AGENDA

ROCKWALL CITY COUNCIL MEETING

Monday, November 17, 2025 - 5:00 PM

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

I. Call Public Meeting to Order

II. Executive Session

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

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

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

3. Discussion regarding possible land lease agreement for parking on real property owned by the City of Rockwall in The Harbor District, pursuant to Section §551.072 (Real Property) and Section §551.071 (Consultation with Attorney).

4. Discussion regarding possible land lease agreement for a cellular communication tower on real property owned by the City of Rockwall in Northshore Park, pursuant to Section §551.072 (Real Property) and Section §551.071 (Consultation with Attorney).

5. 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. Appointment Items

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

VII. Open Forum

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

the meeting since the topic has not been specifically listed on the agenda (the Texas Open Meetings Act requires that topics of discussion/deliberation be posted on an agenda not less than 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.

VIII. Take Any Action as a Result of Executive Session

IX. Consent Agenda

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

1. Consider approval of the minutes from the November 3, 2025 city council meeting, and take any action necessary.

2. **P2025-036** - 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 **(2nd Reading)**.

3. 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. **(2nd reading)**

4. **P2025-038** - Consider a request by Alejandro Rubio for the approval of a *Preliminary Plat* for Lots 1 & 2, Block A, Rubio Addition being a 4.71-acre tract of land identified as Tracts 7 & 7-1 of the H. K. Newell Survey, Abstract No. 167, and a portion of Tract 2-1 of the J. H. Robnett Survey, Abstract No. 182, Rockwall County, Texas, generally located southeast of the intersection of SH-276 and Rochell Road, and take any action necessary.

5. **P2025-039** - Consider a request by Sam Carroll of Carroll Consulting Group, Inc. on behalf of Jim Bell of Harlan Properties, Inc. for the approval of a *Preliminary Plat* for The Landon Phase 2 Subdivision being a 93.357-acre parcel of land identified as Lot 20, Block A, The Landon Addition, Rockwall County, Texas, generally located northeast of the intersection of S. Munson Road and Laci Lane, and take any action necessary.

X. Public Hearing Items

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

1. **Z2025-066** - Hold a public hearing to discuss and consider a request by Alyson DiBlasi of Discovery Lakes, LLC and Discovery Lakes, Phase 1, LLC for the approval of an **ordinance** for

a *Zoning Change* amending Planned Development District 78 (PD-78) [*Ordinance No. 20-27*] to change the *Garage Orientation* requirements for a 316.315-acre tract of land identified as: [*1*] Tract 1 of the M. E. Hawkins Survey, Abstract No. 100, [*2*] Tract 2 of the R. K. Brisco Survey, Abstract No. 16, and [*3*] Lots 1-9, Block A; Lots 1-5, Block B; Lots 1-11, Block C; Lots 1-10, Block D; and Lot 1, Block E, Discovery Lakes, Phase 1, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 78 (PD-78) for Single-Family 10 (SF-10) District land uses, situated within the SH-276 Overlay (SH-276 OV) District, generally located at the northeast corner of SH-276 and Rochell Road, and take any action necessary **(1st Reading)**.

2. **Z2025-067** - Hold a public hearing to discuss and consider a request by Lisa Brooks and Renee Holland of Makeway, LLC for the approval of an **ordinance** for a *Specific Use Permit (SUP)* for a *Daycare Facility Exceeding the Maximum Building Size* in a Neighborhood Services (NS) District on a 2.751-acre tract of land identified as Tract 1-04 of the S. R. Barnes Survey, Abstract No. 13, City of Rockwall, Rockwall County, Texas, zoned Neighborhood Services (NS) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located at the southeast corner of the intersection of John King Boulevard and Quail Run Road, and take any action necessary **(1st Reading)**.

3. **Z2025-068** - Hold a public hearing to discuss and consider a request by Randy Lee Aragon on behalf of Kevin Lefere for the approval of an **ordinance** for a *Specific Use Permit (SUP)* to allow a *Recording Studio* on a 0.92-acre parcel of land identified as a portion of Lots 2 & 3, Block S, Rockwall OT Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 206 E. Washington Street, and take any action necessary **(1st Reading)**.

4. **Z2025-069** - Hold a public hearing to discuss and consider a request by Kevin Sayles for the approval of an **ordinance** for a *Specific Use Permit (SUP)* for an *Accessory Structure* on a 0.417-acre parcel of land identified as Lot 21, Block A, Foxchase Phase 4 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for Single Family 10 (SF-10) District land uses, addressed as 24 Shadydale Lane, and take any action necessary **(1st Reading)**.

5. **Z2025-071** - Hold a public hearing to discuss and consider a request by Michael Lewis for the approval of an **ordinance** for a *Specific Use Permit (SUP)* for *Residential Infill Adjacent to an Established Subdivision* and a *Guest Quarters/Secondary Living Unit* for the purpose of constructing a single-family home on a 5.05-acre parcel of land identified as a Lot 2, Block 1, Lofland Lake Estates Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family Estate 4.0 (SFE-4.0) District, addressed as 2592 FM-549, and take any action necessary **(1st Reading)**.

6. **Z2025-072** - Hold a public hearing to discuss and consider a request by James Martin of Gardner Land Holdings LLC on behalf of Bart Gardner of Gardner Land Holdings, LLC for the approval of an **ordinance** for a *Zoning Change* from an Agricultural (AG) District and Commercial (C) District to a Planned Development District for General Retail (GR) District and Commercial (C) District land uses on a 15.601-acre tract of land identified as Tract 2 of the J. R. Johnson Survey, Abstract No. 128, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Commercial (C) District, situated within the SH-205 Overlay

(SH-205 OV) District, generally located at the northwest corner of S. Goliad Street [*SH-205*] and Lofland Circle, and take any action necessary **(1st Reading)**.

7. **Z2025-073** - Hold a public hearing to discuss and consider a request by Tyler Adams of Greenlight Studio, LLC on behalf of Michael Grose of Max Realty Holdings LLC for the approval of an **ordinance** for a *Specific Use Permit (SUP)* for a *Major Auto Repair Garage* on a 0.90-acre tract of land identified as Tract 4-6 of the N. M. Ballard Survey, Abstract No. 24, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-276 Overlay (SH-276 OV) District, generally located at the northeast corner of SH-276 and T. L. Townsend Drive, and take any action necessary **(1st Reading)**.

XI. 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 11th day of November at 5 PM and remained so posted for at least three business days before the scheduled time of said meeting.

_____ _____

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

Date Removed

MINUTES

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

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

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

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

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

Mayor McCallum reconvened the public meeting at 6:00 p.m. and gave indication he would like to begin having local ministers come deliver the invocation at the start of city council meetings. Tonight he has asked Kason Huddleston, the same pastor who came the night that the new city council was sworn into office, to attend and deliver the invocation.

V. Invocation and Pledge of Allegiance - Pastor Kason Huddleston, Freedom Place Church

Pastor Huddleston came forth and delivered the invocation. The Mayor then led the Pledge of Allegiance and Texas Pledge.

VI. Proclamations / Awards / Recognitions

1. Veteran's Month Proclamation

Several veterans came forth, and Mayor McCallum then read and presented this proclamation, recognizing and thanking them for their service.

VII. Appointment Items

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

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

VIII. Open Forum

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

Bob Wacker
309 Featherstone
Rockwall, TX 75087

Mr. Wacker spoke about the SH-66 boat ramp project, sharing that we need car spaces there, pointing out that that many trailer parking spaces are not needed. He gave brief comments about the costs associated with the project, encouraging Council to reconsider utilizing grant money and – instead – consider having the city do the project on its own with city funds instead of grant funds.

IX. Take Any Action as a Result of Executive Session

Regarding the resolution submitting the ballot on voting for the Rockwall Central Appraisal District Board of Directors (RCAD), Mayor Pro Tem Moeller moved to split the City of Rockwall's allocated votes equally between Sedric Thomas (73 votes) and Richard Koepke (73 votes). Councilmember Lewis seconded the motion. The motion passed by a vote of 6 ayes with 1 abstention (Thomas). (Note: this is also related to Action Item #6 below).

X. Consent Agenda

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.

Councilmember Lewis moved to approve the entire Consent Agenda (#s 1, 2, 3, 4, 5, 6, 7, 8, 9, and 10). Councilmember Thomas seconded the motion. The ordinance captions were read as follows:

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.

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.

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.

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.

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.

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

XI. Public Hearing Items

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)**.

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

This public hearing has been advertised in accordance with the TX Local Government Code. Also, 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.

Mayor McCallum opened the public hearing, but no one came forth to speak. He then closed the public hearing.

Councilmember Thomas moved to approve Z2025-036. Campbell seconded the motion. The ordinance caption was read as follows:

CITY OF ROCKWALL

ORDINANCE NO. 25-__

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

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

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)**.

Planning Director, Ryan Miller provided background information regarding this agenda item. 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. The subject property is located east of the intersection of FM-549 and Fit Sport Life Boulevard. 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. 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**

Mr. Miller shared that currently, the concept plan shows the provision of 147 parking spaces which meets the required parking spaces for the proposed uses.

Both the city's Planning & Zoning Commission and City Council previously reviewed a request from this applicant and – ultimately – the City Council remanded this case back to the Planning & Zoning Commission, expressing a desire for some certain items to be reconsidered.

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 Council may want to consider 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.

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, so no HOAs were notified. Staff has not received any responses in favor or in opposition of the applicant's request. After the case having been remanded back to the P&Z Commission, on September 30, 2025, the Commission approved a motion to recommend approval of the Specific Use Permit (SUP) to Council by a vote of 4 ayes to 3 nays, with Commissioners Conway, Hagaman, and Schoen dissenting.

Following brief questions between Council and staff, the mayor opened the public hearing and asked the applicant to come forth and speak.

Kash Patel
14114 Dallas Parkway
Dallas, TX 75254

Geoff Tucker
5512 Dimebox Drive
McKinney, TX 75070

Varun Sharma
14114 Dallas Parkway
Dallas, TX 75254

Mr. Patel came forth and addressed Council, sharing that the room count has been reduced, pointing out that 'by right' they could establish an extended stay hotel with 107 rooms. However, he explained, he believes they are bringing more of an appealing product to the City of Rockwall, especially since they are proposing to bring a restaurant to this location, in addition to the hotel side of the project.

Mr. Tucker then spoke, sharing that he has worked for LaQuinta for thirty years. He provided a presentation to Council, showing a video of a location built not long ago and opened in Desoto, TX. Mr. Patel shared that the indoor décor (i.e. wall paintings) will be very specific to the City of Rockwall (like they were in the photos shown of the one in Desoto). Mr. Patel and Mr. Tucker pointed out that LaQuinta has evolved quite a bit over the last thirty years, with their hotel product being far different than it was many years ago. Mr. Tucker went on to share extensive details about the proposed hotel. He acknowledged that "extended stay" hotels have really gotten a bad reputation; however, he shared several reasons why these types of hotels have really gained a lot of demand and traction, especially since COVID. He pointed out that 35% of millennial travelers prefer these types of extended stay hotels, and they are also very popular for those with families. He pointed out that 40% of hotels being developed today are 'extended stay' in nature. He

explained that the Hawthorne brand (from LaQuinta) are considered a 'middle tier' project, pointing out that it is not a cheap hotel to build, and it is not a cheap product.

Following the applicants' presentation and introductory comments, Councilmember Lewis asked the applicant clarifying questions. Regarding 'cook tops,' Councilmember Lewis indicated a desire to have them omitted from inclusion in this hotel proposal. Mr. Patel shared that he is fine with leaving them out.

Councilmember Thomas asked for and received clarification on what steps will be taken to ensure the hotel will stay up to good, quality standards over time as the years pass.

Councilmember Henson thanked the applicants for clarifying a lot of the questions. He shared that Rockwall is a very affluent community, and the city has limited IH-30 frontage land remaining that is not yet developed. Clarifying dialogue took place regarding the "quality scale" that is utilized to rank hotels and where this product will fall within the scale. Indication was given that a "6" is the poorest quality of hotel, and a "1" is the highest quality. This one, per the applicant, was submitted to the city in the 1-5 range of the scale. Councilmember Henson wonders if the applicant will consider a 1 – 3 scale hotel instead of a 1-5. Mr. Patel shared that, if he were to do so, it would disallow him the opportunity to have it be a Hawthorne Suites, so – no – he is not able to do that, unfortunately.

Councilmember Jeffus shared that she has reservations about this proposal. She understands there will be a fifteen-year commitment that locks in this particular brand; however, she worries about what will happen to this hotel thereafter, in years 16 through 30. She is not in favor of this project, pointing out specific worries about other hotels in our city that have gone 'downhill' over the years, and our police are being called out to them for things such as prostitution.

Mr. Patel shared that, while he understands the concerns, he would be able to build a hotel that is extended stay 'by right' if it had only 107 rooms; however, he believes that he is brining a better product, especially considering that he will have a restaurant incorporated into the development.

Mr. Sharma (with the applicants) then spoke, sharing that he has been running The Brass Tap at The Harbor for a number of years now, and it is a very successful restaurant that receives very high customer ratings. Following Mr. Sharma's comments, Mayor McCallum asked if The Brass Tap is up-to-date on all of its financial obligations to the City. Mr. Sharma shared that, yes, he believes it is. When asked this question by the mayor, Mrs. Smith (City Manager) shared that Mr. Sharma may want to revisit that topic and check on it because the answer he gave is essentially incorrect.

The mayor went on to share some additional concerns, especially related to the quality of hotel that is being proposed. He prefers that it be a brand hotel that falls in the "1 to 3" range (higher quality) than one that is in the "1 to 5" range. He expressed that he has a lot of concerns and is essentially not in favor of what is being proposed.

Councilmember Thomas asked for and received from Mr. Miller clarification on the SUP that was previously approved by (a prior) Council some time back. He explained that the SUP previously approved is actually set to expire in December.

Following additional dialogue, the mayor then asked if any member of the public would like to speak at this time during the public hearing.

Bob Wacker
309 Featherstone
Rockwall, TX

Mr. Wacker came forth and shared that he wonders what would make people want to come to Rockwall to stay at such a highly-graded hotel (such as Great Wolf Lodge) if one were to be built here. What would the 'draw' be, he wonders.

Kevin Folsom
1115 Bayshore
Rockwall, TX

Mr. Folsom shared that he stays at these sorts of hotels often, and some are good and some are not so good. He does agree with Councilmember Thomas having expressed a desire to have reassurances of reinvestments into the property over time to ensure it is kept at a high quality.

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

The Mayor went on to share that our Hilton Hotel is very successful and he does believe that the City needs to keep the standards really high. He does not believe that this proposal raises to the level of 'great' as far as quality is concerned.

Councilmember Lewis briefly commented and then moved to approve Z2025-057. The mayor initially indicated the motion died for lack of a second. However, he then called upon Councilmember Thomas, who did provide a 'second' to Councilmember Lewis' motion. He then provided several comments, in part expressing that the "1 to 5" proposed (quality) scale (out of a scale of up to 6, which is the poorest quality rating) is something he is just not comfortable with. Following additional dialogue, 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 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.

The motion to approve Z2025-057 failed by a vote of 2 ayes to 5 nays (Jeffus, Moeller, McCallum, Campbell and Henson).

Action Item #2 was addressed next by Council.

XII. Action Items

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)**.

This item was placed as an "Action Item" instead of on "Consent" this evening since it did not receive unanimous approval at the last meeting. Councilmember Lewis commented that he was the lone vote in opposition of this item. Following brief comments, Councilmember Thomas moved to approve ZX2025-062. Councilmember Henson seconded the motion. The ordinance caption was read as follows:

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.

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

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.

Planning Director, Ryan Miller provided background information regarding this agenda item. 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 have been provided to the City Council for 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)*].

Following Mr. Miller's briefing, the mayor opened up the public hearing and called forth the applicant to speak first.

Juan F. (representing Noah Dawit)
370 Eva Place

Juan indicated that he is speaking on behalf of the applicant and is requesting approval of this request this evening.

Councilmember Lewis moved to deny MIS2025-018. Mayor Pro Tem Moeller seconded the motion, which passed by a vote of 7 ayes to 0 nays. The mayor announced that the case has been denied.

At 7:24 p.m., the mayor recessed the meeting calling for a brief break. The mayor called the meeting back to order at 7:32 p.m.

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 (CVB) on behalf of the City of Rockwall.

Jodi Willard with the Rockwall Area Chamber of Commerce then came forth and briefed the Council on recent CVB efforts related to promotion of the City of Rockwall as a top tourist destination within the State of Texas. Council thanked Mrs. Willard for her efforts and took no action following her report.

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.

Parks Director, Travis Sales, provided background information pertaining to this agenda item. He explained that this request is for a private business to enter into a concession agreement with City of Dallas and City of Rockwall for boat rentals on Lake Ray Hubbard off a privately installed dock at The Harbor. He explained that this request went to Park Advisory Board on June 3, 2025 and September 8, 2025. The Park Advisory Board denied the request on September 8, 2025 with Park Board Member Fowler having made a motion to deny the request and Board Member Kruger seconding the motion, which passed with a 4-2 vote with Hasenyager and McEwen voting "NO" and Taft abstaining due to being a new member at first meeting.

Tiana Frazier (1551 Oak Lawn Ave., Apt. 315 – Dallas, TX) and Josh Williams (3004 Fallbrook Drive- Rockwall, TX 75032) then both came forth, indicating they are both speaking on behalf of Prestige Water Sports of Dallas. The applicants each provided information regarding each of their educations, work experience and backgrounds. They also played three promotional / explanatory videos for the Council to further explain the types of boats – including a Lamborghini Jet car boat, a yacht, and jet ski(s) - they're proposing to offer as part of this business for which they are seeking a city concession agreement. They went on to speak for a very long time, extensively, concerning their business, including things like hours and months of operation, staffing, safety rules and training, and projected revenues and that they hired and got an engineer who has indicated that operating in the area of The Harbor (existing docks) will essentially not be problematic. Also, at some point during their quite lengthy presentation, they indicated that they've retained the following individual who would build the dock off of which they would operate this business, if it is approved by Council:

Robert Binder with JEP Marine Construction, Inc.
1593 N. Munson Road
Royse City, TX 75189

Mr. Binder briefly came forth and introduced himself.

During the overall discussions, indication was given that this business was operating at The Harbor and on Lake Ray Hubbard for some period of time without having first obtained proper permissions and without getting the correct agreement(s) in place, and they were asked to cease doing so. There was (at least) on additional incident in which they were known to have continued on, despite having been asked to stop operations. Mr. Williams provided explanatory comments regarding that particular incident, essentially indicating he and some friends/family members were on the watercraft on that particular day.

Following Ms. Frazier's and Mr. Williams' lengthy comments, questions/answers, and associated dialogue, Mayor McCallum shared that he personally has concerns about potentially overruling the Park Board. Councilmember Campbell expressed a desire to be sure the liability insurance coverages are adequate to ensure that individuals on our lake are protected.

Mayor McCallum asked and received from the city attorney clarification regarding what the Council may need to do regarding possible action this evening concerning this request.

Councilmember Lewis expressed concerns about this request, including not really understanding the Engineer's letter that the applicant has provided and also having consternation about potentially going against a denial by the Park Board.

Mayor Pro Tem Moeller acknowledged that the speakers have given indication of proper training, certifications and credentialing that is planned for staff members operating the watercraft; however, he asked for and received some additional clarification, in part pertaining to the jet car boat and its speed and safety.

Councilmember Henson shared that he loves water sports, sharing that it is a great lifestyle. He shared that he and his wife several years ago operated a marina that included boat rentals and jet ski rentals for many years. He provided brief comments about some "what ifs" if the City ever decided to get involved in the boat rental business. He went on to share that he is highly opposed to this request at The Harbor, and he encouraged them to consider approaching existing marinas to try and enter into an agreement with one of them.

Mayor McCallum reminded Council that, per the city attorney, no action on the part of Council is necessarily needed (as the Park Board has already denied this request). He entertained a motion if any Councilmember desired to make one. However, no motion was vocalized. Therefore, the mayor indicated that the Park Board's denial of the request stands.

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)**

Frank Garza, City Attorney, provided brief background information on this item, explaining this ordinance defines the process for the city cutting off utilities to customers when it becomes necessary to do so. He explained that it is in compliance with State law and that most of these issues deal with failure to comply with city-related ordinances and/or put water quality at risk. He shared that this ordinance essentially spells out a stricter process to bring customers into compliance and to protect the city's water quality.

Councilmember Lewis then moved to approve the ordinance, as presented. Councilmember Campbell seconded the motion. The ordinance caption was read as follows:

CITY OF ROCKWALL

ORDINANCE NO. 25-____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS AMENDING THE 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.

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

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.

The mayor gave indication that Council already addressed this item early on in the meeting by taking action as a result of Executive Session (see said action noted above).

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

The mayor indicated he placed this item on tonight's agenda. He then called forth City Attorney, Frank Garza, who then provided Council with a presentation related to possible amendments to the City Charter, including the possibility of Council passing an ordinance to call a Charter Amendment Election for May of 2026. Mr. Garza explained, in part, that the deadline to call the election would be February 14, 2026; however, the last Council meeting prior to that date is February 3rd. So, he is seeking direction from Council, asking that the Council provide him with details by next month in December regarding which of the topics / potential ballot propositions the Council would like to see if they do in fact desire to call a Charter Amendment Election for May.

Mr. Garza reminded Council that a Charter Review Commission had been appointed in October of 2024, met several times and then delivered recommendations to Council in March, earlier this year. Mr. Garza then touched on several topics of consideration within the City Charter, including some 'technical' (non-substantive) updates to the Charter as well as potential substantive changes, such as the following topics: plurality versus majority votes in order to win an election; 'resign to run' provision for running for mayor; length of total terms of service for council members and/or mayor (combined); length of time for city secretary to verify petitions; length of time associated with claims against the city; possibly having all directors be hired by the city manager but confirmed by the city council; requiring that the solid waste contract be bid every five years; and a charter review at least once every ten years.

Mayor McCallum shared that he has been working with the city attorney on these issues for the last few months. He then went on to provide his own, personal comments and opinions regarding the various city charter-related topics Mr. Garza touched on during his presentation. He believes our city should have candidates elected by majority, rather than plurality, votes. He also believes there should be a 'resign to run' provision when someone is running for the position of mayor. He also does not believe that any changes should be made to the existing terms and term limits of city councilmembers / mayors. He believes that recommendations regarding possibly changing the length of time associated with filing claims against the city, lengthening the time for verifying city petitions, and allowing Council to pass an ordinance to clean-up non-substantive Charter language in the future are all good ideas. He went on to share his reasonings behind wanting to have departmental directors 'confirmed' by the city council (but hired by the city manager). He thinks the city should always go out for bid on solid waste contracts, especially since it's a $50 million dollar contract. He also thinks that it's appropriate for the city charter to be reviewed at least once every ten years. Mayor McCallum indicated a desire to put these topics before voters, allow them an opportunity to consider and vote on them.

Councilmember Lewis commented that this information has just been sprung on councilmembers, and he

would like to receive a copy of the presentation and have time to do his own research on what's been brought forth this evening. He shared that a Charter Review Commission did previously weigh in, and he wonders if perhaps a Charter Review Commission should weigh in again now. He also pointed out that the city council now has two (new) council members who were not seated on Council back when the Charter Review Commission came forth with its recommendations back in March.

Councilmember Thomas commented about his understanding that a lot of cities our size do require a 'majority vote' in order to be elected to City Council (versus a plurality). He also believes that a review of the city charter once every ten years is appropriate. He would like an opportunity to do some more research on some of the other topics that have been mentioned this evening.

The mayor shared that the Council previously gave a Charter Review Commission (made up of former elected city officials) a chance to look at these topics. He believes it is now time for Council to take some action on the matters. He is not in favor of going back to a Charter Review Commission at this point.

Councilmember Campbell shared that because it has been since March of 2025 since the time the Charter Review Commission made its recommendations to Council, and after hearing this particular presentation this evening, she needs 'a refresher' and some more time to consider these matters. She does not think it would be a bad idea to hear again from the former Charter Review Commission. She wants an opportunity to visit with the prior Commission and revisit the topics and the recommendations they previously conveyed.

The mayor went on to encourage Council to take a month to consider these matters and have it placed on the first meeting in December for Council to possibly take action.

Mayor Pro Tem Moeller shared that he does not believe the matters need to go back to the Charter Review Commission. He does personally have a little heartburn with the idea of the city council potentially confirming the hiring of all department heads, as he believes the city manager is capable of doing this themselves; however, he does believe the Council having a month to consider the various topics brought up this evening is appropriate.

Councilmember Henson commented that he concurs that the Charter Review Commission did a lot of work previously and the recommendations were brought forth in the Spring. So, it's now time to take some action. He does not believe it's necessary to go back to the Charter Review Commission; however, he does believe revisiting the items they considered and their recommendations would be a good idea. He sought and received clarification on what the current term limits are for councilmembers / the mayor (combined). He wonders why the city would not require all city contracts to be competitively bid. Indication was given that most other contracts already require competitive bidding, but solid waste contracts fall under an exception in state law.

The mayor again asked for this topic to be placed on the first council meeting in December for consideration, and – for now - Council took no action concerning these matters.

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

City Manager Mary Smith shared that she will send Council the presentation regarding the City Charter tomorrow. The roadway project update is not included in the packet since we have been out of money since September; however, there should be an update in there next month.

XIV. Adjournment

Mayor McCallum adjourned the meeting at 9:12 p.m.

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

_____
TIM McCALLUM, MAYOR

ATTEST:

_____
KRISTY TEAGUE, CITY SECRETARY

CITY OF ROCKWALL

ORDINANCE NO. 25-75

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 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

1st Reading: November 3, 2025

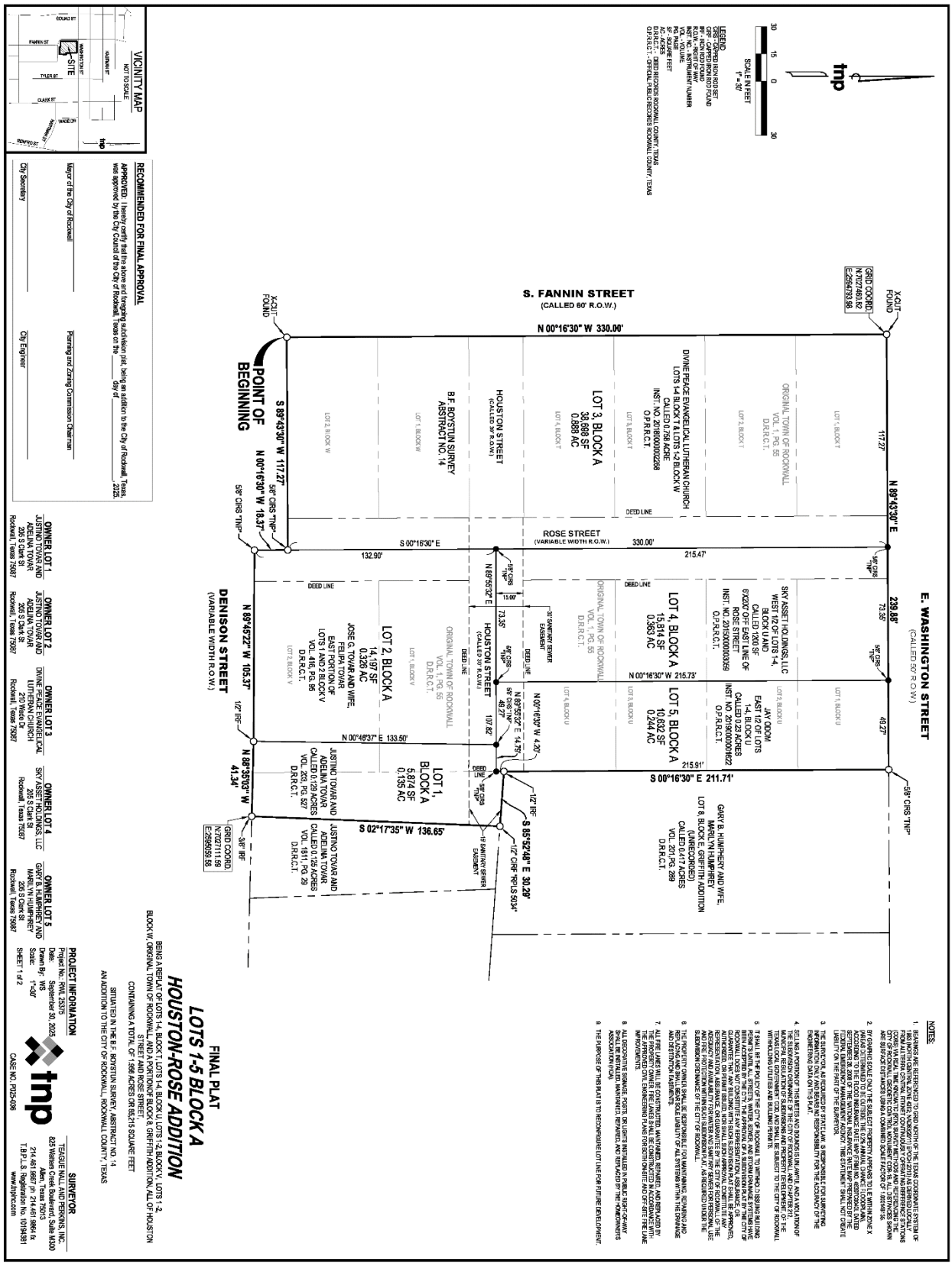
2nd Reading: November 17, 2025

APPROVED AS TO FORM:

_____
Frank J. Garza, City Attorney

Exhibit 'A'

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



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 A LEVERETT-CENTRAL RTKNET CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) NETWORK. THE CITY OF ROCKWALL GEODETIC CONTROL MONUMENT COR 16, ALL DISTANCES SHOWN ARE SURFACE DISTANCES USING A COMBINED SCALE FACTOR OF 1.00014935.
2. BY GRAPHIC SCALE ONLY THE SUBJECT PROPERTY APPEARS TO LIE WITHIN ZONE X (UNSHADED), AREAS OF MINIMAL FLOOD HAZARD, AS DEPICTED ON 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 ESTIMATE 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 SUBJECT AND A VIOLATION OF MUNICIPAL REGULATION OF SUBDIVISIONS AND PROPERTY DEVELOPMENT OF THE WITHIN ZONING UTILITIES AND BUILDING PERMITS, SUBJECT TO THE CITY OF ROCKWALL
5. IT SHALL BE THE POLICY OF THE CITY OF ROCKWALL TO MAITAINO 3 SEMI-PUBLIC BUILDING PERMITS SUITE ALL STREETS, WATER, SEWER, AND STORM DRAINAGE SYSTEMS HAVE ROCKWALL DOES NOT CONSTITUTE ANY REPRESENTATION ASSURANCE, OR GUARANTEE BY THE CITY OF ROCKWALL OF THE ADEQUACY AND AVAILABILITY OF WATER AND SANITARY SEWER FOR PERSONAL USE REPRESENTATION, ASSURANCE, OR GUARANTEE BY THE CITY OF ROCKWALL OF THE SUBDIVISION OR DEVELOPMENT OF THE PROPERTY DESCRIBED HEREON.
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 INSTALLED, MAINTAINED, REPAIRED, AND REPLACED BY THE HOMEOWNERS ASSOCIATION (HOA).
9. THE PURPOSE OF THIS PLAT IS TO RECONFIGURE LOT LINES FOR FUTURE DEVELOPMENT.

RECOMMENDED FOR FINAL APPROVAL

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

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.

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.: PHA 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

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 1.696 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

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. Utility easements may be constructed in any direction on, over or across the easements as shown, except that no buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

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 hereafter may in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on any of these easements; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement and the right to make such changes, additions, improvements and repairs thereon as may be necessary to keep the same in efficient operating condition, including, but not limited to, the right to remove any dirt or debris deposited on the easement by the grading of lots or other construction activities, and the right to remove any fences constructed within the easement. 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 hereafter may in any way endanger or interfere with the construction, maintenance, or efficiency of its 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 water drainage improvements.

5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage areas 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 streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm sewers and other improvements, as described in the plans and specifications of the City of Rockwall, or the placing of a performance bond or escrow of funds sufficient to cover the costs 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 contractor and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or the installation of all required improvements and the construction of all required buildings has been secured by a letter of credit issued by a bank or other lending institution satisfactory to the city secretary, said letter of credit to be approved by the city attorney as to form, said improvements within this 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 or making conditional acceptance to the city 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 conditions made hereon are proportional to the impact of the addition upon the public services required in order to serve the addition, and hereby waive any claim, damage or cause of action that we may have as a result of the dedications or conditions made hereon.

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 William B. Logan Survey, Abstract No. 137 and the B.F. Boystun Survey, Abstract No. 14, City of Rockwall, Rockwall County, Texas, and being all of Lots 1 & 2, Block V, all of Lots 1 thru 3 Block W, 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 A, Page 87 of the Deed Records of Rockwall County, Texas, and all of Lots 1 thru 4, Block 1, Lots 1 thru 4, Block 2, Lots 1 thru 4, Block 3, Lots 1 thru 4, Block 4, Lots 1 thru 4, Block 5, Lots 1 thru 4, Block 6, Lots 1 thru 4, Block

CITY OF ROCKWALL

ORDINANCE NO. 25-76

AN ORDINANCE OF THE CITY OF ROCKWALL AMENDING THE ROCKWALL CODE OF ORDINANCES, CHAPTER 44 UTILITIES; ARTICLES I AND V, SECTIONS 44-1 AND 44-279; PROVIDING FOR A PENALTY PROVISION, SEVERABILTY CLAUSE, AND 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 shut off utility 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. - Cut off of utility services; Notice and conviction**.
>
> City utility services may not be cut off 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 $2,000.00 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 cut off 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

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 17, 2025
APPLICANT:	Alejandro Rubio
CASE NUMBER:	P2025-038; *Preliminary Plat for Lots 1 & 2, Block A, Rubio Addition*

SUMMARY

Consider a request by Alejandro Rubio for the approval of a *Preliminary Plat* for Lots 1 & 2, Block A, Rubio Addition being a 4.71-acre tract of land identified as Tracts 7 & 7-1 of the H. K. Newell Survey, Abstract No. 167, and a portion of Tract 2-1 of the J. H. Robnett Survey, Abstract No. 182, Rockwall County, Texas, generally located southeast of the intersection of SH-276 and Rochell Road, and take any action necessary.

PLAT INFORMATION

☑ *Purpose*. The purpose of the applicant's request is to *Preliminary Plat* a 4.71-acre tract of land for the purpose of consolidating three (3) tracts of land (*i.e. Tracts 7 & 7-1 of the H. K. Newell Survey, Abstract No. 167, and a portion of Tract 2-1 of the J. H. Robnett Survey, Abstract No. 182*) into two (2) parcels of land (*i.e. Lot 1 & 2, Block A, Rubio Addition*). The proposed *Preliminary Plat* also lays out the necessary easements (*e.g. right-of-way, utilities, and drainage*) for the future development of the subject property.

☑ *Requirements*. The proposed *Preliminary Plat* is subject to the requirements of Chapter 38, *Subdivisions*, of the City's Municipal Code of Ordinances, the City's *Standards of Design and Construction Manual*, and *Exhibit 'A'*, *Subdivision Regulations for Review of Plats in the Extraterritorial Jurisdiction (ETJ) of the City of Rockwall*, of the *Interlocal Agreement* between Rockwall County and the City of Rockwall.

☑ *Conformance to the Rockwall County Interlocal Agreement*. 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 *Exhibit 'A'* of the *Interlocal Cooperation Agreement between Rockwall County and the City of Rockwall*.

☑ *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 *Preliminary 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 of the *Preliminary Plat* for the *Lots 1 & 2, Block A, Rubio 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 *Preliminary Plat*; and,

(2) Any construction resulting from the approval of this *Preliminary 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 November 11, 2025, the Planning and Zoning Commission approved a motion to approve the *Preliminary Plat* by a vote of 6-0, with Commissioner Hustings absent.

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

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

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

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

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

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	3371 State Hwy 276 Rockwall TX 75032				
SUBDIVISION	Rubio Addition	LOT	1, 2	BLOCK	A
GENERAL LOCATION	Hwy 276, Rochell Rd				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING		CURRENT USE	AG		
PROPOSED ZONING		PROPOSED USE			
ACREAGE	4.7	LOTS [CURRENT]	2	LOTS [PROPOSED]	2

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

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

☒ OWNER	Alejandro Rubio	☐ APPLICANT	
CONTACT PERSON	Alejandro Rubio	CONTACT PERSON	
ADDRESS	3371 State Hwy 276	ADDRESS	
CITY, STATE &	[redacted]	Y, STATE & ZIP	
PHO		PHONE	
E-M	. com	E-MAIL	

NOTARY VERIFICATION [REQUIRED]

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

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

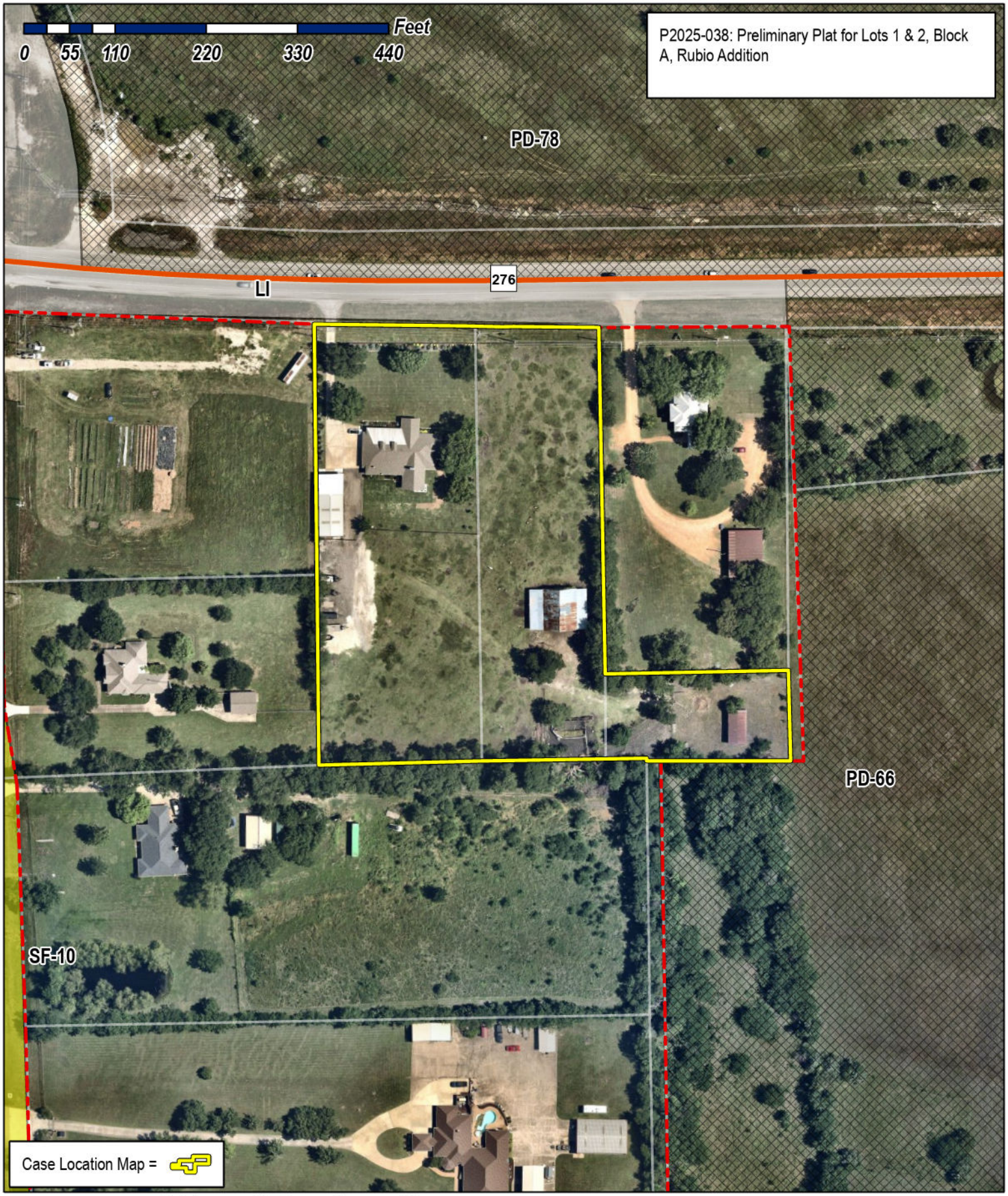
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16 DAY OF October, 2025.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Dani Cooper

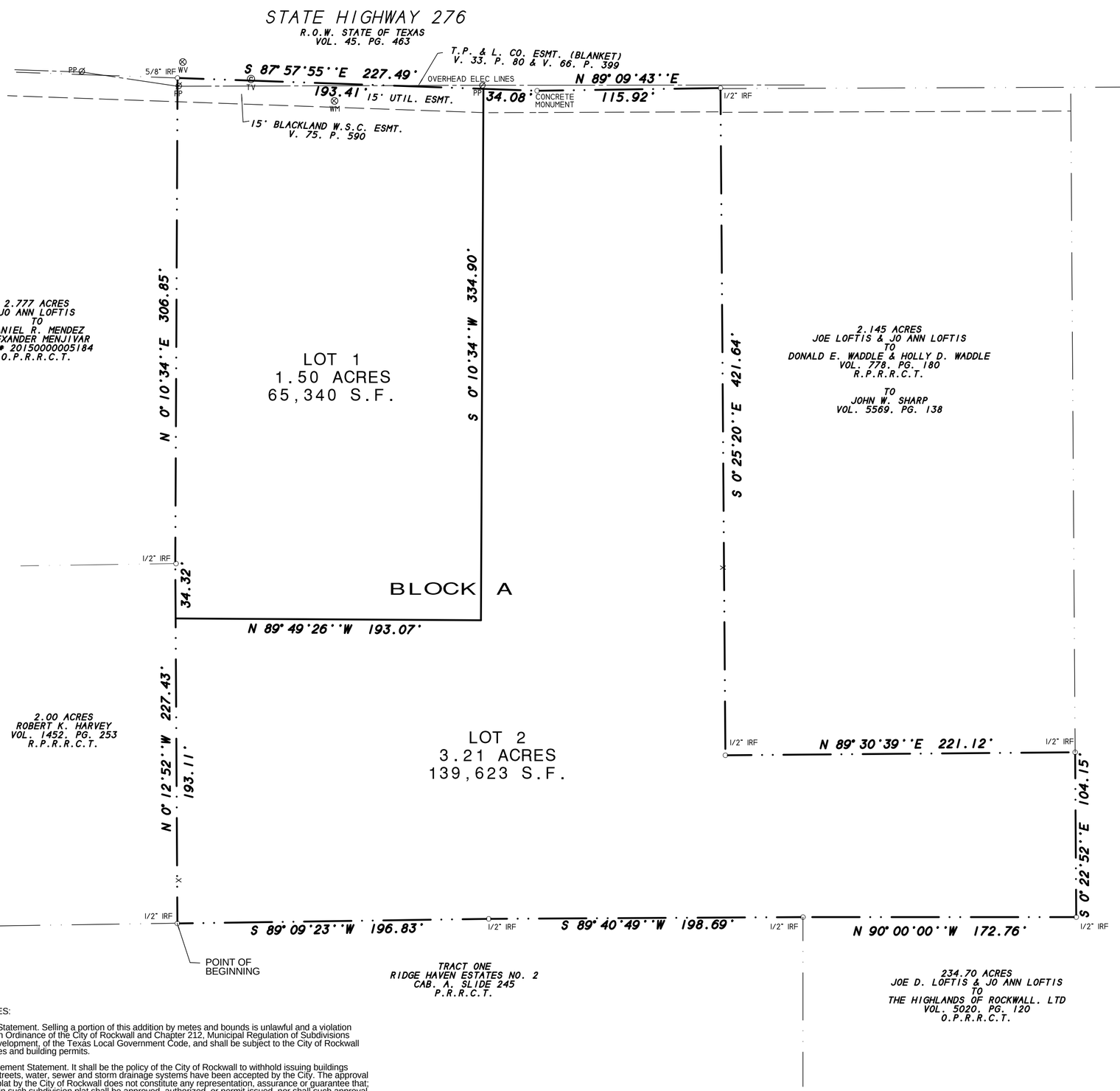
DANI COOPER
Notary Public, State of Texas
Comm. Expires 07-22-2029
Notary ID 131195179

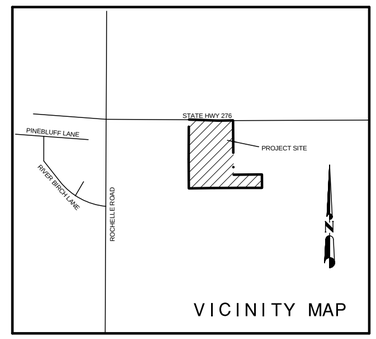
MY COMMISSION EXPIRES 07-22-2029

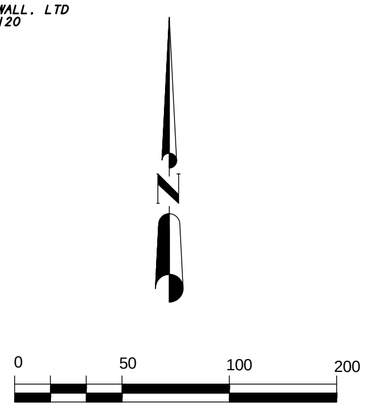


City of Rockwall
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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







GENERAL NOTES:

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

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

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

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

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

SURVEYOR'S NOTES

1) According to F.E.M.A. Flood Insurance Rate Map. Community Panel No. 48397C0045 L dated Sept. 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.

2) BEARING SOURCE: RECORDED DEED.

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

PRELIMINARY PLAT

RUBIO ADDITION
LOT 1 & 2
BLOCK A

2 LOTS - 4.71 ACRES/204,963 S.F.

IN THE ETJ OF CITY OF ROCKWALL

H.K. NEWELL SURVEY, ABST. 167
ROCKWALL COUNTY, TEXAS

OWNERS:
ALEJANDRO RUBIO
3371 SH 276
ROCKWALL, TX 75032

SHEET 1 OF 2

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

SURVEY DATE	OCTOBER 10, 2025
SCALE	1" = 50'
FILE #	20040793-PP
CLIENT	RUBIO

CITY CASE NO. P2025-

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, Alejandro Rubio, being the owner of a tract of land in the H.K. Newell Survey, Abstract No. 167, County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the J.C. NEWELL SURVEY, ABSTRACT NO. 167, Rockwall County, Texas, and being a part of a 296.60 acres tract of land as described in a Warranty deed from Emma L. Rochell to Joe D. Loftis and Jo Ann Loftis, dated May 20, 1988 and being recorded in Volume 403, Page 283 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner at the southeast corner of a 2.00 acres tract of land a described in a Warranty deed to Robert K. Harvey, as recorded in Volume 1452, Page 253 of the Real Property Records of Rockwall County, Texas, and being in the north line of Tract One, RIDGE HAVEN ESTATES NO. 2, an Addition to Rockwall County, Texas, according to the Plat thereof recorded in Cabinet A, Slide 245 of the Plat Records of Rockwall County, Texas;

THENCE N. 00 deg. 12 min. 52 sec. W. along the east line of said 2.00 acres tract, a distance of 227.43 feet to a 1/2" iron rod found for corner at the northeast corner of same;

THENCE N. 00 deg. 10 min. 34 sec. E., passing a 3" steel fence post at 304.71 feet and continuing for a total distance of 306.85 feet to a 5/8" iron rod found for corner in the south right-of-way line of State Highway 276;

THENCE S. 87 deg. 57 min. 55 sec. E. along said right-of-way line, a distance of 227.49 feet to a concrete TXDOT monument found for corner;

THENCE N. 89 deg. 09 min. 43 sec. E. along said right-of-way line, a distance of 115.92 feet to a 1/2" iron rod found for corner at the northwest corner of a 2.145 acres tract of land as described in a Warranty deed to John W. Sharp, as recorded in Volume 5569, Page 138 of the Official Public Records of Rockwall County, Texas;

THENCE S. 00 deg. 25 min. 20 sec. E. along the west line of said 2.145 acres tract, a distance of 421.64 feet to a 1/2" iron rod found for corner at the southwest corner of same;

THENCE N. 89 deg. 30 min. 39 sec. E. along the south line of said 2.145 acres tract, a distance of 221.12 feet to a 1/2" iron rod found for corner at the southeast corner of same;

THENCE S. 00 deg. 22 min. 52 sec. E. a distance of 104.15 feet to a 1/2" iron rod found for corner;

THENCE N. 90 deg. 00 min. 00 sec. W. a distance of 172.76 feet to a 1/2" iron rod found for corner at the northeast corner of Tract One, RIDGE HAVEN ESTATES NO. 2, an Addition to Rockwall County, Texas, according to the Plat thereof recorded in Cabinet A, Slide 245 of the Plat Records of Rockwall County, Texas;

THENCE S. 89 deg. 40 min. 49 sec. W. along the north line of said Tract One, a distance of 198.69 feet to a 1/2" iron rod found for corner;

THENCE S. 89 deg. 09 min. 23 sec. W. along the north line of said Tract One, a distance of 196.83 feet to the POINT OF BEGINNING and containing 204,963 square feet or 4.71 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

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

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

I also understand the following;

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

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

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

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

_____
Alejandro Rubio

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Alejandro Rubio, 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

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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

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

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

APPROVED: I hereby certify that the above and foregoing subdivision plat of RUBIO ADDITION, LOTS 1 & 2, BLOCK A, an addition to the City of Rockwall, Texas, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ___ day of _____, _____.

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

_____ _____
City Secretary — City Engineer

STATE OF TEXAS
COUNTY OF ROCKWALL

RECOMMENDED FOR FINAL APPROVAL

I, Frank New, County Judge of Rockwall County, Texas, do hereby certify that the foregoing plat was approved and accepted by the Commissioner's Court of Rockwall County on the _____ day of _____, 2025 as shown of record in the Minutes of said Court.

WITNESS MY HAND AND SEAL OF OFFICE IN ROCKWALL COUNTY, TEXAS, this the _____ day of _____, 2025.

_____
Frank New
Rockwall County Judge

ATTEST:

_____

PRELIMINARY PLAT

RUBIO ADDITION
LOT 1 & 2
BLOCK A

2 LOTS - 4.71 ACRES/204,963 S.F.

IN THE ETJ OF CITY OF ROCKWALL

H.K. NEWELL SURVEY, ABST. 167
ROCKWALL COUNTY, TEXAS

OWNERS:
ALEJANDRO RUBIO
3371 SH 276
ROCKWALL, TX 75032

SHEET 2 OF 2

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

SURVEY DATE OCTOBER 10, 2025
SCALE 1" = 50' FILE # 20040793-PP
CLIENT RUBIO

CITY CASE NO. P2025-

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 17, 2025
APPLICANT:	Sam Carroll; *Carroll Consulting Group, Inc.*
CASE NUMBER:	P2025-039; *Preliminary Plat for the Landon, Phase 2*

SUMMARY

Consider a request by Sam Carroll of Carroll Consulting Group, Inc. on behalf of Jim Bell of Harlan Properties, Inc. for the approval of a *Preliminary Plat* for The Landon Phase 2 Subdivision being a 93.357-acre parcel of land identified as Lot 20, Block A, The Landon Addition, Rockwall County, Texas, generally located northeast of the intersection of S. Munson Road and Laci Lane, and take any action necessary.

PLAT INFORMATION

☑ *Purpose*. The purpose of the applicant's request is to *Preliminary Plat* a 93.357-acre parcel of land (*i.e. Lot 20, Block A, The Landon Addition*) to show the future establishment of 50 single-family residential lots and six (6) open space lots. The proposed *Preliminary Plat* also lays out the necessary easements (*e.g. right-of-way, utilities, and drainage*) for the future development of a residential subdivision on the subject property.

☑ *Requirements*. The proposed *Preliminary Plat* is subject to the requirements of Chapter 38, *Subdivisions*, of the City's Municipal Code of Ordinances, the City's *Standards of Design and Construction Manual*, and *Exhibit 'A'*, *Subdivision Regulations for Review of Plats in the Extraterritorial Jurisdiction (ETJ) of the City of Rockwall*, of the *Interlocal Agreement* between Rockwall County and the City of Rockwall.

☑ *Conformance to the Rockwall County Interlocal Agreement*. 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 *Exhibit 'A'* of the *Interlocal Cooperation Agreement between Rockwall County and the City of Rockwall*.

☑ *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 *Preliminary 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 of the *Preliminary Plat* for the *Landon, Phase 2* 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 *Preliminary Plat*; and,

(2) Any construction resulting from the approval of this *Preliminary 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 November 11, 2025, the Planning and Zoning Commission approved a motion to approve the *Preliminary Plat* by a vote of 6-0, with Commissioner Hustings absent.

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

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

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

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

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

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	1230 Streetman Road - Property ID# 114821				
SUBDIVISION	The Landon Phase Two	LOT		BLOCK	
GENERAL LOCATION	Lot 20 of the Landon/South of the Streetman Road and S. Munson road intersection				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	ETJ	CURRENT USE	SINGLE FAMILY		
PROPOSED ZONING	ETJ	PROPOSED USE	SINGLE FAMILY		
ACREAGE	93.357	LOTS [CURRENT]	1	LOTS [PROPOSED]	50

☒ ***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	Harlan Properties, Inc.	☒ APPLICANT	Carroll Consulting Group, Inc.
CONTACT PERSON	Jim Bell	CONTACT PERSON	Sam Carroll
ADDRESS	2404 Texas Dr.	ADDRESS	203 W. FM 6
	Suite 103		
CITY, STATE & ZIP	Irving, TX 75062	CITY, STATE & ZIP	Nevada, TX 75173
PHONE	[redacted]	PHONE	[redacted]
E-MAIL	[redacted]	E-MAIL	[redacted]

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ 1,600.36 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 17 *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."*

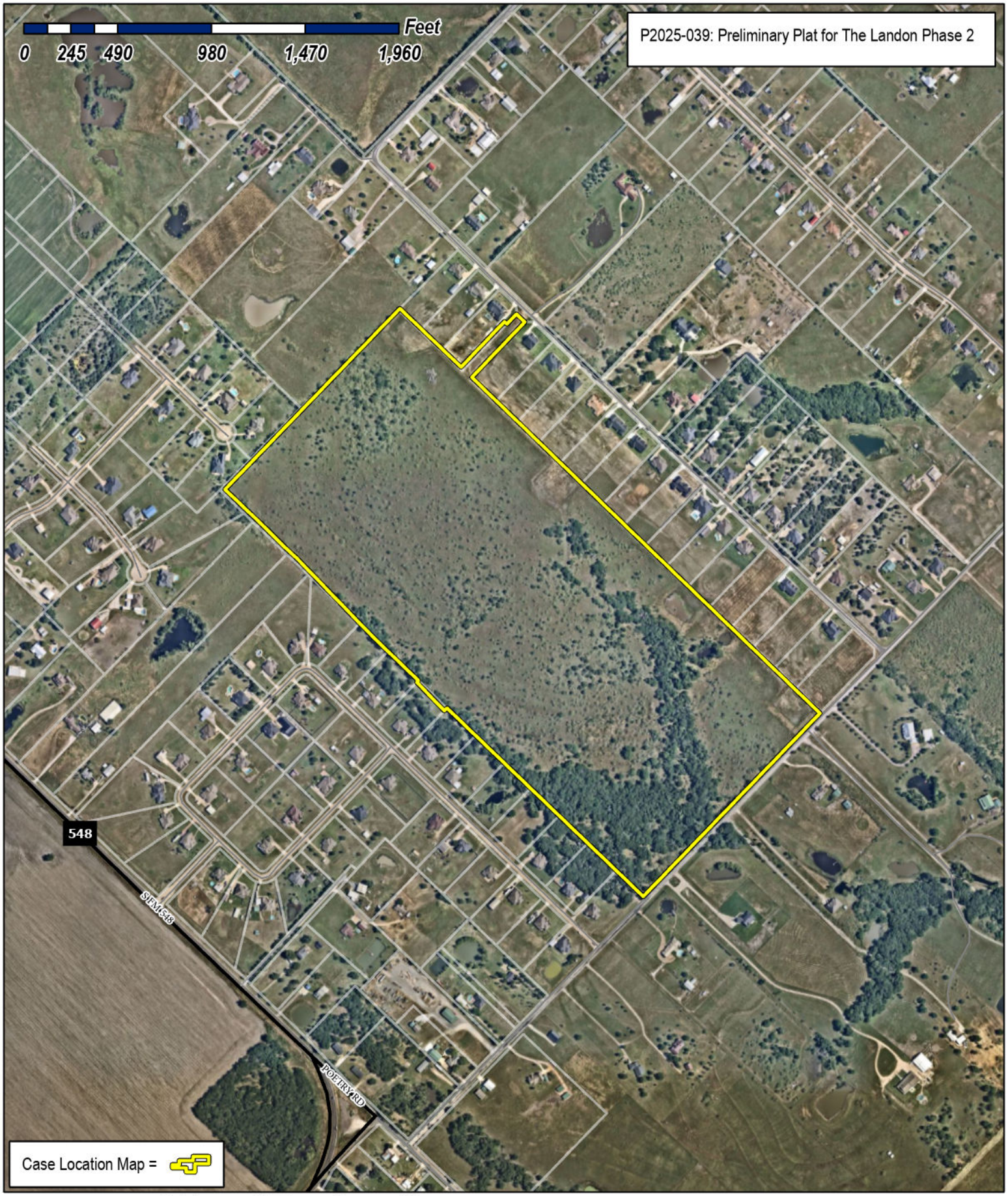
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 17th *DAY OF* October, 20 25

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

CHRISTI PHILLIPS
Notary Public, State of Texas
Comm. Expires 01-26-2029
Notary ID 12012770

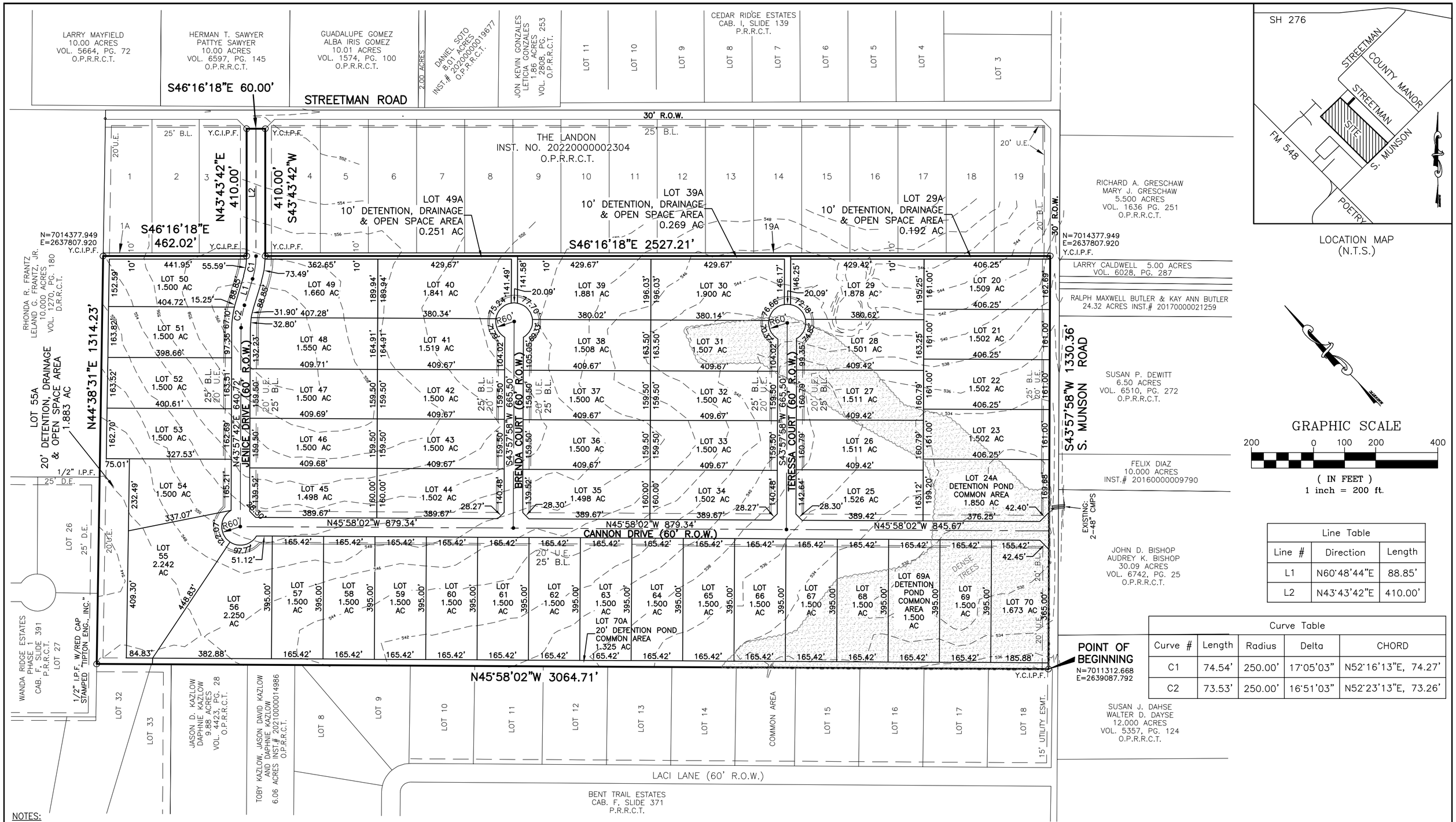
MY COMMISSION EXPIRES



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.



LOCATION MAP
(N.T.S.)

GRAPHIC SCALE

200 0 100 200 400

(IN FEET)
1 inch = 200 ft.

Line Table		
Line #	Direction	Length
L1	N60°48'44"E	88.85'
L2	N43°43'42"E	410.00'

Curve Table				
Curve #	Length	Radius	Delta	CHORD
C1	74.54'	250.00'	17°05'03"	N52°16'13"E, 74.27'
C2	73.53'	250.00'	16°51'03"	N52°23'13"E, 73.26'

NOTES:

1. Located in the City of Rockwall, Texas E.T.J.
2. Water supplied by Cash SUD.
3. State Plain Coordinates ties to City of Rockwall Geodetic Control Monument Station COR-20.
4. All drainage and detention easements shall be maintained, repaired, and replaced by the property owner.
5. All lots to use on-site sewage facilities. Rockwall County to review and approve the sewage disposal method. OSSF permits are required prior to construction.
6. 1.8 Dwelling units per acre.

NOTICE: Selling a portion of this addition by metes and bounds is a violation of City ordinance and State law, and is subject to fines and withholding of utilities and building permits.

Bearings based on the Texas State Plane Coordinate System NAD 83, North Central Zone (4202), North American Datum of 1983.

LEGEND

M.N.S. – MAG NAIL SET
I.P.F. – IRON PIN FOUND
D.R.R.C.T. – DEED RECORDS, ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T. – OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
Y.C.I.P.F. – 1/2" IRON PIN FOUND WITH YELLOW CAP STAMPED "CCG INC RPLS 5129"

ALL CORNERS SHALL BE A 1/2" IRON PIN SET WITH YELLOW CAP STAMPED "CCG INC RPLS 5129" UNLESS OTHERWISE NOTED.

FLOOD NOTE:

ACCORDING TO MY INTERPRETATIONS OF COMMUNITY PANEL NO. 48397C0065L, DATED SEPTEMBER 26, 2008, OF THE NATIONAL FLOOD INSURANCE RATE MAPS FOR ROCKWALL COUNTY, TEXAS, THE SUBJECT PROPERTY LIES WITHIN ZONE "X" AND IS NOT SHOWN TO BE WITHIN A SPECIAL FLOOD HAZARD AREA. THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

CARROLL CONSULTING GROUP, INC.
203 W. FM 6
NEVADA, TEXAS 75173
PHONE (972) 840-1506
TBPELS REGISTRATION NO.: F-21608
TEXAS FIRM REGISTRATION NO.: 10007200
COPYRIGHT © CARROLL CONSULTING GROUP

JOB No.	SCALE:	DATE	DRAWN BY:
3693-25	1"=200'	OCTOBER 17, 2025	CP

OWNER:
HARLAN PROPERTIES, INC.
2404 TEXAS DR., SUITE 103
IRVING, TEXAS 75062

PRELIMINARY PLAT

THE LANDON PHASE TWO

LOTS 20-70 & LOTS 29A, 39A, 49A,
55A, 69A & 70A, BLOCK A
50 Residential Lots
93.357 Acres of Land
Being a replat of Lot 20 of The Landon
Inst. No. 20220000002304, O.P.R.R.C.T.
Samuel McFadgin Survey, Abstract No. 142
Situated within the
Extraterritorial Jurisdiction (ETJ)
of the City of Rockwall
Rockwall County, Texas
Case No.:

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

Whereas, Harlan Properties, Inc. is the owner of a tract of land situated in the Samuel McFadgin Survey, Abstract No. 142, Rockwall County, Texas, and being all of Lot 20, Block A of The Landon, an addition to Rockwall County, Texas, according to the plat thereof recorded in Instrument No. 20220000002304, Official Public Records, Rockwall County, Texas and as conveyed to Harlan Properties, Inc. by deed recorded in Instrument No. 20240000000232, Official Public Records, Rockwall County, Texas, and being more particularly described as follows:

Beginning at a 1/2" iron pin found with yellow cap stamped "CCG INC RPLS 5129" for the south corner of said Lot 20 and being on the northeast line of Bent Trail Estates, an addition to Rockwall County, Texas, according to the plat thereof recorded in Cabinet F, Slide 371, Plat Records, Rockwall County, Texas and the northwest right-of-way line of S. Munson Road;

Thence, North 45°58'02" West, along the southwest line of said Lot 20, the northeast line of said Bent Trail Estates, the northeast line of a 6.06 acre tract of land conveyed to Toby Kazlow, Jason David Kazlow and Daphnie Kazlow by deed recorded in Instrument No. 20210000014986, Official Public Records, Rockwall County, Texas, the northeast line of a 9.88 acre tract of land conveyed to Jason D. Kazlow and Daphnie Kazlow by deed recorded in Volume 4423, Page 28, Official Public Records, Rockwall County, Texas and a northeast line of Wanda Ridge Estates Phase 1, an addition to Rockwall County, Texas, according to the plat thereof recorded in Cabinet F, Slide 391, Plat Records, Rockwall County, Texas, a distance of 3064.71 feet to a 1/2" iron pin found with red cap stamped "TIPTON ENG. INC." for the west corner of said Lot 20 and a re-entrant corner of said Wanda Ridge Estates Phase 1;

Thence, North 44°38'31" East, along the northwest line of said Lot 20, a southeast line of said Wanda Ridge Estates Phase 1 and the southeast line of a 10.000 acre tract of land conveyed to Rhonda R. Frantz and Leland G. Frantz, Jr. by deed recorded in Volume 1270, Page 180, Deed Records, Rockwall County, Texas, a distance of 1314.23 feet to a 1/2" iron pin found with yellow cap stamped "CCG INC RPLS 5129" for a north corner of said Lot 20 and the west corner of The Landon, an addition to Rockwall County, Texas, according to the plat thereof recorded in Instrument No. 20220000002304, Official Public Records, Rockwall County, Texas;

Thence, southeasterly, along the common lines of said Lot 20 and The Landon the following:

South 46°16'18" East, a distance of 462.02 feet to a 1/2" iron pin found with yellow cap stamped "CCG INC RPLS 5129" for corner;

North 43°43'42" East, a distance of 410.00 feet to a 1/2" iron pin found with yellow cap stamped "CCG INC RPLS 5129" for corner;

South 46°16'18" East, a distance of 60.00 feet to a 1/2" iron pin found with yellow cap stamped "CCG INC RPLS 5129" for corner;

South 43°43'42" West, a distance of 410.00 feet to a 1/2" iron pin found with yellow cap stamped "CCG INC RPLS 5129" for corner;

South 46°16'18" East, a distance of 2527.21 feet to a 1/2" iron pin found with yellow cap stamped "CCG INC RPLS 5129" for the east corner of said Lot 20 and the south corner of said The Landon, and being on the northwest right-of-way line of S. Munson Road;

Thence, South 43°57'58" West, along the southeast line of said Lot 20 and the northwest right-of-way line of S. Munson Road, a distance of 1330.36 feet to the Point of Beginning and containing 4,066,627 square feet or 93.357 acres of land.

SURVEYOR CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, James Bart Carroll, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon as set were properly placed under my personal supervision.

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

_____
James Bart Carroll
Texas Registered Professional Land Surveyor No. 5129

NOTARY CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared James Bart Carroll, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same in the capacity therein stated.

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

_____
Notary Public in and for the State of Texas.
My commission expires: _____

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I, the undersigned owner of the land shown on this plat, and designated herein as THE LANDON PHASE TWO subdivision to the County of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the The Landon Phase Two subdivision have been notified and signed this plat. I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following;

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

(2) Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
(3) The City and County 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 Rules and 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 required by the Interlocal Cooperation Agreement for Subdivision Regulation in the Extraterritorial Jurisdiction of a Municipality entered into by the City and County of Rockwall; or

(7) Property Owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements.

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the County's chosen engineer and/or County Administrator, computed on a private commercial rate basis, has been made with the County, accompanied by an agreement signed by the developer and/or owner, authoring the City and County 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 with the time stated in such written agreement, but in no case shall the City of County by 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 and County, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the County 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 Commissioner's Court of Rockwall County.

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

WITNESS, my hand, this the ___ day of _____, 2025.

_____
Harlan Properties, Inc., Owner

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas on this date 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 purpose and considerations therein stated.

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

_____
Notary Public for the State of Texas
My Commission expires _____

_____
Planning & Zoning Commission, Chairman

_____
Date

APPROVED:

I hereby certify that the above and foregoing plat of an addition to Rockwall County, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 20___ in accordance with the requirements of the Interlocal Cooperation Agreement for Subdivision Regulations in the Extraterritorial Jurisdiction (ETJ) of the City entered into by the City of Rockwall and Rockwall County.

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

WITNESS OUR HANDS, this ___ day of _____, 20___.

_____
Mayor, City of Rockwall

_____
City Secretary

_____
City Engineer

_____ _____
Rockwall County Judge Date

CARROLL CONSULTING GROUP, INC.
203 W. FM 6
NEVADA, TEXAS 75173
PHONE (972) 840-1506
TBPELS REGISTRATION NO.: F-21608
TEXAS FIRM REGISTRATION NO.: 10007200
COPYRIGHT © CARROLL CONSULTING GROUP

JOB No.	SCALE:	DATE	DRAWN BY:
3693-25	1"=200'	OCTOBER 17, 2025	CP

PRELIMINARY PLAT

THE LANDON PHASE TWO

LOTS 20-70 & LOTS 29A, 39A, 49A,
55A, 69A & 70A, BLOCK A
50 Residential Lots
93.357 Acres of Land
Being a replat of Lot 20 of The Landon
Inst. No. 20220000002304, O.P.R.R.C.T.
Samuel McFadgin Survey, Abstract No. 142
Situated within the
Extraterritorial Jurisdiction (ETJ)
of the City of Rockwall
Rockwall County, Texas
Case No.:

OWNER:
HARLAN PROPERTIES, INC.
2404 TEXAS DR., SUITE 103
IRVING, TEXAS 75062

8" WATERLINE

STREETMAN ROAD

THE LANDON
INST. NO. 20220000002304
O.P.R.R.C.T.

LOT 49A
10' DETENTION, DRAINAGE & OPEN SPACE AREA
0.251 AC

LOT 39A
10' DETENTION, DRAINAGE & OPEN SPACE AREA
0.269 AC

LOT 29A
10' DETENTION, DRAINAGE & OPEN SPACE AREA
0.192 AC

LOT 50 1.500 AC
LOT 51 1.500 AC
LOT 52 1.500 AC
LOT 53 1.500 AC
LOT 54 1.500 AC
LOT 55 2.242 AC
LOT 56 2.250 AC
LOT 57 1.500 AC
LOT 58 1.500 AC
LOT 59 1.500 AC
LOT 60 1.500 AC
LOT 61 1.500 AC
LOT 62 1.500 AC
LOT 63 1.500 AC
LOT 64 1.500 AC
LOT 65 1.500 AC
LOT 66 1.500 AC
LOT 67 1.500 AC
LOT 68 1.500 AC
LOT 69A DETENTION POND COMMON AREA 1.500 AC
LOT 69 1.500 AC
LOT 70 1.673 AC
LOT 70A 20' DETENTION POND COMMON AREA 1.325 AC

LOT 49 1.660 AC
LOT 48 1.550 AC
LOT 47 1.500 AC
LOT 46 1.500 AC
LOT 45 1.498 AC
LOT 40 1.841 AC
LOT 41 1.519 AC
LOT 42 1.500 AC
LOT 43 1.500 AC
LOT 44 1.502 AC
LOT 39 1.881 AC
LOT 38 1.508 AC
LOT 37 1.500 AC
LOT 36 1.500 AC
LOT 35 1.498 AC
LOT 30 1.900 AC
LOT 31 1.507 AC
LOT 32 1.500 AC
LOT 33 1.500 AC
LOT 34 1.502 AC
LOT 29 1.878 AC
LOT 28 1.501 AC
LOT 27 1.511 AC
LOT 26 1.511 AC
LOT 25 1.526 AC
LOT 20 1.509 AC
LOT 21 1.502 AC
LOT 22 1.502 AC
LOT 23 1.502 AC
LOT 24A DETENTION POND COMMON AREA 1.850 AC

JENICE DRIVE (60' R.O.W.)
BRENDA COURT (60' R.O.W.)
TERESSA COURT (60' R.O.W.)
CANNON DRIVE (60' R.O.W.)
S. MUNSON ROAD

PROPOSED 8" WATERLINE 5' INSIDE R.O.W.

EXISTING: 2-48" CMPS

25' B.L. / 20' U.E.
20' U.E. / 25' B.L.
10'

GRAPHIC SCALE
100 0 50 100 200
(IN FEET)
1 inch = 100 ft.

ALL INITIAL DEADEND WATER LINES NEED TO HAVE A FIRE HYDRANT WITH AUTOMATIC FLUSHING MECHANISM INSTALLED AT END.

ANY WATER VALVES DEEPER THAN 6 FEET NEED TO HAVE VALVE EXTENTIONS.

UTILITY CONTRACTORS TO PROVIDE AND INSTALL DUAL CHECK VALVES AT METER SERVICES.

ALL FIRE HYDRANTS SHALL BE MUELLER SUPER CENTURION 250/HS (HIGH SECURITY)

ALL WATER FITTINGS SHALL BE AWWA C-153 COMPACT DUCTILE IRON.

PROPOSED FIRE HYDRANT DETAIL

STD. F.H. W/6" LEAD:	STD. F.H. DETAIL
1-8"x6" TEE 1-6" GATE VALVE 1-8" GATE VALVE 1-FIRE HYDRANT	

– PROPOSED FIRE HYDRANT

2

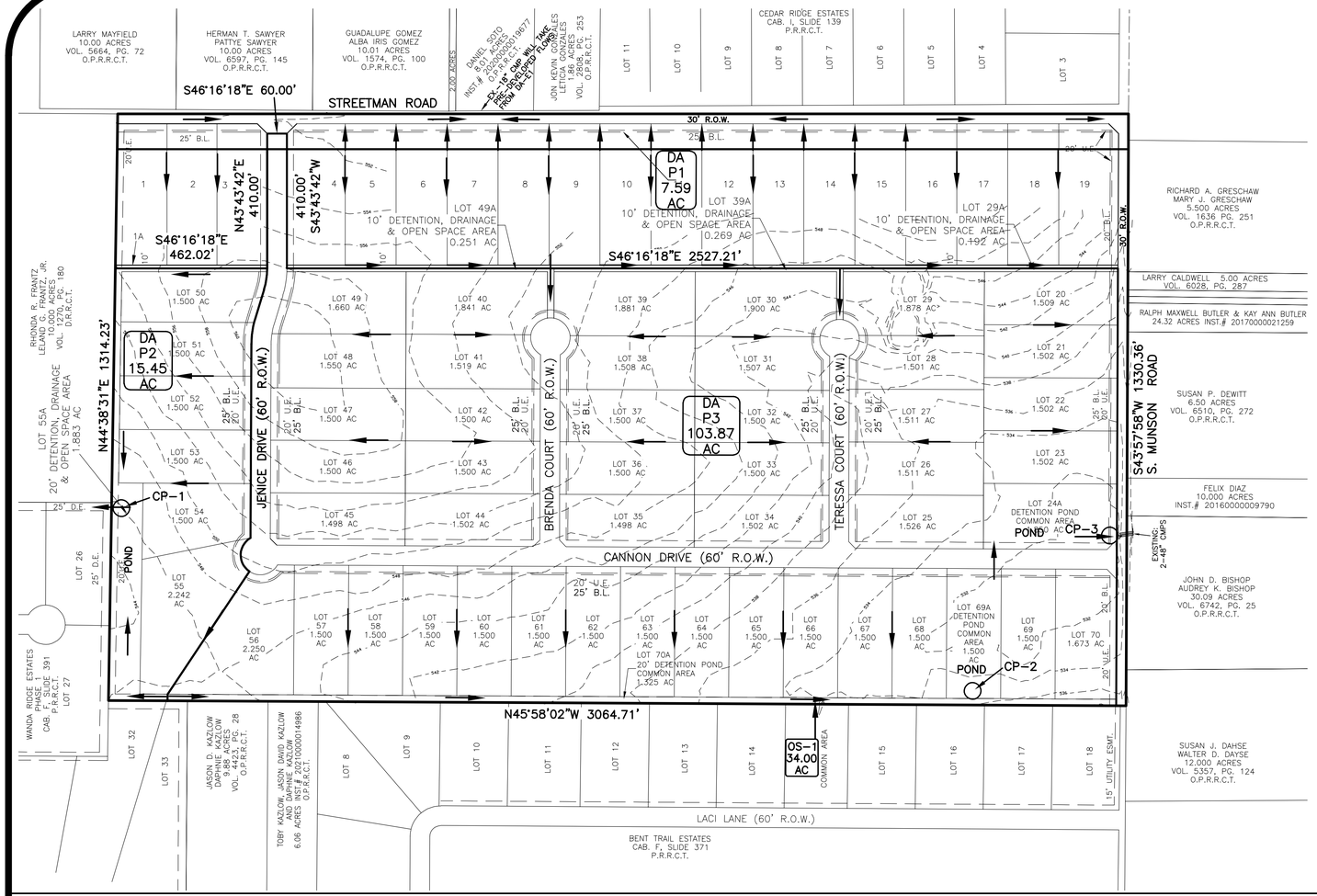
PRELIMINARY WATER PLAN

Case No.:

THE LANDON PHASE TWO

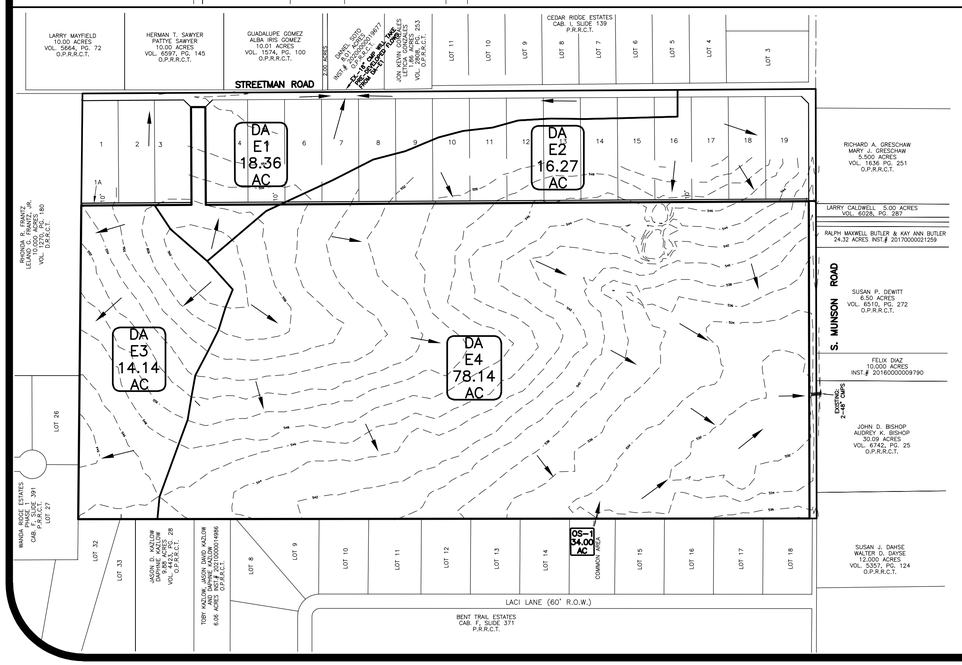
CARROLL CONSULTING GROUP, INC.
203 W. FM 6 PHONE: (972) 840-1506 TBPELS REG NO. F-21608
NEVADA, TEXAS 75173 TEXAS FIRM REGISTRATION NO.: 10007200

DWG:	DATE	SCALE:	DRAWN BY:
THE LANDON-2	OCTOBER 17, 2025	1"=100'	CP



PROPOSED DRAINAGE AREAS

PROPOSED DRAINAGE AREAS					
Tc = 10 min.					
DA	ACRES	C	I100	Q100 cfs	NOTES
DA-P1	7.59	0.500	9.80	37.19	DRAINS TO EX. 18" C.M.P. CROSSING STREETMAN ROAD
DA-P2	15.45	0.500	9.80	75.71	DRAINS TO CP-1, POND
DA-P3	103.87	0.500	9.80	508.96	DRAINS TO CP-3, POND TO 2-48" RCPS
OS-1	34.00	0.500	9.80	166.60	DRAINS TO PR-3, SWALE TO CP-2, POND
TOTALS	160.91			788.46	



EXISTING DRAINAGE AREAS

EXISTING DRAINAGE AREAS					
Tc = 20 min.					
DA	ACRES	C	I100	Q cfs	NOTES
DA-E1	18.36	0.350	8.30	53.34	DRAINS TO EX. 18" C.M.P. CROSSING STREETMAN ROAD
DA-E2	16.27	0.350	8.30	47.26	SHEET DRAINS TO S. MUNSON ROAD & OUT 2-48" R.C.P.S
DA-E3	14.14	0.350	8.30	41.08	SHEET DRAINS TO S. MUNSON ROAD & OUT 2-48" R.C.P.S
DA-E4	78.14	0.350	8.30	227.00	SHEET DRAINS TO S. MUNSON ROAD & OUT 2-48" R.C.P.S
OS-1	34.00	0.500	9.80	166.60	OUTFALL STRUCTURE DRAINS OUT TO 2-48" R.C.P.S.
TOTALS	160.91			535.27	

3

PRELIMINARY DRAINAGE PLAN

Case No.:

THE LANDON PHASE TWO

CARROLL CONSULTING GROUP, INC.
203 W. FM 6 PHONE: (972) 840-1506 TBPELS REG NO. F-21608
NEVADA, TEXAS 75173 TEXAS FIRM REGISTRATION NO.: 10007200

DWG:	DATE	SCALE:	DRAWN BY:
THE LANDON-2	OCTOBER 17, 2025	1"=200' & 300'	CP

BOUNDARY CLOSURE REPORT

THE LANDON PHASE TWO

North: 7011312.6680' East: 2639087.7930'

Segment #1 : Line
Course: N45° 58' 01.51"W Length: 3064.714'
North: 7013442.8633' East: 2636884.4456'

Segment #2 : Line
Course: N44° 38' 31.33"E Length: 1314.227'
North: 7014377.9499' East: 2637807.9204'

Segment #3 : Line
Course: S46° 16' 18.09"E Length: 462.018'
North: 7014058.5848' East: 2638141.7865'

Segment #4 : Line
Course: N43° 43' 41.91"E Length: 410.000'
North: 7014354.8614' East: 2638425.1947'

Segment #5 : Line
Course: S46° 16' 18.09"E Length: 60.000'
North: 7014313.3870' East: 2638468.5523'

Segment #6 : Line
Course: S43° 43' 41.91"W Length: 410.000'
North: 7014017.1104' East: 2638185.1441'

Segment #7 : Line
Course: S46° 16' 18.09"E Length: 2527.215'
North: 7012270.1995' East: 2640011.3746'

Segment #8 : Line
Course: S43° 57' 57.75"W Length: 1330.364'
North: 7011312.6682' East: 2639087.7935'

Perimeter: 9578.537' Area: 4066627.24 Sq. Ft.
Error Closure: 0.0004 Course: N65° 24' 54.37"E
Error North: 0.00018 East: 0.00040

Precision 1: 23946345.000

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 17, 2025
APPLICANT:	Alyson DiBlasi; *Discover Lakes, LLC & Discovery Lakes Phase 1, LLC*
SUBJECT:	Z2025-066; *Amendment to Planned Development District 78 (PD-78)*

The applicant -- *Alyson DiBlasi* -- is requesting to amend Planned Development District 78 (PD-78) for the purpose of allowing *Side Entry Garages* for the *Type 'A' Lots*. Planned Development District 78 (PD-78) -- *also known as the Discovery Lakes Subdivision* -- was originally established by the City Council on August 17, 2015 by *Ordinance No. 15-24*. At the time of approval, this Planned Development District allowed 507 single-family residential lots on 305.315-acres and nine (9) acres of land dedicated for General Retail (GR) District land uses. The 507 single-family residential lots consisted of three (3) lot types: [*1*] 121 *Type 'A' Lots* that were a minimum size of 80' x 120' or 9,600 SF, [*2*] 127 *Type 'B' Lots* that were a minimum size of 70' x 110' or 7,700 SF, and [*3*] 259 *Type 'C' Lots* that were minimum size of 60' x 110' or 6,000 SF. On August 3, 2020, the City Council amended Planned Development District 78 (PD-78) through *Ordinance No. 20-27*. This new ordinance reduced the number of single-family residential lots from 507 to 428 (*i.e. 45 Type 'A' Lots, 177 Type 'B' Lots, and 206 Type 'C' Lots*), and changed the *Type 'A' Lots* from a minimum of 80' x 120' or 9,600 SF to 80' x 200' or 32,670 SF. Contained within both *Ordinance No. 15-24* and *Ordinance No. 20-27* was the following language pertaining to garage orientation:

Subsection (3)(c)(3)

Garage Orientation. Garages shall be provided as stipulated by Table 2: Lot Dimensional Requirements. Garages permitted for front entry maybe oriented toward the street in a Flat Front Entry format; however, the front façade of the garage must be situated a minimum of 25 -feet off the front property line. All front entry garages shall incorporate an architectural element or feature separating the individual garage openings. Swing, Traditional Swing or J -Swing garages are permitted to have a second single garage door facing the street as long as it is behind the width of the double garage door situated in the Swing configuration.

Based on this language, the lots within the Planned Development District were permitted garage orientations in a *Flat Front Entry* and *Swing* or *J-Swing* or *Traditional Swing* configuration. This was not interpreted to incorporate *Side Entry* garage configurations at the time the ordinance was approved. Recently, the City of Rockwall adopted *Ordinance No. 25-55*, which amended the Unified Development Code (UDC) to define various types of garage orientations. With this language adopted, the applicant approached staff requesting to amend the Planned Development District to incorporate the *Side Entry* garage configuration for the larger *Type 'A' Lots*. In requesting this change, the applicant conveyed to staff that many of the custom home builders that have purchased lots in Phase 1 of the subdivision -- *which is exclusively composed of the larger Type 'A' Lots* -- have stated that they would prefer this garage configuration, and that it would provide greater variation in the façades of the homes in this phase. Based on this the applicant is proposing the following changes to the Planned Development District ordinance (*changes shown in RED*):

Excerpt from Table 2: Lot Dimensional Requirements

Garage Orientation	*J-Swing, ~~or~~ Flat Front or Side Entry*	*J-Swing or Flat Front*	*J-Swing or Flat Front*

Subsection (3)(c)(3)

Garage Orientation. Garages shall be provided as stipulated by Table 2: Lot Dimensional Requirements. Garages permitted for front entry maybe oriented toward the street in a Flat Front Entry format; however, the front façade of the garage must be situated a minimum of 25-feet off the front property line. All front entry garages shall incorporate an architectural element or feature separating the individual garage openings. Side Entry ~~Swing~~, Traditional Swing, or J-Swing garages are permitted to

have a second single garage door facing the street as long as it is behind the width of the double garage door situated in the Swing configuration.

These are the only changes being proposed to the Planned Development District ordinance. After reviewing the elevations of some of the proposed homes in this phase of the subdivision, staff has no objection to the applicant's request; however, this case being a zoning change, the decision remains discretionary to the City Council pending a recommendation from the Planning and Zoning Commission.

Since this case is a zoning change, staff notified all properties within Planned Development District 78 (PD-78) and within 500-feet of its boundary on October 21, 2025. This included 57 notices. In addition, staff notified the Timber Creek Homeowner's Association (HOA), which was the only Homeowner's Association (HOA) or Neighborhood Organization within 1,500-feet of Planned Development District 78 (PD-78). As of this memorandum, staff has received one (1) notice from a property owner within the 500-foot buffer in favor of the applicant's request. In addition, the Planning and Zoning Commission reviewed the case on November 11, 2025, and approved a motion to recommend approval by a vote of 6-0, with Commissioner Hustings absent. If the City Council has any questions concerning this case, staff and the applicant will be available at the *November 17, 2025* City Council 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	None				
SUBDIVISION	Discovery Lakes and Discovery Lakes Phase I	LOT		BLOCK	
GENERAL LOCATION	316.315 Acre tract near the NE corner of SH 276 and Rochelle Road				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD-78	CURRENT USE	Single Family Residential /Commercial		
PROPOSED ZONING	Amend PD-78, ordinance no. 20-27, specifically Garages, see Exhibit A	PROPOSED USE	Single Family Residential /Commercial		
ACREAGE	316.315 acres	LOTS [CURRENT]	31 existing lots	LOTS [PROPOSED]	428 (as stated in PD-78)

☐ ***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	Discovery Lakes, LLC & Discovery Lakes Phase I, LLC	☒ APPLICANT	Alyson DiBlasi
CONTACT PERSON	Alyson DiBlasi (See Exhibit B)	CONTACT PERSON	Alyson DiBlasi
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 Alyson DiBlasi [*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 $ 4,944.73 *, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20___. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."*

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 1st *DAY OF* October, 2025

OWNER'S SIGNATURE A. DiBlasi

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Amanda D. O'Neil

AMANDA D. O'NEIL
Notary Public, State of Texas
Comm. Expires 03-31-2027
Notary ID 134283470

MY COMMISSION EXPIRES 03-31-27

LIMITED LIABILITY COMPANY
AUTHORIZATION

Discovery Lakes Phase I, LLC

The undersigned being the manager of Discovery Lakes Phase I, LLC, a Texas limited liability company (the "LLC"), hereby authorizes and appoints Alyson DiBlasi to act as an authorized representative of the LLC in connection with the sale of any of the platted lots in the Discovery Lakes Phase I, LLC, City of Rockwall, Rockwall County, Texas (the "Subdivision").

Such authorization and appointment to include, but not to be limited to, the authority to execute and deliver in the name of and on behalf of the LLC, a purchase and sale contract, together with all documents, certificates, affidavits, agreements, deeds, consents, receipts, waivers, notices, escrow funds, escrow agreements and closing statements, as an authorized representative of the LLC, in connection with the sale of any of the platted lots in the Subdivision.

The undersigned on behalf of the LLC, hereby ratifies, approves and confirms any actions taken by Alyson DiBlasi to negotiate, contract and sell any of the platted lots in the Subdivision.

EXECUTED AND DELIVERED this 5th day of MAY, 2023.

DISCOVERY LAKES PHASE I, LLC

A Texas limited liability company

By: _____

Alberto Dal Cin, Manager

Docusign Envelope ID: 24030EB2-8429-40E3-96C0-396C87F19B75

Discovery Lakes, LLC
Discovery Lakes Phase I, LLC
15400 Knoll Trail Dr.
Ste 230
Dallas, TX 75248

September 29, 2025

City of Rockwall
Attn: Ryan Miller, Director of Planning and Zoning
385 S. Goliad Street
Rockwall, TX 75087

To Whom It May Concern:

Re: Letter of Acknowledgement re: Amendment of PD-078

I, Qaiser Ali Kahn, as owner of Lot 1 Block A, 1645 Canyon Lake Rd., Rockwall County, TX, 75034, do acknowledge and do approve the requested Amendment to Zoning Ordinance, PD-078. I understand that the Amendment specifically addresses Garage Orientations for Lot Types A, 80' and larger, to allow for Side Entry Garages.

Sincerely,
Qaiser Ali Kahn

Signed by:

Discovery Lakes, LLC
Discovery Lakes Phase I, LLC
15400 Knoll Trail Dr.
Ste 230
Dallas, TX 75248

September 29, 2025

City of Rockwall
Attn: Ryan Miller, Director of Planning and Zoning
385 S. Goliad Street
Rockwall, TX 75087

To Whom It May Concern:

Re: Letter of Acknowledgement re: Amendment of PD-078

We, ADETOKUNBO DOUGLAS AND OSADEBAWMEN DOUGLAS, as owners of Lot 3 Block A, 1633 Canyon Lake Rd., Rockwall County, TX, 75034, do acknowledge and do approve the requested Amendment to Zoning Ordinance, PD-078. We understand that the Amendment specifically addresses Garage Orientations for Lot Types A, 80' and larger, to allow for Side Entry Garages.

Sincerely,

ADETOKUNBO DOUGLAS



OSADEBAWMEN DOUGLAS



Discovery Lakes, LLC
Discovery Lakes Phase I, LLC
15400 Knoll Trail Dr.
Ste 230
Dallas, TX 75248

September 29, 2025

City of Rockwall
Attn: Ryan Miller, Director of Planning and Zoning
385 S. Goliad Street
Rockwall, TX 75087

To Whom It May Concern:

Re: Letter of Acknowledgement re: Amendment of PD-078

We, HORTON CAPITAL PROPERTIES, LLC DBA KINDRED HOMES, as owners of Lot 3 Block C, 1515 Twin Lakes Blvd; Lot 1 Block B, 1644 Canyon Lake Dr.; Lot 3 Block B,.4601 Bear Lake Dr.; and Lot 2 Block C, 1509 Twin Lakes Blvd, Rockwall County, TX, 75034, do acknowledge and do approve the requested Amendment to Zoning Ordinance, PD-078. We understand that the Amendment specifically addresses Garage Orientations for Lot Types A, 80' and larger, to allow for Side Entry Garages.

Sincerely,

HORTON CAPITAL PROPERTIES, LLC DBA KINDRED HOMES,
a Texas limited liability company

By: _____
Todd Miller, President

Date of Execution: 9/29/25

Docusign Envelope ID: 5664E635-8A6D-4B29-AD2E-59DA26CDAC3B

Discovery Lakes, LLC
Discovery Lakes Phase I, LLC
15400 Knoll Trail Dr.
Ste 230
Dallas, TX 75248

September 29, 2025

City of Rockwall
Attn: Ryan Miller, Director of Planning and Zoning
385 S. Goliad Street
Rockwall, TX 75087

To Whom It May Concern:

Re: Letter of Acknowledgement re: Amendment of PD-078

Double Cross 276, LLC, as owners of the 9.129-acre tract of land more particularly described in Exhibit "A", do acknowledge and do approve the requested Amendment to Zoning Ordinance, PD-078. We understand that the Amendment specifically addresses Garage Orientations for Lot Types A, 80' and larger, to allow for Side Entry Garages.

Sincerely,
Double Cross 276, LLC
a Texas limited liability company

By: DocuSigned by: K Huff 60D673944788 4C3...

Printed Name: Kenny Huff

Title: Mr

Discovery Lakes, LLC
Discovery Lakes Phase I, LLC
15400 Knoll Trail Dr.
Ste 230
Dallas, TX 75248

September 29, 2025

City of Rockwall
Attn: Ryan Miller, Director of Planning and Zoning
385 S. Goliad Street
Rockwall, TX 75087

To Whom It May Concern:

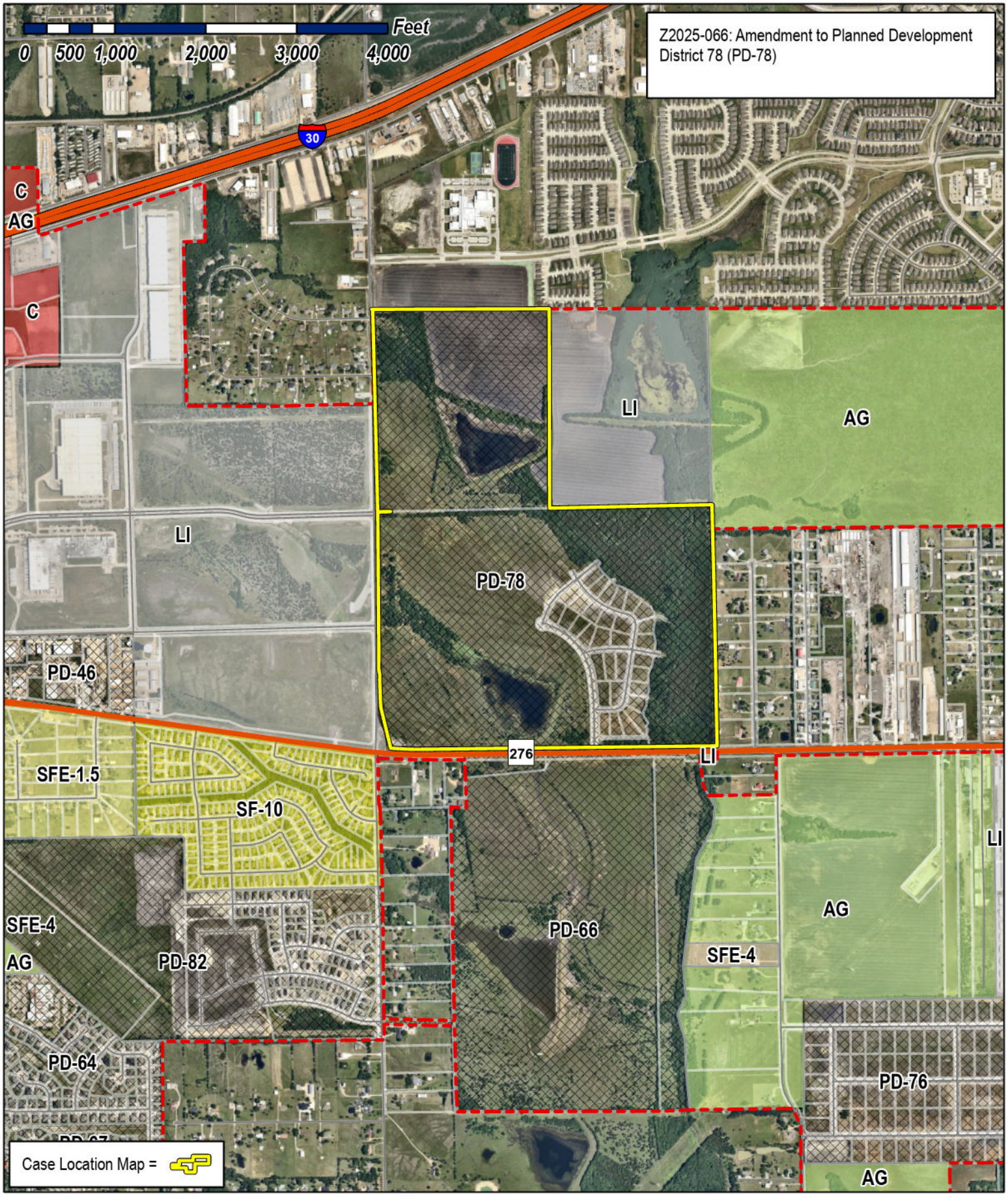
Re: Letter of Acknowledgement re: Amendment of PD-078

I, David Garcia, as owner of Lot 2 Block A, 1639 Canyon Lake Rd., Rockwall County, TX, 75034, do acknowledge and do approve the requested Amendment to Zoning Ordinance, PD-078. I understand that the Amendment specifically addresses Garage Orientations for Lot Types A, 80' and larger, to allow for Side Entry Garages.

Sincerely,

David Garcia





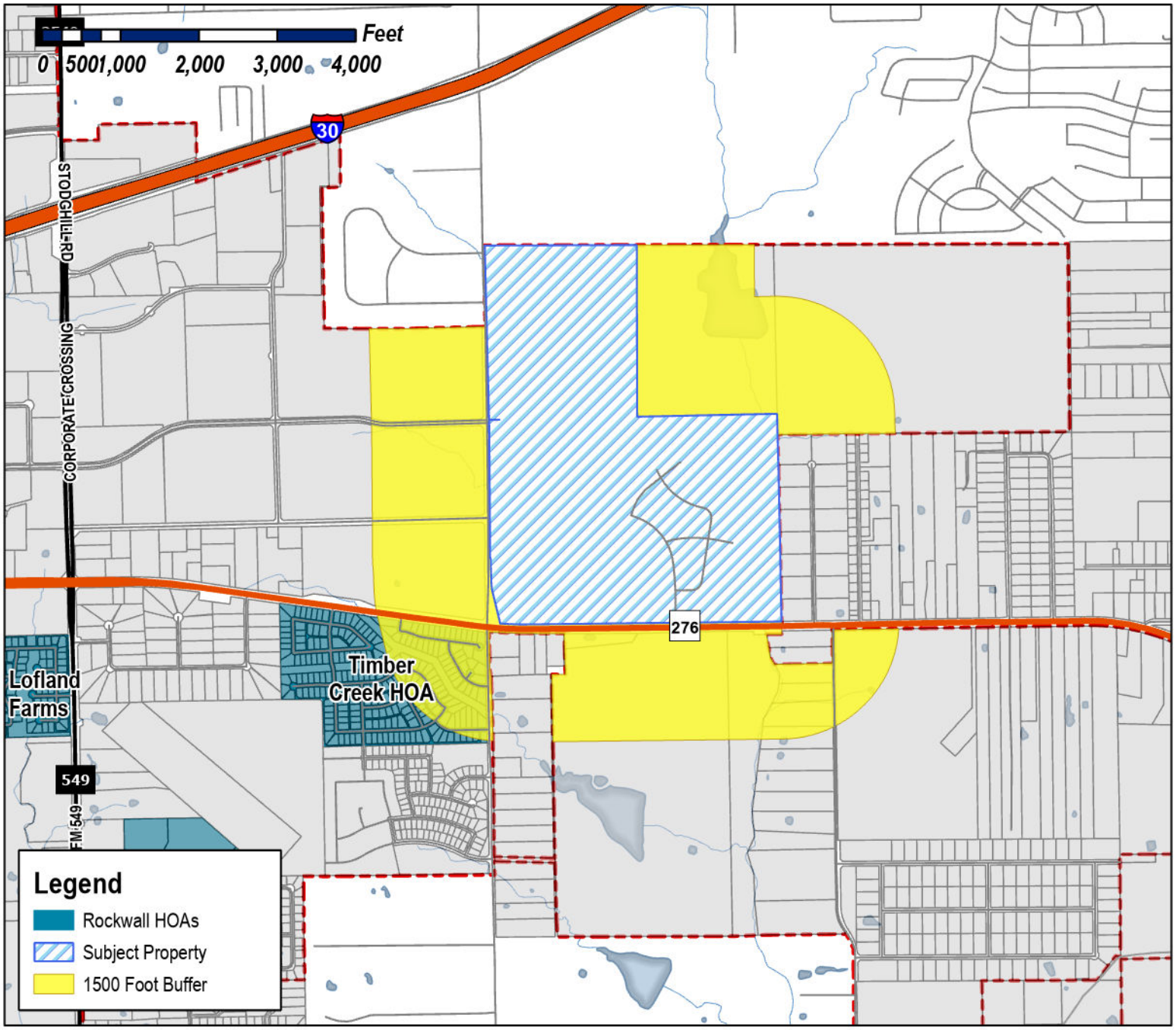
City of Rockwall
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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

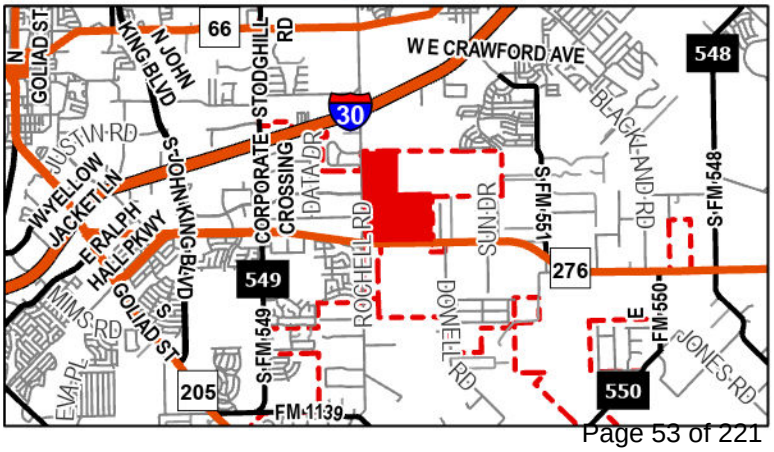
City of Rockwall

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Case Number: Z2025-066
Case Name: Amendment to PD-78
Case Type: Zoning
Zoning: Planned Development District 78 (PD-78)
Case Address: Discovery Lakes Subdivision



Date Saved: 10/13/2025
For Questions on this Case Call (972) 771-7745

Miller, Ryan

From: Zavala, Melanie
Sent: Wednesday, October 22, 2025 12:38 PM
Cc: Miller, Ryan; Lee, Henry; Ross, Bethany
Subject: Neighborhood Notification Program [Z2025-066]
Attachments: Public Notice (10.20.2025).pdf; HOA Map (10.13.2025).pdf

HOA/Neighborhood Association Representative:

Per your participation in the *Neighborhood Notification Program*, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on *Friday, October 24, 2025*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, November 11, 2025 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, November 17, 2025 at 6:00 PM*. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

Z2025-066 : Amendment to PD-78
Hold a public hearing to discuss and consider a request by Alyson DiBlasi of Discovery Lakes, LLC and Discovery Lakes, Phase 1, LLC for the approval of a *Zoning Change* amending Planned Development District 78 (PD-78) [*Ordinance No. 20-27*] to change the *Garage Orientation* requirements for a 316.315-acre tract of land identified as: [*1*] Tract 1 of the M. E. Hawkins Survey, Abstract No. 100, [*2*] Tract 2 of the R. K. Brisco Survey, Abstract No. 16, and [*3*] Lots 1-9, Block A; Lots 1-5, Block B; Lots 1-11, Block C; Lots 1-10, Block D; and Lot 1, Block E, Discovery Lakes, Phase 1, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 78 (PD-78) for Single-Family 10 (SF-10) District land uses, situated within the SH-276 Overlay (SH-276 OV) District, generally located at the northeast corner of SH-276 and Rochell Road, and take any action necessary.

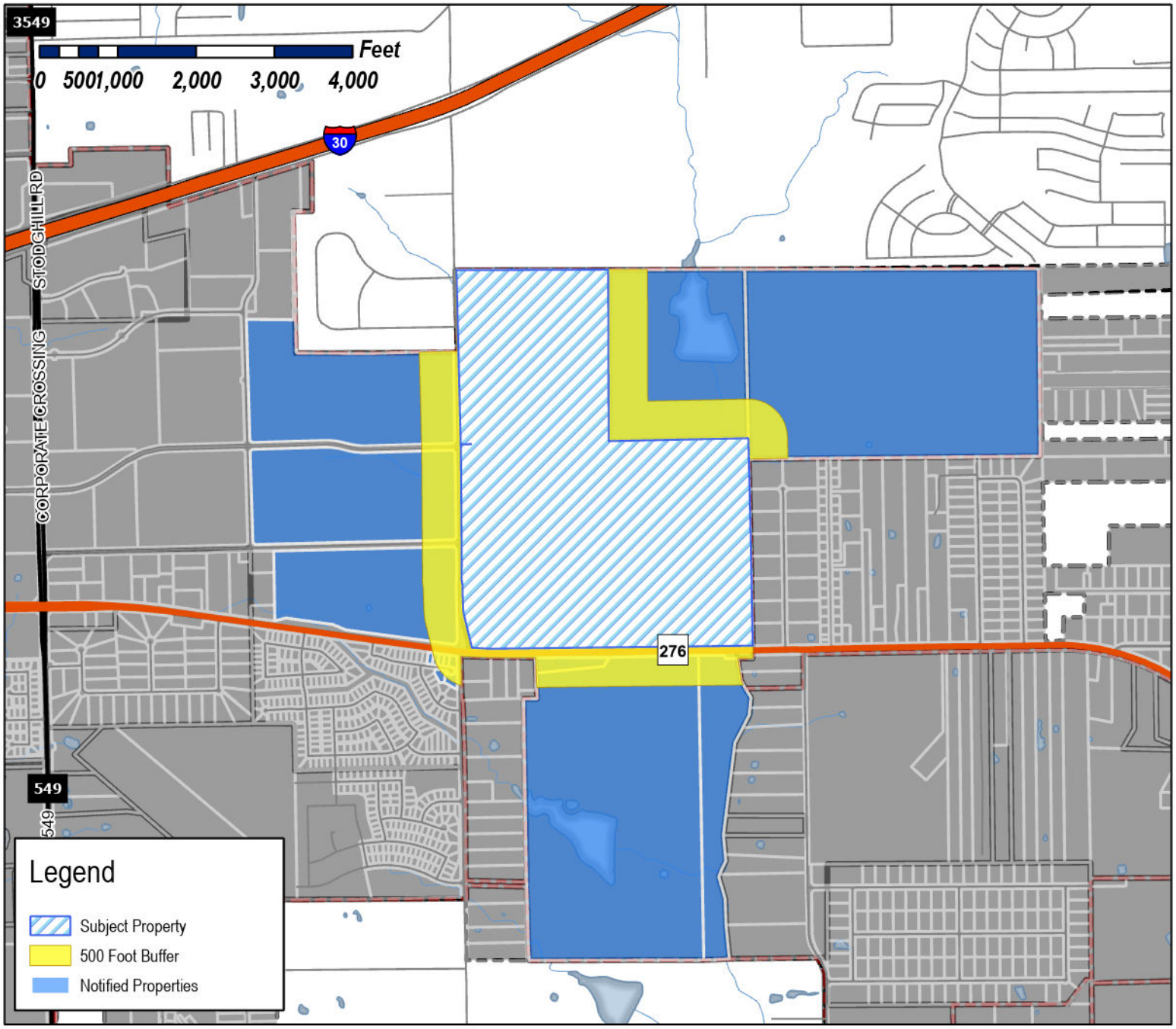
Thank you,

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

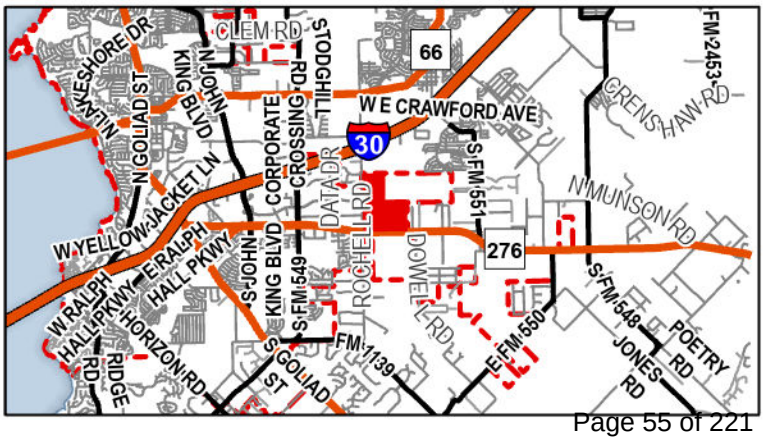
City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
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(P): (972) 771-7745
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Case Number: Z2025-066
Case Name: Amendment to PD-78
Case Type: Zoning
Zoning: Planned Development District 78 (PD-78) District
Case Address: Discovery Lakes Subdivision



Date Saved: 10/13/2025
For Questions on this Case Call: (972) 771-7745

GARCIA DAVID VANN
112 JEREMY DRIVE
FATE, TX 75189

SRP SUB, LLC
1131 W WARNER RD STE 102
SCOTTSDALE, AZ 85284

RESIDENT
1500 SALT LAKE DR
ROCKWALL, TX 75032

RESIDENT
1501 SALT LAKE DR
ROCKWALL, TX 75032

RESIDENT
1503 TWIN LAKES BLVD
ROCKWALL, TX 75032

RESIDENT
1506 SALT LAKE DR
ROCKWALL, TX 75032

RESIDENT
1507 SALT LAKE DR
ROCKWALL, TX 75032

RESIDENT
1509 TWIN LAKES BLVD
ROCKWALL, TX 75032

RESIDENT
1512 SALT LAKE DR
ROCKWALL, TX 75032

RESIDENT
1513 SALT LAKE DR
ROCKWALL, TX 75032

RESIDENT
1515 TWIN LAKES BLVD
ROCKWALL, TX 75032

RESIDENT
1518 SALT LAKE DR
ROCKWALL, TX 75032

RESIDENT
1519 SALT LAKE DR
ROCKWALL, TX 75032

RESIDENT
1521 TWIN LAKES BLVD
ROCKWALL, TX 75032

RESIDENT
1524 SALT LAKE DR
ROCKWALL, TX 75032

RESIDENT
1525 SALT LAKE DR
ROCKWALL, TX 75032

RESIDENT
1531 SALT LAKE DR
ROCKWALL, TX 75032

RESIDENT
1537 SALT LAKE DR
ROCKWALL, TX 75032

DISCOVERY LAKES PHASE I LLC
15400 Knoll Trail Dr Ste 230
Dallas, TX 75248

RESIDENT
1543 SALT LAKE DR
ROCKWALL, TX 75032

RESIDENT
1603 CANYON LAKE RD
ROCKWALL, TX 75032

RESIDENT
1609 CANYON LAKE RD
ROCKWALL, TX 75032

RESIDENT
1615 CANYON LAKE RD
ROCKWALL, TX 75032

RESIDENT
1621 CANYON LAKE RD
ROCKWALL, TX 75032

RESIDENT
1627 CANYON LAKE RD
ROCKWALL, TX 75032

RESIDENT
1633 CANYON LAKE RD
ROCKWALL, TX 75032

RESIDENT
1634 CANYON LAKE RD
ROCKWALL, TX 75032

RESIDENT
1639 CANYON LAKE RD
ROCKWALL, TX 75032

RESIDENT
1644 CANYON LAKE RD
ROCKWALL, TX 75032

RESIDENT
1645 CANYON LAKE RD
ROCKWALL, TX 75032

SOUTH ROCKWALL HOLDINGS LP
C/O AD VALROEM TAX DEPT
2101 Cedar Springs Rd Ste 600
Dallas, TX 75201

ROCKWALL FUND I LLC
212 S Palm Ave Fl 2
Alhambra, CA 91801

HARLAN PROPERTIES INC
2404 Texas Dr Ste 103
Irving, TX 75062

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2404 Texas Dr Ste 103
Irving, TX 75062

HARLAN PROPERTIES INC
2404 Texas Dr Ste 103
Irving, TX 75062

HORTON CAPITAL PROPERTIES LLC
3120 SABRE DR STE 240
SOUTHLAKE, TX 76092

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3120 SABRE DR STE 240
SOUTHLAKE, TX 76092

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3120 SABRE DR STE 240
SOUTHLAKE, TX 76092

HORTON CAPITAL PROPERTIES LLC
3120 SABRE DR STE 240
SOUTHLAKE, TX 76092

PACIFIC PHOENIX TRUST OF 2013
WALTER E & LINDA H MOELLER TRUSTEES
3330 TERRA GRANADA DRIVE #2A
WALNUT CREEK, CA 94595

DOUGLAS ADETOKUNBO AND OSADEBAWMEN
3810 Harlan Dr
Sachse, TX 75048

RESIDENT
3884 PINEBLUFF LN
ROCKWALL, TX 75032

RESIDENT
4010 PINEBLUFF LN
ROCKWALL, TX 75032

BARSOUM LINDSEY NICOLE
4010 PINEBLUFF LN
ROCKWALL, TX 75032

NWIGWE CHARLES & VANIECY
4015 PINEBLUFF LN
ROCKWALL, TX 75032

FIELDS RUTH A
4016 PINEBLUFF LN
ROCKWALL, TX 75032

RESIDENT
4022 PINEBLUFF LN
ROCKWALL, TX 75032

RESIDENT
4030 PINEBLUFF LN
ROCKWALL, TX 75032

TAURONE ANTHONY LEVI AND ALEXANDRIA MAE
4035 PINEBLUFF LANE
ROCKWALL, TX 75032

RESIDENT
4601 BEAR LAKE DR
ROCKWALL, TX 75032

RESIDENT
4602 BEAR LAKE DR
ROCKWALL, TX 75032

RESIDENT
4607 BEAR LAKE DR
ROCKWALL, TX 75032

RESIDENT
4608 BEAR LAKE DR
ROCKWALL, TX 75032

RESIDENT
4613 BEAR LAKE DR
ROCKWALL, TX 75032

KAHN QAISER ALI
5905 CHURCHILL MEADOWS BLVD
MISSISSAUGU, ONTARIO 0

YAMASA CO LTD., A JAPANESE CORPORATION
PO BOX 4090
SCOTTSDALE, AZ 85261

ROCKWALL ECONOMIC DEVELOPMENT
PO BOX 968
ROCKWALL, TX 75087

PUBLIC NOTICE

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

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

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

Z2025-066: Amendment to PD-78

Hold a public hearing to discuss and consider a request by Alyson DiBlasi of Discovery Lakes, LLC and Discovery Lakes, Phase 1, LLC for the approval of a Zoning Change amending Planned Development District 78 (PD-78) [Ordinance No. 20-27] to change the Garage Orientation requirements for a 316.315-acre tract of land identified as: [1] Tract 1 of the M. E. Hawkins Survey, Abstract No. 100, [2] Tract 2 of the R. K. Brisco Survey, Abstract No. 16, and [3] Lots 1-9, Block A; Lots 1-5, Block B; Lots 1-11, Block C; Lots 1-10, Block D; and Lot 1, Block E, Discovery Lakes, Phase 1, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 78 (PD-78) for Single-Family 10 (SF-10) District land uses, situated within the SH-276 Overlay (SH-276 OV) District, generally located at the northeast corner of SH-276 and Rochell Road, 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, November 11, 2025 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, November 17, 2025 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

Ryan Miller
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

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

Your comments must be received by *Monday, November 17, 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. Z2025-066: Amendment to PD-78

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.

PUBLIC NOTICE

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

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Ryan Miller, AICP
Director of Planning & Zoning

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PLEASE RETURN THE BELOW FORM

Case No. Z2025-066: Amendment to PD-78

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: Harlan Properties, Inc.

Address: 2404 TEXAS DR., #103, IRVING, TX 75062

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.

EXHIBIT A

Exhibit 'D'

Page 11, Table 2 shall be amended to include in Garage Orientation, Side-Entry, for Lot Types A

Page 12, (c) (3), Side-Entry has been added as follows:

(3) Garage Orientation. Garages shall be provided as stipulated by Table 2: Lot Dimensional Requirements. Garages permitted for front entry maybe oriented toward the street in a Flat Front Entry format; however, the front facade of the garage must be situated a minimum of 25-feet off the front property line. All front entry garages shall incorporate an architectural element or feature separating the individual garage openings. Side Entry, Swing, Traditional Swing or J-Swing garages are permitted to have a second single garage door facing the street as long as it is behind the width of the double garage door situated in the Swing configuration. Side Entry garages are permitted on Lot Type A.

Exhibit 'D':
Permitted Land Uses and Development Standards

District Development Standards, of the Unified Development Code. In addition, all residential development shall adhere to the following standards:

(a) *Lot Composition and Layout.* The lot layout and composition of the *Subject Property* shall generally conform to the *Concept Plan* depicted in *Exhibit 'C'* and stated in *Table 1* below. Allowances for changes to the quantity and locations of each lot type are permitted in conformance with the requirements listed below; however, in no case shall the proposed development exceed 428 units.

Table 1: Lot Composition

Lot Type	Minimum Lot Size (FT)	Minimum Lot Size (SF)	Dwelling Units (#)	Dwelling Units (%)
A	80' x 200'	32,670 SF	45	10.51%
B	70' x 110'	7,700 SF	177	41.36%
C	60' x 110'	6,600 SF	206	48.13%
		Maximum Permitted Units:	*428*	*100.00%*

The allocation of single-family dwellings among lot types may deviate from *Table 1* provided that the proposed lot composition meets the following criteria:

(1) The total number of lots does not exceed 428 units; and,
(2) The average lot size for the total development is not less than 9,700 SF (*i.e. total square footage of all lots/total number of lots*); and,
(3) *Lot Type "A"* shall not be decrease below 40 lots; and,
(4) *Lot Type "B"* shall not be decreased below 38% of the total 428 lots; and,
(5) *Lot Type "C"* shall not be increased beyond 55% of the total 428 lots.

(b) *Density and Dimensional Requirements.* The maximum permissible density for the *Subject Property* shall not exceed 1.40 dwelling units per gross acre of land; however, in no case should the proposed development exceed 428 units. All lots shall conform to the standards depicted in *Table 2* below and generally conform to *Exhibit 'C'* of this ordinance.

Table 2: Lot Dimensional Requirements

Lot Type (see Concept Plan) ▶	A	B	C
Minimum Lot Width (1) & (5) & (7)	80'	70'	60'
Minimum Lot Depth	200'	110'	110'
Minimum Lot Area	32,670 SF	7,700 SF	6,600 SF
Minimum Front Yard Setback (2), (6), & (8)	25'	20'	20'
Minimum Side Yard Setback	10'	5'	5'
Minimum Side Yard Setback (Adjacent to a Street) (2)	20'	15'	15'
Minimum Length of Driveway Pavement	25'	20'	20'
Maximum Height (3)	36'	36'	36'
Minimum Rear Yard Setback (4)	20'	10'	10'
Minimum Area/Dwelling Unit (SF) [Air-Conditioned Space]	3,200 SF	2,250 SF	2,000 SF
Garage Orientation (8)	Side-Entry, J-Swing or Flat Front	J-Swing or Flat Front	J-Swing or Flat Front
Maximum Number of Front Entry Garages Permitted	17	58	137
Maximum Lot Coverage	65%	65%	65%

General Notes:

1. The minimum lot width shall be measured at the *Front Yard Building Setback.*
2. The location of the *Front Yard Building Setback* as measured from the front property line.
3. The *Maximum Height* shall be measured to the eave or top plate (whichever is greater) of the single-family home.

4: As measured from the rear yard property line.

5: Lots fronting onto a curvilinear street, cul-de-sac or eyebrow may have the lot width reduced by up to 20% as measured at the front property line provided that the lot width is met at the front building line. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows maybe reduced by up to ten (10%) percent, but shall meet the minimum lot size for each lot type.

6: Sunrooms, porches, stoops, bay windows, balconies, masonry clad chimneys, eaves and similar architectural features may encroach beyond the Front Yard Building Setback by up to ten (10) feet for any property that increases the Front Yard Building Setback to 20-feet; however, the encroachment shall not exceed five (5) feet on Side Yard Setbacks (Adjacent to a Street) and shall not encroach into public right-of-way [a Sunroom is an enclosed room no more than 15-feet in width that has glass on at least 50% of each of the encroaching faces].

7: All lots with a *J-Swing* or *Traditional Swing* driveway require a minimum of a 65-foot lot width.

8: The minimum front yard setback for properties that have a *Flat Front Entry* garage format shall be 25-feet.

(c) *Building Standards.* All development shall adhere to the following building standards:

(1) *Masonry Requirement.* The minimum masonry requirement for the exterior façades of all buildings shall be 90%. For the purposes of this ordinance the masonry requirement shall be limited to full width brick, natural stone, and cultured stone. Cementaceous fiberboard horizontal lap-siding (*e.g. HardiBoard or Hardy Plank*) and/or stucco (*i.e. three [3] part stucco or a comparable – to be determined by staff*) shall be permitted to be used to meet up to 50% of the masonry requirement.

(2) *Roof Pitch.* A minimum of an *8:12* roof pitch is required on all structures with the exception of porches, which shall have a minimum of a *4:12* roof pitch. *Type 'A'* lots may have a variable pitch to the roofs that may deviate from these specific standards when it is determined by staff to serve a particular architectural theme.

(3) *Garage Orientation.* Garages shall be provided as stipulated by *Table 2: Lot Dimensional Requirements*. Garages permitted for front entry maybe oriented toward the street in a *Flat Front Entry* format; however, the front façade of the garage must be situated a minimum of 25-feet off the front property line. All front entry garages shall incorporate an architectural element or feature separating the individual garage openings. *Side Entry, Swing, Traditional Swing* or *J-Swing* garages are permitted to have a second single garage door facing the street as long as it is behind the width of the double garage door situated in the *Swing* configuration. Side-Entry Garages are permitted on Lot Type A.

(ci) *Anti-Monotony Restrictions.* The development shall adhere to the Anti-Monotony Matrix depicted in *Table 3* below (*for spacing requirements see the illustration on the following page*).

Table 3: Anti-Monotony Matrix

Lot Type	*Minimum Lot Size*	*Elevation Features*
A	80' x 200'	(1), (2), (3), (5)
B	70' x 110'	(1), (2), (3), (4)
C	60' x 110'	(1), (2), (3), (4)

(1) Identical brick blends or paint colors may not occur on adjacent (*side-by-side*) properties along any block face without at least five (5) intervening homes of differing materials on the same side of the street beginning with the adjacent

Exhibit 'B'

Discovery Lakes Lot Owner Information:

Lot	Block	Address	PURCHASER
1	A	1645 Canyon Lake Dr.	QAISER ALI KAHN
2	A	1639 Canyon Lake Dr.	DAVID GARCIA
3	A	1633 Canyon Lake Dr.	ADETOKUNBO DOUGLAS AND OSADEBAWMEN DOUGLAS
1	B	1644 Canyon Lake Dr.	HORTON CAPITAL PROPERTIES, LLC DBA KINDRED HOMES
3	B	4601 Bear Lake Dr.	HORTON CAPITAL PROPERTIES, LLC DBA KINDRED HOMES
2	C	1509 Twin Lakes Blvd.	HORTON CAPITAL PROPERTIES, LLC DBA KINDRED HOMES
3	C	1515 Twin Lakes Blvd.	HORTON CAPITAL PROPERTIES, LLC DBA KINDRED HOMES
Commercial Tract		9.129-acre tract of land	DOUBLE CROSS 276, LLC

CITY OF ROCKWALL

ORDINANCE NO. 20-27

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 78 (PD-78) [*ORDINANCE NO. 15-24*] AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, FOR THE PURPOSE OF CHANGING THE CONCEPT PLAN AND DEVELOPMENT STANDARDS FOR A 316.315-ACRE TRACT OF LAND IDENTIFIED AS TRACT 1 OF THE M. E. HAWKINS SURVEY, ABSTRACT NO. 100 AND TRACT 2 OF THE R. K. BRISCO SURVEY, ABSTRACT NO. 16, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'* AND DEPICTED HEREIN BY *EXHIBIT 'B'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Chris Cuny of Teague, Nall & Perkins on behalf of Nick DiGuiseppe of Discovery Lakes, LLC for the approval of an amendment to Planned Development District 78 (PD-78) [*Ordinance No. 15-24*] for the purpose of changing the concept plan and development standards for a 316.315-acre tract of land identified as Tract 1 of the M. E. Hawkins Survey, Abstract No. 100 and Tract 2 of the R. K. Brisco Survey, Abstract No. 16, City of Rockwall, Rockwall County, Texas and more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 78 (PD-78) and the Unified Development Code [*Ordinance No. 20-02*] should be amended as follows:

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

SECTION 1. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

SECTION 2. That development of the Subject Property shall generally be in accordance with the Planned Development Concept Plan, described in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the Subject Property;

SECTION 3. That development of the *Subject Property* shall generally be in accordance with the *Development Standards*, described in *Exhibit 'D'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'D'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 4. That a *Master Parks and Open Space Plan* for the *Subject Property*, shall be prepared in accordance with this ordinance and consistent with the *Planned Development Concept Plan* depicted in *Exhibit 'C'* of this ordinance, and that the *Master Parks and Open Space Plan* shall be considered for approval by the City Council following a recommendation by the *Parks and Recreation Board*.

SECTION 5. That development of the *Subject Property* shall be in conformance with the schedule listed below (*except as set forth below with regard to simultaneous processing and approvals*).

(a) The procedures set forth in the City's subdivision regulations on the date this ordinance is approved by the City, as amended by this ordinance (*including Subsections 5(b) through 5(f) below*), shall be the exclusive procedures applicable to the subdivision and platting of the Property.

(b) The following plans and plats shall be required in the order listed below (*except as set forth below with regard to simultaneous processing and approvals*). The City Council shall act on an application for an *Open Space Master Plan* in accordance with the time period specified in *Section 212.009* of the *Texas Local Government Code*.

(1) Open Space Master Plan
(2) Master Plat
(3) PD Development Plan (*Required for Retail Areas Only*)
(4) PD Site Plan
(5) Preliminary Plat
(6) Final Plat

(c) A *PD Development Plan* must be approved for the area designated on the *Planned Development Concept Plan* as *Retail* prior to submittal of a *PD Site Plan* application and/or preliminary plat application. No *Master Plat* is required for the area designated on the *Concept Plan* as *Retail*. A traffic impact analysis for the retail tract shall be submitted with the *PD Development Plan* to determine the extent and timing of any recommended facilities and/or improvements to the surrounding roadway network. The traffic impact analysis may be updated with each *PD Site Plan* for each retail development.

(d) *PD Site Plan.* A *PD Site Plan* covering all of the *Subject Property* shall be submitted and shall identify all site/landscape/hardscape plan(s) for all open space, neighborhood parks, trail systems, street buffers and entry features. A *PD Site Plan* application may be processed by the City concurrently with a *Preliminary Plat Application* for the development.

(e) *Preliminary Plat.* A *Preliminary Plat* covering all of the *Subject Property* shall be submitted and shall include a *Treescape Plan*. A *Preliminary Plat Application* may be processed by the City concurrently with a *PD Site Plan Application* for the development.

(f) *Final Plat.* Prior to the issuance of any building permits, a *Final Plat*, conforming to the *Preliminary Plat*, for all of the *Subject Property* shall be submitted for approval.

SECTION 9. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars* ($2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 10. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 11. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

SECTION 12. 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 AUGUST, 2020.

Jim Pruitt, Mayor

ATTEST:

Kristy Cole, City Secretary

CITY OF ROCKWALL TEXAS SEAL

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: July 20, 2020

2nd Reading: August 3, 2020

Exhibit 'A':
Legal Description

Field notes for a 316.315-acre (13,778,691 square foot) tract of land situated in the M. E. Hawkins Survey, Abstract No. 100, and the Robert K. Briscoe Survey, Abstract No. 16 in the City of Rockwall, Rockwall County, Texas, and being all of that certain called 308.52-acre tract of land described in a Special Warranty Deed to 308 ON 276, L.P., as recorded in Volume 03662, Page 00315, of the Office Public Records of Rockwall County, Texas (O.P.R.R.C.T.) with said 316.315-acre (13, 778,691 square feet) tract of land being more particularly described by metes and bounds as follows:

BEGINNING a railroad spike set in asphalt marking the northwest corner of said 308 on 276, L.P. tract and the common southwest corner of that certain called 21. 935 acre tract of land described as Tract One in a Warranty Deed to Rockwall Fund I, L.L.C., as recorded in Volume 1 110, Page 190, of the Deed Records of Rockwall County, Texas (D.R.R.C.T.) , said point being in the approximate center of Rochell Road, a county road with an unspecified right-of- way (R. O. W.) width;

THENCE North 89 degrees 00 minutes 24 seconds East (South 89 degrees 12 minutes 02 seconds East - deed call), along the common northerly line of said 308 ON 276, L.P. tract and the common southerly line of said Tract One, passing at a distance of 30. 00 feet, a 5/8 inch iron rod set with a yellow plastic cap stamped "THE WALLACE GROUP " ("cap ") for reference, continuing along said common line, passing at a distance of 1,799. 04-fee t, a ½-inch iron rod found marking the southeast corner of said Tract One, being common with the south west corner of that certain called 59.71-acre tract of land described in a Special Warranty Deed to Fate I- 30, L.P., as recorded in Volume 03542, Page 00039, O.P.R.R.C.T., continuing along the common northerly line of said 308 on 276, L.P. tract and the southerly line of said Fate I-30, L.P. tract, a total distance of 1,966.04 feet (1,902 .80 feet - deed call) to a 1/ 2 inch iron rod found marking the common most northerly northeast corner of said 308 on 276, L.P. tract and the north west corner of that certain coiled 85.479 acre tract of land described as Tract Two in the aforementioned Warranty Deed to Rockwall Fund I, L.L.C., as recorded in Volume 1 110, Page 190, O.R.R.C.T.;

THENCE South 01 degrees 59 minutes 29 seconds East (South 00 degrees 08 minutes 06 seconds West - deed call), along the common easterly line of said 308 ON 276, L.P. tract and the westerly line said Tract Two, a distance of 2,204.26-fee t (2,166.70-feet - deed call) to a ½ inch iron rod found marking an ell corner of said 308 ON 276, L.P. tract and the southwest corner of said Tract Two;

THENCE North 87 degrees 20 minutes 20 seconds East (North 89 degrees 12 minutes 02 seconds East - deed call), continuing along the common northerly line of said 308 on 276, L.P. tract and the southerly line said Tract Two, a distance of 1,691. 90 feet (1,782.53 feet - deed call) to a 5/8-inch iron rod set with "cap" marking the common most easterly northeast corner of said 308 on 276, L.P. tract and the southeast corner of said Tract Two, from which a ½-inch iron rod found bears North 87 degrees 20 minutes 20 seconds East at 10. 49 feet, said 5/8-inch iron rod set being on the west line of that certain called 212.25-acre tract of land described in a Special Warranty Deed to South Rock wall Holdings, L.P., as recorded in Volume 03625, Page 00034, O.P.R.R.C.T.;

THENCE South 01 degrees 34 minutes 35 seconds East, along the common easterly line of said 308 ON 276, L.P. tract and the westerly line said South Rock wall Holdings tract, a distance of 309.68-feet to a 5/8-inch iron rod set with "cap " marking the southwest corner of said South Rock wall Holdings tract, being common with the northwest corner of Lot 8, Equestrian Estates, according to the plot thereof recorded in Cabinet A, Page 19 7, of the Plot Records of Rock wall County, Texas (P.R.R.C.T.);

THENCE South 00 degrees 50 minutes 42 seconds East, along the common easterly line of said 308 ON 276, L.P. tract and the westerly line said Equestrian Estates, a distance of 2,301.71 feet (South 00 degrees 06 minutes 38 seconds West, a distance of 2,580.60 feet - overall deed call) to a 5/8 inch iron rod set with "cap " marking the common southeast corner of said 308 ON 276, L.P. tract and on ell corner of the north R.O.W. line of State Highway No. 276 (having a variable width R.O.W.);

THENCE South 89 degrees 29 minutes 00 seconds West (North 89 degrees 29 minutes 07 seconds West - deed call), along the common southerly line of said 308 ON 2 76, L.P. tract and said north R.O.W. line of State Highway No. 276, passing at a distance of 1.66 feet a found TxDOT concrete monument, continuing along said common line for a tot al distance of 117.50-feet (115.83-feet - deed call) to a 5/8-inch iron rod set with "cap " marking the common ell corner of said 308 ON 276, L.P. tract and the most easterly southeast corner of that certain called 2.503-acre tract of land described as on Easement for Highway Purposes to the State of Texas, recorded in Volume 82, Page 583 of the Real Property Records of Rockwall County, Texas (R.P.R.R.C.T.);

THENCE North 00 degrees 31 minutes 03 seconds West (North 00 degrees 30 Minutes 13 seconds East - deed call), along a common interior line of said 308 on 2 76, L.P. tract and the easterly line of said Easement for Highway Purposes tract, a distance of 50.31-feet (50-feet - deed call) to a 5/8-inch iron rod set with "cap" marking the common ell corner of said 308 ON 276, L.P. tract and the north east corner of said Easement for Highway

Purposes tract;

THENCE South 89 degrees 28 minutes 57 seconds West (North 89 degrees 29 minutes 47 seconds West - deed call), along the common southerly line of said 308 on 276, L.P. tract and the northerly line of said Easement for Highway Purposes tract, a distance of 543.40-feet (543.73-feet - deed call) to a 5/8-inch iron rod set with "cap " for corner;

THENCE South 89 degrees 13 minutes 58 seconds West (South 89 degrees 48 minutes 55 seconds West - deed call), continuing along the common southerly line of said 308 ON 276, L.P. tract and the northerly line of said Easement for Highway Purposes tract, a distance of 757. 25-feet (756.93-feet - deed call) to a 5/8-inch iron rod found marking a common ell corner of said 308 ON 276, L.P. tract and the northwest corner of said Easement for Highway Purposes tract;

THENCE South 00 degrees 46 minutes 03 seconds East (South 00 degrees 11 minutes 05 seconds East - deed call), along a common interior line of said 308 ON 276, L.P. tract and the westerly line of said Easement for High way Purposes tract, a distance of 90.30-feet (87.44-feet - deed call) t o a 5/8-inch iron rod set with "cap " marking a common ell corner of said 308 ON 276, L.P. tract and the southwest corner of said Easement for Highway Purposes tract, said point being on said north R.O.W. line of State Highway No. 276;

THENCE South 89 degrees 13 minutes 57 seconds West (North 89 degrees 53 minutes 27 seconds West - deed call), along the common southerly line of said 308 ON 276, L.P. tract and said north R.O.W. line of State Highway No. 276, passing at a distance of 1,66 7.76-feet a 5/8-inch iron rod set with "cap " for reference, continuing along said common line for a total distance of 1,917.07-feet (1,917.34-feet - deed call) to a found TxDOT concrete monument, marking the transitional R.O.W. line from said north R.O.W. line of State Highway No. 276 to the east R.O.W. fine of Springer Lane, on 80-foot wide R.O.W., (formerly F.M. No. 1143), said point being the beginning of a non-tangent curve to the right, with the radius point being situated North 21 degrees 40 minutes 52 seconds East, a distance of 533.69-feet;

THENCE Northerly along the common curving westerly line of said 308 ON 276, L.P. tract and said curving east R.O.W. line of Springer Lane, with said non-tangent curve to the right, through a central angle of 67 degrees 33 minutes 20 seconds (48 degrees 33 minutes 57 seconds - deed call), having a radius of 533. 69-feet (613.69-feet - deed call), a tangent distance of 356.97-feet, a chord bearing North 34 degrees 32 minutes 28 seconds West (North 40 degrees 41 minutes 57 seconds West - deed call), at 593.43-feet, and an arc distance of 629.26-feet (520.18-feet - deed call) to a 5/8-inch iron rod set with "cap" at the end of said non- tangent curve;

THENCE North 00 degrees 53 minutes 56 seconds West (North 00 degrees 43 minutes 17 seconds West - deed call), continuing along the common westerly line of said 308 on 276, L.P. tract and said east R.O.W. line of Springer Lane, a distance of 294.21-feet (430.56-feet - deed call) to an axle found for the beginning of a non-tangent curve to the left , with the radius point being situated South 89 degrees 08 minutes 07 seconds West, a distance of 612.96-feet;

THENCE Northerly continuing along the common curving westerly line of said 308 ON 276, L.P. tract and said curving east R.O.W. line of Springer Lane, with said non-tangent curve to the left, through a central angle of 17 degrees 26 minutes 00 seconds (12 degrees 25 minutes 52 seconds - deed call), having a radius of 612.96-feet (613.69-feet - deed call), a tangent distance of 93.98 feet, a chord bearing North 09 degrees 34 minutes 53 seconds West at 185.78-feet, and an arc distance of 186.50-feet (133.15 feet - deed call) to a 5/8-inch iron rod set with "cap" at the end of said non-tangent curve, said point marking the transition from said east R.O.W. line of Springer Lane to the approximate center of the aforementioned Rochell Road;

THENCE North 00 degrees 49 minutes 05 seconds West (North 00 degrees 10 minutes 49 seconds East - deed call), along the common westerly line of said 308 ON 276, L.P. tract and said approximate center of Rochell Road, passing at a distance of 386.53-feet a ½-inch iron rod found marking the southeast corner of that certain called 60.3368-acre tract of land described in a Cash Warranty Deed to Varughese P. Samuel and wife, Remoni V. Samuel, as recorded in Volume 02002, Page 00062, O.P.R.R.C.T., then continuing along said common line with the easterly line of said Samuel tract, a total distance of 2,841.3-feet (1,613.15-feet - deed call) to a ½-inch iron rod found marking the northeast corner of said Samuel tract;

THENCE North 01 degrees 38 minutes 55 seconds West (North 00 degrees 08 minutes 06 seconds East - deed call), along the common westerly line of said 308 ON 276, L.P. tract and said approximate center of Rochell Road, a distance of 976.29-feet (2,166.70-feet - deed call) to the *POINT OF BEGINNING*.

CONTAINING within the metes recited 316.315-acres (13,778,692 square feet) of land, more or less, of which a portion lies within Rochell Road.

Exhibit 'B':
Survey

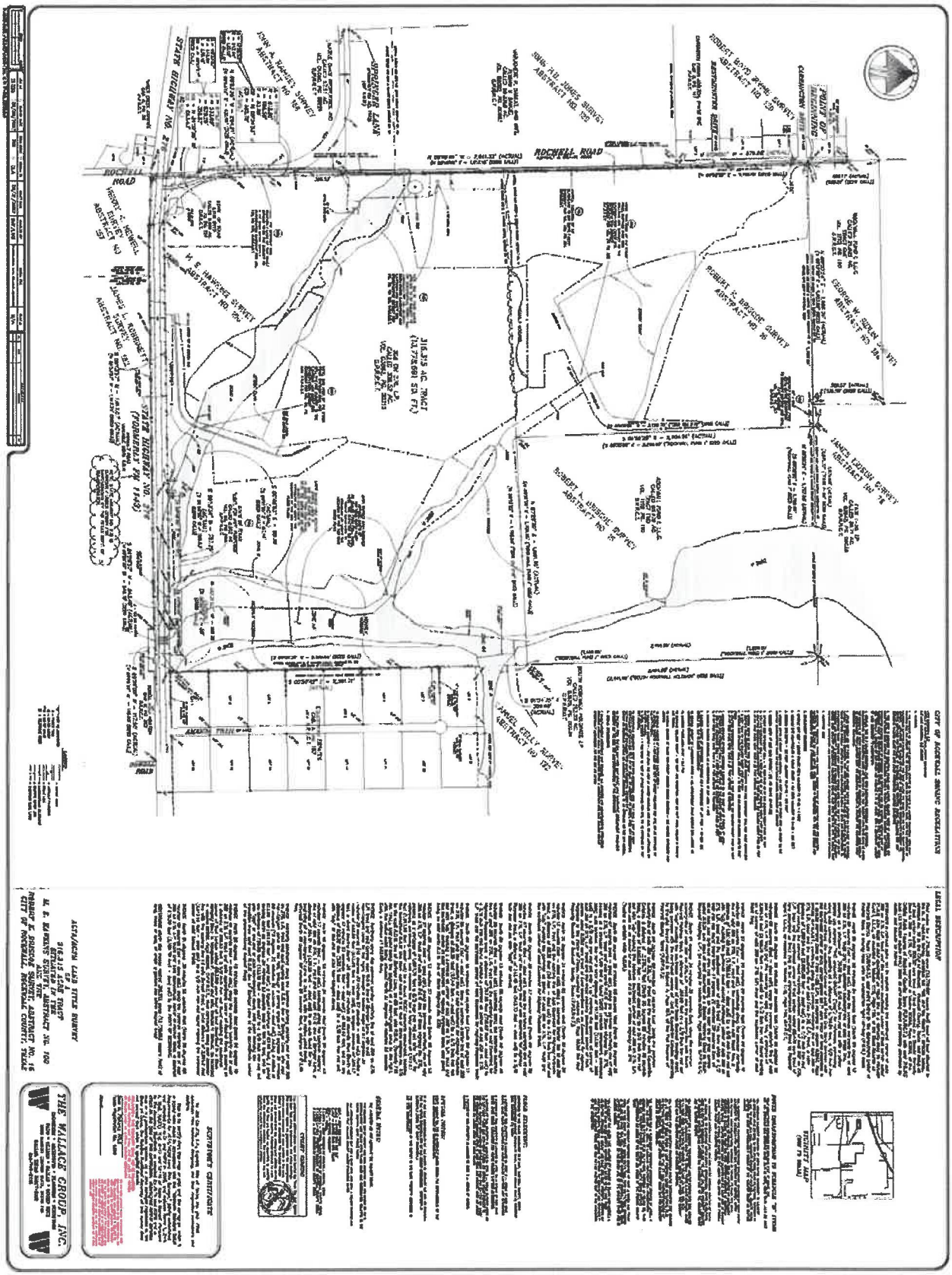


Exhibit 'C':
Area Map

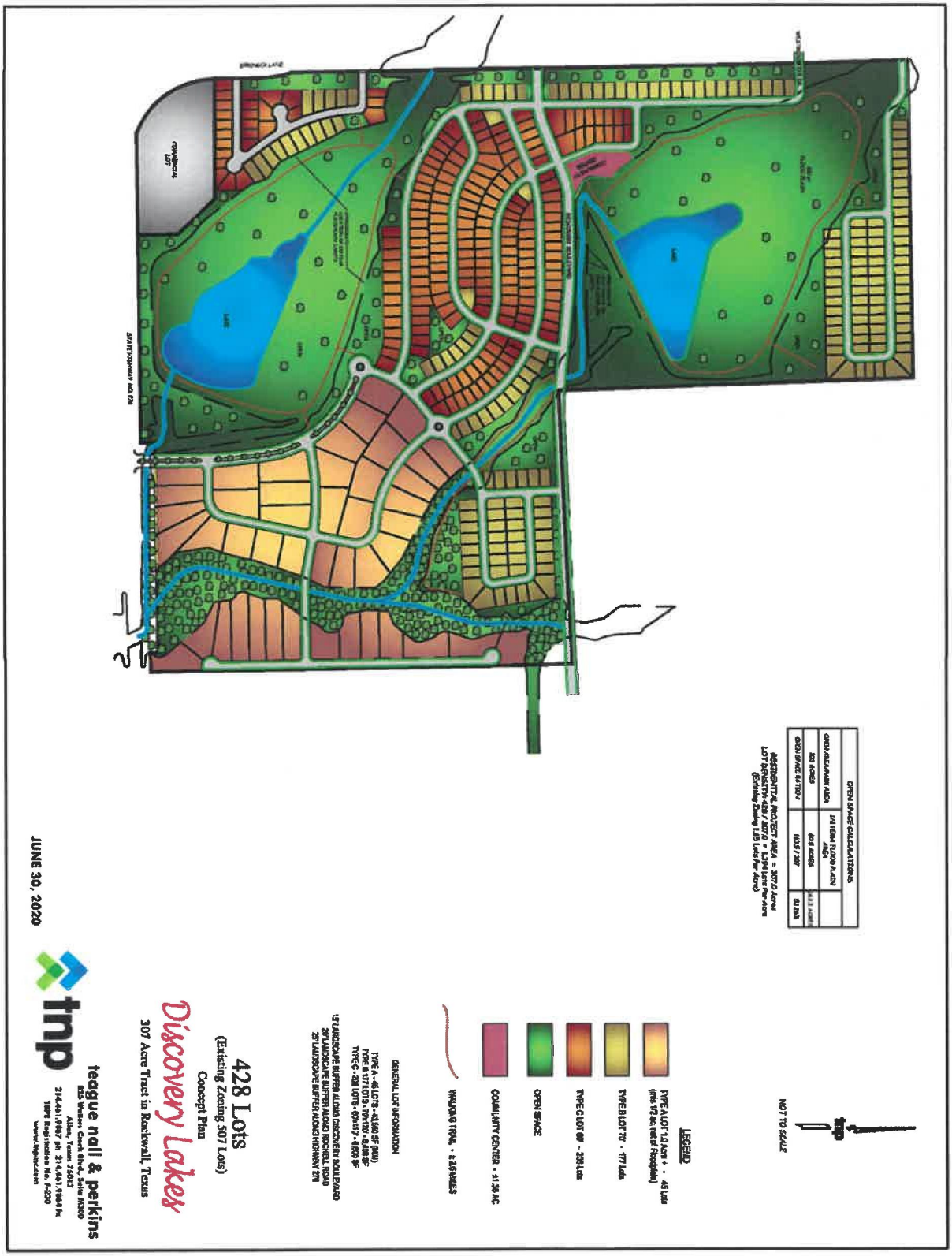


Exhibit 'D':
Permitted Land Uses and Development Standards

(A) PURPOSE

The purpose of this PD Zoning change is to allow for an area located at the southeastern portion of the property to be developed as a high-end custom home phase, with minimum one-acre single family residential lots. It is the desire of the owner to retain all the other non-conflicting entitlements on the property per the existing PD requirements and development standards with exceptions that will be noted throughout this document. The developer recognizes and accepts that the acreage utilized for this proposed custom phase will result in a loss of development density, from 507 single family homes to approximately 428 Single family homes. The owner requests the right and flexibility to replace smaller lot types with the 0.75-acre lot type throughout future phases of the development, without the need to rezone the Planned Development District as long as the general intent and layout of the approved revised concept plan is followed and the total number of lots does not increase.

To facilitate review of the proposed PD revisions, sections and development standards that are to be revised as a part of this re-zoning request will be highlighted in yellow throughout the document. All proposed revisions have been incorporated into the attached revised concept plan.

The Discovery Lakes Subdivision is located at the northeast corner of the intersection of SH-276 and Rochell Road. The *Subject Property* is a short walk or bike ride from the Rockwall Technology Park. The Discovery Lakes Subdivision will be a master planned residential neighborhood that will incorporate two (2) lakes, several acres of open space and ~2.6-miles of hiking/jogging/biking trails. The master plan calls for 428 single-family homes. There will be several view corridors strategically placed within the subdivision along with *front loaded* lots to provide for the enjoyment of the open space. A boulevard with 85-feet of right-of-way will connect SH-276 and be constructed up to the first round-about of the one (1) acre lots. The boulevard will have a 14-foot landscape median and a 25-foot travel lane on each side of the street. The residential streets will be 29-feet back-to-back, with a 10½-foot parkway on each side for a total of 50-feet of right-of-way. A *Community Center* with a pool will be provided to add increased amenity for the subdivision. Commencement of the Community Center and pool will take place at or before the final platting of the 201st residential lot or with the addition of additional *Type 'A'* lots. Additionally, the proposed development will incorporate nine (9) acres of commercial space that will be located at the hard corner of SH-276 and Rochell Road. This area will allow for neighborhood service types of uses and eating establishments. A maximum of one (1) hotel planned to service the needs of the subdivision and the Rockwall Technology Park. A 55-acre area adjacent to the northern lake will be dedicated as public parkland to serve Park District No. 31. The Discovery Lakes Subdivision will be a benefit to the community, allowing citizens of all ages the opportunity to live, work, and play in a connected master planned community.

(B) GENERAL REQUIREMENTS

Development Standards.

(1) *Permitted Uses.* The following uses are permitted on the *Subject Property* in accordance with the *Concept Plan* depicted in *Exhibit 'C'* of this ordinance.

(a) Residential Uses. Unless specifically provided by this Planned Development ordinance, only those uses permitted within the Single Family 10 (SF-10) District, as stipulated by the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of

the Unified Development Code (UDC), shall be allowed for areas designated as *residential* on the *Concept Plan*.

(b) *Non-Residential.* Unless specifically provided by this Planned Development ordinance, only those uses permitted within the General Retail (GR) District, as stipulated by the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of the Unified Development Code (UDC), shall be allowed for areas designated as *commercial* on the *Concept Plan*; however, the following conditions shall apply:

(i) The following additional uses shall be permitted as *by-right* uses on the *Subject Property*:

- ☑ Hotel, Hotel (*Full Service*) or Motel (*With a Maximum Height of Four [4] Stories)* [1]
- ☑ Restaurant (*with Drive-Through or Drive-In*) [2]
- ☑ Retail Store (*with more than two [2] Gasoline Dispensers*)

Notes:
[1]: A maximum of one (1) hotel/motel shall be permitted with this Planned Development District. The height requirement of four (4) stories is permitted to exceed 36-feet, but in no case shall exceed 60-feet.
[2]: A maximum of three (3) restaurants (despite the size of the restaurant) shall be permitted within this Planned Development District.

(ii) The following uses shall be prohibited on the *Subject Property*:

- ☑ Convent or Monastery
- ☑ Hotel, Residence
- ☑ Cemetery/Mausoleum
- ☑ Mortuary of Funeral Chapel
- ☑ Social Service Provider
- ☑ Billiard Parlor or Pool Hall
- ☑ Carnival, Circus, or Amusement Ride
- ☑ Commercial Amusement/Recreation (*Outside*)
- ☑ Gun Club, Skeet or Target Range (*Indoor*)
- ☑ Astrologer, Hypnotist, or Psychic Art and Science
- ☑ Garden Supply /Plant Nursery
- ☑ Night Club, Discotheque, or Dance Hall
- ☑ Secondhand Dealer
- ☑ Car Wash, Self Service
- ☑ Mining and Extraction (Sand, Gravel, Oil and/or Other)
- ☑ Helipad
- ☑ Railroad Yard or Shop
- ☑ Transit Passenger Facility

(2) *Non-Residential Development.* The area designated as *commercial* on the *Concept Plan* depicted in *Exhibit 'C'* of this ordinance shall be designed to be pedestrian-oriented, easily accessible, and integrated into the general design scheme of the adjacent neighborhood. This can be accomplished by removing the traditional barriers utilized to separate commercial and residential developments (*e.g. screening walls*) and incorporating landscape buffers/elements (*e.g. greenspace, parkways, and etcetera*) and urban design elements (*e.g. pathways, pergolas, and etcetera*) that can create compatibility with the adjacent single-family neighborhood. To better achieve this goal and in addition to the requirements of Section 4.1, *General Commercial District Standards*, and Section 6.14, *SH-276 Corridor Overlay (SH-276 OV) District*, of Article V, *District Development*

Standards, of the Unified Development Code, all commercial development shall be required to adhere to the following supplemental standards:

(a) Retail Landscape. Landscaping shall be reviewed and approved with the PD Site Plan. All Canopy/Shade Trees planted within the retail development shall be a minimum of four (4) caliper inches in size and all *Accent/Ornamental/Under-Story Trees* shall be a minimum of four (4) feet in total height unless otherwise provided within this document.

(b) Retail Landscape Buffers. All landscape and plantings located within the buffers shall be maintained by the property owner.

(1) Landscape Buffer (Residential Adjacency). Where residential and retail uses share a direct adjacency, a minimum of a 30-foot landscape buffer shall be provided by the retail property adjacent to the residential property. This area shall incorporate ground cover, a *built-up* berm and shrubbery along the entire length of the adjacency. This area should also incorporate pedestrian-oriented design elements (*e.g. pathways*) that allow access between the two (2) uses. Shrubbery utilized in this area shall have a minimum height of 30-inches and a maximum height of 48-inches. Additionally, trees should be incorporated in this area to break up the façades of any commercial buildings.

(2) Landscape Buffer and Sidewalks (SH-276). A minimum of a 15-foot landscape buffer shall be provided along the frontage of SH-276, and shall incorporate ground cover, a *built-up* berm and/or shrubbery or a combination thereof along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, at least three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. All buffer-strip planting requirements shall conform to the requirements of Section 6.14, *SH-276 Corridor Overlay (SH-276 OV) District*, of Article V, *District Development Standards*, of the Unified Development Code.

(3) Landscape Buffer (Rochell Road Retail). A minimum of a 20-foot landscape buffer shall be provided along the frontage of Rochell Road (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and/or shrubbery or a combination thereof along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, at least three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage.

(c) Sidewalks.

i) Sidewalk Adjacent to Rochell Road and SH-276. The developer shall be responsible for the construction of a five (5) foot sidewalk that meanders through the required 20-foot landscape buffer adjacent to Rochell Road and SH-276.

(3) Residential Development Standards. Except as modified by these *Development Standards*, the residential uses depicted in *Exhibit 'C'* of this ordinance shall be subject to the development standards for a Single Family 10 (SF-10) District as stipulated by Section 3.1, *General Residential District Standards*; Section 3.4, *Single-Family Residential (SF-10) District*; and Section 6.14, *SH-276 Corridor Overlay (SH-276 OV) District*, of Article V,

Exhibit 'D':
Permitted Land Uses and Development Standards

District Development Standards, of the Unified Development Code. In addition, all residential development shall adhere to the following standards:

(a) *Lot Composition and Layout.* The lot layout and composition of the *Subject Property* shall generally conform to the *Concept Plan* depicted in *Exhibit 'C'* and stated in *Table 1* below. Allowances for changes to the quantity and locations of each lot type are permitted in conformance with the requirements listed below; however, in no case shall the proposed development exceed 428 units.

Table 1: Lot Composition

Lot Type	Minimum Lot Size (FT)	Minimum Lot Size (SF)	Dwelling Units (#)	Dwelling Units (%)
A	80' x 200'	32,670 SF	45	10.51%
B	70' x 110'	7,700 SF	177	41.36%
C	60' x 110'	6,600 SF	206	48.13%
		Maximum Permitted Units:	*428*	*100.00%*

The allocation of single-family dwellings among lot types may deviate from *Table 1* provided that the proposed lot composition meets the following criteria:

(1) The total number of lots does not exceed 428 units; and,
(2) The average lot size for the total development is not less than 9,700 SF (*i.e. total square footage of all lots/total number of lots*); and,
(3) *Lot Type "A"* shall not be decrease below 40 lots; and,
(4) *Lot Type "B"* shall not be decreased below 38% of the total 428 lots; and,
(5) *Lot Type "C"* shall not be increased beyond 55% of the total 428 lots.

(b) *Density and Dimensional Requirements.* The maximum permissible density for the *Subject Property* shall not exceed 1.40 dwelling units per gross acre of land; however, in no case should the proposed development exceed 428 units. All lots shall conform to the standards depicted in *Table 2* below and generally conform to *Exhibit 'C'* of this ordinance.

Table 2: Lot Dimensional Requirements

Lot Type (see Concept Plan) ▶	A	B	C
Minimum Lot Width (1) & (5) & (7)	80'	70'	60'
Minimum Lot Depth	200'	110'	110'
Minimum Lot Area	32,670 SF	7,700 SF	6,600 SF
Minimum Front Yard Setback (2), (6), & (8)	25'	20'	20'
Minimum Side Yard Setback	10'	5'	5'
Minimum Side Yard Setback (Adjacent to a Street) (2)	20'	15'	15'
Minimum Length of Driveway Pavement	25'	20'	20'
Maximum Height (3)	36'	36'	36'
Minimum Rear Yard Setback (4)	20'	10'	10'
Minimum Area/Dwelling Unit (SF) [Air-Conditioned Space]	3,200 SF	2,250 SF	2,000 SF
Garage Orientation (8)	J-Swing or Flat Front	J-Swing or Flat Front	J-Swing or Flat Front
Maximum Number of Front Entry Garages Permitted	17	58	137
Maximum Lot Coverage	65%	65%	65%

General Notes:

1: The minimum lot width shall be measured at the *Front Yard Building Setback.*
2: The location of the *Front Yard Building Setback* as measured from the front property line.
3: The *Maximum Height* shall be measured to the eave or top plate (whichever is greater) of the single-family home.

[4]: As measured from the rear yard property line.
[5]: Lots fronting onto a curvilinear street, cul-de-sac or eyebrow may have the lot width reduced by up to 20% as measured at the front property line provided that the lot width is met at the front building line. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows maybe reduced by up to ten (10%) percent, but shall meet the minimum lot size for each lot type.
[6]: Sunrooms, porches, stoops, bay windows, balconies, masonry clad chimneys, eaves and similar architectural features may encroach beyond the Front Yard Building Setback by up to ten (10) feet for any property that increases the Front Yard Building Setback to 20-feet; however, the encroachment shall not exceed five (5) feet on Side Yard Setbacks (Adjacent to a Street) and shall not encroach into public right-of-way [a Sunroom is an enclosed room no more than 15-feet in width that has glass on at least 50% of each of the encroaching faces].
[7]: All lots with a *J-Swing* or *Traditional Swing* driveway require a minimum of a 65-foot lot width.
[8]: The minimum front yard setback for properties that have a *Flat Front Entry* garage format shall be 25-feet.

(c) *Building Standards.* All development shall adhere to the following building standards:

(1) Masonry Requirement. The minimum masonry requirement for the exterior façades of all buildings shall be 90%. For the purposes of this ordinance the masonry requirement shall be limited to full width brick, natural stone, and cultured stone. Cementaceous fiberboard horizontal lap-siding (*e.g. HardiBoard or Hardy Plank*) and/or stucco (*i.e. three [3] part stucco or a comparable -- to be determined by staff*) shall be permitted to be used to meet up to 50% of the masonry requirement.

(2) Roof Pitch. A minimum of an *8:12* roof pitch is required on all structures with the exception of porches, which shall have a minimum of a *4:12* roof pitch. *Type 'A'* lots may have a variable pitch to the roofs that may deviate from these specific standards when it is determined by staff to serve a particular architectural theme.

(3) Garage Orientation. Garages shall be provided as stipulated by *Table 2: Lot Dimensional Requirements*. Garages permitted for front entry maybe oriented toward the street in a *Flat Front Entry* format; however, the front façade of the garage must be situated a minimum of 25-feet off the front property line. All front entry garages shall incorporate an architectural element or feature separating the individual garage openings. *Swing*, *Traditional Swing* or *J-Swing* garages are permitted to have a second single garage door facing the street as long as it is behind the width of the double garage door situated in the *Swing* configuration.

(d) *Anti-Monotony Restrictions.* The development shall adhere to the Anti-Monotony Matrix depicted in *Table 3* below (*for spacing requirements see the illustration on the following page*).

Table 3: Anti-Monotony Matrix

Lot Type	*Minimum Lot Size*	*Elevation Features*
A	80' x 200'	(1), (2), (3), (5)
B	70' x 110'	(1), (2), (3), (4)
C	60' x 110'	(1), (2), (3), (4)

(1) Identical brick blends or paint colors may not occur on adjacent (*side-by-side*) properties along any block face without at least five (5) intervening homes of differing materials on the same side of the street beginning with the adjacent

property and six (6) intervening homes of differing materials on the opposite side of the street.

(2) Front building elevations shall not repeat along any block face without at least five (5) intervening homes of differing appearance on the same side of the street and six (6) intervening homes of differing appearance on the opposite side of the street. The rear elevation of homes backing to open spaces or on SH-276 or Rochelle Road shall not repeat without at least five (5) intervening homes of differing appearance. Homes are considered to have a differing appearance if any of the following two (2) items deviate:

(a) Number of Stories
(b) Permitted Encroachment Type and Layout
(c) Roof Type and Layout
(d) Articulation of the Front Façade

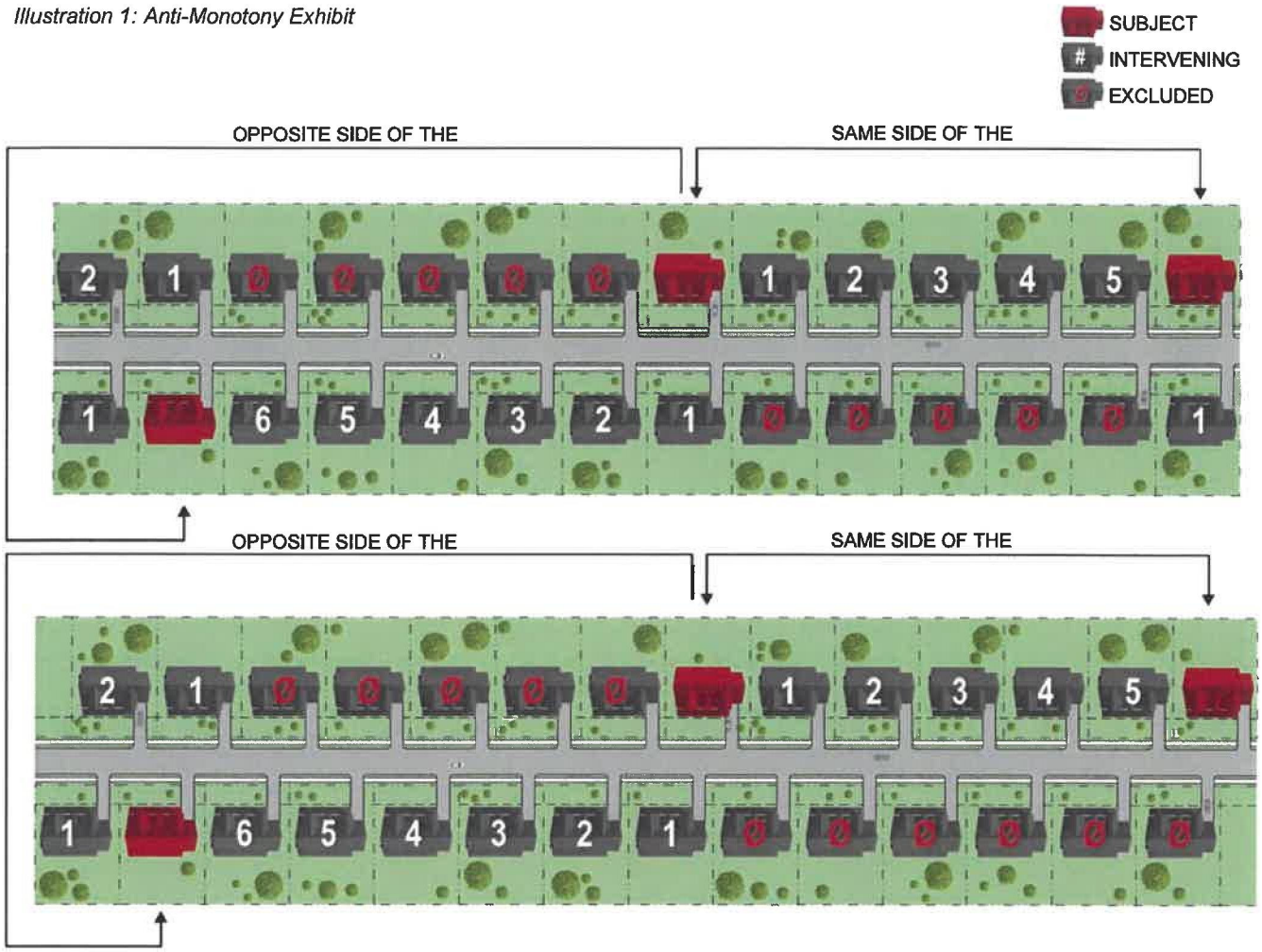
(3) Permitted encroachment (*i.e. porches*) elevations shall not repeat or be the same along any block face without at least five (5) intervening homes of sufficient dissimilarity on the same side of the street beginning with the home adjacent to the subject property and six (6) intervening homes beginning with the home on the opposite side of the street.

(4) Each phase of the subdivision will allow for a maximum of four (4) compatible roof colors, and all roof shingles shall be an architectural or dimensional shingle (*3-Tab Roofing Shingles are prohibited*).

(5) *Type 'A'* lots may use slate, imitation slate, tile, concrete tile, imitation tile, standing seam metal, or other high-end type roof materials.

Continued on Next Page...

Illustration 1: Anti-Monotony Exhibit



(e) *Fencing Standards.* All individual residential fencing and walls shall be architecturally compatible with the design, materials and colors of the primary structure on the same lot, and meet the following standards:

(1) Wood Fences. All solid fencing shall be constructed utilizing standard cedar fencing materials (*spruce fencing is prohibited*) that are a minimum of ½-inch or greater in thickness. Fences shall be *board-on-board* panel fence that is constructed a minimum of six (6) feet in height and a maximum of eight (8) feet in height. Posts, fasteners, and bolts shall be formed from hot dipped galvanized or stainless steel. All cedar pickets shall be placed on the public side (*i.e. facing streets, alleys, open space, parks, and/or neighboring properties*). All posts and/or framing shall be placed on the private side (*i.e. facing towards the home*) of the fence. All wood fences shall be smooth finished, free of burs and splinters, and be stained and sealed on both sides of the fence. Painting a fence with oil or latex based paint shall be prohibited. All solid fences shall incorporate a decorative top rail and/or cap detailing the design of the fence.

(2) *Wrought Iron/Tubular Steel.* Lots located along the perimeter of roadways, abutting open spaces, greenbelts and parks shall be required to install a wrought iron or tubular steel fence. Wrought iron/tubular steel fences can be a maximum of eight (8) feet in height.

(3) *Corner Lots.* Corner lots fences (*i.e. adjacent to the street*) shall provide masonry columns at 45-feet off center spacing that begins at the rear of the property line. A maximum of eight (8) foot solid *board-on-board panel* fence constructed utilizing cedar fencing shall be allowed between the masonry columns along the side and/or rear lot adjacent to a street. In addition, the fencing shall be setback from the side property line adjacent to a street a minimum of five (5) feet. The property owner shall be required to maintain both sides of the fence.

(4) *Solid Fences (including Wood Fences).* All solid fences shall incorporate a decorative top rail or cap detailing into the design of the fence.

(f) *Landscape and Hardscape Standards.*

(1) *Residential Landscape.* Landscaping shall be reviewed and approved with the PD Site Plan. All *Canopy/Shade Trees* planted within the residential development shall be a minimum of three (3) caliper inches in size and all *Accent/Ornamental/Under-Story Trees* shall be a minimum of four (4) feet in total height unless otherwise provided within this document.

(2) *Single Family Landscaping.* Prior to the issuance of a Certificate of Occupancy (CO) all single-family lots shall conform to the following:

i) *Interior Lots.* All interior lots shall include a minimum of two (2) trees with a diameter at breast height (dbh) [*i.e. the diameter in inches of a tree as measured through the main trunk at a point of four and one-half (4½) inches above the natural ground level*] of three (3) inches shall be planted in the front yard, and two (2) additional trees of the same caliper inch shall be planted in the side yard facing the street for corner lots.

Note: For the purposes of this section only, the term "front yard" includes the area within the dedicated right-of-way for a parkway immediately adjoining the front yard of the lot.

ii) *Corner Lots.* All corner lots shall include a minimum of two (2) trees with a diameter at breast height (dbh) [*i.e. the diameter in inches of a tree as measured through the main trunk at a point of four and one-half (4½) inches above the natural ground level*] of three (3) inches shall be planted in the front yard of an interior lot.

(3) *Landscape Buffers.* All landscape buffers and plantings located within the buffers shall be maintained by the Homeowner's Association (HOA).

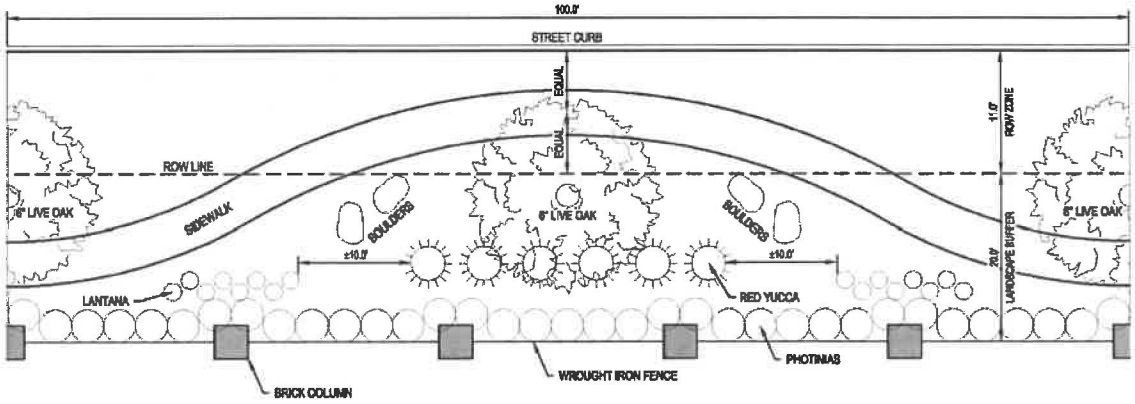
(a) *Landscape Buffer and Sidewalks (Discovery Boulevard).* A minimum of a 15-foot landscape buffer shall be provided along the frontage of Discovery Boulevard, and shall incorporate ground cover, a *built-up* berm and/or shrubbery or a combination thereof along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches and a

maximum height of 48-inches. In addition, at least one (1) canopy tree shall be planted per 30-feet of linear frontage.

(b) *Landscape Buffer (Rochell Road).* A minimum of a 20-foot landscape buffer shall be provided along the frontage of Rochell Road (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and/or shrubbery or a combination thereof along the entire length of the frontage. Shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, at least three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. The landscape buffer along Rochell Road shall general conform to the following illustration [*i.e. Illustration 3*].

Illustration 2: Landscape Buffer along Rochell Road.

DISCOVERY LAKES SUBDIVISION



ROCHELL ROW / LANDSCAPE BUFFER
EXHIBIT
FOR ILLUSTRATION PURPOSES ONLY

(c) *Landscape Buffer (SH-276).* A minimum of a 25-foot landscape buffer shall be provided along the frontage of SH-276, and shall incorporate ground cover, a *built-up* berm and/or shrubbery or a combination thereof along the entire length of the frontage. Shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, at least three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. In addition, all buffer-strip planting requirements shall conform to the requirements of Section 6.14, *SH-276 Corridor Overlay (SH-276 OV) District*, of Article V, *District Development Standards*, of the Unified Development Code (*i.e. minimum four [4] inch caliper trees required*).

(4) *Irrigation Requirements.* Irrigation shall be installed for all required landscaping located within common areas, landscape buffers and/or open space. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or

landscape architect and shall be maintained by the Homeowner's Association (HOA).

(5) *Hardscape.* Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the PD Site Plan.

(g) *Lighting.* Light poles shall not exceed 20-feet in total height (*i.e. base and lighting standard*). All fixtures shall be directed downward and be positioned to contain all light within the development area.

(h) *Sidewalks.*

i) *Internal Sidewalks.* All sidewalks adjacent to an interior residential street shall begin 5½-feet from the back of curb and be five (5) feet in overall width.

ii) *Sidewalks Adjacent to Rochell Road and Discovery Boulevard.* All sidewalks adjacent Rochell Road and Discovery Boulevard shall begin two (2) feet inside the right-of-way line and be five (5) feet in overall width.

(i) *Open Space.* The development shall consist of a minimum of 20% open space as calculated from the gross land area, and generally conform to the *Concept Plan* contained in *Exhibit 'C'* of this ordinance. Existing floodplain shall be counted at a rate of ½-acre for every acre provided (*e.g., 10-acres of floodplain would count as 5-acres of open space*). The Homeowner's Association (HOA) shall maintain all open space areas.

(j) *Temporary On-Site Sanitary Sewer (OSSF).* On-Site Sanitary Sewer (OSSF) systems shall only be allowed on *Type 'A'* lots that contain a minimum of 32,670 SF. OSSF's shall be designed by a State of Texas registered Professional Engineer, and each design shall specify an aerobic type system with drip (*underground*) irrigation system. All systems shall meet the minimum standards of the Texas Commission on Environmental Quality (TCEQ) and each installed system shall be inspected by a third-party licensed inspector and be paid for by the developer. Operation and maintenance of each individual OSSF shall be the responsibility of the property owner and the City will not assume any responsibility to the proper design, installation, operation, and maintenance of the system. In addition to the installation of the OSSF's for *Type 'A'* lots, each constructed home must provide a secondary connection that will allow the resident to disconnect and abandon the OSSF and connect to the future -- *developer provided* -- sanitary sewer system when it is made available. The *Developer*, during the development/construction of any phase of the subdivision, will be responsible for constructing the required sanitary sewer infrastructure (*i.e. mains and laterals*) as required by the City's Master Wastewater Plan. The *Developer* shall be responsible for escrowing the required impact fees for all lots utilizing an OSSF. A *Facilities Agreement* addressing how this money will be escrowed will be required to be drafted prior to the *Developer* submitting a preliminary plat with the City of Rockwall. This *Facilities Agreement* and the preliminary plat can be considered concurrently by the City Council; however, an approved, signed, and executed *Facilities Agreement* shall be a condition of approval of the preliminary plat. In addition, the *Developer* will be required to provide an appropriate disclosure statement regarding the obligation to connect to the City's wastewater system and any additional perceived costs to the

homeowner associated with this connection in all real-estate contracts between the developer, homebuilder, and homeowner.

(k) *Neighborhood Signage.* Permanent subdivision identification signage shall be permitted at all major entry points for the proposed subdivision. Final design and location of any entry features shall be reviewed and approved with the *PD Site Plan*.

(l) *Community Center.* A site plan, landscape plan and building elevations shall be required for the proposed *Community Center* and shall be subject to site plan approval by the Planning and Zoning Commission prior to construction. The community center shall commence construction prior to the platting of the 201st residential lot, unless additional *Type 'A'* lots -- *above and beyond what is shown on the Concept Plan contained in Exhibit 'C' of this ordinance* -- are requested; in which case, the developer shall commence construction of the community center as part of the phase that proposes the additional *Type 'A'* lots.

(m) *Homeowner's Association (HOA).* A Homeowner's Association shall be created to enforce the restrictions established in accordance with the requirements of *Section 38-15* of the Subdivision Regulations contained within the *Municipal Code of Ordinances* of the City of Rockwall. The HOA shall also maintain all neighborhood parks, trails, open space and common areas, irrigation, landscaping, amenity centers, screening fences associated with this development.

(4) Buried Utilities. New distribution power-lines required to serve the *Subject Property* shall be placed underground, whether such lines are located internally or along the perimeter of the *Subject Property*, unless otherwise authorized by the City Council. New transmission power-lines, or distribution lines of a size not typically or cost effectively placed underground (*3-phase lines*), or additional lines that are added to existing poles, may be above ground, if located along the perimeter of the *Subject Property*. The Developer shall not be required to re-locate existing overhead power-lines along the perimeter of the *Subject Property.* Temporary power-lines constructed across undeveloped portions of the *Subject Property* to facilitate development phasing and looping may be allowed above ground, but shall not be considered existing lines at the time the area is developed, and if they are to become permanent facilities, such lines shall be placed underground pursuant to this paragraph. Franchise utilities shall be placed within a ten (10) foot public utility easement behind the sidewalk, between the home and the property line.

(5) *Variances.* The variance procedures and standards for approval that are set forth in the Unified Development Code shall apply to any application for variances to this ordinance.

CITY OF ROCKWALL

ORDINANCE NO. 25-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 78 (PD-78) [*ORDINANCE NO. 20-27*] AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, FOR THE PURPOSE OF CHANGING THE DEVELOPMENT STANDARDS FOR A 316.315-ACRE TRACT OF LAND IDENTIFIED AS TRACT 1 OF THE M. E. HAWKINS SURVEY, ABSTRACT NO. 100 AND TRACT 2 OF THE R. K. BRISCO SURVEY, ABSTRACT NO. 16, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'* AND DEPICTED HEREIN BY *EXHIBIT 'B'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Alyson DiBlasi of Discovery Lakes, LLC and Discovery Lakes Phase 1, LLC for the approval of an amendment to Planned Development District 78 (PD-78) [*Ordinance No. 20-27*] for the purpose of changing development standards for a 316.315-acre tract of land identified as Tract 1 of the M. E. Hawkins Survey, Abstract No. 100 and Tract 2 of the R. K. Brisco Survey, Abstract No. 16, City of Rockwall, Rockwall County, Texas and more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 78 (PD-78) [*Ordinance No. 20-27*] and the Unified Development Code [*Ordinance No. 20-02*] should be amended as follows:

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

SECTION 1. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

SECTION 2. That development of the Subject Property shall generally be in accordance with the Planned Development Concept Plan, described in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the Subject Property;

SECTION 3. That development of the *Subject Property* shall generally be in accordance with the

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Development Standards, described in *Exhibit 'D'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'D'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 4. That a *Master Parks and Open Space Plan* for the *Subject Property*, shall be prepared in accordance with this ordinance and consistent with the *Planned Development Concept Plan* depicted in *Exhibit 'C'* of this ordinance, and that the *Master Parks and Open Space Plan* shall be considered for approval by the City Council following a recommendation by the *Parks and Recreation Board*.

SECTION 5. That development of the *Subject Property* shall be in conformance with the schedule listed below (*except as set forth below with regard to simultaneous processing and approvals*).

(a) The procedures set forth in the City's subdivision regulations on the date this ordinance is approved by the City, as amended by this ordinance (*including Subsections 5(b) through 5(f) below*), shall be the exclusive procedures applicable to the subdivision and platting of the Property.

(b) The following plans and plats shall be required in the order listed below (*except as set forth below with regard to simultaneous processing and approvals*). The City Council shall act on an application for an *Open Space Master Plan* in accordance with the time period specified in *Section 212.009* of the *Texas Local Government Code*.

(1) Open Space Master Plan
(2) Master Plat
(3) PD Development Plan (*Required for Retail Areas Only*)
(4) PD Site Plan
(5) Preliminary Plat
(6) Final Plat

(c) A *PD Development Plan* must be approved for the area designated on the *Planned Development Concept Plan* as *Retail* prior to submittal of a *PD Site Plan* application and/or preliminary plat application. No *Master Plat* is required for the area designated on the *Concept Plan* as *Retail*. A traffic impact analysis for the retail tract shall be submitted with the *PD Development Plan* to determine the extent and timing of any recommended facilities and/or improvements to the surrounding roadway network. The traffic impact analysis may be updated with each *PD Site Plan* for each retail development.

(d) *PD Site Plan.* A *PD Site Plan* covering all of the *Subject Property* shall be submitted and shall identify all site/landscape/hardscape plan(s) for all open space, neighborhood parks, trail systems, street buffers and entry features. A *PD Site Plan* application may be processed by the City concurrently with a *Preliminary Plat Application* for the development.

(e) *Preliminary Plat.* A *Preliminary Plat* covering all of the *Subject Property* shall be submitted and shall include a *Treescape Plan*. A *Preliminary Plat Application* may be processed by the City concurrently with a *PD Site Plan Application* for the development.

(f) *Final Plat.* Prior to the issuance of any building permits, a *Final Plat*, conforming to the *Preliminary Plat*, for all of the *Subject Property* shall be submitted for approval.

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OFFICIAL
11.17.2025

SECTION 9. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars* ($2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 10. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 11. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

SECTION 12. 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 1ST DAY OF DECEMBER, 2025.

_____
Tim McCallum, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *November 17, 2025*

2nd Reading: *December 1, 2025*

DRAFT ORDINANCE 11.17.2025

Exhibit 'A':
Legal Description

Field notes for a 316.315-acre (13,778,691 square foot) tract of land situated in the M. E. Hawkins Survey, Abstract No. 100, and the Robert K. Briscoe Survey, Abstract No. 16 in the City of Rockwall, Rockwall County, Texas, and being all of that certain called 308.52-acre tract of land described in a Special Warranty Deed to 308 ON 276, L.P., as recorded in Volume 03662, Page 00315, of the Office Public Records of Rockwall County, Texas (O.P.R.R.C.T.) with said 316.315-acre (13, 778,691 square feet) tract of land being more particularly described by metes and bounds as follows:

BEGINNING a railroad spike set in asphalt marking the northwest corner of said 308 on 276, L.P. tract and the common southwest corner of that certain called 21. 935 acre tract of land described as Tract One in a Warranty Deed to Rockwall Fund I, L.L.C., as recorded in Volume 1 110, Page 190, of the Deed Records of Rockwall County, Texas (D.R.R.C.T.) , said point being in the approximate center of Rochell Road, a county road with an unspecified right-of- way (R. O. W.) width;

THENCE North 89 degrees 00 minutes 24 seconds East (South 89 degrees 12 minutes 02 seconds East - deed call), along the common northerly line of said 308 ON 276, L.P. tract and the common southerly line of said Tract One, passing at a distance of 30. 00 feet, a 5/8 inch iron rod set with a yellow plastic cap stamped "THE WALLACE GROUP " ("cap ") for reference, continuing along said common line, passing at a distance of 1,799. 04-fee t, a ½-inch iron rod found marking the southeast corner of said Tract One, being common with the south west corner of that certain called 59.71-acre tract of land described in a Special Warranty Deed to Fate I- 30, L.P., as recorded in Volume 03542, Page 00039, O.P.R.R.C.T., continuing along the common northerly line of said 308 on 276, L.P. tract and the southerly line of said Fate I-30, L.P. tract, a total distance of 1,966.04 feet (1,902 .80 feet - deed call) to a 1/ 2 inch iron rod found marking the common most northerly northeast corner of said 308 on 276, L.P. tract and the north west corner of that certain coiled 85.479 acre tract of land described as Tract Two in the aforementioned Warranty Deed to Rockwall Fund I, L.L.C., as recorded in Volume 1 110, Page 190, O.R.R.C.T.;

THENCE South 01 degrees 59 minutes 29 seconds East (South 00 degrees 08 minutes 06 seconds West - deed call), along the common easterly line of said 308 ON 276, L.P. tract and the westerly line said Tract Two, a distance of 2,204.26-fee t (2,166.70-feet - deed call) to a ½ inch iron rod found marking an ell corner of said 308 ON 276, L.P. tract and the southwest corner of said Tract Two;

THENCE North 87 degrees 20 minutes 20 seconds East (North 89 degrees 12 minutes 02 seconds East - deed call), continuing along the common northerly line of said 308 on 276, L.P. tract and the southerly line said Tract Two, a distance of 1,691. 90 feet (1,782.53 feet - deed call) to a 5/8-inch iron rod set with "cap" marking the common most easterly northeast corner of said 308 on 276, L.P. tract and the southeast corner of said Tract Two, from which a ½-inch iron rod found bears North 87 degrees 20 minutes 20 seconds East at 10. 49 feet, said 5/8-inch iron rod set being on the west line of that certain called 212.25-acre tract of land described in a Special Warranty Deed to South Rock wall Holdings, L.P., as recorded in Volume 03625, Page 00034, O.P.R.R.C.T.;

THENCE South 01 degrees 34 minutes 35 seconds East, along the common easterly line of said 308 ON 276, L.P. tract and the westerly line said South Rock wall Holdings tract, a distance of 309.68-feet to a 5/8-inch iron rod set with "cap " marking the southwest corner of said South Rock wall Holdings tract, being common with the northwest corner of Lot 8, Equestrian Estates, according to the plot thereof recorded in Cabinet A, Page 19 7, of the Plot Records of Rock wall County, Texas (P.R.R.C.T.);

THENCE South 00 degrees 50 minutes 42 seconds East, along the common easterly line of said 308 ON 276, L.P. tract and the westerly line said Equestrian Estates, a distance of 2,301.71 feet (South 00 degrees 06 minutes 38 seconds West, a distance of 2,580.60 feet - overall deed call) to a 5/8 inch iron rod set with "cap " marking the common southeast corner of said 308 ON 276, L.P. tract and on ell corner of the north R.O.W. line of State Highway No. 276 (having a variable width R.O.W.);

THENCE South 89 degrees 29 minutes 00 seconds West (North 89 degrees 29 minutes 07 seconds West - deed call), along the common southerly line of said 308 ON 2 76, L.P. tract and said north R.O.W. line of State Highway No. 276, passing at a distance of 1.66 feet a found TxDOT concrete monument, continuing along said common line for a tot al distance of 117.50-feet (115.83-feet - deed call) to a 5/8-inch iron rod set with "cap " marking the common ell corner of said 308 ON 276, L.P. tract and the most easterly southeast corner of that certain called 2.503-acre tract of land described as on Easement for Highway Purposes to the State of Texas, recorded in Volume 82, Page 583 of the Real Property Records of Rockwall County, Texas (R.P.R.R.C.T.);

THENCE North 00 degrees 31 minutes 03 seconds West (North 00 degrees 30 Minutes 13 seconds East - deed call), along a common interior line of said 308 on 2 76, L.P. tract and the easterly line of said Easement for Highway Purposes tract, a distance of 50.31-feet (50-feet - deed call) to a 5/8-inch iron rod set with "cap" marking the common ell corner of said 308 ON 276, L.P. tract and the north east corner of said Easement for Highway

Purposes tract;

THENCE South 89 degrees 28 minutes 57 seconds West (North 89 degrees 29 minutes 47 seconds West - deed call), along the common southerly line of said 308 on 276, L.P. tract and the northerly line of said Easement for Highway Purposes tract, a distance of 543.40-feet (543.73-feet - deed call) to a 5/8-inch iron rod set with "cap " for corner;

THENCE South 89 degrees 13 minutes 58 seconds West (South 89 degrees 48 minutes 55 seconds West - deed call), continuing along the common southerly line of said 308 ON 276, L.P. tract and the northerly line of said Easement for Highway Purposes tract, a distance of 757. 25-feet (756.93-feet - deed call) to a 5/8-inch iron rod found marking a common ell corner of said 308 ON 276, L.P. tract and the northwest corner of said Easement for Highway Purposes tract;

THENCE South 00 degrees 46 minutes 03 seconds East (South 00 degrees 11 minutes 05 seconds East - deed call), along a common interior line of said 308 ON 276, L.P. tract and the westerly line of said Easement for High way Purposes tract, a distance of 90.30-feet (87.44-feet - deed call) t o a 5/8-inch iron rod set with "cap " marking a common ell corner of said 308 ON 276, L.P. tract and the southwest corner of said Easement for Highway Purposes tract, said point being on said north R.O.W. line of State Highway No. 276;

THENCE South 89 degrees 13 minutes 57 seconds West (North 89 degrees 53 minutes 27 seconds West - deed call), along the common southerly line of said 308 ON 276, L.P. tract and said north R.O.W. line of State Highway No. 276, passing at a distance of 1,66 7.76-feet a 5/8-inch iron rod set with "cap " for reference, continuing along said common line for a total distance of 1,917.07-feet (1,917.34-feet - deed call) to a found TxDOT concrete monument, marking the transitional R.O.W. line from said north R.O.W. line of State Highway No. 276 to the east R.O.W. fine of Springer Lane, on 80-foot wide R.O.W., (formerly F.M. No. 1143), said point being the beginning of a non-tangent curve to the right, with the radius point being situated North 21 degrees 40 minutes 52 seconds East, a distance of 533.69-feet;

THENCE Northerly along the common curving westerly line of said 308 ON 276, L.P. tract and said curving east R.O.W. line of Springer Lane, with said non-tangent curve to the right, through a central angle of 67 degrees 33 minutes 20 seconds (48 degrees 33 minutes 57 seconds - deed call), having a radius of 533. 69-feet (613.69-feet - deed call), a tangent distance of 356.97-feet, a chord bearing North 34 degrees 32 minutes 28 seconds West (North 40 degrees 41 minutes 57 seconds West - deed call), at 593.43-feet, and an arc distance of 629.26-feet (520.18-feet - deed call) to a 5/8-inch iron rod set with "cap" at the end of said non- tangent curve;

THENCE North 00 degrees 53 minutes 56 seconds West (North 00 degrees 43 minutes 17 seconds West - deed call), continuing along the common westerly line of said 308 on 276, L.P. tract and said east R.O.W. line of Springer Lane, a distance of 294.21-feet (430.56-feet - deed call) to an axle found for the beginning of a non-tangent curve to the left , with the radius point being situated South 89 degrees 08 minutes 07 seconds West, a distance of 612.96-feet;

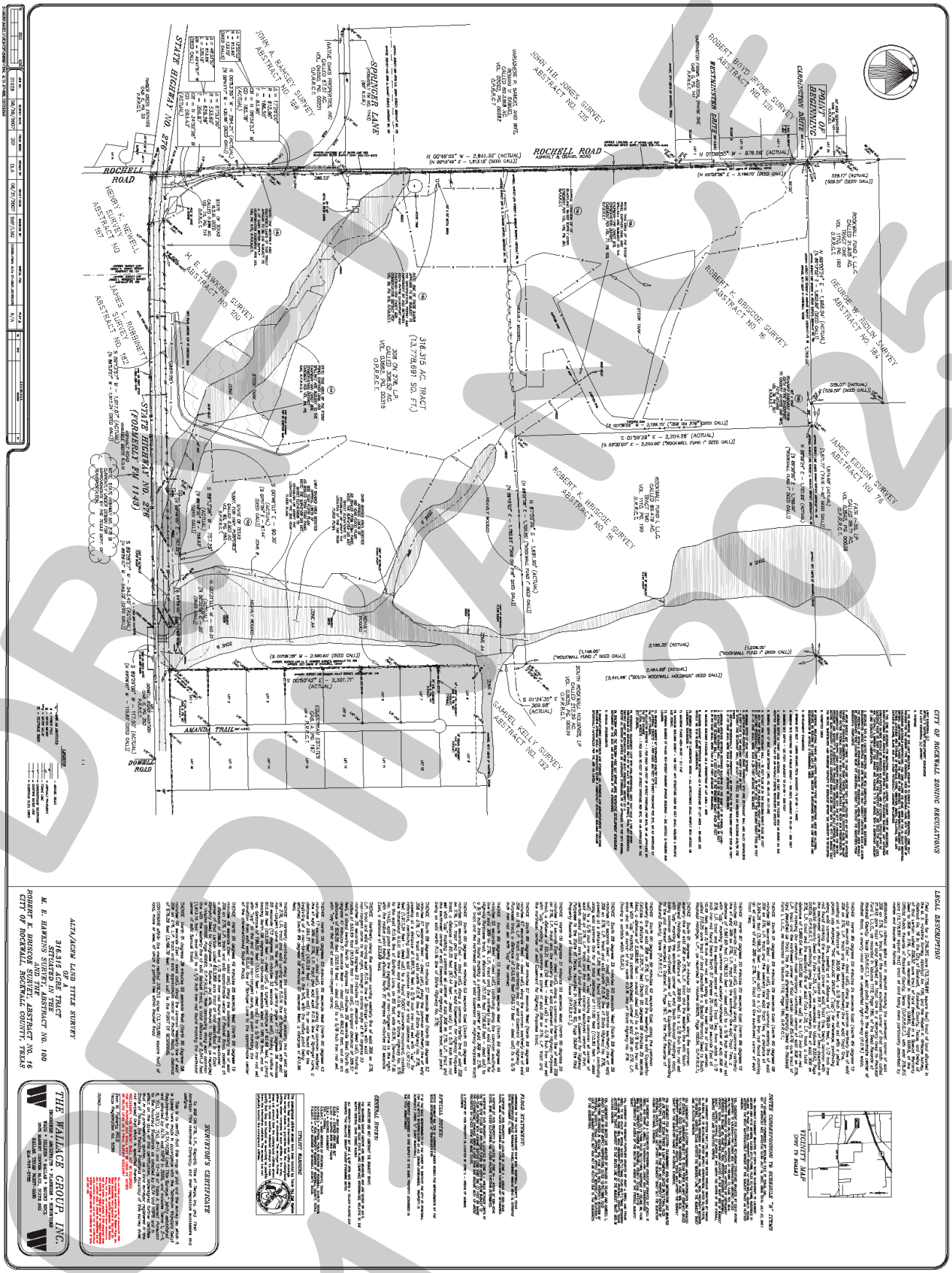
THENCE Northerly continuing along the common curving westerly line of said 308 ON 276, L.P. tract and said curving east R.O.W. line of Springer Lane, with said non-tangent curve to the left, through a central angle of 17 degrees 26 minutes 00 seconds (12 degrees 25 minutes 52 seconds - deed call), having a radius of 612.96-feet (613.69-feet - deed call), a tangent distance of 93.98 feet, a chord bearing North 09 degrees 34 minutes 53 seconds West at 185.78-feet, and an arc distance of 186.50-feet (133.15 feet - deed call) to a 5/8-inch iron rod set with "cap" at the end of said non-tangent curve, said point marking the transition from said east R.O.W. line of Springer Lane to the approximate center of the aforementioned Rochell Road;

THENCE North 00 degrees 49 minutes 05 seconds West (North 00 degrees 10 minutes 49 seconds East - deed call), along the common westerly line of said 308 ON 276, L.P. tract and said approximate center of Rochell Road, passing at a distance of 386.53-feet a ½-inch iron rod found marking the southeast corner of that certain called 60.3368-acre tract of land described in a Cash Warranty Deed to Varughese P. Samuel and wife, Remoni V. Samuel, as recorded in Volume 02002, Page 00062, O.P.R.R.C.T., then continuing along said common line with the easterly line of said Samuel tract, a total distance of 2,841.3-feet (1,613.15-feet - deed call) to a ½-inch iron rod found marking the northeast corner of said Samuel tract;

THENCE North 01 degrees 38 minutes 55 seconds West (North 00 degrees 08 minutes 06 seconds East - deed call), along the common westerly line of said 308 ON 276, L.P. tract and said approximate center of Rochell Road, a distance of 976.29-feet (2,166.70-feet - deed call) to the *POINT OF BEGINNING*.

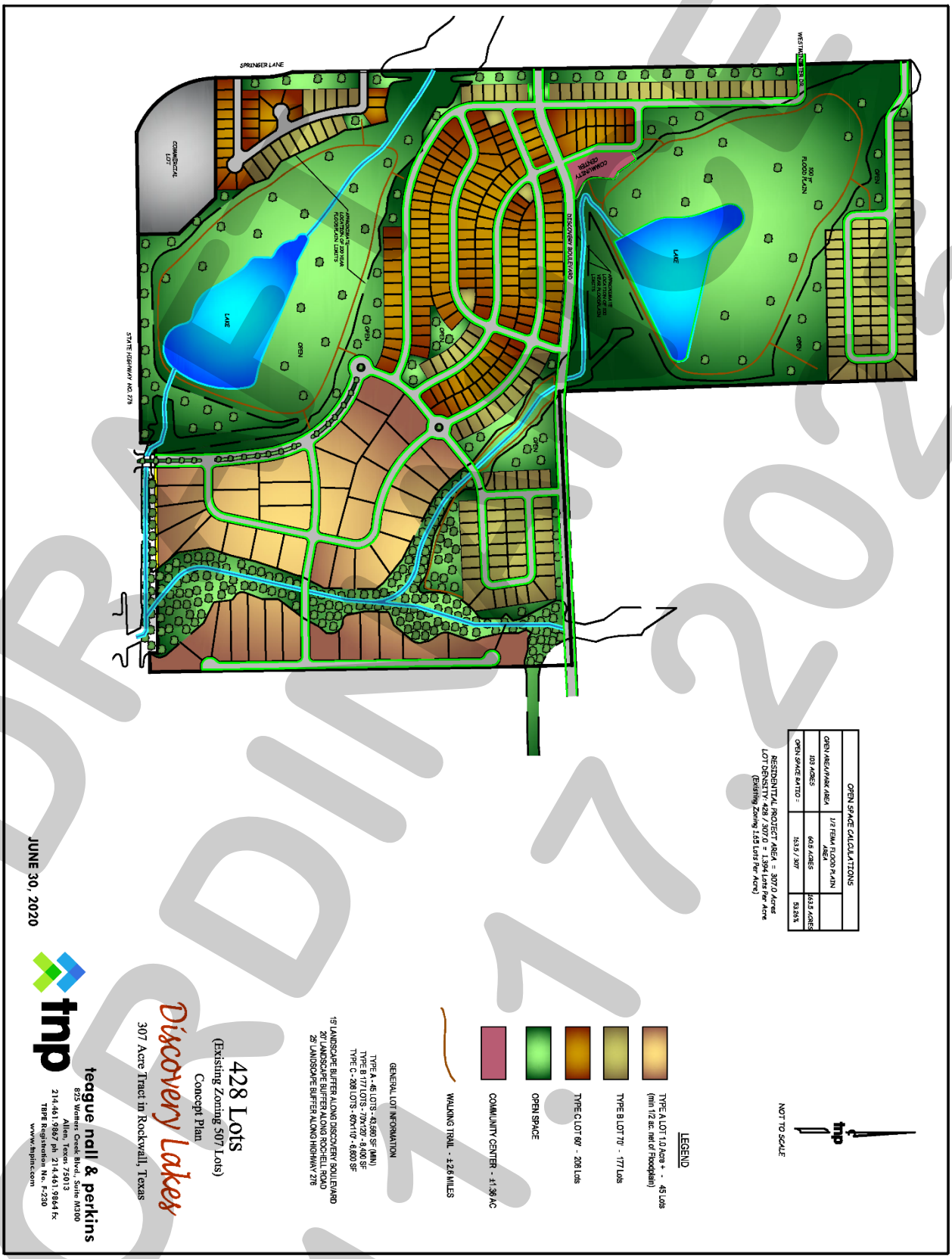
CONTAINING within the metes recited 316.315-acres (13,778,692 square feet) of land, more or less, of which a portion lies within Rochell Road.

Exhibit 'B':
Survey



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Exhibit 'C':
Area Map



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17.2025

Exhibit 'D':
Permitted Land Uses and Development Standards

(A) PURPOSE

The purpose of this PD Zoning change is to allow for an area located at the southeastern portion of the property to be developed as a high-end custom home phase, with minimum one-acre single family residential lots. It is the desire of the owner to retain all the other non-conflicting entitlements on the property per the existing PD requirements and development standards with exceptions that will be noted throughout this document. The developer recognizes and accepts that the acreage utilized for this proposed custom phase will result in a loss of development density, from 507 single family homes to approximately 428 Single family homes. The owner requests the right and flexibility to replace smaller lot types with the 0.75-acre lot type throughout future phases of the development, without the need to rezone the Planned Development District as long as the general intent and layout of the approved revised concept plan is followed and the total number of lots does not increase.

To facilitate review of the proposed PD revisions, sections and development standards that are to be revised as a part of this re-zoning request will be highlighted in yellow throughout the document. All proposed revisions have been incorporated into the attached revised concept plan.

The Discovery Lakes Subdivision is located at the northeast corner of the intersection of SH-276 and Rochell Road. The *Subject Property* is a short walk or bike ride from the Rockwall Technology Park. The Discovery Lakes Subdivision will be a master planned residential neighborhood that will incorporate two (2) lakes, several acres of open space and ~2.6-miles of hiking/jogging/biking trails. The master plan calls for 428 single-family homes. There will be several view corridors strategically placed within the subdivision along with *front loaded* lots to provide for the enjoyment of the open space. A boulevard with 85-feet of right-of-way will connect SH-276 and be constructed up to the first round-about of the one (1) acre lots. The boulevard will have a 14-foot landscape median and a 25-foot travel lane on each side of the street. The residential streets will be 29-feet back-to-back, with a 10½-foot parkway on each side for a total of 50-feet of right-of-way. A *Community Center* with a pool will be provided to add increased amenity for the subdivision. Commencement of the Community Center and pool will take place at or before the final platting of the 201st residential lot or with the addition of additional *Type 'A'* lots. Additionally, the proposed development will incorporate nine (9) acres of commercial space that will be located at the hard corner of SH-276 and Rochell Road. This area will allow for neighborhood service types of uses and eating establishments. A maximum of one (1) hotel planned to service the needs of the subdivision and the Rockwall Technology Park. A 55-acre area adjacent to the northern lake will be dedicated as public parkland to serve Park District No. 31. The Discovery Lakes Subdivision will be a benefit to the community, allowing citizens of all ages the opportunity to live, work, and play in a connected master planned community.

(B) GENERAL REQUIREMENTS

Development Standards.

(1) *Permitted Uses.* The following uses are permitted on the *Subject Property* in accordance with the *Concept Plan* depicted in *Exhibit 'C'* of this ordinance.

(a) Residential Uses. Unless specifically provided by this Planned Development ordinance, only those uses permitted within the Single Family 10 (SF-10) District, as stipulated by the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of

the Unified Development Code (UDC), shall be allowed for areas designated as *residential* on the *Concept Plan*.

(b) Non-Residential. Unless specifically provided by this Planned Development ordinance, only those uses permitted within the General Retail (GR) District, as stipulated by the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of the Unified Development Code (UDC), shall be allowed for areas designated as *commercial* on the *Concept Plan*; however, the following conditions shall apply:

(i) The following additional uses shall be permitted as *by-right* uses on the *Subject Property*:

- ☑ Hotel, Hotel (*Full Service*) or Motel (*With a Maximum Height of Four [4] Stories)* [1]
- ☑ Restaurant (*with Drive-Through or Drive-In*) [2]
- ☑ Retail Store (*with more than two [2] Gasoline Dispensers*)

Notes:
[1]: A maximum of one (1) hotel/motel shall be permitted with this Planned Development District. The height requirement of four (4) stories is permitted to exceed 36-feet, but in no case shall exceed 60-feet.
[2]: A maximum of three (3) restaurants (despite the size of the restaurant) shall be permitted within this Planned Development District.

(ii) The following uses shall be prohibited on the *Subject Property*:

- ☑ Convent or Monastery
- ☑ Hotel, Residence
- ☑ Cemetery/Mausoleum
- ☑ Mortuary of Funeral Chapel
- ☑ Social Service Provider
- ☑ Billiard Parlor or Pool Hall
- ☑ Carnival, Circus, or Amusement Ride
- ☑ Commercial Amusement/Recreation (*Outside*)
- ☑ Gun Club, Skeet or Target Range (*Indoor*)
- ☑ Astrologer, Hypnotist, or Psychic Art and Science
- ☑ Garden Supply /Plant Nursery
- ☑ Night Club, Discotheque, or Dance Hall
- ☑ Secondhand Dealer
- ☑ Car Wash, Self Service
- ☑ Mining and Extraction (Sand, Gravel, Oil and/or Other)
- ☑ Helipad
- ☑ Railroad Yard or Shop
- ☑ Transit Passenger Facility

(2) Non-Residential Development. The area designated as *commercial* on the *Concept Plan* depicted in *Exhibit 'C'* of this ordinance shall be designed to be pedestrian-oriented, easily accessible, and integrated into the general design scheme of the adjacent neighborhood. This can be accomplished by removing the traditional barriers utilized to separate commercial and residential developments (*e.g. screening walls*) and incorporating landscape buffers/elements (*e.g. greenspace, parkways, and etcetera*) and urban design elements (*e.g. pathways, pergolas, and etcetera*) that can create compatibility with the adjacent single-family neighborhood. To better achieve this goal and in addition to the requirements of Section 4.1, *General Commercial District Standards*, and Section 6.14, *SH-276 Corridor Overlay (SH-276 OV) District*, of Article V, *District Development*

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Standards, of the Unified Development Code, all commercial development shall be required to adhere to the following supplemental standards:

(a) Retail Landscape. Landscaping shall be reviewed and approved with the PD Site Plan. All Canopy/Shade Trees planted within the retail development shall be a minimum of four (4) caliper inches in size and all *Accent/Ornamental/Under-Story Trees* shall be a minimum of four (4) feet in total height unless otherwise provided within this document.

(b) Retail Landscape Buffers. All landscape and plantings located within the buffers shall be maintained by the property owner.

(1) Landscape Buffer (Residential Adjacency). Where residential and retail uses share a direct adjacency, a minimum of a 30-foot landscape buffer shall be provided by the retail property adjacent to the residential property. This area shall incorporate ground cover, a *built-up* berm and shrubbery along the entire length of the adjacency. This area should also incorporate pedestrian-oriented design elements (*e.g. pathways*) that allow access between the two (2) uses. Shrubbery utilized in this area shall have a minimum height of 30-inches and a maximum height of 48-inches. Additionally, trees should be incorporated in this area to break up the façades of any commercial buildings.

(2) Landscape Buffer and Sidewalks (SH-276). A minimum of a 15-foot landscape buffer shall be provided along the frontage of SH-276, and shall incorporate ground cover, a *built-up* berm and/or shrubbery or a combination thereof along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, at least three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. All buffer-strip planting requirements shall conform to the requirements of Section 6.14, *SH-276 Corridor Overlay (SH-276 OV) District*, of Article V, *District Development Standards*, of the Unified Development Code.

(3) Landscape Buffer (Rochell Road Retail). A minimum of a 20-foot landscape buffer shall be provided along the frontage of Rochell Road (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and/or shrubbery or a combination thereof along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, at least three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage.

(c) Sidewalks.

i) Sidewalk Adjacent to Rochell Road and SH-276. The developer shall be responsible for the construction of a five (5) foot sidewalk that meanders through the required 20-foot landscape buffer adjacent to Rochell Road and SH-276.

(3) Residential Development Standards. Except as modified by these *Development Standards*, the residential uses depicted in *Exhibit 'C'* of this ordinance shall be subject to the development standards for a Single Family 10 (SF-10) District as stipulated by Section 3.1, *General Residential District Standards*; Section 3.4, S*ingle-Family Residential (SF-10) District*; and Section 6.14, *SH-276 Corridor Overlay (SH-276 OV) District*, of Article V,

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District Development Standards, of the Unified Development Code. In addition, all residential development shall adhere to the following standards:

(a) *Lot Composition and Layout.* The lot layout and composition of the *Subject Property* shall generally conform to the *Concept Plan* depicted in *Exhibit 'C'* and stated in *Table 1* below. Allowances for changes to the quantity and locations of each lot type are permitted in conformance with the requirements listed below; however, in no case shall the proposed development exceed 428 units.

Table 1: Lot Composition

Lot Type	Minimum Lot Size (FT)	Minimum Lot Size (SF)	Dwelling Units (#)	Dwelling Units (%)
A	80' x 200'	32,670 SF	45	10.51%
B	70' x 110'	7,700 SF	177	41.36%
C	60' x 110'	6,600 SF	206	48.13%
		Maximum Permitted Units:	*428*	*100.00%*

The allocation of single-family dwellings among lot types may deviate from *Table 1* provided that the proposed lot composition meets the following criteria:

(1) The total number of lots does not exceed 428 units; and,
(2) The average lot size for the total development is not less than 9,700 SF (*i.e. total square footage of all lots/total number of lots*); and,
(3) *Lot Type "A"* shall not be decrease below 40 lots; and,
(4) *Lot Type "B"* shall not be decreased below 38% of the total 428 lots; and,
(5) *Lot Type "C"* shall not be increased beyond 55% of the total 428 lots.

(b) *Density and Dimensional Requirements.* The maximum permissible density for the *Subject Property* shall not exceed 1.40 dwelling units per gross acre of land; however, in no case should the proposed development exceed 428 units. All lots shall conform to the standards depicted in *Table 2* below and generally conform to *Exhibit 'C'* of this ordinance.

Table 2: Lot Dimensional Requirements

Lot Type (see Concept Plan) ▶	A	B	C
Minimum Lot Width (1) & (5) & (7)	80'	70'	60'
Minimum Lot Depth	200'	110'	110'
Minimum Lot Area	32,670 SF	7,700 SF	6,600 SF
Minimum Front Yard Setback (2), (6), & (8)	25'	20'	20'
Minimum Side Yard Setback	10'	5'	5'
Minimum Side Yard Setback (Adjacent to a Street) (2)	20'	15'	15'
Minimum Length of Driveway Pavement	25'	20'	20'
Maximum Height (3)	36'	36'	36'
Minimum Rear Yard Setback (4)	20'	10'	10'
Minimum Area/Dwelling Unit (SF) [Air-Conditioned Space]	3,200 SF	2,250 SF	2,000 SF
Garage Orientation (8)	J-Swing, Flat Front or Side Entry	J-Swing or Flat Front	J-Swing or Flat Front
Maximum Number of Front Entry Garages Permitted	17	58	137
Maximum Lot Coverage	65%	65%	65%

General Notes:
1: The minimum lot width shall be measured at the *Front Yard Building Setback*.
2: The location of the *Front Yard Building Setback* as measured from the front property line.
3: The *Maximum Height* shall be measured to the eave or top plate (whichever is greater) of the single-

DRAFT ORDINANCE 2025

family home.

[4]: As measured from the rear yard property line.

[5]: Lots fronting onto a curvilinear street, cul-de-sac or eyebrow may have the lot width reduced by up to 20% as measured at the front property line provided that the lot width is met at the front building line. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows maybe reduced by up to ten (10%) percent, but shall meet the minimum lot size for each lot type.

[6]: Sunrooms, porches, stoops, bay windows, balconies, masonry clad chimneys, eaves and similar architectural features may encroach beyond the Front Yard Building Setback by up to ten (10) feet for any property that increases the Front Yard Building Setback to 20-feet; however, the encroachment shall not exceed five (5) feet on Side Yard Setbacks (Adjacent to a Street) and shall not encroach into public right-of-way [a Sunroom is an enclosed room no more than 15-feet in width that has glass on at least 50% of each of the encroaching faces].

[7]: All lots with a *J-Swing* or *Traditional Swing* driveway require a minimum of a 65-foot lot width.

[8]: The minimum front yard setback for properties that have a *Flat Front Entry* garage format shall be 25-feet.

(c) *Building Standards.* All development shall adhere to the following building standards:

(1) Masonry Requirement. The minimum masonry requirement for the exterior façades of all buildings shall be 90%. For the purposes of this ordinance the masonry requirement shall be limited to full width brick, natural stone, and cultured stone. Cementaceous fiberboard horizontal lap-siding (*e.g. HardiBoard or Hardy Plank*) and/or stucco (*i.e. three [3] part stucco or a comparable -- to be determined by staff*) shall be permitted to be used to meet up to 50% of the masonry requirement.

(2) Roof Pitch. A minimum of an *8:12* roof pitch is required on all structures with the exception of porches, which shall have a minimum of a *4:12* roof pitch. *Type 'A'* lots may have a variable pitch to the roofs that may deviate from these specific standards when it is determined by staff to serve a particular architectural theme.

(3) Garage Orientation. Garages shall be provided as stipulated by *Table 2: Lot Dimensional Requirements*. Garages permitted for front entry maybe oriented toward the street in a *Flat Front Entry* format; however, the front façade of the garage must be situated a minimum of 25-feet off the front property line. All front entry garages shall incorporate an architectural element or feature separating the individual garage openings. *Side Entry*, *Traditional Swing*, or *J-Swing* garages are permitted to have a second single garage door facing the street as long as it is behind the width of the double garage door situated in the *Swing* configuration.

(d) *Anti-Monotony Restrictions.* The development shall adhere to the Anti-Monotony Matrix depicted in *Table 3* below (*for spacing requirements see the illustration on the following page*).

Table 3: Anti-Monotony Matrix

Lot Type	*Minimum Lot Size*	*Elevation Features*
A	80' x 200'	(1), (2), (3), (5)
B	70' x 110'	(1), (2), (3), (4)
C	60' x 110'	(1), (2), (3), (4)

(1) Identical brick blends or paint colors may not occur on adjacent (*side-by-side*) properties along any block face without at least five (5) intervening homes of differing materials on the same side of the street beginning with the adjacent

DRAFT ORDINANCE 2025

property and six (6) intervening homes of differing materials on the opposite side of the street.

(2) Front building elevations shall not repeat along any block face without at least five (5) intervening homes of differing appearance on the same side of the street and six (6) intervening homes of differing appearance on the opposite side of the street. The rear elevation of homes backing to open spaces or on SH-276 or Rochelle Road shall not repeat without at least five (5) intervening homes of differing appearance. Homes are considered to have a differing appearance if any of the following two (2) items deviate:

(a) Number of Stories
(b) Permitted Encroachment Type and Layout
(c) Roof Type and Layout
(d) Articulation of the Front Façade

(3) Permitted encroachment (*i.e. porches*) elevations shall not repeat or be the same along any block face without at least five (5) intervening homes of sufficient dissimilarity on the same side of the street beginning with the home adjacent to the subject property and six (6) intervening homes beginning with the home on the opposite side of the street.

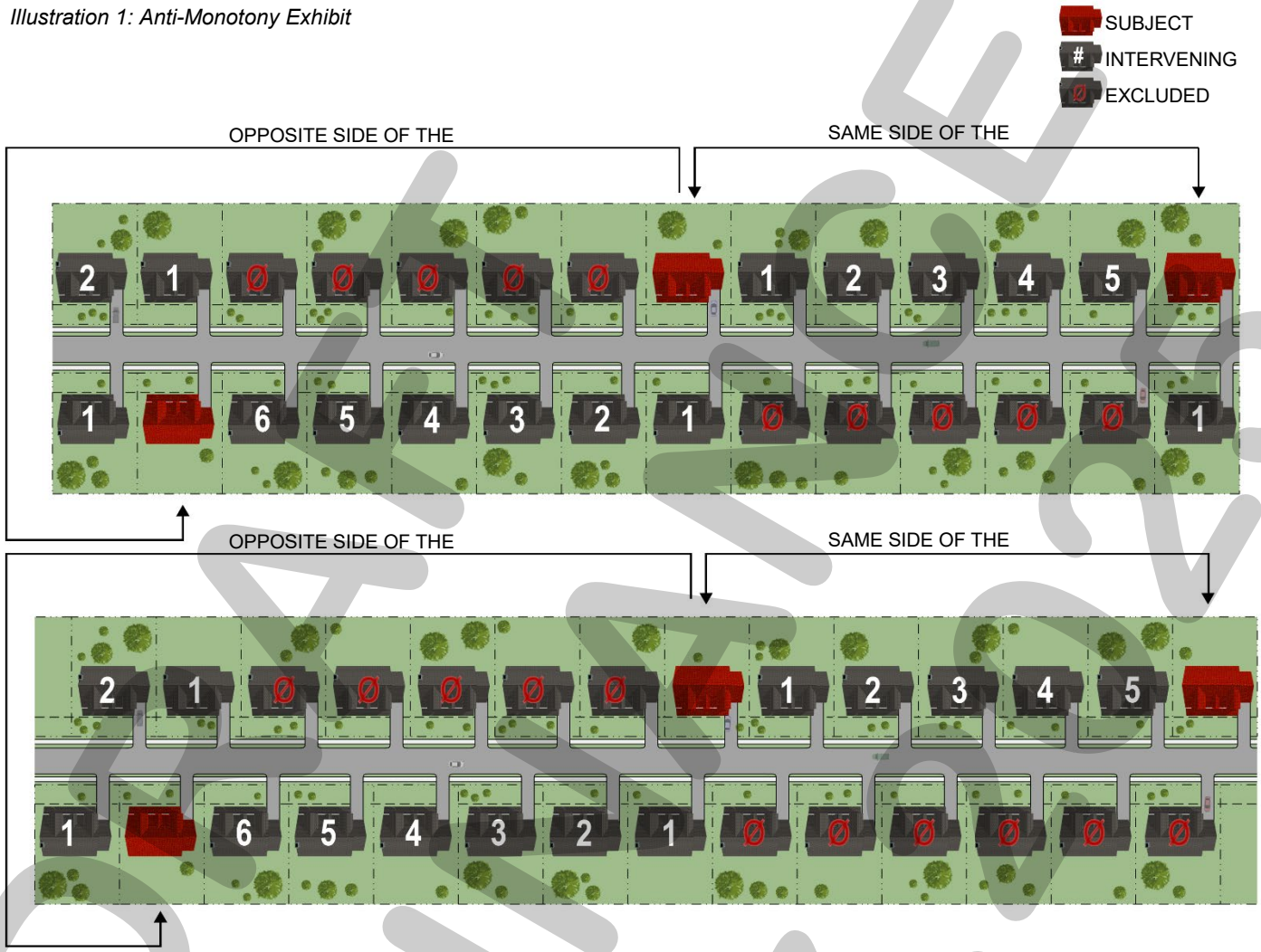
(4) Each phase of the subdivision will allow for a maximum of four (4) compatible roof colors, and all roof shingles shall be an architectural or dimensional shingle (*3-Tab Roofing Shingles are prohibited*).

(5) *Type 'A'* lots may use slate, imitation slate, tile, concrete tile, imitation tile, standing seam metal, or other high-end type roof materials.

Continued on Next Page…

DRAFT ORDINANCE 11.17.2025

Illustration 1: Anti-Monotony Exhibit



(e) *Fencing Standards.* All individual residential fencing and walls shall be architecturally compatible with the design, materials and colors of the primary structure on the same lot, and meet the following standards:

(1) Wood Fences. All solid fencing shall be constructed utilizing standard cedar fencing materials (*spruce fencing is prohibited*) that are a minimum of ½-inch or greater in thickness. Fences shall be *board-on-board* panel fence that is constructed a minimum of six (6) feet in height and a maximum of eight (8) feet in height. Posts, fasteners, and bolts shall be formed from hot dipped galvanized or stainless steel. All cedar pickets shall be placed on the public side (*i.e. facing streets, alleys, open space, parks, and/or neighboring properties*). All posts and/or framing shall be placed on the private side (*i.e. facing towards the home*) of the fence. All wood fences shall be smooth finished, free of burs and splinters, and be stained and sealed on both sides of the fence. Painting a fence with oil or latex based paint shall be prohibited. All solid fences shall incorporate a decorative top rail and/or cap detailing the design of the fence.

(2) Wrought Iron/Tubular Steel. Lots located along the perimeter of roadways, abutting open spaces, greenbelts and parks shall be required to install a wrought iron or tubular steel fence. Wrought iron/tubular steel fences can be a maximum of eight (8) feet in height.

(3) Corner Lots. Corner lots fences (*i.e. adjacent to the street*) shall provide masonry columns at 45-feet off center spacing that begins at the rear of the property line. A maximum of eight (8) foot solid *board-on-board panel* fence constructed utilizing cedar fencing shall be allowed between the masonry columns along the side and/or rear lot adjacent to a street. In addition, the fencing shall be setback from the side property line adjacent to a street a minimum of five (5) feet. The property owner shall be required to maintain both sides of the fence.

(4) Solid Fences (including Wood Fences). All solid fences shall incorporate a decorative top rail or cap detailing into the design of the fence.

(f) *Landscape and Hardscape Standards.*

(1) *Residential Landscape.* Landscaping shall be reviewed and approved with the PD Site Plan. All *Canopy/Shade Trees* planted within the residential development shall be a minimum of three (3) caliper inches in size and all *Accent/Ornamental/Under-Story Trees* shall be a minimum of four (4) feet in total height unless otherwise provided within this document.

(2) *Single Family Landscaping.* Prior to the issuance of a Certificate of Occupancy (CO) all single-family lots shall conform to the following:

i) *Interior Lots.* All interior lots shall include a minimum of two (2) trees with a diameter at breast height (dbh) [*i.e. the diameter in inches of a tree as measured through the main trunk at a point of four and one-half (4½) inches above the natural ground level*] of three (3) inches shall be planted in the front yard, and two (2) additional trees of the same caliper inch shall be planted in the side yard facing the street for corner lots.

Note: For the purposes of this section only, the term "front yard" includes the area within the dedicated right-of-way for a parkway immediately adjoining the front yard of the lot.

ii) *Corner Lots.* All corner lots shall include a minimum of two (2) trees with a diameter at breast height (dbh) [*i.e. the diameter in inches of a tree as measured through the main trunk at a point of four and one-half (4½) inches above the natural ground level*] of three (3) inches shall be planted in the front yard of an interior lot.

(3) *Landscape Buffers.* All landscape buffers and plantings located within the buffers shall be maintained by the Homeowner's Association (HOA).

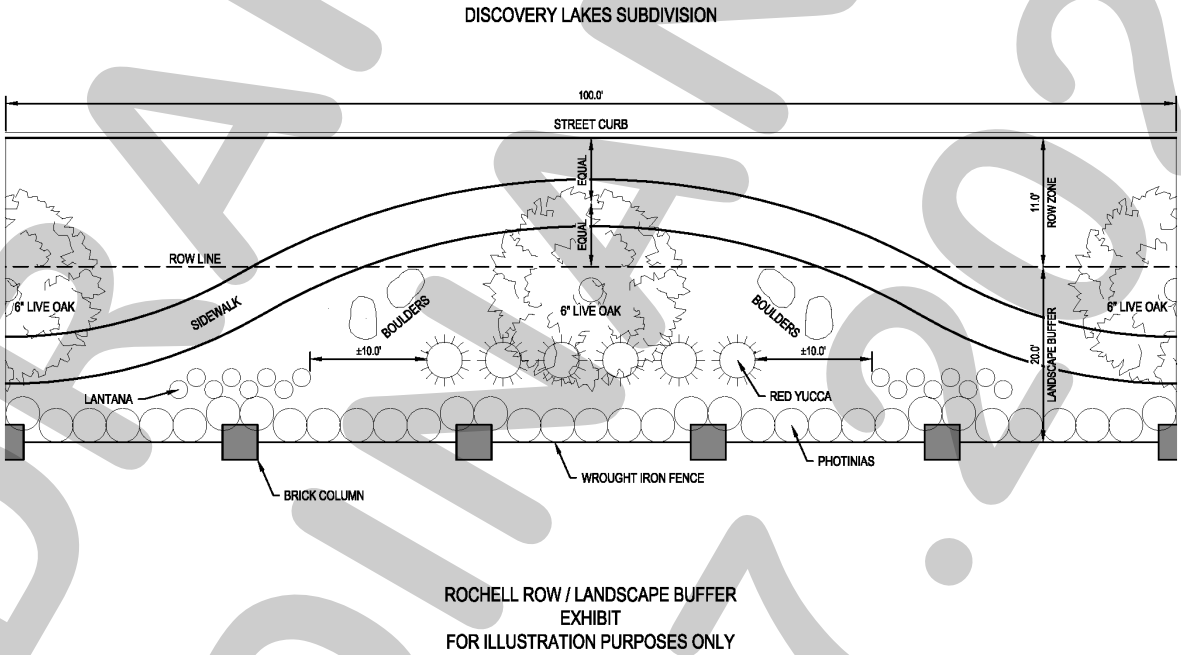
(a) Landscape Buffer and Sidewalks (Discovery Boulevard). A minimum of a 15-foot landscape buffer shall be provided along the frontage of Discovery Boulevard, and shall incorporate ground cover, a *built-up* berm and/or shrubbery or a combination thereof along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches and a

DRAFT ORDINANCE 11.17.2025

maximum height of 48-inches. In addition, at least one (1) canopy tree shall be planted per 30-feet of linear frontage.

(b) *Landscape Buffer (Rochell Road).* A minimum of a 20-foot landscape buffer shall be provided along the frontage of Rochell Road (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and/or shrubbery or a combination thereof along the entire length of the frontage. Shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, at least three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. The landscape buffer along Rochell Road shall general conform to the following illustration [*i.e. Illustration 3]*.

Illustration 2: Landscape Buffer along Rochell Road.



(c) *Landscape Buffer (SH-276).* A minimum of a 25-foot landscape buffer shall be provided along the frontage of SH-276, and shall incorporate ground cover, a *built-up* berm and/or shrubbery or a combination thereof along the entire length of the frontage. Shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, at least three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. In addition, all buffer-strip planting requirements shall conform to the requirements of Section 6.14, *SH-276 Corridor Overlay (SH-276 OV) District*, of Article V, *District Development Standards*, of the Unified Development Code (*i.e. minimum four [4] inch caliper trees required*).

(4) *Irrigation Requirements*. Irrigation shall be installed for all required landscaping located within common areas, landscape buffers and/or open space. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or

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landscape architect and shall be maintained by the Homeowner's Association (HOA).

(5) *Hardscape.* Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the PD Site Plan.

(g) *Lighting.* Light poles shall not exceed 20-feet in total height (*i.e. base and lighting standard*). All fixtures shall be directed downward and be positioned to contain all light within the development area.

(h) *Sidewalks.*

i) *Internal Sidewalks.* All sidewalks adjacent to an interior residential street shall begin 5½-feet from the back of curb and be five (5) feet in overall width.

ii) *Sidewalks Adjacent to Rochell Road and Discovery Boulevard.* All sidewalks adjacent Rochell Road and Discovery Boulevard shall begin two (2) feet inside the right-of-way line and be five (5) feet in overall width.

(i) *Open Space.* The development shall consist of a minimum of 20% open space as calculated from the gross land area, and generally conform to the *Concept Plan* contained in *Exhibit 'C'* of this ordinance. Existing floodplain shall be counted at a rate of ½-acre for every acre provided (*e.g., 10-acres of floodplain would count as 5-acres of open space*). The Homeowner's Association (HOA) shall maintain all open space areas.

(j) *Temporary On-Site Sanitary Sewer (OSSF)*. On-Site Sanitary Sewer (OSSF) systems shall only be allowed on *Type 'A'* lots that contain a minimum of 32,670 SF. OSSF's shall be designed by a State of Texas registered Professional Engineer, and each design shall specify an aerobic type system with drip (*underground*) irrigation system. All systems shall meet the minimum standards of the Texas Commission on Environmental Quality (TCEQ) and each installed system shall be inspected by a third-party licensed inspector and be paid for by the developer. Operation and maintenance of each individual OSSF shall be the responsibility of the property owner and the City will not assume any responsibility to the proper design, installation, operation, and maintenance of the system. In addition to the installation of the OSSF's for *Type 'A'* lots, each constructed home must provide a secondary connection that will allow the resident to disconnect and abandon the OSSF and connect to the future -- *developer provided* -- sanitary sewer system when it is made available. The *Developer*, during the development/construction of any phase of the subdivision, will be responsible for constructing the required sanitary sewer infrastructure (*i.e. mains and laterals*) as required by the City's Master Wastewater Plan. The *Developer* shall be responsible for escrowing the required impact fees for all lots utilizing an OSSF. A *Facilities Agreement* addressing how this money will be escrowed will be required to be drafted prior to the *Developer* submitting a preliminary plat with the City of Rockwall. This *Facilities Agreement* and the preliminary plat can be considered concurrently by the City Council; however, an approved, signed, and executed *Facilities Agreement* shall be a condition of approval of the preliminary plat. In addition, the *Developer* will be required to provide an appropriate disclosure statement regarding the obligation to connect to the City's wastewater system and any additional perceived costs to the

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homeowner associated with this connection in all real-estate contracts between the developer, homebuilder, and homeowner.

(k) *Neighborhood Signage.* Permanent subdivision identification signage shall be permitted at all major entry points for the proposed subdivision. Final design and location of any entry features shall be reviewed and approved with the *PD Site Plan*.

(l) *Community Center*. A site plan, landscape plan and building elevations shall be required for the proposed *Community Center* and shall be subject to site plan approval by the Planning and Zoning Commission prior to construction. The community center shall commence construction prior to the platting of the 201st residential lot, unless additional *Type 'A'* lots -- *above and beyond what is shown on the Concept Plan contained in Exhibit 'C' of this ordinance* -- are requested; in which case, the developer shall commence construction of the community center as part of the phase that proposes the additional *Type 'A'* lots.

(m) *Homeowner's Association (HOA).* A Homeowner's Association shall be created to enforce the restrictions established in accordance with the requirements of *Section 38-15* of the Subdivision Regulations contained within the *Municipal Code of Ordinances* of the City of Rockwall. The HOA shall also maintain all neighborhood parks, trails, open space and common areas, irrigation, landscaping, amenity centers, screening fences associated with this development.

(4) Buried Utilities. New distribution power-lines required to serve the *Subject Property* shall be placed underground, whether such lines are located internally or along the perimeter of the *Subject Property*, unless otherwise authorized by the City Council. New transmission power-lines, or distribution lines of a size not typically or cost effectively placed underground (*3-phase lines*), or additional lines that are added to existing poles, may be above ground, if located along the perimeter of the *Subject Property*. The Developer shall not be required to re-locate existing overhead power-lines along the perimeter of the *Subject Property*. Temporary power-lines constructed across undeveloped portions of the *Subject Property* to facilitate development phasing and looping may be allowed above ground, but shall not be considered existing lines at the time the area is developed, and if they are to become permanent facilities, such lines shall be placed underground pursuant to this paragraph. Franchise utilities shall be placed within a ten (10) foot public utility easement behind the sidewalk, between the home and the property line.

(5) *Variances*. The variance procedures and standards for approval that are set forth in the Unified Development Code shall apply to any application for variances to this ordinance.

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CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

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

TO:	Mayor and City Council
DATE:	November 17, 2025
APPLICANT:	Lisa Brooks and Rene'e Holland; *Makeway, LLC*
CASE NUMBER:	Z2025-067; *Specific Use Permit (SUP) for a Daycare that Exceeds the Maximum Size in Neighborhood Services (NS) District*

SUMMARY

Hold a public hearing to discuss and consider a request by Lisa Brooks and Rene'e Holland of Makeway, LLC for the approval of a *Specific Use Permit (SUP)* for a *Daycare Facility Exceeding the Maximum Building Size* in a Neighborhood Services (NS) District on a 2.751-acre tract of land identified as Tract 1-04 of the S. R. Barnes Survey, Abstract No. 13, City of Rockwall, Rockwall County, Texas, zoned Neighborhood Services (NS) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located at the southeast corner of the intersection of John King Boulevard and Quail Run Road, and take any action necessary.

BACKGROUND

The subject property was annexed into the City on March 16, 1998 by *Ordinance No. 98-10* [*Case No. A1998-001*]. At the time of annexation, the subject property was zoned Agricultural (AG) District. On April 7, 2025, the City Council approved a zoning change [*Case No. Z2025-006*] changing the zoning of the subject property from an Agriculture (AG) District to a Neighborhood Services (NS) District. The subject property has been vacant since annexation.

PURPOSE

On October 17, 2025, the applicants -- *Lisa Brooks and Rene'e Holland of Makeway, LLC* -- submitted an application requesting a *Specific Use Permit (SUP)* for a building exceeding 5,000 SF in size in a Neighborhood Services (NS) District to allow the construction of an 11,114 SF daycare facility.

ADJACENT LAND USES AND ACCESS

The subject property is located at the southeast corner of the intersection of John King Boulevard and Quail Run Road. The land uses adjacent to the subject property are as follows:

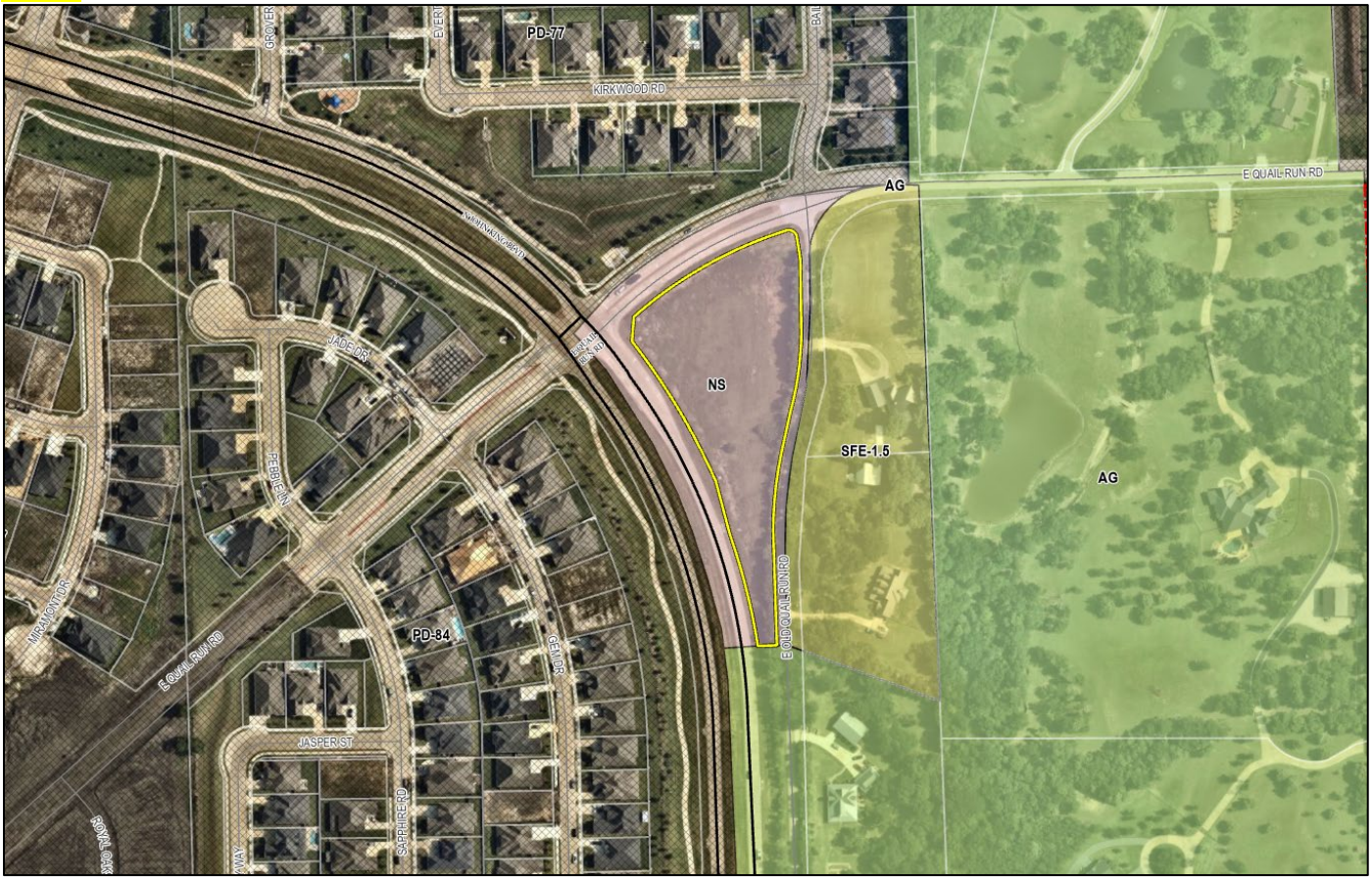
North: Directly north of the subject property is E. Quail Run Road, which is identified as a *A4U (i.e. arterial, four [4] lane, undivided roadway)* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Continuing north is the Gideon Grove Subdivision, which was established on May, 3, 2019, consists of 72 single-family residential lots on 29.18-acres, and is zoned Planned Development District 77 (PD-77) for Single-Family 10 (SF-10) District land uses. Beyond this is a residential subdivision that is located outside of the corporate limits of the City of Rockwall.

South: Directly south of the subject property is John King Boulevard, which is identified as a *P6D* (*i.e. principle arterial, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Continuing south is Phase 8A of the Caruth Lake Subdivision, which was established on December 20, 2012, consists of 63 single-family residential lots on 22.66-acres, and is zoned Planned Development District 5 (PD-5) for Single-Family 8.4 (SF-8.4) District land uses.

East: Directly east of the subject property is E. Old Quail Run Road, which is identified as a *R2* [*i.e. residential, two (2) lane, undivided roadway*] on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Continuing east are two (2) lots (*i.e. Lot 1 [1.82-acres], and Lot 2 [2.12-acres], Block A, Utley Addition*) zoned Single-Family Estate 1.5 (SFE-1.5) District. Beyond this is a 17.51-acre tract of land (*i.e. Lot 1, Block A, Cox Acres*), which has a single-family home situated on the property and is zoned Agricultural (AG) District.

West: Directly west of the subject property is John King Boulevard, which is identified as a *P6D* (*i.e. principle arterial, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Continuing west is Phase 2 of the Gideon Grove Subdivision, which was established on March 22, 2022, consists of 96 single-family residential lots on 30.06-acres, and is zoned Planned Development District 84 (PD-84) for Single-Family 7 (SF-7) District land uses.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



CHARACTERISTICS OF THE REQUEST

The applicant is requesting approval of a Specific Use Permit (SUP) to allow the construction of a daycare facility exceeding 5,000 SF in size on a 2.751-acre parcel of land zoned Neighborhood Services (NS) District. According to the Neighborhood Services (NS) District standards contained in the Unified Development Code (UDC), daycare facilities are permitted *by-right* when the building area does not exceed 5,000 SF. When the total building area exceeds this threshold, a Specific Use Permit (SUP) is required. Based on the applicant's submittal, the proposed building will exceed this threshold by 6,114 SF. The site plan shows the construction of a single-story daycare facility with a total building area of approximately 11,114 SF. The proposed building will be oriented toward John King Boulevard, with primary vehicular access taken from E. Quail Run Road and John King Boulevard. No access is proposed from Old E. Quail Run Road, consistent with staff's prior recommendations to limit commercial traffic adjacent to existing residential properties.

The building elevations illustrate a structure designed to complement surrounding residential development. The proposed building incorporates a combination of brick and stone masonry, neutral color tones, and pitched roof elements that reduce the

perception of massing and create a residentially compatible appearance. The overall height of the structure is approximately 20 feet, which is well below the maximum height allowed within the Neighborhood Services (NS) District.

Parking for the facility will be provided along the front and side façades of the building, meeting the minimum off-street parking requirements of the Unified Development Code (UDC). Internal circulation is designed to accommodate parent drop-off and pick-up activity while maintaining safe pedestrian access to the building entrances. A fenced outdoor play area is proposed to the rear of the building and will be enclosed by a minimum six (6) foot wrought-iron fence, consistent with the requirements of the Unified Development Code (UDC). Additional landscape buffering will be provided along all property boundaries, particularly where the property adjoins residentially zoned or used properties. Landscaping along John King Boulevard and Quail Run Road will include canopy trees, ornamental plantings, and turf areas that meet or exceed the minimum landscaping standards of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC).

CONFORMANCE WITH THE CITY'S CODES

According to Subsection 04.03, *Neighborhood Services (NS) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), the Neighborhood Services (NS) District is intended to provide for low-intensity retail and service uses that are compatible with and complementary to surrounding residential neighborhoods. The district emphasizes pedestrian-scaled design, high-quality architecture, and site layouts that create appropriate transitions between commercial and residential areas.

The proposed daycare facility generally conforms to the dimensional and site development standards for the Neighborhood Services (NS) District, including building height, setbacks, lot coverage, and off-street parking. The site layout demonstrates compliance with the landscaping and screening requirements of the Unified Development Code (UDC), and the proposed access configuration appropriately directs commercial traffic to John King Boulevard and E. Quail Run Road, avoiding Old E. Quail Run Road, which serves existing residential neighborhoods; however, the proposed driveway configuration along E. Quail Run Road does *not* meet the minimum driveway spacing requirements established by the City of Rockwall's *Engineering Standards of Design and Construction*. The minimum spacing for E Quail Run Road is 200-feet, and the proposed development provides around 150-feet from the existing drives. In addition, the irregular shape and limited frontage of the site hinder the applicant's ability to fully adhere to the City's spacing requirements. While this spacing deficiency will need to be addressed as a variance during the site plan review process, it is not anticipated to significantly hinder overall traffic circulation or site accessibility given the expected traffic volumes expected along E. Quail Run Road.

The subject property is also located within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, which establishes additional design and development standards intended to promote visual quality and corridor consistency along major roadways. These standards require enhanced site and building design, quality exterior materials, and appropriate screening and buffering for properties visible from the John King Boulevard corridor.

While the proposed site layout and use are consistent with the intent of the Neighborhood Services (NS) District and the SH-205 By-Pass Overlay (SH-205 BY-OV) District's standards, final design will be reviewed through the standard site plan process to verify compliance with all applicable building, landscaping, lighting, and screening requirements.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

According to the OURHometown Vision 2040 Comprehensive Plan, the subject property is located within the *Northeast Residential District* and was previously designated for *Low Density Residential* land uses. The Comprehensive Plan describes the *Northeast Residential District* as an area characterized by established and emerging single-family neighborhoods with a predominantly residential development pattern; however, the Plan also acknowledges that neighborhood-supportive commercial uses may be appropriate at the periphery of residential areas -- *particularly along major corridors such as John King Boulevar*d -- where adequate buffering and site design can ensure compatibility.

When the City Council approved the rezoning of the property from Agricultural (AG) to Neighborhood Services (NS) District on March 11, 2025, it recognized the property's potential to accommodate neighborhood-serving commercial uses consistent with the intent of the Comprehensive Plan's *Neighborhood/Convenience Center* concept. These small-scale commercial nodes are envisioned to provide everyday services -- *such as childcare facilities, personal care establishments, and professional offices* -- that meet the daily needs of nearby residents while maintaining a residentially compatible scale and character.

The proposed daycare facility aligns with the Comprehensive Plan's guiding principles for neighborhood compatibility and service accessibility. Specifically, the project supports:

- *CHAPTER 08 RESIDENTIAL | POLICY 03 | GOAL 01 EXISTING RESIDENTIAL SUBDIVISIONS AND DEVELOPMENTS*: Protect existing single-family neighborhoods from the negative effects of non-residential development through appropriate scale, buffering, and design. In this case, the proposed development is providing a ten (10) foot, three (3) tier landscape buffer along Old E. Quail Run Road, which will incorporate the use of the existing thick tree-line along this roadway.

- *CHAPTER 09 NON-RESIDENTIAL | POLICY 03 | GOAL 04 COMMERCIAL BUILDING DESIGN:* Non-residential buildings adjacent to residential properties should be designed to a residential scale to assist the transition of land uses, and mitigate any potential negative visual impacts of the commercial development. As noted in the *Adjacent Land Uses and Access* section of this case memo, there are several nearby residential subdivisions. The applicant has indicated to staff that the design of the building will reflect the style and architecture of the nearby subdivisions.

The proposed use -- *an early childhood education and daycare facility* -- is a neighborhood-serving, low-intensity land use consistent with these objectives. The project's scale, location, and function align with the City's vision for providing accessible, community-oriented services within close proximity to residential areas. The proposed daycare facility is consistent with the land use intent of the OURHometown Vision 2040 Comprehensive Plan. The project supports the Plan's emphasis on balanced growth, compatible development, and the establishment of neighborhood-scale services that enhance quality of life for nearby residents.

STAFF ANALYSIS

From a land use perspective, staff finds that the proposed daycare facility is consistent with the intent and purpose of the Neighborhood Services (NS) District. The district is designed to accommodate low-intensity commercial and service uses that support adjacent residential neighborhoods while maintaining a residentially compatible scale. The proposed *daycare facility* represents a neighborhood-serving use that would provide a needed community service to nearby residents without introducing an intensity of development inconsistent with the area's established character.

The site layout demonstrates compliance with the applicable development standards contained in the Unified Development Code (UDC), including requirements related to building setbacks, lot coverage, parking, landscaping, and screening. Vehicular access is provided from John King Boulevard and E. Quail Run Road, consistent with prior staff recommendations to avoid access from Old E. Quail Run Road, which serves existing residential homes. However, as mentioned in the Conformance to the City's Codes section of this memo, the proposed driveway configuration along E. Quail Run Road does *not* meet the minimum driveway spacing requirements established by the City of Rockwall's *Engineering Standards of Design and Construction*. This will require a variance through the site plan process. In addition, the site design includes appropriate buffering and screening, ensuring a functional and visually compatible transition between the proposed commercial use and nearby residential areas.

The property's location at the intersection of John King Boulevard and Quail Run Road also aligns with the OURHometown Vision 2040 Comprehensive Plan's direction for neighborhood-scale, service-oriented commercial uses to be located along major corridors or intersections that can safely accommodate additional traffic and limit direct impacts to residential streets.

In summary, the proposed daycare facility represents a neighborhood-serving, low-intensity use that is compatible with surrounding land uses, consistent with the Comprehensive Plan's policy direction, and appropriate within the Neighborhood Services (NS) District. With all that being said, Specific Use Permits (SUPs) are a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On October 21, 2025, staff notified 69 property owners and occupants within 500-feet of the subject property. Staff also notified the Caruth Lakes (*Caruth Ridge Estates*) and Stoney Hollow Homeowners Association (HOA), which are the only Homeowner's Associations (HOAs) or Neighborhood Groups participating in the Neighborhood Notification Program that are within 1,500-feet of the subject property. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the

Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was written, staff has received three (3) notices in opposition of the applicant's request.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the applicant's request for a *Specific Use Permit (SUP)* for a *Daycare Facility* exceeding the maximum size within a Neighborhood Services (NS) District, then staff would propose the following conditions of approval:

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

   (a) The development of a *Daycare Facility* on the *Subject Property* shall generally conform to the *Concept Plan* as depicted in *Exhibit 'B'* of the Specific Use Permit (SUP) ordinance.

   (b) A ten (10) foot landscape buffer with three (3) tiered screening (*i.e. small to mid-sized shrubs, large shrubs or accent trees, and canopy trees*) is required along E. Old Quail Run Road.

   (c) The proposed *Daycare Facility* shall not exceed 11,200 SF.

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

PLANNING AND ZONING COMMISSION

On November 11, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the *Specific Use Permit (SUP)* by a vote of 6-0, with Commissioner Hustings absent.

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

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

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

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

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

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS: JOHN KING / E. QUAIL RUN / OLD QUAIL RUN
SUBDIVISION: TRACT 1-04 (S.R. Barnes Survey) LOT: BLOCK:
GENERAL LOCATION: ABSTRACT No. 13, ROCKWALL COUNTY

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING: Comm - NS
PROPOSED ZONING: NS + SUP
ACREAGE: 2.75 LOTS [CURRENT]:

CURRENT USE: NA
PROPOSED USE: CHILD CARE CENTER
LOTS [PROPOSED]:

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

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

☑ OWNER: LISA BROOKS
CONTACT PERSON: LISA BROOKS
ADDRESS: 1215 RIDGE RD W
CITY, STATE & ZIP: ROCKWALL, TX 75087
PHONE: 214.402.2349
E-MAIL: aalcbrooks@yahoo.com

☑ APPLICANT: RENEE HOLLAND
CONTACT PERSON: RENEE HOLLAND
ADDRESS: 805 EAGLE PASS
CITY, STATE & ZIP: HEATH, TX 75032
PHONE: 214.402.6511
E-MAIL: jholland1977@yahoo

NOTARY VERIFICATION [REQUIRED]

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

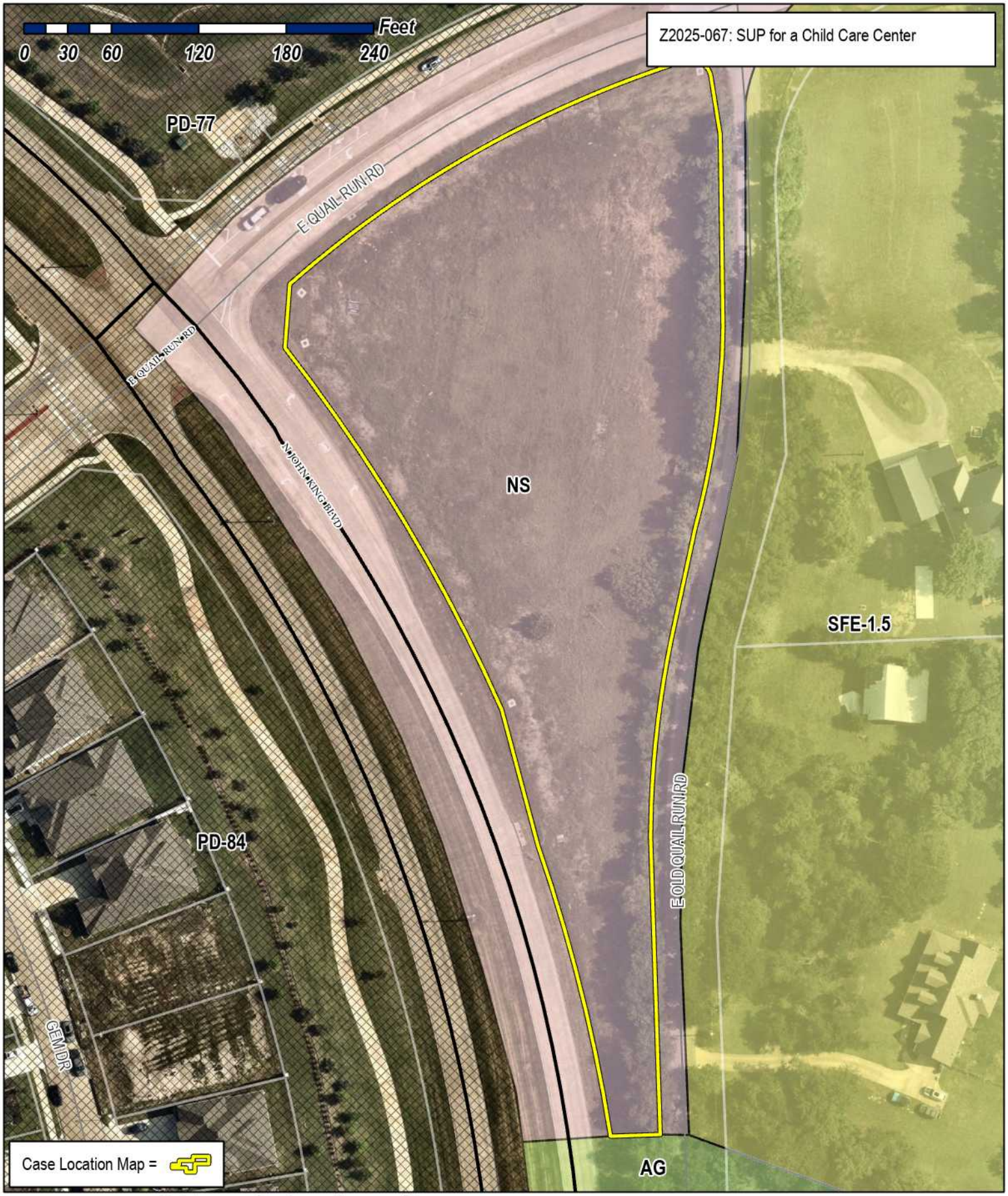
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $_____, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20___. BY SIGNING THIS APPLICATION,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

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE _____ DAY OF _____, 20___.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES



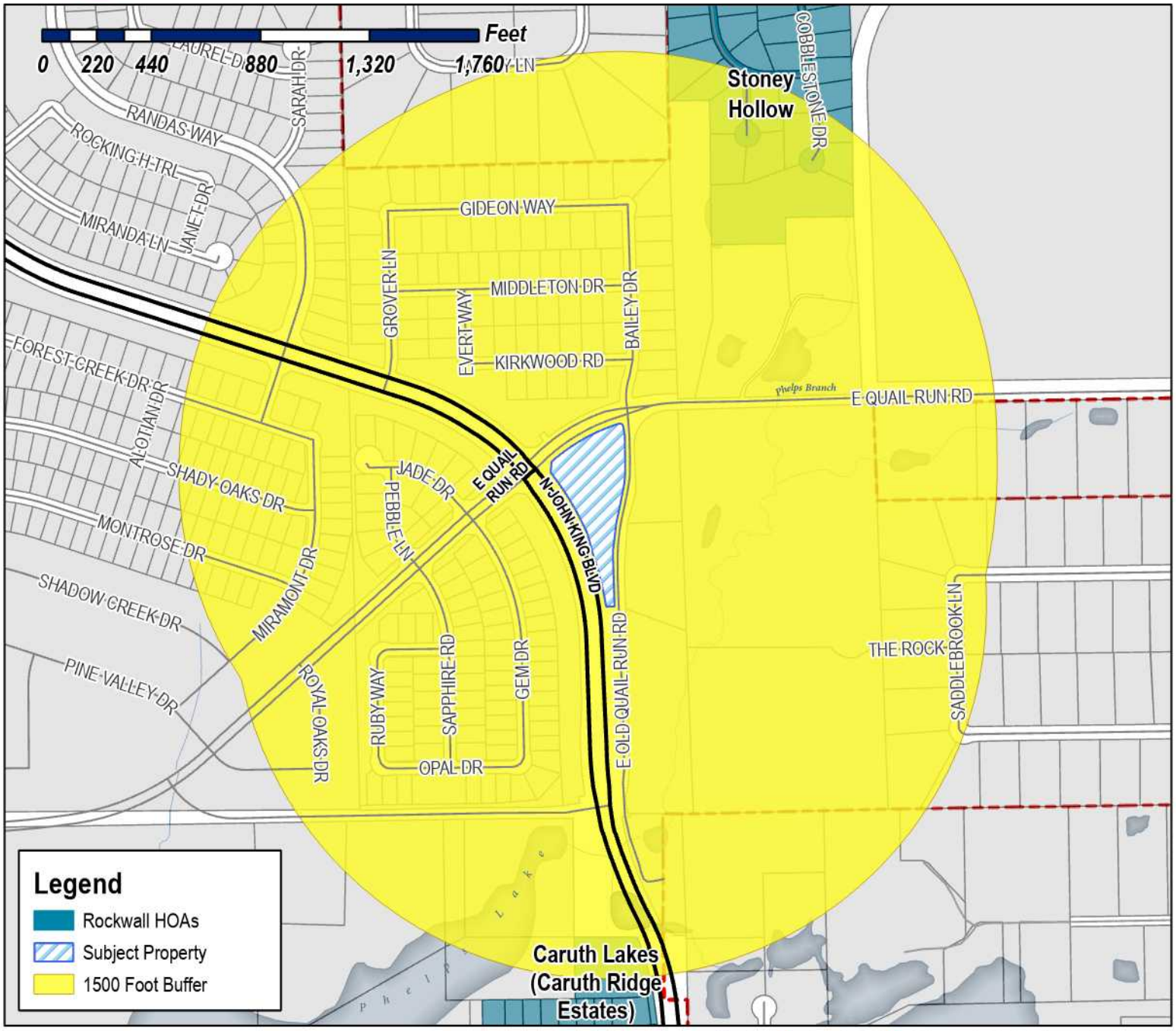
City of Rockwall
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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

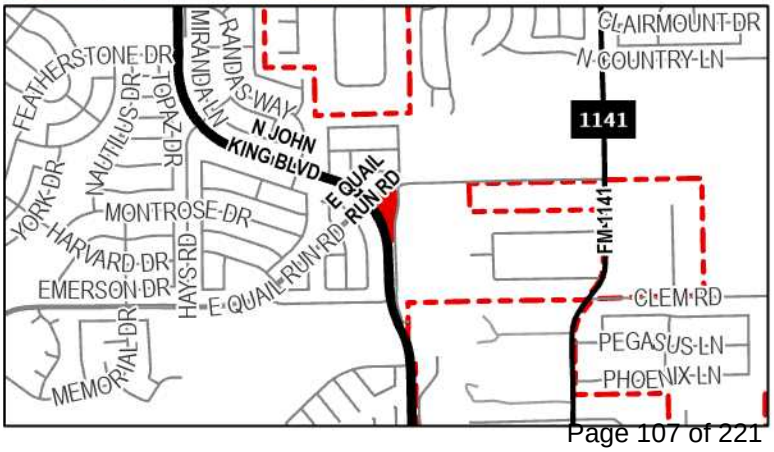
City of Rockwall

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Case Number: Z2025-067
Case Name: SUP for a Child Care Center
Case Type: Zoning
Zoning: Neighborhood Service (NS) District
Case Address: SE Corner of N John King and Quail Run Road



Date Saved: 10/16/2025
For Questions on this Case Call (972) 771-7745

Miller, Ryan

From: Zavala, Melanie
Sent: Wednesday, October 22, 2025 12:41 PM
Cc: Miller, Ryan; Lee, Henry; Ross, Bethany
Subject: Neighborhood Notification Program [Z2025-067]
Attachments: Public Notice (10.20.2025).pdf; HOA Map (10.16.2025).pdf

HOA/Neighborhood Association Representative:

Per your participation in the *Neighborhood Notification Program*, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on *Friday, October 24, 2025*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, November 11, 2025 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, November 17, 2025 at 6:00 PM*. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

Z2025-067: SUP for a Daycare Facility Exceeding the Maximum Building Size
Hold a public hearing to discuss and consider a request by Lisa Brooks and Renee Holland of Makeway, LLC for the approval of a Specific Use Permit (SUP) for a Daycare Facility Exceeding the Maximum Building Size in a Neighborhood Services (NS) District on a 2.751-acre tract of land identified as Tract 1-04 of the S. R. Barnes Survey, Abstract No. 13, City of Rockwall, Rockwall County, Texas, zoned Neighborhood Services (NS) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located at the southeast corner of the intersection of John King Boulevard and Quail Run Road, and take any action necessary.

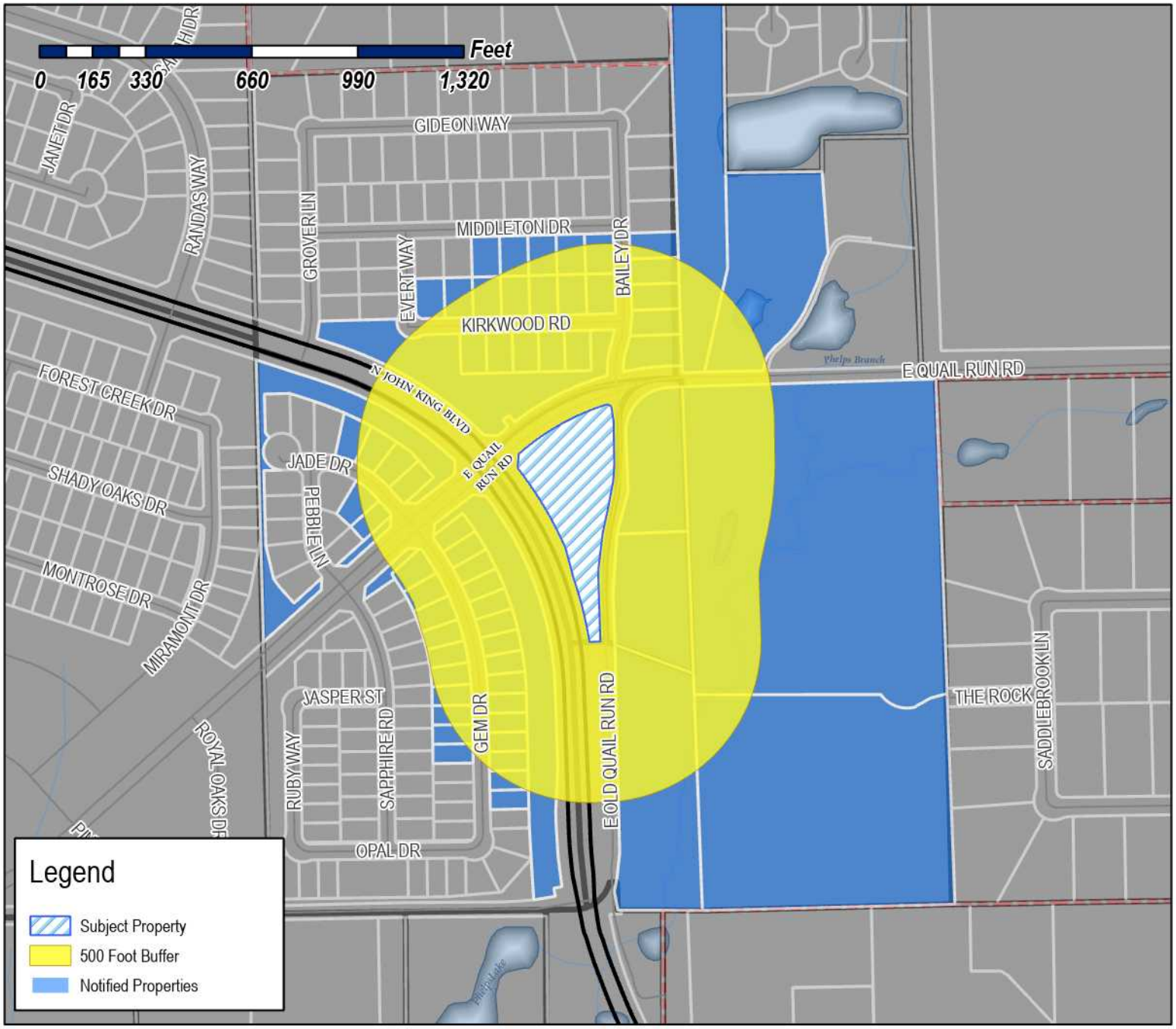
Thank you,

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

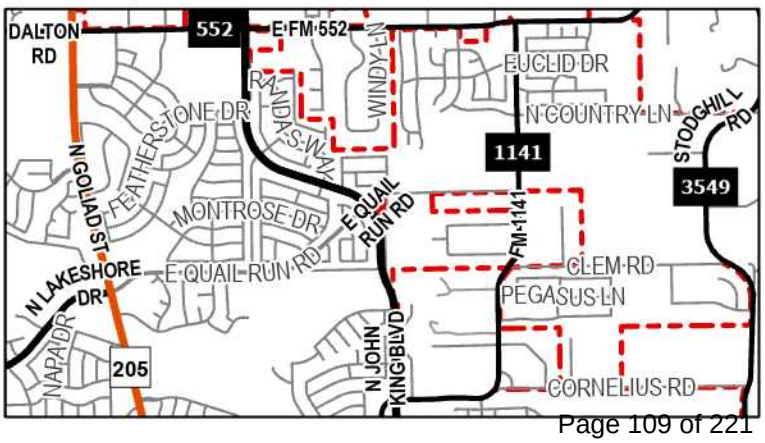
City of Rockwall

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

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: Z2025-067
Case Name: SUP for a Child Care Center
Case Type: Zoning
Zoning: Neighborhood Service (NS) District
Case Address: SE Corner of N John King and Quail Run Road



Date Saved: 10/16/2025
For Questions on this Case Call: (972) 771-7745

GIDEON GROVE HOMEOWNERS ASSOCIATION INC
1024 S Greenville Ave Ste 230
Allen, TX 75002

HUNTER MICHELLE ZERBE AND TRACY GIL HUNTER
1304 KIRKWOOD ROAD
ROCKWALL, TX 75087

VALENCIA BRANDON AND AMANDA
1308 KIRKWOOD ROAD
ROCKWALL, TX 75087

SMITH SAMUEL CURTIS & CHRISTEN SWEARENGIN
1309 Kirkwood Rd
Rockwall, TX 75087

ABU BAKR BILAL & NADIA BILAL
1311 MIDDLETON DRIVE
ROCKWALL, TX 75087

MCDANIEL TIMMY E & SHIRLEY G
1312 KIRKWOOD RD
ROCKWALL, TX 75087

WOLFGRAM FAMILY LIVING TRUST
MARK WOLFGRAM AND TIFFANY WOLFGRAM - TRUSTEES
1313 KRIKWOOD ROAD
ROCKWALL, TX 75087

RESIDENT
1315 MIDDLETON DRIVE
ROCKWALL, TX 75087

CLEMENT MICHAEL BRENT AND ANDREA KRISTINA
1316 KIRKWOOD RD
ROCKWALL, TX 75087

WATTS RICKY & JACQUELINE
1317 KIRKWOOD RD
ROCKWALL, TX 75087

FARRELL SALLY A AND JOHN T
1319 MIDDLETON DRIVE
ROCKWALL, TX 75087

FARRELL ERIN ELIZABETH AND TIMOTHY DANIEL
1320 KIRKWOOD ROAD
ROCKWALL, TX 75087

RUTTER KENT DOUGLAS AND MARIA ELENA
1321 KIRKWOOD ROAD
ROCKWALL, TX 75087

JORDAN RAYSHAWN AND LANDRIA
1323 MIDDLETON DRIVE
ROCKWALL, TX 75087

BOLES GEORGE AND JANET
1324 KIRKWOOD ROAD
ROCKWALL, TX 75087

KANDIMALLA RAHUL
1325 KIRKWOOD
ROCKWALL, TX 75087

SMALLWOOD GENE R AND SHIRLEY J
1327 MIDDLETON DR
ROCKWALL, TX 75087

LAMPI MATTHEW OLAVI AND LISA CHARMAGNE
1328 KIRKWOOD RD
ROCKWALL, TX 75087

KOUVELIS HILDA & PETER
1415 E QUAIL RUN RD
ROCKWALL, TX 75087

LARRIVIERE MICHAEL R & LISA J
1425 E QUAIL RUN RD
ROCKWALL, TX 75087

PACESETTER HOMES LLC
14400 THE LAKES BLVD BUILDING C SUITE 200
PFLUGERVILLE, TX 78660

TYLER WILLIAM L AND VANITA RAE
1501 THE ROCK
ROCKWALL, TX 75087

LEFERE MARCY NICOLE AND ALIDOR PHILLIP IV
1691 E Quail Run Rd
Rockwall, TX 75087

AZBILL THOMAS & CHRISTINA CHEW
1714 GEM DR
ROCKWALL, TX 75087

BONNER URSULA L
1720 Gem Dr
Rockwall, TX 75087

HOLLOWAY BETTYE
1726 GEM DR
ROCKWALL, TX 75087

BOGISAM VENKATA RAMESHBABU & SIREESHA KANDULA
1727 GEM DR
ROCKWALL, TX 75087

GIBSON JASON M & CAMIE
1732 GEM DR
ROCKWALL, TX 75087

RESIDENT
1733 GEM DR
ROCKWALL, TX 75087

JONES CHRISTOPHER JR & JUSTICE JONES
1738 Gem Dr
Rockwall, TX 75087

RESIDENT
1739 GEM DR
ROCKWALL, TX 75087

SKINNER PATRICIA KAY
1744 Gem Dr
Rockwall, TX 75087

RESIDENT
1745 GEM DR
ROCKWALL, TX 75087

VAIRAGYAM RAHUL & LAKSHMI
NARAYANACHARI SRIRAMACHARI
1745 Gem Dr
Rockwall, TX 75087

PICHARDO ROGER FRANCISCO AND COURTNEY
RAE
1751 E QUAIL RUN
ROCKWALL, TX 75087

RESIDENT
1800 E QUAIL RUN RD
ROCKWALL, TX 75087

JENNINGS RYNE THOMAS
1804 GEM DR
ROCKWALL, TX 75087

RESIDENT
1805 GEM DR
ROCKWALL, TX 75087

NGUYEN JASON &
KATHY HOANG DOAN
1810 GEM DR
ROCKWALL, TX 75087

RESIDENT
1815 E OLD QUAIL RUN RD
ROCKWALL, TX 75087

GREWAL MANJINDER S MANJIT K GREWAL
1815 Gem Dr
Rockwall, TX 75087

SAMUEL JOY C & DICKSON I
1816 GEM DR
ROCKWALL, TX 75087

RESIDENT
1822 GEM DR
ROCKWALL, TX 75087

MERTENS ANDREW & JENNIFER LOUISE
SIFUENTES
1823 GEM DR
ROCKWALL, TX 75087

RESIDENT
1828 GEM DR
ROCKWALL, TX 75087

RESIDENT
1831 GEM DR
ROCKWALL, TX 75087

GRACEVILLA BLESSY KUNJUMON
1832 Gem Dr
Rockwall, TX 75087

RESIDENT
1837 GEM DR
ROCKWALL, TX 75087

SCHULZE KYLER W AND
JANETTE SCHULZE
1838 GEM DR
ROCKWALL, TX 75087

PITTI VIKRAM AND
PRATHIBHA ANKALA
1844 GEM DR
ROCKWALL, TX 75087

RESIDENT
1845 GEM DR
ROCKWALL, TX 75087

RESIDENT
1850 GEM DR
ROCKWALL, TX 75087

RESIDENT
1906 JADE DR
ROCKWALL, TX 75087

RESIDENT
1907 JADE DR
ROCKWALL, TX 75087

JARAMILLO JOE & NORA
1912 JADE DR
ROCKWALL, TX 75087

BRUMFIELD ADRIENNE & STANLEY BRUMFIELD
1913 Jade Dr
Rockwall, TX 75087

LOPEZ MICHAEL A & TYLER C SMOCK-LOMBARDI
1918 Jade Dr
Rockwall, TX 75087

SIMMONS LAKEYA
1924 Jade Dr
Rockwall, TX 75087

BERHE MERHAWI
2002 BAILEY DRIVE
ROCKWALL, TX 75087

GARDNER-NEWELL FAMILY TRUST
JAMES K GARDNER JR AND KARIN B NEWELL-
COTRUSTEES
2006 BAILEY DRIVE
ROCKWALL, TX 75087

DEAPEN RICHARD AND ALICIA
2010 BAILEY DRIVE
ROCKWALL, TX 75087

HARRIS ALBERT G AND JENNIFER O
2014 BAILEY DRIVE
ROCKWALL, TX 75087

WIMPEE JAKE M AND REBECCA K
2018 BAILEY DRIVE
ROCKWALL, TX 75087

SHANE HOMES INC
325 N SAINT ST STE 3100 #2901
DALLAS, TX 75201

STOCK EDWARD J
3951 VZ COUNTY ROAD 3415
WILLS POINT, TX 75169

WINDSOR HOMES CUMBERLAND LLC
5310 Harvest Hill Rd Ste 162
Dallas, TX 75230

DFW FARMLAND ESTATES LLC
7105 N Cherokee Xing W
Warr Acres, OK 73132

MAKEWAY LLC
805 EAGLE PASS
HEATH, TX 75032

COX GERALD GLEN AND ROSALBA CARRASCO
815 T L Townsend Dr Ste 101
Rockwall, TX 75087

PUBLIC NOTICE

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

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

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

Z2025-066: SUP for a Daycare Facility Exceeding the Maximum Building Size

Hold a public hearing to discuss and consider a request by Lisa Brooks and Renee Holland of Makeway, LLC for the approval of a Specific Use Permit (SUP) for a Daycare Facility Exceeding the Maximum Building Size in a Neighborhood Services (NS) District on a 2.751-acre tract of land identified as Tract 1-04 of the S. R. Barnes Survey, Abstract No. 13, City of Rockwall, Rockwall County, Texas, zoned Neighborhood Services (NS) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located at the southeast corner of the intersection of John King Boulevard and Quail Run Road, 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, November 11, 2025 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, November 17, 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, November 17, 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. Z2025-066: SUP for a Daycare Facility Exceeding the Maximum Building Size

Please place a check mark on the appropriate line below:

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

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

Name:

Address:

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

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

ZONING & SPECIFIC USE PERMIT
INFORMATION FORM

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

CASE NUMBER Z2025-067

PLEASE PLACE A CHECK MARK ON THE APPROPRIATE LINE BELOW.

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

NAME Sally Farrell

ADDRESS 1319 Middleton Dr, Rockwall, TX, 75087, USA

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

When the original zoning change was approved to allow for a day care center, why wasn't it approved for the larger size? Have the plans changed to make it larger or was there a handshake agreement to approve the zone change with fewer square feet just to get it passed, knowing a request would be submitted later to increase the size? Why is a larger facility required?

PLEASE CHECK ALL THAT APPLY.

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

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

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

PUBLIC NOTICE

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

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Sincerely,

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Case No. Z2025-066: SUP for a Daycare Facility Exceeding the Maximum Building Size

Please place a check mark on the appropriate line below:

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

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

There is already enough (too much) traffic on John King as it is. It's difficult to get out of neighborhood from Quail Run as it is without the constant in and out of Day Care traffic.

Name: Tim & Gail McDaniel

Address: 1312 Kirkwood Rd

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. It seems City Council has already made up thier minds on this issue!

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

PLEASE RETURN THE BELOW FORM

Case No. Z2025-066: SUP for a Daycare Facility Exceeding the Maximum Building Size

Please place a check mark on the appropriate line below:

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

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

As a homeowner closest to proposed daycare, my wife and I are stongly against this proposed zoning change. The noise and increased traffic will effect will effect our quality of life and effect our home value negatively

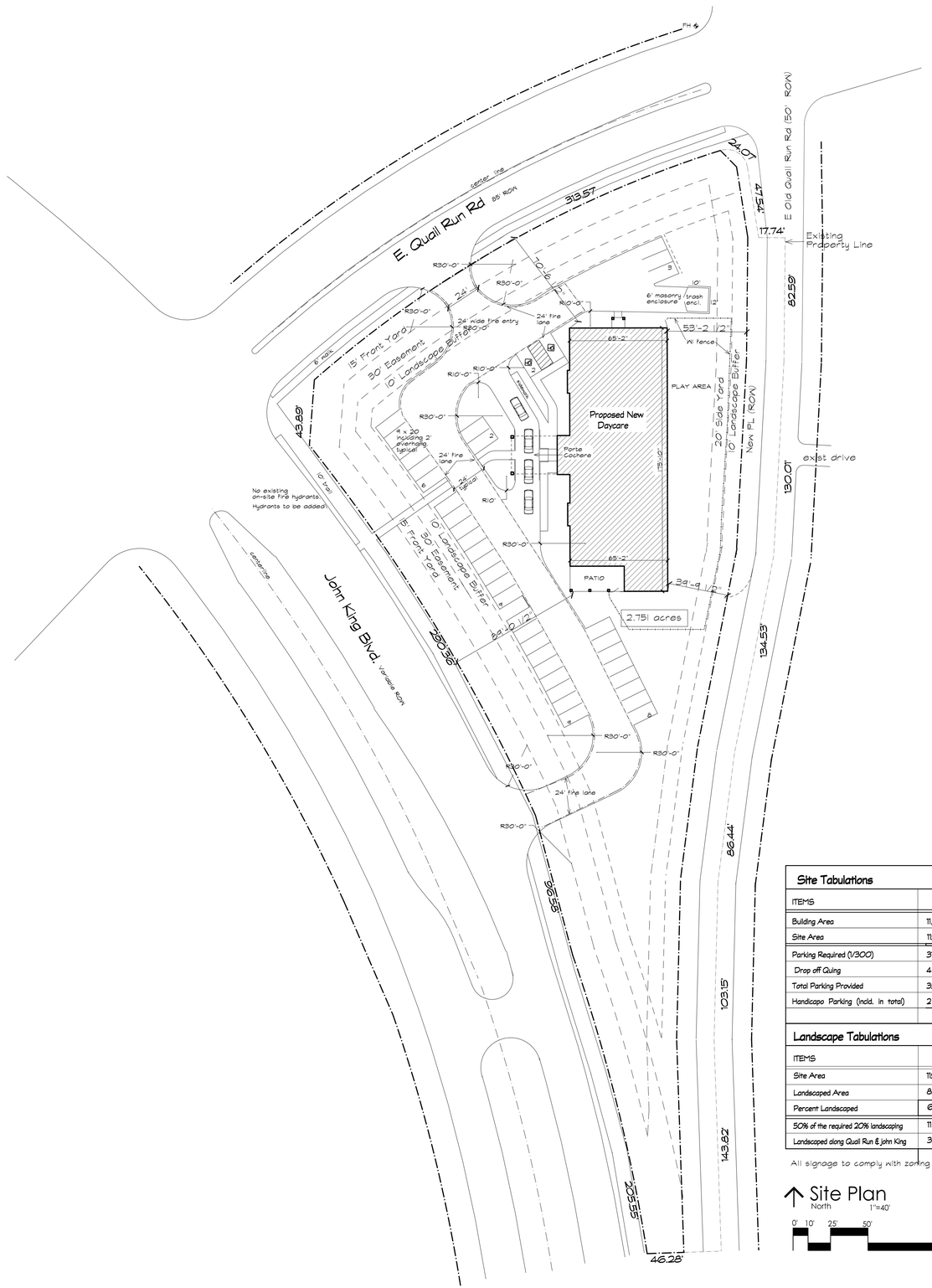
Name: Ricky Watts + Jacqueline Watts

Address: 1317 Kirkwood

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

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

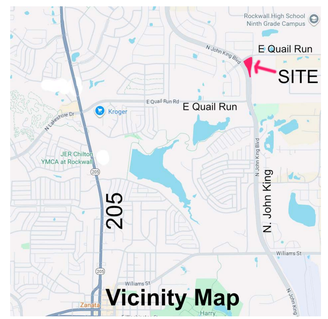


Site Tabulations	
ITEMS	
Building Area	11,114 sq.ft.
Site Area	119,877 sq.ft.
Parking Required (1/300)	37
Drop off Quing	4
Total Parking Provided	39 + 4
Handicapp Parking (incld. in total)	2

Landscape Tabulations	
ITEMS	
Site Area	119,877 sq.ft.
Landscaped Area	83,381 sq.ft.
Percent Landscaped	69.5 %
50% of the required 20% landscaping	11,988 sf
Landscaped along Quail Run & John King	32,135

All signage to comply with zoning ordinance.

Site Plan
North
1"=40'
0' 10' 25' 50' 100'



HARVEST ACADEMY CHILD CARE CENTER	
Owner/Developer	Lot/Block
Lisa Brooks / Renee Holland 7215 Ridge Row Rockwall, Texas 75087 214-402-22349 aalcbrooks@yahoo.com	Tract 1-04 of the S. R. Barnes Surey, Abstract No 13 City of Rockwall, Rockwall County, Texas 2.751 Acres

(SUP Request) Z2025-006 (orig. zoning case)

revisions:

creativearchitects
scott b. roberts, architect
1026 creekwood drive
garland, texas 75044
972-530-4872
www.creative-architect.com
scott@cr-ar.com

Site

2025204

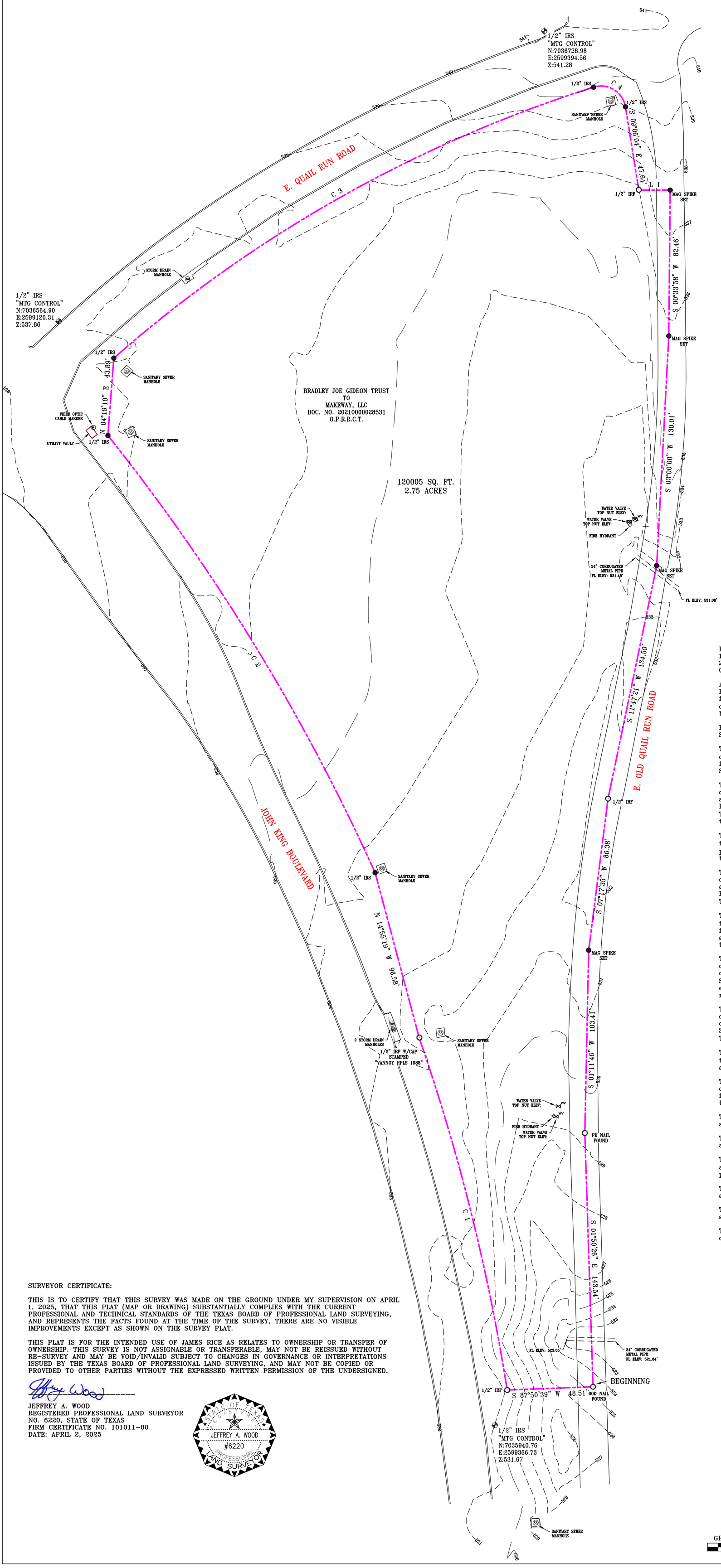
october 15, 2024

copyright 2025
creative architects

S.R. BARNES HEADRIGHT SURVEY, ABSTRACT 13

LINE	BEARING	DISTANCE
L 1	S 89°52'55" E	17.75'

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C 1	1160.00'	205.55'	10°09'10"	N 14°01'14" W	205.28'
C 2	1171.00'	290.36'	14°12'25"	N 31°25'08" W	289.62'
C 3	757.50'	313.57'	23°43'04"	N 60°31'23" E	311.34'
C 4	14.00'	24.07'	98°30'28"	S 58°21'18" E	21.21'



PROPERTY DESCRIPTION
120005 SQ. FT.
2.75 ACRES
CITY OF ROCKWALL, ROCKWALL COUNTY

All that certain lot, tract or parcel of land situated in the S.R. Barnes Headright Survey, City of Rockwall, Rockwall County, Texas, being all of that certain tract of land described in the deed from Bradley Joe Gideon Trust to Makeway, LLC, as recorded in Document Number 20210000028531 of the Official Public Records of Rockwall County, Texas (hereinafter called Subject Tract) and being more particularly described by metes and bounds as follows:

BEGINNING at a 60d nail found for a corner lying in E. Old Quail Run Road, said corner being the Southeast corner of the said Subject Tract and an outside ell of John King Boulevard;

THENCE S. 87 deg. 50 min. 39 sec. W. a distance of 48.51 feet along the North Right-of-Way line of the said John King Boulevard and the South line of the said Subject Tract to a 1/2" iron rod found for a corner at the beginning of a circular curve to the left, said corner being the Southwest corner of the said Subject Tract;

THENCE in a Northwesterly direction along the arc of the said circular curve to the left a distance of 205.55 feet, with a radius of 1160.00 feet, a central angle of 10 deg. 09 min. 10 sec., a chord bearing of N. 14 deg. 01 min. 14 sec. W. and a chord distance of 205.28 feet along the East Right-of-Way line of the said John King Boulevard and the West line of the said Subject Tract to a 1/2" iron rod with cap stamped "VANNOY RPLS 1988" found for a corner at the end of the said circular curve to the left;

THENCE N. 14 deg. 55 min. 19 sec. W. a distance of 96.58 feet along the East Right-of-Way line of the said John King Boulevard and the West line of the said Subject Tract to a 1/2" iron rod with plastic cap stamped "MTG ENG" set (hereinafter called 1/2" iron rod set) for a corner at the beginning of a circular curve to the left;

THENCE in a Northwesterly direction along the arc of the said circular curve to the left a distance of 290.36 feet, with a radius of 1171.00 feet, a central angle of 14 deg. 12 min. 25 sec., a chord bearing of N. 31 deg. 25 min. 08 sec. W. and a chord distance of 289.62 feet along the East Right-of-Way line of the said John King Boulevard and the West line of the said Subject Tract to a 1/2" iron rod set for a corner at the end of the said circular curve to the left;

THENCE N. 04 deg. 19 min. 10 sec. E. a distance of 43.89 feet along the East Right-of-Way line of the said John King Boulevard and the West line of the said Subject Tract to a 1/2" iron rod set for a corner of the intersection of the East Right-of-Way line of the said John King Boulevard and the South Right-of-Way line of E. Quail Run Road and at the beginning of a circular curve to the right, said corner being the Northwest corner of the said Subject Tract;

THENCE in a Northeasterly direction along the arc of the said circular curve to the right a distance of 313.57 feet, with a radius of 757.50 feet, a central angle of 23 deg. 43 min. 04 sec., a chord bearing of N. 60 deg. 31 min. 23 sec. E. and a chord distance of 311.34 feet along the South Right-of-Way line of the said E. Quail Run Road to a 1/2" iron rod set for a corner at the end of the said circular curve to the right and at the beginning of a circular curve to the right;

THENCE in a Southeasterly direction along the arc of the said circular curve to the right a distance of 24.07 feet, with a radius of 14.00 feet, a central angle of 98 deg. 30 min. 28 sec., a chord bearing of S. 58 deg. 21 min. 18 sec. E. and a chord distance of 21.21 feet along the Southwest Right-of-Way of the said E. Quail Run Road and the Northeast line of the said Subject Tract to a 1/2" iron rod set for a corner at the end of the said circular curve to the right;

THENCE S. 09 deg. 06 min. 04 sec. E. a distance of 47.64 feet along the West Right-of-Way line of the said E. Quail Run Road and the East line of the said Subject Tract to a 1/2" iron rod set for a corner at an angle point;

THENCE S. 89 deg. 52 min. 55 sec. E. a distance of 17.75 feet along the South Right-of-Way line of the said E. Quail Run Road and the North line of the said Subject Tract to a mag spike set for a corner lying in the said E. Old Quail Run Road, said corner being the Northeast corner of the said Subject Tract;

THENCE S. 00 deg. 33 min. 58 sec. W. a distance of 82.46 feet along the said E. Quail Run Road and the East line of the said Subject Tract to a mag spike set for a corner at an angle point;

THENCE S. 03 deg. 00 min. 00 sec. W. a distance of 130.01 feet along the said E. Quail Run Road and the East line of the said Subject Tract to a mag spike set for a corner at an angle point;

THENCE S. 11 deg. 47 min. 21 sec. W. a distance of 134.59 feet along the said E. Quail Run Road and the East line of the said Subject Tract to a 1/2" iron rod found for a corner at an angle point;

THENCE S. 07 deg. 17 min. 35 sec. W. a distance of 86.38 feet along the said E. Quail Run Road and the East line of the said Subject Tract to a mag spike set for a corner at an angle point;

THENCE S. 01 deg. 11 min. 46 sec. W. a distance of 103.41 feet along the said E. Quail Run Road and the East line of the said Subject Tract to a pk nail found for a corner at an angle point;

THENCE S. 01 deg. 50 min. 26 sec. E. a distance of 143.54 feet to the POINT OF BEGINNING and containing 120005 square feet, 2.75 acres of land.

SURVEYOR CERTIFICATE:

THIS IS TO CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION ON APRIL 1, 2025, THAT THIS PLAT (MAP OR DRAWING) SUBSTANTIALLY COMPLIES WITH THE CURRENT PROFESSIONAL AND TECHNICAL STANDARDS OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, AND REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY, THERE ARE NO VISIBLE IMPROVEMENTS EXCEPT AS SHOWN ON THE SURVEY PLAT.

THIS PLAT IS FOR THE INTENDED USE OF JAMES RICE AS RELATES TO OWNERSHIP OR TRANSFER OF OWNERSHIP. THIS SURVEY IS NOT ASSIGNABLE OR TRANSFERABLE, MAY NOT BE REISSUED WITHOUT RE-SURVEY AND MAY BE VOID/INVALID SUBJECT TO CHANGES IN GOVERNANCE OR INTERPRETATIONS ISSUED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, AND MAY NOT BE COPIED OR PROVIDED TO OTHER PARTIES WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE UNDERSIGNED.

JEFFREY A. WOOD
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6220, STATE OF TEXAS
FIRM CERTIFICATE NO. 101011-00
DATE: APRIL 2, 2025

STATE OF TEXAS
REGISTERED
JEFFREY A. WOOD
#6220
PROFESSIONAL
LAND SURVEYOR

NOTE:

1) BEARING SOURCE: BEARINGS BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NAD-83
2) ELEVATIONS BASED UPON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
3) STORM AND SEWER MANHOLES ARE LOCKED, AND ACCESS COULD NOT BE OBTAINED.
4) ALL IRON RODS SET ARE CAPPED WITH PLASTIC CAPS STAMPED "MTG ENG"
5) SURVEY PREPARED WITHOUT THE BENEFIT OF TITLE COMMITMENT, SURVEYOR DID NOT RESEARCH EASEMENTS OF RECORDED OR NOT OF RECORDED.

GRAPHIC SCALE 1" = 30'
0 30

BOUNDARY SURVEY

S.R. BARNES HEADRIGHT SURVEY
ABSTRACT NO. 13
FOR: MAKEWAY LLC

MTG ENGINEERS & SURVEYORS
5930 Summerhill Road 903.838.8533 telephone
Texarkana, TX 75503 903.832.4700 facsimile

Drawn By	Checked By	Project No.	Dwg. Date	File No.	Sheet No.
JB	JW	250033	04/02/2025	250033	

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, AS HERETOFORE AMENDED, SO AS TO APPROVE A SPECIFIC USE PERMIT (SUP) FOR A DAYCARE FACILITY EXCEEDING THE MAXIMUM BUILDING SIZE IN A NEIGHBORHOOD SERVICES (NS) DISTRICT FOR A 2.751-ACRE TRACT OF LAND IDENTIFIED AS TRACT 1-04 OF THE S. R. BARNES SURVEY, ABSTRACT NO. 13, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* AND *EXHIBIT 'B'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Lisa Brooks and Rene'e Holland of Makeway, LLC for the approval of a *Specific Use Permit (SUP)* for a *Daycare Facility Exceeding the Maximum Building Size in a Neighborhood Services (NS) District* on a 2.751-acre tract of land identified as Tract 1-04 of the S. R. Barnes Survey, Abstract No. 13, City of Rockwall, Rockwall County, Texas, zoned Neighborhood Services District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located at the southeast corner of the intersection of John King Boulevard and Quail Run Road, and more fully described and depicted in *Exhibit 'A'* and *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) to *Exceed the Maximum Building Size in a Neighborhood Services (NS) 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,

PRINT DRAFT 10.28.2025

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 04.03, *Neighborhood Services (NS) 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 a *Daycare Facility that Exceeds the Maximum Building Size in a Neighborhood Services (NS) District* and conformance to these operational conditions are required:

1) The development of a *Daycare Facility* on the *Subject Property* shall generally conform to the *Concept Plan* as depicted in *Exhibit 'B'* of this ordinance.

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 *Daycare Facility* 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 *Daycare Facility*.

3) A 20-foot landscape buffer with three (3) tiered screening (*i.e. small to mid-sized shrubs, large shrubs or accent trees, and canopy trees*) is required along E. Old Quail Run Road.

4) The proposed *Daycare Facility* shall not exceed 11,200 SF.

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

DRAFT ORDINANCE 10.28.25

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 1ST DAY OF DECEMBER, 2025.

_____
Tim McCallum, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

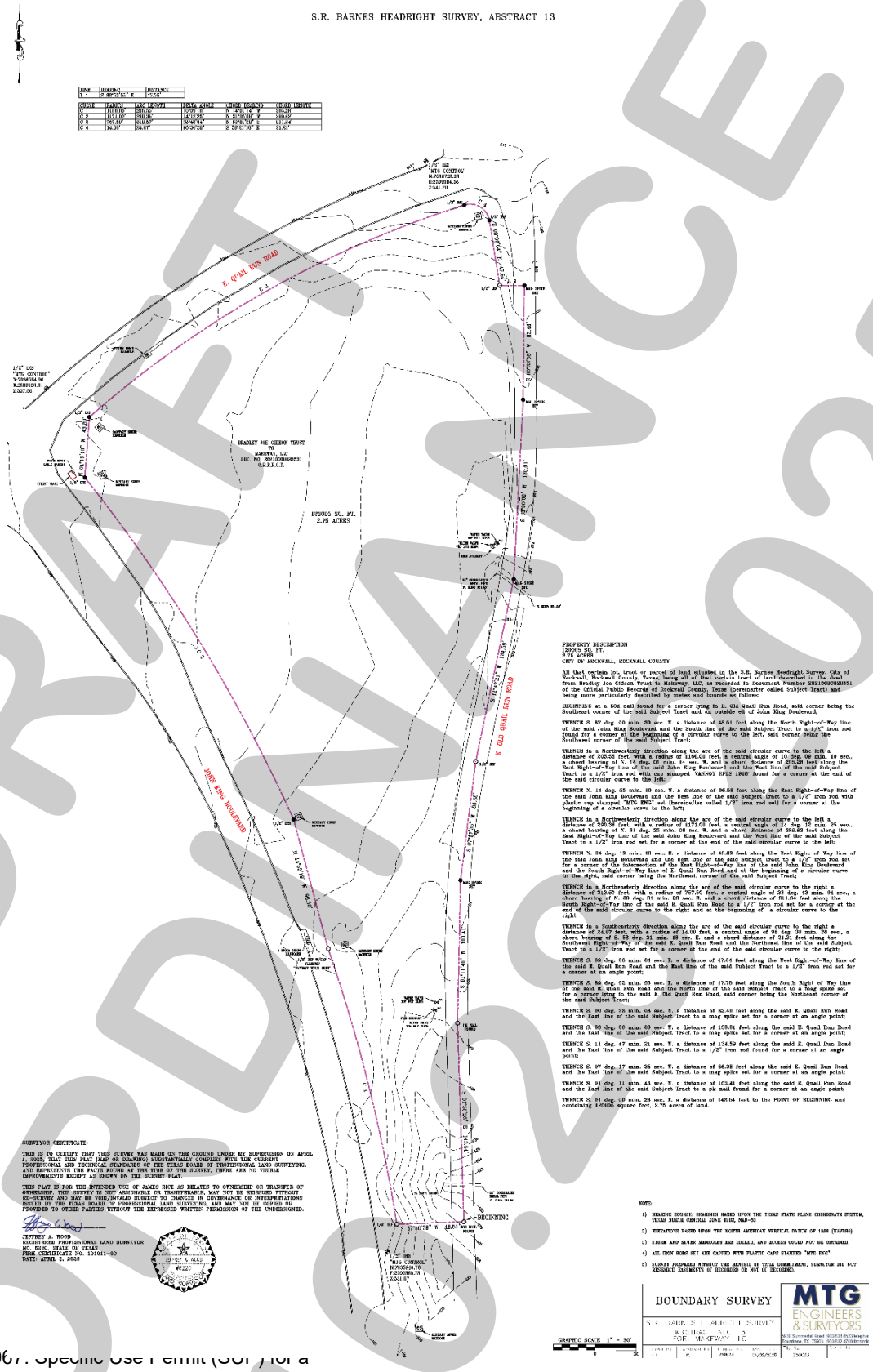
_____
Frank J. Garza, *City Attorney*

1st Reading: *November 17, 2025*

2nd Reading: *December 1, 2025*

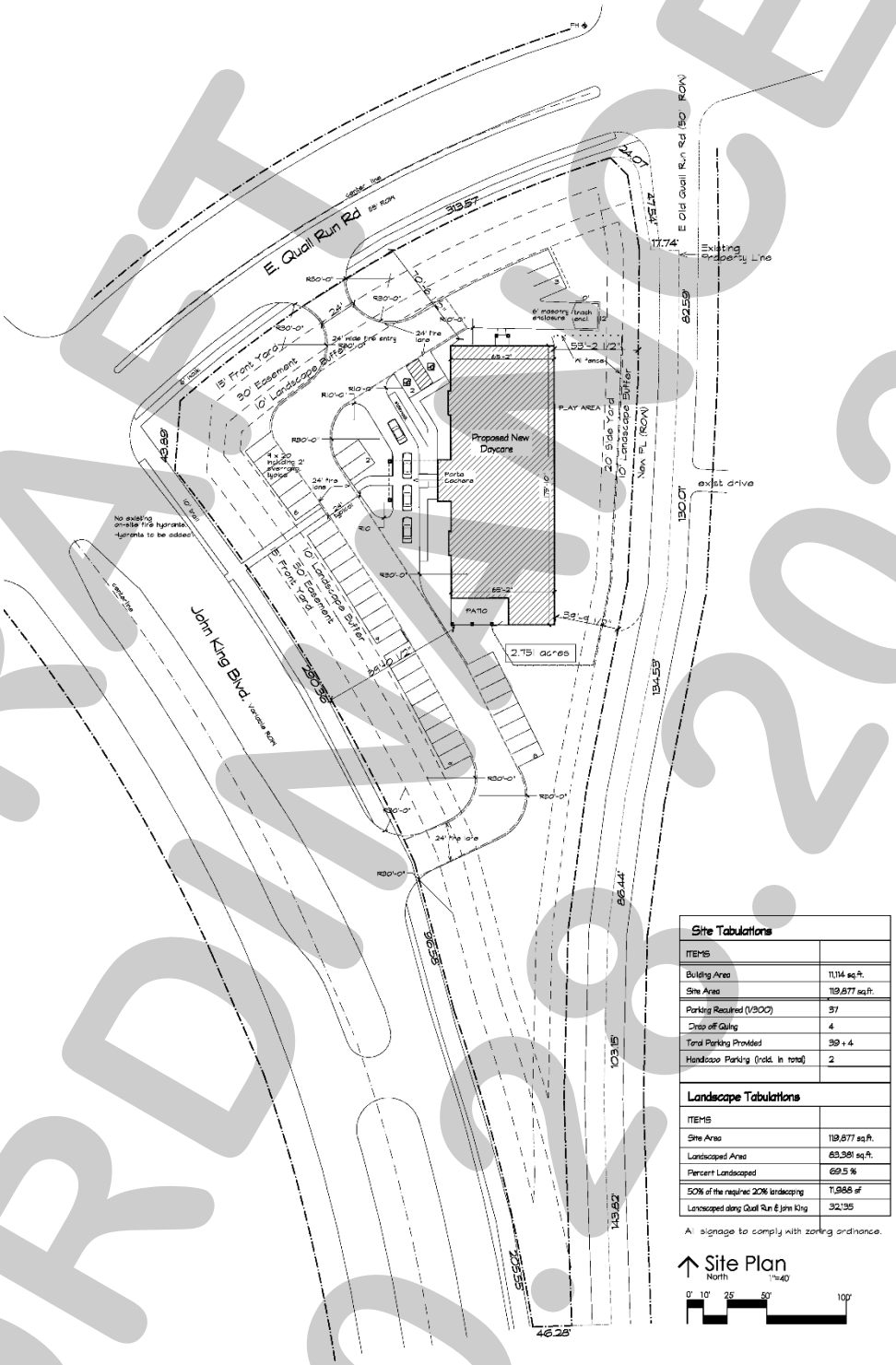
DRAFT ORDINANCE 10.28.2025

Exhibit 'A'
Survey



DRAFT
ORDINANCE
10.21.2025

Exhibit 'B'
Concept Plan



Site Tabulations	
ITEMS	
Building Area	11,114 sq.ft.
Site Area	119,877 sq.ft.
Parking Required (1/300)	37
Drop off Quing	4
Total Parking Provided	39 + 4
Handicap Parking (incld. in total)	2

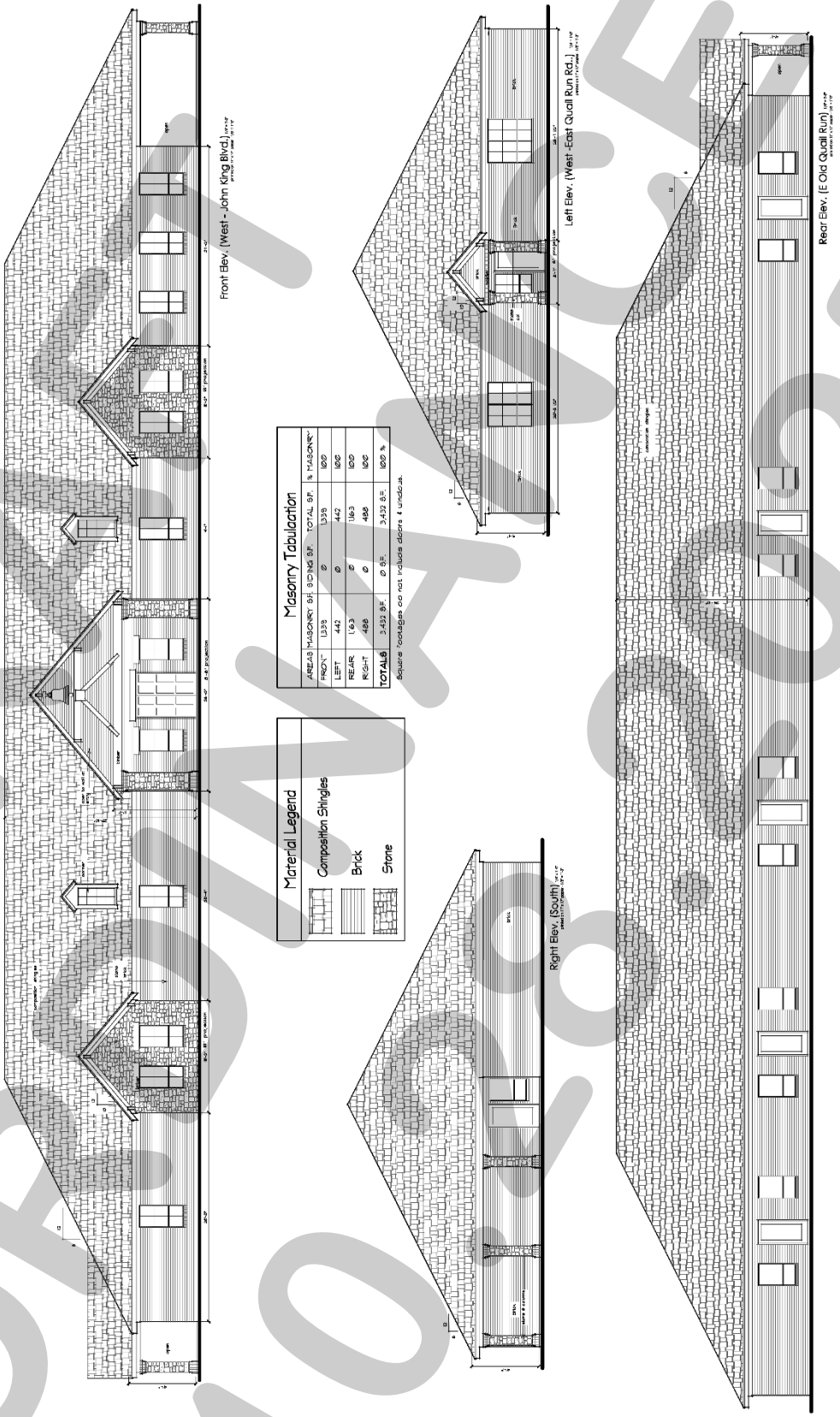
Landscape Tabulations	
ITEMS	
Site Area	119,877 sq.ft.
Landscaped Area	83,381 sq.ft.
Percent Landscaped	69.5 %
50% of the requirec 20% landscaping	11,988 sf
Lanscaped along Quail Run & John King	32,135

All signage to comply with zoning ordinance.

Site Plan
North 1"=40'
0' 10' 25' 50' 100'

DRAFT ORDINANCE 10.28.2025

Exhibit 'C'
Building Elevations



DRAFT
ORIGINAL
10/28/2025

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 17, 2025
APPLICANT:	Randy Lee Aragon
CASE NUMBER:	Z2025-068; *Specific Use Permit (SUP) for a Recording Studio*

SUMMARY

Hold a public hearing to discuss and consider a request by Randy Lee Aragon on behalf of Kevin Lefere for the approval of a *Specific Use Permit (SUP)* to allow a *Recording Studio* on a 0.92-acre parcel of land identified as a portion of Lots 2 & 3, Block S, Rockwall OT Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 206 E. Washington Street, and take any action necessary.

BACKGROUND

On September 27, 1861, the subject property was established as a portion of Lots 2 & 3, Block S, Rockwall OT Addition. According to the Rockwall Central Appraisal District (RCAD) the existing 2,000 SF building was constructed in 1950. According to the January 3, 1972 historic zoning map the subject property was zoned General Retail (GR) District. On September 4, 2007, the subject property was rezoned from a General Retail (GR) District to the Downtown (DT) District.

PURPOSE

The applicant -- *Randy Lee Aragon* -- is requesting the approval of a *Specific Use Permit (SUP)* to allow a *Recording Studio* to be established on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 206 E. Washington Street. The land uses adjacent to the subject property are as follows:

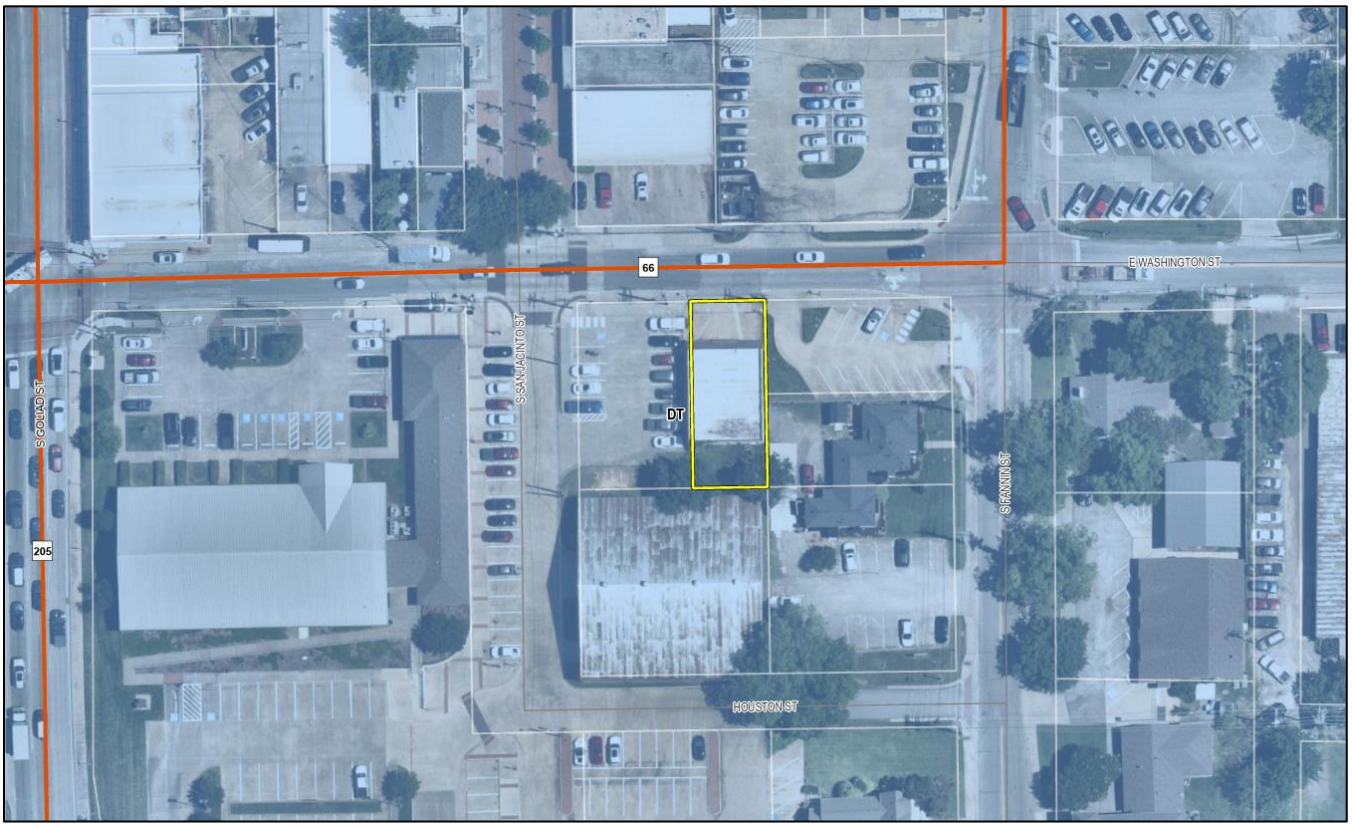
North: Directly north of the subject property is E. Washington Street [*SH-66*], which is identified as a A4D (*i.e. arterial, four [4] lane, divided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 0.270-acre parcel of land (*i.e. part of Lot 5 and Lots 7 & 7, Block L, Rockwall OT Addition*) developed as a public parking lot. Following this are several parcels of land developed with retail and restaurant land uses. All of these properties are zoned Downtown (DT) District.

South: Directly south of the subject property is a 0.230-acre tract of land (*i.e. Lots 6 & 7, Block S, Rockwall OT Addition*) developed with a vacant warehouse building. Beyond this is Houston Street, which is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Following this is a 0.2296-acre parcel of land (*i.e. Lots 2 & 3, Block X, Rockwall OT Addition*) developed with a public parking lot. Both of these properties are zoned Downtown (DT) District.

East: Directly east of the subject property are two (2) parcels of land, one (1) parcel is (*i.e. Lot 1, Block S, Rockwall OT Addition*) developed with a public parking lot, and the other parcel (*i.e. Lot 4, Block S, Rockwall OT Addition*) is developed with an *Office/Retail Building*. Beyond this is S. Fannin Street, which is identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Following this is a 0.230-acre parcel of land (*i.e. Lots 1 & 2, Block T, Rockwall OT Addition*) developed with a *Retail Building*. All of these properties are zoned Downtown (DT) District.

West: Directly west of the subject property is a 0.140-acre parcel of land (*i.e. Lots 2A & 2B, Block S, Rockwall OT Addition*) developed with a public parking lot. Beyond this is S. San Jacinto Street, which is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Following this is a 7.3545-acre parcel of land (*i.e. Lot 1, Block 1, Rockwall City Hall Addition*) developed with The Center and City Hall.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



CHARACTERISTICS OF THE REQUEST

The applicant has submitted an application, a survey, and a letter of explanation detailing the request for a *Recording Studio* on the subject property. The applicant has indicated that the existing building has a room that is already equipped to serve as a *Recording Studio*. This space was previously utilized by the previous business (*i.e. School of Rock*) to provide music lessons. In addition, the applicant has indicated that given that the subject property was utilized previously as a similar use, they feel like their request does not increase the impact on adjacent properties.

CONFORMANCE WITH THE CITY'S CODES

According to the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) a *Recording Studio* requires a Specific Use Permit (SUP) in the Downtown (DT) District. According to Subsection 02.02, *Specific Use Permit* (SUP), of Article 11, *Development Applicants and Review Procedures*, of the Unified Development Code (UDC), "(t)he purpose of a Specific Use Permit (SUP) is to allow discretionary consideration of certain uses that would typically be considered incompatible within certain locations of a zoning district, but may become compatible with the addition of special provisions, conditions or restrictions." In addition, Subsection 02.02(K)(15), *Recording Studio,* of Article 13, *Definitions*, of the Unified Development Code (UDC), states that a *Recording Studio* is a "…facility that provides an environment for the purposes of writing, collaborating, preforming, instruction, preparing, or completing audio recordings." In this case, the applicant's request conforms to the definition provided by the Unified Development Code (UDC), and therefore is required to request approval of a Specific Use Permit (SUP).

According to Subsection 04.07, *Downtown (DT) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), all required parking shall be provided on site or with on-street parking that is directly in front of the site. In addition, according to Table 5, *Parking Requirement Schedule*, of Article 06, *Parking and Loading*, of the Unified Development Code (UDC), a *Music Studio -- and Recording Studio* -- is required to provide one (1) parking space per 250 SF of building area. In this case, there is not any parking available on site, or along E. Washington Street [*SH-66*]. That being said, the parking demands required for the applicant and the prior business (*i.e. School of Rock*) do not change and therefore new parking is not required.

STAFF ANALYSIS

According to the OURHometown Vision 2040 Comprehensive Plan, the *Downtown District* is the "...cultural heart of the community and embodies the small-town atmosphere that is characteristic of the City of Rockwall." Based on this, the *Land Use Schedule* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) restricts the permitted land uses in the Downtown (DT) District and requires a Specific Use Permit (SUP) that may be incompatible. In this case, a *Recording Studio* requires the approval of a Specific Use Permit (SUP) in the Downtown (DT) District. Prior to the applicant lease of the subject property, the established land use was a *Music Studio* operated by the School of Rock. The applicant has indicated that the subject property will continue to be used as a *Music Studio*; however, the applicant would also like to provide a *Recording Studio* as part of their business operations. Given that a *Music Studio* and a *Recording Studio* operate in similar manners, the proposed request does not appear to increase the impact on adjacent properties. With all that being said, this is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On October 22, 2025, staff mailed 134 notices to property owners and occupants within 500-feet of the subject property. Staff also sent a notice to the Bent Creek Condos and Stonebridge Meadows Homeowners Association (HOA), which are 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 any notices in regard to the applicant's request.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the applicant's request for a *Specific Use Permit (SUP)* for a *Recording Studio* then staff would propose the following conditions of approval:

(1) 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 November 11, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the SUP by a vote of 6-0, with Commissioner Hustings absent.

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

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

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

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

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

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	206 E Washington St.				
SUBDIVISION		LOT	2 & 3	BLOCK	5
GENERAL LOCATION					

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING		CURRENT USE	music & office		
PROPOSED ZONING		PROPOSED USE	Add Recording Studio		
ACREAGE	.092	LOTS [CURRENT]		LOTS [PROPOSED]	

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

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

☐ OWNER	Kevin Lafere	☑ APPLICANT	Randy Lee Aragon
CONTACT PERSON	klafere@zanatas.com	CONTACT PERSON	Randy Lee Aragon
ADDRESS		ADDRESS	206 E Washington
CITY, STATE & ZIP		CITY, STATE & ZIP	Rockwall, TX, 75087
PHONE		PHONE	[redacted]
E-MAIL		E-MAIL	

NOTARY VERIFICATION [REQUIRED]

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

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13th DAY OF October 2025

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PAULA ALIA SANCHEZ
Notary Public, State of Texas
Comm. Expires 06-01-2027
Notary ID 134387171

MY COMMISSION EXPIRES 6.1.27



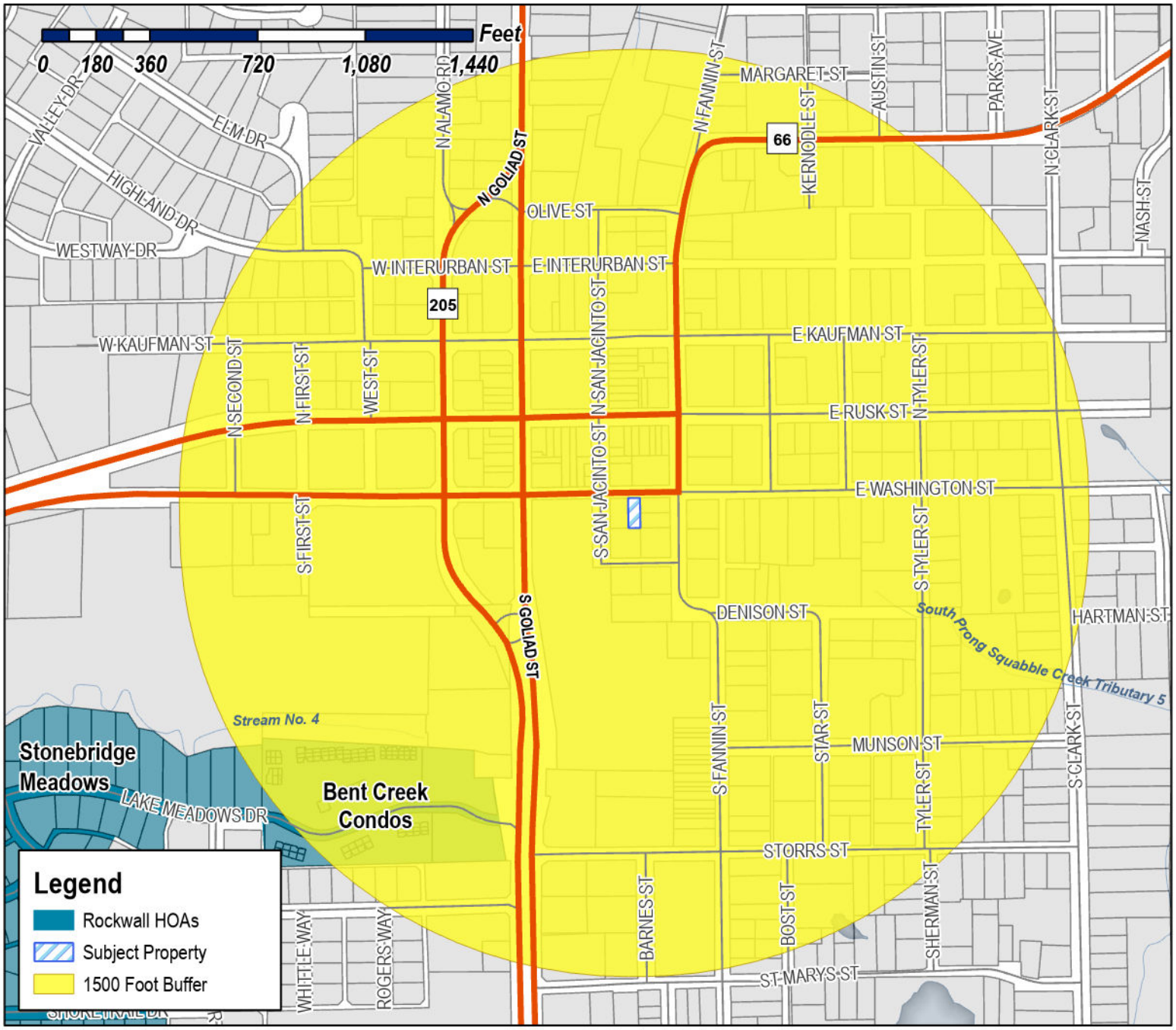
City of Rockwall
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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

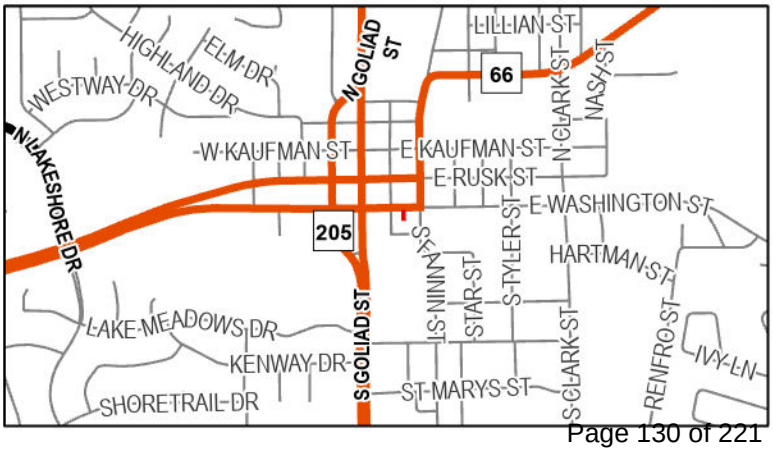
City of Rockwall

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Case Number: Z2025-068
Case Name: SUP for a Recording Studio
Case Type: Zoning
Zoning: Downtown (DT) District
Case Address: 206 E Washington Street



Date Saved: 10/17/2025
For Questions on this Case Call (972) 771-7745

Miller, Ryan

From: Zavala, Melanie
Sent: Wednesday, October 22, 2025 12:37 PM
Cc: Miller, Ryan; Lee, Henry; Ross, Bethany
Subject: Neighborhood Notification Program [Z2025-068]
Attachments: Public Notice (10.20.2025).pdf; HOA Map (10.17.2025).pdf

HOA/Neighborhood Association Representative:

Per your participation in the *Neighborhood Notification Program*, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on *Friday, October 24, 2025*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, November 11, 2025 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, November 17, 2025 at 6:00 PM*. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

Z2025-068: SUP for a Recording Studio
Hold a public hearing to discuss and consider a request by Randy Lee Aragon on behalf of Kevin Lefere for the approval of a *Specific Use Permit (SUP)* to allow a *Recording Studio* on a 0.92-acre parcel of land identified as a portion of Lots 2 & 3, Block S, Rockwall OT Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 206 E. Washington Street, and take any action necessary.

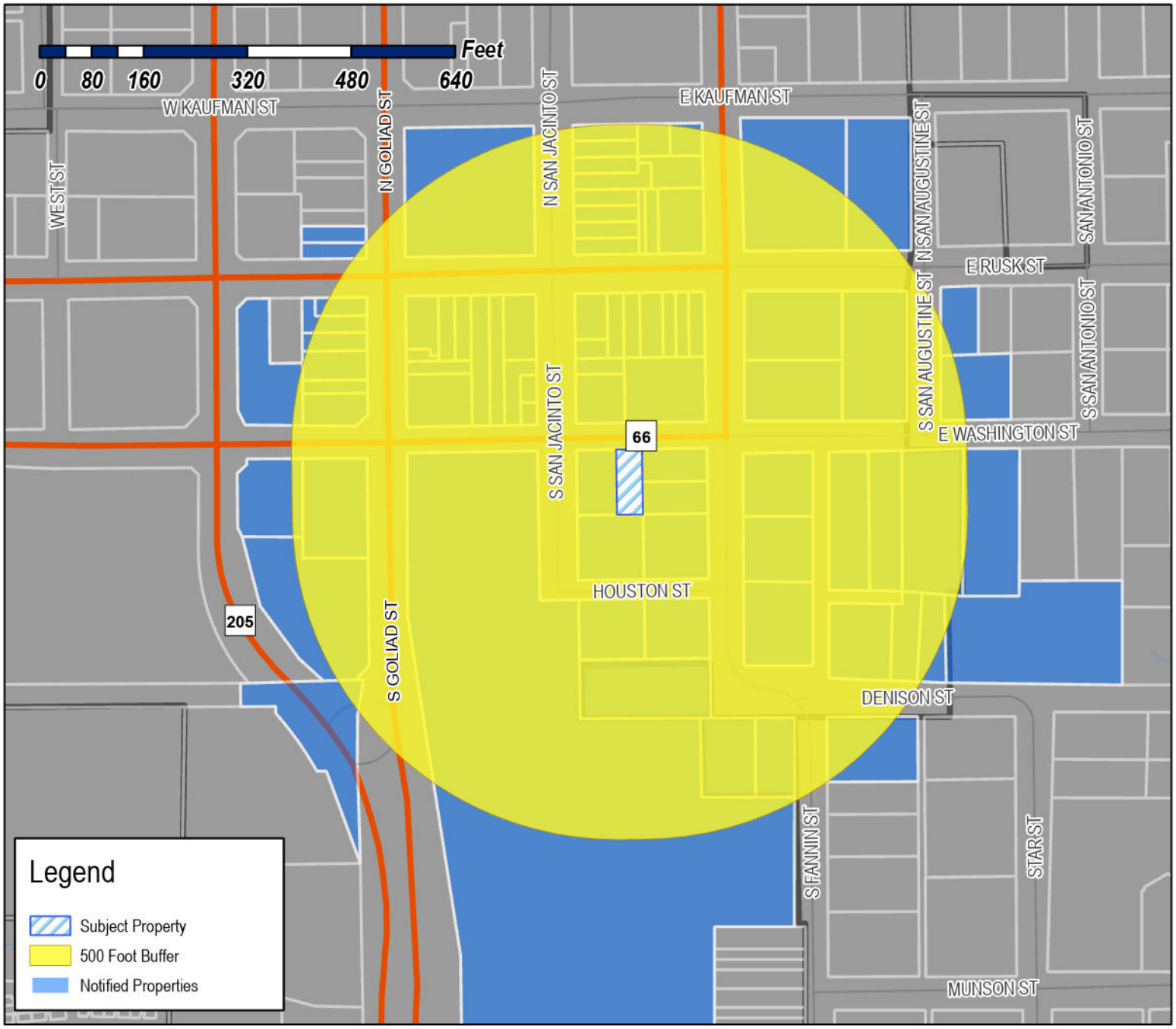
Thank you,

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

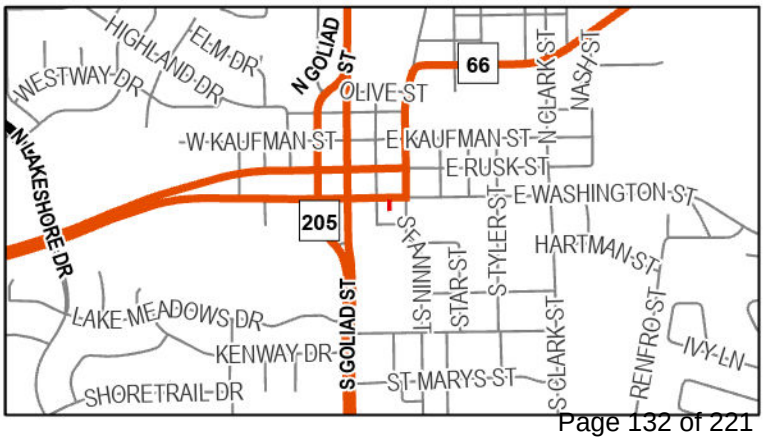
City of Rockwall

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

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: Z2025-068
Case Name: SUP for a Recording Studio
Case Type: Zoning
Zoning: Downtown (DT) District
Case Address: 206 E Washington Street



Date Saved: 10/17/2025
For Questions on this Case Call: (972) 771-7745

RESIDENT
101 E RUSK
ROCKWALL, TX 75087

RESIDENT
101 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
101 N GOLIAD
ROCKWALL, TX 75087

RESIDENT
101 S FANNIN ST
ROCKWALL, TX 75087

LATHAM MARK
1010 RIDGE ROAD COURT
ROCKWALL, TX 75087

RESIDENT
102 E RUSK
ROCKWALL, TX 75087

RESIDENT
102 N SAN JACINTO
ROCKWALL, TX 75087

RESIDENT
102 S FANNIN ST
ROCKWALL, TX 75087

RESIDENT
102 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
103 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
103 N GOLIAD
ROCKWALL, TX 75087

RESIDENT
103 S SAN JACINTO
ROCKWALL, TX 75087

RESIDENT
104 N SAN JACINTO
ROCKWALL, TX 75087

MASONIC LODGE
C/O JERRY FOUST
104 S GOLIAD ST
ROCKWALL, TX 75087

RESIDENT
105 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
105 W WASHINGTON
ROCKWALL, TX 75087

SKY 306 E WASHINGTON SERIES LLC
106 E Rusk St Ste 200
Rockwall, TX 75087

SKY 101 N GOLIAD SERIES LLC
106 E Rusk St Ste 200
Rockwall, TX 75087

SKY 103 N GOLIAD SERIES LLC
106 E Rusk St Ste 200
Rockwall, TX 75087

SKY 106 E RUSK SERIES LLC
106 E Rusk St Ste 200
Rockwall, TX 75087

SKY 101 S FANNIN SERIES LLC
106 E Rusk St Ste 200
Rockwall, TX 75087

SKY 111-115 S GOLIAD SERIES LLC
106 E Rusk St Ste 200
Rockwall, TX 75087

SKY 2- 109 S GOLIAD SERIES LLC, A SERIES OF
SKY ASSET HOLDINGS 2 LLC
106 E Rusk St Ste 200
Rockwall, TX 75087

SITST 114 E RUSK SERIES LLC
106 E Rusk St Ste 200
Rockwall, TX 75087

RESIDENT
106 N SAN JACINTO
ROCKWALL, TX 75087

RESIDENT
106 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
106 S SAN JACINTO
ROCKWALL, TX 75087

RESIDENT
107 S GOLIAD
ROCKWALL, TX 75087

GMDR PROPERTIES LLC
107 S SAN JACINTO
ROCKWALL, TX 75087

RESIDENT
108 FANNIN ST
ROCKWALL, TX 75087

RESIDENT
108 SAN JACINTO
ROCKWALL, TX 75087

RESIDENT
108 E RUSK
ROCKWALL, TX 75087

RESIDENT
108 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
108 S SAN JACINTO
ROCKWALL, TX 75087

ASHMOREX2, LLC
108 S SAN JACINTO ST
ROCKWALL, TX 75087

RESIDENT
109 E WASHINGTON
ROCKWALL, TX 75087

112 E RUSK ST LLC
109 ELM CREST DR
ROCKWALL, TX 75087

RESIDENT
109 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
110 E RUSK
ROCKWALL, TX 75087

RESIDENT
110 N SAN JACINTO
ROCKWALL, TX 75087

RESIDENT
110 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
111 W RUSK
ROCKWALL, TX 75087

RESIDENT
112 E RUSK
ROCKWALL, TX 75087

RESIDENT
112 N SAN JACINTO
ROCKWALL, TX 75087

RESIDENT
114 E RUSK
ROCKWALL, TX 75087

RESIDENT
114 N SAN JACINTO
ROCKWALL, TX 75087

RESIDENT
115 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
116 E RUSK
ROCKWALL, TX 75087

RESIDENT
116 N SAN JACINTO
ROCKWALL, TX 75087

HUGHES THOMAS P
1209 S LAKESHORE DR
ROCKWALL, TX 75087

TOVAR JOSE G & FELIPA
1269 S. MUNSON RD
ROYSE CITY, TX 75189

DIVINE PEACE EVANGELICAL LUTHERAN CHURCH
A TEXAS NON-PROFIT CORPORATION
1346 PLEASANT VALLEY ROAD
GARLAND, TX 75040

GROOVYS BUSINESS PROPERTIES LLC
138 SAWGRASS DR
ROCKWALL, TX 75032

JOHNSON GREGORY DON AND SANDRA
1390 GOLD COAST DR
ROCKWALL, TX 75087

HEFFERNAN MARILYN
1480 BLUEBELL DRIVE
ESTES PARK, CO 80517

HEFFERNAN MARILYN
1480 BLUEBELL DRIVE
ESTES PARK, CO 80517

FOX WILLIAM G & ALISON L
1601 BAY CREST TRL
HEATH, TX 75032

JS2 PROPERTIES LLC
1717 Main St Ste 2950
Dallas, TX 75201

JS2 PROPERTIES LLC
1717 Main St Ste 2950
Dallas, TX 75201

ROBERSON RAY ETUX
201 E WASHINGTON
ROCKWALL, TX 75087

RESIDENT
201 E WASHINGTON
ROCKWALL, TX 75087

VS ROWLETT, LLC
202 E RUSH ST
ROCKWALL, TX 75087

RESIDENT
202 E RUSK
ROCKWALL, TX 75087

Z ROCK BUILDING LLC
202 E RUSK ST
ROCKWALL, TX 75087

RESIDENT
202 E WASHINGTON
ROCKWALL, TX 75087

RESIDENT
202 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
203 S FANNIN ST
ROCKWALL, TX 75087

RESIDENT
203 S FANNIN ST
ROCKWALL, TX 75087

RESIDENT
204 E KAUFMAN
ROCKWALL, TX 75087

WILLESS LADONA
204 S FANNIN ST
ROCKWALL, TX 75087

WILLESS LADONA
204 S FANNIN ST
ROCKWALL, TX 75087

RESIDENT
205 S SAN JACINTO
ROCKWALL, TX 75087

RESIDENT
206 E WASHINGTON ST
ROCKWALL, TX 75087

RESIDENT
206 S FANNIN ST
ROCKWALL, TX 75087

RESIDENT
206.5 E RUSK
ROCKWALL, TX 75087

HALL J BLAKELEY
207 E RUSK ST
ROCKWALL, TX 75087

GARLAND FRENCH PEAR LLC
C/O STEPHEN HARRY HOEGGER
2082 QUAIL RUN ROAD
WYLIE, TX 75098

PRUITT JAMES PRESTON
209 Stonebridge Dr
Rockwall, TX 75087

RESIDENT
210 HOUSTON ST
ROCKWALL, TX 75087

RESIDENT
210 E RUSK
ROCKWALL, TX 75087

RESIDENT
210 E WASHINGTON
ROCKWALL, TX 75087

RESIDENT
212 E RUSK
ROCKWALL, TX 75087

RESIDENT
213 E RUSK
ROCKWALL, TX 75087

TURNER V H
214 E RUSK
ROCKWALL, TX 75087

RESIDENT
216 E RUSK
ROCKWALL, TX 75087

EXODUS 314 INVESTMENTS LLC
221 BLUE HERON LN
HEATH, TX 75032

ROCKWALL MERCANTILE LTD
2255 Ridge Rd Ste 208
Rockwall, TX 75087

RESIDENT
301 DENNISON
ROCKWALL, TX 75087

RESIDENT
302 S FANNIN ST
ROCKWALL, TX 75087

PEOPLES BILLY W
302 S GOLIAD ST
ROCKWALL, TX 75087

TOVAR JUSTINO & ADELINA
303 DENISON ST
ROCKWALL, TX 75087

TOVAR JUSTINO ET UX
303 DENISON ST
ROCKWALL, TX 75087

RESIDENT
303 E RUSK
ROCKWALL, TX 75087

ERUDITE INCORPORATED
305 E RUSK ST
ROCKWALL, TX 75087

RESIDENT
305 S FANNIN ST
ROCKWALL, TX 75087

DEWAYNE CAIN CHILD'S TRUST, DEWAYNE
CAIN-TRUSTEE, AMY DAWN CAIN 2012 L
PAT BEAIRD-TRUSTEE, CHRISTOPHER PAUL CAIN
2012 LONG TERM TRU
305 STONEBRIDGE DRIVE
ROCKWALL, TX 75087

DEWAYNE CAIN CHILD'S TRUST, DEWAYNE
CAIN-TRUSTEE, AMY DAWN CAIN 2012 L
PAT BEAIRD-TRUSTEE, CHRISTOPHER PAUL CAIN
2012 LONG TERM TRU
305 STONEBRIDGE DRIVE
ROCKWALL, TX 75087

TRINITY HARBOR CHURCH
306 E RUSK ST
ROCKWALL, TX 75087

RESIDENT
306 E WASHINGTON
ROCKWALL, TX 75087

RESIDENT
306 S FANNIN ST
ROCKWALL, TX 75087

RESIDENT
306 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
308 E WASHINGTON
ROCKWALL, TX 75087

GSJ PROPERTIES LLC
308 S FANNIN ST
ROCKWALL, TX 75087

RESIDENT
308 S FANNIN ST
ROCKWALL, TX 75087

HUMPHREY GARY B ET UX
310 E WASHINGTON ST
ROCKWALL, TX 75087

RESIDENT
310 S FANNIN ST
ROCKWALL, TX 75087

RESIDENT
311 DENISON ST
ROCKWALL, TX 75087

CAFFEY MICHAEL M
311 S FANNIN ST
ROCKWALL, TX 75087

ROBERT COOK ESTATE
C/O ALICIA COOK
3727 N TOWN EAST BLVD APT 77
MESQUITE, TX 75150

RESIDENT
385 S GOLIAD
ROCKWALL, TX 75087

CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

WELCH DAVID T & TERRY E
401 E WASHINGTON STREET
ROCKWALL, TX 75087

RESIDENT
402 E RUSK
ROCKWALL, TX 75087

KILPATRICK KENDRA
402 E WASHINGTON ST
ROCKWALL, TX 75087

SHIPLEY ZACHARY S AND
JASON SHIPLEY
412 RENFRO ST
ROCKWALL, TX 75087

RUTH DIANE RUSSELL TRUST
RUTH DIANE RUSSELL- TRUSTEE
500 WILLIAMS ST
WAXAHACHIE, TX 75165

105 WEST WASHINGTON LLC
502 TERRY LANE
HEATH, TX 75032

SMITH ROBERT & MARY SUE
502 W RUSK ST
ROCKWALL, TX 75087

GRAY PEGGY JO
521 KATHY DR
MESQUITE, TX 75149

ROCKWALL 4 LLC
5818 PORTSMOUTH LANE
DALLAS, TX 75252

HENDRICKS 7 PROPERTIES LLC SERIES 3
5903 VOLUNTEER PLACE
ROCKWALL, TX 75032

HENDRICKS 7 PROPERTIES LLC SERIES1
5903 VOLUNTEER PLACE
ROCKWALL, TX 75032

HENDRICKS 7 PROPERTIES LLC SERIES 2
5903 VOLUNTEER PLACE
ROCKWALL, TX 75032

ODOM JAY
601 N FANNIN ST
ROCKWALL, TX 75087

KING PACIFIC INC
8100 GREENSBORO DR
PLANO, TX 75025

SHIELDS MICHAEL L
811 S ALAMO RD
ROCKWALL, TX 75087

SANCHES MANUEL R AND MARIA DEL CARMEN SANCHEZ
912 REFLECTION CT
ROCKWALL, TX 75032

SANCHES MANUEL R AND MARIA DEL CARMEN SANCHEZ
912 REFLECTION CT
ROCKWALL, TX 75032

JO SUNGRAE
960 MIDNIGHT PASS
ROCKWALL, TX 75087

COUNTY OF ROCKWALL
COURTHOUSE
ROCKWALL, TX 75087

ONCOR ELECTRIC DELIVERY COMPANY
PO BOX 139100
DALLAS, TX 75313

CHRIST FOR INDIA
PO BOX 271086
DALLAS, TX 75227

ROCKWALL LIONS CLUB
C/O OLIVER R SPILLER
PO BOX 663
ROCKWALL, TX 75087

COLLIN-G PROPERTIES LTD
PO BOX 847
ROCKWALL, TX 75087

PUBLIC NOTICE

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

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

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

Z2025-068: SUP to allow a Recording Studio

Hold a public hearing to discuss and consider a request by Randy Lee Aragon on behalf of Kevin Lefere for the approval of a Specific Use Permit (SUP) to allow a Recording Studio on a 0.92-acre parcel of land identified as a portion of Lots 2 & 3, Block S, Rockwall OT Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 206 E. Washington Street, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, November 11, 2025 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, November 17, 2025 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

Henry Lee
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

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

Your comments must be received by *Monday, November 17, 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. Z2025-068: SUP to allow a Recording Studio

Please place a check mark on the appropriate line below:

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

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

Name:

Address:

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

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

PUBLIC NOTICE

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:

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Z2025-068: SUP to allow a Recording Studio

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Henry Lee
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

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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-ca

PLEASE RETURN THE BELOW FORM

Case No. Z2025-068: SUP to allow a Recording Studio

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: Michael Coffey

Address: 311 S. Fannin

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 chang 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 own 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 change and extending 200 feet from that area.

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

ZONING & SPECIFIC USE PERMIT
INFORMATION FORM

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

CASE NUMBER Z2025-068

PLEASE PLACE A CHECK MARK ON THE APPROPRIATE LINE BELOW.

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

NAME Tom Susan Hughes

ADDRESS 306 S Fannin St, Rockwall, TX, 75087, USA

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

None

PLEASE CHECK ALL THAT APPLY.

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

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

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

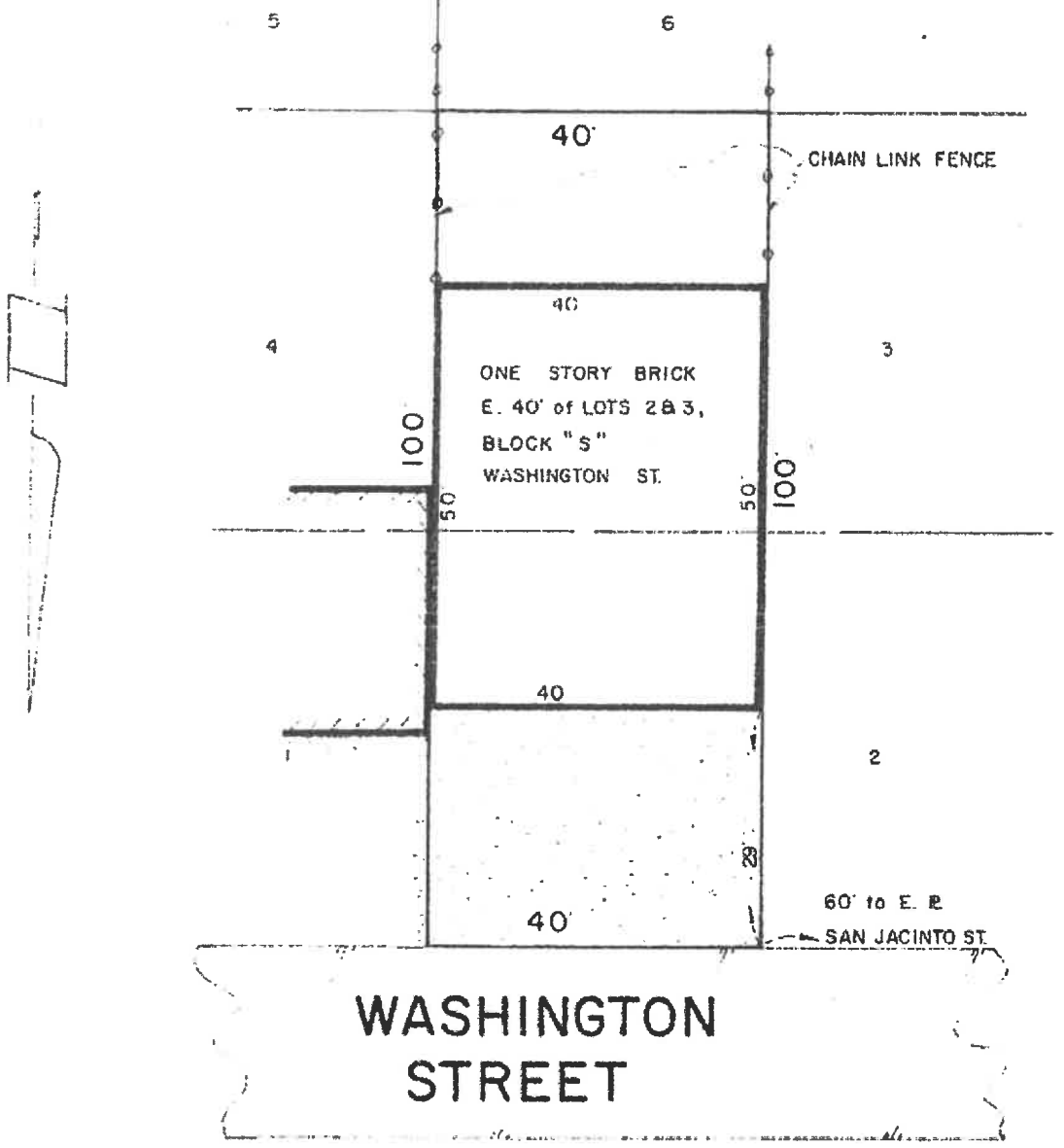
This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. Washington Street in the City of Rockwall, being described as follows:

Lot No. East 40' of Lots 2 and 3, Block No. S, City Block No. _____

of Original Town of Rockwall, an addition to the City of Rockwall

Texas, according to the Filed plot thereof recorded in Vol 1, at page 555 of the Plat and Map

Map Deed Records of Rockwall County, Texas



The plat 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 of buildings and improvements

RB's Sound House Recording Studio

Dear Friends, Artists, and Dreamers,

My name is Randy Aragon, I'm a local musician and manager/bartender at The Downing Bottles and Bites. I've recently leased the building at 206 E Washington st.(the old school of rock building) from Kevin Lefere, with hopes of opening a recording studio for local artists that have no way of recording their music.

As of now, I have to drive over an hour back and forth just to find a good studio to record my music, which makes it really difficult when recording and releasing my own music. This is why I decided to lease the building and begin the journey of offering recording services.

This studio will be dedicated to professionally tracking and recording local artists of all ages — one at a time — giving each artist the full attention, focus, and respect their craft deserves. I want to give people in our community a real outlet to express themselves, to release their music to the world, and to grow as artists and as people. Every session is about more than making a song — it's about building community, confidence, connection, and creative freedom.

The room that I would like to make a recording studio is one room that sits in the back right corner of the building and is already completely sound proof due to the School of Rock using it for music lessons. We will offer an affordable way to book a recording session, record your music on top quality equipment, and have it mixed and mastered all in one.

Music has always been more than just sound to me — it's been a lifeline.

There were times in my life when darkness felt heavy, when words couldn't capture the pain or confusion I was carrying. But music did. It became my way to breathe again, to find purpose when things didn't make sense, and to connect with something greater than myself.

That's why I would like to open the Recording Studio — not just as a business, but as a safe space. A place where creativity becomes therapy, where sound becomes healing, and where anyone with a story to tell can walk in and feel understood.

Music saved me, and I believe it can save others too. It has the power to reach the parts of us that words alone can't. Whether you're recording your first song or your hundredth, my hope is that this space gives you the same sense of freedom and hope that music gives me.

I also plan to team up with the Music Directors at the local schools and other music based programs, to offer them a discounted rate for their students who have dreams of making music. There is also the potential for me to donate my time through the studio to local music programs, when they have school projects that require recording services for bands, choirs, and other music related endeavors.

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 *RECORDING STUDIO* ON A 0.92-ACRE PARCEL OF LAND IDENTIFIED A PORTION OF LOTS 2 & 3, BLOCK S, ROCKWALL OT ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a request has been made by Randy Lee Aragon on behalf of Kevin Lefere for the approval of a *Specific Use Permit (SUP)* for a *Recording Studio* on a 0.92-acre parcel of land identified as a portion of Lots 2 & 3, Block S, Rockwall OT Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 206 E. Washington Street, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code [*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 [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) to allow a *Recording Studio* as stipulated by Article 04*, Permissible Uses,* of the Unified Development Code [*Ordinance No. 20-02*] on the *Subject Property*; and

SECTION 2. That the *Subject Property* shall be used and developed only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance and as specifically set forth in Subsection 01.01*, Land Use Schedule,* of Article 04*, Permissible Uses,* and Subsection 04.07*, Downtown (DT) 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:

2.1 COMPLIANCE

DRAFT ORDINANCE 1.17.25

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 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 1st DAY OF DECEMBER, 2025.

_____
Tim McCallum, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

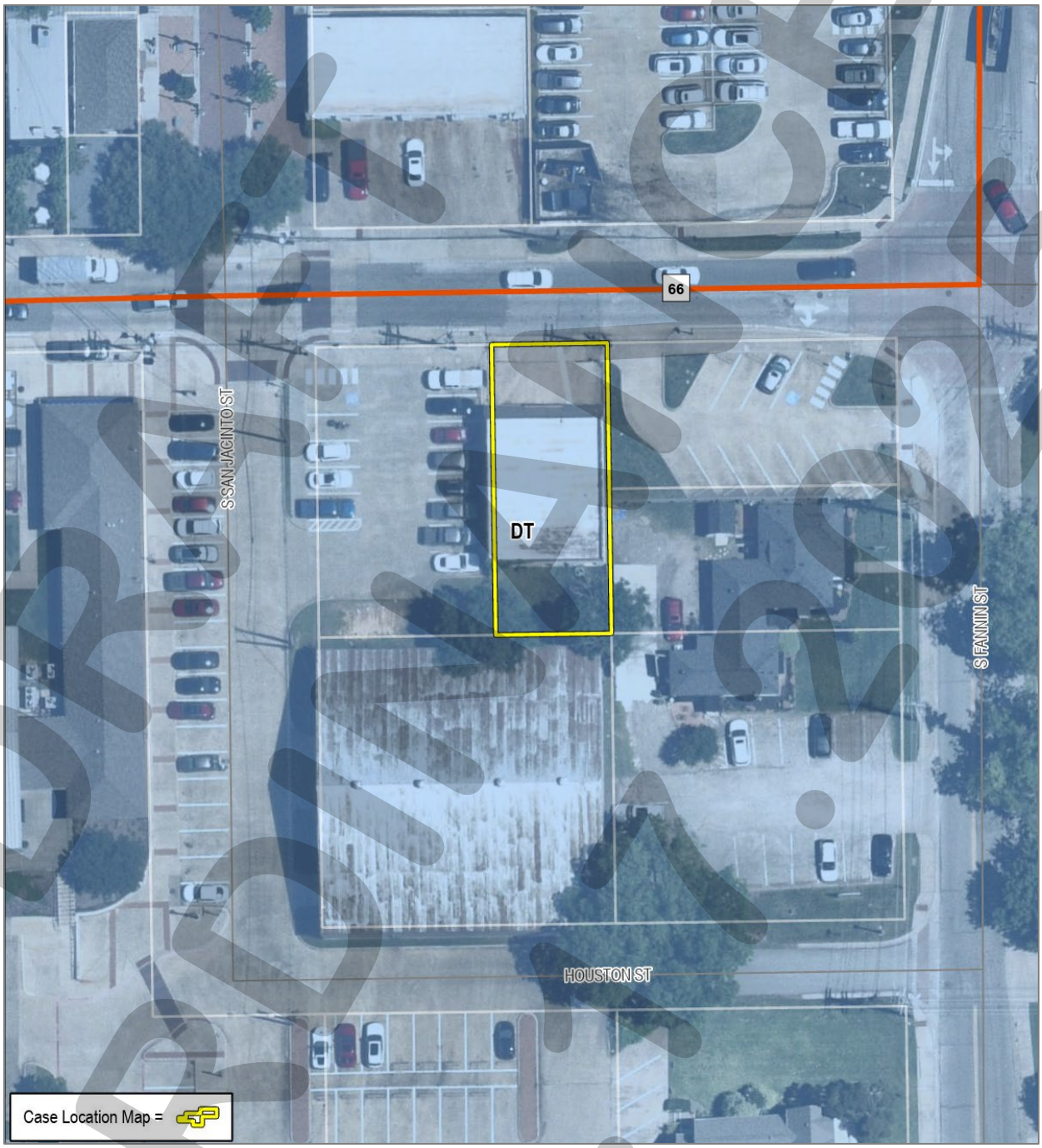
1st Reading: *November 17, 2025*

2nd Reading: *December 1, 2025*

DRAFT ORDINANCE 11.17.2025

Exhibit 'A':
Location Map

Legal Description: a portion of Lots 2 & 3, Block S, Rockwall OT Addition



DRAFT
ORDINANCE
11.17.2025

Exhibit 'B':
Survey

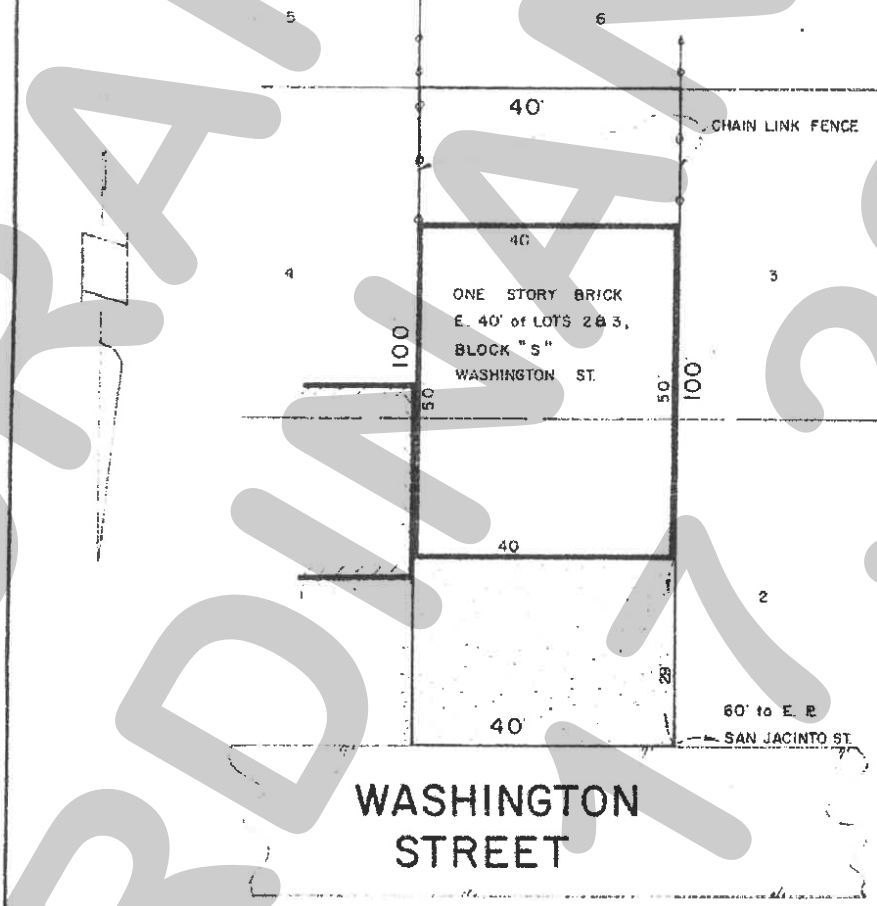
This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. Washington Street in the City of Rockwall, being described as follows:

Lot No. East 40' of Lots 2 and 3, Block No. S, City Block No. _____

of Original Town of Rockwall, an addition to the City of Rockwall

Texas, according to the Filed plot thereof recorded in Vol 1, Page 510, at page 555 of the Deed Plat and Map

Map Deed Records of Rockwall County, Texas



The plat 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 of buildings and improvements

DRAFT ORDINANCE 11.7.2025

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 17, 2025
APPLICANT:	Kevin Sayles
CASE NUMBER:	Z2025-069; *Specific Use Permit (SUP) for an Accessory Structure at 24 Shadydale Lane*

SUMMARY

Hold a public hearing to discuss and consider a request by Kevin Sayles for the approval of a *Specific Use Permit (SUP)* for an *Accessory Structure* on a 0.417-acre parcel of land identified as Lot 21, Block A, Foxchase Phase 4 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for Single Family 10 (SF-10) District land uses, addressed as 24 Shadydale Lane, and take any action necessary.

BACKGROUND

The subject property was annexed on October 29, 1973 by *Ordinance No. 73-44* [*Case No. A1973-006*]. On November 12, 1973, the City Council approved zoning case [*Ordinance No. 73-49*] that established the subject property as a part of Planned Development District 9 (PD-9), which dedicated the subject property for single-family land uses. Planned Development District 9 (PD-9) was then amended on June 16, 1986 [*Ordinance No. 86-55*] changing base zoning of the subject property to Single-Family 10 (SF-10) District. The City Council amended Planned Development District 9 (PD-9) an additional nine (9) times [*Ordinance No. 87-30, 88-13, 88-20, 95-17, 01-43, 04-02, 11-31, 13-43, & 24-02*]; however, none of these amendments made changes to the zoning or development standards for the subject property. On February 22, 1995, the City Council approved a final plat [*Case No. 94-35-FP*] that establish the subject property as Lot 21, Block A, Foxchase, Phase 4 Addition.

On September 4, 2025, the Neighborhood Improvement Service (NIS) Division issued a notice of violation [*Case No. CE2025-5189*] to the property owner for the construction of an *Accessory Structure* without a permit. Following the applicant's failure to submit for a Specific Use Permit (SUP) on September 12, 2025, two (2) separate citations were issued to the property. In response to this, the applicant applied for a Specific Use Permit (SUP) on October 17, 2025. Given that the proposed structure was constructed without receiving a building permit, the applicant was required to pay the $1.000.00 *Non-Compliant Structure Fee* in addition to the standard development application fee.

PURPOSE

The applicant -- *Kevin Sayles* -- is requesting the approval of a Specific Use Permit (SUP) to allow an unpermitted *Accessory Structure* that exceeds the overall maximum allowable square footage to remain on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is located at 24 Shadydale Lane. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is Phase 2 of the Foxchase Subdivision, which was established in 1994 and consists of 25 residential lots. Beyond this is Phase 5 of the Foxchase Subdivision, which was established in 1998 and consists of 48 residential lots. Both phases are zoned Planned Development District 9 (PD-9) for Single Family 10 (SF-10) District land uses.

South: Directly south of the subject property is Shadydale Lane, which is identified as a R2U (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is the remainder of Phase 4 of the Foxchase Subdivision, which was established

in 1995, consists of 40 residential lots, and is zoned Planned Development District 9 (PD-9) for Single Family 10 (SF-10) District land uses.

East: Directly east of the subject property is the remainder of Phase 4 of the Foxchase Subdivision, which was established in 1995 and consists of 40 residential lots. Beyond this is Phase 6 of the Foxchase Subdivision, which was established in 2000 and consists of 37 residential lots. Both phases are zoned Planned Development District 9 (PD-9) for Single Family 10 (SF-10) District land uses.

West: Directly west of the subject property is the Shadydale Estates Subdivision, which was established in 2014, consists of 14 residential lots, and is zoned Planned Development District 9 (PD-9) for Single Family 10 (SF-10) District land uses. Beyond this is a 2.60-acre parcel of land (*i.e. Lot 1, Block A, Best Estate Addition*) developed with a single-family home, zoned Single Family 16 (SF-16) District. Following this is Ridge Road [*FM-740*], which is identified as a A4D (*i.e. arterial, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



CHARACTERISTICS OF THE REQUEST

According to the site plan provided by the applicant, the unpermitted *Accessory Structure* is 20-feet by 12-feet (*or 240 SF*), and is situated in the rear yard of the subject property. It will be located approximately three (3) feet from the rear property line, 15-feet from the front property line adjacent to Shadydale Lane, and have a permanent concrete foundation. The applicant has not provided any additional information related to the exterior materials, overall height, or roof pitch. The current condition on the subject property is that the *Accessory Structure* was constructed without a permit. It appears that the *Accessory Structure* is violation of the 15-foot setback requirement adjacent to Shadydale Lane. In addition, the *Accessory Structure* is situated on concrete blocks and *not* on a permanent concrete foundation.



FIGURE 1: IMAGE OF THE UNPERMITTED ACCESSORY STRUCTURE

CONFORMANCE WITH THE CITY'S CODES

According to Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), the Single Family 10 (SF-10) District allows a maximum of two (2) accessory structures with a maximum square footage of 144 SF each. In addition, the maximum permissible height is 15-feet, and the minimum roof pitch is 3:12. The proposed *Accessory Structure* is 240 SF or 96 SF over the maximum allowable square footage. Staff requested that the applicant provide the height and roof pitch of the unpermitted *Accessory Structure*; however, no additional information has been provided. Currently the *Accessory Structure* is situated on top of concrete blocks and is *not* attached to a permanent foundation. The applicant is aware of this requirement and if approved is amenable to attaching the *Accessory Structure* to a concrete foundation. In addition, the proposed *Accessory Building* is required to meet the density and dimensional requirements for a Single-Family 10 (SF-10) District as contained in Subsection 07.01, *Residential District Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), and which are summarized as follows:

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Number of Accessory Structures Permitted	*2*	*In Conformance*
Detached Garage (Maximum Square Footage)	*144 SF*	*240 SF; Not in Conformance*
Minimum Rear Yard Setback	*3-Feet*	*Unknown; Proposed 3-Feet*
Minimum Side Yard Setback (Adjacent to Shadydale Lane)	*15-Feet*	*Unknown; Proposed 15-Feet*
Maximum Building Height	*15-Feet*	*Unknown; Appears to be X<15-Feet*
Between Buildings	*10-feet*	*X>10-feet; In Conformance*

STAFF ANALYSIS

In reviewing a Specific Use Permit (SUP), the Planning and Zoning Commission and City Council are asked to consider: [*1*] if the structure was constructed without a permit or under false pretenses, [*2*] the size of the proposed *Accessory Structure* compared to the size of other *Accessory Structures* in the area/neighborhood/subdivision, and [*3*] the size, architecture, and location of the proposed accessory structure compared to those of the primary structure. In this case, the proposed request was constructed without a building permit, exceeds the maximum size requirements, and architecture does not appear to match the single-family home. In addition, the applicant has failed to provide staff with the requested information regarding the height, roof pitch, and materials. Staff completed an inventory of all *Accessory Structures* within the Foxchase Subdivision near the subject property. Based on the inventoried properties six (6) of the 57 properties had one (1) *Accessory Structure*, four (4) were unpermitted, and the largest was approximately 130 SF. This would make the applicant's *Accessory Structure* the largest in this part of the Foxchase Subdivision.

With all this being said, a Specific Use Permit (SUP) is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On October 18, 2025, staff mailed 89 notices to property owners and occupants within 500-feet of the subject property. Staff also sent a notice to the Foxchase, Benton Woods, and Rainbow Lakes Homeowners Associations (HOAs), which are the only HOA or Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was written, staff has received seven (7) notices in opposition and two (2) notices in favor of the applicant's request.

CONDITIONS OF APPROVAL

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

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

   (a) The development of the *Subject Property* shall generally conform to the *Residential Plot Plan* as depicted in *Exhibit 'B'* of the Specific Use Permit (SUP) ordinance; and,

   (b) The proposed Accessory Structure shall not exceed 240 SF; and,

   (c) The proposed Accessory Structure shall be attached to a permanent concrete foundation; and,

   (d) No additional Accessory Structures, Accessory Buildings, or Detached Garages shall be permitted on the *Subject Property*.

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

PLANNING AND ZONING COMMISSION

On November 11, 2025, the Planning and Zoning Commission approved a motion to recommend denial without prejudice of the SUP by a vote of 5-1, with Commissioner Roth dissenting and Commissioner Hustings absent. According to Subsection 02.03(G), *Protest of a Zoning Change*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), if a zoning change "…is recommended for denial by the Planning and Zoning Commission, such zoning change or Specific Use Permit (SUP) shall require a supermajority vote (*i.e. a three-fourths vote of those members present*), with a minimum of four (4) votes in the affirmative required for approval."

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

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

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

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

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

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 24 Shady Dale LN Rockwall Tx 75032

SUBDIVISION LOT BLOCK

GENERAL LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING CURRENT USE

PROPOSED ZONING PROPOSED USE

ACREAGE LOTS [CURRENT] LOTS [PROPOSED]

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

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

☐ OWNER	Kevin Sayles	☐ APPLICANT	
CONTACT PERSON		CONTACT PERSON	
ADDRESS	24 Shady Dale LN	ADDRESS	
CITY, STATE & ZIP	Rockwall Tx 75032	CITY, STATE & ZIP	
PHONE	[redacted]	PHONE	
E-MAIL		E-MAIL	

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ 215.00 *, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 16th *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 16th *DAY OF* October *, 2025*

OWNER'S SIGNATURE [signature]

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

JARRED MCCRAY
Notary ID #134548364
My Commission Expires
September 11, 2027

MY COMMISSION EXPIRES 09/11/2027



City of Rockwall

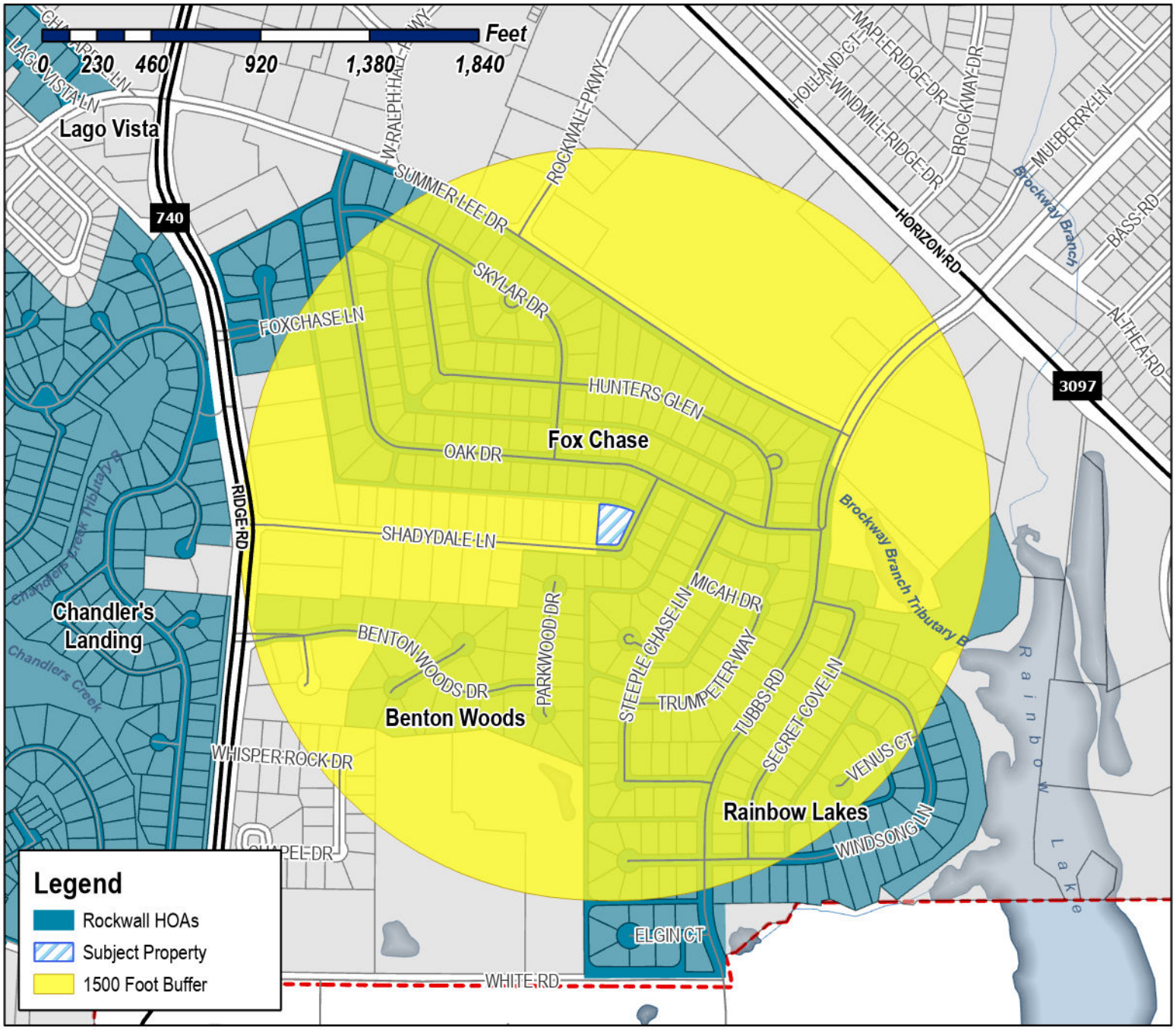
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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

City of Rockwall

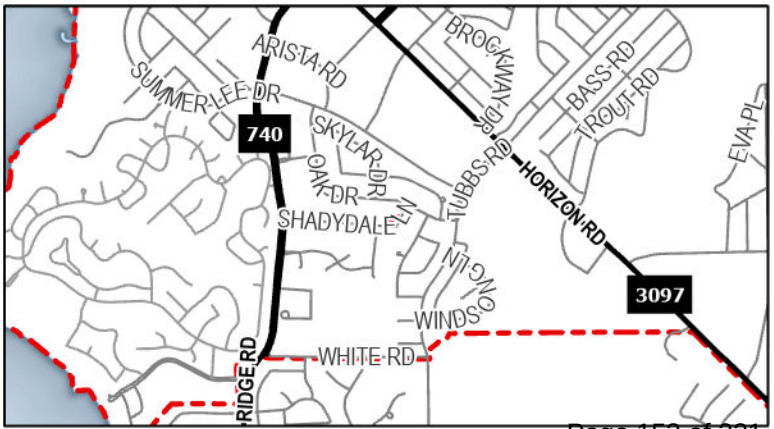
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Case Number: Z2025-069
Case Name: SUP for a Portable Accessory Structure
Case Type: Zoning
Zoning: Planned Development District 9 (PD-9)
Case Address: 24 Shady Dale Lane

Date Saved: 10/17/2025
For Questions on this Case Call (972) 771-7745



Miller, Ryan

From: Zavala, Melanie
Sent: Wednesday, October 22, 2025 2:23 PM
Cc: Miller, Ryan; Lee, Henry; Ross, Bethany
Subject: Neighborhood Notification Program [Z2025-069]
Attachments: HOA Map (10.22.2025).pdf; Public Notice (10.20.2025).pdf

HOA/Neighborhood Association Representative:

Per your participation in the *Neighborhood Notification Program*, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on *Friday, October 24, 2025*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, November 11, 2025 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, November 17, 2025 at 6:00 PM*. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

Z2025-069: SUP for an Accessory Structure
Hold a public hearing to discuss and consider a request by Kevin Sayles for the approval of a *Specific Use Permit (SUP)* for an *Accessory Structure* on a 0.417-acre parcel of land identified as Lot 21, Block A, Foxchase Phase 4 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for Single Family 10 (SF-10) District land uses, addressed as 24 Shadydale Lane, and take any action necessary.

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

City of Rockwall

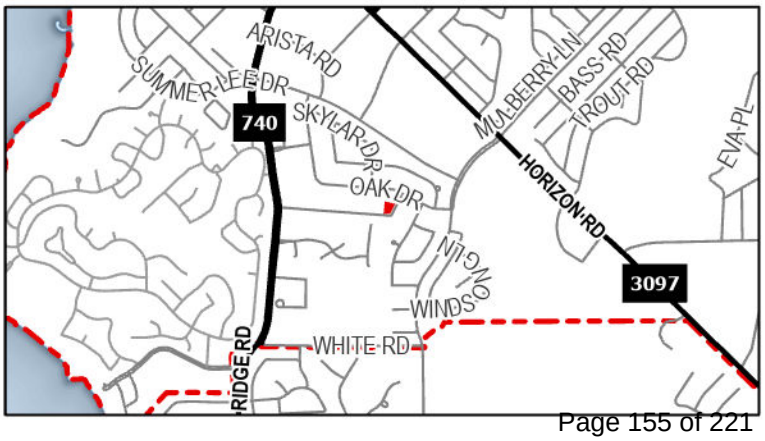
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Case Number: Z2025-069
Case Name: SUP for a Portable Accessory Structure
Case Type: Zoning
Zoning: Planned Development District 9 (PD-9)
Case Address: 24 Shady Dale Lane

Date Saved: 10/17/2025
For Questions on this Case Call: (972) 771-7745



ROYALAND PROPERTIES LLC
11034 GRISSOM LANE
DALLAS, TX 75229

REDDEN TRAVIS
1115 CONCAN DRIVE
FORNEY, TX 75126

WILLIAMS KATHY S
112 GLENN AVE
ROCKWALL, TX 75087

BALLARD STEVE & ANNABETH
17 SHADYDALE LANE
ROCKWALL, TX 75032

DOSKOCIL PATRICK AND GLINDA
19 SHADYDALE LN
ROCKWALL, TX 75032

ROMAN MARIA G & ARMANDO POMPOSO
23 SHADY DALE LN
ROCKWALL, TX 75032

WILLIS GEORGE V & KAREN
24 SHADY DALE LN
ROCKWALL, TX 75032

SNIDER VICTOR BRUCE & JUDY LYNNE
25 SHADY DALE LN
ROCKWALL, TX 75032

SUDELA THOMAS S AND KAREN C
26 SHADY DALE LN
ROCKWALL, TX 75032

PARVIN RHONDA
27 SHADY DALE LN
ROCKWALL, TX 75032

WEINTRAUB DONALD AND KATHLEEN
28 SHADY DALE LANE
ROCKWALL, TX 75032

TAGGART FAMILY TRUST
MICHAEL JORDAN TAGGART & KELLY ANNE
TAGGART - TRUSTEES
2843 MIRA VISTA LN
ROCKWALL, TX 75032

HUFFMAN JAMES D & STEPHANIE L
29 SHADY DALE LN
ROCKWALL, TX 75032

BESS JULIE M AND JOHN HAGAMAN
30 SHADY DALE LN
ROCKWALL, TX 75032

HOYA CHARLOTTE G
3006 OAK DR
ROCKWALL, TX 75032

GROSS STEPHEN R & MICHELLE L
3014 OAK DR
ROCKWALL, TX 75032

RESIDENT
3015 OAK DR
ROCKWALL, TX 75032

OSBORN DAVID R & DELL A
3021 Ridge Rd Ste A PMB 131
Rockwall, TX 75032

FOLKS ARCHIE PATRICK & JANETTE E
3022 OAK DR
ROCKWALL, TX 75032

PETROCELLY JUNE LIVING TRUST
JUNE PETROCELLY TRUSTEE
3023 OAK DRIVE
ROCKWALL, TX 75087

2024 G S SLOAN REVOCABLE TRUST
GARY DEAN & STEPHANIE ANN SLOAN -
TRUSTEE
3030 OAK DR
ROCKWALL, TX 75032

DAVIS ANN SHERRILL
3033 OAK DR
ROCKWALL, TX 75032

NANCE CARLTON ERIC & RHONDA D
3107 OAK DR
ROCKWALL, TX 75032

BOWERS DENNIS & COLLEEN
3108 OAK DR
ROCKWALL, TX 75032

MCMAHON SANDRA
3115 OAK DR
ROCKWALL, TX 75032

BEVAN MARILYN
3116 OAK DR
ROCKWALL, TX 75032

KUBIAK NICHOLAS E AND JENNIFER L
3123 OAK DR
ROCKWALL, TX 75032

CHILDRESS SHERRY L
3124 OAK DR
ROCKWALL, TX 75032

MISHLER JEREMY & CHRISTI
3131 OAK DR
ROCKWALL, TX 75032

MANNO SHARON &
PAUL FULLINGTON
3134 OAK DR
ROCKWALL, TX 75032

DODSON GERELDENE
3139 OAK DR
ROCKWALL, TX 75032

DICKINSON JONATHAN PAUL & THERESA MICHELLE
3144 OAK DRIVE
ROCKWALL, TX 75032

STANLEY RONALD ALAN & JENNIFER J
3147 OAK DR
ROCKWALL, TX 75032

HOWELL RANDALL R & DANA L
3155 OAK DR
ROCKWALL, TX 75032

DIESSONGO THIERRY AND MARIAME DIESSONGO
3163 OAK DR
ROCKWALL, TX 75032

PIKE MARTIN E & JANET L
3171 OAK DRIVE
ROCKWALL, TX 75032

WEICHEL JAMES D & KRISTEN E
3182 OAK DR
ROCKWALL, TX 75032

BALLI NOE III & LYNN E
3190 OAK DR
ROCKWALL, TX 75032

KASIRI SAHBA AND SARA SADEGHI
32 SHADY DALE LN
ROCKWALL, TX 75032

TINDALL CINDY P
34 SHADY DALE LN
ROCKWALL, TX 75032

WATSON BRANDON AND VALERIE
36 SHADY DALE LN
ROCKWALL, TX 75032

RESIDENT
38 SHADYDALE LN
ROCKWALL, TX 75032

HERNANDEZ ANDRES & MISTY
4550 STEEPLE CHASE LN
ROCKWALL, TX 75032

HARRIS GERALD T & SHERRI K
4558 STEEPLE CHASE LN
ROCKWALL, TX 75032

KIRK MARGIE
4566 STEEPLE CHASE LN
ROCKWALL, TX 75032

KEITH LARRY J & CAROLYN K
4574 STEEPLE CHASE LN
ROCKWALL, TX 75032

ARNDT GARY & DIANNE
4608 STEEPLE CHASE LN
ROCKWALL, TX 75032

POWELL ALEAH D
4609 STEEPLE CHASE LN
ROCKWALL, TX 75032

BRANNING BARRY S & LINDA R
4616 STEEPLE CHASE LN
ROCKWALL, TX 75032

RESIDENT
4617 STEEPLE CHASE LN MICHAEL JORDAN TAGGART & KELLY ANNE TAGGART - TRUSTEES
ROCKWALL, TX 75032

WATSON MATTHEW WAYNE
4625 STEEPLE CHASE
ROCKWALL, TX 75087

KHODAPARAST RAHIM & ROYA
4630 PARKWOOD DR
ROCKWALL, TX 75087

VEST DONALD R
4633 PARKWOOD DR
ROCKWALL, TX 75032

FLORANCE WILLIAM C & KATHRYN E
4633 STEEPLE CHASE LANE
ROCKWALL, TX 75032

CARNEVALE EDWARD A JR AND PAMELA D
4648 PARKWOOD DRIVE
ROCKWALL, TX 75032

RESIDENT
4649 PARKWOOD DR
ROCKWALL, TX 75032

FREEMAN DENWARD LEE & ELIZABETH ANN
4660 GREENBRIAR CT
ROCKWALL, TX 75032

KUBIN CHRISTOPHER J AND ABIGAIL
4670 PARKWOOD DR
ROCKWALL, TX 75032

LIGHT LEIGH ANN AND JEFF
4671 GREENBRIAR CT
ROCKWALL, TX 75032

ZEHR JACK L & EDITH L
4671 PARKWOOD DR
ROCKWALL, TX 75032

SHIPMAN EARL RAPHE & DELAMIE
4690 PARKWOOD DR
ROCKWALL, TX 75087

PARENT RICHARD DAVID & MARIE L
4691 PARKWOOD DR
ROCKWALL, TX 75032

WEBSTER DAVID L
501 E OLD GREENVILLE RD
ROYSE CITY, TX 75189

CARTER SHARON R
BLANKENSHIP DON L & AUDREY LIFE ESTATE
6 SHADY DALE LN
ROCKWALL, TX 75032

28 PLAZA LTD
601 KILLARNEY
RICHARDSON, TX 75201

RESIDENT
7 SHADYDALE LN
ROCKWALL, TX 75032

RESIDENT
7 SHADYDALE LN
ROCKWALL, TX 75032

WATSON BARBARA
743 MICAH DR
ROCKWALL, TX 75032

SMITH MICHAEL & KATRINA
751 MICAN DR
ROCKWALL, TX 75032

BENNETT FAMILY LIVING TRUST
WILLIAM THOMAS AND JUDY M BENNETT
TRUSTEES
754 HUNTERS GLN
ROCKWALL, TX 75032

KUEHL FAMILY LIVING TRUST
LESLIE L KUEHL AND SUSAN B KUEHL- TRUSTEES
762 HUNTERS GLEN
ROCKWALL, TX 75032

BROWN SANDRA MARIE
770 HUNTERS GLEN
ROCKWALL, TX 75032

SHERROD ROBERT T & AMY
778 HUNTERS GLN
ROCKWALL, TX 75032

ROMER FRANK L & MARCY L AND
MARISSA P
786 HUNTERS GLEN
ROCKWALL, TX 75032

NGUYEN TAMMY
7910 SARAHVILLE DR
DALLAS, TX 75252

HONG TAE SU & SUNSIL
794 HUNTERS GLN
ROCKWALL, TX 75032

STANFORD STEVEN R AND KIRSTEN L
802 HUNTERS GLEN
ROCKWALL, TX 75032

CHRISTENSEN BRIAN & JENNIFER
810 Hunters Gln
Rockwall, TX 75032

BRADY LISA AND RALPH
826 HUNTERS GLEN
ROCKWALL, TX 75032

SCOTT MARY ELIZABETH
834 HUNTERS GLEN
ROCKWALL, TX 75032

BRISCOE JULIE
842 HUNTERS GLEN
ROCKWALL, TX 75032

DIETERICH GEORGE D & JOHANNA
846 STEEPLE CHASE CT
ROCKWALL, TX 75032

CARNES LINDA M
850 HUNTERS GLN
ROCKWALL, TX 75032

HESKETT RHEA
850 STEEPLE CHASE COURT
ROCKWALL, TX 75032

ANDERSON LARY & LAURIE
854 STEEPLE CHASE CT
ROCKWALL, TX 75032

LEONARD SCOTT E AND CATHERINE W
858 STEEPLE CHASE CT
ROCKWALL, TX 75032

MCGUIRE JOHN L & LISA L
862 STEEPLE CHASE CT
ROCKWALL, TX 75032

ERICKSON MARIUM E LIVING TRUST
906 HUNTERS GLEN
ROCKWALL, TX 75032

MONK JEFFREY CHAD REVOCABLE LIVING TRUST
JEFFREY CHAD MONK TRUSTEE
914 HUNTERS GLEN
ROCKWALL, TX 75032

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:

Z2025-069: SUP for an Accessory Structure

Hold a public hearing to discuss and consider a request by Kevin Sayles for the approval of a Specific Use Permit (SUP) for an Accessory Structure on a 0.417-acre parcel of land identified as Lot 21, Block A, Foxchase Phase 4 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for Single Family 10 (SF-10) District land uses, addressed as 24 Shadydale Lane, and take any action necessary.

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Henry Lee
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

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

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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. Z2025-069: SUP for an Accessory Structure

Please place a check mark on the appropriate line below:

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

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

Name:

Address:

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

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

From: alan@advbussys.com
To: Planning
Subject: Case No. Z2025-069
Date: Sunday, October 26, 2025 7:51:38 AM

To whom it may concern. I and my wife discussed the case and we have determined that we oppose the amendment referenced in the case. If we allow this change we forfeit our voice moving forward. We have discipline within the existing laws to enforce this violation.

Regards,

Alan and Jennifer Stanley

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

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

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

This accessory unit does not fit in, it's way too large and tall and an eye sore to the neighbors. We are concerned if this is allowed to stay then anyone can do this too. Why have rules if we don't intend to follow them?

Name: Donald Weintraub

Address: 20 Shadydale Lane

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

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Case No. Z2025-069: SUP for an Accessory Structure

Please place a check mark on the appropriate line below:

[X] I am in favor of the request for the reasons listed below.

[ ] I am opposed to the request for the reasons listed below.

BUILDING APPEARS TO BE 16 X 12 WHICH IS A LITTLE OVER 144 ft^2 PERMITTED - BUILDING APPEARS TO BE GOOD QUALITY AND WHITE MATCHES HOUSE.

Name: Scott Leonard

Address: 858 STERLING CHASE CT Rockwall TX 75032

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

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

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

It's a nice storage unit, but if it would have been placed in an area a little less conspicuous area would have been nicer & appreciated.

Name: Tom Sudela

Address: 26 Shady Dale Lane Rockwall TX 75032

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

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Case No. Z2025-069: SUP for an Accessory Structure

Please place a check mark on the appropriate line below:

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

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

Name: William Thomas and Judy M. Bennett

Address: 754 Hunters Glen, Rockwall, TX 75032

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

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From: Victor Snider
To: Ross, Bethany
Subject: Zoning Case Z2025-069
Date: Tuesday, October 28, 2025 8:45:11 AM

I am opposed to this request. The building in question is higher than the privacy fence which surrounds the area. It obstructs the skyline, and if an exception is made for this resident then more requests may be made. I have spoken with several of our neighbors, and they are against this supplemental zoning change as well.

Please deny this request.

Victor Bruce and Judy Snider
25 Shady Dale Lane
Rockwall, TX 75032all

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Case No. Z2025-069: SUP for an Accessory Structure

11/3/25

Please place a check mark on the appropriate line below:

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

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

I live across the street from 24 Shady Dale Ln. and this structure in no way hinders my view or bothers me in any way; I can barely see the top of the structure.

Name: Rhonda D. Parvin

Address: 27 Shady Dale Ln, Rockwall, Tx 75032

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EMAIL: PLANNING@ROCKWALL.COM

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Ryan Miller, AICP
Director of Planning & Zoning

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Case No. Z2025-069: SUP for an Accessory Structure

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

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

Allowing This Non-Permitted Structure To Remain in Place Sets A Bad Precedent. Code Enforcement Should Ensure That All Homes in The Fox Chase Sub Division Are in Compliance.

Name: Randall R. Howell

Address: 3155 Oak Dr. Rockwall 75032

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

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

SEE ATTACHED

Name: LES + SUE KUEHL

Address: 762 HUNTERS GLEN

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RESTRICTIVE COVENANTS APPLICABLE TO FOX CHASE PHASE FIVE ROCKWALL COUNTY, ROCKWALL, TEXAS

THE STATE OF TEXAS }
} KNOW ALL MEN BY THESE PRESENT:
COUNTY OF ROCKWALL }

THAT the undersigned, FOX CHASE DEVELOPMENT CORP., a Texas corporation ("Developer"), being the owner of the real property platted as Fox Chase, Phase Five (the "Subdivision"), an addition to the City of Rockwall, Texas, according to the map thereof recorded on August 8, 1998, in the Cabinet D, Page 110, 111, 112, Map Records, Rockwall County, Texas, containing lots designated as Lots 10 through 13, Block D; Lots 1 through 31, Block E; and Lots 10 through 22, Block F, Phase 5, inclusive (the "Lots"), does hereby restrict the use of said real property and imposes the following provisions upon said real property as hereinafter set out, which restrictions and provisions shall be binding upon Developer, the owners of record fee simple title to the Lots and their respective heirs, legal representatives, successors and assigns, and said restrictions shall be covenants running with the land.

ARTICLE II
CONSTRUCTION OF IMPROVEMENTS AND USE OF LOTS

Section 2.01 All Lots in the Subdivision shall be used for residential purposes only. No structure intended for or adapted to business purposes shall be erected, permitted or maintained on a Lot, or any part thereof, save and except those related to development, construction and sales purposes of Developer. This covenant shall be construed as prohibiting the engaging in or practice of any commerce, industry, business, trade or profession on any Lot. The restrictions on use herein contained shall be cumulative of, and in addition to, such restrictions on usage as may from time to time be applicable under and pursuant to the

statutes, rules, regulations and ordinances of the City of Rockwall, Texas or any other governmental authority having jurisdiction over any Lot. No structure shall be erected, altered, place or permitted to remain on any Lot except a single family dwelling ("Residence"), and such other customary and usual ancillary structures as are hereinafter permitted.

Section 2.04 No structure of any type shall be erected on any Lot in the Subdivision nearer the front Lot line that the setback line indicated on the recorded plat of the Subdivision, and no structure of any type shall be erected closer to the side Lot lines than a distance of six (6) feet from the side Lot lines (or such greater distance for a particular Lot as may be indicated on the recorded plat of the Subdivision.) No structure of any type shall be erected on any Lot nearer the rear Lot line than the setback line permitted by the ordinance of the City of Rockwall governing such matters a the time of the erection of such structure.

Section 2.07 Each Residence shall have attached to it a garage with sufficient space for two (2) conventional automobiles. Each garage shall have an entrance facing the rear of side Lot lines, but not facing the front Lot line. Exceptions may be made for homes with detached garages. The Architectural Control Committee may give written permission for the entrance of a detached garage to face the front building line. All carports, servants quarters, guest quarters or storage rooms erected or placed on a Lot shall be attached to the Residence. Gazebos unattached to the Residence may be permitted with the prior written approval of Developer or the Architectural Control Committee. Any storage room approved by the Developer or Architectural Control Committee must be 75% Brick (with the brick matching the Residence), the roof must match the Residence, and the size must not exceed 80 square feet. Additionally, the location of said storage room must be identified by Owner in writing prior to submission to Developer or by Owner in writing prior to submission to Developer or Architectural Control Committee and subsequently approved prior to construction.

ARTICLE III

ARCHITECTURAL CONTROL

WOW! ONE SENTENCE

Section 3.01 No Lot shall be further subdivided and no building or other improvement of any character (either permanent or temporary) shall be erected or placed, or the erection or placing thereof commenced, or changes made in the design thereof or nay addition made thereto or exterior alteration made therein after original construction, on any Lot in the Subdivision without the written approval of Developer or the Architectural Control Committee of such further subdivision, or of the construction plans and specifications and a plat showing the location and dimensions of such building or other improvements. Plans, and specifications shall show the nature, kind, shape, height, materials, exterior color, location and all other material attributes. Developer or the Architectural Control Committee shall have the right, in their sole discretion, to disapprove any plans, specifications and plats submitted for any of the following reasons: (a) if such plans, specifications and plats are not in accordance with any of the provisions of these Restrictive Covenants or the codes, ordinances and regulations of the City of Rockwall, Texas, or any other laws or regulations; (b) if the external design, elevation, appearance, location or color scheme for the proposed improvements are not in harmony with the general surroundings of the Subdivision or with existing or proposed adjacent structures or with the topography; (c) if the plans, specification and plats submitted are incomplete; (d) if the design, appearance or location of any landscaping is not in harmony with the general surrounding or topography; (e) if the plans do not provide for adequate structural integrity or structural support for the improvements; (f) if the plans, specifications and plats do not provide for approved quality of materials or finished grade elevation; (g) if the improvements obstruct the view from nearby or adjoining Lots; or (h) if Developer or the Architectural Control Committee deems the plans, specifications and plats, or any part thereof, to be contrary to the interest, welfare or rights of any or all part of the Subdivision. Developer or the Architectural Control Committee is authorized to accept whatever plans, specifications or plats as they deem desirable within their sole discretion to be in satisfaction of the foregoing.

Residential Projects That Require a Permit

Telephone Numbers
Main Number: 972-771-7709
Office Hours: M-F 8:00 a.m.– 5:00 p.m.

Building Permit Applications and **Contractor Registrations** can be submitted online through our **CityWorks Portal**. Here's a link to the portal: https://cityworks.rockwall.com/PublicAccess/template/login.aspx. Just sign up and/or log into the portal and click +NEW APPLICATION at the top center of the page to begin your permit application or registration.

Building Permits are required for the residential projects listed below. If your project is not listed and is outside the scope of cosmetic work (ie. painting, flooring), please contact our office to review with a Permit Technician.

Projects that Require a Permit:

- New Construction homes, remodels and additions
- Plumbing work
- Electrical work
- HVAC Mechanical work
- Storm Shelter/Safe Rooms
- Water Heater Replacement
- Heating & AC Replacement
- Concrete Driveways, Sidewalks, Patio slabs
- Retaining Walls
- Gazebos
- Roof replacement
- Demolitions
- Irrigation & Sprinkler Systems
- Moving a building or mobile home
- Swimming Pools
- Hot Tubs
- Spas
- Storage Buildings/Guest Quarters
- Detached Garage
- Driveways
- Patios
- Patio Covers
- Carports
- Sunrooms
- Greenhouse
- Decks
- Solar Panels
- EV Power Walls/Supply Chargers
- Backup Generators
- Takeline projects
- Artificial Turf
- Flag Poles

From: Carolyn Keith
To: Planning
Subject: Z225069
Date: Friday, November 7, 2025 1:40:45 PM

To whom it may concern,
We are riding in regards to the case number above. It is a home on Shady Dale and the Fox Chase subdivision. We are opposed to the large building that the resident built in his backyard. The building is above the fence he has in his backyard. He is the only one in our neighborhood with a building that large.. we would prefer that he conforms to the rules of our HOA and the Rockwall planning and zoning ordinances.
Thank you,
Mr. and Mrs. Larry Keith
Sent from my iPhone
CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

PUBLIC NOTICE

220 Sq ft

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

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Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

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Case No. Z2025-069: SUP for an Accessory Structure

Please place a check mark on the appropriate line below:

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

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

No! No! No! we do not want to get this started in our neighborhood.
And I do not appreciate Mr Lee not returning my phone calls

Name: Margie Kirk

Address: 4566 Foxchase Lane

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

Case No. Z2025-069: SUP for an Accessory Structure

Please place a check mark on the appropriate line below:

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

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

Is this a tiny house? This raises the questions: What will it be used for, what purpose, possibly business, repair area for motorized vechiles, housing. It does not meet with neighborhood standards. Enough re-zoning in this area!

Name: Sherry Childress

Address: 3124 Oak Dr.

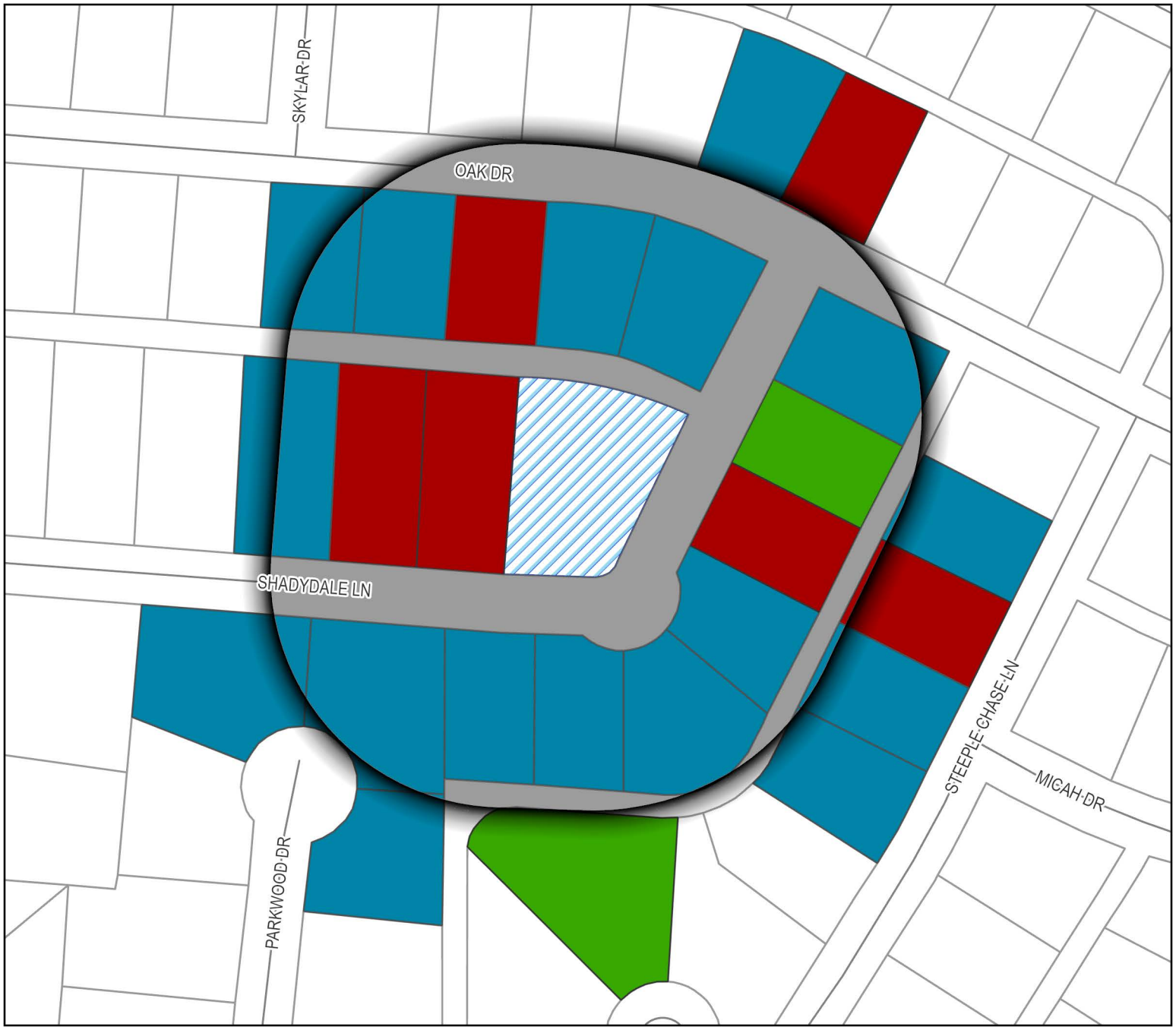
Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written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

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

City of Rockwall

Planning & 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.



Z2025-069 SUP for 24 Shady Dale Lane

- Subject Property
- For (0.227 Acres) 4.16%
- Against (1.056 Acres) 19.3 %
- No Response (2.556 Acres) 46.7%
- ROW (1.626 Acres) 29.7%

*All Response calculations are based of properties located within the 200 Ft buffer area

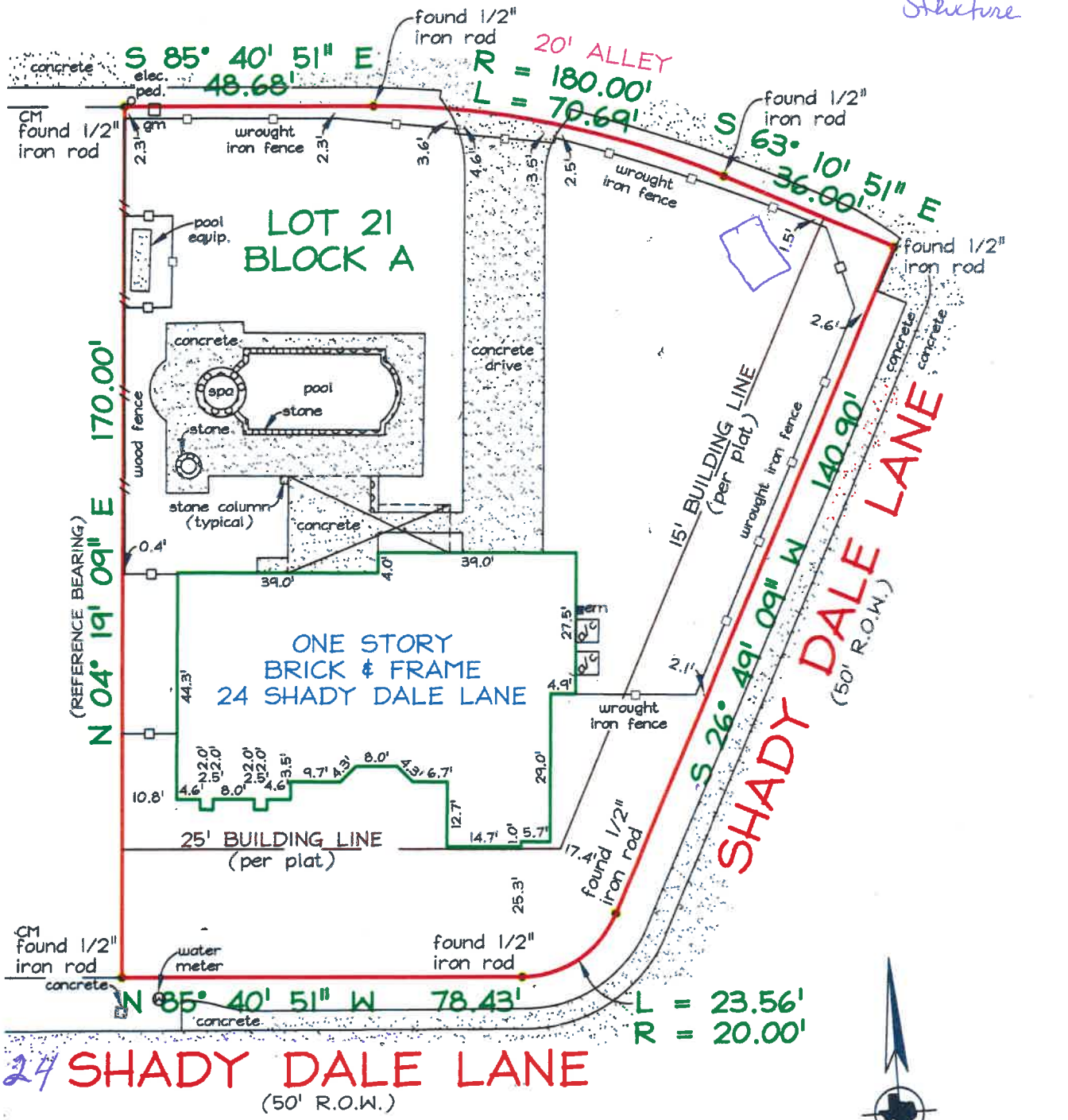


Date Saved: 11/11/2025

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

PRECISE LAND SURVEYING, INC.
DALLAS/FORT WORTH
4625 EASTOVER DR.
MESQUITE, TX 75149
PH. 877.581.7072 FX. 1.888.438.1273

3ft From Rear
6 ft From any other Structure



NOTES:
CM = CONTROLLING MONUMENT.
THIS PROPERTY IS NOT AFFECTED BY THE FOLLOWING:
(10e)-EASEMENT, VOL. 64, PG. 274, D.R.R.C.T.
(10f)-EASEMENT, VOL. 63, PG. 82, D.R.R.C.T.
BEARINGS ARE BASED ON THE RECORDED PLAT REFERENCED BELOW.
THIS SURVEY IS VALID ONLY WITH ORIGINAL SIGNATURE IN BLACK INK.

THIS IS TO DECLARE that on this date a survey was made on the ground, under my direction and supervision of the property located at 24 SHADY DALE LANE, and Being Lot Twenty One (21), Block A, of FOXCHASE PHASE FOUR, an addition in Rockwall County, Texas, according to the map or plat thereof recorded in Cabinet C, Page 264, of the Plat Records of Rockwall County, Texas.

There are no visible conflicts or protrusions, except as shown.
The subject property does not appear to lie within the limits of a 100-year flood hazard zone according to the map published by the Federal Emergency Management Agency, and has a Zone "X" Rating as shown by Map No. 48397C0040 L, dated SEPTEMBER 26, 2008. The statement that the property does or does not lie within a 100-year flood zone is not to be taken as a representation that the property will or will not flood. This survey is not to be used for construction purposes and is for the exclusive use of the hereon named purchaser, mortgage company, and title company only and this survey is made pursuant to that one certain title





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 9 (PD-9) [*ORDINANCE NO. 25-02*] AND THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR AN *ACCESSORY STRUCTURE* ON A 0.417-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 21, BLOCK A, FOXCHASE, PHASE 4 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Kevin Sayles for the approval of a *Specific Use Permit (SUP)* for an *Accessory Structure* on a 0.417-acre parcel of land identified as Lot 21, Block A, Foxchase, Phase 4 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for Single Family 10 (SF-10) District land uses, addressed as 24 Shady Dale Lane, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that Planned Development District 9 (PD-9) [*Ordinance No. 25-02*] and the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall should be amended as follows:

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

SECTION 1. That Planned Development District 9 (PD-9) [*Ordinance No. 25-02*] and the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for an *Accessory Structure* 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 9 (PD-9) [*Ordinance No. 25-02*] and Subsection 03.01, *General Residential District Standards*, Subsection 03.07, *Single-Family 10 (SF-10) District*, and

DRAFT ORDINANCE 2025

Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] -- *as heretofore amended and may be amended in the future* -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the *Accessory Structure* 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; and,

2) The proposed *Accessory Structure* shall not exceed 240 SF; and,

3) No additional *Accessory Structures*, *Accessory Buildings*, or *Detached Garages* shall be permitted on the *Subject Property*.

2.2 COMPLIANCE

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

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

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

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

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

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

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

DRAFT ORDINANCE 1.21.2025

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 1st DAY OF DECEMBER, 2025.

_____
Tim McCallum, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *November 17, 2025*

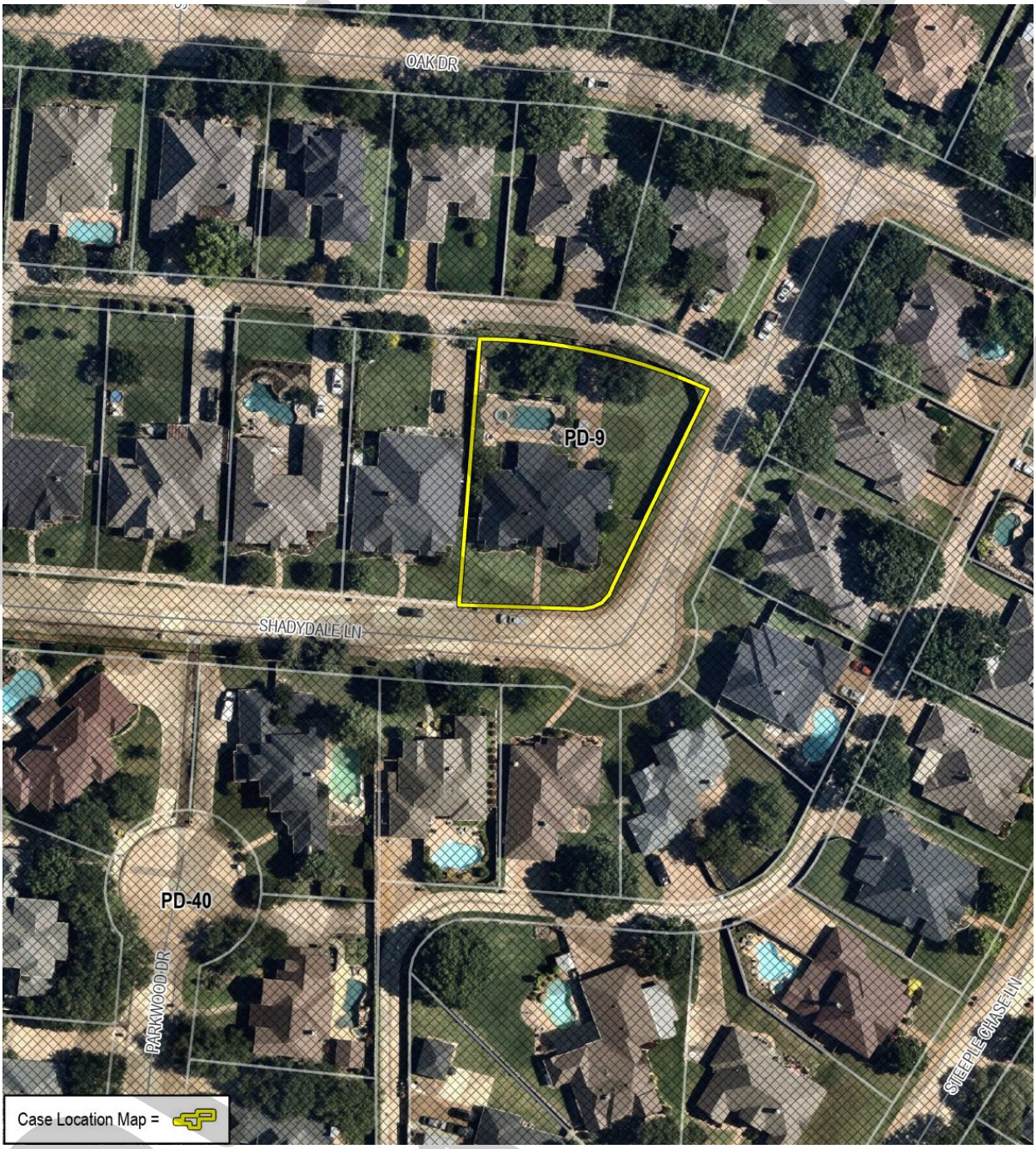
2nd Reading: *December 1, 2025*

DRAFT ORDINANCE 11.17.2025

Exhibit 'A':
Location Map

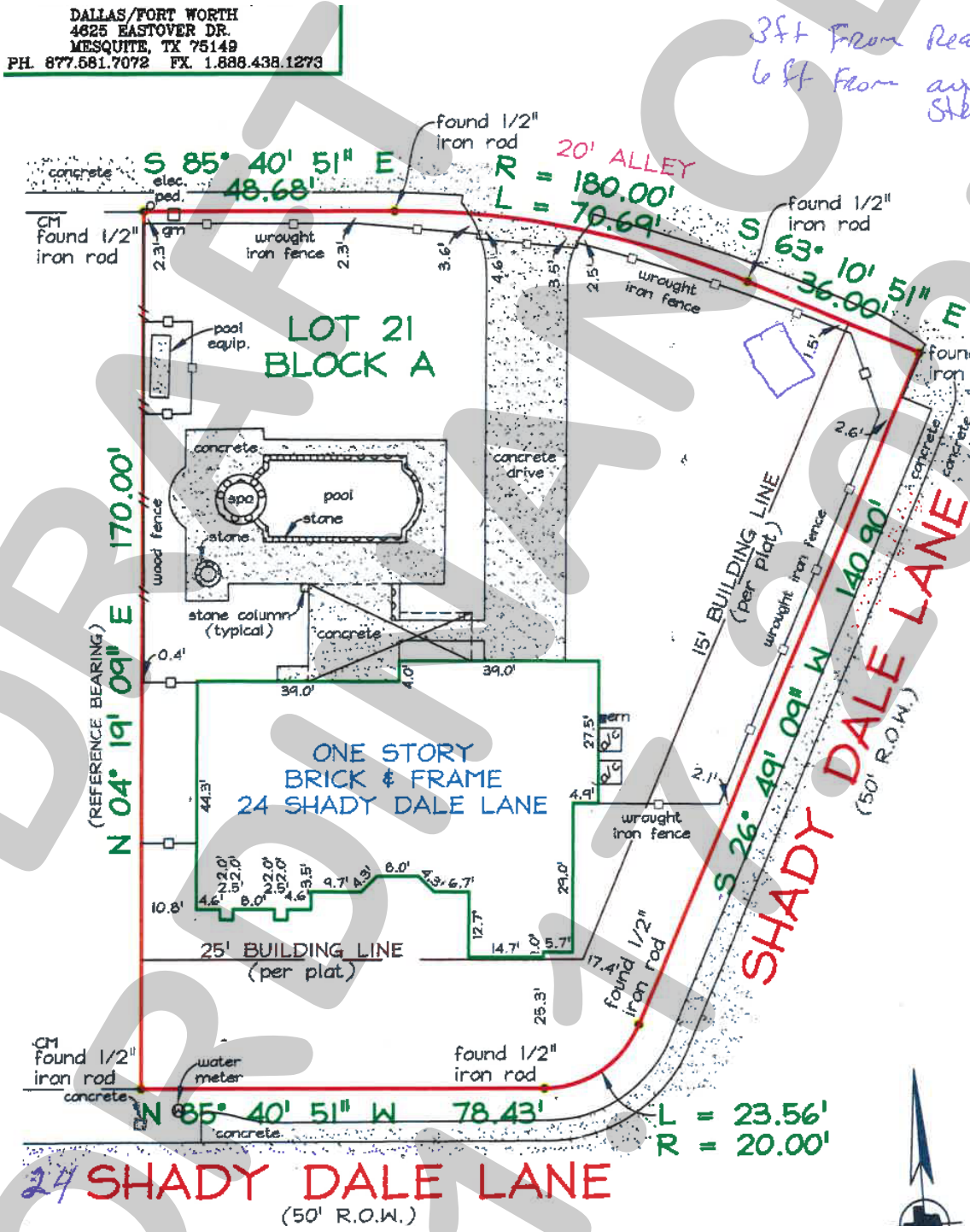
Address: *24 Shady Dale Lane*

Legal Description: *Lot 21, Block A, Foxchase Phase 4 Addition*



DRAFT

Exhibit 'B':
Residential Plot Plan



DRAFT COPY 11/18/2025

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 17, 2025
APPLICANT:	Michael Lewis
CASE NUMBER:	Z2025-071; *Specific Use Permit (SUP) for a Residential Infill in an Established Subdivision and a Guest Quarters/Secondary Living Unit at 2592 FM 549*

SUMMARY

Hold a public hearing to discuss and consider a request by Michael Lewis for the approval of a *Specific Use Permit (SUP)* for *Residential Infill Adjacent to an Established Subdivision* and a *Guest Quarters/Secondary Living Unit* for the purpose of constructing a single-family home on a 5.05-acre parcel of land identified as a Lot 2, Block 1, Lofland Lake Estates Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family Estate 4.0 (SFE-4.0) District, addressed as 2592 FM-549, and take any action necessary.

BACKGROUND

The subject property was annexed on July 21, 1997, by *Ordinance No. 97-14* [*Case No. A1997-001*]. At the time of annexation, the property was zoned Agricultural (AG) District. On June 3, 2002, the City Council approved a *Zoning Change* [*Case No. PZ2001-103]* from Agricultural (AG) District to Single-Family Estate 4.0 (SFE-4.0) District for the Lofland Lake Estates Addition including the subject property. The subject property has remained vacant since annexation.

PURPOSE

The applicant -- *Michael Lewis* -- is requesting the approval of a Specific Use Permit (SUP) for the purpose of constructing a single-family home and a *Guest Quarters/Secondary Living Unit* on the subject property in accordance with Subsection 02.03(B)(11), *Residential Infill in or Adjacent to an Established Subdivision*, and Subsection 02.03, *Conditional Land Use Standards*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC).

ADJACENT LAND USES AND ACCESS

The subject property is located at 2592 FM-549. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a 4.00-acre parcel of land [*i.e. 2548 S FM-549*] zoned Single-Family Estate 4.0 (SFE-4.0) District. Beyond this are five (5) parcels of land [*i.e. 2516, 2480, 2424, 2390, 2380 S FM-549]* that make up a part of the Lofland Lake Estates Addition. All of these properties are developed with single-family homes and are zoned Single-Family Estate 4.0 (SFE-4.0) District except for 2390 S. FM 549, which is vacant.

South: Directly south of the subject property are two (2) parcels of land [*i.e. 2638 and 2676 S FM-549*], zoned Single Family Estate 4.0 (SFE-4.0) District, and developed with single family homes. Beyond that is seven (7) parcels of land [*i.e 2716, 2744, 2778, 2816, 2844, 2884, and 2914 S FM-549*], zoned Single-Family Estate 2.0 (SFE-2.0) District, and developed with single family homes. Beyond this is S FM-549 which is classified as an A4D (*i.e. arterial, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property is S FM-549 which is classified as an A4D (*i.e. arterial, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond that is Homestead Phase 1 Subdivision, which consists of 186 residential lots, was incorporated on

July 3, 2024, and is zoned Planned Development 92 (PD-92) for Single-Family 8.4 (SF-8.4) District land uses. Beyond this is the corporate limits of the City of Rockwall.

West: Directly west of the subject property is the Somerset Park Phase 2 Subdivision, which consists of 171 residential lots, was incorporated on August 31, 2022, and is zoned Planned Development 63 (PD-63) District for Single Family 10 (SF-10) District land uses. Beyond this is a 16.90-acre tract of land (*i.e. portion of Tract 3, Abstract No. 123, of the A Johnson Survey*), which is zoned Planned Development 103 (PD-103) for limited Commercial (C) District land uses. Beyond this is SH-205 which is classified as a P6D (*i.e. Principal Arterial, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



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

Article 13, *Definitions*, of the Unified Development Code (UDC) defines *Residential Infill in or Adjacent to an Established Subdivision* as "(t)he new development of a single-family home or duplex on an existing vacant or undeveloped parcel of land or the redevelopment of a developed parcel of land for a new single-family home or duplex within an established subdivision that is mostly or entirely built-out." An *established subdivision* is further defined in Subsection 02.03(B) (11) of Article 04, *Permissible Uses*, of the UDC as "…a subdivision that consists of five (5) or more lots, that is 90% developed, and that has been in existence for more than ten (10) years." In this case, the subject property is located adjacent to Phase 2 of the Lofland Lake Estates Subdivision, which has been in existence for more than ten (10) years, consists of seven (7) lots, and is 100.00% developed.

The *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the UDC, requires a Specific Use Permit (SUP) for *Residential Infill in or Adjacent to an Established Subdivision* in all single-family zoning districts, the Two-Family (2F) District, the Downtown (DT) District, and the Residential-Office (RO) District. This property, being within 500-feet of an established subdivision and being zoned Single-Family Estate 4.0 (SFE-4.0) District, requires a Specific Use Permit (SUP).

In addition, Subsection 02.03(B)(11) of Article 04, *Permissible Uses*, of the UDC states that, "…the Planning and Zoning Commission and City Council shall consider the proposed size, location, and architecture of the home compared to the existing housing … [*and*] (a)ll housing proposed under this section [*i.e. Residential Infill in or Adjacent to an Established Subdivision*] shall be constructed to be architecturally and visually similar or complimentary to the existing housing …" The following is a summary of observations concerning the housing within Phase 1 & 2 of the Lofland Lake Estates Subdivision compared to the house proposed by the applicant:

Housing Design and Characteristics	Existing Housing within Lofland Lake Estates	Proposed Housing
Building Height	One (1) & Two (2) Story	One (1) Story
Building Orientation	All of the homes are oriented toward the street they are built along.	The front elevation of the home will face FM-549
Year Built	1900 - 2022	*N/A*
Building SF on Property	752 SF – 5,408 SF	3,287 SF
Building Architecture	Mostly Single-Family Homes	Comparable Architecture to the Surrounding New Single-Family Homes
Building Setbacks:		
Front	20-Feet or Greater	86-Feet
Side	10-feet or Greater	69-Feet
Rear	10-feet or Greater	More than 500-Feet
Building Materials	Brick, Siding, and Stone	Hardi-Board and Stone
Paint and Color		N/A
Roofs	Composite & Asphalt Shingles	Composite and Asphalt Shingle

The Specific Use Permit (SUP) request for the single-family home does appear to be in conformance with the density and dimensional requirements stipulated by the Unified Development Code (UDC). For the purpose of comparing the proposed home to the existing single-family housing located adjacent to or in the vicinity of the subject property, staff has provided photos of the properties within the Lofland Lake Estates Subdivision and the proposed building elevations in the attached packet.

According to Article 13, *Definitions*, of the Unified Development Code (UDC) a *Guest Quarters/Secondary Living Unit* is defined as "(a)n accessory building designed for the temporary occupancy of guests of the primary dwelling for which there is no remuneration and is not rented or otherwise used as separate domicile." According to the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) a *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* requires a Specific Use Permit (SUP) in a Single-Family Estate 4.0 (SFE-4.0) District and -- *according to Subsection 02.03* -- is subject to the following *Conditional Land Use Standards*: [*1*] the structure must be ancillary to a single-family home, [*2*] the square footage of the structure shall not exceed 30.00% of the square footage of the primary structure, and [*3*] the structure may not be sold or conveyed separately from the single-family home without meeting the zoning requirements for the district. In addition to these requirements, a *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* is subject to the dimensional requirements contained in Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, and the parking requirements of Article 06, *Parking and Loading*, of the Unified Development Code (UDC). As stated above, *Guest Quarters/Secondary Living Unit* are permitted to be 30.00% of the square footage of the primary structure. In this case, the applicant is permitted a 983.40 SF *Guest Quarters/Secondary Living Unit* (*i.e. 3,278 SF x 30.00% = 983.4 SF*) based on the operational conditions for a *Guest Quarters/Secondary Living Unit*. With that being said, the applicant is requesting a 1,267 SF *Guest Quarters/Secondary Living Unit*, which represents 38.65% of the primary structure. This is approximately 8.65% larger than what the Unified Development Code (UDC) allows. In addition, the *Guest Quarters/Secondary Living Unit* will be architecturally similar to the primary structure, meet all setback requirements, incorporate a carport, and be situated behind the primary structure as shown in the *Residential Plot Plan* depicted in *Exhibit 'B'* of the draft ordinance.

If the applicant's Specific Use Permit (SUP) is approved, staff has included operational conditions in the Specific Use Permit (SUP) ordinance that tie down the size, height, and general architecture of the proposed single-family home and *Guest Quarters/Secondary Living Unit*. With this being said, the approval of a Specific Use Permit (SUP) request is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On October 22, 2025, staff mailed 60 notices to property owners and occupants within 500-feet of the subject property. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as

required by the Unified Development Code (UDC). At the time this report was written, staff had not received any notices back regarding the applicant's request.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the applicant's request for a *Specific Use Permit (SUP)* for *Residential Infill Adjacent to an Established Subdivision and Guest Quarters/Secondary Living Unit*, then staff would propose the following conditions of approval:

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

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

b) The construction of a *Single-Family Home and Guest Quarters/Secondary Living Unit* on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibits 'C'* & *'D'* and the *Floor Plans* depicted in *Exhibit 'E'* & *'F'* of this ordinance.

c) The *Guest Quarters/Secondary Living Unit* shall not exceed a maximum of 1,270 SF.

d) The *Guest Quarters/'Secondary Living Unit* shall not incorporate kitchen facilities.

e) The *Guest Quarters/Secondary Living Unit* shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.

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

PLANNING AND ZONING COMMISSION

On November 11, 2025, the Planning and Zoning Commission approved a motion to approve the *Specific Use Permit* by a vote of 6-0, with Commissioner Hustings absent.

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

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

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

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

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

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	2592 FM549				
SUBDIVISION	Lofland Lake Estates	LOT	2	BLOCK	1
GENERAL LOCATION	2592 FM549				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	SFE-4	CURRENT USE	Residential		
PROPOSED ZONING	SFE-4	PROPOSED USE	Residential		
ACREAGE	5.05	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	Michael Lewis	☐ APPLICANT	Michael Lewis
CONTACT PERSON	Michael Lewis	CONTACT PERSON	Michael Lewis
ADDRESS	4208 Ashcrest St	ADDRESS	4208 Ashcrest St
CITY, STATE & ZIP	Mesquite TX 75150	CITY, STATE & ZIP	Mesquite, TX 75150
PHONE	[redacted]	PHONE	[redacted]
E-MAIL	[redacted]	E-MAIL	[redacted]

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ 215.75 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 16 *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."*

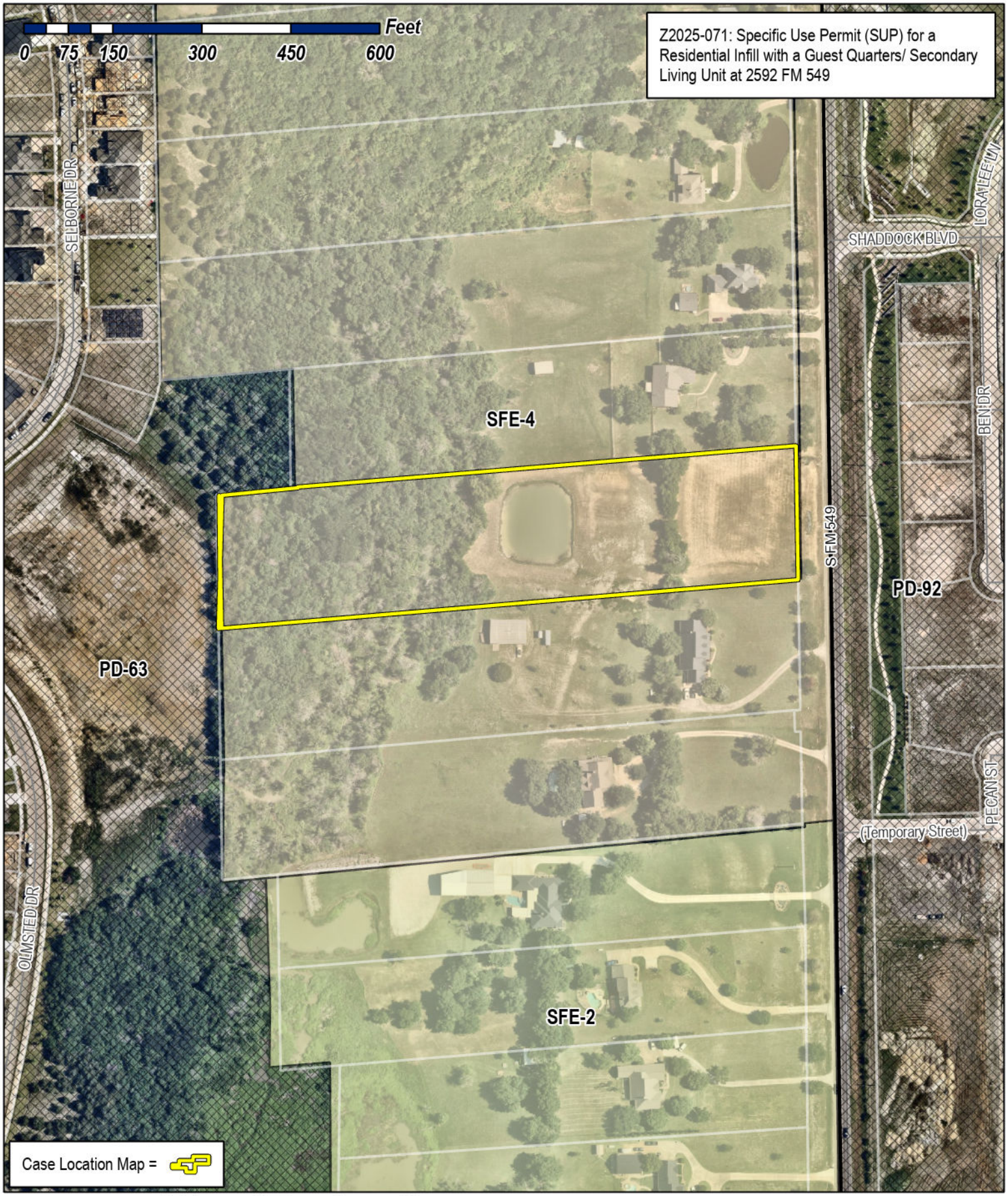
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16 *DAY OF* October, 2025.

OWNER'S SIGNATURE [signature]

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

KRISTEN WELTNER
Notary Public, State of Texas
Comm. Expires 05-01-2026
Notary ID 11190374

MY COMMISSION EXPIRES 5/1/2026



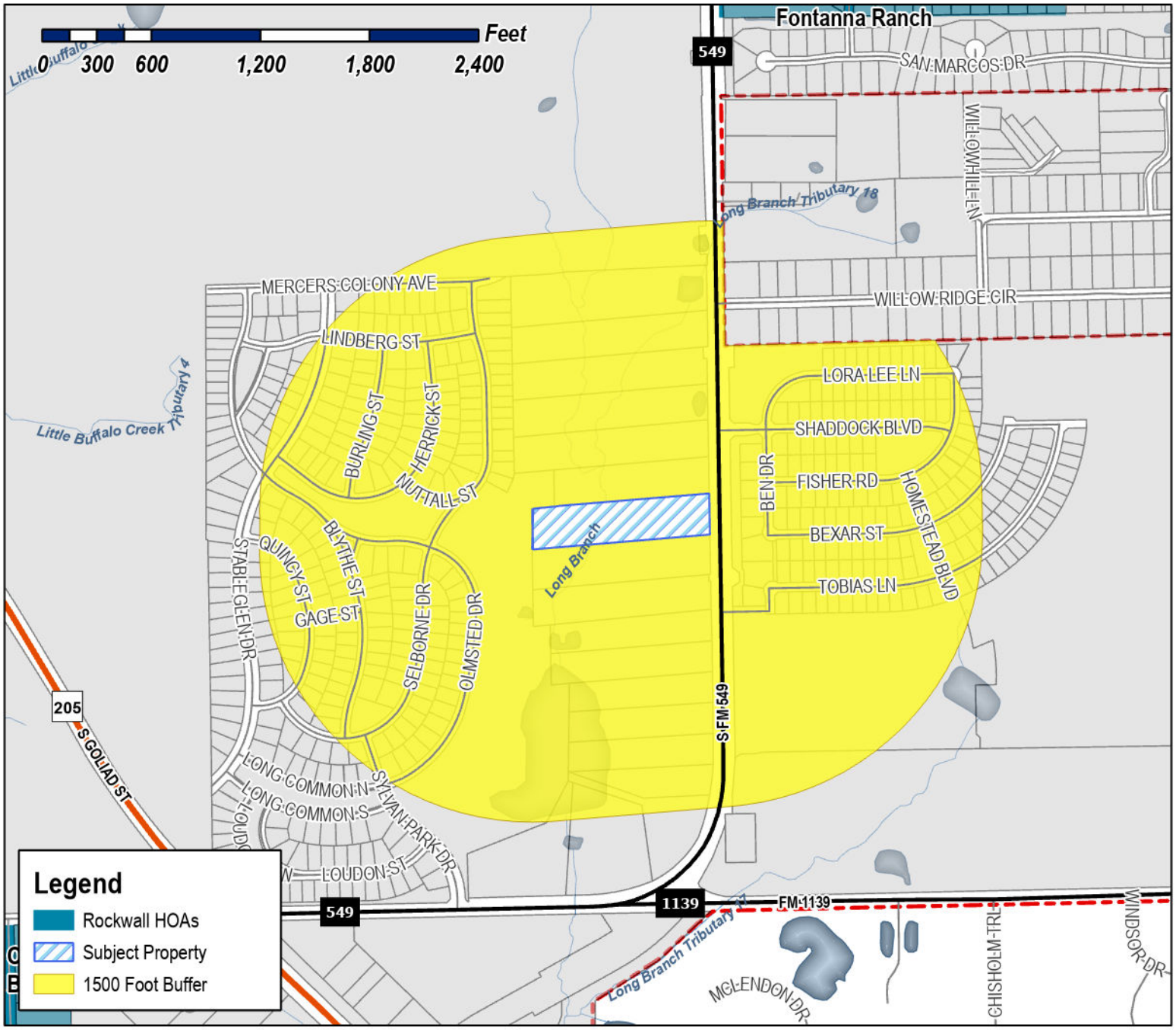
City of Rockwall
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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

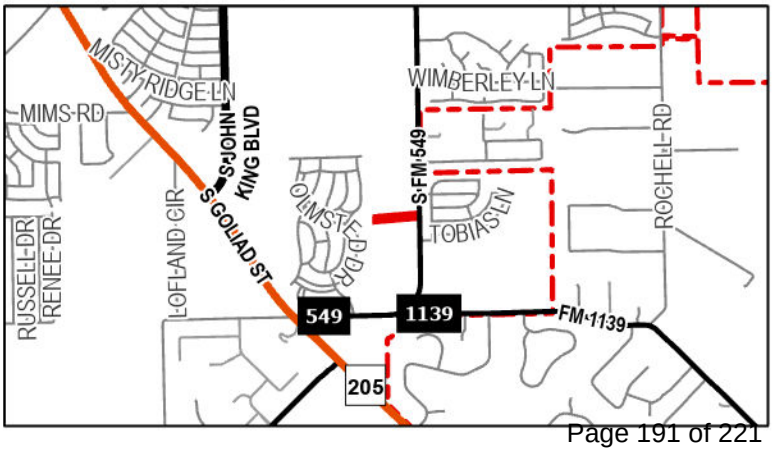
City of Rockwall

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Case Number: Z2025-071
Case Name: SUP for a Residential Infill with a Guest Quarters/ Secondary Living Unit
Case Type: Zoning
Zoning: Single-Family Estate 4 District (SFE-4)
Case Address: 2592 FM 549

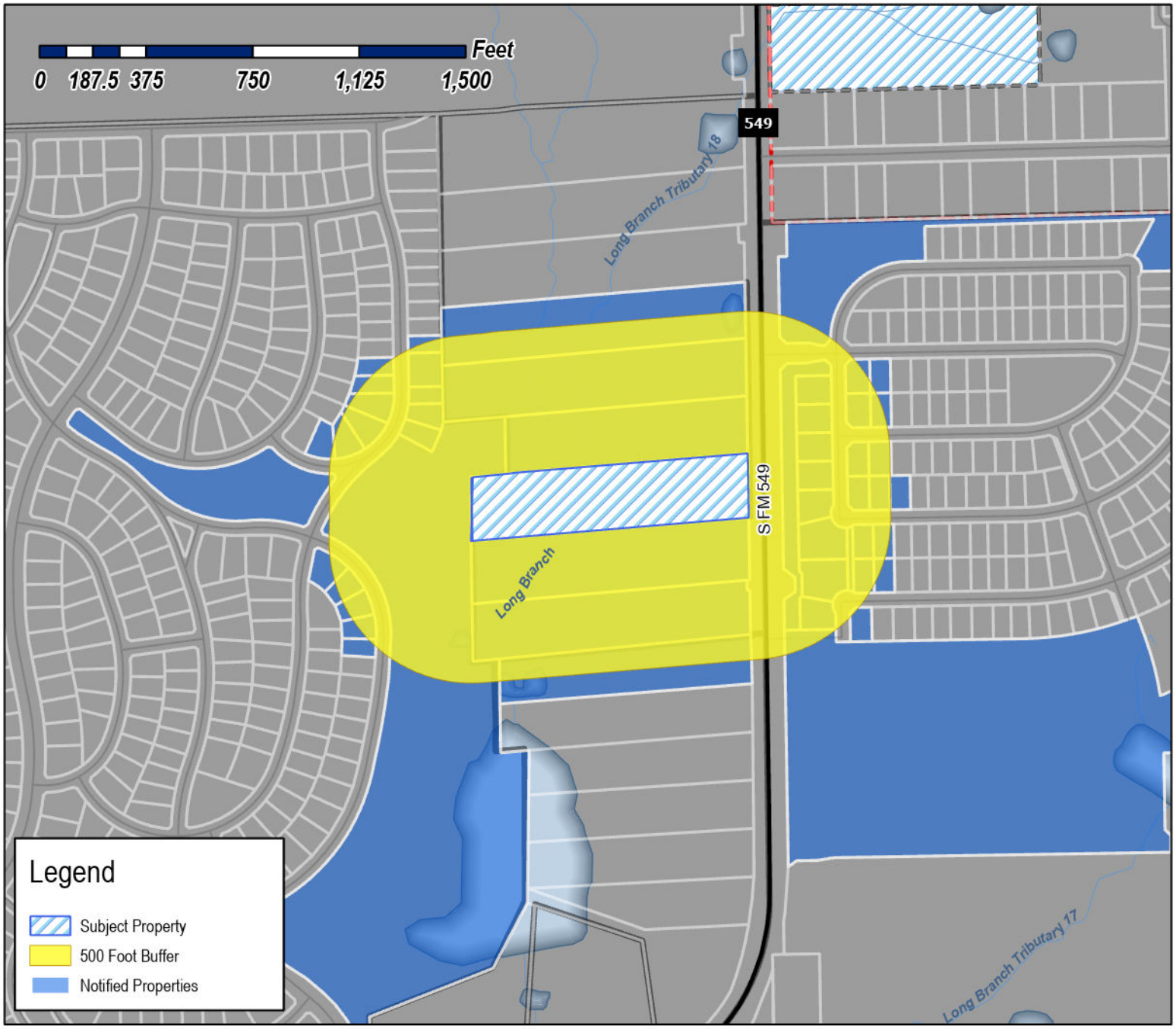


Date Saved: 10/17/2025
For Questions on this Case Call (972) 771-7745

City of Rockwall

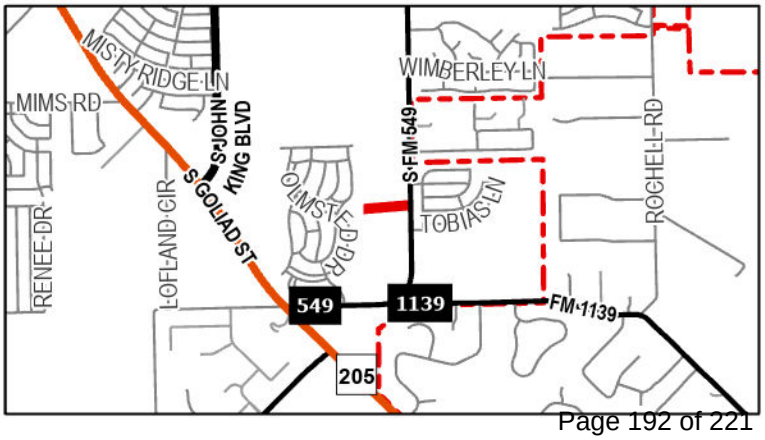
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Date Saved: 10/17/2025
For Questions on this Case Call: (972) 771-7745



SYVRUD ZACHARY J
108 Brentwood Dr
Heath, TX 75032

DFH COVENTRY, LLC
14701 PHILIPS HWY STE 300
JACKSONVILLE, FL 32256

GRAND HOMES 2014 LP
15455 Dallas Pkwy Ste 1000
Addison, TX 75001

SOMERSET PARK COMMUNITY ASSOCIATION, INC
1800 PRESTON PARK BLVD STE 200
PLANO, TX 75093

SH DEV KLUTTS ROCKWALL LLC
2400 DALLAS PARKWAY SUITE 460
PLANO, TX 75093

ACOSTA ANTHONY
2480 S FM 549
ROCKWALL, TX 75032

DUGGAN CHRISTOPHER W & SHERRI L
2516 S FM 549
ROCKWALL, TX 75032

DUGGAN CHRIS AND SHERRI
2516 S FM 549
ROCKWALL, TX 75032

RESIDENT
2521 S FM 549
ROCKWALL, TX 75032

RESIDENT
2548 FM549
ROCKWALL, TX 75032

RESIDENT
2592 FM549
ROCKWALL, TX 75032

RESIDENT
2624 NUTTALL ST
ROCKWALL, TX 75032

RESIDENT
2628 NUTTALL ST
ROCKWALL, TX 75032

RESIDENT
2638 S FM549
ROCKWALL, TX 75032

MCCANN KEVIN J AND ERIN M
2676 FM 549
ROCKWALL, TX 75032

RESIDENT
2716 FM549
ROCKWALL, TX 75032

RESIDENT
2994 S FM549
ROCKWALL, TX 75032

RESIDENT
3100 LORA LEE LN
ROCKWALL, TX 75032

RESIDENT
3101 BEN DR
ROCKWALL, TX 75032

RESIDENT
3101 FISHER RD
ROCKWALL, TX 75032

RESIDENT
3102 BEXAR ST
ROCKWALL, TX 75032

RESIDENT
3102 FISHER RD
ROCKWALL, TX 75032

RESIDENT
3102 TOBIAS LN
ROCKWALL, TX 75032

RESIDENT
3103 BEXAR ST
ROCKWALL, TX 75032

RESIDENT
3103 SHADDOCK BLVD
ROCKWALL, TX 75032

RESIDENT
3104 TOBIAS LN
ROCKWALL, TX 75032

RESIDENT
3105 FISHER RD
ROCKWALL, TX 75032

RESIDENT
3106 BEXAR ST
ROCKWALL, TX 75032

RESIDENT
3106 FISHER RD
ROCKWALL, TX 75032

RESIDENT
3107 SHADDOCK BLVD
ROCKWALL, TX 75032

MORENO JOSE ROBERTO III & ANN MARIE
3107 BEXAR ST
ROCKWALL, TX 75032

RESIDENT
3108 TOBIAS LN
ROCKWALL, TX 75032

RESIDENT
3110 BEXAR ST
ROCKWALL, TX 75032

ARCADIA LAKES OF SOMERSET HOLDINGS LLC
3500 MAPLE AVENUE #1165
DALLAS, TX 75219

RESIDENT
3808 SELBORNE DR
ROCKWALL, TX 75032

RESIDENT
3813 SELBORNE DR
ROCKWALL, TX 75032

RESIDENT
3814 SELBORNE DR
ROCKWALL, TX 75032

RESIDENT
3817 SELBORNE DR
ROCKWALL, TX 75032

RESIDENT
3820 SELBORNE DR
ROCKWALL, TX 75032

RESIDENT
3821 SELBORNE DR
ROCKWALL, TX 75032

RESIDENT
3824 SELBORNE DR
ROCKWALL, TX 75032

RESIDENT
3825 SELBORNE DR
ROCKWALL, TX 75032

RESIDENT
3828 SELBORNE DR
ROCKWALL, TX 75032

RESIDENT
3875 SELBORNE DR
ROCKWALL, TX 75032

RESIDENT
3950 BEN DR
ROCKWALL, TX 75032

RESIDENT
3954 BEN DR
ROCKWALL, TX 75032

RESIDENT
4002 BEN DR
ROCKWALL, TX 75032

RESIDENT
4006 BEN DR
ROCKWALL, TX 75032

RESIDENT
4010 BEN DR
ROCKWALL, TX 75032

RESIDENT
4103 OLMSTEAD DR
ROCKWALL, TX 75032

RESIDENT
4107 OLMSTEAD DR
ROCKWALL, TX 75032

RESIDENT
4111 OLMSTEAD DR
ROCKWALL, TX 75032

MCDONALD CHRISTINA MARIE
4111 OLMSTED DR
ROCKWALL, TX 75032

RESIDENT
4115 OLMSTEAD DR
ROCKWALL, TX 75032

RESIDENT
4119 OLMSTEAD DR
ROCKWALL, TX 75032

RESIDENT
4120 PECAN ST
ROCKWALL, TX 75032

LEWIS MIKE AND
MAEGAN GREEN
4208 ASHCREST ST
MESQUITE, TX 75150

TRI POINTE HOMES DFW, LLC
6201 W Plano Pkwy Ste 150
Plano, TX 75093

DREES CUSTOM HOMES LP
6225 N STATE HIGHWAY 161 STE 150
IRVING, TX 75038

POWERS FAMILY TRUST
JAMES DWAINE & PATRICIA ANNETTE POWERS
CO TRUSTEES
PO BOX 850
ROCKWALL, TX 75087

PUBLIC NOTICE

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

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

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

Z2025-071: SUP for a Residential Infill with Guest a Quarters/ Secondary Living Unit at 2592 FM 549

Hold a public hearing to discuss and consider a request by Michael Lewis for the approval of a Specific Use Permit (SUP) for Residential Infill Adjacent to an Established Subdivision and a Guest Quarters/Secondary Living Unit for the purpose of constructing a single-family home on a 5.05-acre parcel of land identified as a Lot 2, Block A, Lofland Lake Estates Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family Estate 4.0 (SFE-4.0) District, addressed as 2592 FM-549, 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, November 11, 2025 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, November 17, 2025 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

Henry Lee
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

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

Your comments must be received by *Monday, November 17, 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. Z2025-071: SUP for a Residential Infill with Guest a Quarters/ Secondary Living Unit at 2592 FM 549

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:

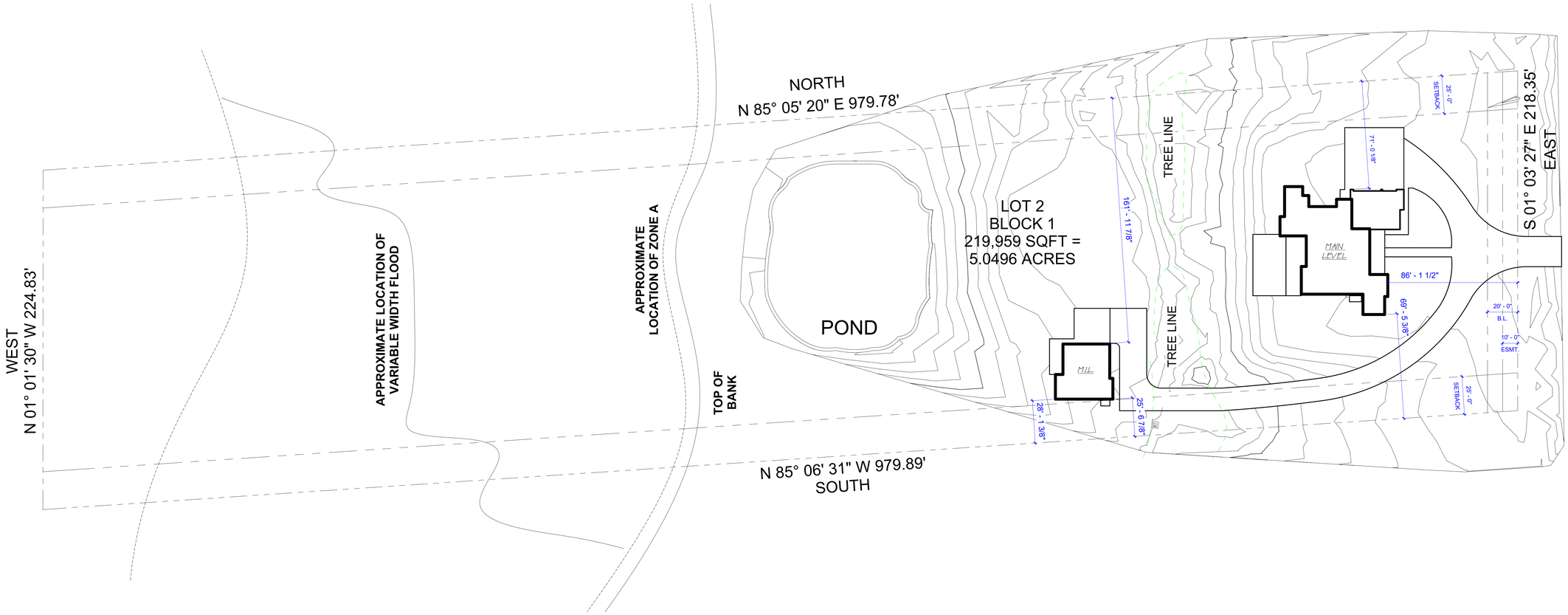
Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written 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

THE INFORMATION WAS OBTAINED BY :

SURVEY PERFORMED BY CBG SURVEYING INC.
1413 EAST INTERSTATE 30, SUITE 7,
GARLAND, TEXAS 75043
PH : (214) 349 - 9485

DATED : 06/26/2027
JOB # : 1712821



01 SITE PLAN
1" = 30'-0"

Plan North

549 FM

2592 FM 549

TAG & ASSOCIATES LLC
DESIGN • INNOVATE • CREATE

Tag & Tristan Gilkeson
Cell: 469.544.1000

Email: tag@designedbytag.com

SQUARE FOOTAGE

Main Level	3,287 sq ft
M.I.L. Suite	1,267 sq ft
Main Cov'd Area	736 sq ft
M.I.L. Cov'd Area	735 sq ft
Total Under Air	4,554 sq ft
Garage	884 sq ft
Total Square Feet	6,909 sq ft

Tag & Associates, LLC expressly reserves its copyright and other property rights in these plans and drawings. These plans and related drawings are not to be copied in any form or manner. These plans are intended to provide the basic construction information necessary to substantially complete this structure. This means these plans must be verified and may require minor modifications to be compatible with the conditions of the building site. In some areas there are code provisions that are open to interpretation by the building official. Any revision to these plans to meet local requirements take precedence over any part of these drawings which may conflict with these agency's, rules and / or regulations and be adhered to before and during all construction.

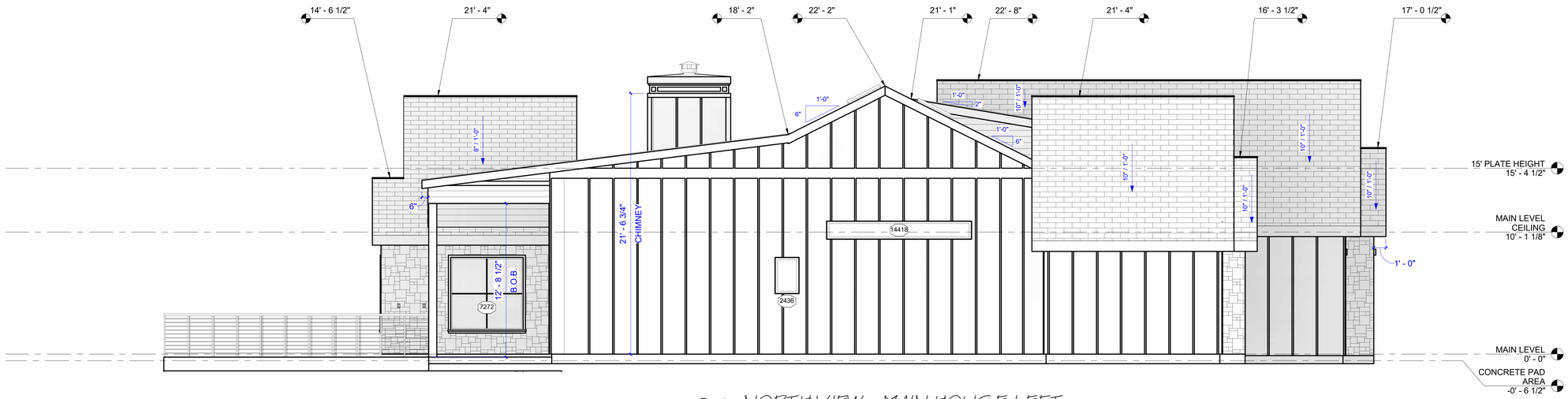
2592 S FARM TO MARKET 549
ROCKWALL, TEXAS
75032

SITE PLAN

A1.10

Scale As indicated

11/10/2025 12:54:08 PM



01 NORTH VIEW - MAIN HOUSE LEFT
1/4" = 1'-0"



02 WEST VIEW - MAIN HOUSE FRONT
1/4" = 1'-0"

TAG & ASSOCIATES LLC
DESIGN • INNOVATE • CREATE

Tag & Tristan Gilkeson
Cell: 469.544.1000

Email: tag@designedbytag.com

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2592 FM 549

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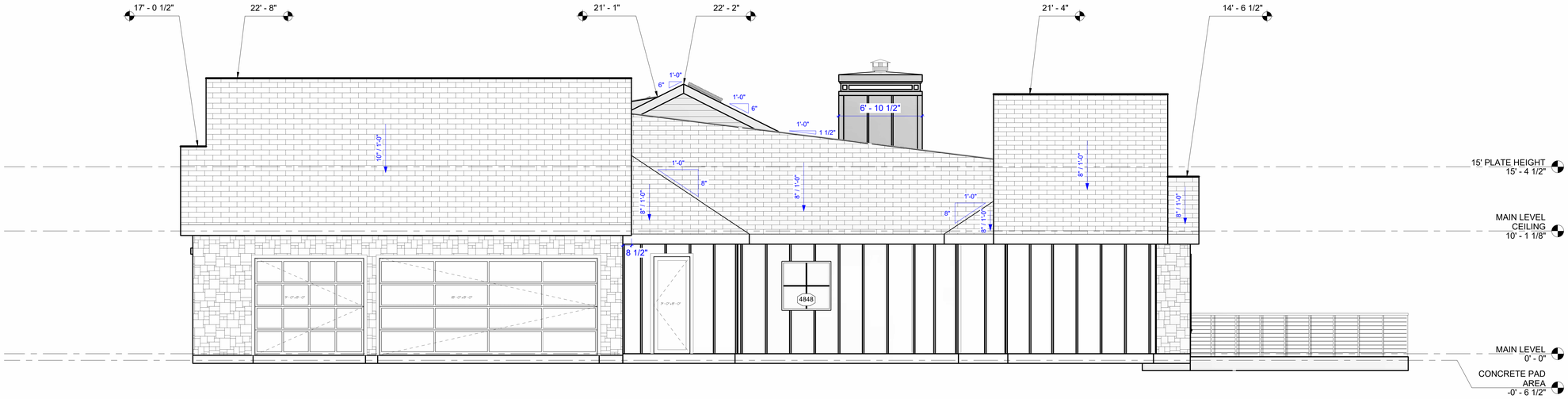
2592 S FARM TO MARKET 549
ROCKWALL, TEXAS
75032

ELEVATIONS

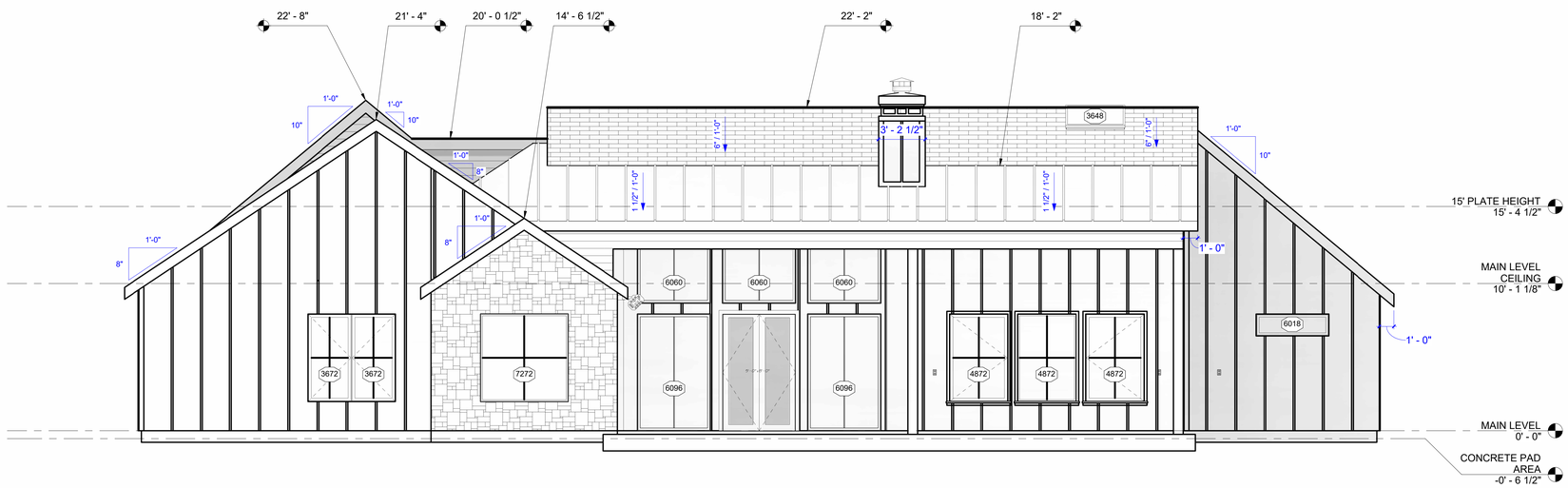
A4.05

Scale 1/4"= 1'-0"

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01 SOUTH VIEW - MAIN HOUSE RIGHT
1/4" = 1'-0"



02 EAST VIEW - MAIN HOUSE REAR
1/4" = 1'-0"

TAG & ASSOCIATES LLC
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Tag & Tristan Gilkeson
Cell: 469.544.1000

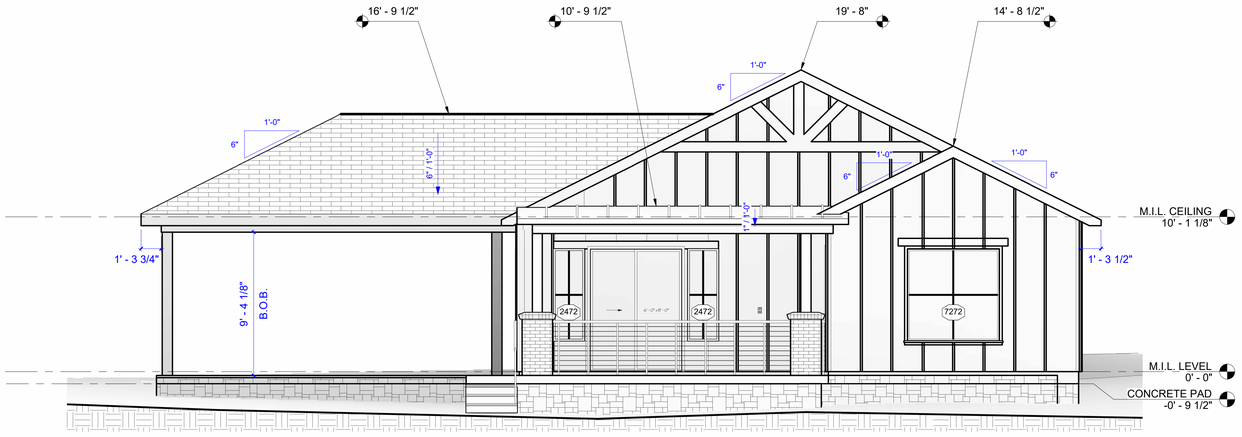
Email: tag@designedbytag.com

SQUARE FOOTAGE

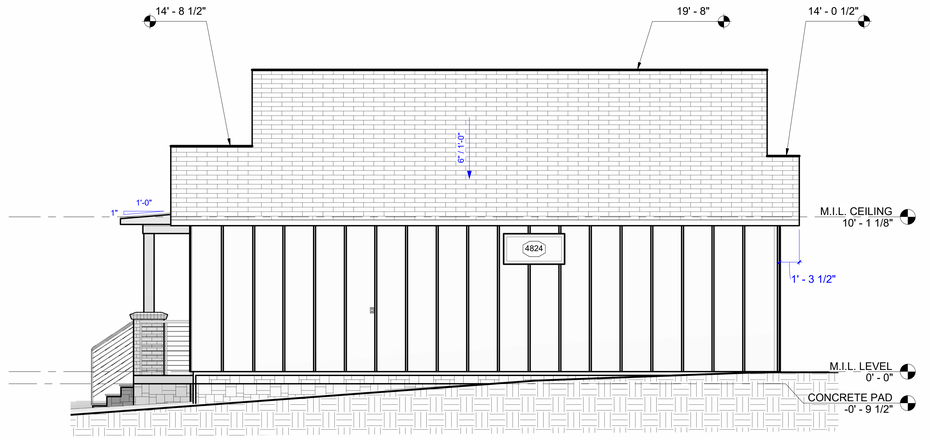
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2592 FM 549

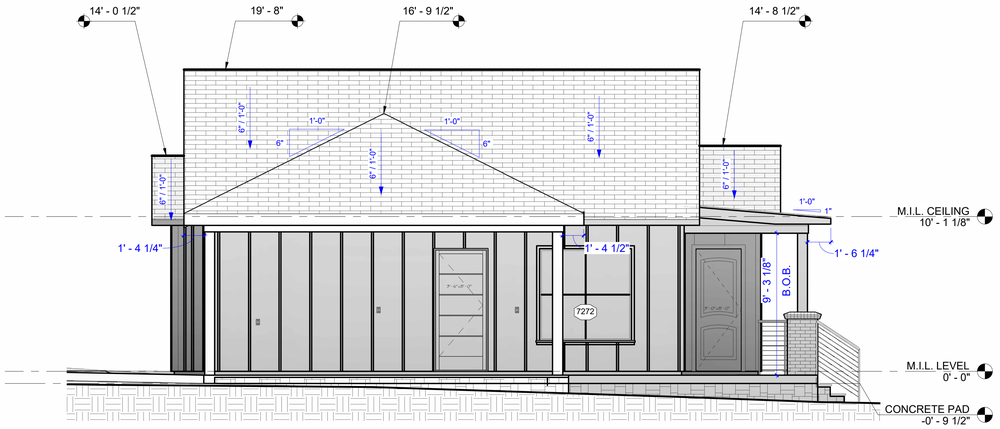
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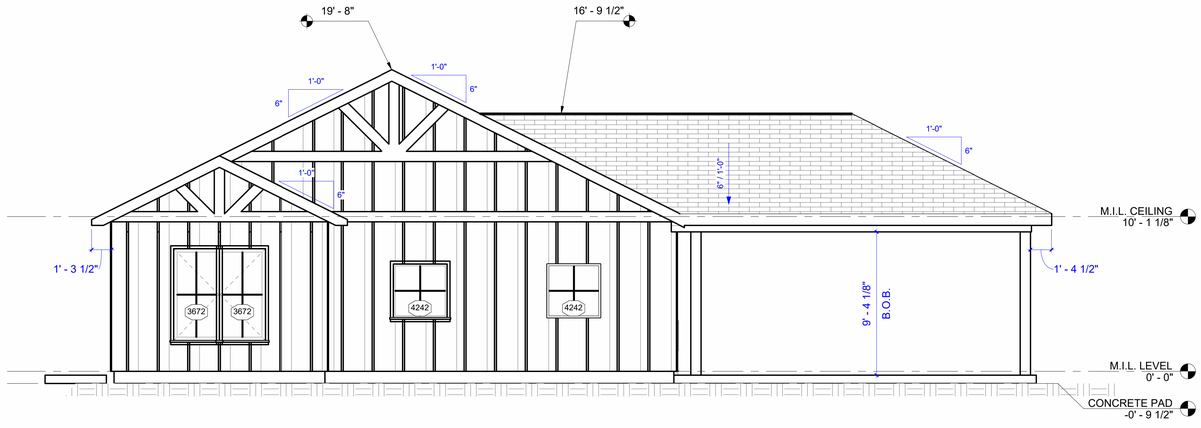
01 EAST VIEW - M.I.L REAR
1/4" = 1'-0"



02 NORTH VIEW - M.I.L HOUSE LEFT
1/4" = 1'-0"



03 SOUTH VIEW - M.I.L HOUSE RIGHT
1/4" = 1'-0"



04 WEST VIEW - M.I.L HOUSE FRONT
1/4" = 1'-0"

TAG & ASSOCIATES
LLC
DESIGN • INNOVATE • CREATE

Tag & Tristan Gilkeson
Cell: 469.544.1000

Email: tag@designedbytag.com

SQUARE FOOTAGE

Main Level	3,287 sq ft
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2592 FM 549

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2592 S FARM TO MARKET 549
ROCKWALL, TEXAS
75032

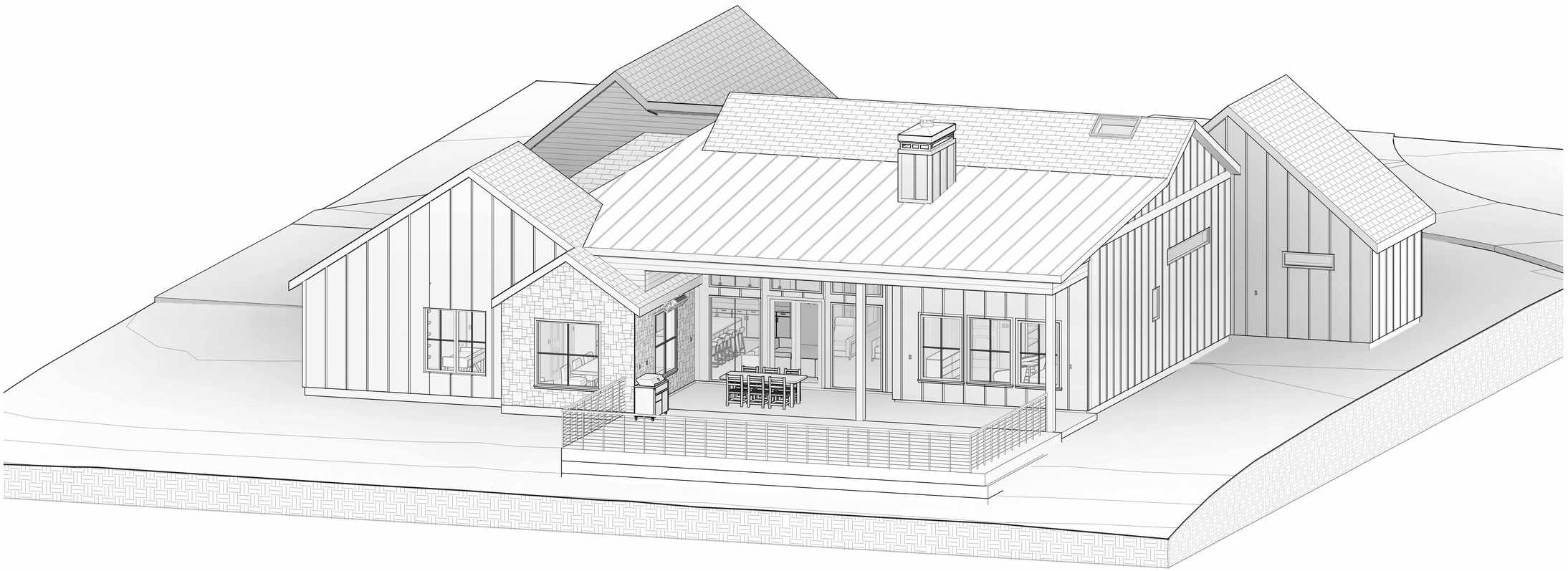
M.I.L. ELEVATIONS

A4.07

Scale 1/4"= 1'-0"

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LLC
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Tag & Tristan Gilkeson
Cell: 469.544.1000

Email: tag@designedbytag.com

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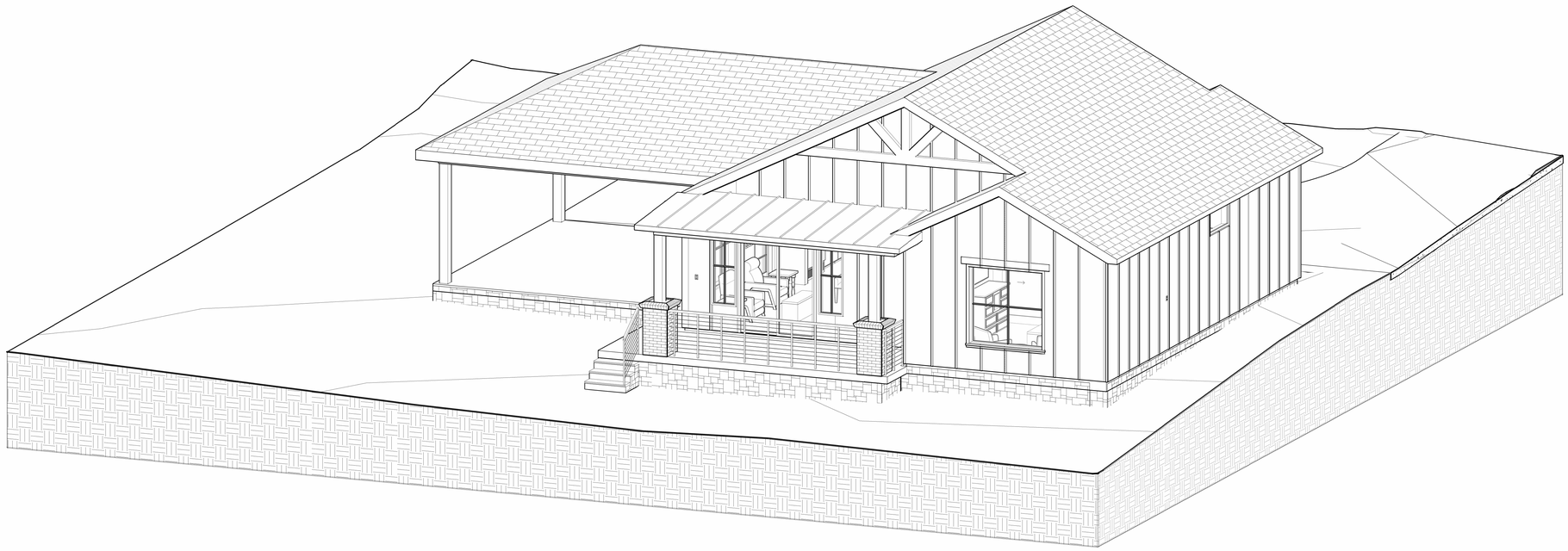
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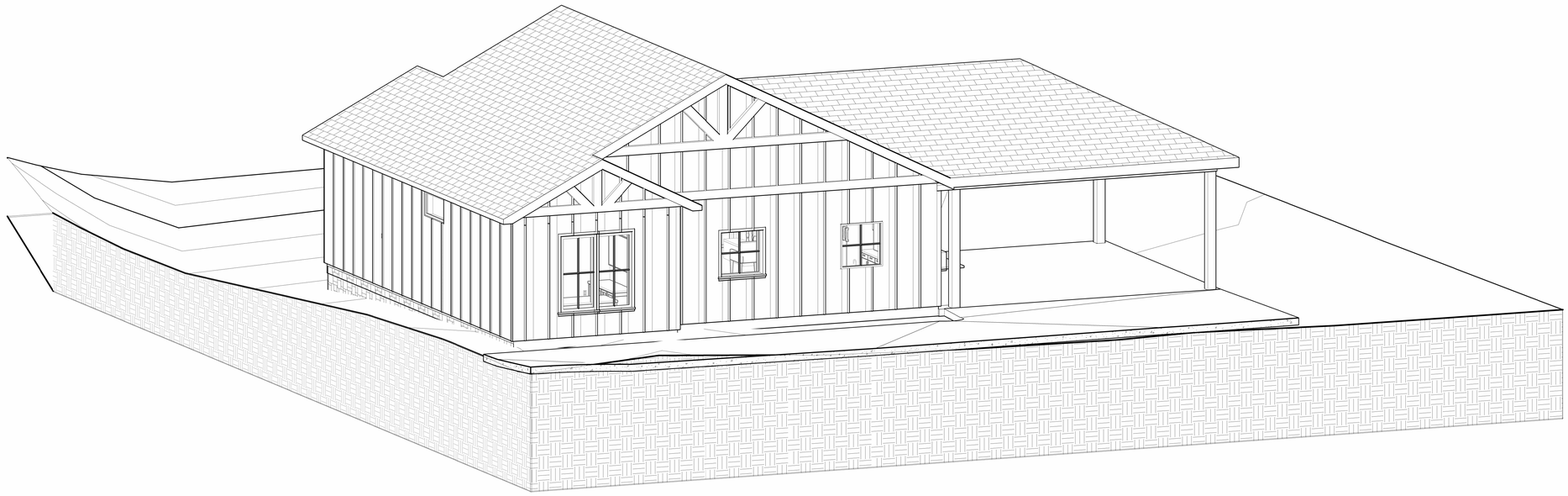
MAIN LEVEL 3D ELEVATIONS

A4.09

Scale -

11/10/2025 12:56:59 PM





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LLC
DESIGN • INNOVATE • CREATE

Tag & Tristan Gilkeson
Cell: 469.544.1000

Email: tag@designedbytag.com

SQUARE FOOTAGE

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2592 S FARM TO MARKET 549
ROCKWALL, TEXAS
75032

M.I.L. 3D ELEVATIONS

A4.08

Scale -

11/10/2025 12:56:19 PM

GENERAL NOTES

1. REFER TO EACH DRAWING FOR DRAWING SPECIFIC NOTES. FOR FINISHES, REFER TO THE PROJECT MANUAL (S).

2. ALL WORK IS NEW UNLESS OTHERWISE NOTED OR OTHERWISE INDICATED AS EXISTING.

3. THE CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCES AND REGULATORY AGENCIES.

4. THE CONTRACTOR SHALL PROTECT EXISTING WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING WORK INCURRED WHILE FULFILLING THE OBLIGATIONS OF THE CONTRACT.

5. ALL WORK NOTED "N.I.C." IS MEANT TO BE NOT IN CONSTRUCTION AGREEMENT.

6. VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE BEGINNING WORK. THE CONTRACTOR SHALL NOTIFY THE PLAN DESIGNER IN WRITING OF ANY DISCREPANCIES, OMISSIONS, AND/OR CONFLICTS BEFORE COMMENCEMENT OF WORK. COMMENCEMENT OF WORK SHALL CONSTITUTE ACCEPTANCE OF COMPATIBILITY OF ALL NEW OR EXISTING CONDITIONS.

7. DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN. LARGE SCALE DETAILS GOVERN OVER SMALL SCALE DETAILS. THE CONTRACTOR SHALL NOTIFY THE PLANS DESIGNER IN WRITING OF ANY QUESTIONS, DISCREPANCIES, OMISSIONS, AND/OR CONFLICT BEFORE THE COMMENCEMENT OF WORK.

8. DIMENSIONS NOTED AS "HOLD" SHALL NOT VARY MORE THAN ACCEPTED INDUSTRY PRACTICES.

9. VERIFY SIZE, LOCATION, AND CHARACTERISTICS OF ALL WORK AND EQUIPMENT TO BE FURNISHED BY THE OWNER OR OTHERS WITH MANUFACTURER OR SUPPLIER BEFORE ANY CONSTRUCTION PERTAINING TO THE SAME BEGINS.

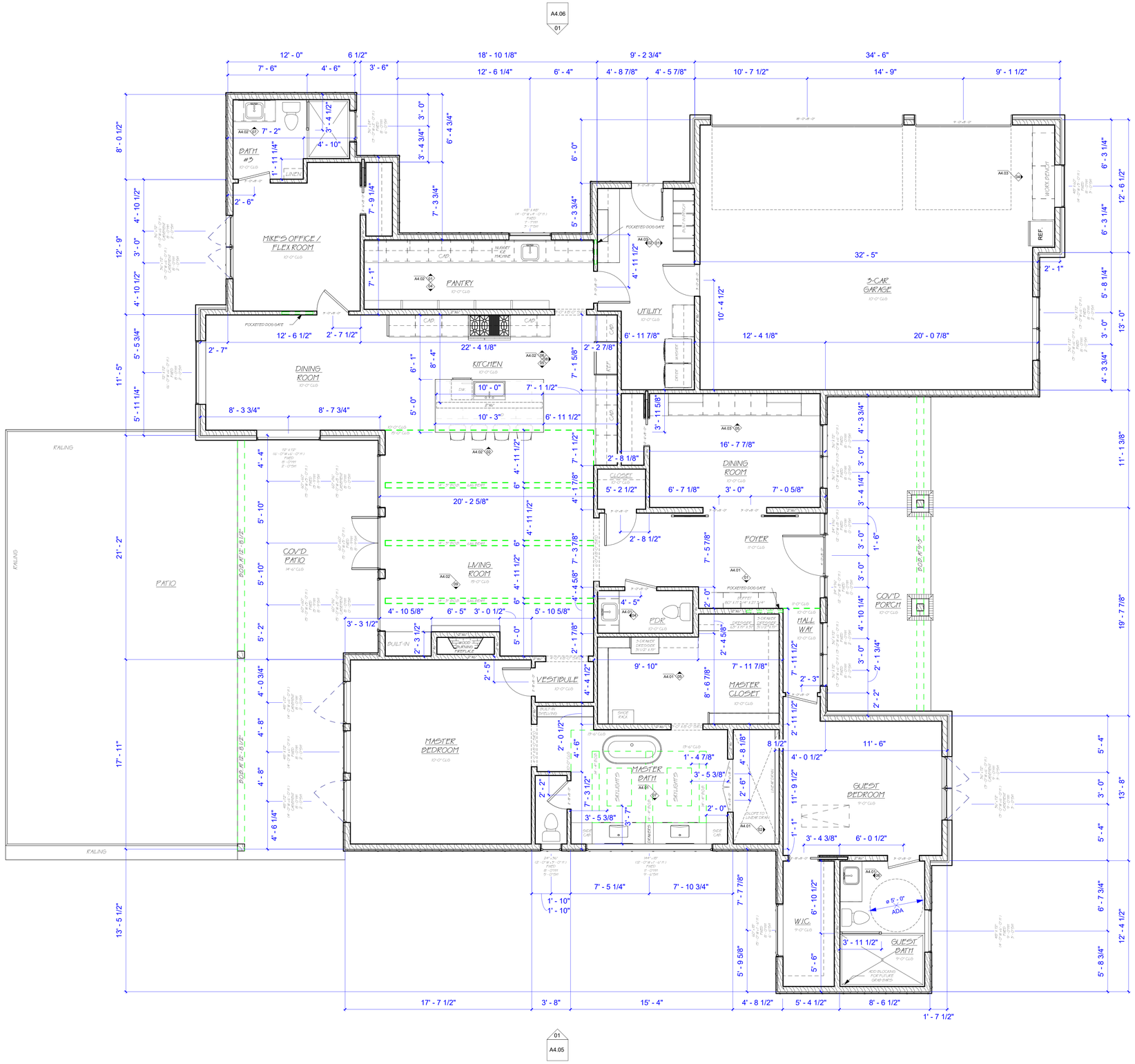
10. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

PER ORDINANCE# 26391 (4)(Q)(1)

SLOPE: THE EXISTING SLOPE OF A LOT MUST BE MAINTAINED. THIS PROVISION DOES NOT PREVENT MINOR GRADING AS NECESSARY TO ALLOW CONSTRUCTION, PREVENT LOT-TO-LOT DRAINAGE, OR MATCH THE SLOPE OF CONTIGUOUS LOTS.

NO LOT-TO-LOT DRAINAGE IS ALLOWED
PER #26391 (4)(D)

SMOKE DETECTOR ALL SLEEPING AREA, IMM. OUTSIDE AND ALL LEVEL



01 MAIN LEVEL
1/4" = 1'-0"

TAG & ASSOCIATES LLC
DESIGN • INNOVATE • CREATE

Tag & Tristan Gilkeson
Cell: 469.544.1000

Email: tag@designedbytag.com

SQUARE FOOTAGE

Main Level	3,287 sq ft
M.I.L. Suite	1,267 sq ft
Main Cov'd Area	736 sq ft
M.I.L. Cov'd Area	735 sq ft
Total Under Air	4,554 sq ft
Garage	884 sq ft
Total Square Feet	6,909 sq ft

2592 FM 549

Tag & Associates, LLC expressly reserves its copyright and other property rights in these plans and drawings. These plans and related drawings are not to be copied in any form or manner. These plans are intended to provide the basic construction information necessary to substantially complete this structure. This means these plans must be verified and checked completely with respect to all details, dimensions, notes, and specifications. Any deviations, errors and/or omissions found in these plans must be brought to the attention of the designer before any construction, work or purchases are made. NOTE: All local codes, ordinances and requirements take precedence over any part of these drawings which may conflict with these agency's, rules and / or regulations and be adhered to before and during all construction.

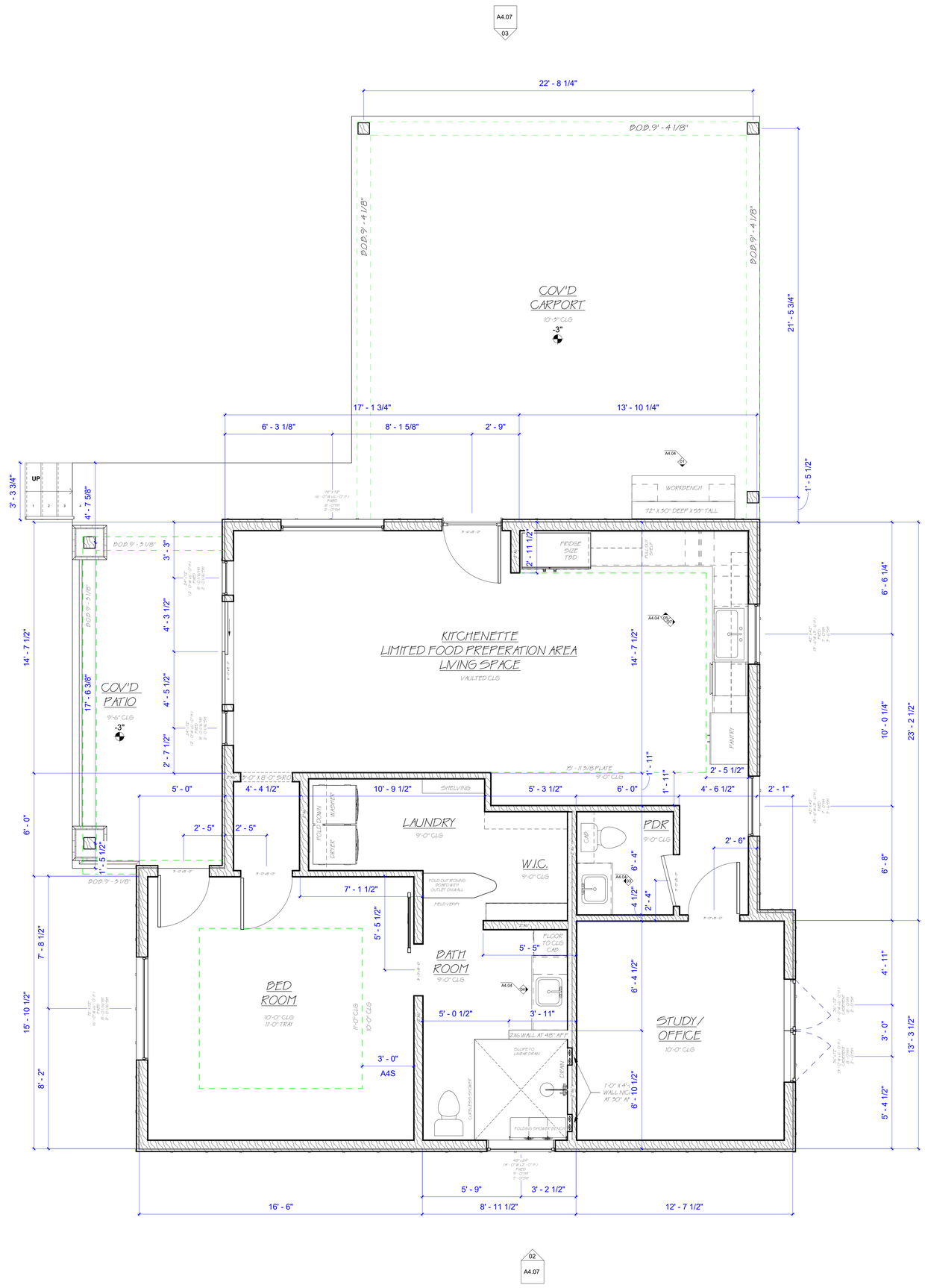
2592 S FARM TO MARKET 549
ROCKWALL, TEXAS
75032

MAIN LEVEL
FLOOR PLAN

A2.10

Scale As indicated

11/10/2025 12:54:23 PM



GENERAL NOTES

1. REFER TO EACH DRAWING FOR DRAWING SPECIFIC NOTES. FOR FINISHES, REFER TO THE PROJECT MANUAL (S).

2. ALL WORK IS NEW UNLESS OTHERWISE NOTED OR OTHERWISE INDICATED AS EXISTING.

3. THE CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCES AND REGULATORY AGENCIES.

4. THE CONTRACTOR SHALL PROTECT EXISTING WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING WORK INCURRED WHILE FULFILLING THE OBLIGATIONS OF THE CONTRACT.

5. ALL WORK NOTED "N.I.C." IS MEANT TO BE NOT IN CONSTRUCTION AGREEMENT.

6. VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE BEGINNING WORK. THE CONTRACTOR SHALL NOTIFY THE PLAN DESIGNER IN WRITING OF ANY DISCREPANCIES, OMISSIONS, AND/OR CONFLICTS BEFORE COMMENCEMENT OF WORK. COMMENCEMENT OF WORK SHALL CONSTITUTE ACCEPTANCE OF COMPATIBILITY OF ALL NEW OR EXISTING CONDITIONS.

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NO LOT-TO-LOT DRAINAGE IS ALLOWED
PER #26391 (4)(D)

SMOKE DETECTOR ALL SLEEPING AREA, IMM. OUTSIDE AND ALL LEVEL

TAG & ASSOCIATES LLC
DESIGN • INNOVATE • CREATE

Tag & Tristan Gilkeson
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SQUARE FOOTAGE

Main Level	**3,287 sq ft**
M.I.L. Suite	**1,267 sq ft**
Main Cov'd Area	**736 sq ft**
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Total Under Air	**4,554 sq ft**
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2592 FM 549

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2592 S FARM TO MARKET 549
ROCKWALL, TEXAS
75032

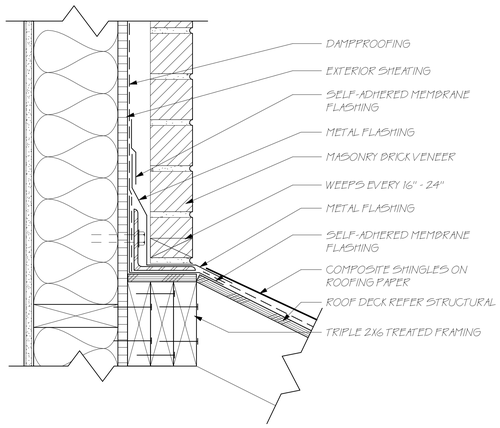
M.I.L. FLOOR PLAN

A2.11

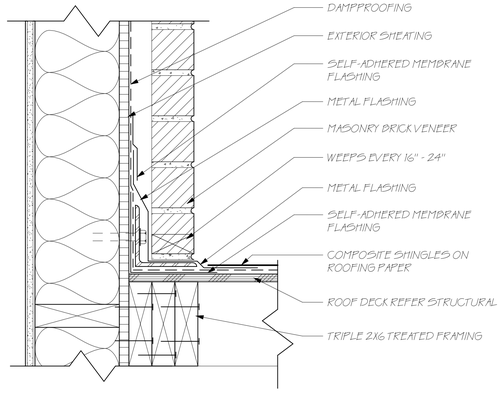
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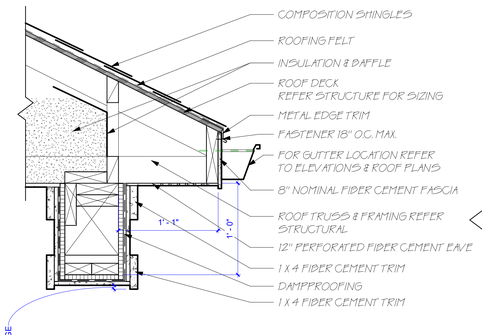
01 M.I.L. LEVEL
3/8" = 1'-0"



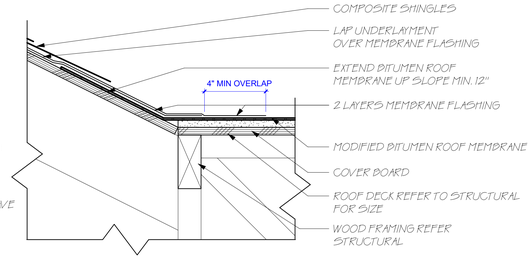
01 BRICK HEAD WALL TO ROOF
3" = 1'-0"



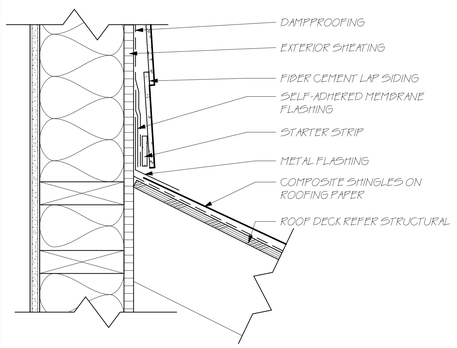
05 BRICK RAKE WALL TO ROOF
3" = 1'-0"



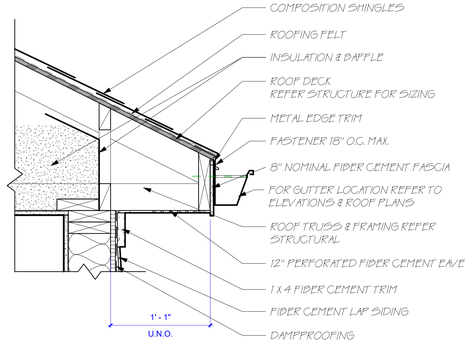
02 TYP ROOF OVERHANG AT BALCONY
1 1/2" = 1'-0"



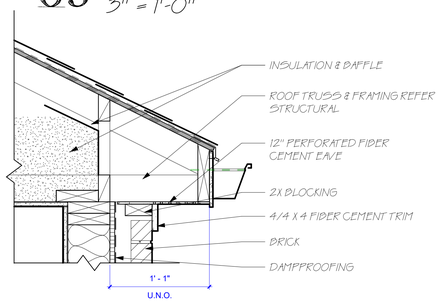
06 SHINGLE ROOF TO MODIFIED BIT ROOF
3" = 1'-0"



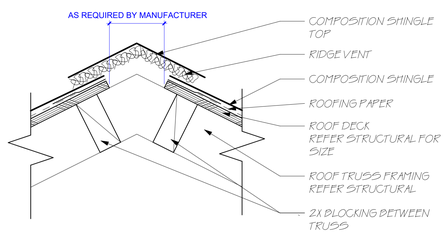
03 SIDING HEAD WALL TO ROOF
3" = 1'-0"



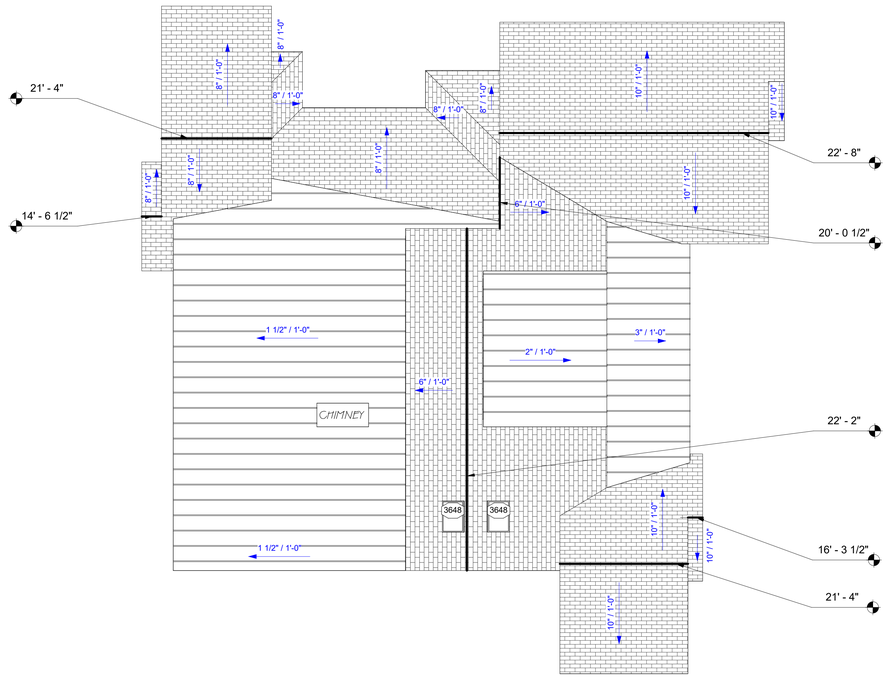
07 TYP ROOF OVERHANG AT SIDING
1 1/2" = 1'-0"



04 TYP ROOF OVERHANG AT BRICK
1 1/2" = 1'-0"

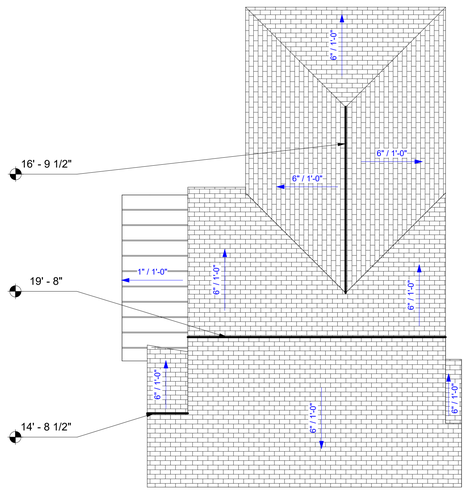


08 TYP RIDGE VENT
3" = 1'-0"



09 MAIN HOUSE ROOF PLAN
1/8" = 1'-0"

NOTE: MAIN HOUSE ROOF AND M.I.L. ROOF SHOWED IN RELATION TO EACH OTHER. DOES NOT REFLECT ACTUAL DISTANCE FROM EACH OTHER.



10 M.I.L. ROOF PLAN
1/8" = 1'-0"

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SQUARE FOOTAGE

Main Level	3,287 sq ft
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FM 549
2592

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2592 S FARM TO MARKET 549
ROCKWALL, TEXAS
75032

ROOF DETAILS

A2.70

Scale As indicated

11/10/2025 12:54:26 PM

CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2025-071

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

ADJACENT HOUSING ATTRIBUTES

ADDRESS	HOUSING TYPE	YEAR BUILT	HOUSE SF	ACCESSORY BUILDING SF	EXTERIOR MATERIALS
2480 S. FM-549	Single-Family home	1996	3,078	240	Brick
2516 S. FM-549	Single-Family home	1994	3,180	N/A	Siding & Brick
2548 S. FM-549	Single-Family home	1993	2,383	600	Brick
2592 S. FM-549	Single-Family home	Subject Property	3,287	1,267	Hardi-Board
2638 S. FM-549	Single-Family home	1998	2,753	2,400	Brick
2676 S. FM-549	Single-Family home	1995	2,791	N/A	Unknown
2716 S. FM-549	Single-Family home	1997	3,421	1,968	Stone & Brick
2744 S. FM-549	Single-Family home	1997	2,105	340	Brick & Siding
2778 S. FM-549	Single-Family home	1997	2,734	720	Stone & Brick
2816 S. FM-549	Single-Family home	1995	2,543	1,200	Brick & Siding
2844 S. FM-549	Single-Family home	1996	4,076	480	Brick
2884 S. FM-549	Single-Family home	1996	2,204	3,600	Brick & Stone
2914 S. FM-549	Single-Family home	2001	2,933	875	Brick
	AVERAGES:	1980	2,884	1,245	



2480 S. FM-549



2498 S. FM-549



2548 S. FM-549



2638 S. FM-549



2716 S. FM-549



2744 S. FM-549



2778 S. FM-548



2816 S. FM-549



2844 S. FM-549



2884 S. FM-549



2914 S. S. FM-549

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* AND A *GUEST QUARTERS/SECONDARY LIVING UNIT* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME AND GUEST QUARTERS ON A 5.05-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 2, BLOCK 1, LOFLAND LAKE ESTATES ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Michael Lewis for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* and *Guest Quarters/Secondary Living Unit* on a 5.05-acre parcel of land identified as Lot 2, Block 1, Lofland Lake Estate Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family Estate 4.0 (SFE-4.0) District, addressed as 2592 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 (UDC) [*Ordinance No. 20-02*] of the City of Rockwall should be amended as follows:

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

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* and a *Guest Quarters/Secondary Living Unit* 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 03.04, *General Residential District Standards*, and Subsection 03.09, *Single Family Estate 4.0 (SFE-4.0) District*, of Article 05, *District Development Standards*, of the Unified

DRAFT 2025 ORDINANCE XX

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 and *Guest Quarters/Secondary Living Unit* 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 and Guest Quarters/Secondary Living Unit* on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibits 'C'* & *'D'* and the *Floor Plans* depicted in *Exhibits 'E' & 'F'* of this ordinance.

3) The *Guest Quarters/Secondary Living Unit* shall not exceed a maximum of 1,270 SF.

4) The *Guest Quarters/'Secondary Living Unit* shall not incorporate kitchen facilities.

5) The *Guest Quarters/Secondary Living Unit* shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.

2.2 COMPLIANCE

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

1) Upon obtaining a *Building Permit*, should the contractor 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

DRAFT ORDINANCE 2025

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 1ST DAY OF DECEMBER, 2025.

_____
Tim McCallum, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *November 17, 2025*

2nd Reading: *December 1, 2025*

DRAFT ORDINANCE 11.17.2025

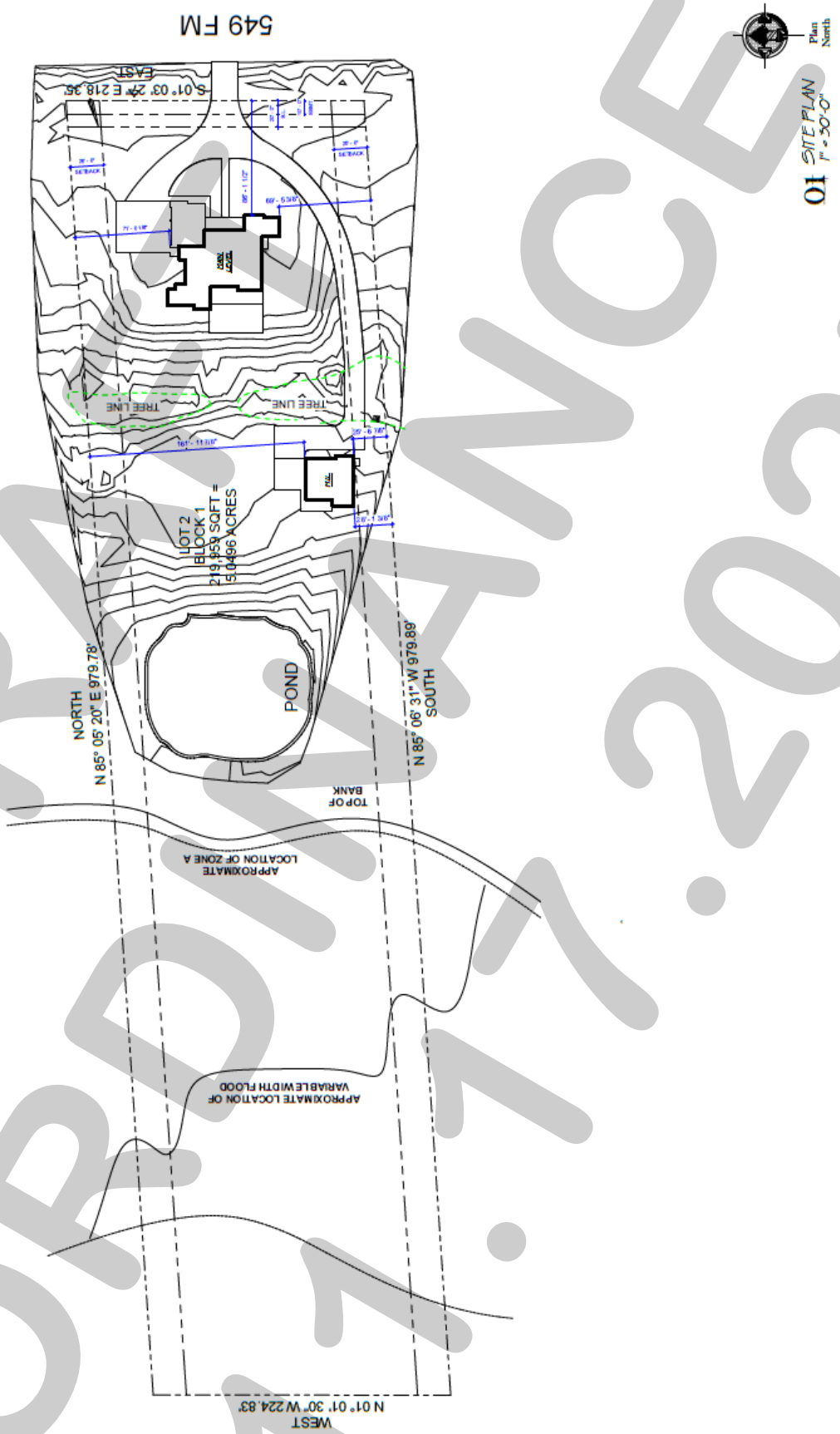
Exhibit 'A':
Location Map

Address: *2592 FM-549*
Legal Description: *Lot 2, Block 1, Lofland Lake Estates Addition*



DRAFT 11.06.25

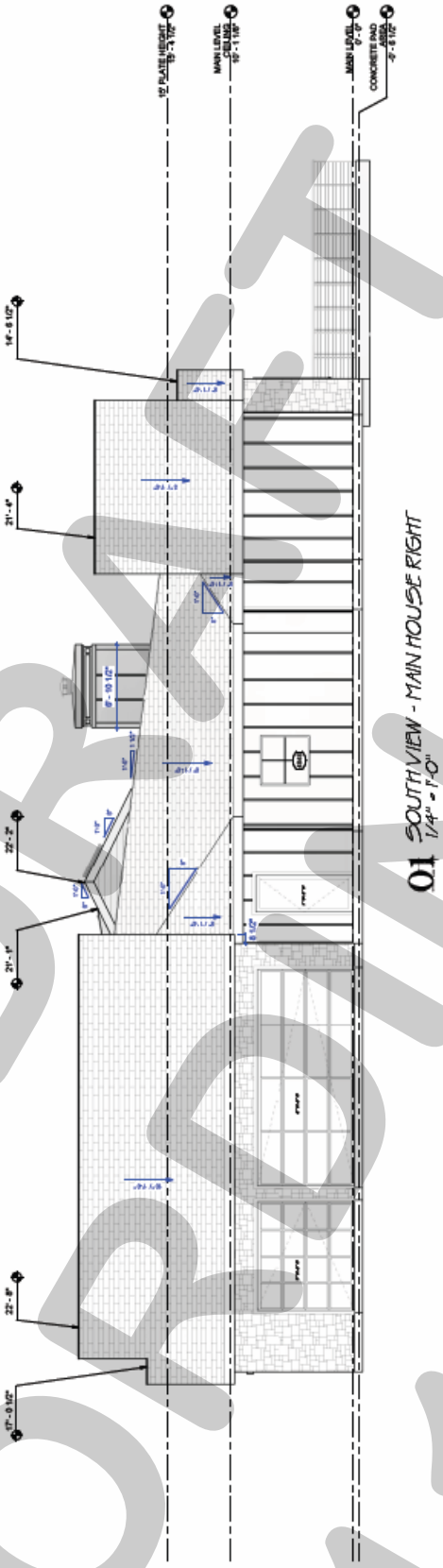
Exhibit 'B':
Residential Plot Plan



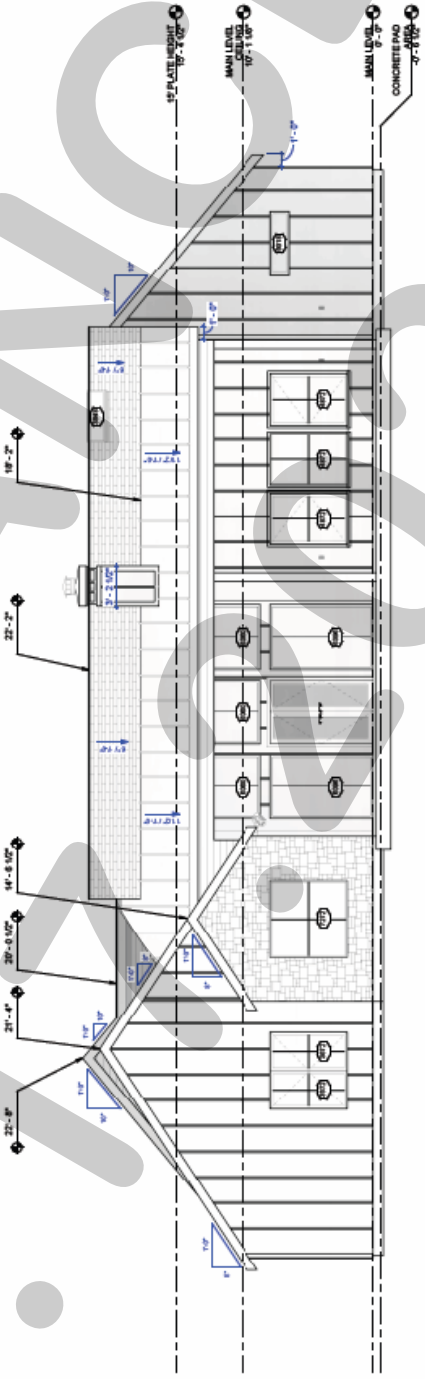
DRAFT ORDINANCE 11.17.2025

Exhibit 'C':

Building Elevations: Primary Structure



01 SOUTH VIEW - MAIN HOUSE RIGHT
1/4" = 1'-0"

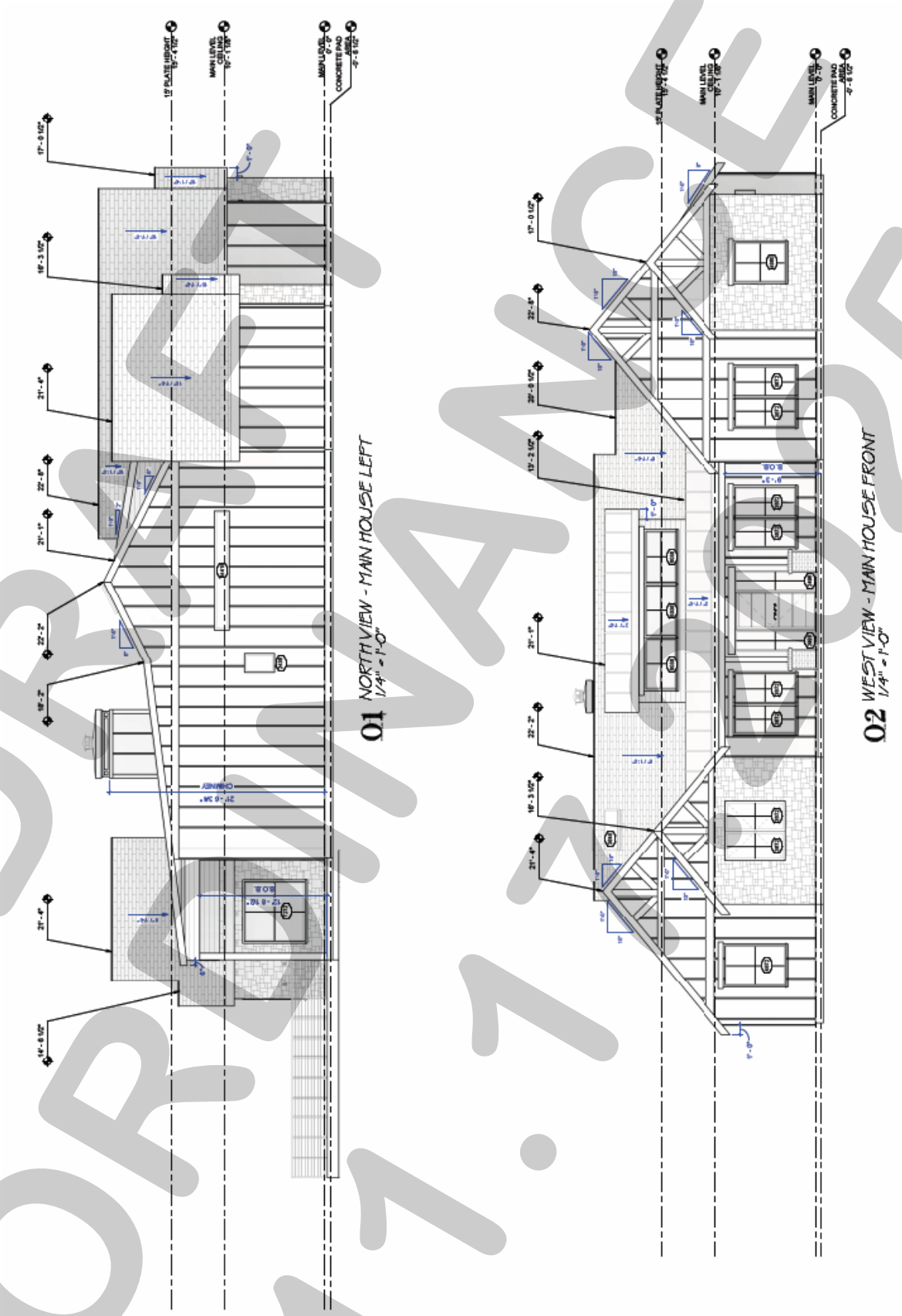


02 EAST VIEW - MAIN HOUSE REAR
1/4" = 1'-0"

DRAFT ORDINANCE 11.4.2025

Exhibit 'C':

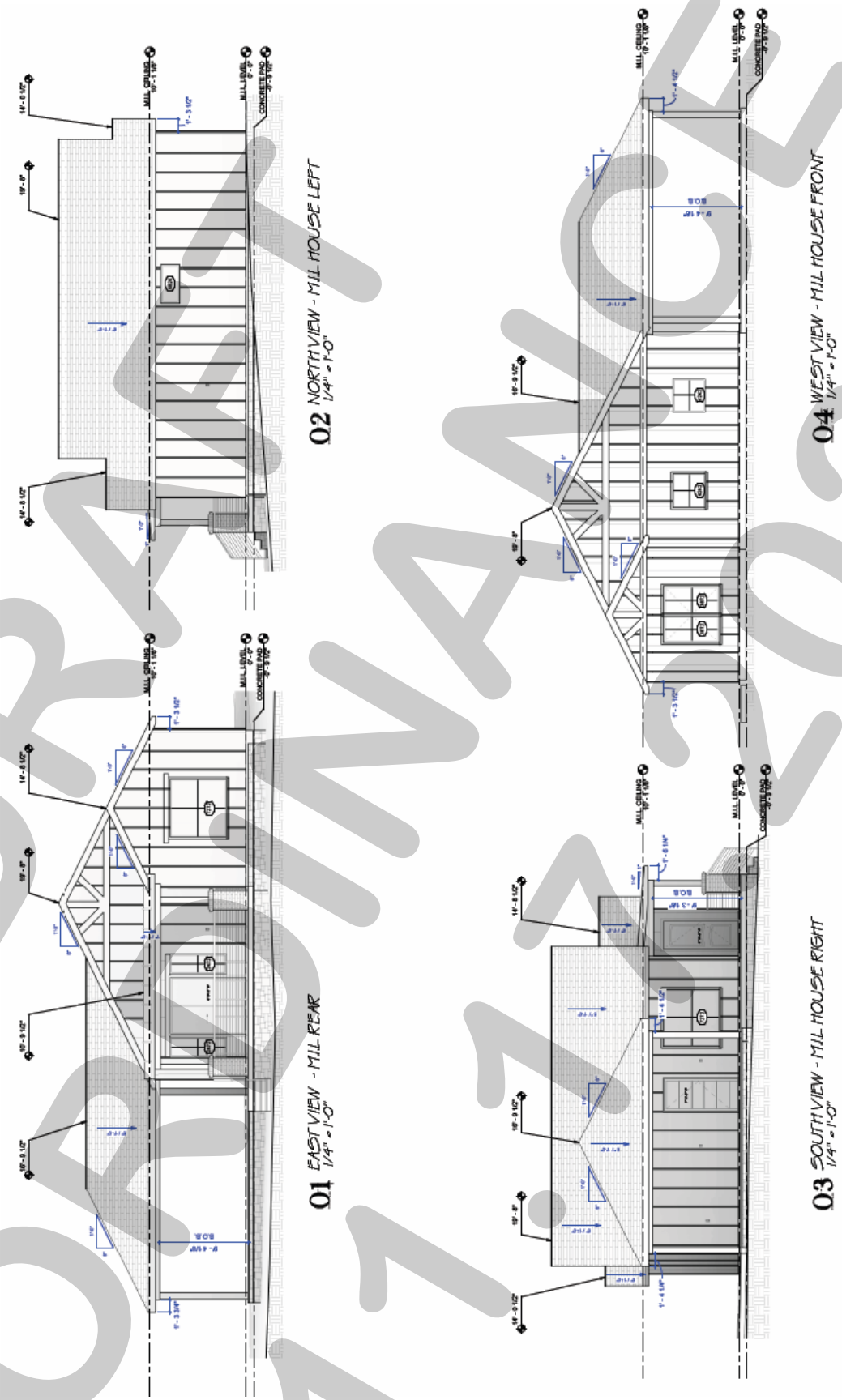
Building Elevations: Primary Structure



DRAFT
ORIGINAL
11.12.25

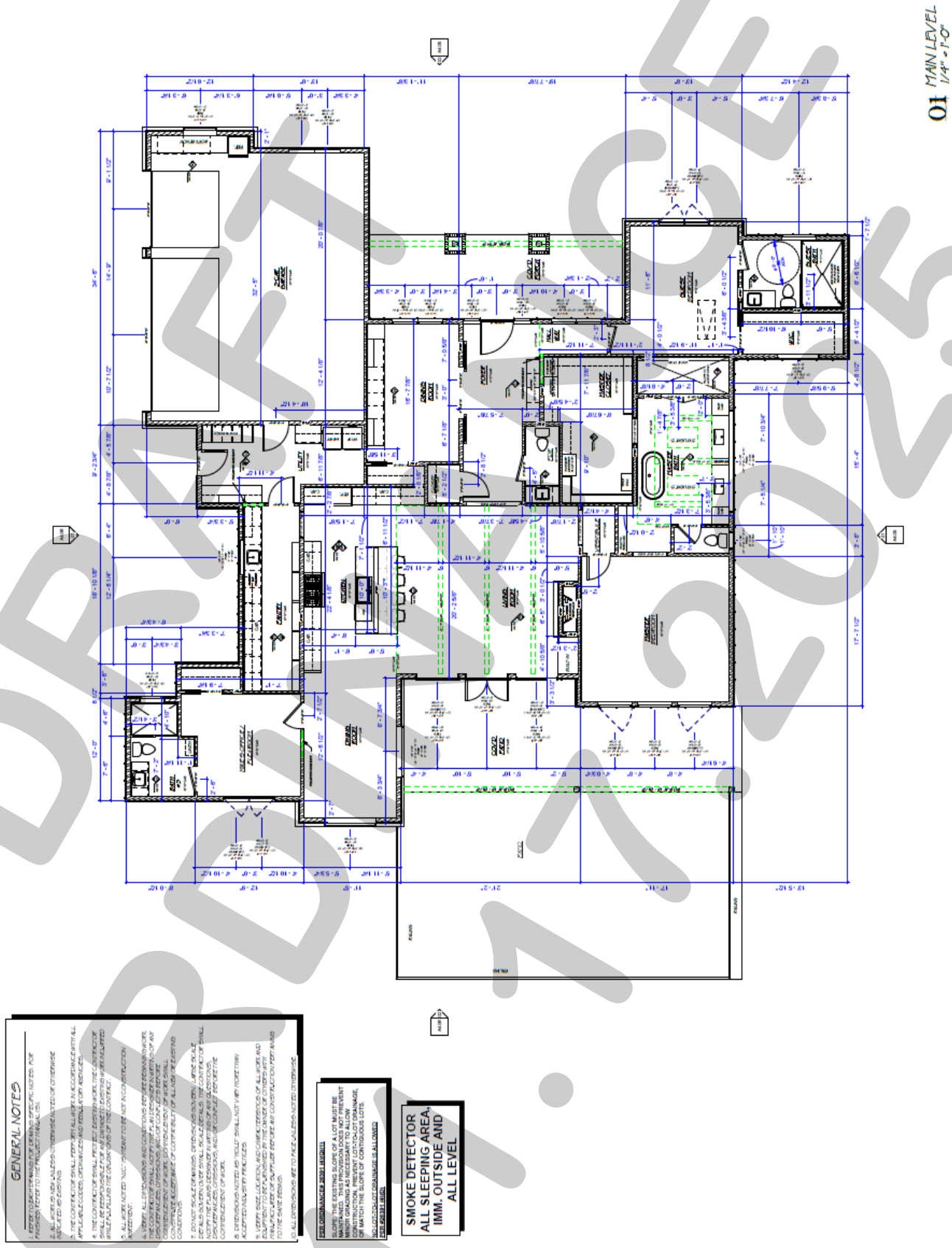
Exhibit 'D':

Building Elevations: Guest Quarters/Secondary Living Unit



DRAFT ORDINANCE 11.17.2025

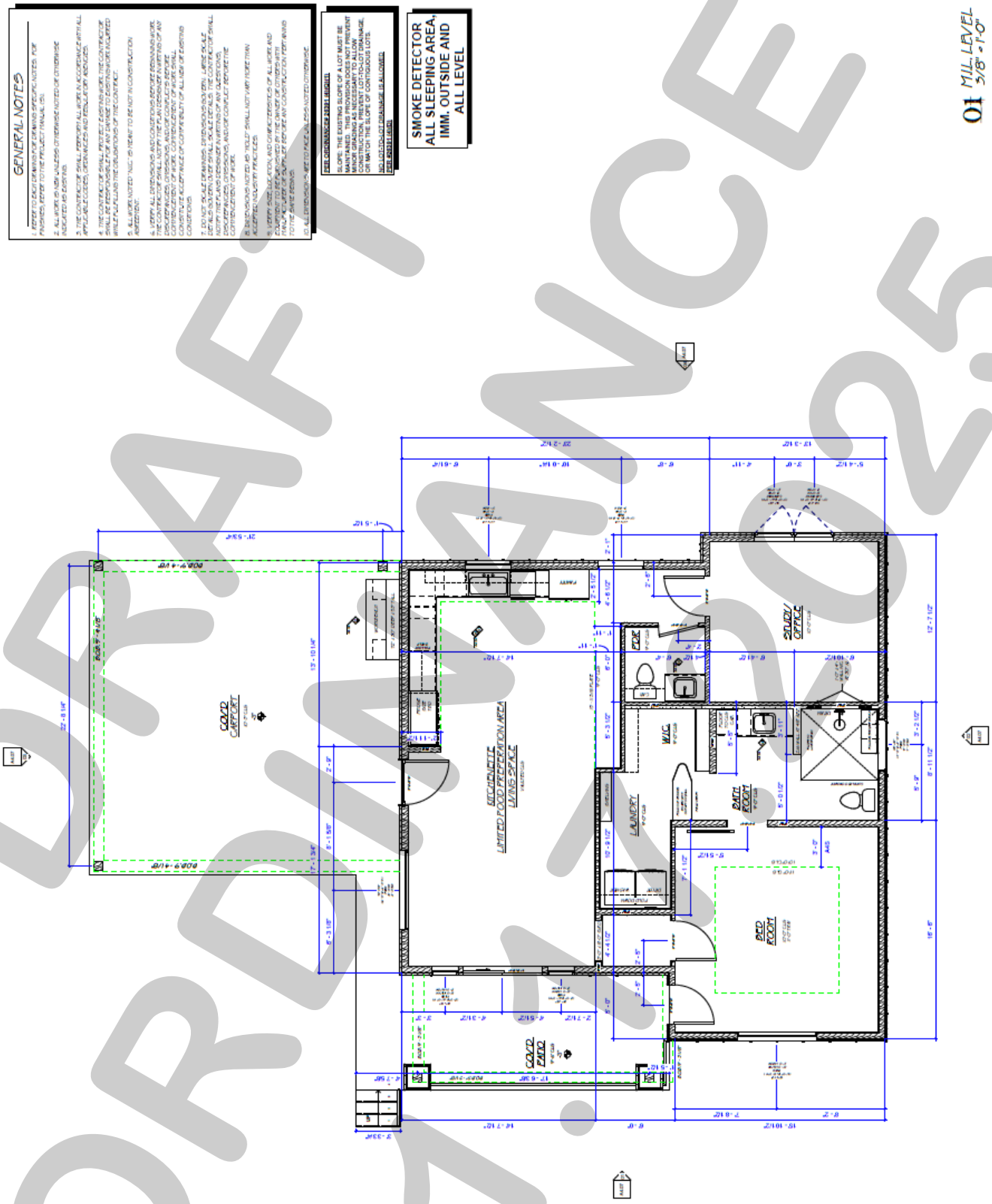
Exhibit 'E':
Floor Plans: Primary Structure



DRAFT
01.17.2025

Exhibit 'F':

Floor Plan: Guest Quarters/Secondary Living Unit



DRAFT ORDINANCE 11.7.2025