texas 75087

OWNER LOT 4
SKY ASSET HOLDINGS, LLC
205 S Clark St
Rockwall, Texas 75087

OWNER LOT 5
GARY B. HUMPHERY AND MARILYN HUMPHREY
205 S Clark St
Rockwall, Texas 75087

PROJECT INFORMATION
Project No.: RWL 25315
Date: September 30, 2025
Drawn By: WS
Scale: 1"=30'
SHEET 1 of 2

SURVEYOR
TEAGUE NALL AND PERKINS, INC.
825 Watters Creek Boulevard, Suite M300
Allen, Texas 75013
214.461.9887 ph 214.461.9864 fx
T.B.P.L.S. Registration No. 10194381
www.tnpinc.com

CASE NO. P2025-036

DRAFT 10/31/2025

OWNERS DEDICATION

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 hereto as LOTS 1, 2, 3, 4 & 5 BLOCK A, HOUSTON-ROSE ADDITION, an addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown for the purpose and consideration therein expressed. I (we) covenant and agree that I (we) will maintain the property and facilities herein described in the manner provided for herein. I (we) 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 dedicated the following:

1. No building 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 time shall have the right of ingress or egress to, from and upon the said easement at all times for the 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 this 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 creek on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm sewers and other improvements, as required by the City Engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, or a contract or bond has been executed and is in effect, which contract or bond has been approved by the City Council of the City of Rockwall, and accompanied by an agreement signed by the contractor and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or the owner has deposited sufficient funds with the city secretary, to make such improvements at prevailing private commercial rates, as determined by the city engineer and/or city administrator, computed on a private commercial rate basis, to the entire block on which said property abuts. Improvements within this tract shall not be accepted by the city until all improvements within the entire block on which said property abuts are complete. The owner of the property shall notify the city secretary when improvements are ready for inspection. All improvements within this tract shall be constructed under the supervision of a registered engineer and upon completion, shall be certified by him to be constructed in accordance with the approved plans and specifications. Upon completion and acceptance of the improvements within this tract by the City Council, the owner must submit to the city secretary a maintenance bond in the amount of 100% of the total cost of the improvements, guaranteeing the 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 conditions made herein are proportional to the impact of the addition upon the public services required in order to maintain the quality of life that existed prior to the development of the addition, and hereby waive any claim, damages or cause of action that we may have as a result of the dedications or conditions made herein.

JUSTINO TOVAR

STATE OF TEXAS}
COUNTY OF ROCKWALL}

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

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

Notary Public in and for the State of Texas

My Commission Expires:

ADELINA TOVAR

STATE OF TEXAS}
COUNTY OF ROCKWALL}

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

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

Notary Public in and for the State of Texas

My Commission Expires:

JOSE G. TOVAR

STATE OF TEXAS}
COUNTY OF ROCKWALL}

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

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

Notary Public in and for the State of Texas

My Commission Expires:

FELIPA TOVAR

STATE OF TEXAS}
COUNTY OF ROCKWALL}

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

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

Notary Public in and for the State of Texas

My Commission Expires:

DIVINE PEACE EVANGELICAL LUTHERAN CHURCH

STATE OF TEXAS}
COUNTY OF ROCKWALL}

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

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

Notary Public in and for the State of Texas

My Commission Expires:

SKY ASSET HOLDINGS, LLC

STATE OF TEXAS}
COUNTY OF ROCKWALL}

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

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

Notary Public in and for the State of Texas

My Commission Expires:

JAY ODOM

STATE OF TEXAS}
COUNTY OF ROCKWALL}

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

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

Notary Public in and for the State of Texas

My Commission Expires:

OWNERS CERTIFICATE

STATE OF TEXAS}
COUNTY OF ROCKWALL}

WHEREAS, Justino Tovar and Adelina Tovar, Jose G. Tovar and Wife, Felipa Tovar, Divine Peace Evangelical Lutheran Church, Sky Asset Holdings, LLC, and Jay Odom are the owners of a tract of land situated in the B.F. Boyston Survey, Abstract No. 14, City of Rockwall, Rockwall County, Texas, and being all of Lots 1 & 2, Block W, all of Lots 1 & 2, Block V, all of Houston Street, and all of Rose Street, Original Town of Rockwall, an addition to the City of Rockwall, Rockwall County, Texas, according to the Plat recorded in Volume H, Page 51 of the Deed Records of Rockwall County, Texas, and all of a tract of land described by deed to Justino Tovar and Wife, Felipa Tovar as recorded in Volume 1511, Page 87 of the Deed Records of Rockwall County, Texas, all of a tract of land described by deed to Jose G. Tovar and Wife, Felipa Tovar as recorded in Volume 1511, Page 87 of the Deed Records of Rockwall County, Texas, all of a tract of land described by deed to Divine Peace Evangelical Lutheran Church as recorded in Instrument Number 20180000020287 of the Official Public Records of Rockwall County, Texas, all of a tract of land described by deed to Sky Asset Holdings, LLC as recorded in Instrument Number 20150000010305 of the Official Public Records of Rockwall County, Texas, and all of a tract of land described by deed to Jay Odom as recorded in Instrument Number 20190000001822 of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an x-cut found on the west right-of-way of Fannin Street, a called 60 foot right-of-way, for the southeast corner of said Block W, same being the southeast corner of said Divine Peace tract;

THENCE North 00 degrees, 15 minutes 30 seconds West, along the west right-of-way of said Fannin Street and the west line of said Block W and said Block T, same being the west line of said Divine Peace tract, a distance of 350.00 feet to an x-cut found on the intersection of the south right-of-way of said Block T, same being the northwest corner of said Divine Peace tract, a called 60 foot right-of-way, for the northwest corner of said Block T, same being the northwest corner of said Divine Peace tract;

THENCE North 89 degrees 43 minutes 30 seconds East along the south right-of-way of said E. Washington Street and the north line of said Block T, same being the north line of said Divine Peace tract, passing the northeast corner of said Lot 2, Block T, same being the northwest corner of said Lot 1, Block T, same being the northeast corner of said Divine Peace tract, passing the northeast corner of said Lot 1, Block T, same being the northwest corner of said Block U, same being the northeast corner of said Divine Peace tract, and continuing along the north line of said Block U, same being the northeast corner of said Divine Peace tract, a total distance of 258.00 feet to a 5/8 inch iron rod with cap stamped "TNP" set for the northeast corner of said Block U, same being the northwest corner of said Odom tract, same being the northeast corner of a tract of land described by deed to Justino Tovar and Adelina Tovar as recorded in Volume 1511, Page 87 of the Deed Records of Rockwall County, Texas, same being the northeast corner of Lot 6, Block E of Griffith Addition, an unrecorded addition to the City of Rockwall, Texas;

THENCE South 00 degrees, 17 minutes 25 seconds West, departing the north line of said Block U, same being the west line of said Odom tract, same being the west line of said Tovar tract, a distance of 350.06 feet to a 3/4 inch iron rod found for the northeast corner of said Justino Tovar tract, a called 0.125 acre tract, same being the southeast corner of said Odom tract, same being the southwest corner of said Tovar tract, same being the northwest corner of a tract of land described by deed to Justino Tovar and Adelina Tovar as recorded in Volume 1511, Page 87 of the Deed Records of Rockwall County, Texas;

THENCE South 89 degrees, 43 minutes, 30 seconds East, departing the west line of said Justino Tovar tract, a distance of 258.00 feet to a 3/4 inch iron rod found for the northeast corner of said Justino Tovar tract, same being the northwest corner of said Jose G. Tovar tract;

THENCE South 00 degrees, 15 minutes 30 seconds East, departing the north line of said Justino Tovar tract, a distance of 350.00 feet to a 1/2 inch iron rod found for the southeast corner of said Justino Tovar tract, same being the southwest corner of said Jose G. Tovar tract, same being the northeast corner of said Lot 1, Block W, same being the northwest corner of said Lot 2, Block W;

THENCE South 89 degrees, 43 minutes, 30 seconds East, along the south line of said Jose G. Tovar tract, same being the north line of said Lot 2, Block W, a distance of 129.00 feet to a 1/2 inch iron rod found for the northeast corner of said Jose G. Tovar tract, same being the northwest corner of said Felipa Tovar tract;

THENCE South 00 degrees, 15 minutes 30 seconds West, departing the south line of said Jose G. Tovar tract, same being the north line of said Felipa Tovar tract, a distance of 350.00 feet to a 1/2 inch iron rod found for the southeast corner of said Felipa Tovar tract, same being the southwest corner of said Lot 2, Block W, same being the northeast corner of said Lot 1, Block W, same being the northwest corner of said Lot 1, Block V;

THENCE South 89 degrees, 43 minutes, 30 seconds East, along the south line of said Felipa Tovar tract, same being the north line of said Lot 1, Block V, a distance of 129.00 feet to a 1/2 inch iron rod found for the northeast corner of said Felipa Tovar tract, same being the northwest corner of said Adelina Tovar tract;

THENCE South 00 degrees, 15 minutes 30 seconds West, departing the north line of said Lot 1, Block V, same being the west line of said Adelina Tovar tract, passing the southwest corner of said Lot 1, Block V, same being the northwest corner of said Lot 2, Block V, continuing along the west line of said Adelina Tovar tract, same being the west line of said Lot 2, Block V, a total distance of 350.00 feet to a 1/2 inch iron rod found for the southwest corner of said Adelina Tovar tract, same being the northwest corner of said Divine Peace tract, passing the northeast corner of said Lot 2, Block T, same being the northwest corner of said Lot 1, Block T, continuing along the west line of said Divine Peace tract, same being the west line of said Lot 1, Block T, a total distance of 350.00 feet to the POINT OF BEGINNING and containing 90,000 square feet or 2.066 acres of land, more or less.

SURVEYORS CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That I, Sara L. Mendoza, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

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

BRIAN J. MADDOX, R.P.L.S. NO. 5430

SURVEYOR

TEAGUE NALL AND PERKINS, INC.
825 Watters Creek Boulevard, Suite M300
Allen, Texas 75013
214.461.9857 ph 214.461.9864 fx
T.B.P.L.S. Registration No. 10194381
www.tnpinc.com

PROJECT INFORMATION

Project No.: RWL 25375
Date: September 30, 2025
Drawn By: SLM
Scale: 1"=50'
SHEET 2 of 2

CASE NO. P2025-038

FINAL PLAT
LOTS 1-5 BLOCK A
HOUSTON-ROSE ADDITION

BEING A REPLAT OF LOTS 1-4, BLOCK U; LOTS 1-2, BLOCK V; LOTS 1-2, BLOCK W; ORIGINAL TOWN OF ROCKWALL AND A PORTION OF LOTS 1-4, BLOCK T, GRIFFITH ADDITION, ALL OF HOUSTON STREET AND ROSE STREET

CONTAINING A TOTAL OF 1.998 ACRES OR 87,015 SQUARE FEET

SITUATED IN THE B.F. BOYSTUN SURVEY, ABSTRACT NO. 14

AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER LOT 1	OWNER LOT 2	OWNER LOT 3	OWNER LOT 4	OWNER LOT 5
JUSTINO TOVAR AND ADELINA TOVAR	JUSTINO TOVAR AND ADELINA TOVAR	DIVINE PEACE EVANGELICAL LUTHERAN CHURCH	SKY ASSET HOLDINGS, LLC	GARY B. HUMPHREY AND MARILYN HUMPHREY
205 S Clark St	205 S Clark St	215 S Clark St	205 S Clark St	4525 Ridge Rd
Rockwall, Texas 75087	Rockwall, Texas 75087	Rockwall, Texas 75087	Rockwall, Texas 75087	Rockwall, Texas 75087

DRAFT
10-13-2025

CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

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

TO:	Mayor and City Council
DATE:	November 3, 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:

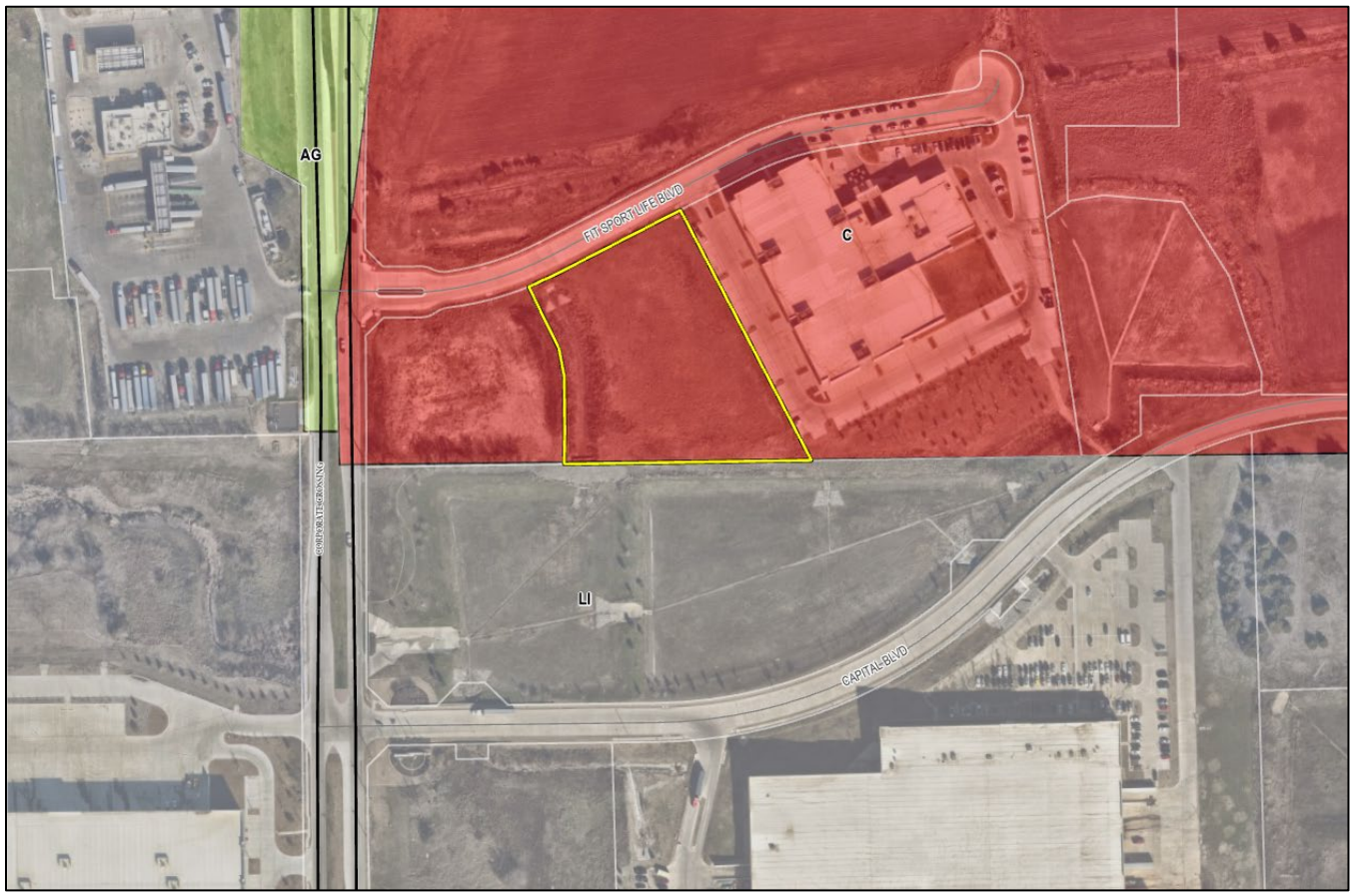
North: Directly north of the property is a 12.868-acre tract of land (*i.e. Tract 22-2, of the R Irvine Survey, Abstract No. 120*), zoned Commercial (C) District. Beyond this are the eastbound lanes of the IH-30 Frontage Road, followed by the main lanes of IH-30, and the westbound lanes of the IH-30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

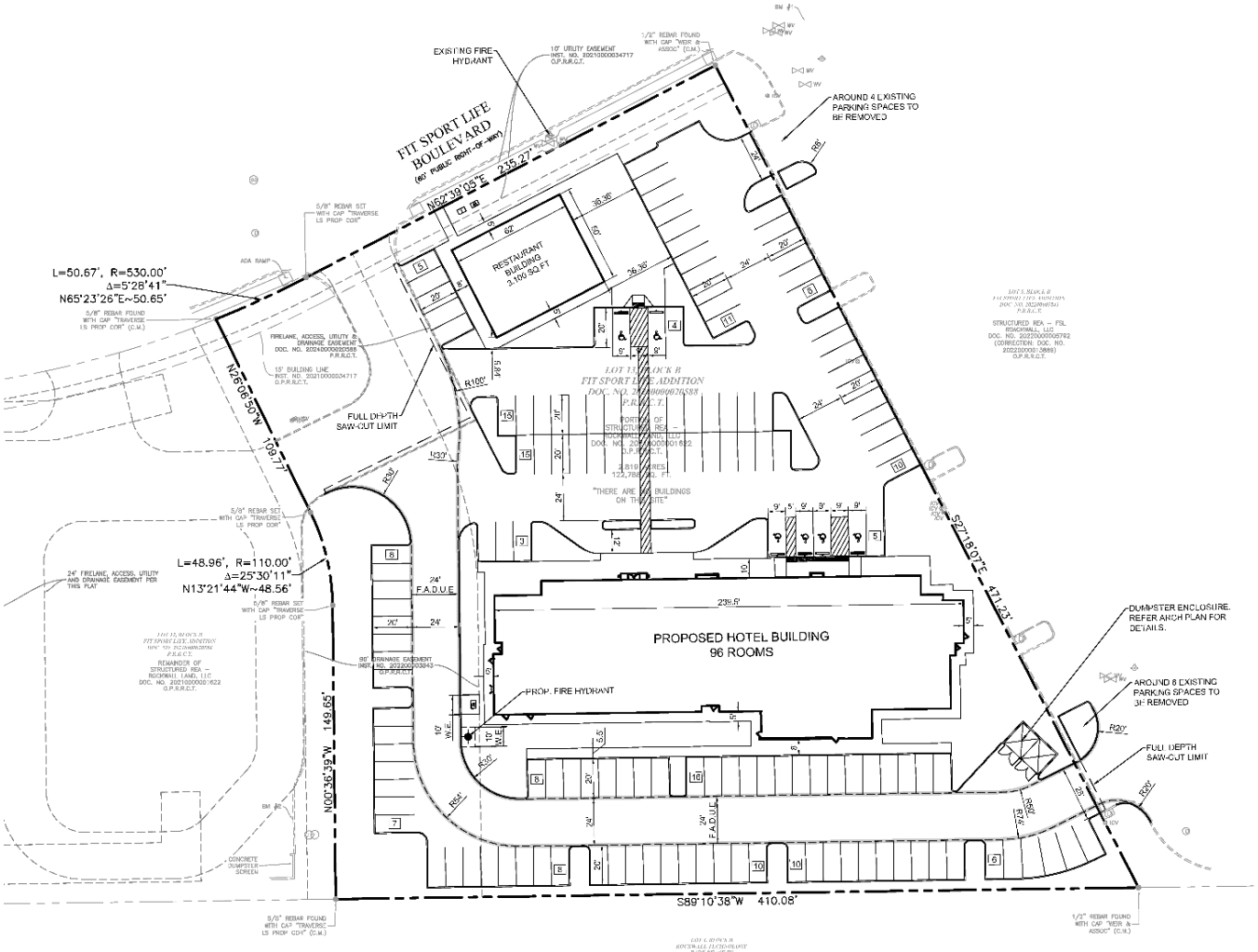


FIGURE 1. CONCEPT PLAN

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."*

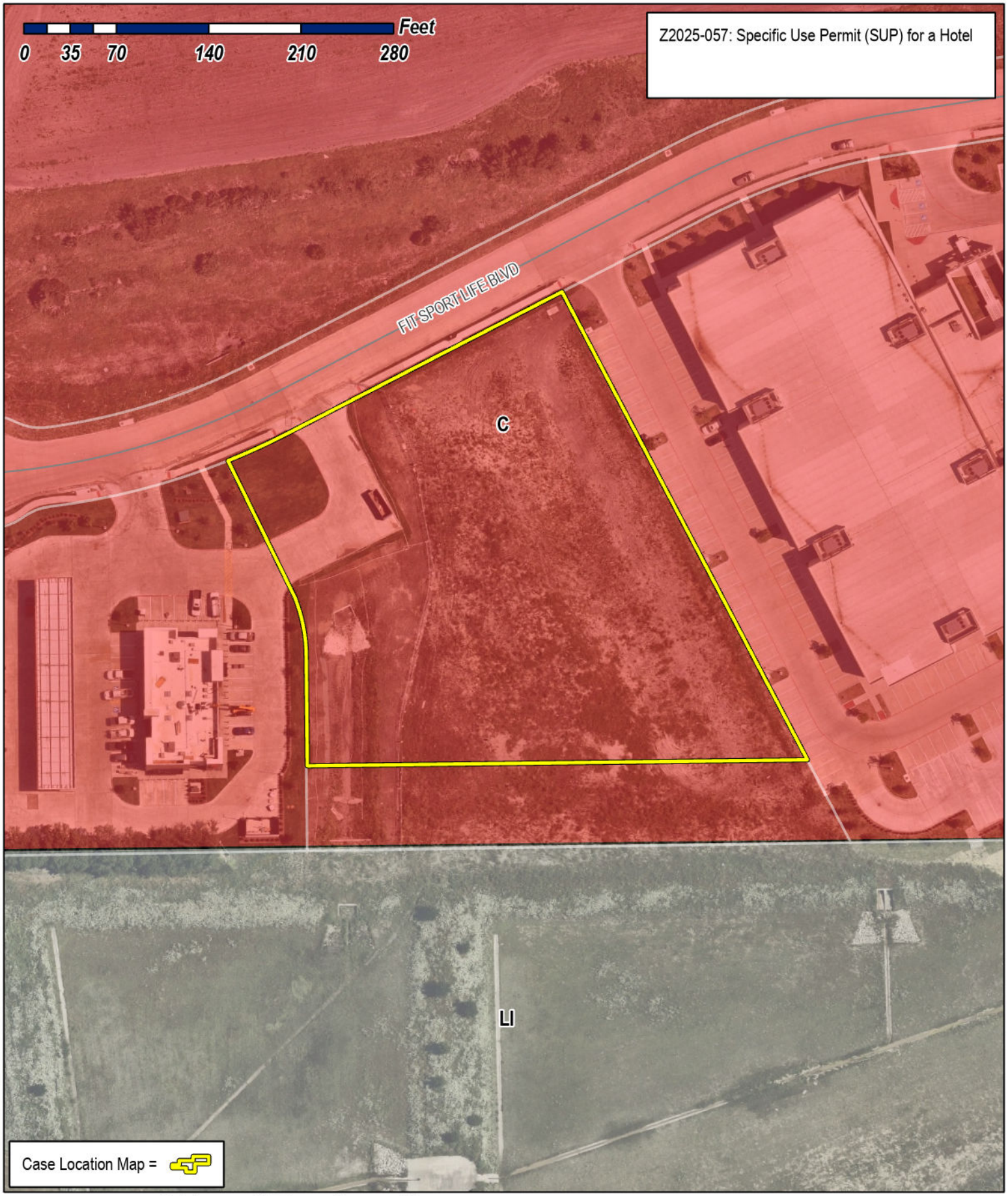
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 11 DAY OF August 2025

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF ~~TEXAS~~ PA Charlotte M Calcagno

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

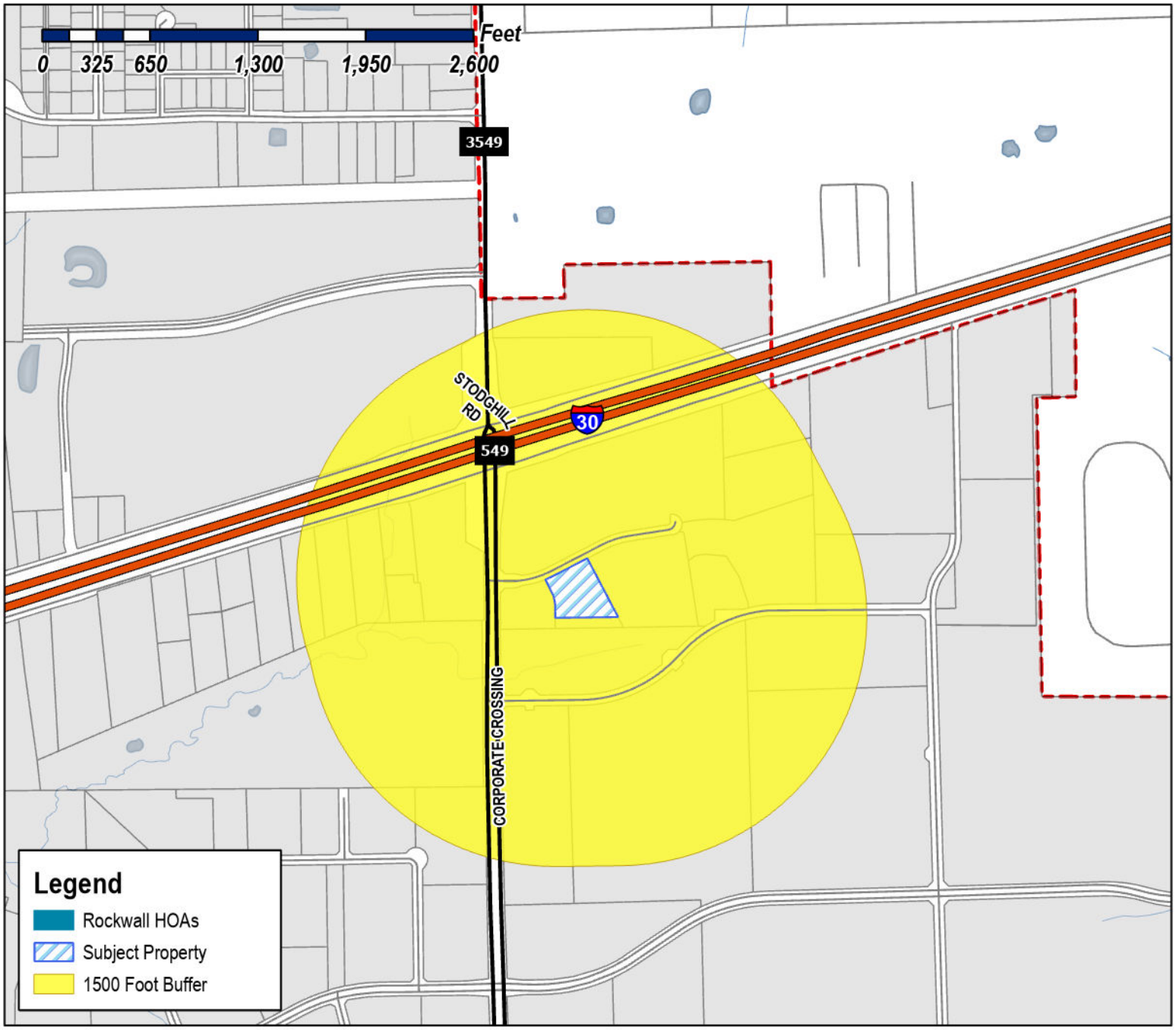
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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.

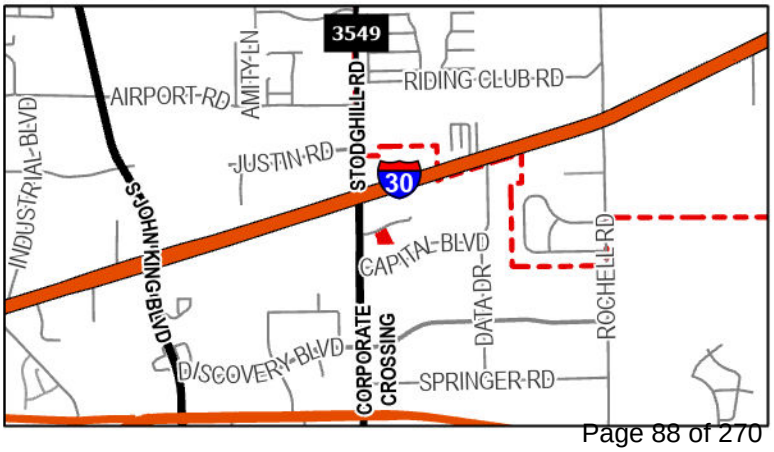
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Case Number: Z2025-057
Case Name: SUP for a Hotel
Case Type: Zoning
Zoning: Commercial (C) District
Case Address: 3005 Fit Sport Life Blvd

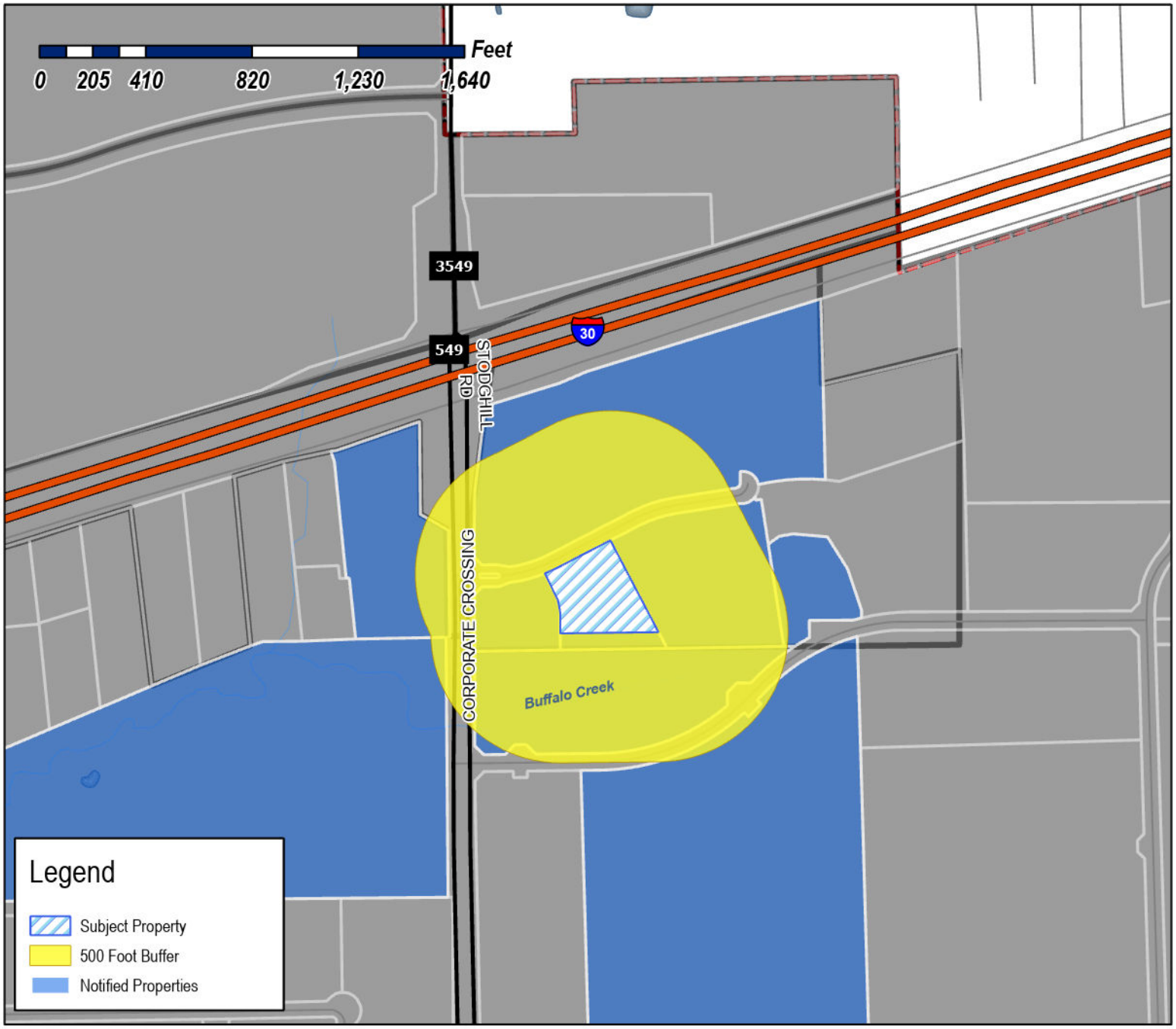


Date Saved: 8/19/2025
For Questions on this Case Call (972) 771-7745

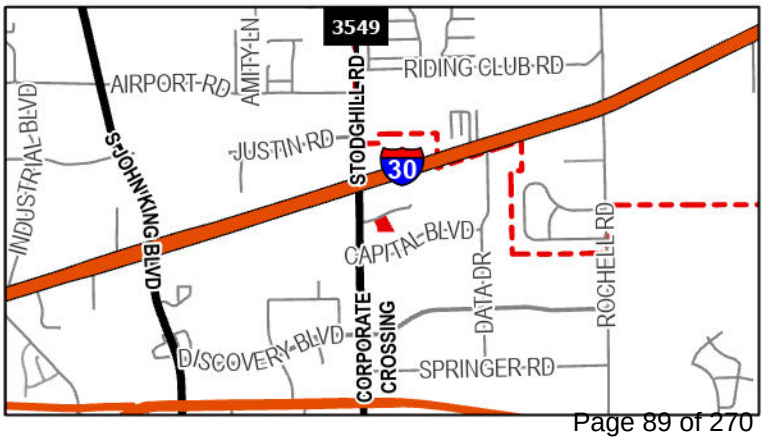
City of Rockwall

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

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



Case Number: Z2025-057
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

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:

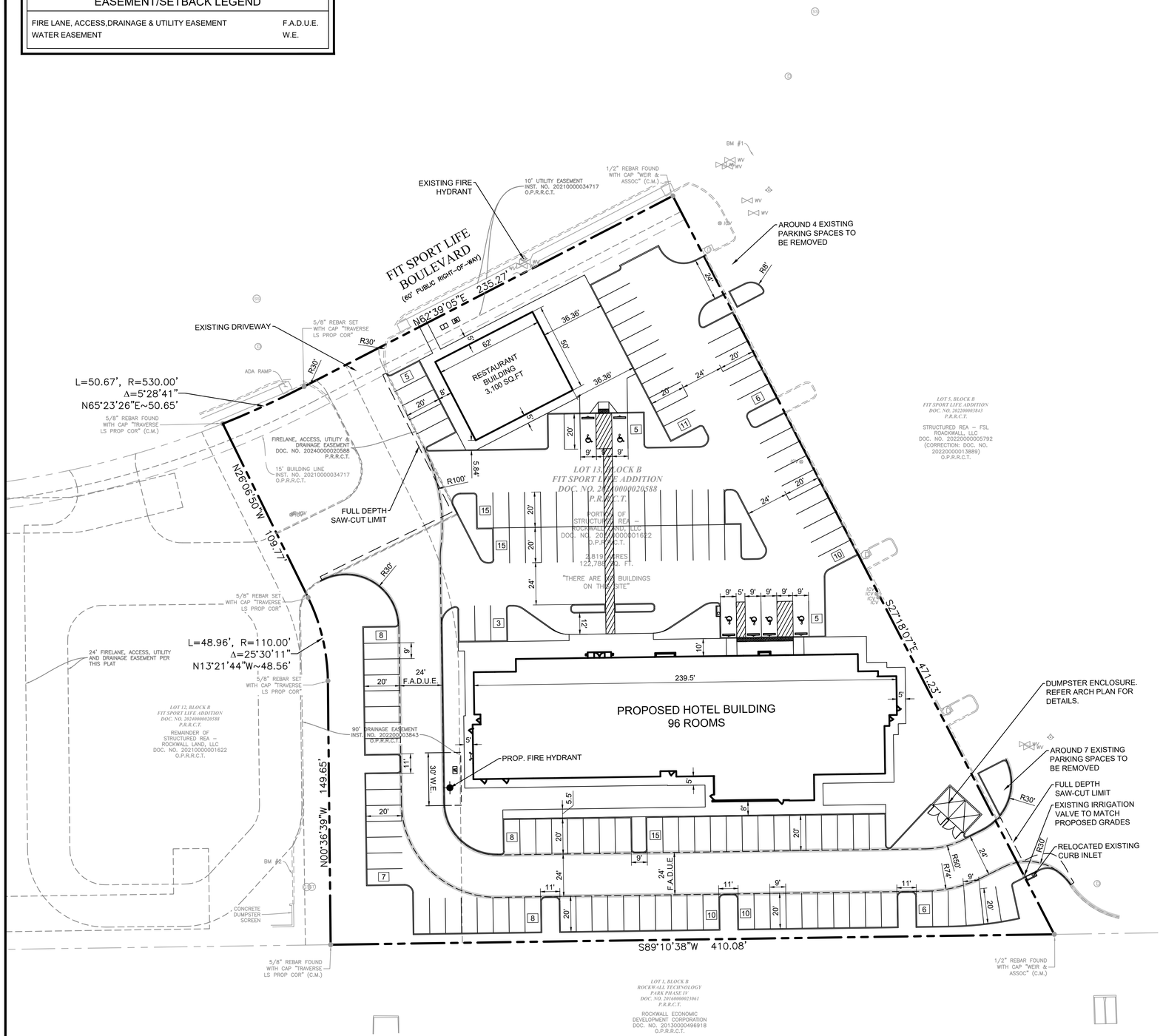
Address:

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

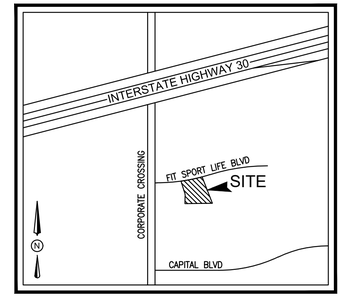
SITE LEGEND

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	

N

0 30 60

Scale: 1" = 30 ' Feet



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
.	.	.	.
.	.	.	.
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.	.	.	.
.	.	.	.
.	.	.	.

STATE OF TEXAS KIEW KAM 92808 LICENSED PROFESSIONAL ENGINEER

08/25/2025

SITE PLAN

HOTEL & RESTAURANT

3005 FIT SPORT LIFE BLVD

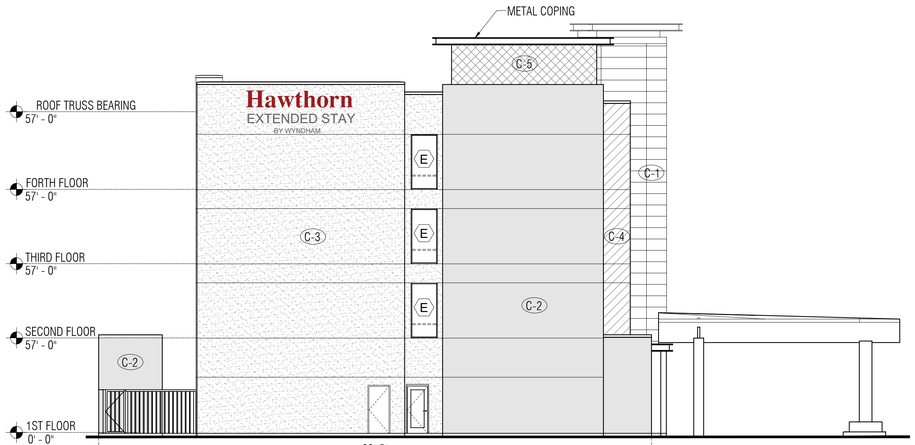
CITY OF ROCKWALL

ROCKWALL COUNTY, TEXAS 75032

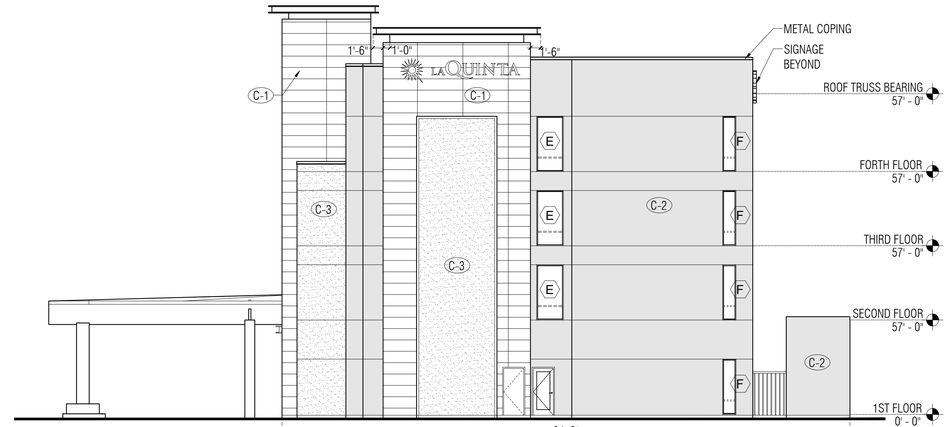
FIT SPORT LIFE ADDITION LOT 13, BLOCK B

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

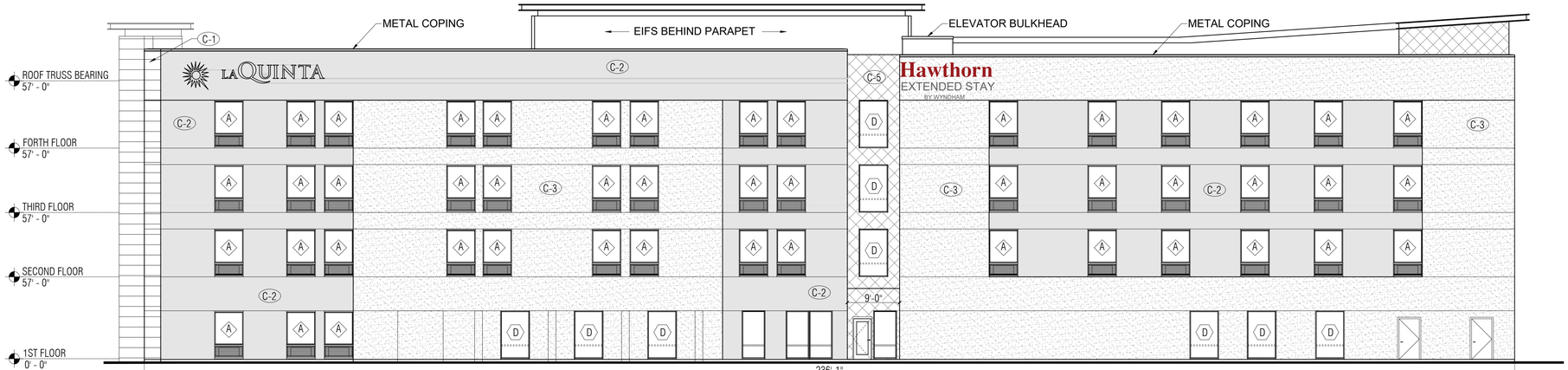
P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KK	X	08-25-25	SEE SCALE BAR	110-25	C-3.0



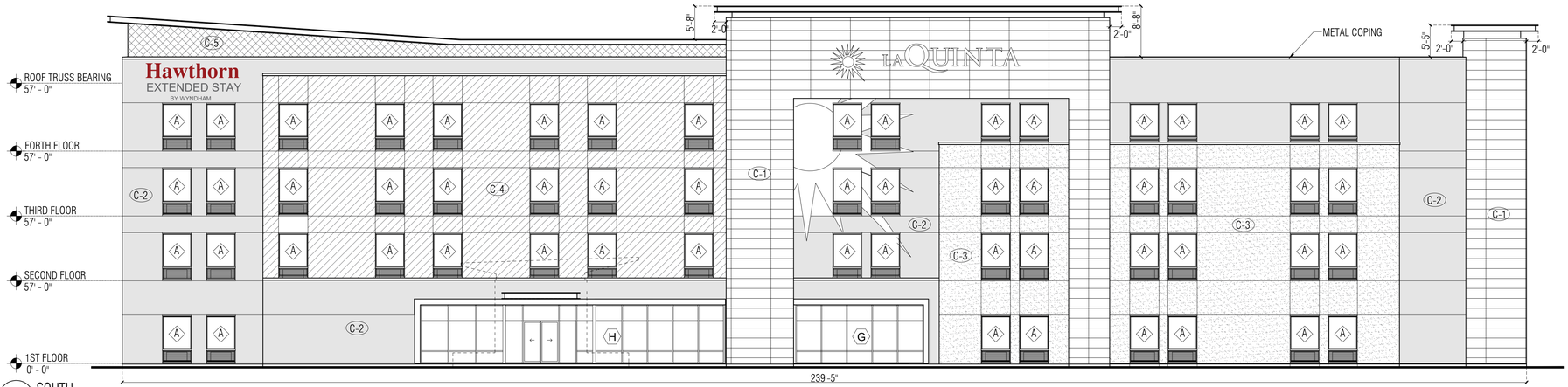
1C EAST
SCALE 3/32"=1'-0"



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



1B WEST
SCALE 3/32"=1'-0"



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

EXTERIOR FINISHES SCHEDULE		
	C 1	LARGE FORMAT PANELS
	C 2	EIFS - THUNDER GRAY SW7645
	C 3	EIFS - MEGA GREIGE SW7031
	C 4	LARGE FORMAT PANELS
	C 5	EIFS- SHOW STOPPER SW7588

5A LEGENDS
N.T.S

DESIGN GROUP LLC

2494 BUNNELS FORK ROAD
Frisco,TX 75036
Telephone: 901.603.8765

E-Mail: nkumar@designgroupmemphis.com

OWNER NAME AND ADDRESS

HOTEL

AT

3005 FIT SPORT LIFE BLVD
CITY OF ROCKWALL,
ROCKWALL
COUNTY, TEXAS
75032

SEAL

CONSULTANTS NAME:

PRELIMINARY DRAWINGS

NO.	DATE	ISSUE \ REVISION
01	08/14/2025	PRELIMINARY DRAWINGS

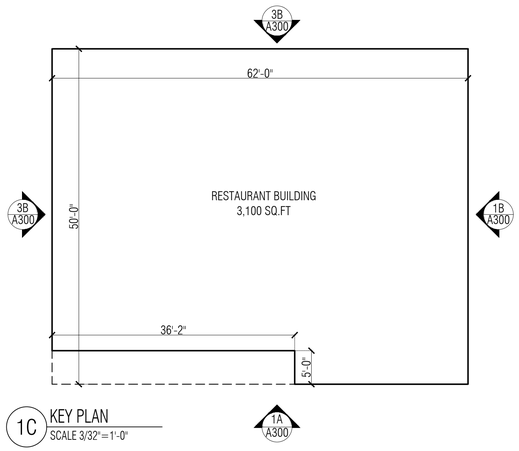
DRAWING NAME

EXTERIOR ELEVATIONS

DRAWN BY: MAYURI
CHECKED BY:
APPROVED BY:

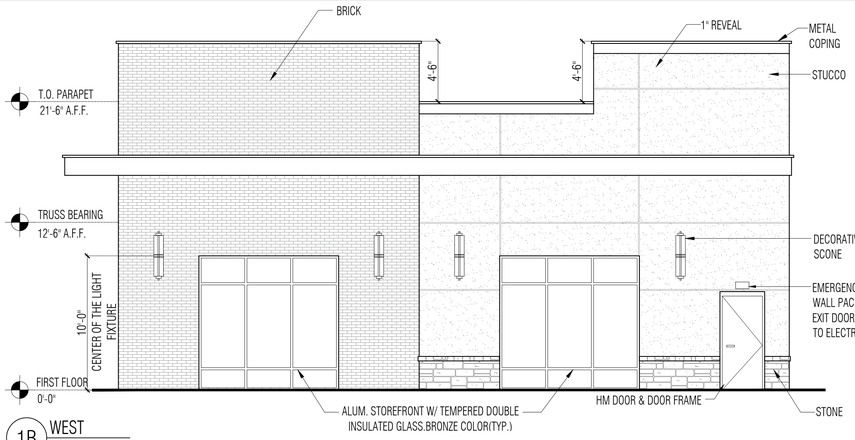
DRAWING NUMBER:

A300

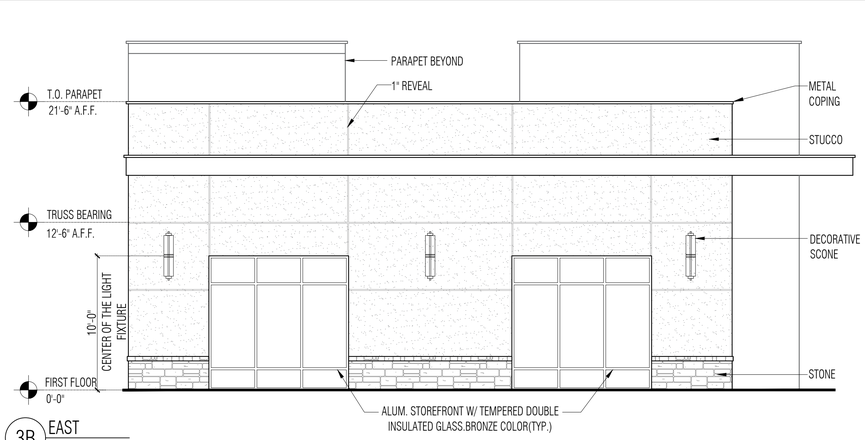


1C KEY PLAN
SCALE 3/32"=1'-0"

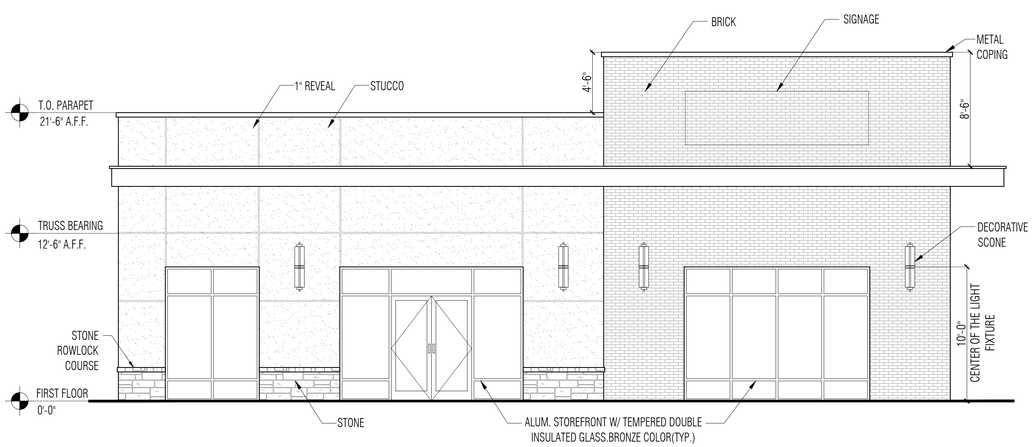




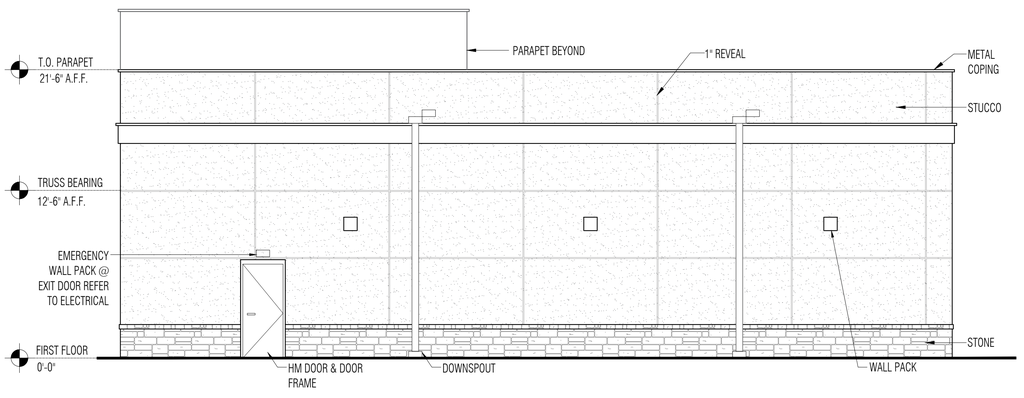
1B WEST
SCALE 3/16"=1'-0"



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



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



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

DESIGN GROUP LLC
2494 BUNNELS FORK ROAD
Frisco,TX 75036
Telephone: 901.603.8765
E-Mail: nkumar@designgroupmemphis.com

OWNER NAME AND ADDRESS

RESTAURANT

AT

3005 FIT SPORT LIFE BLVD
CITY OF ROCKWALL,
ROCKWALL
COUNTY, TEXAS
75032

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01	08/14/2025	PRELIMINARY DRAWINGS

DRAWING NAME
EXTERIOR ELEVATIONS

DRAWN BY: MAYURI
CHECKED BY:
APPROVED BY:
DRAWING NUMBER:

A300


Hawthorn
EXTENDED STAY
LA QUINTA


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 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
BY WYNDHAM
LA QUINTA
BY WYNDHAM
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Hawthorn
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BY WYNDHAM


LA QUINTA HAWTHORN DUAL-BRAND
DESOTO, TX
LA QUINTA
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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	

United Kingdom
Blue Fin Building
110 Southwark Street
London SE1 0TA
Phone: +44 (0)20 7922 1930
Fax: +44 (0)20 7922 1931
www.str.com

United States
735 East Main Street
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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

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

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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 17TH DAY OF NOVEMBER, 2025.

_____
Tim McCallum, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *November 3, 2025*

2nd Reading: *November 17, 2025*

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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.

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Exhibit 'B'
Concept Plan

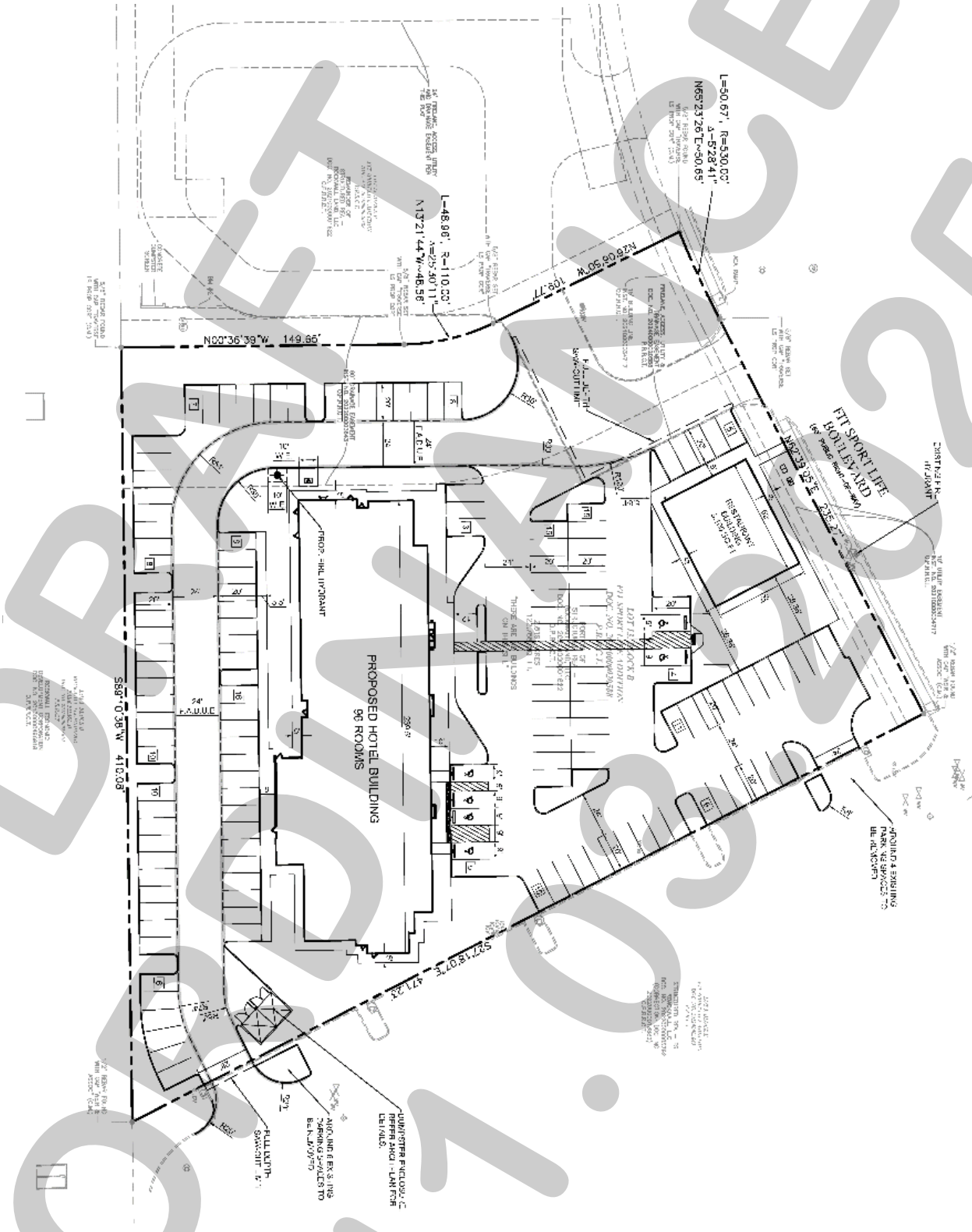


Exhibit 'C'
Conceptual Building Elevations



DRAFT 01.03.2025

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

DRAFT ORDINANCE 1.03.2025

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

DRAFT ORD. 25-XX

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 11.03.2025

CITY OF ROCKWALL

ORDINANCE NO. 25-71

SPECIFIC USE PERMIT NO. S-383

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 7 (PD-7) [*ORDINANCE NO. 17-11*] AND THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW INDOOR COMMERCIAL AMUSEMENT/RECREATION ON A PORTION OF A 12.89-ACRE PARCEL OF LAND IDENTIFIED LOT 8, BLOCK A, HARBOR-ROCKWALL ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DEPICTED IN *EXHIBIT 'A'* AND *EXHIBIT 'B'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS *($2,000.00)* FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Sairong Cheng of Joyful Claw, LLC. on behalf of Jeff Carter of PA Harbor Retail, LLC. for the approval of a *Specific Use Permit (SUP)* for *Indoor Commercial Amusement/Recreation* on a portion of a 12.89-acre parcel of land identified Lot 8, Block A, Harbor-Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 7 (PD-7) for limited General Retail (GR) District land uses, addressed as 2071 Summer Lee Drive, and being more specifically depicted in *Exhibit 'A'* and *Exhibit 'B'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

SECTION 1. That Planned Development District 7 (PD-7) [*Ordinance No. 17-11*] and the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) to allow *Indoor Commercial Amusement/Recreation* in accordance with Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Planned Development District 7 (PD-7) [*Ordinance No. 17-11*]; Subsection 04.04, *General Retail*

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

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of the *Indoor Commercial Amusement/Recreation* on the *Subject Property* and conformance to these conditions is required for continued operation:

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

2.2 COMPLIANCE

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

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

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

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

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

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 3RD DAY OF NOVEMBER, 2025.

Tim McCallum, Mayor

ATTEST:

Kristy Teague, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: October 20, 2025

2nd Reading: November 3, 2025

Exhibit 'A'
Location Map

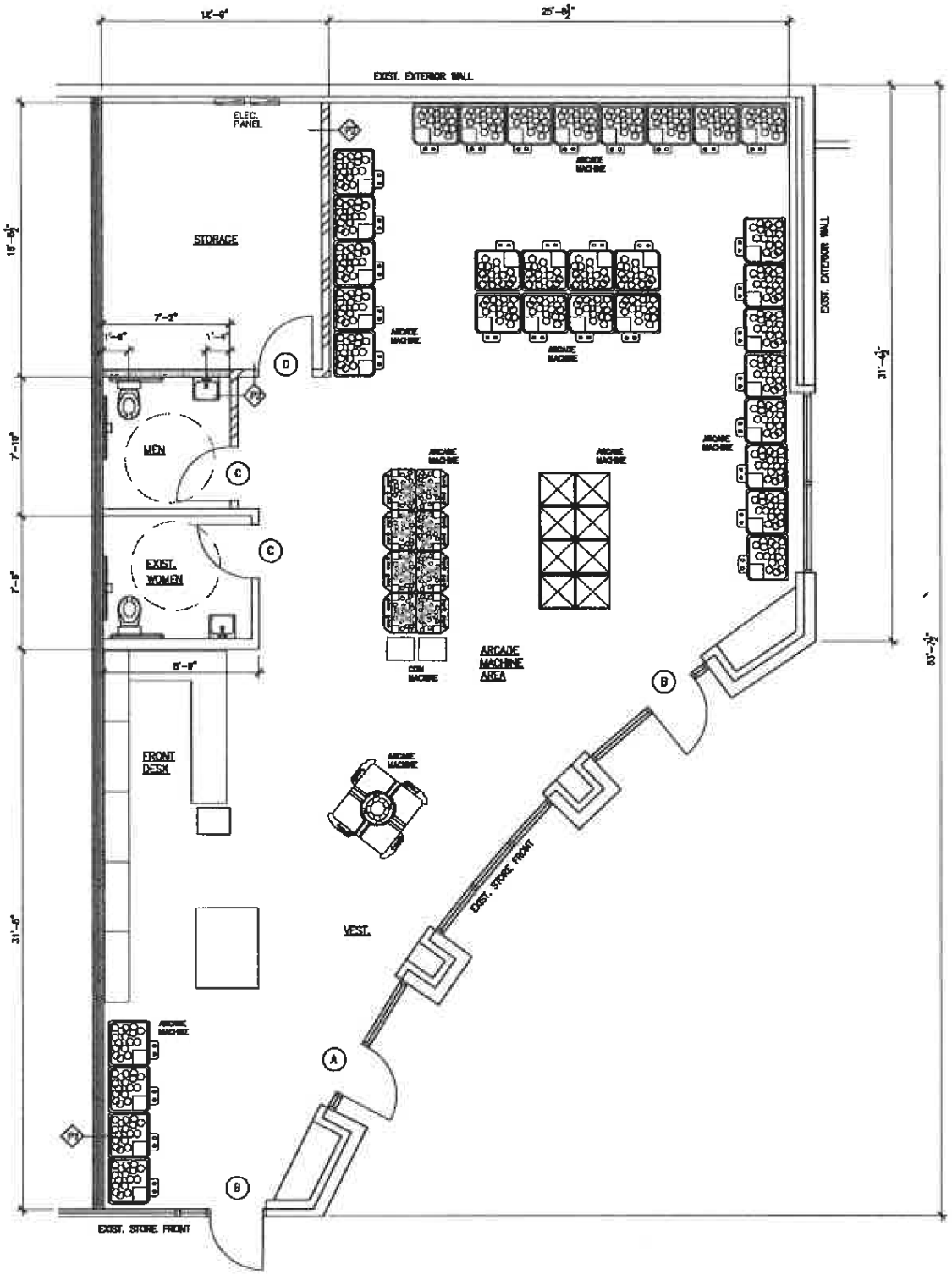
Legal Description: A Portion of Lot 8, Block A, Harbor-Rockwall Addition
Address: 2071 Summer Lee Drive



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

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

Exhibit 'B':
Floor Plan



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

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:	November 3, 2025
SUBJECT:	MIS2025-018; *Exception to the Exterior Material Requirements for 370 Eva Place*

On October 9, 2025, the Board of Adjustments (BOA) approved a motion to grant a special exception for *Case No. BOA2025-3-V* by a vote of 4-2, with Board Members Carr and Rohlf dissenting. This case was a request for the expansion of a *legally non-conforming structure*. More specifically, the applicant -- *Noah Dawit* -- was requesting to elevate an existing manufactured home, located at 370 Eva Place, above the base elevation using wooden stilts. This request was made in accordance with Subsection 04.03(H) of Article 02, *Development Review Authority*, of the Unified Development Code (UDC) -- *which allows the Board of Adjustments (BOA) to authorize special exceptions for the expansion of a legally non-conforming structure* -- and which states the following:

Expansion of a Non-Conforming Structure. To authorize the enlargement, expansion or repair of a non-conforming structure in excess of 50% of its current value. In such instance, the current value shall be established at the time of application for a hearing before the Board of Adjustments (BOA). If such expansion or enlargement is approved by the Board of Adjustments (BOA), all provisions of the district in which such structure is located shall apply to the new construction on the lot or parcel.

A copy of the approved order and the minutes from this case has been provided in the City Council's packet for their review. Since the Board of Adjustments (BOA) granted the special exception request, the applicant is required to meet all provisions of Planned Development District 75 (PD-75), which stipulates finishing the exterior of the structure in a minimum of 80.00% standard masonry materials and which may utilize a total of 60.00% HardiBoard or a similar cementitious material (*i.e. 50.00% of the 80.00% masonry requirement [i.e. 40.00% of the façade] with the remaining 20.00% able to be any building material allowed by the City*]. Alternatively, since the existing manufacture home is being expanded this request could also be seen as falling under the *Manufactured Home Replacement* program, which stipulates that all new manufactured homes meet the following minimum standards:

(1) The manufactured home shall be permanently attached to a concrete foundation.
(2) The primary roof pitch is a minimum of 3:12 inches.
(3) At least 90.00% of the exterior materials, including the skirting material, excluding doors and windows, must be comprised of HardiBoard lap siding or a similar durable cementitious lap siding material with a minimum width of 6¼-inches.
(4) The proposed manufactured home is newer and larger in living space than the prior manufactured home.

Based on these requirements, the applicant is requesting a *Special Request* in accordance with Subsection 3(c) of *Ordinance No. 16-01* [*Planned Development District 75 (PD-75)*], which states "…(t)he City Council may consider special requests in the Lake Rockwall Estates Subdivision … Such request(s) may include, but not necessarily be limited to the use of alternate building materials, reductions in the building setbacks, exceptions to the fencing requirements, or other requests submitted for consideration to the Planning and Zoning Department. Upon receipt of such requests, the Planning and Zoning Commission shall review the case and forward a recommendation to the City Council for consideration. The City Council may approve special request(s). Any such approval shall preempt any other underlying zoning restrictions in the Unified Development Code. Such special requests may be denied by the City Council by the passage of a motion to deny." In this case, the applicant is proposing to allow the use of the existing exterior materials on the manufactured home, which appear to be a composite board or OSB panel. Staff should note that since the manufactured home will be raised using wood pilings, standing between 6.40-feet and ten (10) feet above grade, and is currently and will continue to be fully situated within a 100-year floodplain, the manufactured home will not be incorporating a skirting around the bottom of the structure.

As noted in the Board of Adjustments (BOA) memorandum, staff is obligated to point out that there are currently no other manufactured homes in the Lake Rockwall Estates Subdivision that have been elevated in the manner that the applicant has been approved for. In addition, the applicant has made unpermitted improvements on the property that regardless of the City Council's decision will need to either be properly permitted or removed from the property prior to the issuance of any additional building permits. With all this being said, this case is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission. On October 28, 2025, the Planning and Zoning Commission approved a motion to recommend denial by a vote of 4-3, with Commissioners Hustings, Brock, and Roth dissenting. Should the City Council have any questions concerning this case, staff and the applicant will be available at the *November 3, 2025* Planning and Zoning Commission meeting.

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	370 Eva Place				
SUBDIVISION	Rockwall Lake Estates Ph 2	LOT	774-6A	BLOCK	
GENERAL LOCATION	Rockwall Lake				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Residential		CURRENT USE		
PROPOSED ZONING	Residential		PROPOSED USE		
ACREAGE	0.7	LOTS [CURRENT]	3	LOTS [PROPOSED]	3

☐ *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	Noha Dawit	☐ APPLICANT	
CONTACT PERSON		CONTACT PERSON	
ADDRESS	12414 Granite Falls Trl	ADDRESS	
CITY, STATE & ZIP	Frisco TX 75035	CITY, STATE & ZIP	
PHONE	[redacted]	PHONE	
E-MAIL		E-MAIL	

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Noha Dawit [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 $ 100 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14th DAY OF October, 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 14th DAY OF Oct, 2025

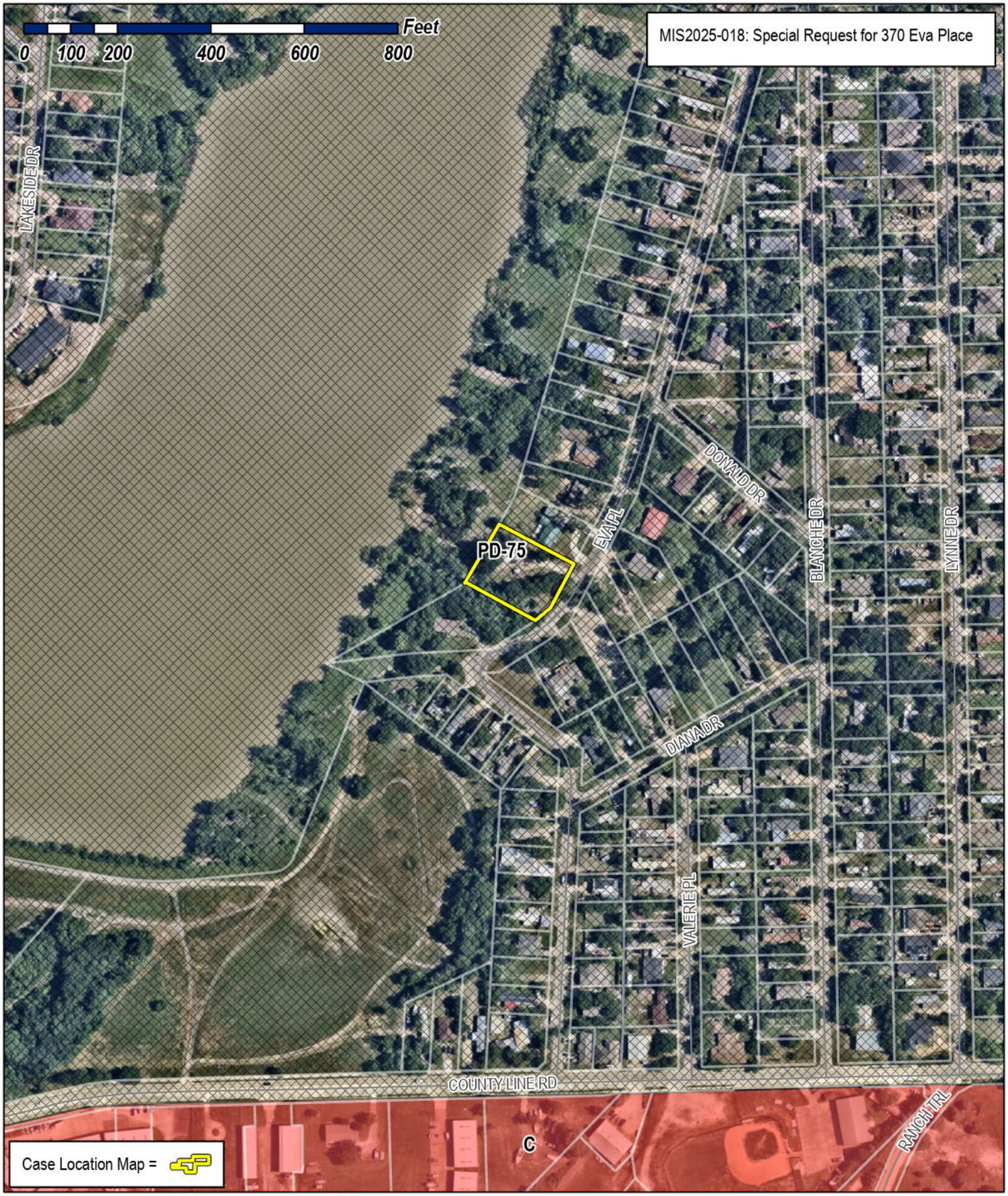
OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

THANH NGUYEN
Notary ID #132387825
My Commission Expires
March 8, 2028

MY COMMISSION EXPIRES 3/8/28

Scanned with CamScanner



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.

Property at:
370 Eva Place Rockwall, TX 75032

CURRENT MATERIALS





PROPOSED MATERIALS



15 - 12 x 12 x28' Treated Wood Pilings



Pressure Treated 3" x 12" x LF Stone Ground Contact Lumber a...

20 - Rough Cut; Treated; 3" x 12" Beams



2 x 12, Pine, No. 1, Pressure Treated (MCA

24 - 2" x 12" x 24' #1 Treated Pine Boards

3/4" X 16" Conquest A307 Grade A Hex Bolt - Hot Dip Galvanized

★★★★★





Simpson Strong-Tie BP 3/4HDG - 3/4" Bolt Dia, 2 ...

3/4"-10 Conquest Heavy Hex Nut, A563 Grade A - Hot Dip Galvanized

★★★★★

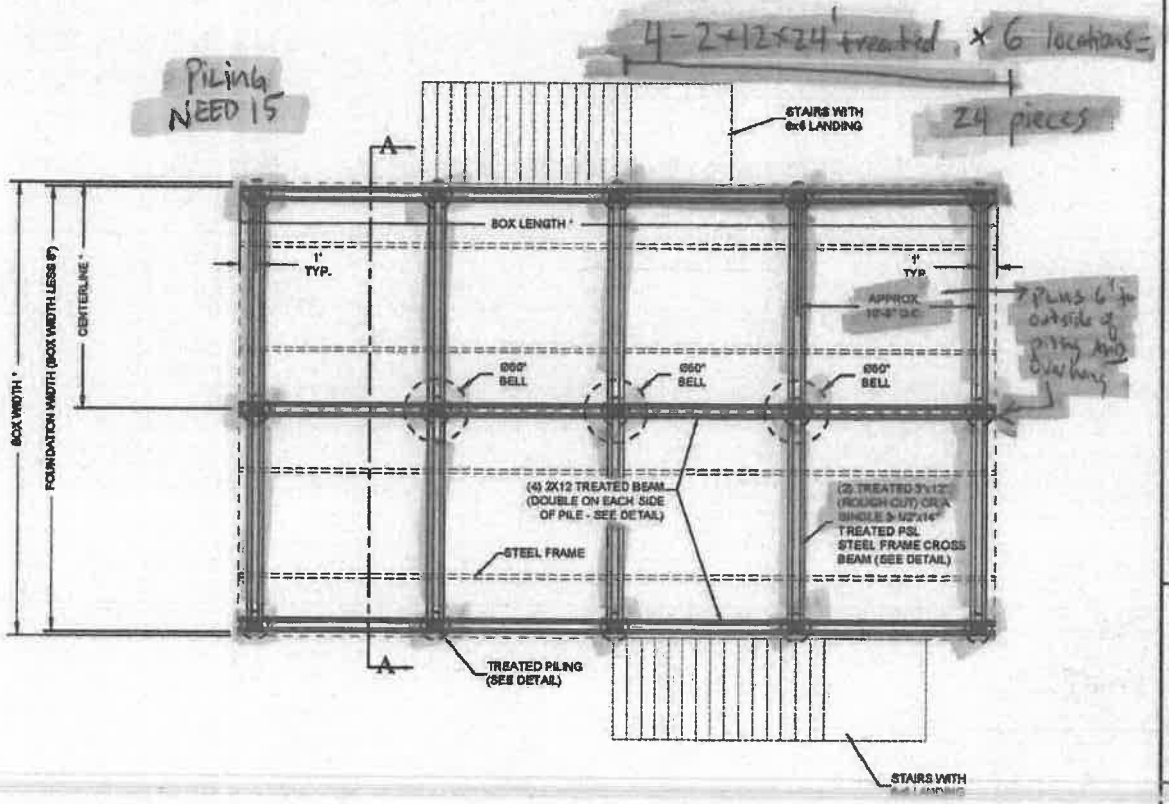




3/8"-7 x 3" Conquest Hex Head Lag Bolt f...

Galvenized Fasteners

PILING FOUNDATION - PLAN VIEW



FINAL DIMENSIONS MUST BE OBTAINED FROM THE MANUFACTURER PRIOR TO CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL DIMENSIONS.

HYZ-MAHOGO-3-PILING

DESCRIPTION: WZ1 MAHU ELEVATED PILING FOUNDATION

BOX SIZE: 27' X 40'

MODEL: TWIN PEAKS

RCS Enterprises, LP
Engineering & Inspection Services

PROJECT:
NOHA DAWIT
PROPERTY ADDRESS:
370 EVA PLACE
ROCKWALL, TX 75032

STATE OF TEXAS
J. MARTIN MONTGOMERY
80427
LICENSED
PROFESSIONAL ENGINEER
Signed by J. Martin Montgomery
Date: 2026.05.01 09:06:13 -05'00'

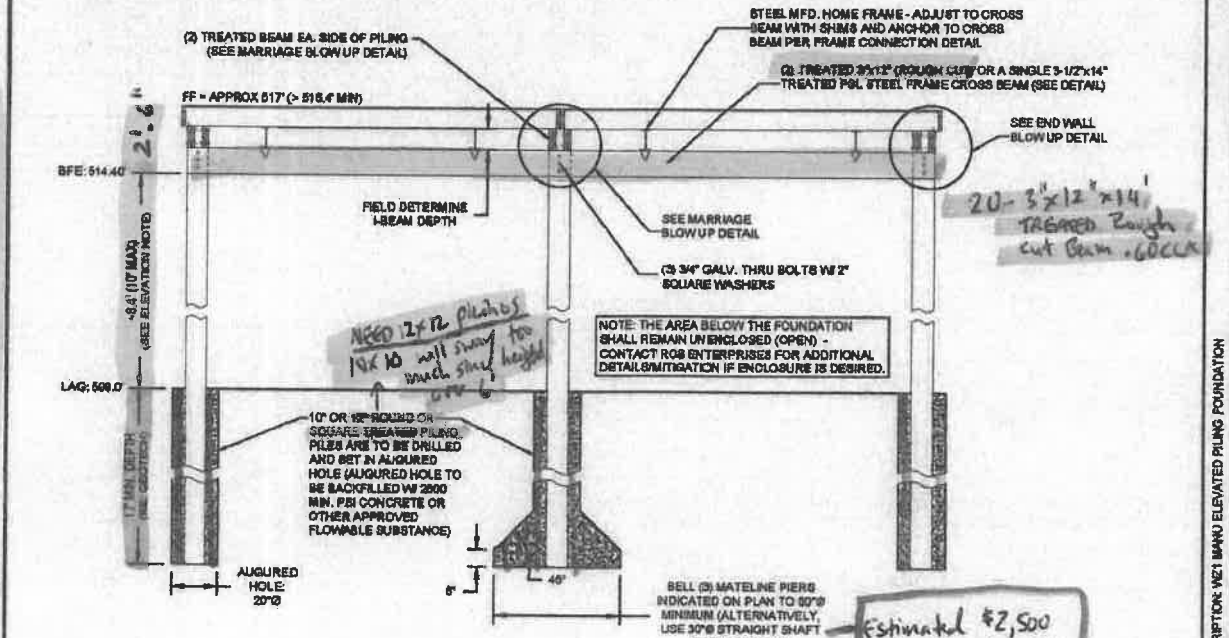
J. MARTIN MONTGOMERY
REGISTERED PROFESSIONAL ENGINEER STATE OF TEXAS
NO. 80427
RCS ENTERPRISES, LP F-2071

REV NO/DATE: 2) 07/31/26
SCALE DATE: 05/12/26

DRAWN BY: JBA
SCALE: NONE
8.5x11

SHEET:
1

PILING FOUNDATION - SECTION DETAIL



Total Piling length = 12 x 12 x 28'

A-A DETAIL

ELEVATION NOTE:
SURVEY BY BARRY S RHODES, SURVEYOR, DATED 04/05/2021. AND CORRESPONDENCE* WITH CITY ENGINEERING DEPARTMENT (MADELYN PRICE, P.E.):
BFE: 514.40'; ZONE: A;
LOWEST ADJACENT GRADE: 508.0' > Engineer Averaged this
HIGHEST ADJACENT GRADE: 508.0';
ELEVATION OF LOWEST HORIZONTAL: 514.40' (BFE);
MINIMUM FINISHED FLOOR: 516.40' (BFE +2)

Actual LAG = 507.6'
Actual HAG = 508.2
#SEE EC

Need 6" Minimum Buffer To make 100% sure we meet Height Requirement

ELEVATION MEASUREMENTS MUST REFERENCE THE SURVEY BENCHMARK

*THE OWNER/CONTRACTOR IS RESPONSIBLE FOR ENSURING THE INFORMATION PROVIDED BY THE CITY IS ACCURATE PRIOR TO SETTING THE HOME. IN ADDITION, A FINAL ELEVATION CERTIFICATE WILL BE REQUIRED CONFIRMING THE REQUIRED ELEVATIONS.

FLOODWAY NOTE:
THIS FOUNDATION IS DESIGNED TO RESIST FLOATATION, COLLAPSE OR PERMANENT LATERAL MOVEMENT DUE TO STRUCTURAL LOADS AND STRESSES FROM FLOODING EQUAL TO THE DESIGN FLOOD ELEVATION.

W21-MAN-HCO-3-PILING

DESCRIPTION: W21 MANU ELEVATED PILING FOUNDATION

BOX SIZE: 27' X 48'

MODEL: TWIN PEAKS

RCS Enterprises, LP
Engineering & Inspection Services

PROJECT:
NOHA DAWT
PROPERTY ADDRESS:
370 EVA PLACE
ROCKWALL, TX 75032

STATE OF TEXAS
J. MARTIN MONTGOMERY
90427
LICENSED PROFESSIONAL ENGINEER
Digitally signed by J. Martin Montgomery
Date: 2021.08.31 09:05:32 -05'00'

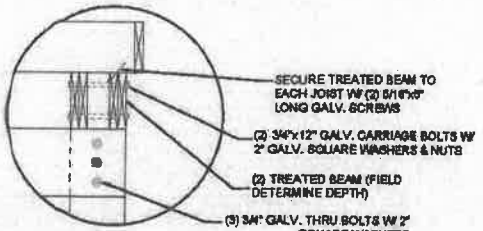
J. MARTIN MONTGOMERY
REGISTERED PROFESSIONAL ENGINEER STATE OF TEXAS
NO. 90427
RCS ENTERPRISES, LP F-2071

REV NO/DATE: 2) 07/31/20

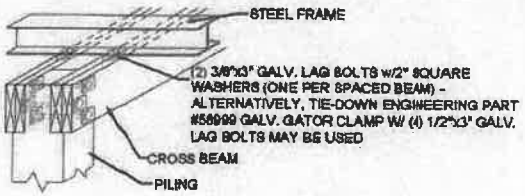
DRAWN BY: JBA
SCALE: NONE
8.5x11

SHEET:
2

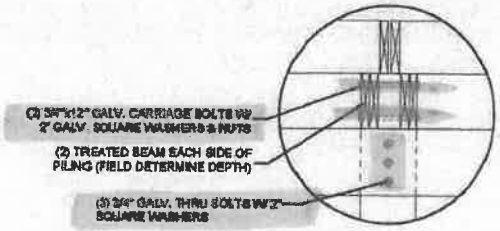
PILING FOUNDATION - CONSTRUCTION DETAILS



END WALL BLOW UP DETAIL

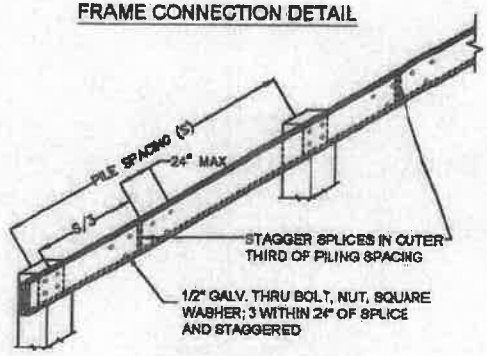


FRAME CONNECTION DETAIL



MARRIAGE BLOW UP DETAIL

5-16" BOLTS/NUTS } PER PILING
10 - SQUARE WASHERS



BEAM SPLICE DETAIL

NOTES:
1. DETAIL APPLICABLE TO CONVENTIONAL LUMBER
2. ALL SPLICES MUST BE IN THE OUTER THIRD OF THE PILING SPACING
3. DO NOT BOLT THROUGH SPLICES

DESCRIPTION: WZ1 MAHU ELEVATED PILING FOUNDATION

BOX SIZE: 23' X 48'

MODEL: TWIN PEAKS

RCS Enterprises, LP
Engineering & Inspection Services

PROJECT:
NOHA DAWIT
PROPERTY ADDRESS:
370 EVA PLACE
ROCKWALL, TX 75032

STATE OF TEXAS
J. MARTIN MONTGOMERY
90427
Licensed Professional Engineer

Digitally signed by J. Martin Montgomery
Date: 2025.08.01 09:06:48 -05'00'

J. MARTIN MONTGOMERY
REGISTERED PROFESSIONAL ENGINEER STATE OF TEXAS
NO. 90427
RCS ENTERPRISES, LP F-2071

REV NO/DATE: 2) 07/31/25

ISSUE DATE:

DRAWN BY: JBA

SCALE: NONE | 8.5x11

SHEET:
3

City of Rockwall
The New Horizon

MEMORANDUM

TO: **Board of Adjustment Members**

FROM: **Craig Foshee, Building Inspections Plan Examiner**

DATE: **October 2, 2025**

SUBJECT: **Variance request – BOA-2025-3-V for 10/9/2025 Meeting**

Noah Dawit of 370 Eva Place is requesting a public hearing to discuss and consider a *Variance* to allow for the expansion of a non-conforming structure. The applicant is requesting to elevate the existing manufactured home between 6.4-feet to ten (10) feet using treated wood pilings in order to raise the structure above the base flood elevation. In this case, the applicant has stated that he would like to utilize the existing structure in lieu of constructing a new manufactured home.

According to Section 04.03(H) of Article 2, *Development Review Authority*, of the Unified Development Code (UDC), the Board of Adjustments (BOA) may, in its judgement, authorize "…the enlargement, expansion or repair of a non-conforming structure in excess of 50.00% of its current value. In such instance, the current value shall be established at the time of application for a hearing before the Board of Adjustments (BOA). If such expansion or enlargement is approved by the Board of Adjustments (BOA), all provisions of the district in which such structure is located shall apply to the new construction on the lot or parcel." According to the letter provided by the applicant the anticipated cost of the scope of work is between $36,000-$42,000, and based on the Rockwall Central Appraisal District (RCAD) the current value of the structure on the subject property is $50,601. This means that the scope of work would equate to 71.14%-83.00% of the value of the existing structure.

In reviewing requests for variances, the Board of Adjustments (BOA), pursuant to the powers conferred upon it by state law, is asked to consider the following criteria:

(1) If such variance will substantially or permanently injure the appropriate use of adjacent property in the same district;
(2) If such variance will adversely affect the health, safety or general welfare of the public;
(3) If such variance will be contrary to the public interest;
(4) If such variance will authorize the operation of a use other than those uses specifically authorized for the district in which the property for which the variance is sought is located;
(5) If such variance will be in the harmony with the spirit and purpose of the Unified Development Code (UDC);
(6) If such variance will alter the essential character of the district in which the property is located and for which the variance is sought;

(7) If such variance will substantially weaken the general purposes of the zoning regulations established for the district in which the property is located;
(8) If the variance is due to special conditions, a literal enforcement of the Unified Development Code (UDC) would result in unnecessary hardship;
(9) If the plight of the owner of the property for which the variance or exception is sought is due to unique circumstances existing on the property, including, but not limited to, the area, shape or slope, and the unique circumstances were not created by the owner of the property and are not merely financial, and are not due to the result of general conditions in the district in which the property is located;
(10) If the variance or exception is a self-created hardship; and,
(11) If the variance is clearly identified as a variance to the City's standards on the concept plan, site plan or text of the Unified Development Code (UDC).

In this case, staff is obligated to point out that the property owner purchased the property with the understanding that the subject property was fully within the 100-year floodplain. Staff is also obligated to point out that there are currently no other manufactured homes in the Lake Rockwall Estates Subdivision that have been elevated in the manner that the applicant is requesting. In addition, staff should note that applicant recently completed improvements (*i.e. a front yard fence*) without receiving a building permit. Regardless, of if this case is approved or not, the applicant will be required to remove all unpermitted improvements on the property.

When reviewing this case, it appears that if the case is approved it will constitute a self-created hardship and could potentially create a precedent for other properties in the Lake Rockwall Estates Subdivision; however, requests for variances are discretionary decisions for the Board of Adjustments (BOA). Staff should point out that if this case is approved, the applicant will be required to meet all the zoning requirements of Planned Development District 75 (PD-75). This means the exterior of the manufactured home would be required to be clad in HardiBoard.

On September 25, 2025, staff mailed 23 notices to property owners within 200-feet of the subject property. As of the date of this memorandum, staff has received one (1) response in favor of the applicant's request and one (1) response opposed to the applicant's request. Should the Board of Adjustments (BOA) have any questions, staff will be available at the *October 9, 2025* meeting.

City of Rockwall
The New Horizon

Public Notice

The City of Rockwall Board of Adjustments will hold a public hearing on **Thursday, October 9th, 2025, at 6:00 p.m.**, in the Council Chambers at Rockwall City Hall (Second Floor), 385 South Goliad, Rockwall, Texas to consider the following item(s):

BOA-2025-3-V

Hold a public hearing to discuss and consider a request by Noah Dawit of 370 Eva Place to allow an Expansion of a Non-Conforming Structure. The applicant requests to elevate the existing manufactured home above the Base Flood Elevation using treated pilings. The property is identified as a 0.688 acre tract identified as ROCKWALL LAKE EST #2, LOT 774A, 775A,1/2 776A, City of Rockwall, Rockwall County, Texas, Zoned Planned Development – 075, Single-Family 7 (SF-7) District, addressed as 370 Eva Place and take any action necessary.

As an interested property owner, you are invited to attend this meeting and/or express your thoughts in writing by returning the form below. To ensure that your comments are included in the information sent to the Board of Adjustments, please return the completed form below by **October 1, 2025.**

If you have any questions regarding this matter, please contact:

Craig Foshee
Rockwall Building Inspection Dept.
385 S. Goliad Street
Rockwall, TX 75087

Email: cfoshee@rockwall.com
Phone: (972) 772-6774

(Please return portion of form below the dotted line)

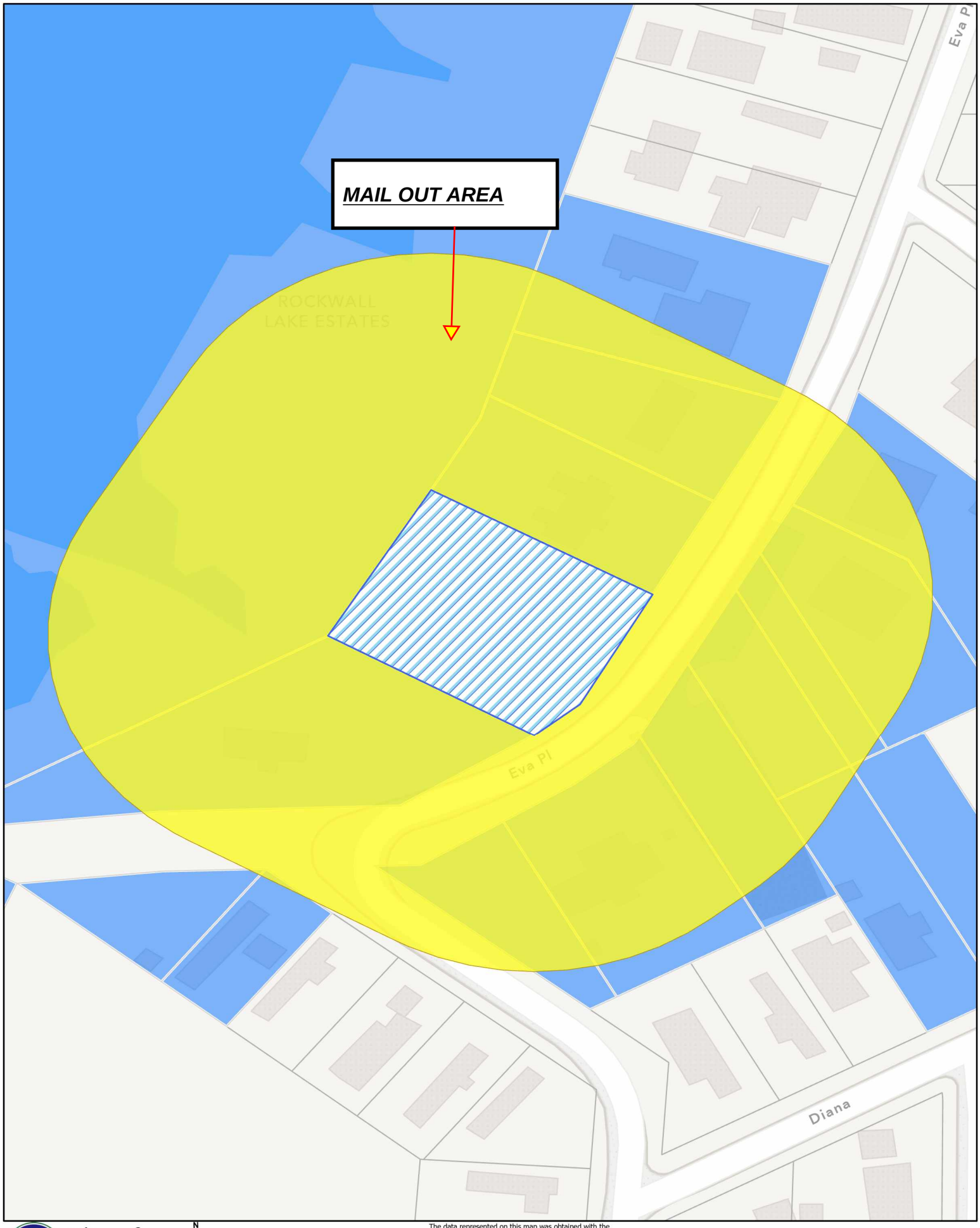
Case number: BOA-2025-3-V
Please place a check mark on the appropriate line below:

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

____ I am opposed to the request for the reasons listed below

_____

_____



City of Rockwall

N
W
E
S

Date: 9/11/2025

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

370 Eva Place

Case number: BOA-2025-3-V
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

Im in favor of my neighbor raising his home because it will keep his place safe from flooding

385 South Goliad ♦ Rockwall, Texas 75087 ♦ (972) 772-6748

Case number: BOA-2025-3-V
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

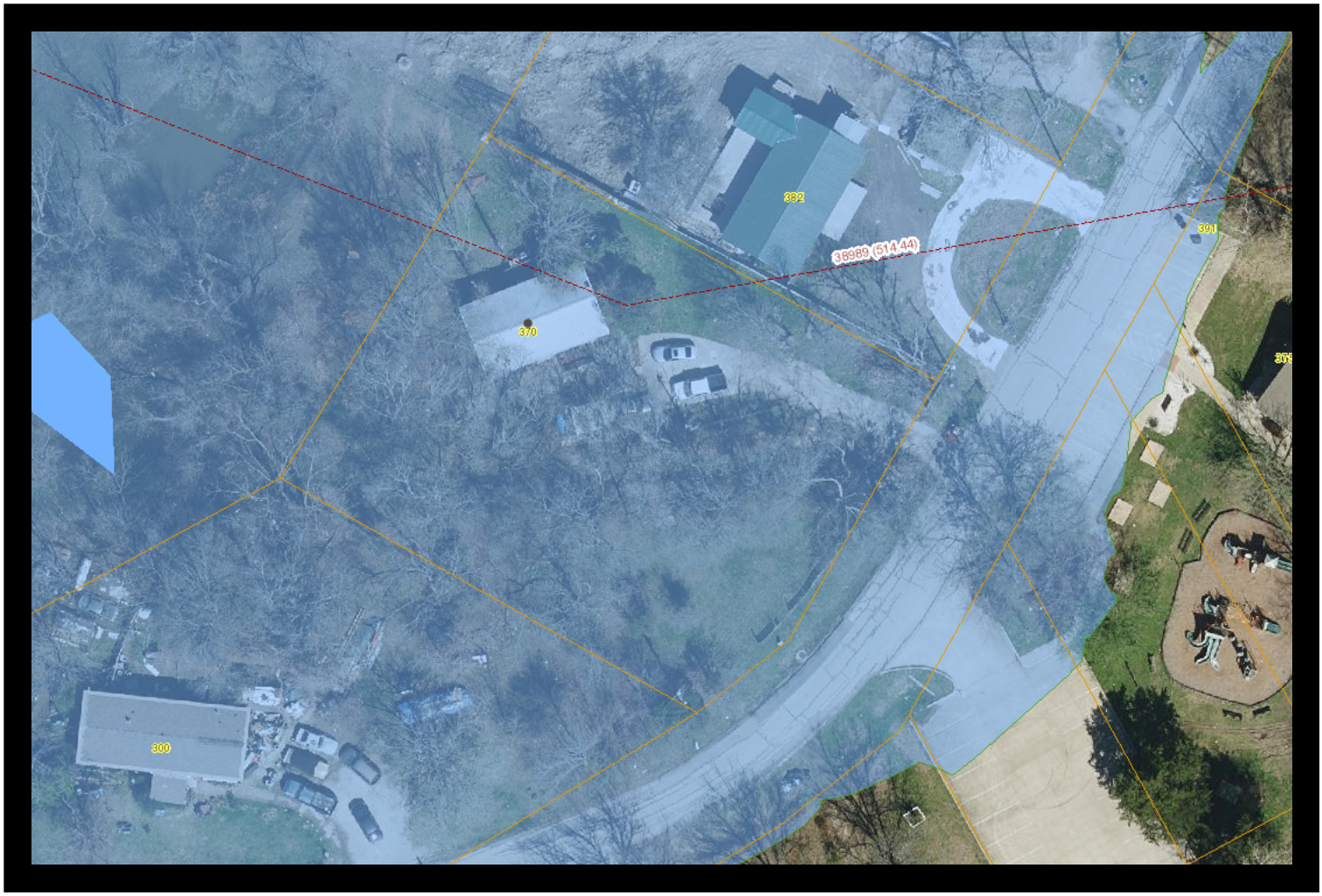
Since all the property "North" of Eva Place is "Flood Zone" property, it was "Never" to be developed for housing by the original owners/management! I own property on the South side of Eva Place & do not want to view houses/trailers on pilings!! All property south should have a beautiful view of the lake with a grassy area down to the water for "Everyone" to be able to access the lake! This area was to be a "parks and recreation area" for everyone! Whatever company purchased the vacant land was

~~385 South Goliad ♦ Rockwall, Texas 75087 ♦ (972) 772-6748~~

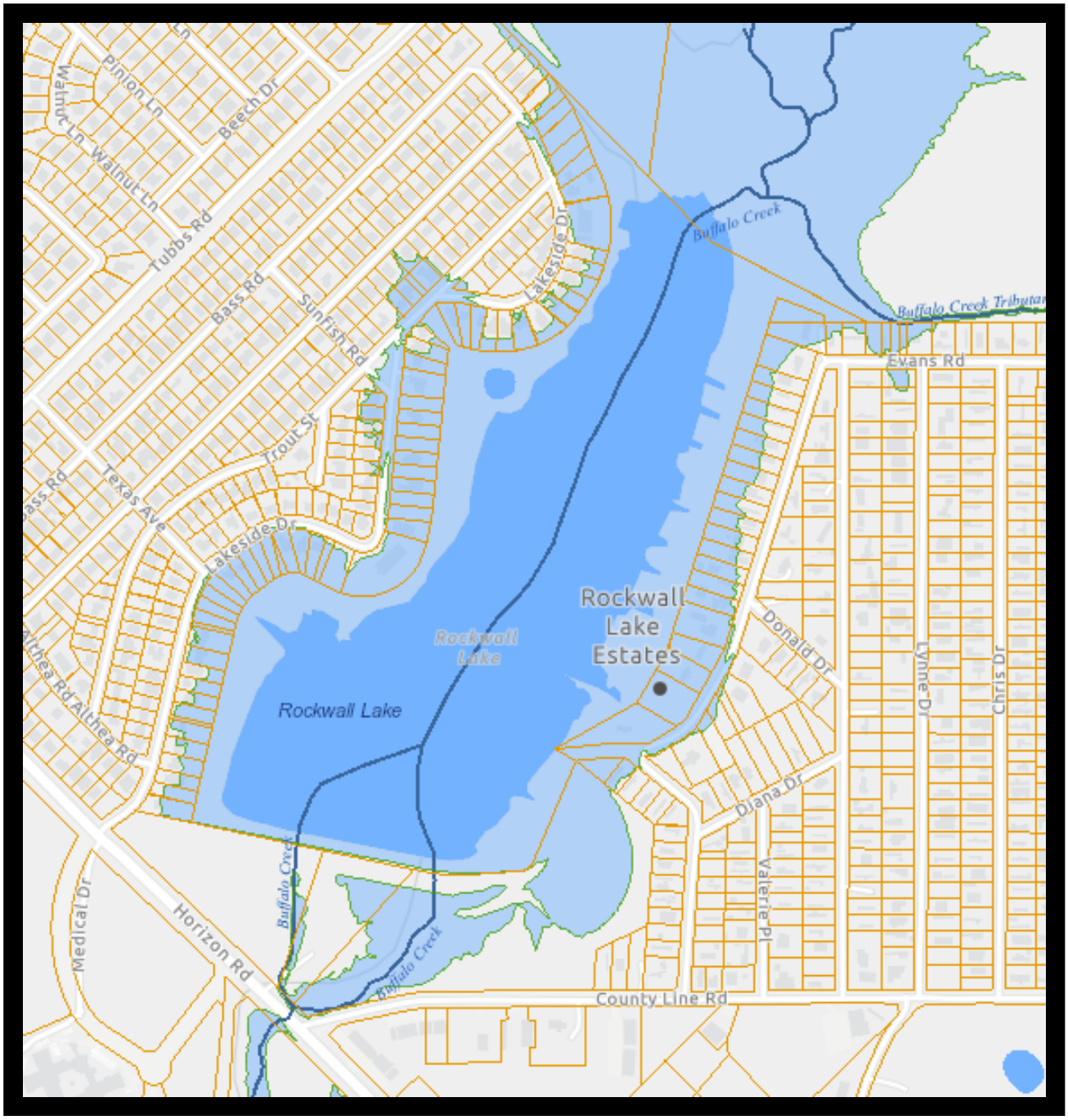
taking advantage of the buyers selling property in a flood zone. Therefore, I oppose this request. Thank you for allowing property owners to vote on this!

Donna Brice Hilsenbeck - 305 Eva Place

Area in Blue is the flood Plain



Area in Blue is the flood Plain



7509 PENNRIDGE CIRCLE
ROWLETT, TX 75088

FIRM REGISTRATION NO. 10194366

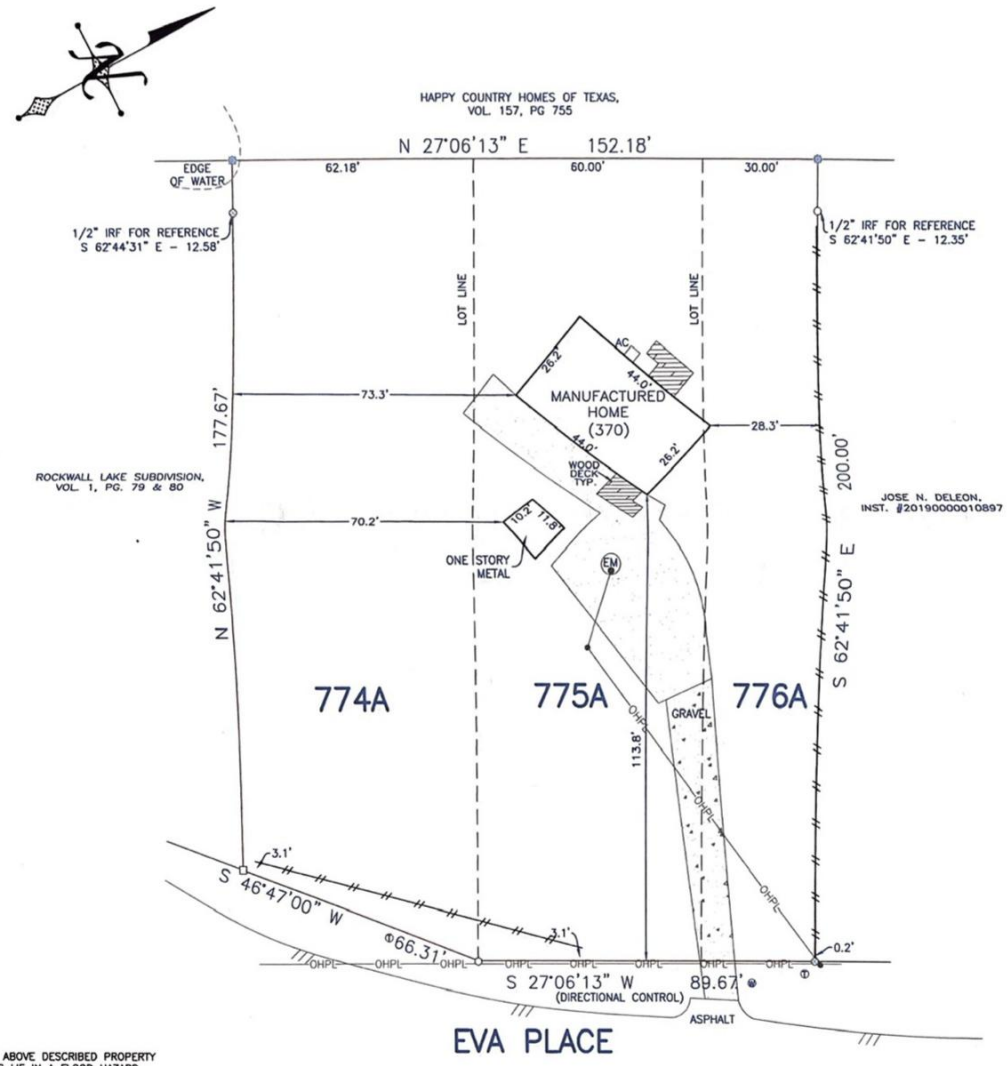
SURVEY PLAT

BURNS SURVEYING

BARRY S. RHODES Registered Professional Land Surveyor (214) 326-1090

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 370 EVA PLACE, in the city of ROCKWALL Texas.

Being Lots 774-A, 775-A, and one half of 776-A ,of ROCKWALL LAKE PROPERTIES DEVELOPMENT NO. 2, an addition in Rockwall County, Texas, according to the map or plat thereof, recorded in Cabinet A, Slide 79 and 80, Plat Records, Rockwall County, Texas.



THE ABOVE DESCRIBED PROPERTY DOES LIE IN A FLOOD HAZARD AREA ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO.

48397C0040L, DATED 09/26/2008

PROPERTY IS ENTIRELY IN ZONE A

BEARINGS ARE BASED ON NAD 83 DATUM, TEXAS STATE PLANE COORDINATE SYSTEM. NORTH CENTRAL ZONE

PROPERTY SUBJECT TO EASEMENTS & RESTRICTIONS
Volume 97, Page 153; Volume 158, Page 955; Volume 264, Page 947; Volume 641, Page 218; Volume 51, Page 118; Volume 55, Page 164, Volume 59, Page 519

ACCEPTED BY: _____

The plat hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat: the size, location and type of building and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated, or visible and apparent easements.

TITLE AND ABSTRACTING WORK FURNISHED BY ALLEGIANCE TITLE

THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

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

Scale:	1" = 30'
Date:	04/05/21
G. F. No.:	21118387-ALMK
Job no.:	202102597
Drawn by:	JM

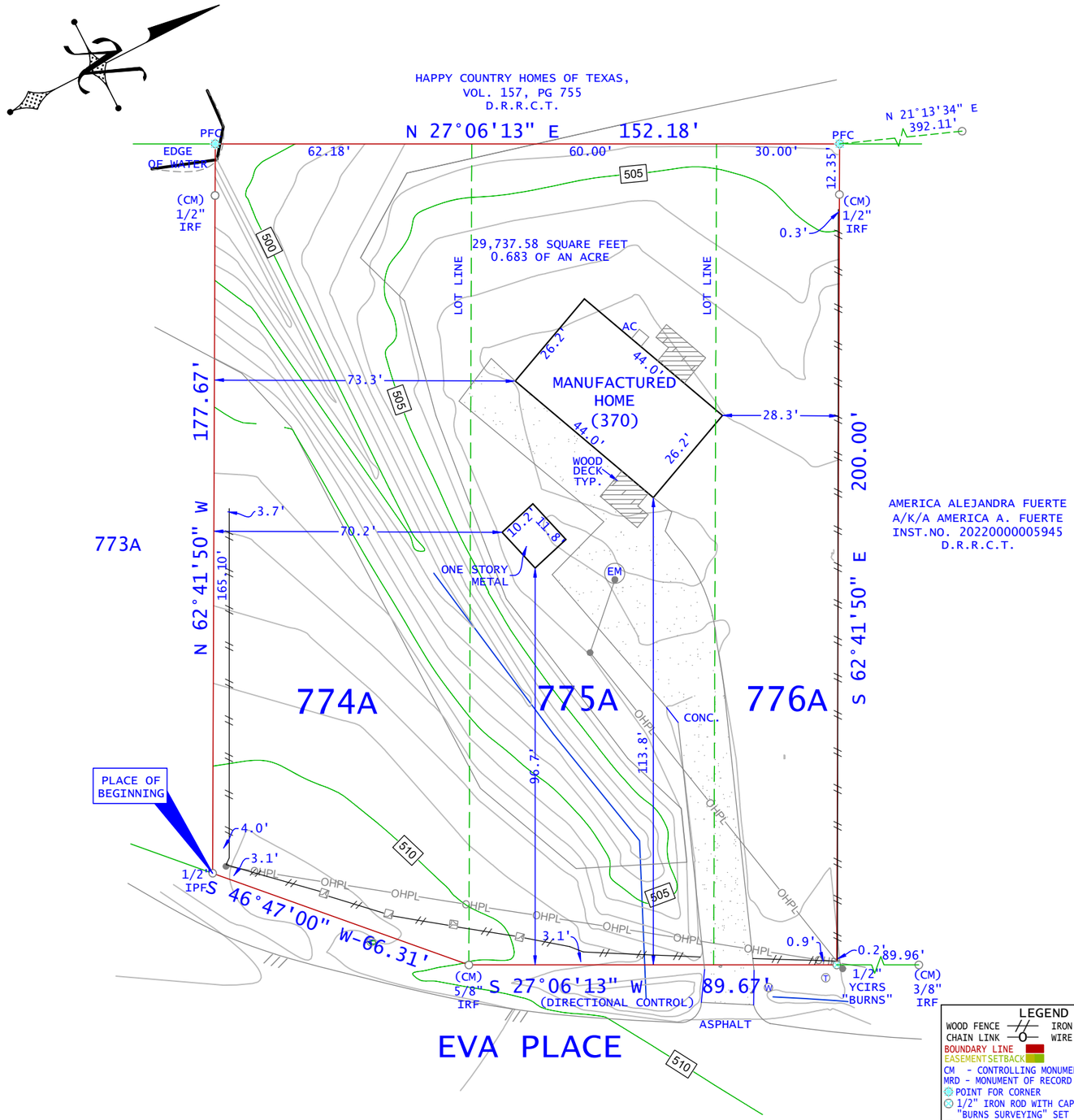
LEGEND

WOOD FENCE — TEXT
CHAIN LINK — IMPROVEMENTS
IRON FENCE — BOUNDARY LINE
WIRE FENCE — EASEMENT SETBACK
RESIDENCE
CM - CONTROLLING MONUMENT
MRD - MONUMENTS OF RECORD DIGNITY
1/2" IRON ROD FOUND
1/2" YELLOW-CAPPED IRON ROD SET
SET "X"
5/8" IRON ROD FOUND
5/8" IRON ROD FOUND
POINT FOR CORNER
CABLE — ELECTRIC
CLEAN OUT — POOL EQUIP
GAS METER — POWER POLE
FIRE HYDRANT — TELEPHONE
LIGHT POLE — WATER METER
MANHOLE — WATER VALVE
(UNLESS OTHERWISE NOTED)



Allegiance TITLE COMPANY

STATE OF TEXAS REGISTERED BARRY S. R... 3... PROFE... LAND SU...



LEGEND

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

(UNLESS OTHERWISE NOTED)

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

TOPO SURVEY

BARRY S. RHODES Registered Professional Land Surveyor (214) 326-1090
This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at 370 EVA PLACE, in the City of ROCKWALL, ROCKWALL County, Texas.

STATE OF TEXAS:
COUNTY OF ROCKWALL:

BEING all of Lots 774A and 775A, and a part of Lot 776A, Rockwall Lake Properties Development, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet A, Slide 79, Plat Records, Rockwall County, Texas (P.R.R.C.T.), being a tract of land described in deed to Noha Dawit, recorded under Instrument No. 20240000018619, Deed Records, Rockwall County, Texas (D.R.R.C.T.), and being more particularly described by the following metes and bounds description:

BEGINNING at a ½ inch iron pipe found in the Northwest line of Eva Place, at the East corner of a tract of Lot 773A of said Rockwall Lake Properties Development, being the South corner of herein described tract of land;

THENCE North 62 deg. 41 min. 50 sec. West, passing at a distance of 165.10 feet a ½ inch iron rod found on line for reference and continuing for a total distance of 177.67 feet to a point in the Southeast line of a tract of land described in deed to Happy Country Homes of Texas, recorded in Volume 157, Page 755 (D.R.R.C.T.), at the North corner of said Lot 773A;

THENCE North 27 deg. 06 min. 13 sec. East, a distance of 152.18 feet to a point at the West corner of a tract of land described in deed to America Alejandra Fuerte a/k/a America A. Fuerte, recorded under Instrument No. 20220000005945 (D.R.R.C.T.);

THENCE South 62 deg. 41 min. 50 sec. East, passing at a distance of 12.35 feet a ½ inch iron rod found on line for reference and continuing for a total distance of 200.00 feet to a ½ inch yellow-capped iron rod stamped “Burns Surveying” set in the Northwest line of said Eva Place, at the South corner of said Fuerte tract;

THENCE South 27 deg. 06 min. 13 sec. West, a distance of 89.67 feet to a 5/8 inch iron rod found for corner;

THENCE South 46 deg. 47 min. 00 sec. West, a distance of 66.31 feet to the PLACE OF BEGINNING and containing 29,737.58 square feet or 0.683 of an acre of land.



ELEVATION DATUM PER NAVD88.

THIS CERTIFICATION DOES NOT TAKE INTO CONSIDERATION ADDITIONAL FACTS THAT AN ACCURATE TITLE SEARCH AND OR EXAMINATION MIGHT DISCLOSE.

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

Scale: 1" = 30'
Date: 06-12-2025
G. F. No.: N/A
Job no.: 202102597-01
Drawn by: BM

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

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

PUBLIC HEARING ITEMS





PICTURES OF THE SUBJECT PROPERTY

CITY OF ROCKWALL

BOARD OF ADJUSTMENTS
385 S. GOLIAD STREET, ROCKWALL, TEXAS
SEPTEMBER 9, 2025

PUBLIC HEARING ITEMS





PICTURES OF THE SUBJECT PROPERTY

CITY OF ROCKWALL

BOARD OF ADJUSTMENTS
385 S. GOLIAD STREET, ROCKWALL, TEXAS
SEPTEMBER 9, 2025

PUBLIC HEARING ITEMS





PICTURES OF THE SUBJECT PROPERTY

ORDER OF THE BOARD OF ADJUSTMENT
OF THE CITY OF ROCKWALL, TEXAS

ORDER NO. BOA 2025-3-V

WHEREAS, the Board of Adjustment held a public hearing on the 9th day of October, 2025 consider a request by Noah Dawit of 370 Eva Place to allow an Expansion of a Non-Conforming Structure. The applicant requests to elevate the existing manufactured home above the Base Flood Elevation using treated pilings. The property is identified as a 0.688acre tract identified as ROCKWALL LAKE EST #2, LOT 774A, 775A,1/2 776A, City of Rockwall, Rockwall County, Texas, Zoned Planned Development – 075, Single-Family 7 (SF-7) District, addressed as 370 Eva Place and take any action necessary.

WHEREAS, the applicant requested a variance from the said code of ordinance to allow the expansion of a non-conforming structure to elevate the existing manufactured home above the Base Flood Elevation

WHEREAS, after due consideration and discussion it appears that the granting of such variances would not cause an adverse effect on the surrounding properties and would not be contrary to the public interest.

NOW, THEREFORE BE IT ORDERED BY THE BOARD OF ADJUSTMENT OF THE CITY OF ROCKWALL, TEXAS:

Section 1. That all of the above premises are found and determined to be true and correct and are incorporated into the body of this order as if copied in their entirety.

Section 2. That the request from the applicant for this Board to grant a variance from Rockwall Code of ordinance, be and in the same is hereby granted so as to allow an Expansion of a Non-Conforming Structure. to elevate the existing manufactured home above the Base Flood Elevation using treated pilings. The property is identified as a 0 688acre tract identified as ROCKWALL LAKE EST #2, LOT 774A, 775A,1/2 776A, City of Rockwall, Rockwall County, Texas, Zoned Planned Development – 075, Single-Family 7 (SF-7) District, addressed as 370 Eva Place

Section 3. That the Building Official of the City is hereby authorized and directed to issue the appropriate permits, if any, for the above described property under the terms and conditions of this Order.

Section 4. That this Order was passed by the concurring vote of at least four (4) members of the Board of Adjustment and is effective as of the 9th day of October, 2025.

ATTEST:

Secretary

APPROVED:

Chairman



4TH QUARTER REPORT

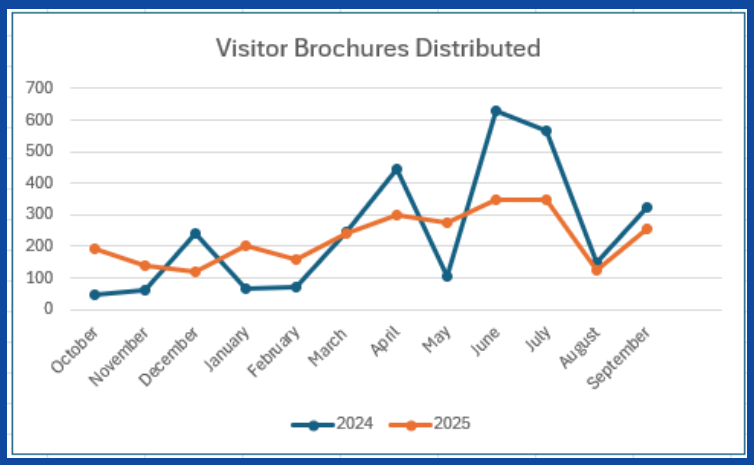
JULY - SEPTEMBER 2025

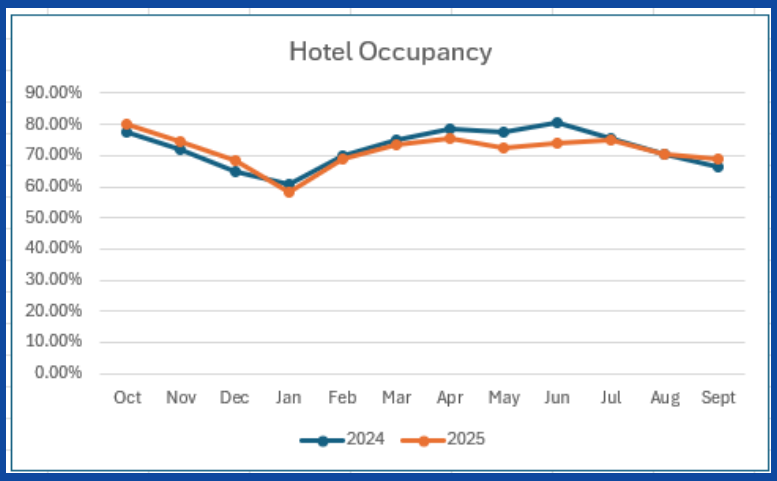
Visit ROCKWALL
Free Live Music Capital of North Texas

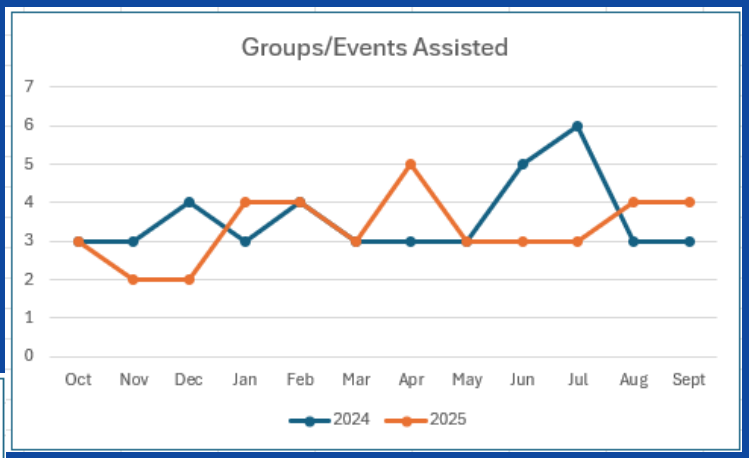
Jodi Willard
Director of Tourism

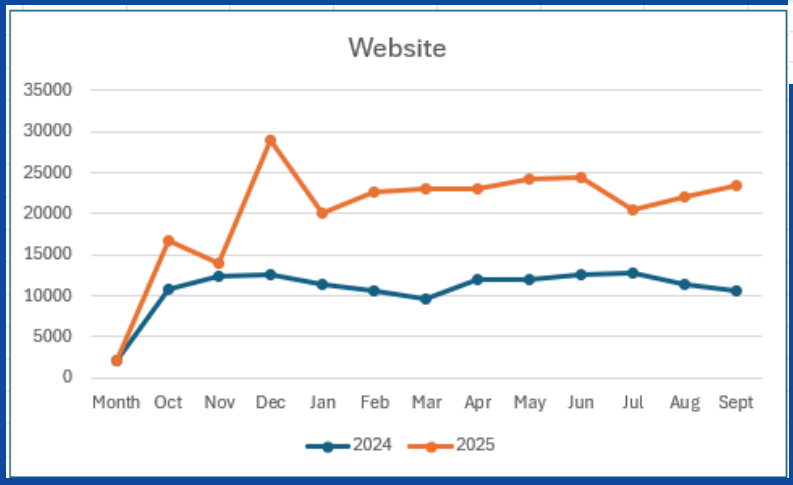
VisitRockwall.com

ROCKWALL BY THE NUMBERS



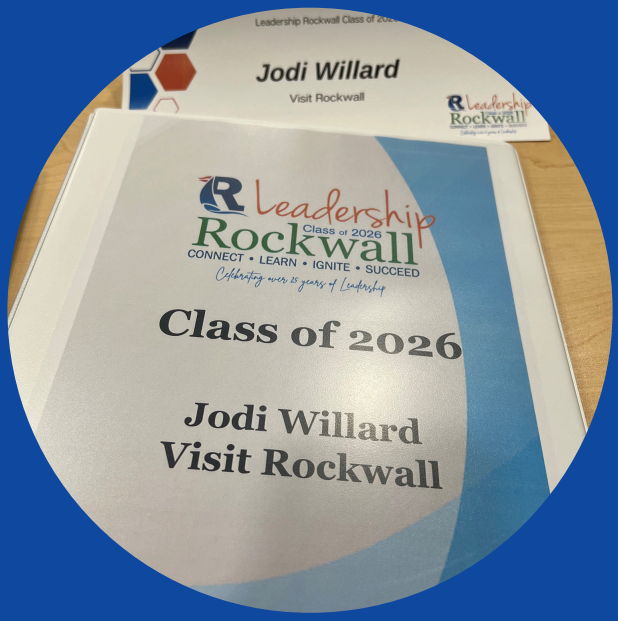






SALES/SERVICING OPPORTUNITIES





Shows/Events Attended:

- Ebby Halliday Vendor Fair
- Destinations Texas Annual Conference
- Leadership Rockwall Class of 2026
- Rockwall ISD Teacher Breakfast



Visit ROCKWALL
Free Live Music Capital of North Texas

SALES/SERVICING OPPORTUNITIES

Hosted Groups this quarter
South Central District Fall Teachers Conference- 3 days/2 nights
Estimated Impact Rooms & Food & Beverage $ 19,880

Confirmed Conferences & Events
Rockwall will be hosting 4 conferences and 1 sports event in the upcoming months—continuing to strengthen our city's reputation as a premier destination for meetings, events, and sports tourism.

Pending Conferences
The Visit Rockwall team is actively working with organizers on 1 potential conference. These opportunities reflect strong interest in Rockwall as a meeting destination and represent promising prospects for future tourism growth.

PRINT ADVERTISING

Texas Society of Association Executives



Texas Meetings & Events



11,000 Printed copies distributed

DFW Child



October 2025
58,000 Printed copies distributed

Texas Parks & Wildlife



300,000 Print & Digital
copies distributed

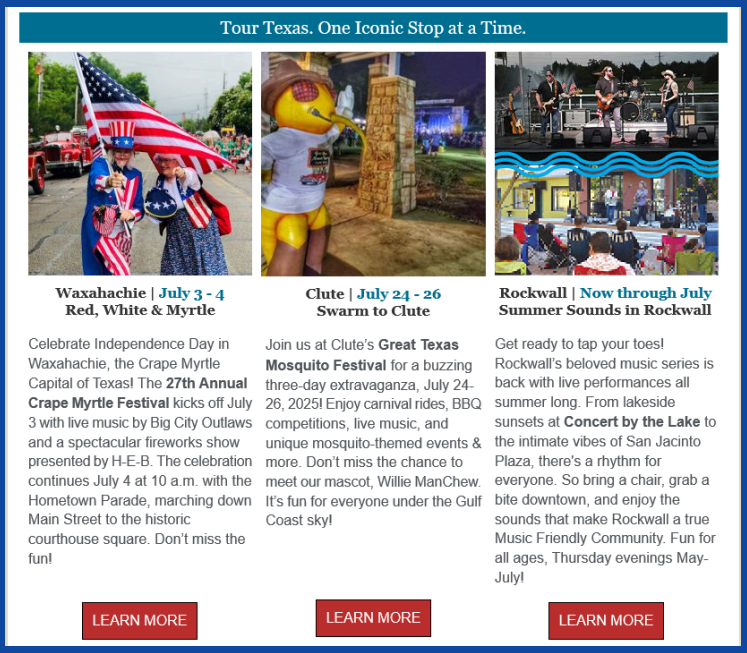
DIGITAL ADVERTISING

Texas Parks Display Ads

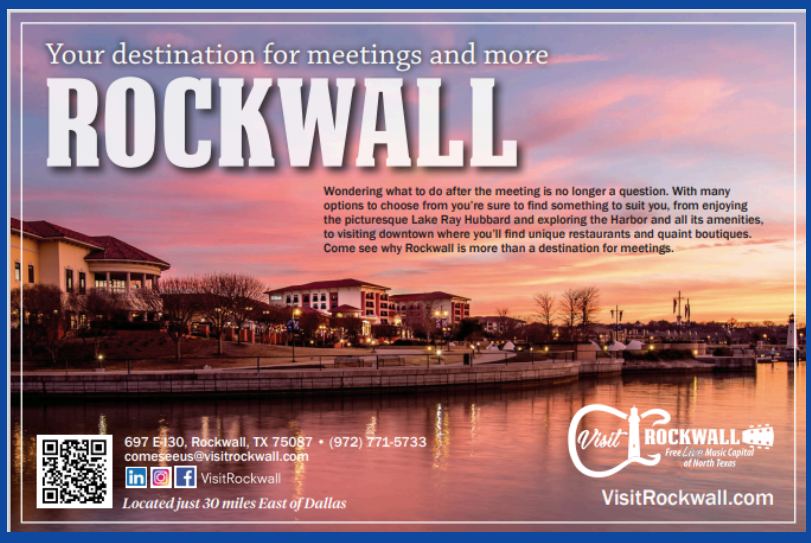


46% Click Rate

Tour Texas Monthly Newsletter



Texas Society of Association Executives Retargeting Ad



4,292 Click Views

50,000 Impressions

BLOG RESULTS

Things to Do in Rockwall (individual page)

Total Actions Taken

16,394

- 529 Website Click-thrus
- 14,380 Page Views
- 56 Slideshow Views
- 465 Facebook Click-thrus
- 467 Instagram Click-thrus
- 481 Booking Click Thrus
- 16 Content Click Thrus

Rockwall (individual page)

Total Actions Taken

25,179

- 608 Website Click-thrus
- 22,895 Page Views
- 107 Slideshow Views
- 484 Facebook Click-thrus
- 495 Instagram Click-thrus
- 518 Booking Click Thrus
- 72 Content Click Thrus

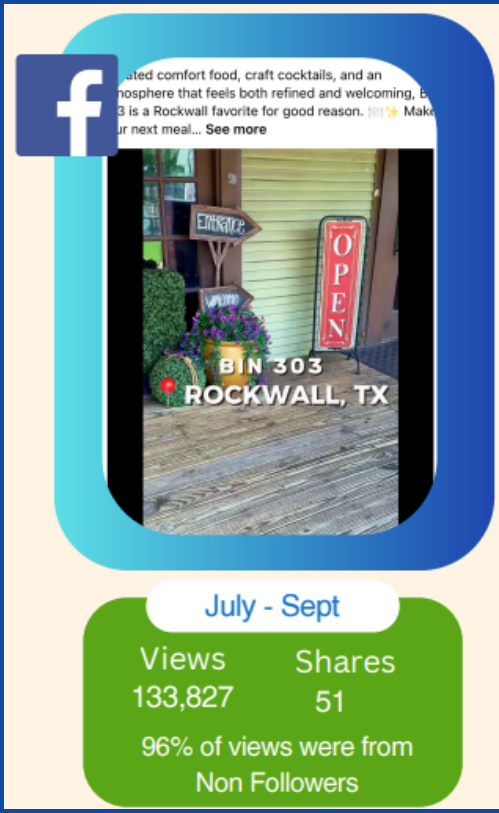
Total Actions Taken

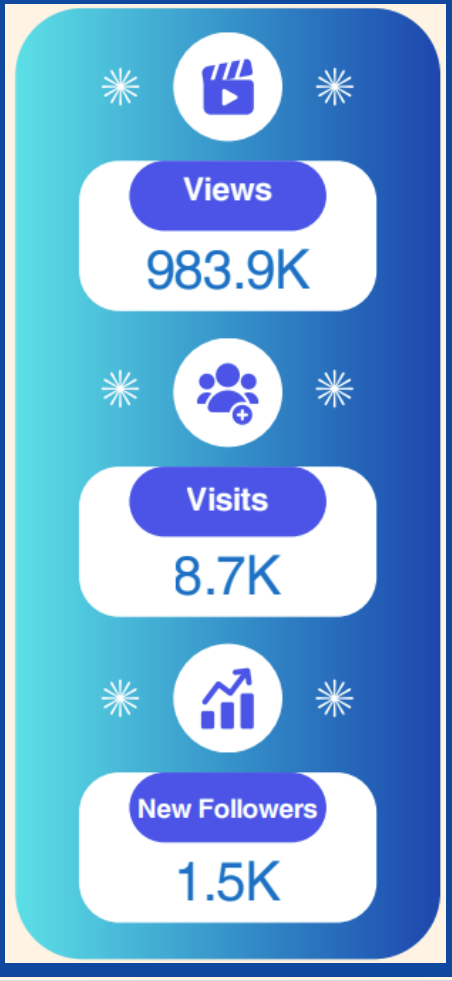
80,078

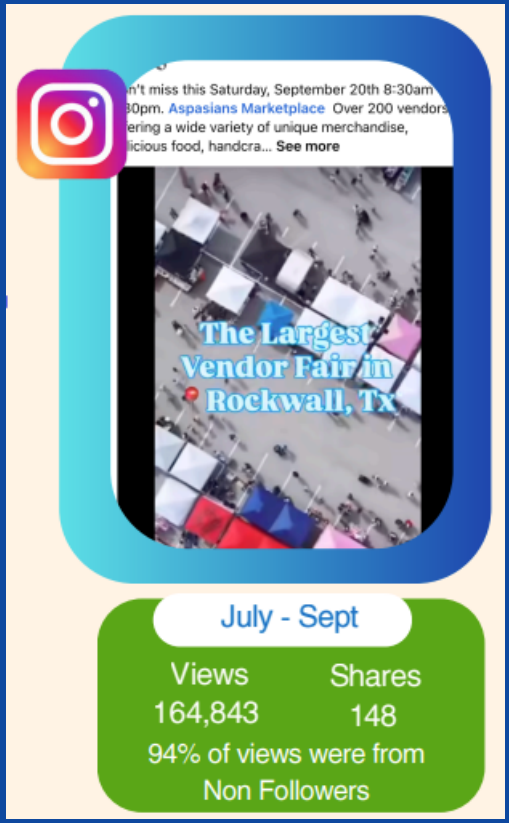
- 525 Postal Requests
- 22 PDF Requests
- 2,682 Website Click-thrus
- 64,497 Page Views
- 230 Slideshow Views
- 2,364 Facebook Click-thrus
- 2,381 Instagram Click-thrus
- 2,460 Booking Click Thrus
- 627 Content Click Thrus
- 4,289 Article Views

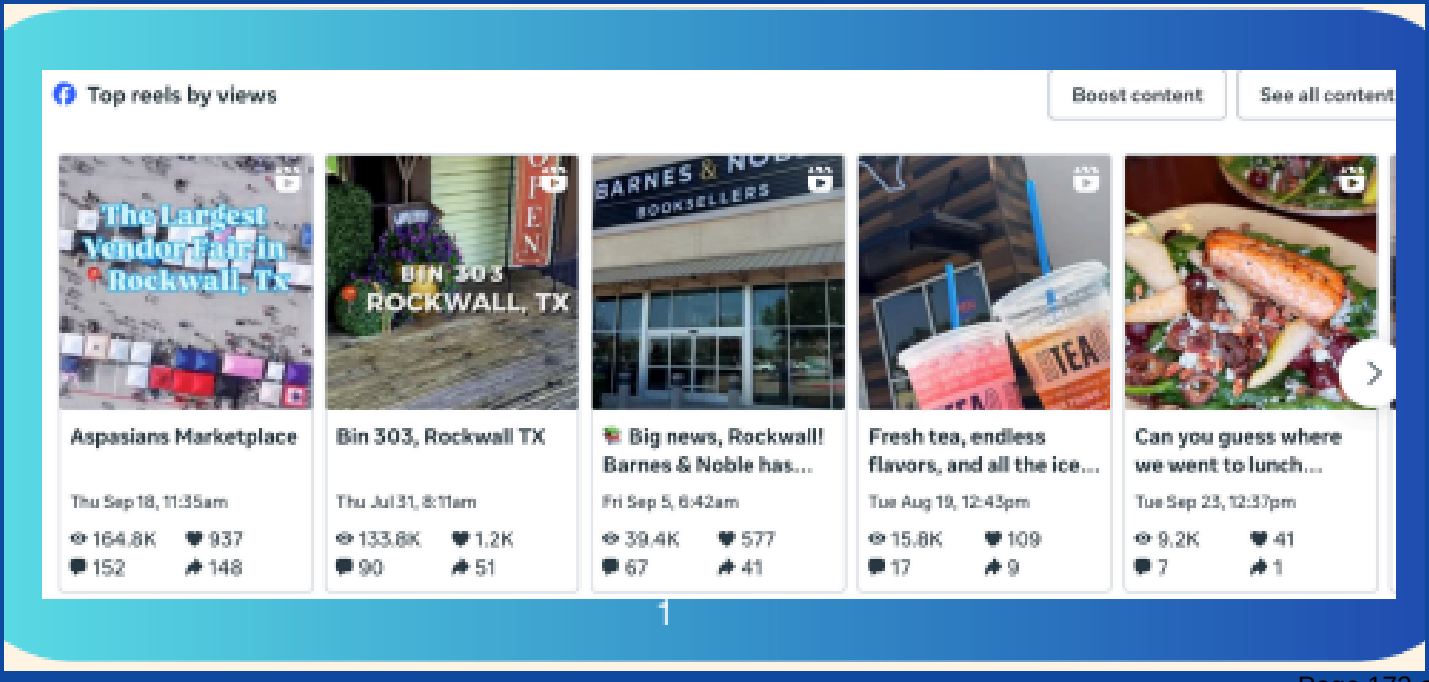
SOCIAL MEDIA METRICS

We continue to successfully promote attractions, restaurants, and events in Rockwall on Facebook, Instagram and LinkedIn.









DESTINATIONS TEXAS AWARDS



In September, I was elected onto the Board of Directors for Destinations Texas



- Best Website
- Best Leisure Tourism Marketing Plan
- Best Meetings & Events Promotion
- 2nd Place Community/Local Engagement

Rockwall Area Chamber of Commerce & Visitors Center
Hotel Occupancy Tax Financial Review
Program Year 2024-2025 Q1, Q2, Q3, Q4

	Q4 Ending 9/30/2025	Q3 Ending 6/30/2025	Q2 Ending 3/31/2025	Q1 Ending 12/31/2024	YTD 2024-2025	
	Actual	Actual	Actual	Actual	Actual	Awarded/Rec'd
Program Year Revenues						
Money Awarded						400,000
Payments Received						400,000
Expense						
Digital Advertising/Marketing	32,233	12,196	7,250	3,300	54,979	
Print Advertising/Marketing	87,881	9,124	14,023	3,064	114,092	
Misc Advertising/Marketing						
Sales/ Expo Travel	9,582	2,095	1,125	2,776	15,578	
Expo Registration Fees					-	
Misc. Expenses						
Staffing	51,931	40,312	45,413	41,587	179,243	
Other Operational Expenses		2,987	4,291	1,940	9,218	
Events	71	297	450	100	918	
Professional Dues / Memberships	8,393	5,890	1,950	1,150	17,383	
Website Support.	965	1,665	1,665	885	5,180	
Supplies		-	12	60	72	
Postage	17	646	705	1,086	2,454	
Total Expenses	191,073	75,212	76,884	55,948	399,117	399,117
Funds Surplus/(Deficit)						883

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:	November 3, 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.

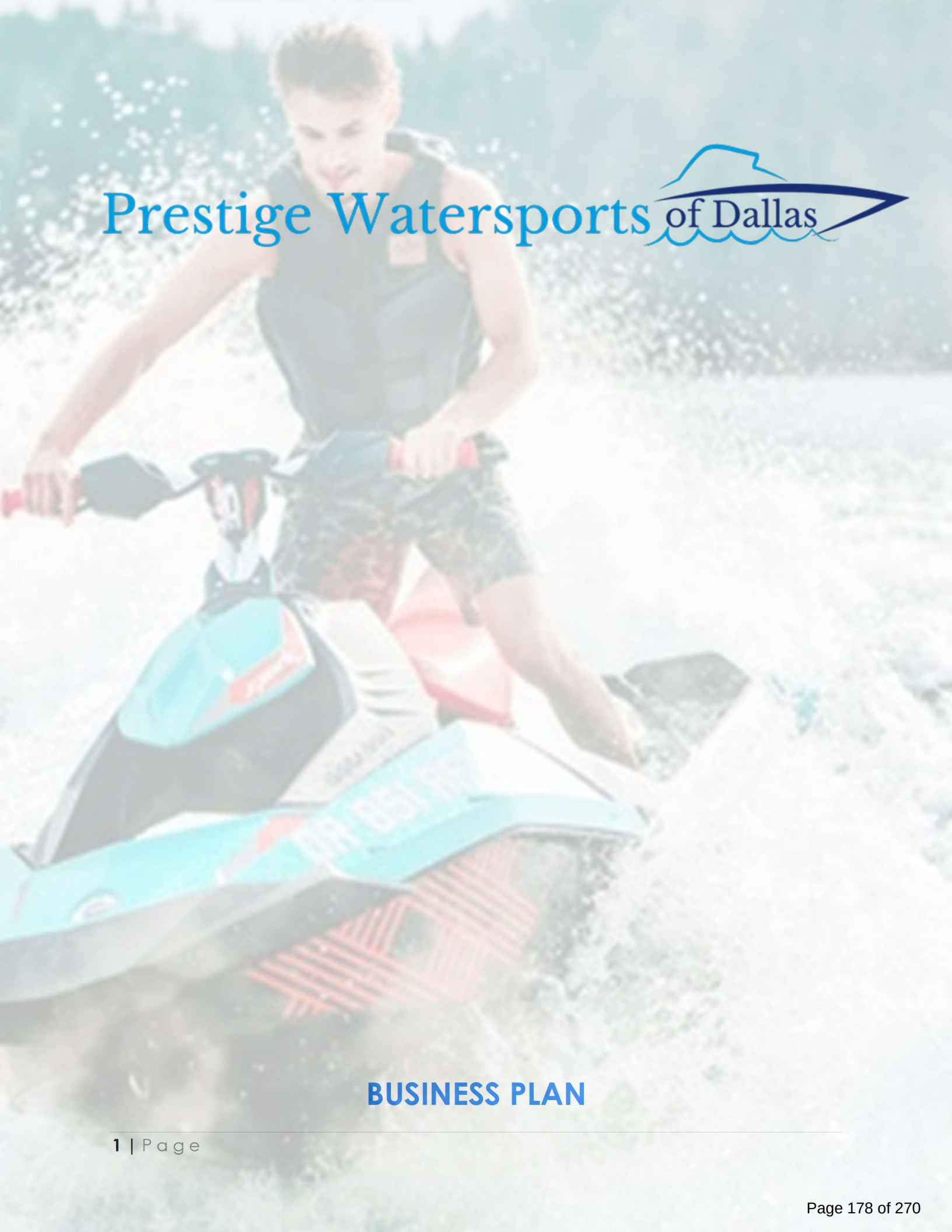
PARK BOARD CONCERNS FOR DENIAL

- 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.



BUSINESS PLAN

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Marketing Approach 33

Operational Analysis 39

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Disclaimer

The report provided by Think Positive is for the authorized recipient and is not for public distribution.

All the material included in this document is based on the data/information gathered from various sources and is based on certain assumptions. The gathered information is from publicly available data and other sources, which are reliable. Although, due care and diligence has been taken to compile this document, the contained information may vary due to any change in any of the concerned factors, and the actual results may differ substantially from the presented information.

Introduction

Purpose of the Document

The objective of the feasibility study is primarily to facilitate potential entrepreneurs in project identification for investment. The project feasibility may form the basis of an important investment decision and in order to serve this objective, the document / study covers various aspects of project start-up, operation, finance and management.

The purpose of this document for Prestige Watersports of Dallas LLC is to support potential partners in understanding the Yacht Rental and Jet Car experience business. It serves as a comprehensive guide to inform partnership decisions by detailing essential aspects of business setup, operation, and management. This feasibility study offers insights into industry best practices, safety protocols, and unique service offerings, helping partners make informed decisions and ensuring a successful and compliant partnership within the watersports industry.

The need to come up with feasibility reports for undocumented or minimally documented sectors attains greater imminence as the research that precedes such reports reveal certain thumb rules; best practices developed by existing enterprises by trial and error, and certain industrial norms that become a guiding source regarding various aspects of business set-up and its successful management.

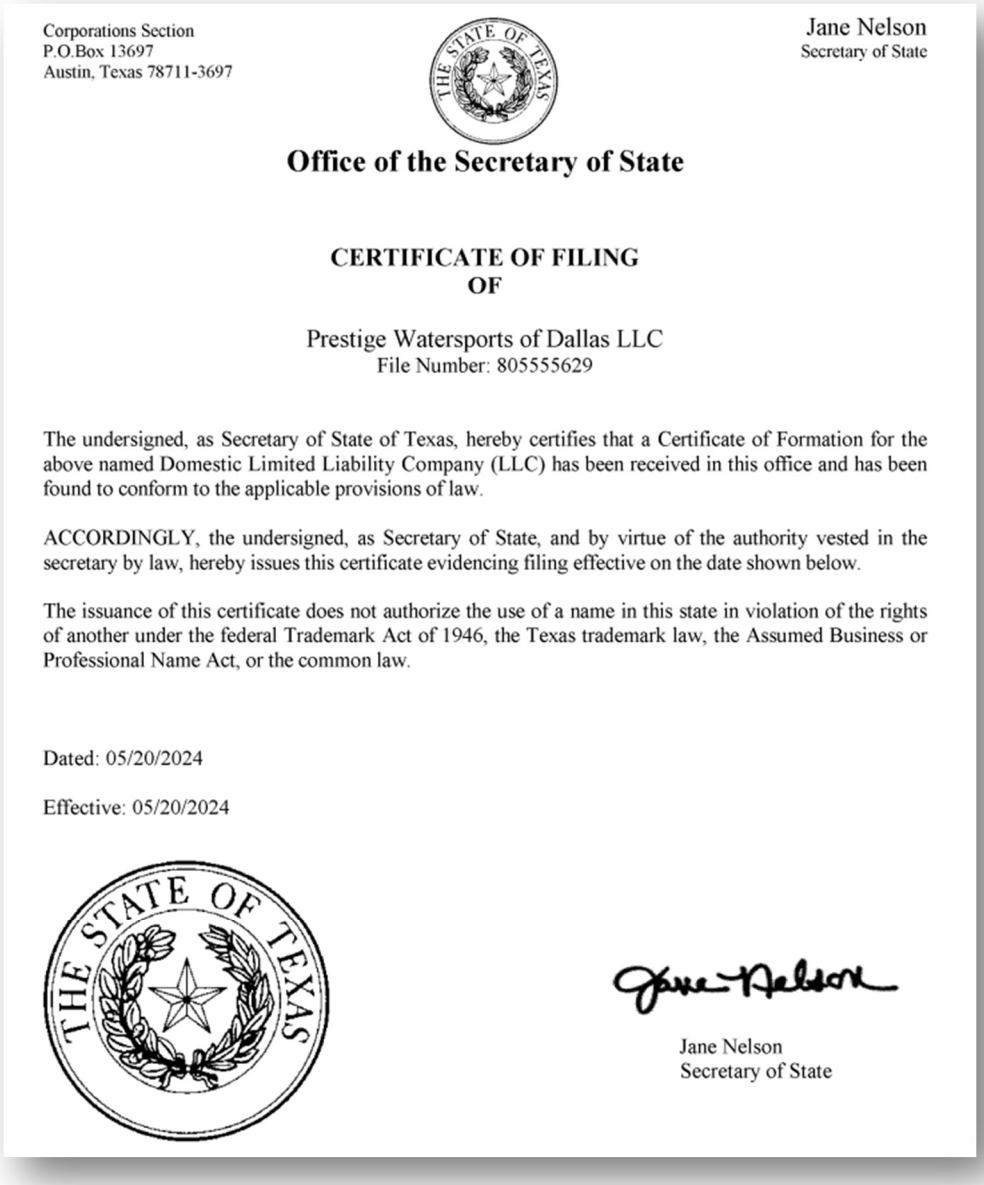
Apart from carefully studying the whole document one must consider critical aspects provided later on, which shall form the basis of any investment decision.

Project Overview

The project aims to launch a Yacht Rental and Jet Car experience business at Lake Ray Hubbard, Rockwall, TX. With increasing local interest and tourism in the Dallas area, the demand for unique, high-end water experiences is on the rise. Prestige Watersports of Dallas LLC seeks to fill this market gap by offering luxurious, customized yacht charters and exclusive Jet Car rides. The business is positioned to capitalize on the growing trend of adventure tourism and upscale recreational activities in the region.

Company Overview

The company will be registered as a Limited Liability Company (LLC), which aligns with the operational needs of Prestige Watersports of Dallas LLC. This structure provides flexibility in management while protecting the owners from personal liability, making it the ideal choice for our water sports business.



Corporations Section
P.O.Box 13697
Austin, Texas 78711-3697

Jane Nelson
Secretary of State

Office of the Secretary of State

CERTIFICATE OF FILING
OF

Prestige Watersports of Dallas LLC
File Number: 805555629

The undersigned, as Secretary of State of Texas, hereby certifies that a Certificate of Formation for the above named Domestic Limited Liability Company (LLC) has been received in this office and has been found to conform to the applicable provisions of law.

ACCORDINGLY, the undersigned, as Secretary of State, and by virtue of the authority vested in the secretary by law, hereby issues this certificate evidencing filing effective on the date shown below.

The issuance of this certificate does not authorize the use of a name in this state in violation of the rights of another under the federal Trademark Act of 1946, the Texas trademark law, the Assumed Business or Professional Name Act, or the common law.

Dated: 05/20/2024

Effective: 05/20/2024

Jane Nelson
Secretary of State

Objectives

The objectives for the first five years of operation for Prestige Watersports of Dallas LLC are:

- To establish a strong brand reputation for our luxury yacht charters and exclusive Jet Car experiences, building a loyal customer base.
- To generate sufficient cash flow to achieve financial break-even, covering all operational costs including staff salaries, marina fees, marketing, and maintenance.
- To aggressively market our unique water sports services, thereby increasing revenue and expanding our market share in the Dallas-Fort Worth area.

Keys to Success

The key to success for Prestige Watersports of Dallas LLC lies in launching well-maintained, luxurious yachts and Jet Cars that cater to the preferences of diverse customer groups. Additionally, the following principles will be crucial in ensuring the business thrives:

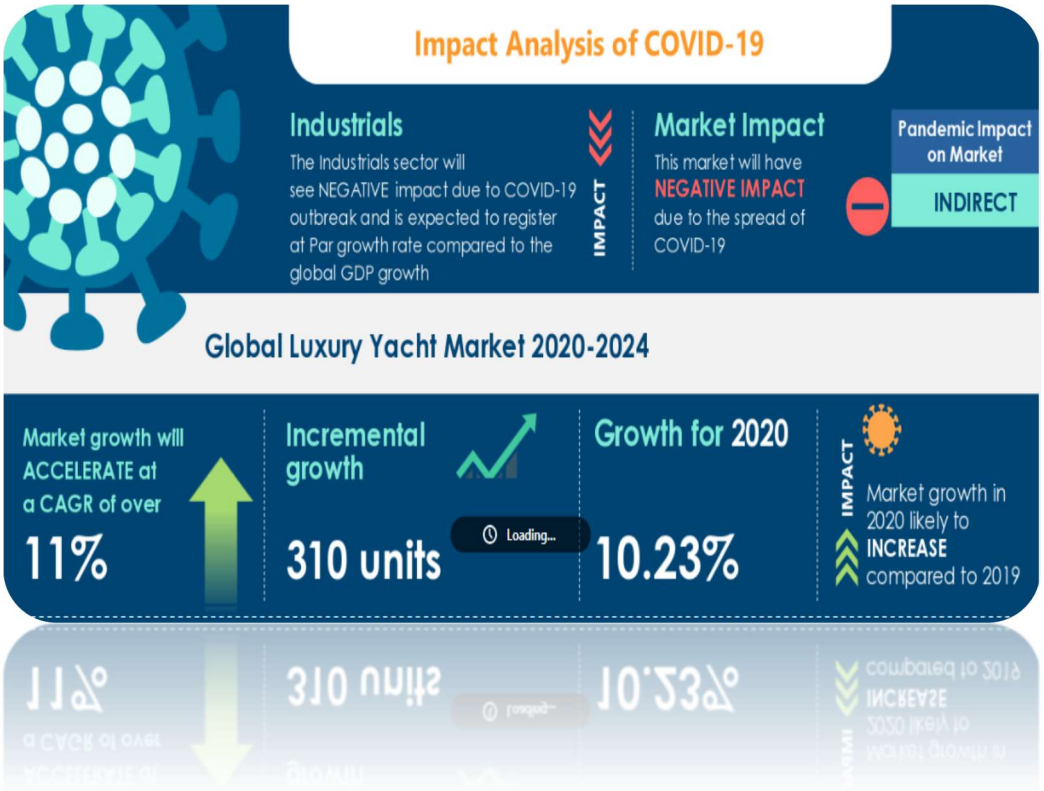
- A highly creative team that excels in promoting yacht charters and Jet Car experiences to potential customers.
- Strong and effective marketing strategies.
- Rigorous cost management.
- Expanding and enhancing additional service offerings to increase customer satisfaction and revenue.

Market Analysis

Global Market

Global Yacht Rental Market Overview

The global yacht market, valued at USD 7.75 billion in 2019, is expected to grow at a CAGR of 5.2% from 2020 to 2027. This growth is driven by rising disposable incomes and increased interest in luxury tourism and exclusive travel experiences. The yacht market's expansion is further supported by significant investments in high-tech interiors, luxurious amenities, onboard accommodations, maritime security, connectivity, and tracking systems.



Despite high costs associated with yacht ownership and maintenance, the availability of rental options and advancements in telematics are promoting yacht rental adoption. The growing trend towards eco-friendly yachts and the introduction of innovative models, such as the world's first hydrogen-powered superyacht, Aqua, demonstrate the industry's commitment to sustainability and technological advancement.

Yacht Charter Market Dynamics

The global yacht charter market, valued at USD 10.91 billion in 2019, faced a significant setback in 2020 due to the COVID-19 pandemic, declining by 85% to USD 1.63 billion. However, with the recovery of the tourism sector, the market is expected to regain momentum and achieve a CAGR of 25.6% from 2020 to 2028. The market is primarily driven by the increasing number of high-net-worth individuals (HNWIs) who prefer luxury cruising. For instance, the number of HNWIs increased by nearly 9% in 2020, representing a growing customer base for yacht charter companies.

Market Segmentation: Motor Yachts Dominate The motor yacht segment leads the market, holding over 70% of the total market value due to its superior speed, power, and luxury compared to sailing yachts. Motor yachts also offer more spacious cabins and advanced communication and navigation systems, making them highly desirable for luxury travelers.





attributed to lower cruising costs compared to Western regions and improving infrastructure.

Growth Strategies Key players like TUI Marine, Dream Yacht Charter, and Kiriacoulis dominate the market, particularly in Europe and North America. However, the fragmented market in Asia Pacific is witnessing increased geographic expansion by companies like Fraser Yachts. Companies are also

enhancing their service offerings by investing in online booking platforms, internet connectivity, and improved onboard hospitality.

Global Jet Car Rental Market Overview

The global Jet Car rental market is experiencing robust growth, projected to increase from USD 1.9 billion in 2023 to USD 2.9 billion by 2032, at a CAGR of 5%. This growth is driven by rising consumer interest in water sports, adventure tourism, and the increasing popularity of recreational water activities. Key factors contributing to this growth include technological advancements in personal



watercraft (PWC), such as enhanced safety features, electric Jet Cars, and eco-friendly models that appeal to environmentally conscious customers.

1. **Increasing Popularity of Water Sports and Adventure Tourism**: There is a growing trend toward adventure tourism and water-based recreational activities, particularly in North America, which currently leads the market. This trend is largely supported by younger generations and tourists looking for unique, adrenaline-pumping experiences.
2. **Technological Advancements and Product Innovation**: The market is seeing continuous innovation in terms of more efficient engines, improved safety features, and the introduction of electric and hybrid Jet Cars. These advancements cater to a broader audience, including eco-conscious consumers seeking sustainable alternatives. Moreover, new models come equipped with enhanced features like Bluetooth speakers, GPS navigation, and ergonomic seating, enhancing the overall user experience. Never before have we seen the body of a car combined with a propulsion system. This new model and body style has attracted more engagement and

interest, offering a fresh and exciting option for water sports enthusiasts and further boosting the appeal of Jet Cars in the market.

3. **Rental and Sharing Models**: The demand for Jet Car rentals has surged as consumers look for cost-effective ways to enjoy personal watercraft without the financial burden of ownership. Rental and sharing models provide flexibility and affordability, making Jet Car experiences more accessible to a wider audience.



4. **Customization and Luxury Experiences**: Market players are focusing on offering premium and customized experiences, such as guided tours, sunset rides, and private excursions, which cater to different customer preferences and help differentiate their offerings. Never before have we seen the body of a car combined with a propulsion system, creating a unique and

innovative product. This new model and body style has attracted more engagement and interest, offering a distinctive experience that stands out in the water sports rental industry and further elevates the appeal of Jet Car rentals, which are included in our yacht charters as well.

5. **Growth in Coastal and Tourism Regions**: The Jet Car rental market is expanding particularly in Texas and the Dallas-Fort Worth area, where water sports play an important role in the local economy. With its numerous lakes and favorable weather conditions, the region attracts a steady influx of tourists and locals alike, making it a prime location for Jet Car rentals. Popular destinations such as Lake Ray Hubbard and other recreational lakes in the area provide ideal settings for water-based activities, driving demand in this growing market. Dallas is positioned to be one of the top 3 largest cities in the country by 2030, making it an attraction that will soon expand and grow, further boosting opportunities for water sports and Jet Car rentals as the city evolves into a major hub for both tourism and local recreation.

Competitive Landscape and Strategic Initiatives

Leading companies in the Jet Car market, such as Yamaha, Kawasaki, and BRP (Bombardier Recreational Products), are investing in R&D to develop innovative and eco-friendly watercraft. These players are also enhancing their rental services by incorporating advanced telematics, GPS-based safety systems, and comprehensive insurance packages to attract a diverse customer base. Furthermore, companies are leveraging online booking platforms and mobile apps to improve accessibility and convenience for customers, fostering market growth.



Trends Influencing the Global Yachting Industry

The yachting industry is undergoing significant changes driven by five major trends:

1. Eco-Consciousness

The yachting industry is becoming increasingly eco-friendly due to regulatory pressures and changing consumer preferences. The International Maritime Organization (IMO) aims to cut greenhouse gas emissions by 50% by 2050 compared to 2008 levels. Yacht builders and suppliers are working together to create sustainable solutions that minimize environmental impact, such as hybrid propulsion systems, advanced batteries, and eco-friendly materials. For instance, hybrid propulsion and fuelless transportation methods like hydrogen-powered superyachts are gaining traction. Environmentally sustainable epoxies, used in yacht construction, are designed to be safe for marine life and enhance fuel efficiency by reducing drag.

High-net-worth (HNW) and ultra-high-net-worth (UHNW) yacht owners and charterers are prioritizing sustainability. There is increasing demand for yachts that use less fuel, minimize waste, and employ advanced recycling initiatives. This eco-conscious approach extends to the crew's practices, with charterers often inquiring about the environmental impact of onboard activities.

2. Interiors Inspired by the Outdoors

Modern yacht designs are increasingly inspired by the outdoors, reflecting a trend toward integrating open spaces, panoramic views, and natural elements. Wealthy consumers are demanding yachts that blur the lines between indoor and outdoor spaces. Features like available cabin space, such as our yacht, open pool decks, vertical bows that allow for larger interiors, and beach clubs are becoming standard. These design elements allow for more natural light, better views, and an enhanced connection with the sea.

Builders are focusing on innovative beach area concepts, moving away from enclosed spaces toward more open, sun-drenched decks. Even smaller yachts are adopting these features, which have been extended to large vessels of up to 80 meters. This shift towards nature-inspired interiors is a direct response to the desires of HNW and UHNW clients who seek to bring the outside world into their luxury experience.



3. Smart Home and Automated Systems

Smart Home Features on Yachts

Yachts are now designed with technology that allows owners to control key functions remotely, making life onboard more comfortable and convenient. For example:

- **Lighting:** Owners can adjust the lights remotely, creating the perfect mood without needing to be physically present.

- **Temperature:** Smart thermostats allow precise control over the yacht's temperature, keeping things cozy no matter where you are.
- **Security Systems:** Advanced security systems allow owners to monitor their yacht from anywhere, locking doors and receiving alerts in case of unauthorized access.
- **Entertainment Systems:** Music, movies, and other entertainment options can be controlled from a smartphone or tablet, allowing for a personalized experience.

These smart features help turn the yacht into a home on water, offering all the luxuries and conveniences people are used to on land.

Better Safety and Security with Smart Technology

- **Real-Time Monitoring:** Yachts now come with systems that monitor essential functions, like engine performance and fuel levels, in real-time. This helps the crew keep things running smoothly and avoid potential problems.
- **Advanced Communication:** Staying connected at sea is no longer an issue. Yachts are equipped with reliable communication systems that work even in remote areas, ensuring you can stay in touch with the shore or other vessels.
- **Safety Alerts and Remote Management:** If something goes wrong—whether it's a malfunction or a security issue—the system can send alerts to your phone, ensuring quick action. This technology allows the crew to respond faster to potential issues and keep everyone safe.

High-Tech Innovations Borrowed from Aviation and Defense

Some of the high-tech systems now used in yachts were initially developed for industries like aviation and defense. For example:

- **High-End Communication Systems:** Similar to those used by airplanes, these systems allow yachts to stay connected and communicate easily, improving safety and convenience.
- **Advanced Navigation:** High-tech navigation systems help yachts plot the best routes and provide real-time updates, making journeys safer and more efficient.
- **Security Measures:** Cutting-edge security systems, like drone surveillance or radar, help protect the yacht and its passengers, meeting the high expectations of those who demand the best.

Catering to Ultra-Wealthy Clients

- The push for these advanced technologies comes from **ultra-high-net-worth (UHNW) individuals**—the super-wealthy—who expect the same high-tech convenience on their yachts that they enjoy in their luxury homes. Whether it's being able to control the yacht's systems from a smartphone or receiving instant updates on the yacht's condition, these features are designed to meet the expectations of clients who are used to the best in life.

4. Yacht Management

Yacht management services are becoming essential due to the increasing complexity of regulations and the rise in the size and number of yachts. Effective management includes optimizing crew rotation, managing operational costs, and ensuring that the yacht remains in pristine condition, which is crucial for resale value. Proper management not only enhances efficiency but also ensures that the yacht operates smoothly, reducing the burden on captains, crew members, and owners. With professional yacht management, yacht owners can benefit

from cost savings on provisions, technical supplies, and crew management while ensuring their assets are well-maintained for long-term value.

We take managing our yacht very seriously and stay on top of every aspect of its maintenance. From regular inspections to ensuring the yacht is always in prime condition, we prioritize upkeep to guarantee the highest level of performance and luxury. This commitment to diligent management ensures not only an exceptional experience for our clients but also preserves the long-term value of our yacht, making it a sound investment for years to come.

5. Adventure Travel

A crewed yacht charter offers unparalleled relaxation and luxury, perfect for those who wish to kick back and worry about nothing for a week or so. With a dedicated crew attending to every detail, guests can fully immerse themselves in the experience of sailing without the stress of navigation, meal preparation, or logistics. From gourmet meals prepared by a private chef to personalized itineraries tailored to your preferences, every aspect of a crewed yacht charter is designed to provide an effortless, indulgent escape. Whether you're lounging on deck, exploring pristine waters, or enjoying world-class service, a crewed yacht charter ensures that your only responsibility is to relax and enjoy the journey.



Conclusion

The global yachting industry is rapidly evolving to meet the demands of a new generation of luxury consumers. Key trends such as sustainability, Smart Home Automation integration, adventure travel, innovative interior designs, and comprehensive yacht management are reshaping the landscape, making yachting eco-friendlier, technologically advanced, and adventurous. These trends provide an opportunity to position ourselves as a leader in the market and a leader on the lake. With a partnership with your organization we would be able to provide the necessary commissions from our growing business, in order to foster a positive and successful relationship

As you cruise through the stunning scenery of Lake Ray Hubbard, you'll love being able to enjoy your favorite tunes with the on-board Bluetooth speaker. The vessel offers a variety of comfortable seating areas for you and your guests to relax in, including the Aft cabin, the salon, and of course, the oversized deck and surprisingly spacious cockpit. If the sun becomes too intense, everyone on board

can retreat to the roomy, air-conditioned interior of our luxurious 36-foot yacht, ensuring comfort and relaxation throughout your journey.

Trends Influencing the Global Jet Car Market

The global Jet Car market is evolving, driven by several key trends that reflect changes in consumer preferences, technological advancements, and sustainability considerations:

1. **Growing Popularity of Water Sports and Adventure Tourism**

The rising interest in water sports and adventure tourism is a major driver for the Jet Car market. With more people seeking unique and adrenaline-fueled experiences, Jet Car rentals are becoming increasingly popular in coastal and tourist regions. This trend is particularly strong in North America and Europe, where a culture of outdoor activities is well-established. Our jet car is the first in the Dallas area, providing a huge attraction to the city!

2. **Growth in Emerging Markets and Coastal Regions**

Emerging markets in Asia Pacific, the Middle East, and Latin America are witnessing increased demand for Jet Cars due to rising disposable incomes and growing tourism activities. Coastal regions, in particular, are benefiting from investments in infrastructure that support water sports and recreational activities. This regional growth is creating new opportunities for Jet Car rental businesses to expand their operations and tap into previously underserved markets.

3. Expansion of Rental and Sharing Economy Models

The rental and sharing economy is playing a significant role in the Jet Car market. Many consumers prefer renting Jet Cars over owning them to avoid maintenance costs and storage issues. Rental companies are capitalizing on this trend by offering flexible rental options, memberships, and sharing programs that allow consumers to enjoy watercraft activities without the financial burden of ownership. This model not only makes Jet Caring more accessible but also supports the growth of a more sustainable and efficient market.



4. Safety and Regulatory Compliance

As the Jet Car market grows, there is an increasing focus on safety and regulatory compliance. Countries are implementing stricter regulations to ensure the safe operation of personal watercraft, which includes mandatory safety training, use

of life jackets, and limits on speed and distance from shore. We are a company that prioritizes safety and complies with these regulations, ensuring that our customers feel secure and confident while enjoying their Jet Car experience. By maintaining the highest safety standards, we aim to build trust and a strong reputation in the market.

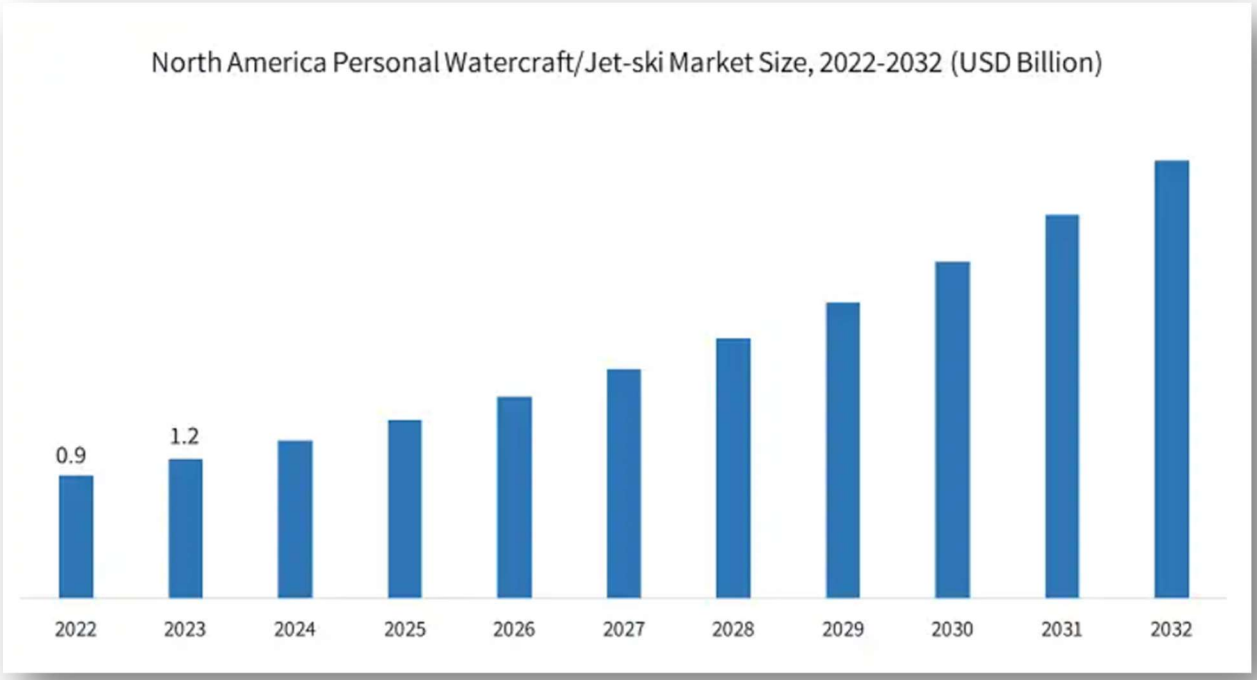
Conclusion

The global Jet Car market is being shaped by exciting trends that emphasize sustainability, technological innovation, customization, and accessibility. As this market continues to develop, businesses should focus on incorporating eco-friendly options, utilizing smart technologies, and offering premium, customizable experiences to attract a wide range of customers. Companies that embrace these trends and cater to changing consumer preferences will be well-positioned for growth.

The Jet Car market is new and intriguing, with enormous potential. Having made its way from Dubai to the Dallas area, it has opened up a market of untapped opportunities. This fresh demand presents a chance for businesses to capture a significant share of a growing industry. Revenue and sales will continue to increase exponentially as more people discover the thrill of Jet Cars, and this growth will align with the exceptional level of service and delivery that we provide. By staying ahead of the curve and focusing on innovation and customer satisfaction, we are poised to lead the charge in this emerging market.

Yacht Rental Market in the U.S.

The U.S. yacht rental market is experiencing robust growth, driven by rising disposable incomes, a preference for luxury travel experiences, and technological advancements. The market size was valued at USD 7.4 billion in 2023 and is expected to grow at a CAGR of over 6.5% from 2024 to 2032.



Personal Watercraft (Jet Car) Market in the U.S.

The Personal Watercraft (Jet Car) market in the U.S. is rapidly gaining momentum, and we are proud to be the only provider of a Jet Car in the city, ready to make a big splash. Despite minimal marketing efforts, we've already gained significant traction, sparking curiosity and interest from locals and tourists alike. As we continue to elevate our services, we are confident that our unique offering will

allow us to dominate the market, setting us apart as the go-to destination for an unparalleled Jet Car experience.

Key Trends:

1. **Technological Integration**: Jet Cars with digital dashboards provide real-time data, improving control and safety.
2. **Sustainability Focus**: Companies like Yamaha are developing electric and eco-friendly models, such as watercraft made from flax plants and cellulose non-fiber reinforced resin engines.
3. **Growth in Rental Services**: The rental model continues to grow as consumers prefer experiences without the high costs of ownership, with companies offering flexible rental options and packages.

Both the yacht and Jet Car rental markets in the U.S. are poised for substantial growth due to rising disposable incomes, technological advancements, and a growing preference for sustainable, luxury, and adventure-based experiences. We are focusing on sustainability, digital integration, and customized offerings to capture market share. By incorporating eco-friendly practices, leveraging cutting-edge technology, and providing tailored experiences, we are positioning ourselves to lead the market and meet the evolving demands of our customers.

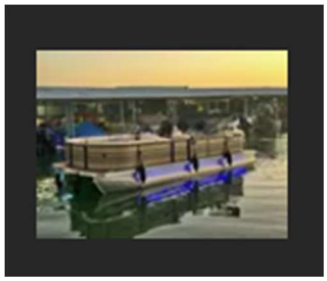
Competitors List

DFW Boat Charters and Rentals

- **Services Offered**: DFW Boat Charters provides a variety of boat rentals including yacht, car boats, pontoons, and party barges with a focus on family-friendly and safe boating experiences. They offer captained trips, which include experienced skippers familiar with local waters.
- **Special Features**: They promote safety and fun, offering new and well-equipped boats, including features like water slides and Bluetooth sound systems. Discounts are available on weekdays and for last-minute bookings.
- **Client Experience**: Testimonials highlight the professionalism of the captains and the quality of the boat experiences. There's a strong emphasis on customer service and safety precautions.
- https://dfwboatcharters.com/

Sail with Scott

- **Unique Selling Proposition**: Offers personalized sailing tours, which could appeal to customers looking for a more intimate or unique sailing experience. Focuses on smaller groups and private charters.
- **Boat Types**: Primarily offers sailboats, which could cater to a niche market of sailing enthusiasts or those looking for a quieter, more relaxed boating experience.
- https://sailwithscott.com/



Wave Express Boat Rentals

- **Service Options**: Focuses on offering flexible and quick boat rental services. Known for ease of access and customer-friendly services.
- **Rental Fleet**: Includes a variety of boats, suggesting a broad appeal to different customer preferences from speed boats to leisure pontoons.
- https://www.waveexpressboatrentals.com/

Suntex Boat Club

- **Club Membership**: Offers a boat club membership, which provides regular access to boats for a subscription fee. This could attract customers interested in regular boating without the commitment of ownership.
- **Locations and Access**: Multiple locations increase accessibility for customers across different points of the lake or region.
- https://suntexboatclub.com/

DFW Boat Ride

- **Themed Trips**: Specializes in themed boat rides which could cater to special occasions or tourism experiences. Offers customizable experiences based on customer demands.
- **Marketing Focus**: Utilizes strong digital marketing strategies to attract tourists and locals looking for unique boating experiences.
- https://www.dfwboatride.com/

Sapphire Bay Marina

- **Rental and Maintenance**: Offers boat rentals along with maintenance services, which might appeal to boat owners who need additional service support.
- **Additional Services**: Includes amenities like boat repairs and a fuel dock which provide additional value to customers using their rental services or those who own boats.
- https://sapphirebaymarina.com/

Marketing Approach

Marketing and Public Relations

- **Storytelling as a Strategic Tool in Public Relations:** Our yacht rental business, Prestige Watersports of Dallas LLC, is focused on creating a brand positioning strategy that captivates our audience. Stories are a powerful tool for conveying the unique history of our brand, the exceptional quality of our services, and our unwavering commitment to customer satisfaction. By sharing engaging narratives that resonate with our target audience, we aim to build emotional connections with potential customers, setting ourselves apart in a highly competitive market.
- **Educational Content to Establish Thought Leadership:** We focus on creating and sharing educational content that highlights our deep knowledge and expertise in the yachting industry. Through detailed blog posts, informative videos, and insightful newsletters, we address topics of interest such as the intricacies of yacht maintenance, tips for planning yacht trips, or the latest trends in yacht design. By consistently providing valuable information, we position ourselves as a thought leader, earning the trust and respect of our customers and potential clients.

- **Integrating PR with Traditional and Digital Marketing:** We integrate our public relations efforts with both traditional and digital marketing strategies to create a comprehensive promotional campaign. Our PR efforts support and amplify our marketing messages, ensuring consistency across all channels. For example, when we launch a new yacht rental service, we use press releases and media outreach to generate buzz, complemented by targeted social media campaigns and email marketing to reach a wider audience.
- **Leveraging Media and Influencer Partnerships:** We actively develop partnerships with media outlets and influencers who help us tell our story to a broader audience. These partnerships lend credibility to our brand and extend our reach beyond our existing customer base. We carefully choose partners whose audiences align with our target demographic and who share our brand values, ensuring a natural and effective collaboration that resonates with our customers.

Staffing for Marketing

When structuring our marketing team, we carefully consider both in-house and external agency options to maximize efficiency and creativity. Having an in-house team allows us to maintain greater control over our marketing activities and seamlessly integrate marketing strategies into our daily operations. This enables us to respond quickly to market changes while ensuring alignment with our company's culture and objectives. On the other hand, external agencies bring specialized skills and fresh perspectives, enhancing our marketing strategies and execution with their innovative approaches.

1. **In-House Marketing Team:**
    - **Advantages:** We maintain direct control over our marketing activities, ensuring that our strategies are deeply integrated into our

ongoing business processes and deliver consistent brand messaging that reflects who we are.

- **Challenges:** While an in-house team provides many benefits, it may require more resources for training and development to match the level of specialization that agencies can offer.

2. **External Marketing Agencies:**
    - **Advantages:** By working with external marketing agencies, we gain access to specialized expertise, innovative ideas, and scalability. This allows us to tackle specific projects or campaigns efficiently and cost-effectively.
    - **Challenges:** Managing the relationship with an agency can require oversight, and it may result in less direct control over the day-to-day execution of marketing activities.
3. **Hybrid Approach:**
    - Combining in-house and external resources helps us leverage the strengths of both approaches. Our in-house team manages core marketing activities and ensures brand consistency, while external agencies handle specialized campaigns, digital marketing, or new market entry initiatives. This balance gives us control while allowing for creative flexibility and innovation.

We will utilize a combination of both in order to advance our marketing efforts and ensure we remain agile, creative, and competitive in the market.

Product Bundling

In developing our product bundling strategy, we focus on creating high-value packages that combine the luxury yacht experience with exclusive add-ons, such

as our Lamborghini. These bundles not only provide cost savings but also deliver unique and unforgettable experiences that set us apart from competitors.

1. **Exclusive Experience Packages:** We offer tailored packages, such as our "Luxury at Sea" experience, which combines a full-day yacht rental with hours of jet car excitement. These packages may include gourmet catering and guided tours of local waters, ensuring that clients have a premium, one-of-a-kind adventure.
2. **Special Event Packages:** For corporate events, weddings, or family reunions, we design custom packages that include decorated yachts, professional photography, and customized itineraries. These special touches enhance the value of the experience and offer something truly unique.
3. **Seasonal or Themed Packages:** We create seasonal packages, like our "Summer Adventure," which combines a day of yacht and Jet Car rentals with extras such as water toys, an onboard barbecue, or a romantic sunset cruise, offering memorable experiences tailored to the season.
4. **Demonstrating Value:** Our marketing clearly communicates the value and cost savings of our bundled services. We show customers how these packages provide more for their money, compared to purchasing services separately, and the exclusive benefits that come with booking through us.
5. **Customer Feedback and Flexibility:** We listen to our customers and adapt our packages based on their feedback, offering flexibility to meet individual needs. This not only improves customer satisfaction but also drives repeat business and referrals.

Digital Marketing Strategies

To effectively promote our yacht rental business, we are focused on strengthening our online presence through carefully targeted SEO and PPC campaigns:

1. **SEO (Search Engine Optimization):** We optimize our website with keyword-rich content that highlights our unique yacht rentals and luxury experiences. By targeting long-tail keywords, such as "luxury yacht rentals with Jet Cars," we capture potential customers searching for specific services. Our blog features high-quality content, such as expert tips on yacht trips or the latest industry trends, to boost our search engine rankings and engage potential clients.
2. **PPC (Pay-Per-Click) Campaigns**: Our PPC campaigns are designed to increase immediate visibility for our services. We target specific demographics in regions where our luxury rentals are in high demand, focusing particularly on peak seasons. Our ads showcase the luxury and exclusivity of our yacht and Jet Car rentals, paired with compelling call-to-actions that drive traffic to our website.

Social Media Engagement

We actively engage with our audience across social media platforms like Instagram, Facebook, and Twitter. Through visually captivating content that highlights the luxury and uniqueness of our yachts, the stunning destinations we serve, and the memorable experiences our customers have, we attract attention and inspire interaction. We regularly respond to comments and messages to build a strong community around our brand, encouraging customer loyalty and fostering a sense of connection with our followers.

Email Marketing

We implement a robust email marketing strategy that includes newsletters, special promotions, and personalized offers to keep our audience engaged. We encourage visitors to subscribe to our mailing list through our website, offering exclusive discounts or valuable content in exchange for their sign-up. By using segmentation, we ensure that each email resonates with the specific interests and behaviors of our customers, increasing the relevance and effectiveness of our communications. This strategy strengthens our connection with potential clients and increases conversion rates.

User-Generated Content

We encourage our customers to share their experiences through a unique hashtag or by participating in contests. By showcasing customer testimonials and positive reviews on our website and social media, we build trust and credibility with potential clients. Additionally, we actively respond to feedback to show that we value our customers' opinions and are committed to continuously improving their experience.

Content Marketing

Before launching new services or promotions, blog posts to build anticipation and generate buzz. Our content emphasizes the unique benefits of our yacht rental services, highlights any upcoming events, and explains how our offerings enhance the overall lifestyle experience.

Operational Analysis

OPERATIONS

Operational Analysis

Business Operations Structure

The yacht rental business is structured to ensure smooth and efficient service delivery, with a focus on luxury and customer satisfaction. The day-to-day operations involve a seamless process from booking to post-rental follow-ups. The business is designed to operate with a high level of professionalism, ensuring that each customer receives a premium experience.

Key Operational Processes

The rental process begins with customer inquiries, either through the website or direct contact. Bookings are managed via an integrated system that schedules rentals, assigns staff, and tracks inventory. Customers can select from a range of services, including luxury yacht rentals and high-performance Jet Car experiences, with options for add-ons such as guided tours and catered events.

Inventory Management

Inventory management is crucial for maintaining the fleet of yachts and Jet Cars. The business employs advanced software to track the availability, maintenance schedules, and usage history of each asset. Regular audits ensure that all equipment is in top condition and ready for use.

Staffing and Roles

A skilled team is essential to the operation, with roles including customer service representatives, yacht captains, maintenance crews, and event coordinators. The staff is trained to uphold the highest standards of service, ensuring that every customer interaction reflects the luxury brand image.

Customer Service Protocols

Customer service is at the core of the business operations. The process includes detailed pre-rental briefings, real-time support during rentals, and post-rental follow-ups to gather feedback and address any concerns. The goal is to create a seamless and enjoyable experience that encourages repeat business and positive word-of-mouth.

Maintenance and Safety Procedures

We've partnered with Precision Marine and LMD Marine, two leaders in the boat repair and maintenance industry, to ensure our vessels meet the highest standards in performance. Their expertise has been instrumental in bringing our yachts and Jet Cars up to optimal condition, ensuring safety, reliability, and superior performance for all of our customers.

Regulatory Compliance

The business adheres to all relevant maritime and business regulations, ensuring compliance with local, state, and federal laws. This includes proper licensing, safety certifications, and environmental regulations. Compliance is regularly reviewed and updated as necessary to maintain the highest standards.

Risk Analysis and Mitigation Strategies for Jet Car and Yacht Rental Business

As our Jet Car and yacht rental business prepares for growth, it's crucial to identify potential risks and develop robust strategies to mitigate them. Below is a comprehensive analysis of key risks and corresponding mitigation plans:

1. Economic Risk

Risk: Economic downturns or fluctuations in discretionary spending could result in reduced demand for luxury services like Jet Car and yacht rentals, impacting revenue.

Mitigation Strategy:

- **Diversification:** Expand offerings to include off-peak services such as off-season discounts, corporate packages, and bundled experiences that appeal to a broader audience. Additionally, explore revenue streams like merchandise sales, memberships, and online booking incentives to create steady cash flow.
- **Financial Reserves:** Establish a financial reserve fund to cover unexpected expenses and maintain operations during economic downturns. Regularly review financial health and adjust strategies to minimize economic vulnerability.

2. Competitive Risk

Risk: The presence of established competitors and new market entrants could affect our ability to attract and retain customers.

Mitigation Strategy:

- **Unique Value Proposition:** Differentiate our business by offering exclusive luxury experiences, such as high-performance Jet Cars (e.g., Lamborghini Jet Car), premium customer service, and personalized itineraries.
- **Brand Loyalty:** Develop loyalty programs and personalized follow-ups to enhance customer retention. Foster strong relationships through tailored experiences and exceptional service, ensuring that customers choose us over competitors.

3. Operational Risk

Risk: Disruptions due to equipment failures, maintenance issues, or staffing shortages could negatively affect service delivery and customer satisfaction.

Mitigation Strategy:

- **Maintenance Protocols:** Implement a proactive maintenance schedule for all yachts and Jet Cars to prevent breakdowns. Use advanced tracking systems to monitor equipment health and schedule timely servicing.
- **Cross-Training:** Cross-train staff to handle multiple roles, ensuring operational continuity during unexpected absences. Maintain a pool of part-time or on-call staff to address peak demand or unforeseen shortages.

4. Regulatory Risk

Risk: Changes in maritime regulations, safety standards, or environmental laws could lead to increased compliance costs or impact business operations.

Mitigation Strategy:

- **Compliance Monitoring:** Stay abreast of regulatory developments through regular updates from maritime authorities and industry associations.

Engage legal advisors to ensure all operations meet current and upcoming regulations.

- **Proactive Compliance:** Regularly review and update safety procedures, environmental practices, and customer agreements to align with legal requirements. Invest in staff training to ensure all team members are aware of and adhere to these standards.

5. Reputation Risk

Risk: Negative incidents, such as customer complaints, safety breaches, or environmental damage, could harm our brand reputation and customer trust.

Mitigation Strategy:

- **Safety and Environmental Commitment:** Prioritize safety through rigorous training, regular equipment inspections, and adherence to best practices. Promote eco-friendly practices, such as fuel-efficient engines and waste management protocols, to align with growing consumer demand for sustainability.
- **Responsive Communication:** Establish a protocol for promptly addressing customer feedback and complaints. Engage with customers publicly on social media and review platforms to demonstrate accountability and a commitment to continuous improvement.

6. Financial Risk

Risk: Insufficient cash flow, unexpected expenses, or challenges in securing funding for expansion could hinder business growth and stability.

Mitigation Strategy:

- **Financial Planning:** Conduct thorough financial forecasting to anticipate cash flow needs, identify potential shortfalls, and plan for contingencies. Regularly review financial performance and adjust pricing, costs, and investments accordingly.
- **Diversified Financing:** Explore multiple financing options, including business loans, lines of credit, grants, and potential investor partnerships, to support expansion plans and cushion against financial risks.

7. Technological Risk

Risk: Reliance on technology for booking systems, customer communication, and operations management exposes the business to cybersecurity threats, data breaches, or system failures.

Mitigation Strategy:

- **Cybersecurity Measures:** Invest in robust cybersecurity solutions, including firewalls, encryption, and regular system updates, to protect sensitive customer data and operational information.
- **Data Backup and Recovery:** Implement regular data backups and develop a disaster recovery plan to ensure business continuity in the event of a technological disruption. Conduct regular audits and tests to ensure the effectiveness of these measures.

Financial Analysis

Forecasted Profit and loss (5 years)

Year	Year 1 ($)	Year 2 ($)	Year 3 ($)	Year 4 ($)	Year 5 ($)
Yacht Revenue	$35,876	$55,836	$80,355	$107,348	$145,249
Jet Car Revenue	$15,376	$15,809	$30,583	$40,284	$48,746
Total Revenue	**$51,252**	**$71,645**	**$110,938**	**$147,632**	**$193,995**
Captain's	$5,200	$5,720	$12,584	$13,842	$15,227
Crew Salaries	$2,500	$2,750	$6,050	$6,655	$7,321
Total Wages	**$7,700**	**$8,470**	**$18,634**	**$20,497**	**$22,547**
Fuel Expenses	$4,000	$4,400	$5,280	$6,336	$7,603
Marketing Expenses	$2,000	$3,000	$4,500	$6,750	$10,125
Repairs and Maintenance	$3,000	$3,300	$3,960	$4,752	$5,702
Administrative Costs	$1,500	$1,800	$2,160	$2,592	$3,110
Legal and Professional Fees	$1,500	$1,650	$1,980	$2,376	$2,851
Business Licenses and Fees	$500	$600	$720	$864	$1,037
Rent	$15,000	$18,000	$21,600	$25,920	$31,104
Utilities	$2,000	$2,400	$2,880	$3,456	$4,147
Total Expenses	**$29,500**	**$35,150**	**$43,080**	**$53,046**	**$65,680**
Net Profit/Loss	**$14,052**	**$28,025**	**$49,224**	**$74,089**	**$105,768**
Net Profit Margin	**27%**	**39%**	**44%**	**50%**	**55%**

Notes to the Financial Statements

1. Revenue Assumptions:

- **Yacht Revenue:** The revenue from yacht rentals is based on a rate of $400 per hour with a minimum booking of 3 hours. This translates to approximately $4,500 per week during the in-season months, accounting for weekends and occasional weekdays. The revenue growth over the 5-year period reflects the increase in bookings as a result of enhanced marketing efforts and growing brand awareness.

- **Jet Car Revenue:** The Jet Car rentals are charged at $350 per hour, and we anticipate increased interest and bookings as the market grows. The revenue projection starts conservatively, with more significant growth expected by Year 3 as we build awareness and expand operations.

2. Wages:

- **Captain's Wages:** Captains are paid within a range of $50-$100 per hour, and we have accounted for this in the wages. With increasing business in Year 3 onwards, captain salaries rise as more hours are worked, in line with increased demand and services.
- **Crew Salaries:** Deckhands (crew members) are paid between $12-$15 per hour. We expect to hire additional crew members from Year 3 onwards to support the growing demand for both yacht and Jet Car services, which is reflected in the rise in crew salaries. The additional crew members ensure smooth operations as we take on more trips per week.

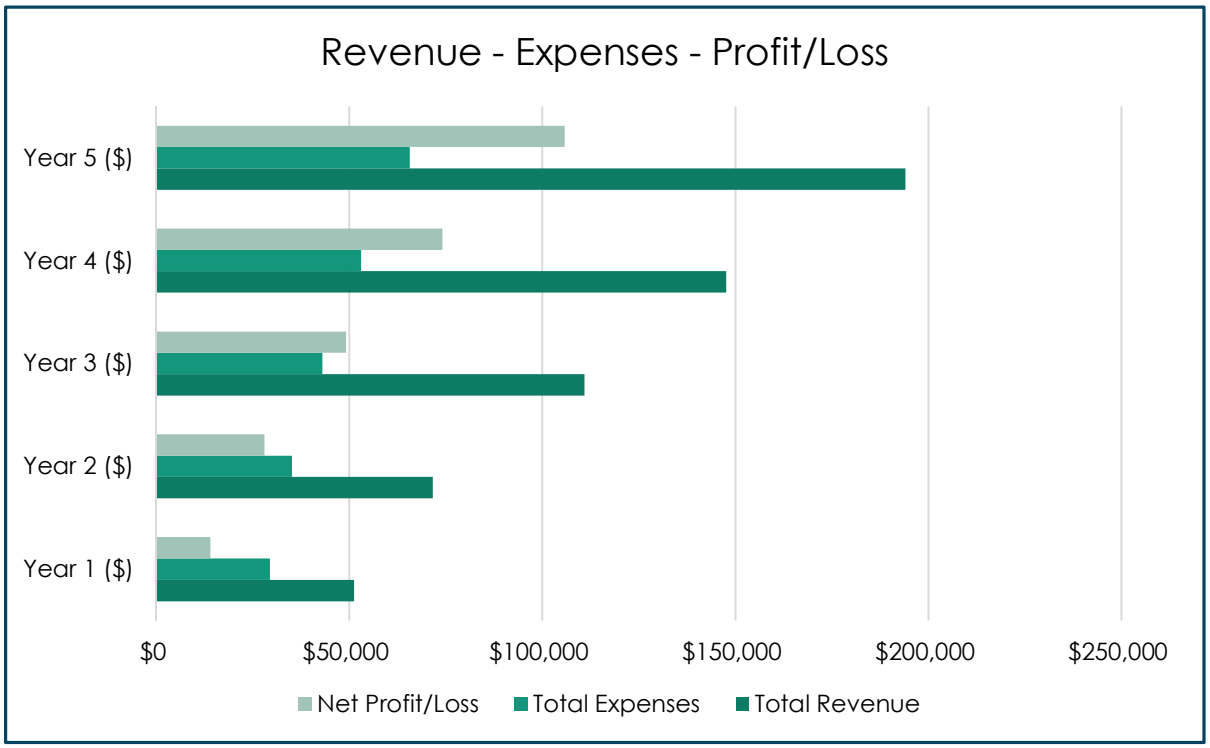
3. Fuel Expenses:

- Fuel expenses are carefully managed by strategically navigating Lake Ray Hubbard. We minimize fuel consumption by anchoring nearby, allowing passengers to enjoy the amenities such as the Jet Car or Lilly pad without constant yacht movement. However, as business grows from Year 3 onwards, fuel consumption is expected to rise in proportion to the increase in trips and the larger service area.

4. Marketing Expenses:

- In the first year, marketing expenses are budgeted at $2,000, primarily driven by social media promotion, which currently costs around $40 per week. Our business has gained substantial interest organically, thanks to word-of-mouth and social media exposure. As we progress, marketing efforts will intensify with features in local outlets and targeted campaigns,

resulting in gradual increases in marketing expenses, peaking at $10,125 in Year 5.



5. Repairs and Maintenance:

- Regular maintenance is essential to ensure the safety and longevity of both the yacht and Jet Car. We have partnered with top-tier maintenance providers such as Precision Marine and LMD Marine. As the fleet ages and usage increases, we anticipate rising repair and maintenance costs, reflected in the annual growth in this category.

6. Administrative Costs:

- Administrative costs cover expenses such as office supplies, software subscriptions, and other operational overheads. These costs are expected to grow in line with the expansion of the business, from $1,500 in Year 1 to $3,110 in Year 5.

7. Legal and Professional Fees:

- Legal and professional fees include consulting, legal advice, and professional services. These costs grow moderately over the forecast period, increasing as we expand operations and require more external expertise.

8. Business Licenses and Fees:

- These expenses cover various licenses and permits required to operate the yacht and Jet Car rental business. The costs increase annually in line with inflation and regulatory updates.

9. Rent:

- Rent includes the cost of dock space and office facilities. As business operations expand, the need for larger or more premium dock space grows, leading to a steady increase in rent expenses from $15,000 in Year 1 to $31,104 in Year 5.

10. Utilities:

- Utilities primarily cover electricity, water, and other essential services for operating our facility. These costs increase gradually as the business scales and more staff and resources are required.

11. Fuel Assumptions:

- We strategically manage fuel consumption by limiting yacht movement and utilizing the generator when anchored. However, as business grows in Year 3 and beyond, we expect fuel expenses to rise due to increased usage and trips to farther destinations.

12. Net Profit/Loss and Margins:

- The net profit margin steadily increases from 27% in Year 1 to 55% in Year 5. This reflects the impact of increased revenue from more frequent bookings, efficient cost management, and growing demand for both yacht and Jet

Car rentals. The initial investments in marketing, operations, and staffing begin to pay off, resulting in a strong and sustainable profit margin by Year 5.

This forecast reflects our planned growth and strategic investments, ensuring that we maintain a healthy balance between operational efficiency and profitability as the business scales.

Forecasted Balance Sheet (5 years)

Year	Year 1 ($)	Year 2 ($)	Year 3 ($)	Year 4 ($)	Year 5 ($)
Current Assets					
Cash	$22,951	$31,343	$57,646	$102,927	$172,420
Accounts Receivable	$9,836	$13,433	$24,705	$44,112	$73,894
Prepaid Expenses	$5,000	$6,250	$7,813	$9,766	$12,207
Non-Current Assets					
Lamborghini Jet Car	$54,000	$48,000	$42,000	$36,000	$30,000
Yacht	$135,000	$129,000	$123,000	$117,000	$111,000
Total Assets	**$226,787**	**$228,026**	**$255,163**	**$309,804**	**$399,522**
Current Liabilities					
Accounts Payable	$12,810	$14,091	$15,500	$17,050	$18,755
Accrued Liabilities	$5,000	$5,250	$5,513	$5,788	$6,078
Sales Tax Liability	$4,228	$5,911	$9,152	$12,180	$16,005
Non-Current Liabilities					
Long-Term Debt	150,000	135,000	121,500	109,350	98,415
Total Liabilities	**172,038**	**160,252**	**151,665**	**144,368**	**139,253**
Equity					
Initial Capital Investment	40,697	40,697	40,697	40,697	40,697
Retained Earnings	14,052	27,077	62,801	124,740	219,572
Total Equity	**54,749**	**67,774**	**103,498**	**165,437**	**260,269**
Total Liabilities and Equity	**226,787**	**228,026**	**255,163**	**309,804**	**399,522**

Balance Sheet Notes:

The balance sheet has been updated to reflect the adjusted values of the **Lamborghini Jet Car** at $60,000 and the **Yacht** at $150,000, with depreciation applied from the first year. Additionally, loan payments are now reflected as reductions in **Retained Earnings** each year. Below are the key points and notes explaining the adjustments and their impact:

Current Assets:

- **Cash**: Cash grows over the years, reflecting positive cash flow from operations. The increase in cash is driven by growing revenues and disciplined expense management. The balance is higher in later years as profitability improves.
- **Accounts Receivable**: As business expands and customer bookings increase, more revenue is recognized but not yet collected. This balance reflects the growing customer base and increased bookings.
- **Prepaid Expenses**: These include advance payments for operational costs like insurance, marketing contracts, and maintenance services. Prepaid expenses grow steadily in line with business expansion.

Non-Current Assets:

- **Lamborghini Jet Car**: Initially valued at **$60,000**, the Jet Car is subject to **$6,000 of annual depreciation**. By Year 2, its value has depreciated to $54,000, continuing to decline by $6,000 each year, reflecting wear and tear and reduced market value.
- **Yacht**: The Yacht starts with a value of **$150,000**, with a **$15,000 annual depreciation**. After Year 1, its value is adjusted to $135,000, and it continues to depreciate each year, in line with industry standards for asset management. This depreciation reflects the declining value of the asset over time.

Asset	Cost ($)	Depreciation per Year ($)	Year 1 NBV ($)	Year 2 NBV ($)	Year 3 NBV ($)	Year 4 NBV ($)	Year 5 NBV ($)
Lamborghini Jet Cars	60,000	6,000	54,000	48,000	42,000	36,000	30,000
Yacht	150,000	15,000	135,000	129,000	123,000	117,000	111,000
Total PP&E	210,000	21,000	189,000	177,000	165,000	153,000	141,000

Liabilities:

- **Accounts Payable**: These are short-term liabilities that include payments to suppliers, fuel providers, and maintenance companies. The amount increases with business growth and additional operational activities.
- **Accrued Liabilities**: This reflects wages, utilities, and other expenses incurred but not yet paid. As business scales and more staff is hired, these liabilities increase modestly.
- **Sales Tax Liability**: This liability is based on sales tax payable on revenue generated each year, with the amount growing proportionally as sales increase.
- **Long-Term Debt**: Initially starting at **$150,000**, long-term debt decreases annually as the loan principal is paid off. The decreasing balance reflects the business's commitment to repaying the loan over time. The loan payments are deducted from retained earnings each year.

Equity:

- **Initial Capital Investment**: The initial capital investment remains constant at $40,697 throughout the five-year period, representing the owner's initial contribution to the business.
- **Retained Earnings**: Retained earnings grow each year as the business generates profit. However, retained earnings also reflect reductions due to loan repayments. The net earnings are a combination of the profit generated and the debt repayments, which reduce the retained earnings slightly each year. Despite this, retained earnings show healthy growth, reaching $219,572 by Year 5.

Total Liabilities and Equity:

- The total liabilities decrease steadily as debt is repaid and as the business continues to operate efficiently, reducing short-term liabilities. At the same

time, total equity increases substantially due to retained earnings growth, reflecting the business's increasing profitability. By Year 5, equity grows significantly, outpacing liabilities, showcasing financial stability.

Depreciation Adjustments:

- The **Lamborghini Jet Car**, starting at **$60,000**, is depreciated by **$6,000 annually**, resulting in a gradual reduction in its value.
- The **Yacht**, initially valued at **$150,000**, is depreciated by **$15,000 annually**, reducing its value year by year. These depreciation figures ensure that the financial statements accurately reflect the declining value of these assets over time, based on their usage and age.

Loan Payment and Retained Earnings:

- The loan repayment is reflected as a decrease in retained earnings each year. As we make payments toward reducing the loan balance, a portion of our profits is used to cover the principal amount, reducing the retained earnings in that year. Despite the loan repayments, the business remains profitable and continues to build retained earnings over time, thanks to growing revenues and efficient cost management.

Conclusion:

The updated balance sheet showcases a strong financial position, with a solid foundation in assets, efficient management of liabilities, and steadily increasing equity. The depreciation of the Lamborghini Jet Car and Yacht is accounted for appropriately, and the loan repayments are accurately reflected in the retained earnings. Overall, the balance sheet highlights the business's growth trajectory, profitability, and prudent financial management, making it well-positioned for continued success in the coming years.

Conclusion

In conclusion, Prestige Watersports of Dallas LLC is uniquely positioned to capitalize on the growing luxury yacht and Jet Car rental market. Our commitment to excellence, innovation, and customer satisfaction sets us apart in an industry driven by exclusive experiences and high-quality service. With carefully selected assets, strategic market positioning, and a scalable operational model, we are primed for substantial growth in the years ahead.

Our financial projections demonstrate not only strong profitability but also long-term sustainability, with increasing revenues, expanding profit margins, and a conservative approach to managing debt. We have built a business that combines sound financial principles with a clear vision for future expansion, including partnerships and strategic opportunities to capture an even larger share of this lucrative market.

By leveraging cutting-edge technology, maintaining a fleet that exceeds industry standards, and offering unparalleled customer experiences, Prestige Watersports

of Dallas LLC is on the path to becoming a leader in the luxury yacht and Jet Car rental sector. We invite potential partners to join us in this exciting venture, where together we can drive the business to new heights, achieving exceptional returns while delivering unforgettable experiences to our high-end clientele.

With a proven business model, a growing brand presence, and a solid foundation for expansion, now is the perfect time to invest in Prestige Watersports of Dallas LLC and become a part of a business poised for success.

From: Sales, Travis
To: Young, Wendy
Subject: Fw: Prestige Watersports of Dallas
Date: Wednesday, June 4, 2025 12:57:32 PM

Call me when available

Travis E. Sales MCPTM
Director Parks, Recreation Animal Services
108 E. Washington St
Rockwall Texas 75087
Office: 972-772-6467

From: Sales, Travis <TSales@rockwall.com>
Sent: Wednesday, June 4, 2025 7:56:53 AM
To: Boyd, Joey <JBoyd@rockwall.com>; Smith, Mary <MSmith@rockwall.com>; Sweet, David <DSweet@rockwall.com>; Frank Garza <fgarza@dtrglaw.com>
Subject: Prestige Watersports of Dallas

Good morning,

Motion to put on 90 day pause on application to provide the following while board does additional research. September 9, 2025 will be the next Park Board review of this item.

Approved 5-1 with Alvarado absent and Fowler No

Applicant Josh Williams

- Provide engineering drawings and additional details for his dock and can it hold up to waves without wave wall
- Provide engineering documents showing dock location and water levels are adequate for operation including whether dredging is required. If dredging is required Army Corp of Engineers and Dallas with have to approve and permit. I notified him first step would be to contact Meigan Collins with Dallas
- Zero operation off of the docks at The Harbor during 90 days and until concession agreement is signed and private docks installed, if it makes it to that stage
- Provide more business/revenue details.

Park Board Concerns

- $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
- Asked multiple time to stop operations with out concession agreement. Contact made

to cease operations (8/7/2024 / GetmyBoat: email) (8/12/2024 Chandlers Landing Management: site visit) (8/13/2024 Josh Williams: owner phone call) (5/27/2025 Josh Williams: owner email)

- $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 operating is shallow water
- Operations being shut down when lake levels drop
- No documentation that the dock location will work with shallow water
- Docks needs 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 anytime 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

Overall the board said they think this would be an awesome business, but have major issues with above items, so they could not support at this time.

Have a great day

Travis E. Sales, MCPTM
Director Parks, Recreation and Animal Services
108 E. Washington Street
Rockwall, Texas, 75087
Office: 972-772-6467

City of Rockwall

MEMORANDUM

TO: **Mayor and City Council Members**

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

DATE: **November 3, 2025**

SUBJECT: **Ord. for Utility Disconnection for Failure to Comply**

The City Attorney has drafted this ordinance for Council's consideration. He and/or City Manager Mary Smith will be available to answer any questions Council may have concerning the matter.

ATTACHMENTS:

1. #25-___Amend Chapter_44 of Code_Disconnect Utilities_11-17-25

CITY OF ROCKWALL

ORDINANCE NO. 25-____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS AMENDING THE ROCKWALL CODE OF ORDINANCES IN CHAPTER 44 UTILITIES; ARTICLES I AND V, SECTIONS 44-1 AND 44-279 TO PROVIDE PENALTY PROVISIONS AND THE OPTION TO DISCONNECT UTILITIES WHEN THERE HAS BEEN A FAILURE TO BRING THE PROPERTY INTO COMPLIANCE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF $2,000 FOR EACH OFFENSE, PROVIDING FOR A SEVERABILITY CLAUSE, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Rockwall, Texas ("City") desires to amend its penalty provision to allow for the option to disconnect utilities upon being convicted and failing to bring property into compliance with the provisions of Chapter 44 of the Rockwall Code of Ordinances; and,

WHEREAS, the City Council has determined that the ordinance amendments set forth herein are necessary and appropriate.

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

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. Amendments.

A. The municipal code of ordinances shall hereafter be amended at Chapter 44 "Utilities," Article I, In General, Section 44-1, which shall hereafter read as follows:

Sec. 44-1. – Disconnection of utility services; Notice and conviction.

City utility services may not be disconnected to any consumer without providing at least ten (10) days written notice to consumer or if consumer fails to comply within 14 days after being convicted and assessed a penalty for violation of any provision of Chapter 44.

B. The municipal code of ordinances shall hereafter be amended at Chapter 44 "Utilities," Article V, Water, Section 44-279, which shall hereafter read as follows

Sec. 44-279. - Penalty.

a. Any person, firm or corporation violating any of the provisions of this article shall be punished by a penalty of fine not to exceed the sum of $2,000 for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense.

b. Any person who fails to comply within 14 days after being convicted and assessed a penalty in accordance with subsection (a), may have utility service disconnected in accordance with Section 44-1.

Section 3. Remaining Provisions Unchanged. The remainder of the existing Chapter 44 "Utilities", Articles I and V, remains unchanged and shall remain in full force and effect, save and except as amended by this Ordinance.

Section 4. 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.

Section 5. Effective Date. 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 17th DAY OF NOVEMBER, 2025.

_____
Tim McCallum, Mayor

ATTEST:

_____
Kristy Teague, City Secretary

APPROVED AS TO FORM:

_____
Frank J. Garza, City Attorney

1st Reading: November 3, 2025

2nd Reading: November 17, 2025

Rockwall
Central Appraisal District

October 15, 2025

To All Taxing Entities,

Following completion of the nomination phase of the Board of Director (BOD) election, it is now time for the taxing units to vote and submit their ballot. Place 4 and Place 5, previously held by Richard Koepke and Sedric Thomas, are the two open spots in this BOD election.

Texas Property Tax Code 6.03 (j) states:

- Before October 30, the chief appraiser shall prepare a ballot, listing the candidates whose names were timely submitted under Subsections (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 taxing unit that is entitled to vote.

Texas Property Tax Code 6.03(k) states:

- The governing body of each taxing unit entitled to vote shall determine its vote by resolution and submit it to the chief appraiser ***before December 15***. The chief appraiser shall count the votes, declare the . . . candidates who receive the largest cumulative vote totals elected, and submit the results before December 31.

A ballot is prepared and enclosed that will list all eligible nominees and will include a column for the name of the voting entity, along with a column for the number of votes cast. The taxing unit should complete the number of votes cast for the nominee or nominees. The taxing unit may only cast the total number of votes to which their taxing unit is entitled (a copy of the jurisdiction voting entitlement table has been included). Votes may be cast for one person or divided among multiple nominees.

Please contact me with any questions.

Sincerely,

Kevin Passons
Chief Appraiser

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 Ballot

Rockwall Central Appraisal District Board of Directors		
Nominee	**Name of Voting Entity**	**Number of Votes Cast**
David Billings		
Anthony Crawford		
Richard Koepke		
Sedric Thomas		

Ballots must be returned before December 15, 2025.

CITY OF ROCKWALL

RESOLUTION NO. 25-11

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, PROVIDING FOR THE CASTING OF VOTES AND SUBMISSION OF THE OFFICIAL VOTING BALLOT TO THE ROCKWALL CENTRAL APPRAISAL DISTRICT (RCAD) FOR THE APPRAISAL DISTRICT BOARD OF DIRECTORS FOR TWO DIRECTORS, EACH OF WHOM WILL SERVE A TERM OF FOUR YEARS; 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, term lengths for these two Appraisal District Board of Director (BOD) members will each be for a period of four years; and

WHEREAS, the City of Rockwall, an eligible taxing unit, has participated in the appointment process by previously nominating two candidates for service consideration; and

WHEREAS, the chief appraiser then prepared a ballot of all nominees and mailed it to the City of Rockwall and other taxing units for voting; and

WHEREAS, the City of Rockwall's entitlement has been 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

WHEREAS, according to information provided to the City of Rockwall by the appraisal district, the City of Rockwall is entitled to cast **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 3rd day of November, 2025 hereby casts and submits its ballot to the Rockwall Central Appraisal District as specified in and attached hereto as **"Exhibit A;"** and

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 3rd DAY OF NOVEMBER, 2025.

_____

Tim McCallum, Mayor

ATTEST:

_____

Kristy Teague, City Secretary

"EXHIBIT A"

BOARD OF DIRECTORS BALLOT

Rockwall Central Appraisal District Board of Directors		
Nominee	**Name of Voting Entity**	**Number of Votes Cast**
David Billings	City of Rockwall	
Anthony Crawford	City of Rockwall	
Richard Koepke	City of Rockwall	
Sedric Thomas	City of Rockwall	
Ballots must be returned before December 15, 2025.		

City of Rockwall

MEMORANDUM

TO: **Mayor and City Council Members**

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

DATE: **November 3, 2025**

SUBJECT: **Possible Charter Amendment Election**

Mayor McCallum has requested this agenda item. More information will be provided during the meeting on Monday.

ATTACHMENTS:
None

City of Rockwall
The New Horizon

Building Inspections Department
Monthly Report

September 2025

Permits

Total Permits Issued:	**299**
Building Permits:	22
Contractor Permits:	277
Total Commercial Permit Values:	**$11,283,817.83**
Building Permits:	$9,982,400.00
Contractor Permits:	$1,301,417.83
Total Fees Collected:	**$651,288.27**
Building Permits:	$601,427.27
Contractor Permits:	$49,861.00

Board of Adjustment

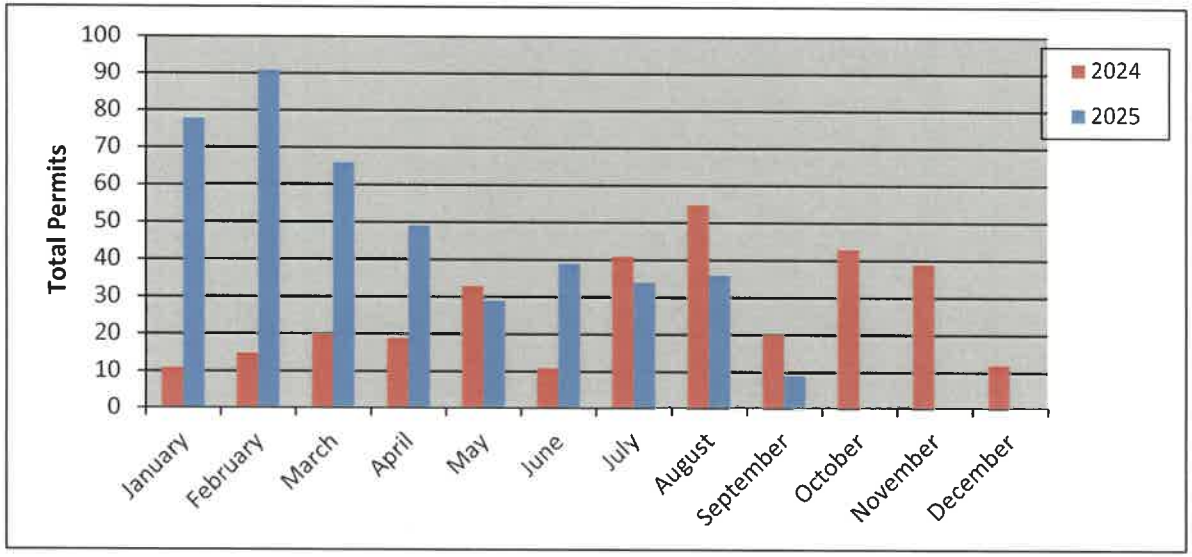
Board of Adjustment Cases:	**0**

City of Rockwall
PERMITS ISSUED - Summary by Type and Subtype
For the Period 9/1/2025 to 9/30/2025

Type/Subtype	# of Permits Issued	Valuation of Work	Fees Charged
Commercial Building Permit	48	$11,283,817.83	$161,925.54
Addition	2	85,000.00	$969.25
Backflow Permit	1	5,447.20	$131.59
Certificate of Occupancy	1		$76.50
Electrical Permit	6	12,501.00	$573.76
Irrigation Permit	2		$17,987.37
Mechanical Permit	3	59,000.00	$980.08
New Construction	2	9,897,400.00	$134,723.35
Plumbing Permit	3	26,120.00	$546.99
Remodel	6	313,604.38	$3,463.15
Retaining Wall Permit	2	460,001.00	$102.00
Roofing Permit	1	363,730.25	$153.00
Sign Permit	19	61,014.00	$2,218.50
Residential Building Permit	249		$488,342.73
Accessory Building Permit	6		$476.08
Addition	1		$171.56
Artificial Turf	2		$102.00
Backflow Permit	2		$153.00
Concrete Permit	5		$424.73
Deck Permit	2		$255.00
Driveway Permit	1		$413.30
Electrical Permit	8		$765.00
Fence Permit	55		$2,805.00
Generator	5		$688.50
Irrigation Permit	36		$2,754.00
Mechanical Permit	14		$1,785.00
New Multifamily Residential	1		$412,574.44
New Single Family Residential	8		$51,492.59
Outdoor Kitchen Permit	2		$178.50
Patio Cover/Pergola	10		$1,249.50
Plumbing Permit	35		$2,778.00
Pool	5		$663.00
Remodel	5		$3,856.13
Retaining Wall Permit	7		$357.00
Roofing Permit	21		$1,606.50
Solar Panel Permit	5		$2,130.90
Window & Door Permit	13		$663.00
Short Term Rental	2		$1,020.00
Non-Owner-Occupied	2		$1,020.00
Totals:	**299**		**$651,288.27**

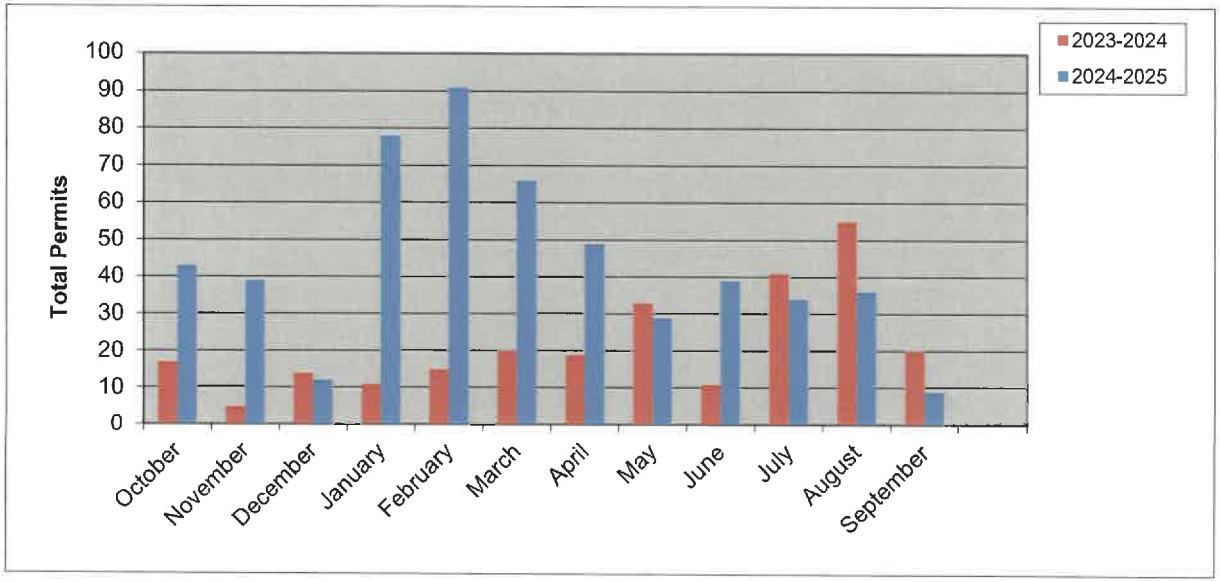
New Residential Permits Calendar Year

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	9
October	43	
November	39	
December	12	
Totals	319	431



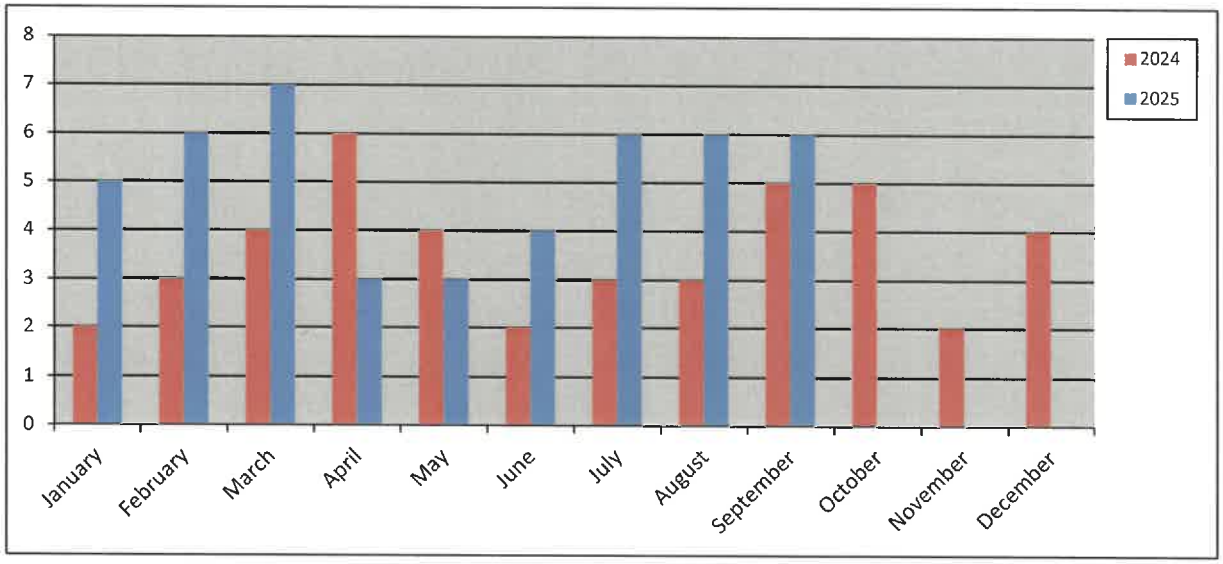
New Residential Permits Fiscal Year

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	9
Totals	**261**	**525**



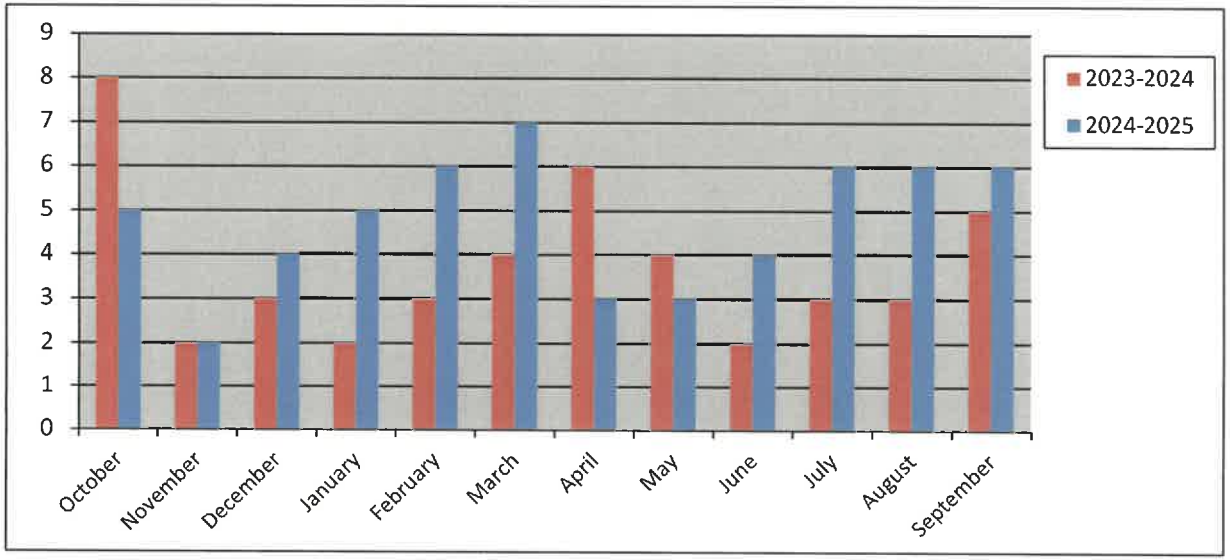
Residential Remodel/Additions Permits Calendar Year

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	6
October	5	
November	2	
December	4	
Totals	43	46



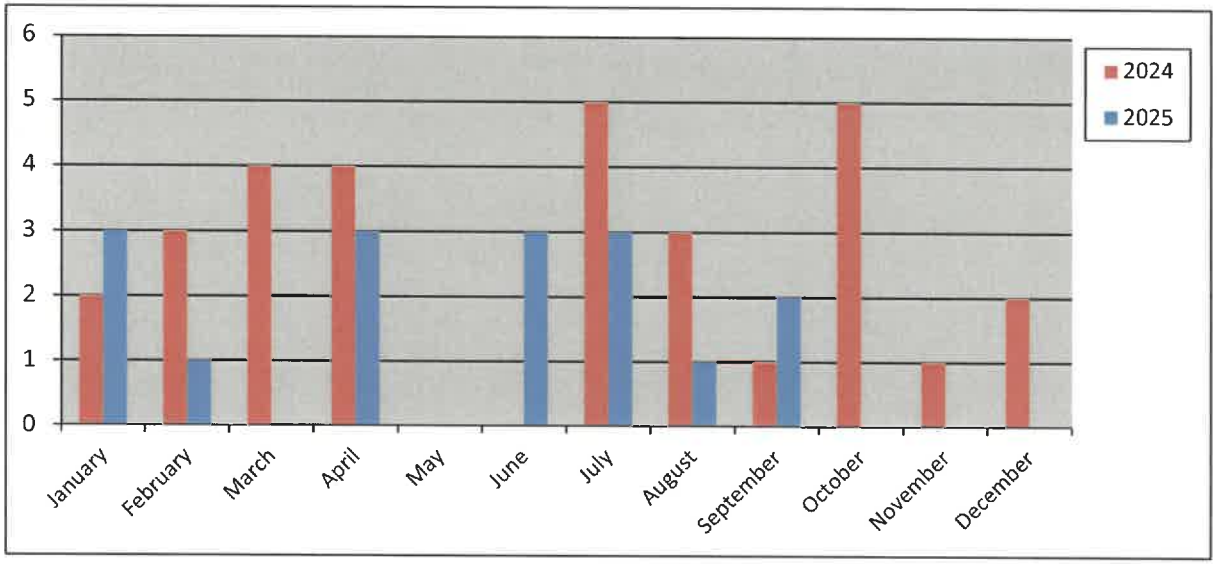
Residential Remodel/Additions Permits Fiscal Year

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	6
Totals	**45**	**57**



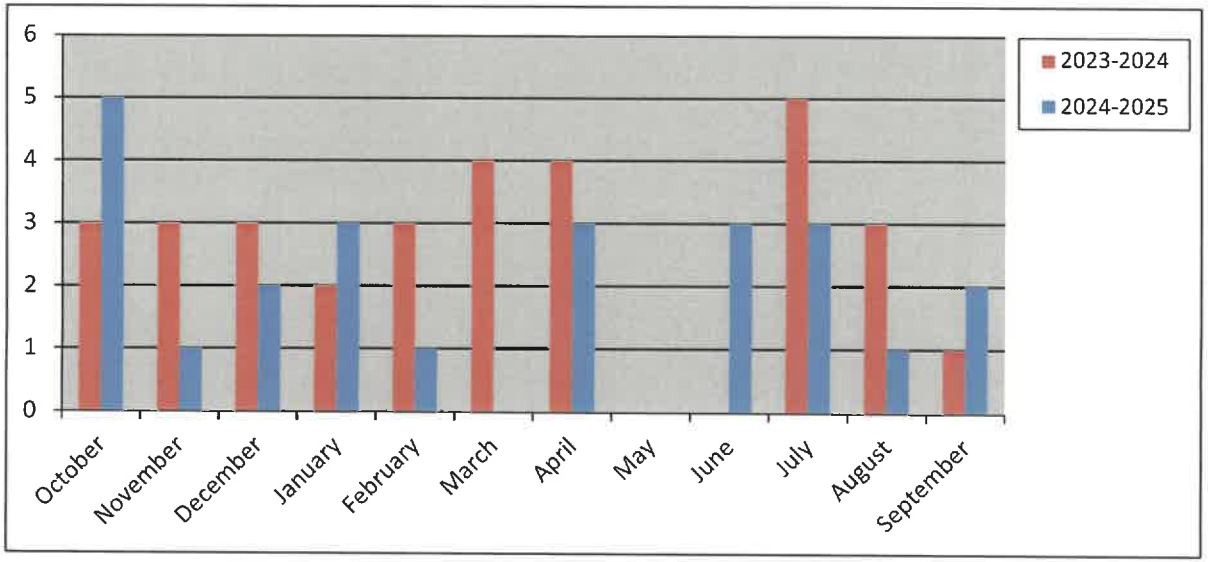
New Commercial Permits Calendar Year

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	2
October	5	
November	1	
December	2	
Totals	**30**	**16**



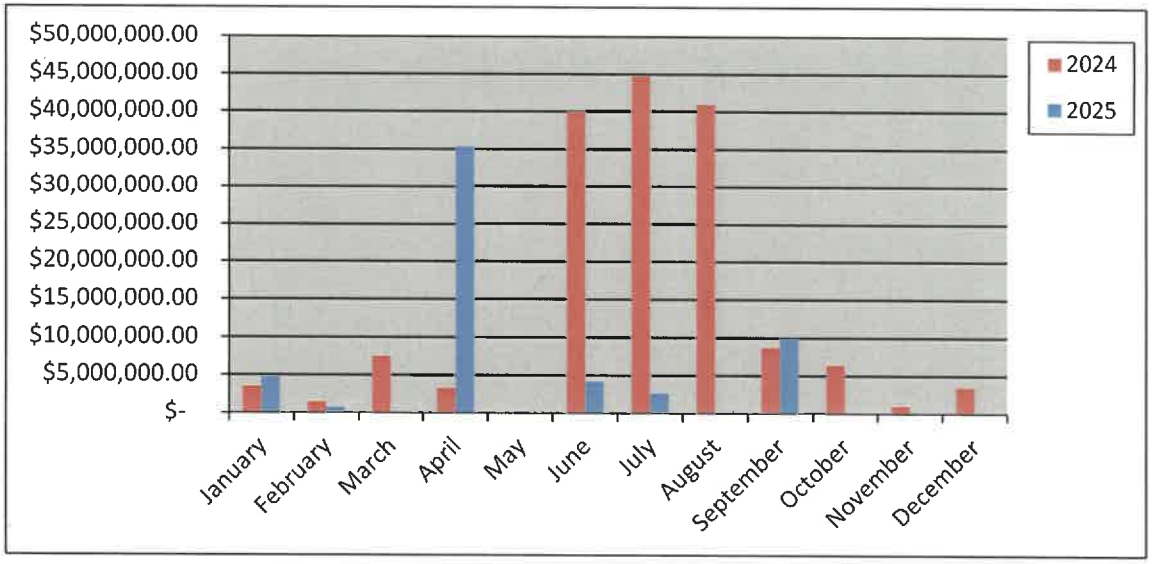
New Commercial Permits Fiscal Year

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	2
Totals	**31**	**24**



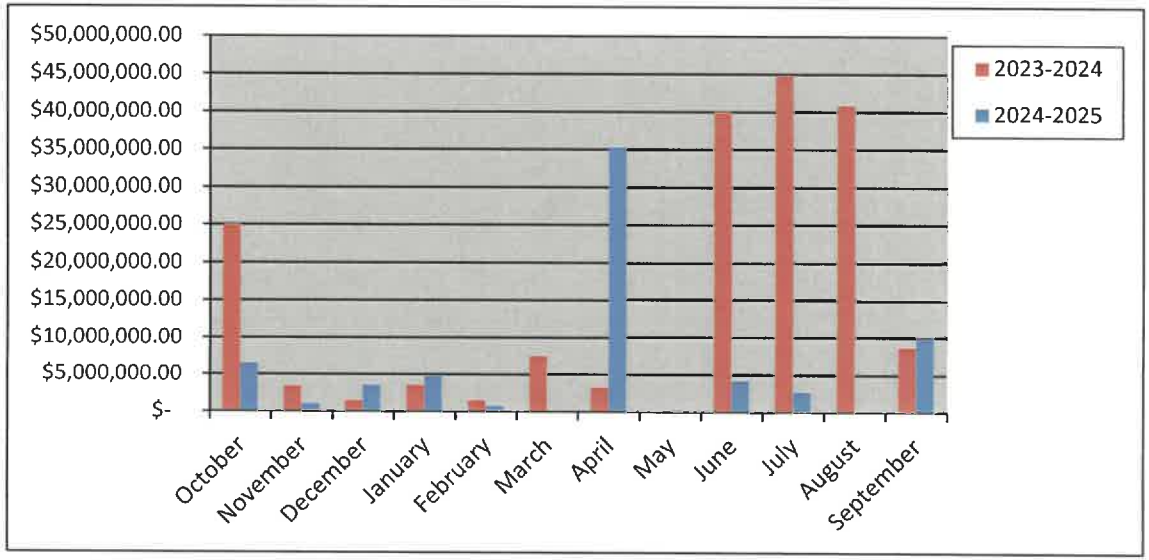
New Commercial Value Calendar Year

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	$ 9,897,400.00
October	$ 6,526,233.00	
November	$ 1,100,000.00	
December	$ 3,600,000.00	
Totals	**$ 162,054,992.43**	**$ 58,177,321.00**



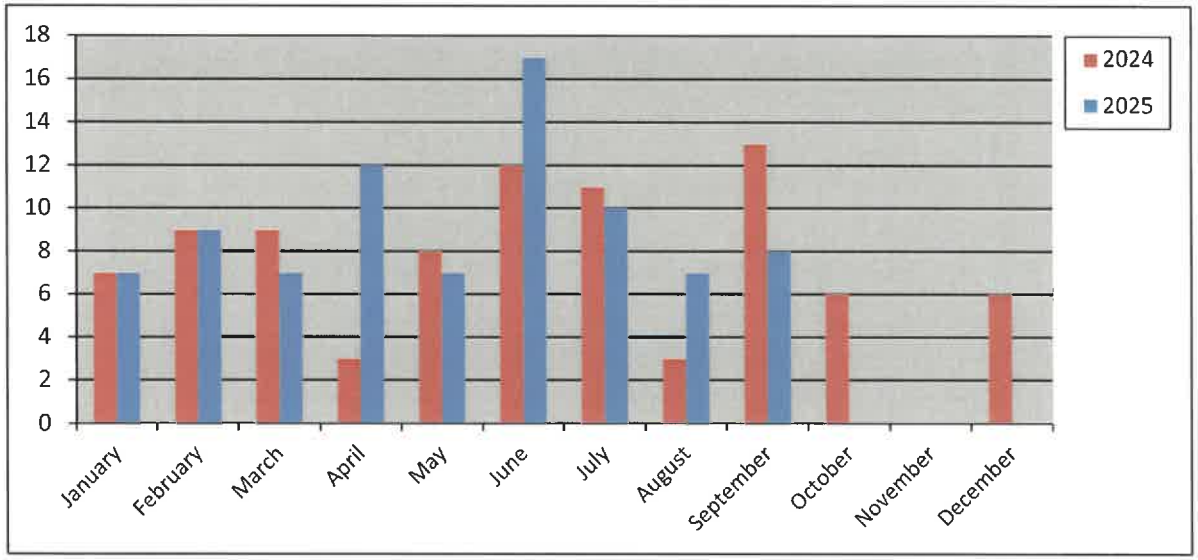
New Commercial Value Fiscal Year

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	$ 9,897,400.00
Totals	**$ 180,882,198.43**	**$ 69,403,554.00**



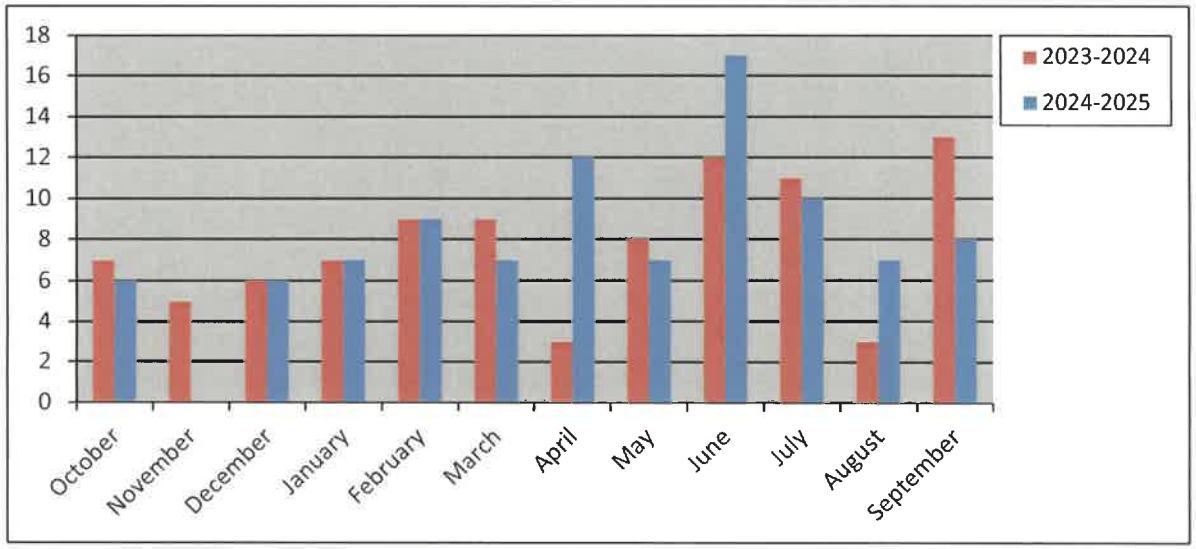
Commercial Additions/Remodel Permits Calendar Year

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	8
October	6	
November	0	
December	6	
Totals	**87**	**84**



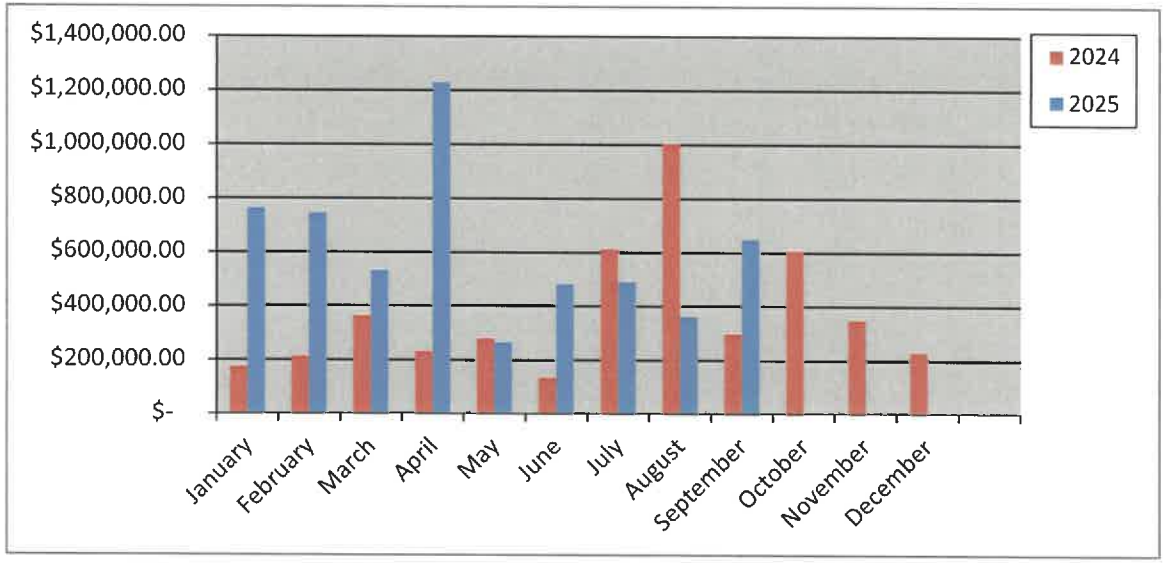
Commercial Additions/Remodel Permits Fiscal Year

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	8
Totals	**93**	**96**



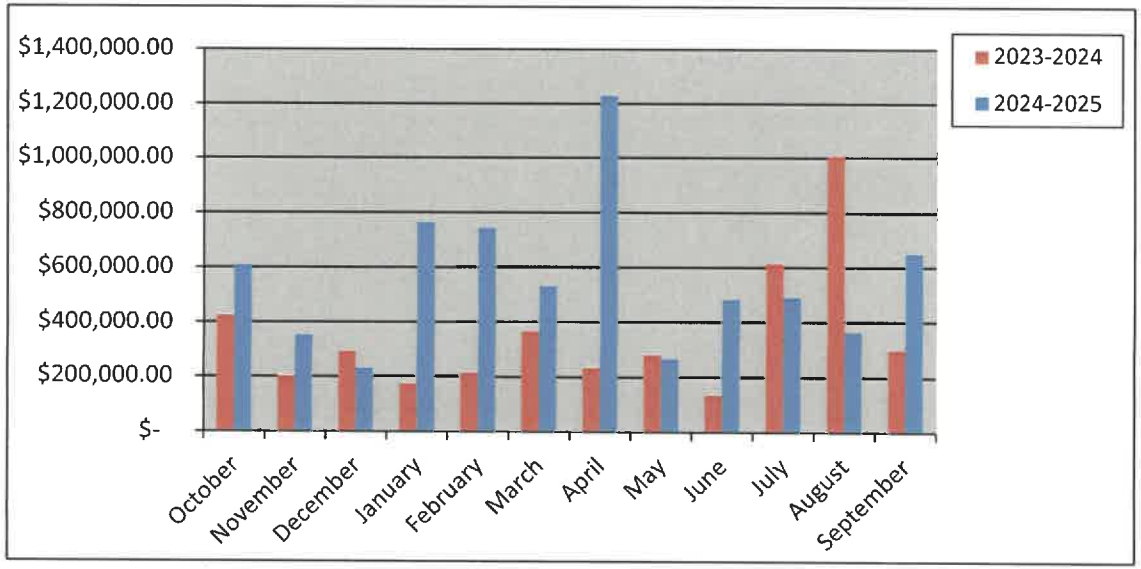
Total Fees Collected Calendar Year

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	$ 651,288.27
October	$ 610,616.91	
November	$ 353,133.50	
December	$ 232,852.46	
Totals	**$ 4,542,670.39**	**$ 5,539,031.02**



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	$ 651,288.27
Totals	**$ 4,275,001.10**	**$ 6,735,634.09**



CERTIFICATES OF OCCUPANCY ISSUED

For the Period 9/1/2025 to 9/30/2025

Permit Number / Application Date / Issue Date	Permit Type / Subtype / Status of Permit / Business Name	Site Address / Parcel Number / Subdivision Name / Plan Number	Valuation	Total Fees / Total SQFT	Fees Paid
CO2017-0081 09/08/2025 09/08/2025	Commercial Building Permit Certificate of Occupancy ISSUED RKP AUTO	955 SIDS RD, ROCKWALL, TX 75032		$76.50 0.00	$76.50

Contact Type	Contact Name / Business Phone	Contact Address			
Owner	CAMPERS, 4 RENT LLC		COPPELL	TX	75019
Applicant	Patrick Ruffin	18525 CR 646	Farmersville	TX	75442
Business Owner	Patrick Ruffin 2143942457	18525 CR 646	Farmersville	TX	75442
Business Owner	RKP Auto 2143942457	955 Sids Rd.	Rockwall	TX	75032

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
CO2025-120 07/31/2025 09/04/2025	Certificate of Occupancy ISSUED CrossCountry Mortgage, LLC	6540 Alliance Drive, #130, Rockwall, TX, 75032		$76.50	$76.50

Contact Type	Contact Name / Business Phone	Contact Address			
Applicant	Sue Miller	2160 Superior Ave.	Cleveland	OH	44114
Business Owner	Ronald J. Leonhardt, Jr.	2160 Superior Ave.	Cleveland	OH	44114
Property Owner	5 Sharp Real Estate LLC	3021 Ridge Rd., #160	Rockwall	TX	75032
Inspection Report Contact	Sue Miller	2160 SUPERIOR AVE E	Cleveland	OH	44114

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
CO2025-122 08/01/2025 09/16/2025	Certificate of Occupancy ISSUED YOGASIX	159 East Quail Run Road, #103, Rockwall, TX, 75087		$76.50	$76.50

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

Contact Type	Contact Name / Business Phone	Contact Address			
Applicant	Molinar LLC	1300 Summit Ave SUITE 520	Fort Worth	TX	76102
Business Owner	Quail Run Wellness, LLC dba YogaSix Rockwall	523 Lexington Lane	Richardson	TX	75080
Property Owner	DUWEST	4403 N. Central Expy, Suite 200	Dallas	tx	75205
Inspection Report Contact	Molinar LLC	1300 Summit Avenue suite 520	Fort Worth	TX	76102

Contractors

CO2025-130 Certificate of Occupancy
08/08/2025
09/04/2025 ISSUED
Samee's Event Center
559 East Interstate 30, Rockwall, TX, 75087
$76.50 $76.50

Contact Type	Contact Name / Business Phone	Contact Address			
Applicant	Josh Rutledge	1996 FM 1564 W	Caddo Mills	TX	75135
Business Owner	CKC Ventures LLC (972) 722-5835	561 E I-30	Rockwall	TX	75032
Property Owner	Sabre Realty Managment (Carla Gilbert)	16475 Dallas Pkwy #880	Addison	Tx	75001
Inspection Report Contact	Josh Rutledge	1996 FM 1564 W	Caddo Mills	TX	75135
Business Owner	Sammee Dowlatshahi	561 E Interstate 30	Rockwall	TX	75087

Contractors

CO2025-132 Certificate of Occupancy
08/13/2025
09/29/2025 ISSUED
HAPPY HARBOR PEDIATRIC DENTISTRY
1942 North Lakeshore Drive, Rockwall, TX, 75087
$76.50 $76.50

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

Contact Type	Contact Name / Business Phone	Contact Address			
Applicant	DERVISH KRASNIC	PO BOX 2497	ROCKWALL	TX	75087
Business Owner	DR. COLLIN BURNS	Location:1942 North Lakeshore Drive	Rockwall	TX	75087
Property Owner	AUDREY & COLLIN BURNS	1942 N. LAKESHORE DR.	ROCKWALL	TX	75087
Inspection Report Contact	Dervish Krasnic .	106 Industrial Blvd	Fate	TX	75126

Contractors

CO2025-135 Certificate of Occupancy
08/14/2025
09/22/2025 ISSUED
XRepair
591 East Interstate 30, Rockwall, TX, 75087
$76.50 $76.50

Contact Type	Contact Name / Business Phone	Contact Address			
Applicant	SANJEEV BASA	3603 Carlsbad Way	Irving	TX	75063
Business Owner	SANJEEV BASA	3603 CARLSBAD WAY	Irving	TX	75063
Property Owner	SABRE REALTY MANAGEMENT, INC	16475 Dallas Parkway, Suite 800	Addison	TX	75001
Inspection Report Contact	SANJEEV BASA	3603 CARLSBAD WAY	Irving	TX	75063

Contractors

CO2025-142 Certificate of Occupancy
08/25/2025
09/11/2025 ISSUED
Rockwall Artisan Home dba Bloom
218 East Rusk Street, Rockwall, TX, 75087
$76.50 $76.50

Contact Type	Contact Name / Business Phone	Contact Address			
Applicant	Tom Bader	1431 Misty Cove	Rockwall	TX	75087
Business Owner	Tom Bader	1431 Misty Cove	Rockwall	TX	75087
Property Owner	Shannon Zais	218 E Rusk	Rockwall	TX	75087
Inspection Report Contact	Tom Bader	1431 Misty Cove	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
CO2025-149 09/02/2025 09/10/2025	Certificate of Occupancy ISSUED Playa Bowls	2455 Ridge Road, #110, Rockwall, TX, 75087		$76.50	$76.50

Contact Type	Contact Name / Business Phone	Contact Address			
Applicant	Sean Harmon	318 E Nakoma St Ste 202	SAN ANTONIO	TX	78216
Business Owner	Hunter Haley Haley Legacies,LLC	2455 Ridge Rd # 110	Rockwall	TX	78087
Property Owner	CH-FSR/Rockwall Ridge Rd L.P.	2626 Cole Ave	Dallas	TX	75204
Inspection Report Contact	Sean Harmon	318 E Nakoma St Ste 202	SAN ANTONIO	TX	78216
Consultant	Fernando Ramirez				

Contractors

CO2025-8 01/07/2025 09/16/2025	Certificate of Occupancy ISSUED Noodles and Dumplings	670 E INTERSTATE 30, ROCKWALL, TX, 75087		$76.50	$76.50

Contact Type	Contact Name / Business Phone	Contact Address			
Applicant	Alex Chen	5155 Flemington Dr	Frisco	TX	75036
Business Owner	Alex Chen	5155 Flemington Dr	Frisco	TX	75036
Property Owner	MARK VON SCHWARZ	2045 COUNTY ROAD 4312	CAMPBELL,	TX	75422
Inspection Report Contact	Alex Chen	5155 Flemington Dr	Frisco	TX	75036

Contractors

TCO2025-114 07/28/2025 09/04/2025	Temporary Certificate of Occupancy ISSUED FORVIA MATERIACT - Phase 1 Only (Office, Electric Room & Bathrooms)	1220 Data Drive, #100, Rockwall, TX, 75032		$306.00	$306.00

CERTIFICATES OF OCCUPANCY ISSUED

For the Period 9/1/2025 to 9/30/2025

Permit Number / Application Date / Issue Date	Permit Type / Subtype / Status of Permit / Business Name	Site Address / Parcel Number / Subdivision Name / Plan Number	Valuation	Total Fees / Total SQFT	Fees Paid
Contact Type	**Contact Name / Business Phone**	**Contact Address**			
Applicant	Wojtek Zarzycki	1220 Data Drive	Rockwall	TX	75032
Business Owner	FORVIA	1220 Data Dr	Rockwall	TX	75032
Property Owner	USEF ROCKWALL OWNER, LLC	9830 COLONNADE BLVD SUITE 600	San Antonio	TX	78230
Inspection Report Contact	Wojtek Zarzycki	1220 Data Drive	Rockwall	TX	75032
Contractors					

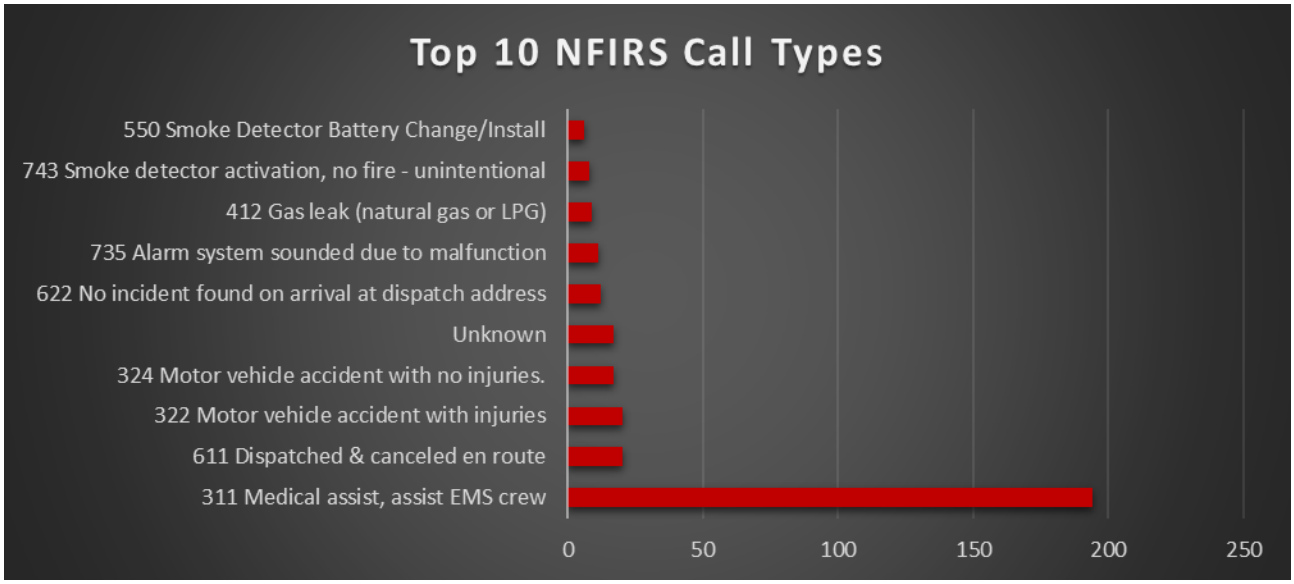
10

Total Valuation:
Total Fees: $994.50
Total Fees Paid: $994.50



September 2025

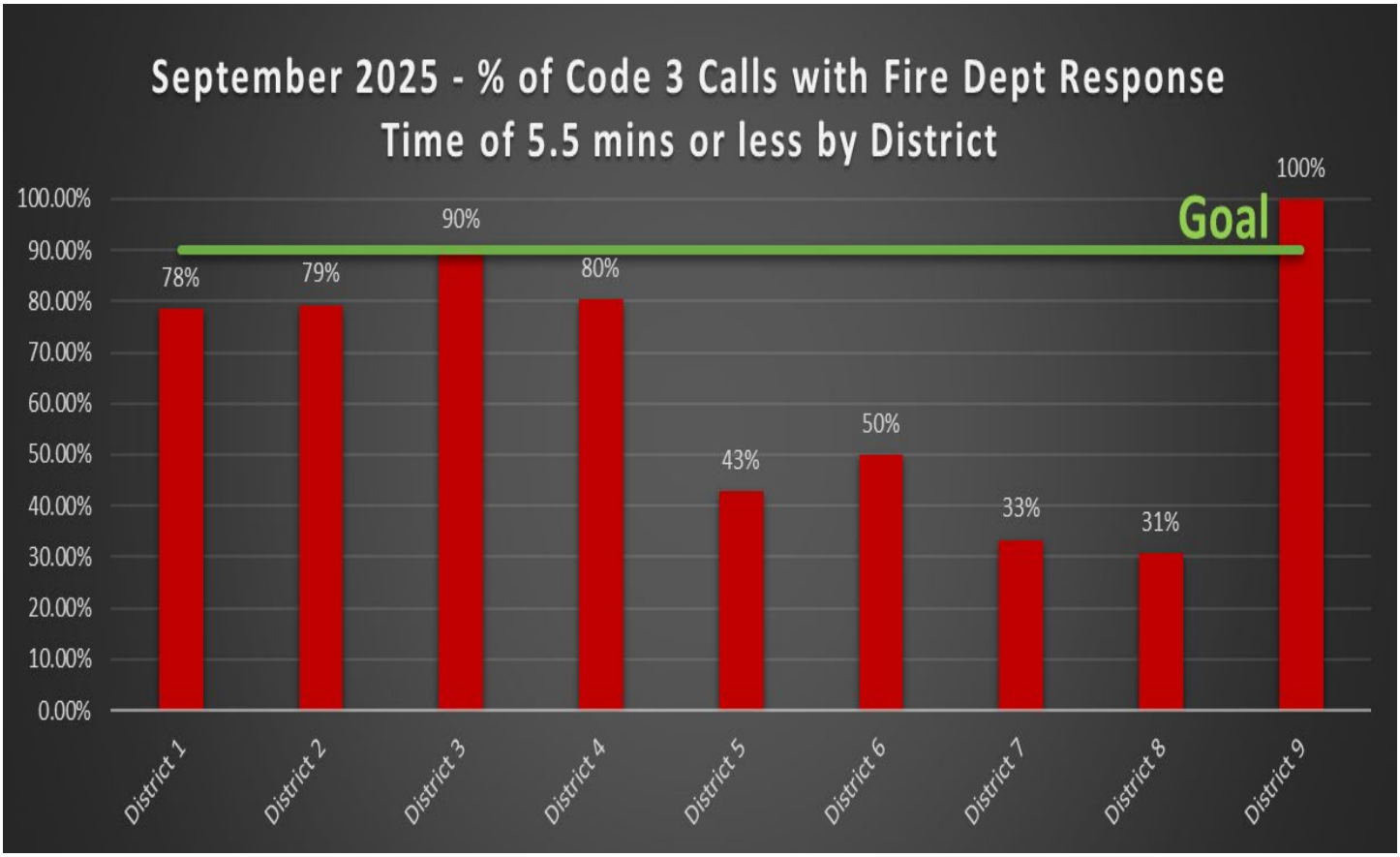
Monthly Report



All Calls By NFIRS Call Type	Incident Count
111 Building fire	4
118 Trash or rubbish fire, contained	1
131 Passenger vehicle fire (cars, pickups, SUV's)	1
138 Off-road vehicle or heavy equipment fire	1
151 Outside rubbish, trash or waste fire	1
162 Outside equipment fire	1
311 Medical assist, assist EMS crew	194
322 Motor vehicle accident with injuries	20
323 Motor vehicle/pedestrian accident (MV Ped)	1
324 Motor vehicle accident with no injuries.	17
331 Lock-in (if lock out , use 511)	3
353 Removal of victim(s) from stalled elevator	2
365 Watercraft rescue	2
411 Gasoline or other flammable liquid spill	1
412 Gas leak (natural gas or LPG)	9
444 Power line down	1
445 Arcing, shorted electrical equipment	1
463 Vehicle accident, general cleanup	1
511 Lock-out	1
522 Water or steam leak	2
531 Smoke or odor removal	1
540 Animal problem, other	1
550 Public service assistance, other	5
550 Smoke Detector Battery Change/Install	6
551 Assist police or other governmental agency	1
553 Public service	4
561 Unauthorized burning	2
611 Dispatched & canceled en route	20
622 No incident found on arrival at dispatch address	12
631 Authorized controlled burning	1
651 Smoke scare, odor of smoke	4
652 Steam, vapor, fog or dust thought to be smoke	1
700 False alarm or false call, other	3
730 System malfunction, other	1
733 Smoke detector activation due to malfunction	4
735 Alarm system sounded due to malfunction	11
736 CO detector activation due to malfunction	2
740 Unintentional transmission of alarm, other	2
741 Sprinkler activation, no fire - unintentional	1
743 Smoke detector activation, no fire - unintentional	8
745 Alarm system activation, no fire - unintentional	6
Grand Total	**360**

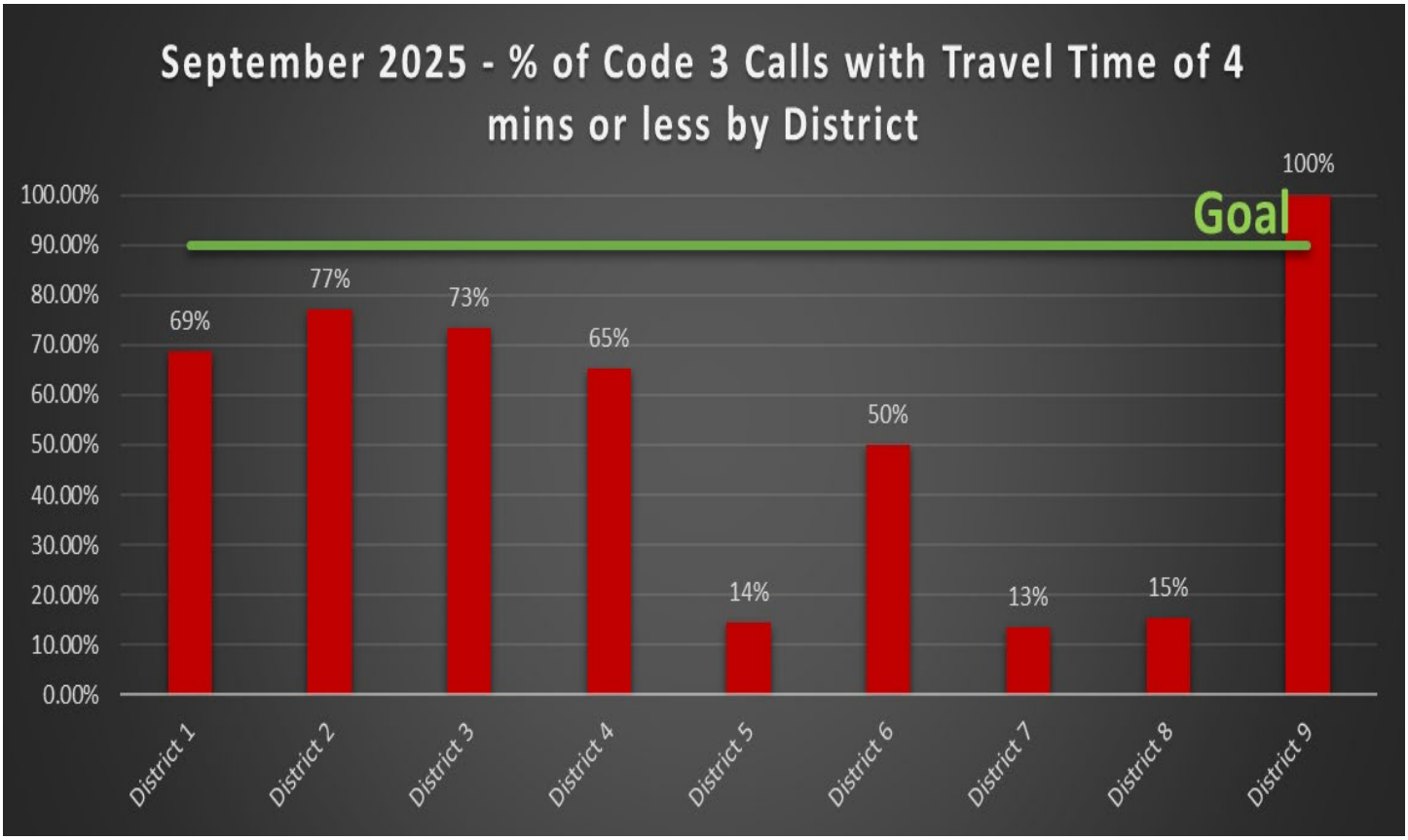
September 2025 Dispatch to Arrival Analysis

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	102	33%	80	0:04:21	78%	90%
District 2	87	28%	69	0:04:25	79%	90%
District 3	30	10%	27	0:04:30	90%	90%
District 4	46	15%	37	0:04:35	80%	90%
District 5	14	5%	6	0:06:10	43%	90%
District 6	2	1%	1	0:14:07	50%	90%
District 7	15	5%	5	0:06:44	33%	90%
District 8	13	4%	4	0:08:27	31%	90%
District 9	1	0%	1	0:00:44	100%	90%
Department	310	100%	230	0:04:51	74%	90%



September 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	102	33%	70	0:03:32	69%	90%
District 2	87	28%	67	0:03:28	77%	90%
District 3	30	10%	22	0:03:40	73%	90%
District 4	46	15%	30	0:03:43	65%	90%
District 5	14	5%	2	0:05:23	14%	90%
District 6	2	1%	1	0:13:44	50%	90%
District 7	15	5%	2	0:05:54	13%	90%
District 8	13	4%	2	0:07:32	15%	90%
District 9	1	0%	1	0:00:01	100%	90%
Department	310	100%	197	0:03:59	64%	90%



Total Dollar Losses

September 2025

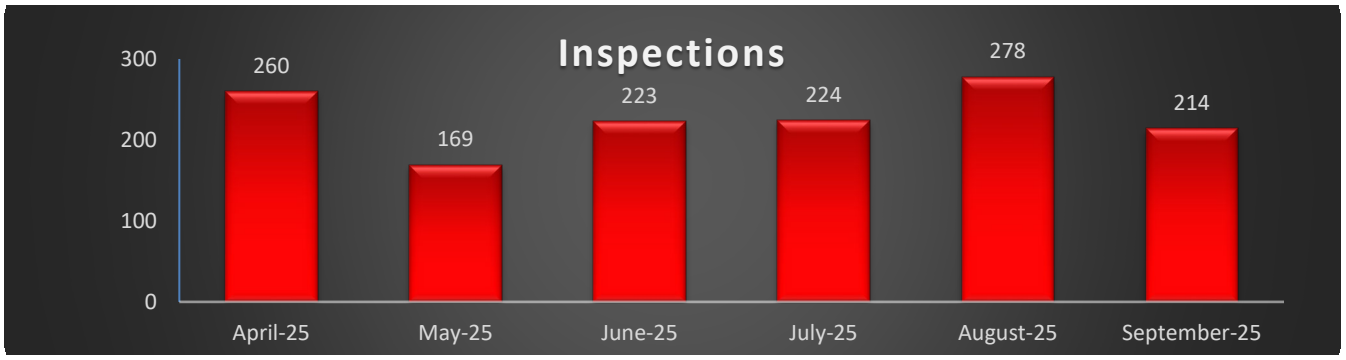
Print Date/Time: 10/06/2025 09:08
Login ID: rck\dgang
Layer: All
Areas: All

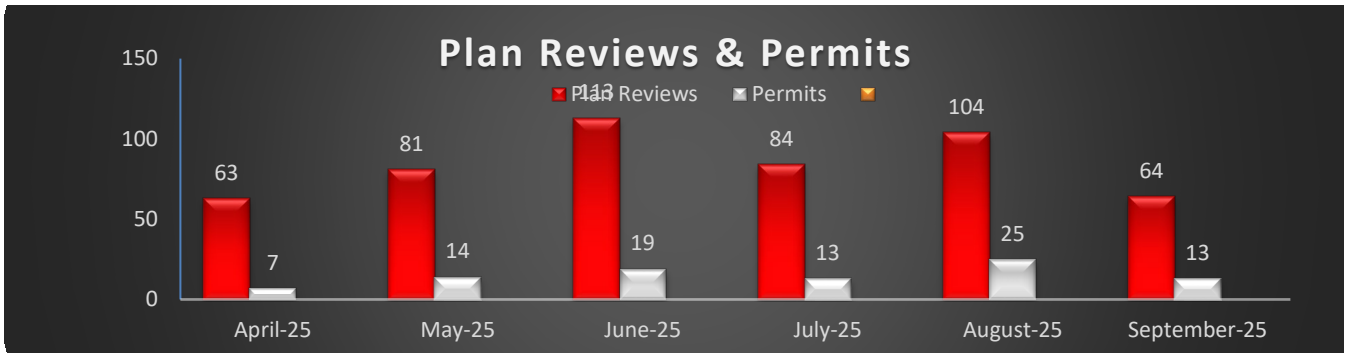
Rockwall Fire Department

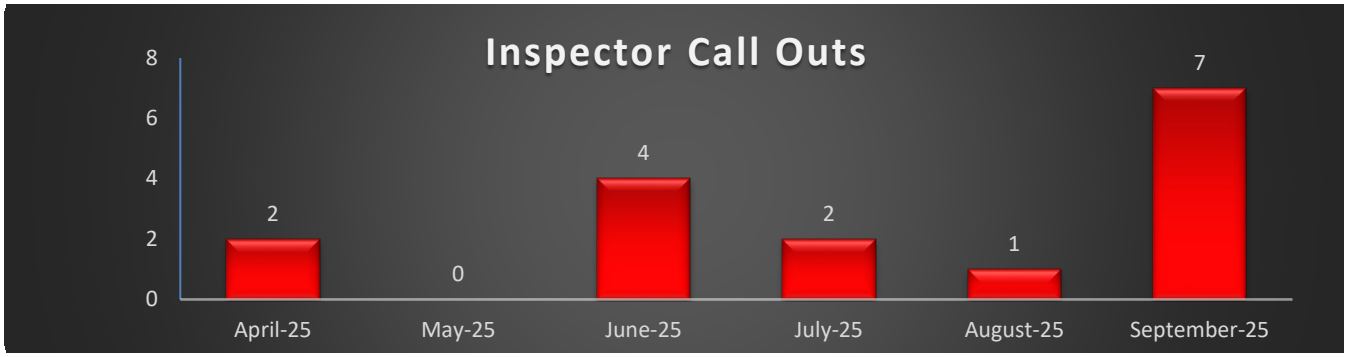
ORI Number: TX504
Incident Type: All
Station: All

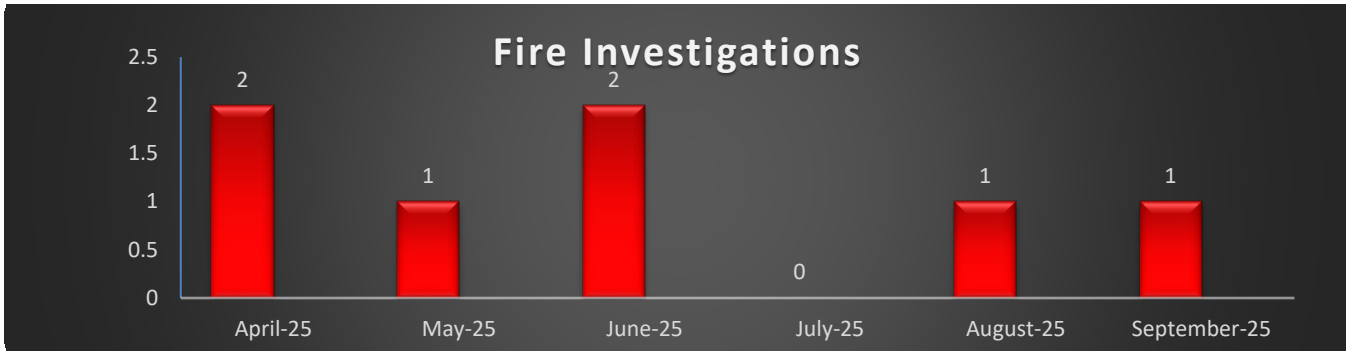
	Current Month	Last Month	Same Month Last Year	Year To Date	Last Year To Date
Total Property Loss:	$483,750.00	$6,000.00	$30,000.00	$1,914,620.00	$144,000.00
Total Content Loss:	$283,050.00	$0.00	$2,000.00	$557,050.00	$48,000.00
Total Property Pre-Incident Value:	$471,750.00	$0.00	$436,500.00	$20,444,256.00	$1,633,253.64
Total Contents Pre-Incident Value	$283,050.00	$0.00	$261,900.00	$1,121,505.00	$695,207.78
Total Losses:	$766,800.00	$6,000.00	$32,000.00	$2,471,670.00	$766,800.00
Total Value:	$754,800.00	$.00	$698,400.00	$21,565,761.00	$2,328,461.42

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









ROCKWALL PARKS & RECREATION

GO OUTSIDE AND PLAY

PLAYROCKWALL.COM

Monthly Report
September 2025

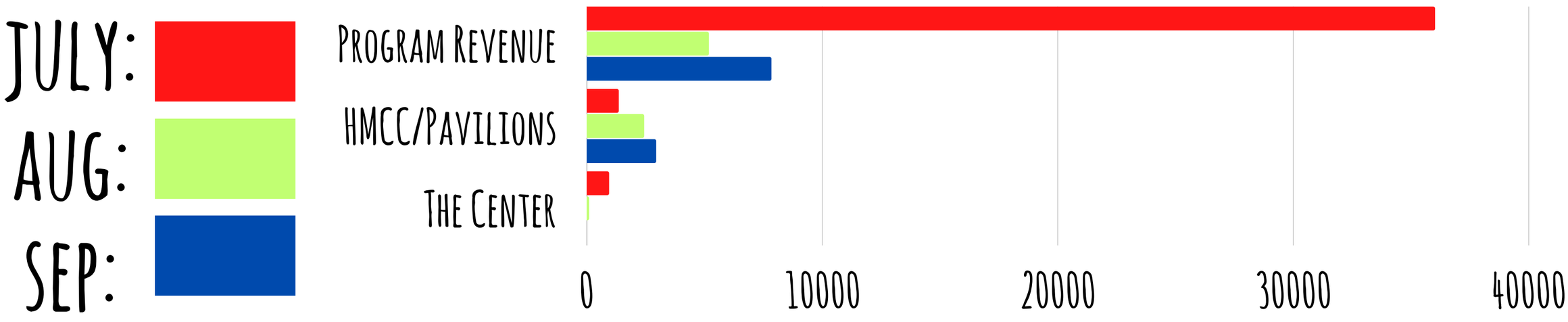








REVENUE NUMBERS



PARKS PROJECT UPDATE –SEP 2025



Heroes Memorial park dry river bed



PAINT ANGEL LEAGUE LOGOS



EAGLE SCOUT PROJECT - BEE HOTEL

Other Projects

ASSIST WITH EVENTS AND CLEAN UP OF PARKS

Rockwall Police Department

Monthly Activity Report

September-2025

ACTIVITY	CURRENT MONTH SEPTEMBER	PREVIOUS MONTH AUGUST	YTD 2025	YTD 2024	YTD % CHANGE
PART 1 OFFENSES					
Homicide / Manslaughter	0	0	0	0	**0.00%**
Sexual Assault	0	2	14	10	**40.00%**
Robbery	1	1	4	5	**-20.00%**
Aggravated Assault	5	8	27	39	**-30.77%**
Burglary	2	1	21	50	**-58.00%**
Larceny	47	41	373	419	**-10.98%**
Motor Vehicle Theft	1	2	17	28	**-39.29%**
TOTAL PART I	**56**	**55**	**456**	**551**	**-17.24%**
TOTAL PART II	**119**	**133**	**1097**	**989**	**10.92%**
TOTAL OFFENSES	**175**	**188**	**1553**	**1540**	**0.84%**
ADDITIONAL STATISTICS					
FAMILY VIOLENCE	14	19	148	151	**-1.99%**
D.W.I.	10	19	127	119	**6.72%**
ARRESTS					
FELONY	18	28	191	197	**-3.05%**
MISDEMEANOR	58	72	496	452	**9.73%**
WARRANT ARREST	8	10	71	66	**7.58%**
JUVENILE	12	11	64	53	**20.75%**
TOTAL ARRESTS	**96**	**121**	**822**	**768**	**7.03%**
DISPATCH					
CALLS FOR SERVICE	1971	2056	18778	20762	**-9.56%**
ACCIDENTS					
INJURY	3	2	16	15	**6.67%**
NON-INJURY	112	144	1029	1032	**-0.29%**
FATALITY	1	0	1	1	**0.00%**
TOTAL	**116**	**146**	**1046**	**1048**	**-0.19%**
FALSE ALARMS					
RESIDENT ALARMS	36	36	404	380	**6.32%**
BUSINESS ALARMS	81	106	1088	1257	**-13.44%**
TOTAL FALSE ALARMS	**117**	**142**	**1492**	**1637**	**-8.86%**
Estimated Lost Hours	**77.22**	**93.72**	**984.72**	**1080.42**	**-8.86%**
Estimated Cost	**$1,836.90**	**$2,229.40**	**$23,424.40**	**$25,700.90**	**-8.86%**

ROCKWALL NARCOTICS UNIT

Arrests	**2**
Search Warrants	**1**
Arrest Warrants	**1**
Seized	
Cocaine	250g
Methamphetamine	32g

Rockwall Police Department

Dispatch and Response Times

September 2025

Police Department

	Average Response Time		
Priority 1		Number of Calls	**137**
Call to Dispatch	0:00:52		
Call to Arrival	0:05:29		
% over 7 minutes	26%		

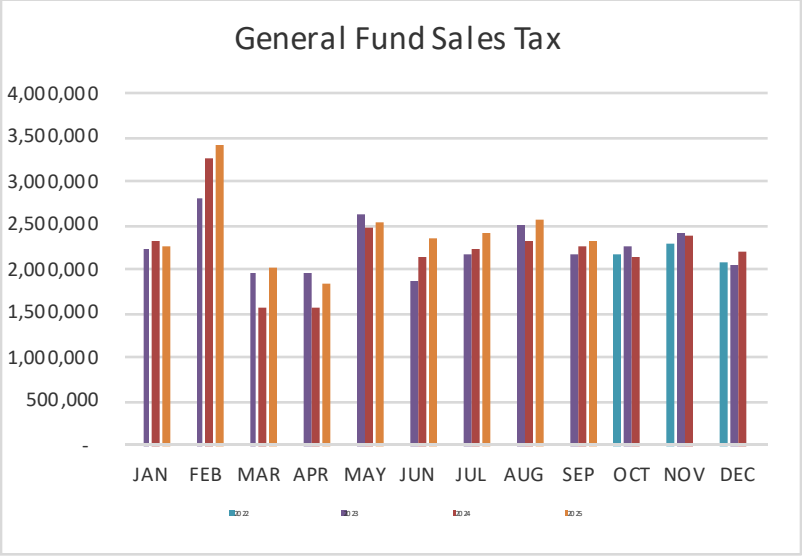
	Average Response Time		
Priority 2		Number of Calls	**735**
Call to Dispatch	0:02:14		
Call to Arrival	0:11:01		
% over 7 minutes	15%		

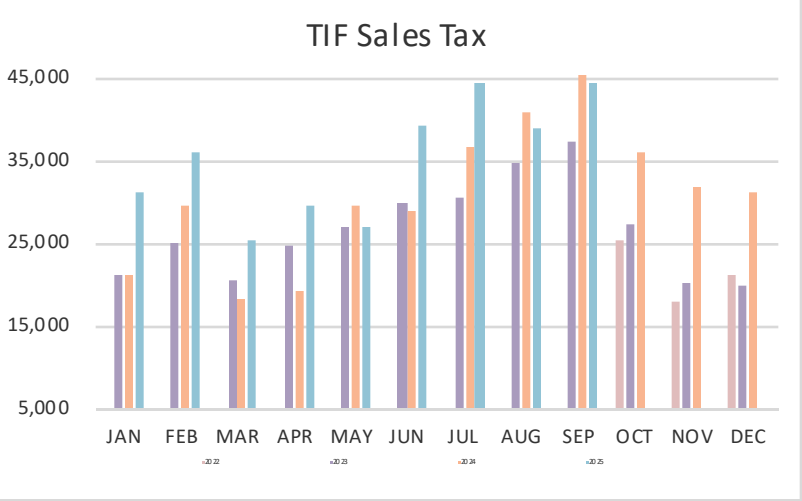
	Average Response Time		
Priority 3		Number of Calls	**44**
Call to Dispatch	0:02:36		
Call to Arrival	0:09:10		
% over 7 minutes	43%		

Average dispatch response time goals are as follows:
Priority 1: 1 Minute
Priority 2: 1 Minute, 30 Seconds
Priority 3: 3 Minutes

Sales Tax Collections - Rolling 36 Months

	General Fund Sales Tax	TIF Sales Tax
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
Sep-25	2,323,300	44,095





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
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
Sep-25	463,820,479	14,961,951	18,812,798

Source: SCADA Monthly Reports generated at the Water Pump Stations

