AGENDA

ROCKWALL CITY COUNCIL MEETING

Monday, February 2, 2026 - 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 Brandy and Wayne Lutz v. The Shores (City of Rockwall, Intervenor), Cause No. 1-22-0425, pursuant to Section 551.017 (Consultation with Attorney)

2. Discussion regarding Donald Palmer v. City of Rockwall, Cause No. 1-26-0003, pursuant to Section 551.071 (Consultation with Attorney)

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

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

III. Adjourn Executive Session

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

V. Invocation and Pledge of Allegiance - Pastor David Spiegel (The Lakes Assembly Church)

VI. Proclamations / Awards / Recognitions

1. Teen Dating Violence Awareness Month Proclamation

2. Presentation of Certificate of Merit
- Tyler Knight (Telecommunications Officer)

3. Presentation of Lifesaving Awards – Rockwall Fire Dept. Engine 4 “B” Shift

- Captain Lewis Johnson
- Driver Engineer Andrew Burton
- Firefighter Tyler Baumgartner
- Firefighter Joseph Evans

Citizen Lifesaving Award - Keegan King

VII. Appointment Items

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

VIII. Open Forum

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

IX. Take Any Action as a Result of Executive Session

X. Consent Agenda

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

1. Consider approval of the minutes from the January 20. 2026, city council meeting, and take any action necessary.

2. **Z2025-074** - Consider a request by Brierre Cathey on behalf of Mike Rodgers for the approval of an **ordinance** for a *Specific Use Permit (SUP)* for a *Restaurant with Less Than 2,000 SF with Drive-Through or Drive-In* on a 0.3480-acre tract of land identified as Lots 10 & 11 of the Canup Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1011 S. Goliad Street [*SH-205*], and take any action necessary **[2nd Reading]**.

3. **Z2025-078** - Consider a request by Johnathan Brown, AIA of JHP Architecture/Urban Design on behalf of Darlene Singleton of the Rockwall Community Playhouse for the approval of an **ordinance** for a *Zoning Change* from Single-Family 7 (SF-7) District to a Planned Development District for Single-Family 7 (SF-7) District land uses for a 1.0061-acre tract of land identified as a portion of Lot 120D and all of Lots 120C & 120G of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 609 E. Rusk Street and 606, 610, & 612 Kaufman Street, and take any action necessary **[2nd Reading]**.

4. Consider approval of a resolution calling a General Election for the purpose of electing City Councilmembers - one each, for Places 2, 4, and 6 and each for a two-year term, with said election to be held on May 2, 2026, and take any action necessary.

5. Consider approval of a resolution calling a Special Election (Charter Amendment) to be held in conjunction with the General Election on May 2, 2026, and take any action necessary.

6. Consider approval of a resolution repealing Resolution #26-02 in its entirety and approving a new resolution regarding an Advance Funding Agreement ("AFA") with the Texas Department of Transportation for TXDOT's Green Ribbon Program Project for median landscaping improvements on SH-740 from in the vicinity of IH-30 to SH-205, including authorizing the mayor or city manager to execute said agreement, and take any action necessary.

7. Discuss and consider an **ordinance** amending the Code of Ordinances in Chapter 44 Utilities, Article IV Sewers and Sewage Disposal, Division 4 Grease Traps, regarding procedures for grease trap maintenance and reporting, and take any action necessary. (1st reading)

8. **P2026-001** - Consider a request by Luke Snead of OJD Engineering on behalf of John W. Dunn, Jr. of the Shores Country Club, LLC for the approval of a *Replat* for Lots 4 & 5, Block A, The Shores Club House Phase Addition being a 8.96-acre parcel of land identified as Lots 2 & 3, Block A, The Shores Club House Phase Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 3 (PD-3) for General Retail (GR) District land uses, addressed as 2600 Champions Drive, and take any action necessary.

9. **P2026-002** - Consider a request by Grayson Hughes of Sutherland King Consulting, LLC on behalf of Felix Tan of Ridgeview Church for the approval of a *Replat* for Lot 29 of the Skyview Country Estate No. 3 Addition being a 6.156-acre parcel of land identified as Lot 28 of the Skyview Country Estate No. 3 Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, addressed as 1362 FM-552, and take any action necessary.

10. **P2026-003** - Consider a request by Jasmine Martinez of CBG Surveying Texas, LLC on behalf of Zachary Conti of Conti and Williamson Series, LLC for the approval of a *Final Plat* for Lot 1, Block A, National Addition being a 1.95-acre tract of land identified as Tract 2-24 of the J. R. Johnson Survey, Abstract No. 128, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, addressed as 626 National Drive, and take any action necessary.

11. **P2026-004** - Consider a request by Keaton Mai of Dimension Group on behalf of Michael Hampton of Creekside Commons Crossing, LP for the approval of a *Replat* for Lots 19-21, Block A, Creekside Commons Addition being a 13.286-acre tract of land identified as Lots 15, 16 & 18, Block A, Creekside Commons Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, generally located at the southwest corner of the intersection of FM-549 and S. Goliad Street [*SH-205*], and take any action necessary.

XI. Public Hearing Items

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

1. **Z2025-075** - Hold a public hearing to discuss and consider a request by Michael G. Tresp of HH Architects on behalf of Kyle Cavin of First Baptist Church Rockwall for the approval of an **ordinance** for a *Zoning Change* from a Single-Family 7 (SF-7) District, Single-Family 10 (SF-10) District, and General Retail (GR) District to a Planned Development District for limited General Retail (GR) District land uses on a 11.155-acre tract of land identified as Block A & 129 of the B. F. Boydston Addition and Lot 1, Block A, First Baptist Church Addition, Phase 3, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, Single-Family 10 (SF-10) District, and General Retail (GR) District, addressed as 602-610 S. Goliad Street [*SH-205*] and 103-127 Kenway Drive, and take any action necessary **(1st Reading)**.

XII. Action Items

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

1. Discuss and consider a request from Holly Kaufman seeking approval of a sign variance to allow alternate sign materials for a property located at 702 S. Clark Street, and take any action necessary.

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

1. Budget Report for Quarter ended December 31, 2025

2. Building Inspections Department Monthly Report

3. Fire Department Monthly Report

4. Parks & Recreation Department Monthly Report

5. Police Department Monthly Report

6. Roadway Projects Update

7. Sales Tax Historical Comparison

8. Water Consumption Historical Statistics

XIV. Adjournment

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

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

I, Kristy Teague, City Secretary for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 27th day of Jan., 2026 at 4:30 PM and remained so posted for at least three business days before the scheduled time of said meeting.

_____ _____

Joey Boyd, Asst. City Manager FOR
Kristy Teague, City Secretary

Date Removed

Rockwall, Texas

Proclamation

Whereas, teen dating violence is defined as "physical, sexual, psychological, or emotional abuse within a dating relationship among adolescents;" and

Whereas, teen dating violence may occur in person, on social media, online, or through other electronic communication and may be verbal or physical abuse, cyberstalking, non-consensual distribution of intimate images, or other technology-facilitated acts; and

Whereas, according to the National Coalition Against Teen Dating Violence:

- nearly 21% of female and 13.4% of high school students report being physically or sexually abused by a dating partner;
- each year, nearly 1.5 million high school students in the U.S. are physically abused by dating partners;
- 57% of teens know someone who has been physically, sexually, or verbally abusive in a dating relationship, and only 33% of teenage dating abuse victims ever told anyone about it.
- College campuses have even more concerning statistics, with 43% of college women reporting violent or abusive behaviors from their partner and one in five women being sexually assaulted during their college tenure.

Whereas, educating teens about healthy relationships, domestic violence, sexual assault, dating violence, cyber bullying, and stalking, as well as demonstrating to them proper behaviors within dating relationships are all ways to help mitigate teen dating violence in our society; and

Whereas, teens also understanding the real consequences associated with actions that are classified as violence can help lessen violence, within both teen dating relationships and within future marriages.

Now, Therefore, I, Tm McCallum, Mayor of the City of Rockwall, Texas, do hereby proclaim the month of **February** as

Teen Dating Violence Awareness Month

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

In Witness Whereof, I hereunto set my hand and official seal this 2nd day of February, 2026.

_____

Tim McCallum, Mayor

Summary – On July 15, 2025, at approximately 10:30 a.m., Telecommunications Officer Tyler Knight received a 911 call from a distraught 22-year-old female who had left her residence to report that her father was experiencing a mental health crisis and was threatening suicide.

TCO Knight then contacted the caller's mother, who remained inside the residence, to gather additional information. During the call, the mother began asking questions unrelated to the context of the emergency, signaling to Tyler that she may have been in distress or in close proximity to the individual in crisis.

Recognizing this, Tyler quickly adjusted her communication strategy and began asking yes-or-no questions to discreetly obtain critical information, allowing responding officers to assess the situation and respond safely. Tyler's calm demeanor, quick thinking, and adaptability enabled officers to approach the scene safely and resolve the incident without harm.

Tyler's actions exemplify the highest standards of the law enforcement profession and demonstrate exceptional dedication and commitment to her role. For her exemplary performance in bringing a safe resolution to a high-risk call, Tyler Knight is hereby awarded the **Certificate of Merit Award**.

Lifesaving Award

ROCKWALL FIRE

Rockwall Fire Department

takes great pleasure in recognizing with pride and admiration the members of

Engine 4 "B" Shift
CA Lewis Johnson
DE Andrew Burton
FF Tyler Baumgartner
FF Joseph Evans

On January 9, 2026, at approximately 8 PM, EN04 "B" shift responded to a medical emergency at 1650 S. John King Blvd. While responding, dispatch advised that CPR instructions were being provided to the 911 caller.

Upon arrival, the crew encountered a 12-year-old male on the phone with 911 actively attempting to assist his grandmother, who was found unconscious and unresponsive in the doorway of the apartment. The crew immediately assessed the patient and determined she was pulseless and not breathing. Without delay, the crew initiated life-saving measures, including high-quality CPR, application of an AED, and providing ventilations for the patient. These interventions were performed continuously and effectively until the transfer of patient care to a crew from Rockwall County EMS.

Resuscitation was continued by Rockwall County EMS, during which time it was noted that the patient had regained a pulse prior to being transported to a local hospital.

All first responders involved demonstrated professionalism, teamwork, and decisive actions that directly contributed to the successful resuscitation and positive outcome for this patient.

Given in grateful appreciation on this 2nd day of February 2026.

Kenneth D Cull
Fire Chief

2/2/26
Date

Rockwall Fire Department

Citizen Lifesaving Award

Keegan King

During the evening hours of January 9, 2026, Keegan King was visiting his grandmother at her apartment located at 1650 S. John King Boulevard when she suddenly suffered a medical emergency. Keegan observed that she was experiencing severe difficulty breathing and immediately called 9-1-1.

While on the phone with the dispatcher, Keegan's grandmother became unconscious. He calmly provided updates on her condition and followed the dispatcher's instructions to begin CPR, which he continued until the arrival of emergency personnel.

Keegan King acted quickly and decisively by recognizing a life-threatening emergency, activating the 9-1-1 system, and initiating CPR—three critical first steps in improving survival during cardiac arrest. His prompt actions and calm demeanor directly contributed to the survival of his grandmother.

Therefore, be it resolved that Keegan King be presented with the Rockwall Fire Department's Citizen Lifesaving Award on this second day of February, 2026.

Kenneth Cullins
Fire Chief, City of Rockwall

2/2/26
Date Issued

MINUTES

ROCKWALL CITY COUNCIL MEETING

TUESDAY, January 20, 2026 - 4:30 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 4:30 p.m. Present were Mayor Tim McCallum, Mayor Pro Tem Mark Moeller, and Councilmembers Melba Jeffus, Anna Campbell, Dennis Lewis and Richard Henson. Also present were City Manager Mary Smith, Assistant City Manager Joey Boyd and City Attorney Frank Garza. Mayor McCallum then read the below-listed discussion items into the record before recessing the public meeting to go into Executive Session. It was noted that Councilmember Sedric Thomas arrived to the meeting and joined Executive Session at 5:45 p.m.

II. Executive Session

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

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

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

III. Adjourn Executive Session

Council adjourned from Executive Session at 6:03 p.m.

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

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

V. Invocation and Pledge of Allegiance - Chaplain Stanley Joseph

Chaplain Stanley Joseph came forth and delivered the invocation and helped lead the Pledge of Allegiance and TX Pledge.

VI. Appointment Items

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

Dr. Conway, Chair of the P&Z Commission, came forth and briefed the board on recommendations of the Commission pertaining to planning-related items on tonight's meeting agenda. Following brief, clarifying dialogue between Council and Dr. Conway, Council took no action following Dr. Conway's remarks.

VII. Open Forum

Mayor McCallum explained how Open Forum is conducted, asking if anyone would like to come forth and address the Council at this time. There being no one indicating such, he then closed Open Forum.

VIII. Take Any Action as a Result of Executive Session

Mayor Pro Tem Moeller moved to authorize the City Manager finalize and execute a Notice of Reverter for a property located at the southwest corner of Davy Crockett and E. Ross Street. Mayor McCallum seconded the motion, which passed by a vote of 7a yes to 0 nays.

Mayor McCallum made a motion to appoint Galen Hilliard to fill a vacant seat on the city's Planning & Zoning Commission (for an initial (partial) term to run through August 2026). Councilmember Henson seconded the motion, which passed by a vote of 6 ayes to 1 nay (Campbell). Councilmember Campbell congratulated Mr. Hilliard, expressing her vote is nothing personal, and she appreciates him stepping up to serve in this role.

IX. Consent Agenda

1. Consider approval of the minutes from the January 5, 2026, city council meeting, and take any action necessary.

2. Consider approval of a contract with Pipeline Analysis, LLC for the Sanitary Sewer Condition Assessment in the amount of $197,697.15 to be paid for out of the Water and Wastewater Funds, including authorizing the City Manager to execute said contract, and take any action necessary.

3. Consider awarding a bid to Splash Pad USA for the Harry Myers Splash Ground project in an amount not to exceed $250,000 to be funded by the Recreational Development Fund Budget, including authorizing the City Manager to execute purchase orders and/or contracts for this project, and take any action necessary.

4. Consider authorizing the City Manager to execute a contract renewal with SLM Landscaping for a period of one-year in the amount of $728,470 to be funded by the Parks Operations Budget, and take any action necessary.

5. Consider approval of an Interlocal Agreement and associated amendment with Rockwall County regarding jail services, including authorizing the City Manager to execute said agreement, and take any action necessary.

6. Consider approval of a resolution approving an advance funding agreement ("AFA") with the TX Dept. of Transportation (TXDOT), including authorizing the City Manager to execute said agreement, for the TXDOT Green Ribbon Program Project pertaining to landscaping median improvements on SH-740 from in the vicinity of IH-30 to SH-205, and take any action necessary.

7. Consider approval of a resolution renaming a portion of E. Quail Run Road as recommended by the City Council's Naming Subcommittee, and take any action necessary.

8. **P2025-040** - Consider a request by Shawn Valk of Valk Properties VII, LLC for the approval of a ***Final Plat*** for Lot 1, Block A, Valk Addition being a 14.7772-acre tract of land identified as Tracts 8 & 8-1 of the J. H. Bailey Survey, Abstract No. 34, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 4649 SH-276, and take any action necessary.

9. **P2025-041** - Consider a request by Duane and Jennifer Piercy for the approval of a *Replat* for Lots 2-4, Block A, Piercy Place Addition being a 1.67-acre tract of land identified as Lot 1, Block A, Piercy Place Addition and Tract 60 of the R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 709-713 Hartman Street, and take any action necessary.

10. **P2025-042** - Consider a request by Stephanie Tutt of Kimley Horn on behalf of James Valk for the approval of a *Preliminary Plat* for Lots 1 & 2, Block A, Casey's Blackland Addition, being a 10.5908-acre tract of land identified as Tract 9-2 of the J. R. Marrs Survey, Abstract No. 152, Rockwall County, Texas, generally located southeast corner of the intersection of SH-276 and FM-548, and take any action necessary.

11. **P2025-043** - Consider a request by Frank Polma, PE of R-Delta Engineers, Inc. on behalf of Stephen Geiger of Rayburn County Electric Cooperative for the approval of a *Final Plat* for Lot 1, Block A, REC Pickleball Addition, being a 1.571-acre parcel of land identified as Lot 1, Block A, Estep Subdivision, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 44 (PD-44) for Commercial (C) District land uses, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 2686 S. Goliad Street [*SH-205*], and take any action necessary.

Mayor McCallum moved to approve the entire Consent Agenda (#s 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, and 11). Councilmember Moeller seconded the motion, which – after brief comments pertaining to the appropriateness of naming Hance Trail (renaming a portion of Quail Run (item #7) - passed unanimously (7 ayes to 0 nays).

X. Public Hearing Items

1. **Z2025-074** - Hold a public hearing to discuss and consider a request by Brierre Cathey on behalf of Mike Rodgers for the approval of an **ordinance** for a *Specific Use Permit (SUP)* for a *Restaurant with Less Than 2,000 SF with Drive-Through or Drive-In* on a 0.3480-acre tract of land identified as Lots 10 & 11 of the Canup Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1011 S. Goliad Street [*SH-205*], and take any action necessary **[1st Reading]**.

Planning Director, Ryan Miller, provided background information on this agenda item. The applicant has submitted an application and a concept plan requesting a Specific Use Permit (SUP) for a Restaurant with less than 2,000 SF with Drive-Through or Drive-In for the purpose of establishing a restaurant (i.e. 5013 Coffee). The concept plan shows that the proposed restaurant will be approximately 504 SF, with an additional 420 SF covered patio. The design includes a drive-through lane that begins on the south side of the building and leads to a pickup window. The request appears to meet all of the Residential Adjacency Standards, but will be required to provide additional landscaping and headlight screening along the northern property line, three (3) tiered screening adjacent to the eastern property line, and a built-up berm a minimum of 24-inches in height along the back of the property. The applicant's request does appear to conform to the requirements stipulated by the Unified Development Code (UDC); however, staff has incorporated additional operational conditions in order to maintain compliance with this Specific Use Permit (SUP) ordinance. These include additional landscaping and headlight screening along the northern property line as well as three (3) tiered screening (i.e. one [1] row of canopy trees, one [1] row of accent trees and large shrubs, and one [1] row of lower level shrubs) adjacent to the eastern property line (adjacent to the existing residentially zoned or used properties). In addition, a built-up berm a minimum of 24-inches in height shall be required along the back of the property. These items, along with the building elevations, will be reviewed for conformance by the Planning and Zoning Commission at the time of Site Plan approval. On December 16, 2025, staff mailed 91 notices to property

owners and occupants within 500-feet of the subject property. Staff also notified the Highridge Estates Homeowner's Association (HOA), which is the only HOA/Neighborhood Organization within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Staff has received two (2) notices in favor of the applicant's request. One additional reply that indicated the person has no issues with the restaurant (but did not indicate if he/she is in favor of the request or in opposition). On January 13, 2026, the Planning and Zoning Commission approved a motion to recommend approval of the *Specific Use permit (SUP)* by a vote of 5-0, with Commissioner Roth absent and one (1) vacant seat.

At the request of Councilmember Henson, Mr. Miller clarified that there is quite a slope between the existing 'smoke shop' and this location, and the grade difference is notable. So, during the Site Design and Engineering design and review phase, it will be determined if a retaining wall will or will not ultimately be needed.

Mayor McCallum called forth the applicant to speak.

Brierre Cathey
10820 County Road 2452
Terrell, TX

The applicant indicated his wife wants to bring an up-scale coffee shop to this location. She already has two other locations elsewhere already in existence. Those other locations are doing well. He explained that they do not wish for it to look strictly 'commercial,' so in the building elevations and design, they've aimed to bring in a more 'residential' look and feel. He went on to respectfully ask for Council's approval.

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

Councilmember Thomas moved to approve Z2025-074.

Councilmember Campbell sought and received clarification on a few points, including the screening that will be required. The applicant indicated he'd rather not do the screening since it's very expensive; however, he gave indication that they will do what is required and necessary to do.

Councilmember Lewis seconded the motion. He asked for and received feedback regarding the hours of operation. The ordinance caption was then read as follows:

CITY OF ROCKWALL
ORDINANCE NO. 26-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 *RESTAURANT WITH LESS THAN 2,000 SF WITH DRIVE-THROUGH OR DRIVE-IN* ON A 0.3480-ACRE TRACT OF LAND IDENTIFIED AS LOTS 10 & 11 OF THE CANUP ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (*$2,000.00*) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

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

2. **Z2025-076** - Hold a public hearing to discuss and consider a request by Davin Marceau of The Charles Morgan Group, LP on behalf of Chase Cooley of 1540 E. IH-30 Rockwall, LLC for the approval of an **ordinance** for a *Specific Use Permit (SUP)* to *Exceed the Maximum Permissible Height in a Light Industrial (LI) District* for the construction of a *Flag Pole* on a 4.39-acre parcel of land identified as Lot 3, Block 1, Rockwall Recreation Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1540 E. IH-30, and take any action necessary **[1st Reading]**.

Planning Director, Ryan Miller provided background information on this agenda item, explaining that the applicant is requesting a Specific Use Permit (SUP) for a structure that exceeds 60-feet in height in a Light Industrial (LI) District, specifically two (2), 120-foot flag poles adjacent to the IH-30 Frontage Road on the subject property. According to the city's Unified Development Code (UDC), "flag poles are permitted in all districts, but must meet the building height and setback requirements for each district." In this case, the Light Industrial (LI) District allows a maximum height of 60-feet, but grants property owners the ability to request up to 120-feet by Specific Use Permit (SUP). Based on the applicant's exhibit, the flagpoles will be approximately 25-feet from the front property line adjacent to the IH-30 Frontage Road and be situated next to the existing customer parking spaces. Originally, the applicant was requesting flag poles that were 150-feet in height; however, he has been required to reduce this to the maximum 120-feet permitted within the Light Industrial (LI) District.

Mr. Miller explained that the applicant was previously *denied* for a similar request by the City Council on September 21, 2020 [*Case No. Z2020-036*]. Under that case, the applicant was requesting an SUP for a single 120-foot flag pole that was setback ~137-feet from the front property line. On that prior case, the Planning and Zoning Commission recommended denial of this request by a vote of 5-1 (*with Commissioner Welch dissenting*) on September 15, 2020, and the City Council concurred with the Planning and Zoning Commission on September 21, 2020, denying the case with prejudice by a vote of 7-0. Two (2) major issues that were discussed by both the Planning and Zoning Commission and City Council during the review of this case was [*1*] the fact that no other businesses in the City of Rockwall have been granted a Specific Use Permit (SUP) for a flag pole that exceeded 60-feet in height, and [*2*] the inability of the City of Rockwall to regulate the content of what could be placed on the flag pole. This being a zoning case, staff mailed 20 notices to all property owners and occupants within 500-feet of the subject property on December 16, 2025. There were no Homeowner's Associations (HOA) or Neighborhood Groups with 1,500-feet of the subject property. Staff has not received any notices returned – neither in favor or in opposition - concerning the applicant's request. In addition, the city's Planning and Zoning Commission recently approved a motion to recommend denial – with prejudice - by a vote of 5-0, with Commissioner Roth absent and one (1) seat vacant. Because of that denial, Mr. Miller explained that any potential approval of this request by Council tonight will require a ¾ super majority vote of Council.

Mayor McCallum opened the public hearing, asking the applicant to come forth and speak.

Davin Marceau
131 Shepherds Glen Rd.
Heath, TX

Mr. Marceau came forth and shared that he is personally a little disappointed in the viewpoints held by Planning & Zoning Commissioners and the Commission's ultimate recommendation to deny this request. He provided comments about a past case that he researched in which it's his understanding that the City of Rockwall did approve a flagpole that was 60' tall elsewhere in the City. He indicated plans to fly the American and TX flags only, and he believes it would be a display of patriotism. The applicant also questioned regulation of flagpoles located within the city's takeline (along the lake shore of Lake Ray Hubbard). As a local resident

and veteran, he does not believe that potential approval of this would set a negative precedence. He believes it would be a nice display of patriotism along IH-30. He shared that the flagpoles are not cheap to install (about $200k each), and he indicated that they would maintain the poles and the flags.

Councilmember Sedric thanked Mr. Marceau for his past service to our country. He shared that he also is a veteran, and he has a lot of respect for those who serve our country. He assured Mr. Marceau that this topic has nothing to do with patriotism, but – rather – once one approval is potentially given to a car dealership, it ends up resulting in most if not all of the other car dealerships wanting to also erect large flags. He stressed that the denial has nothing to do with patriotism but – rather – the size of the proposed pole and associated flags. Councilmember Thomas indicated his belief that large flags like this are a 'draw' for a car dealership; however, he believes that displaying patriotism can still be accomplished with a flagpole at 60'.

Planning Director, Ryan Miller, provided some clarification on a past flagpole related case that came before Council some time ago at another location within the city.

Councilmember Campbell shared that she agrees with Councilmember Thomas' comments. She herself is a patriot – a daughter of someone who has served and a mother of someone in the armed forces. She sought and received clarification from the applicant regarding 'why' on the proposed 120'.

Councilmember Jeffus shared that her husband, as well as every other man in her family, has served in the military, and there is no other family that is more patriotic than the Jeffus family; however, she believes approval of this request would set a precedence, and it would result in all the other dealerships having tall flags. She does not believe this would be good for the IH-30 corridor.

Following additional brief comments, the mayor asked if anyone else would like to come forth and speak at this time.

Lisa Boehm
1400 Plummer
Rockwall, TX

Ms. Boehm came forth and provided brief comments in opposition of request. Ms. Boehm generally expressed she does not want to see tall flag poles with large flags flying all along IH-30.

There being no one else wishing to come forth and speak, Mayor McCallum then closed the public hearing. He indicated that he generally agrees with the concerns expressed by other councilmembers this evening relative to this request.

Councilmember Thomas then moved to deny this request (Z2025-076). Councilmember Campbell seconded the motion to deny, which then passed by a vote of 7 ayes to 0 nays.

3. **Z2025-077** - Hold a public hearing to discuss and consider a request by Gage Raba of Hunington Properties, LTD on behalf of Tina Cox of Temunovic Partnership LTD for the approval of an **ordinance** for a *Zoning Change* from a Light Industrial (LI) and a Commercial (C) District to a Planned Development District for Commercial (C) District land uses for a 32.79-acre tract of land identified as Tracts 3, 3-01, 3-2, 3-3, and 3-4 of the J. Lockhart Survey, Abstract No. 134; Lot 1 of the Eastplex Industrial Park Addition; and, Lot 2, Block A, Eastplex Industrial Park No. 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District and Light Industrial (LI) District, situated within the SH-205 Bypass Overlay (SH-205 BY OV) District and the IH-30 Overlay (IH-30 OV)

District, generally located at the northwest corner of the intersection of the IH-30 Frontage Road and S. John King Boulevard, and take any action necessary **[1st Reading]**.

Planning Director, Ryan Miller explained that the applicant has requested to withdraw this request at this time, also indicating that the city's Planning & Zoning Commission has recommended denial of this case. Councilmember Henson moved to accept the applicant's request to withdraw the case (Z2025-077). Councilmember Lewis seconded the motion, which passed by a vote of 7 ayes to 0 nays.

4. **Z2025-078** - Hold a public hearing to discuss and consider a request by Johnathan Brown, AIA of JHP Architecture/Urban Design on behalf of Darlene Singleton of the Rockwall Community Playhouse for the approval of an **ordinance** for a *Zoning Change* from Single-Family 7 (SF-7) District to a Planned Development District for Single-Family 7 (SF-7) District land uses for a 1.0061-acre tract of land identified as a portion of Lot 120D and all of Lots 120C & 120G of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 609 E. Rusk Street and 606, 610, & 612 Kaufman Street, and take any action necessary **[1st Reading]**.

Planning Director, Ryan Miller provided background information on this agenda item. The subject property was annexed prior to 1911 based on the April 1911 Sanborn Maps. According to the January 3, 1972 zoning map the subject property was zoned Single-Family 3 (SF-3) District. At some point between January 22, 1982 and May 16, 1983 the subject property was rezoned from a Single-Family 3 (SF-3) District to Single-Family 7 (SF-7) District. The property has remained zoned Single Family (SF-7) District since this date. On April 20, 2017, the Historic Preservation Advisory Board (HPAB) approved a motion to delay a Certificate of Appropriateness (COA) [*Case No. H2017-004*] to allow the demolition of the Old Rockwall Water Pump House for 60-days. Ultimately, the building was not purchased and was demolished. This represents the only changes made to the subject property. On May 30, 2025, the applicant -- *Jonathan Brown, AIA of JHP Architecture and Urban Desig*n -- submitted a request for a Certificate of Appropriateness (COA) to allow [*1*] the demolition of two (2) Medium Contributing Structures, [*2*] the construction of a new performance center and practice hall, and [*3*] a zoning change from a Single-Family 7 (SF-7) District to a Planned Development District for two (2) Medium-Contributing Properties, one (1) Low Contributing Property, and two (2) Non-Contributing Properties. Ultimately, on July 17, 2025, the Historic Preservation Advisory Board (HPAB) approved a motion to allow the applicant to withdraw the request following a public hearing. The purpose of the withdraw, was to allow the applicant additional time to meet with the community to discuss the design of the project. Following this withdraw, the applicant submitted a new COA request [*Case No. H2025-019*] on October 29, 2025 for the same request; however, a new concept plan and conceptual building elevations were provided. On November 20, 2025, the Historic Preservation Advisory Board (HPAB) approved a motion to approve the COA by a vote of 5-0, with Board Members McNeely and Lewis absent. Based on the approval of the Certificate of Appropriateness (COA), the Historic Preservation Advisory Board (HPAB) has sent forward a recommendation of approval to the Planning and Zoning Commission for the proposed zoning change. On December 12, 2025, the applicant -- *Johnathan Brown, AIA of JHP Architecture/Urban Design* -- submitted an application requesting to change the zoning of the subject property from a Single Family 7 (SF-7) District to a Planned Development District for Single Family 7 (SF-7) District land uses, with the addition of the *Community Theater* land use being permitted by-right. He further explained that this request is being made in order to allow the *Theater* (*i.e. Rockwall Community Playhouse*) to construct a new facility, given that the existing Single Family 7 (SF-7) District does not permit the *Theater* land use. Staff should note, that within the *Draft Ordinance* the *Theater* land use is defined as "a *Community Theater*, whereas a *Community Theater* is a locally organized performing arts organization that produces theatrical productions primarily for the enjoyment, participation, and cultural

enrichment of the local community." This definition mitigates the risk of a large *Theater* being established on the subject property that is not in kind to the surrounding neighborhood, and does not benefit a local performing arts organization. Mr. Miller mentioned infrastructure (including roadway related, water, wastewater and draining) that would be required to be constructed to provide adequate public services for the proposed development. The City Council is being asked to consider if a *Community Theater* would detract from the "cultural heart" or "small town atmosphere" that has been established within the *Downtown District*.

With regard to the policies and goals for commercial development contained in the Comprehensive Plan, Mr. Miller explained that the applicant's request incorporates the majority of the commercial policies and goals (*e.g. minimum of six [6] foot side yard setbacks on all lot types, traditional swing or J-swing garages, etc.*); however, by virtue of being located within an existing neighborhood and being located within the *Old Town Rockwall (OTR) Historic District*, the applicant's request warrants careful consideration with regard to the policies and goals set forth by the Comprehensive Plan for non-residential development. Taking into account the applicant's *Concept Plan*, *Conceptual Building Elevations*, and the development standards contained in the Planned Development District ordinance, the request *does* appear to be in conformance with the majority of the goals and policies of the OURHometown Vision 2040 Comprehensive Plan and the development standards of the Unified Development Code (UDC); however, the changes to the *Future Land Use Plan* and the nature of this Planned Development District makes this request a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission. He reiterated that the applicant did hold several meetings with residents of the Old Town Rockwall (OTR) Historic District on the design of the proposed building, and that the neighborhood seemed to be supportive of the proposed building and concept plan in the Historic Preservation Advisory Board (HPAB) meeting on November 20, 2025.

Mr. Miller further explained that staff mailed 81 notices to property owners and occupants within 500-feet of the subject property and also notified the Park Place Homeowner's Association (HOA), which is the only HOA within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Staff has not received any returned notices regarding the applicant's request. On January 13, 2026, the Planning and Zoning Commission approved a motion to recommend approval of the zoning change by a vote of 5-0, with Commissioner Roth absent and one (1) vacancy.

Mayor McCallum opened the public hearing, asking the applicant to come forth and address Council at this time. He asked if anyone, in addition to the applicant, would like to speak during the public hearing. With no one indicating such, he closed the Public Hearing.

The applicant then came forth and provided comments to Council, indicating that he believes this will bring a good enhancement to the downtown area, and it will be a state of the art, high-quality venue. He believes they have a robust way to address parking, and they also have ways of addressing the drainage. He also believes that this facility will really be an upgrade to the historic neighborhood.

Councilmember Lewis moved to approve Z2025-078, and Councilmember Thomas seconded the motion.

Following brief, positive comments made by both the mayor and Councilmember Campbell, the ordinance caption was read as follows:

CITY OF ROCKWALL
ORDINANCE NO. 26-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS

TO CHANGE THE ZONING FROM A SINGLE FAMILY 7 (SF-7) DISTRICT TO PLANNED DEVELOPMENT DISTRICT XX (PD -XX) FOR SINGLE- FAMILY 7 (SF-7) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 1.0061-ACRE TRACT OF LAND IDENTIFIED AS PORTION OF LOT 120D AND ALL OF LOTS 120C & 120G OF THE B. F. BOYDSTON ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED AND DEPICTED HEREIN BY EXHIBIT 'A'; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

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

5. **Z2025-079** - 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]**.

Planning Director, Ryan Miller explained that the applicant has requested to withdraw this request at this time.

Mayor McCallum made a motion to accept the applicant's request to withdraw. Councilmember Thomas seconded the motion, which passed by a vote of 7 ayes to 0 nays.

XI. Adjournment

Mayor McCallum adjourned the meeting at 6:58 p.m.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS THIS 2nd DAY OF FEBRUARY, 2026.

_____

Tim McCallum, Mayor

ATTEST:

_____

Kristy Teague, City Secretary

CITY OF ROCKWALL

ORDINANCE NO. 26-02

SPECIFIC USE PERMIT NO. S-390

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 *RESTAURANT WITH LESS THAN 2,000 SF WITH DRIVE-THROUGH OR DRIVE-IN* ON A 0.3480-ACRE TRACT OF LAND IDENTIFIED AS LOTS 10 & 11 OF THE CANUP ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (*$2,000.00*) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Brierre Cathey on behalf of Mike Rodgers for the approval of a *Specific Use Permit (SUP)* for a *Restaurant with Less Than 2,000 SF with Drive-Through or Drive-In* for the purpose of constructing a restaurant on a 0.3480-acre tract of land identified as Lots 10 & 11 of the Canup Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1011 S. Goliad Street [*SH-205*], and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for a *Restaurant with Less Than 2,000 SF with Drive-Through or Drive-In* as stipulated by Subsection 01.02, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 04.05, *Commercial (C) District*, and Subsection 06.07, *SH-205 Overlay (SH-205 OV) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*], and with the following conditions:

2.1. OPERATIONAL CONDITIONS

The following conditions pertain to the construction and operation of a *Restaurant with Less Than 2,000 SF with Drive-Through or Drive-In* on the *Subject Property* and conformance to these conditions are required for continued operations:

(1) The development of 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 *Building Elevations* depicted in *Exhibit 'C'* of this ordinance; however, these elevations shall be subject to review and recommendation by the Architectural Review Board (ARB) at the time of Site Plan approval. In addition, any variances to the *General Overlay District Standards* as specified in Article 05, *District Development Standards*, of the Unified Development Code (UDC) shall be required to be approved by the Planning and Zoning Commission at the time of Site Plan approval.

(3) Additional landscaping and headlight screening shall be required along the northern property line. This shall be reviewed by the Planning and Zoning Commission at the time of Site Plan approval.

(4) Three (3) tiered screening (*i.e. one [1] row of canopy trees, one [1] row of accent trees and large shrubs, and one [1] row of lower level shrubs*) shall be required adjacent to the eastern property line (*adjacent to the existing residentially zoned or used properties*). In addition, a *built-up* berm a minimum of 24-inches in height shall be required along the back of the property. These items will be reviewed for conformance by the Planning and Zoning Commission at the time of Site Plan approval.

2.2. COMPLIANCE

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

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

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

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

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

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 2ND DAY OF FEBRUARY, 2026.

_____
Tim McCallum, Mayor

ATTEST:

_____
Kristy Teague, City Secretary

APPROVED AS TO FORM:

_____
Frank J. Garza, City Attorney

1st Reading: January 20, 2026

2nd Reading: February 2, 2026

Exhibit 'A'
Legal Description

Address: *1011 S. Goliad Street*
Legal Description: *Lots 10 & 11 of the Canup Addition*

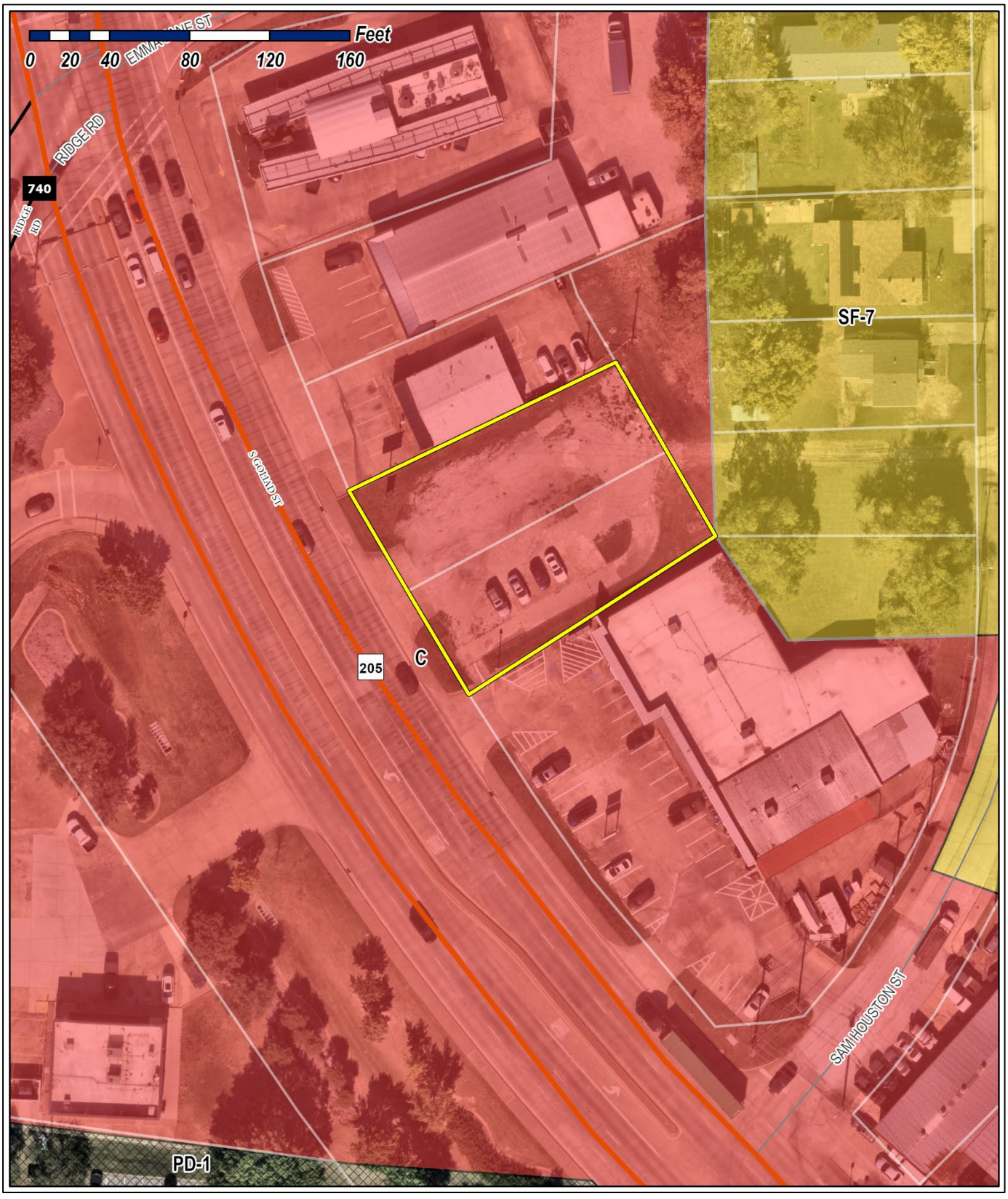


Exhibit 'B'
Concept Plan

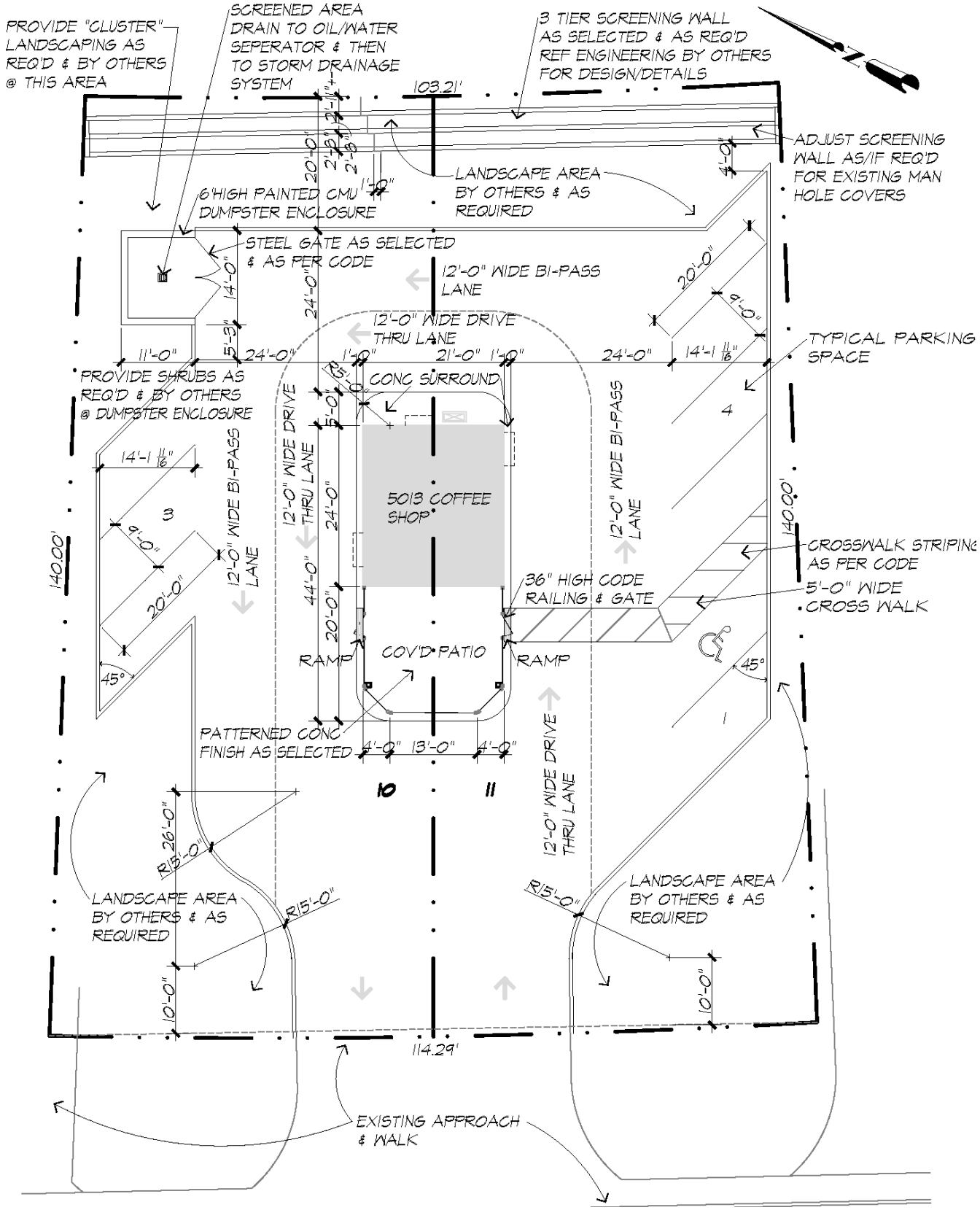
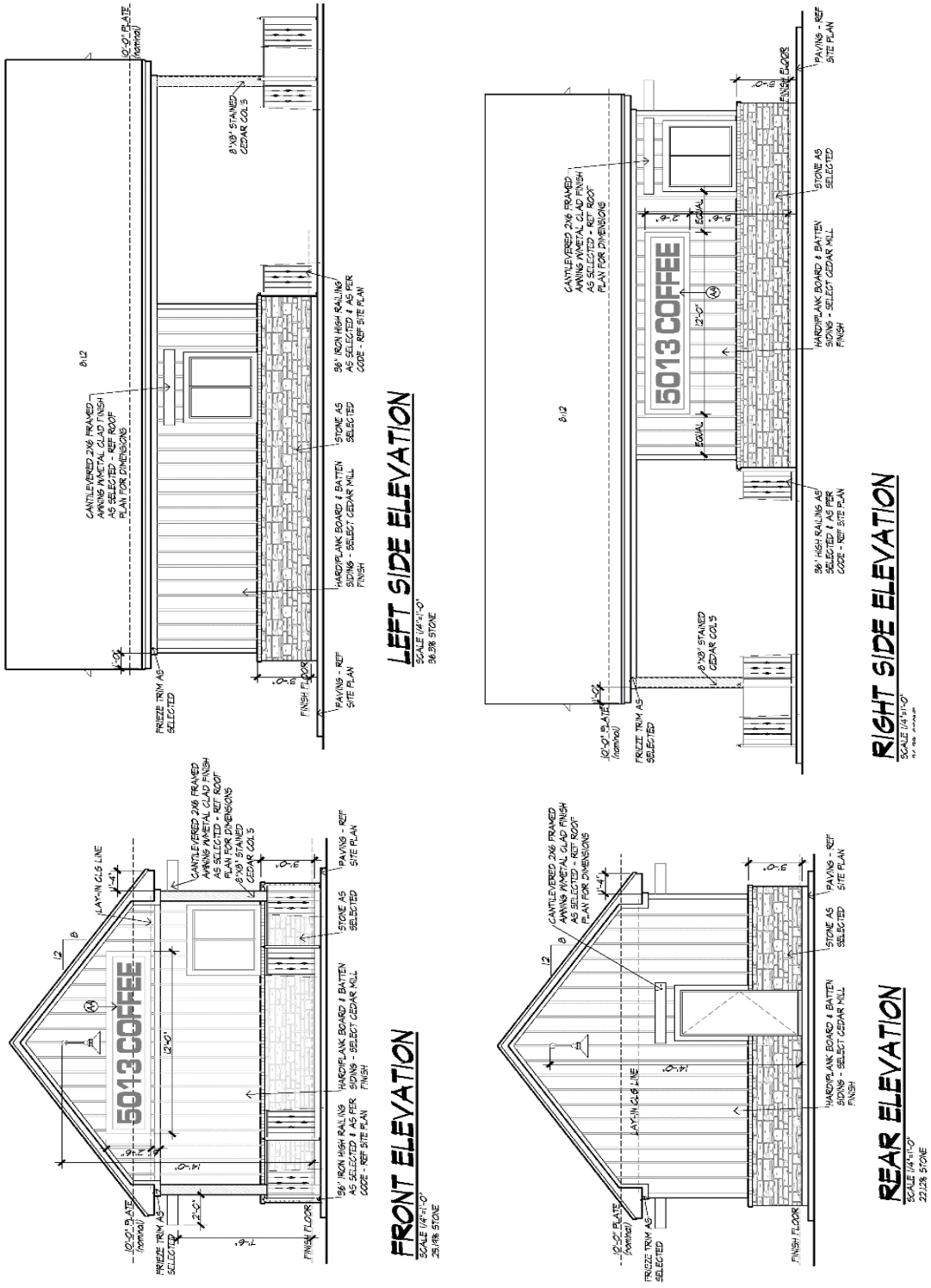


Exhibit 'C':
Building Elevations



CITY OF ROCKWALL

ORDINANCE NO. 26-03

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM A SINGLE FAMILY 7 (SF-7) DISTRICT TO PLANNED DEVELOPMENT DISTRICT 106 (PD - 106) FOR SINGLE- FAMILY 7 (SF-7) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 1.0061-ACRE TRACT OF LAND IDENTIFIED AS PORTION OF LOT 120D AND ALL OF LOTS 120C & 120G OF THE B. F. BOYDSTON ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED AND DEPICTED HEREIN BY EXHIBIT 'A'; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Jonathan Brown on behalf of Darlene Singleton, requesting the approval of a zoning change from a Single Family 7 (SF-7) District to a Planned Development District for Single Family 7 (SF-7) District land uses being a 1.0061-acre tract of land identified as a portion of Lot 120D and all of Lots 120C & 120G of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, more fully described and depicted in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

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

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

SECTION 3. That development of the *Subject Property* shall generally be in accordance with the *Conceptual Building Elevations*, 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 4. That development of the *Subject Property* shall generally be in accordance with the *PD 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 5. That the official zoning map of the City of Rockwall, Texas be corrected to reflect the change in zoning described here in.

SECTION 6. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of two thousand dollars *($2,000.00*) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 7. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code [*Ordinance No. 20-02*], and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 8. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code [*Ordinance No. 20-02*] of 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 [*Ordinance No. 20-02*] (*including references to the Unified Development Code*), and references to overlay districts, in this ordinance or any of the *Exhibits* hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

SECTION 9. That this ordinance shall take effect immediately from and after its passage;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 2ND DAY OF FEBRUARY, 2026.

_____

Tim McCallum, Mayor

ATTEST:

_____

Kristy Teague, City Secretary

APPROVED AS TO FORM:

_____

Frank J. Garza, City Attorney

1st Reading: January 20, 2026

2nd Reading: February 2, 2026

EXHIBIT 'A':
Legal Description and Survey

BEING 1.04 acres of land situated in Abstract 14, B.F. Boydstun Survey in the County of Rockwall, Texas and being more particularly described by metes and bounds as follows:

BEGINNING in the Northwest corner of North Clark Street and East Rusk Street, RCAD#14333, *(NAD83 Texas State Plane GPS Coordinate (Grid): E 2,596,018.343, N 7,027,794.521 Feet);*

THENCE South 88°46'33" West, along the Northern Right of Way of East Rusk Street, a distance of 189.985 feet for a corner;

THENCE North 01°14'22" West, a distance of 105.104 feet for a corner;

THENCE South 88°58'51" West, a distance of 72.321 feet for a corner;

THENCE North 01°13'29" West, a distance of 96.558 feet for a corner;

THENCE North 89°11'43" East, along the Southern Right of Way of East Kaufman Street, a distance of 262.341 feet for a corner;

THENCE South 01°13'27" East, along the Western Right of Way of North Clark Street, a distance of 200.00 feet to the ***POINT OF BEGINNING AND CONTAINING*** 1.04 acres of land (45,116.096 square feet) more or less.

EXHIBIT 'A':
Legal Description and Survey

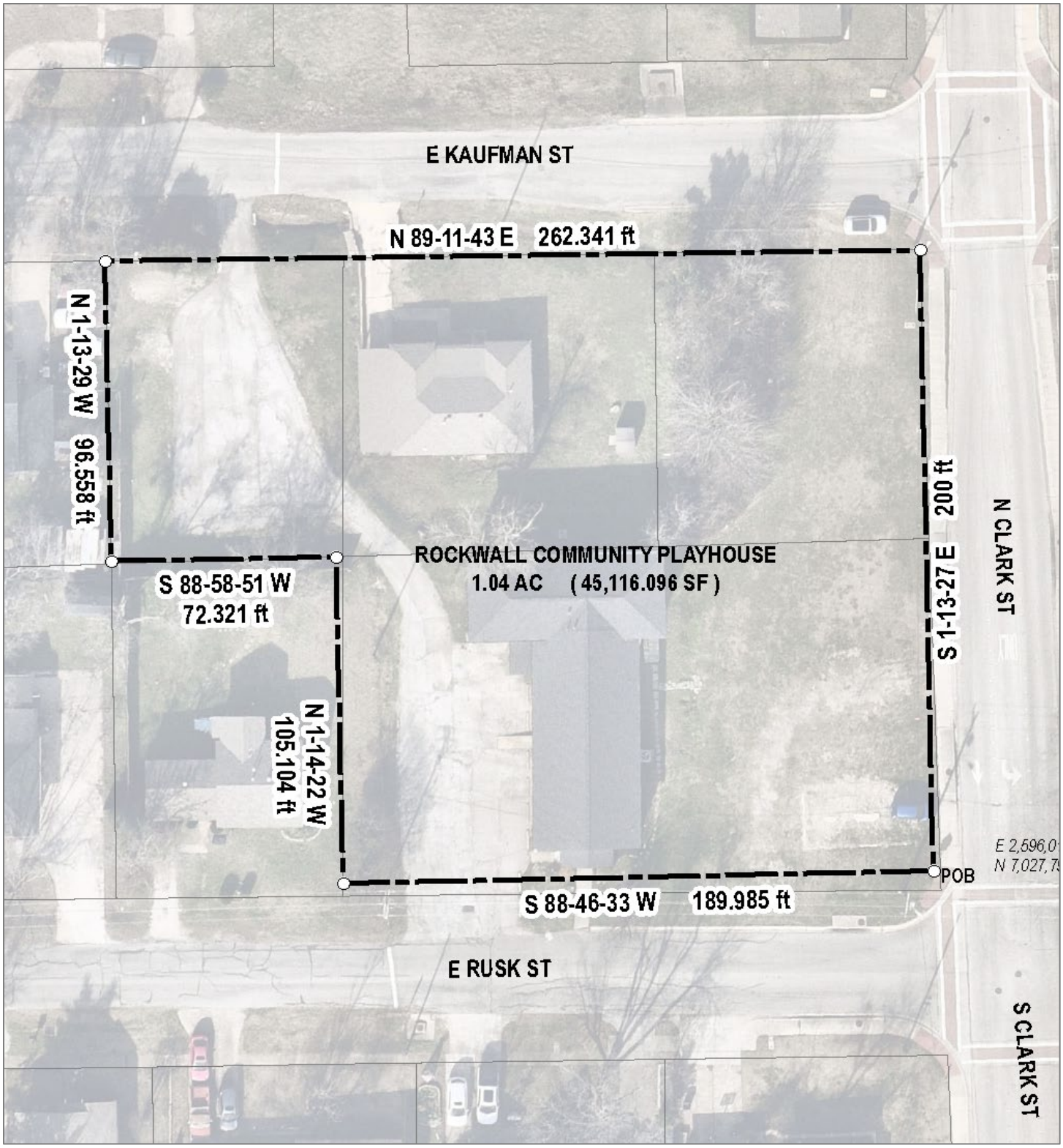
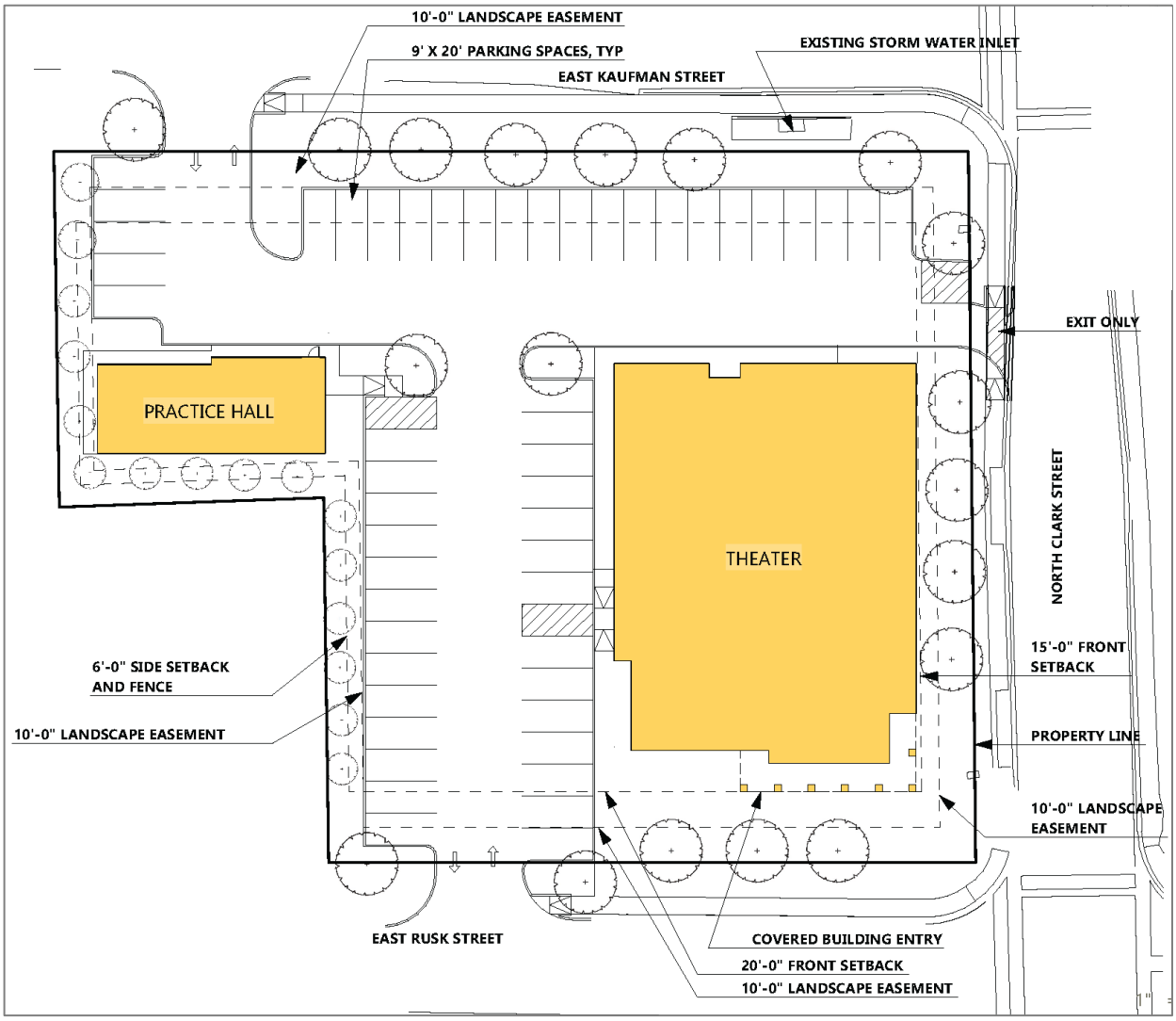
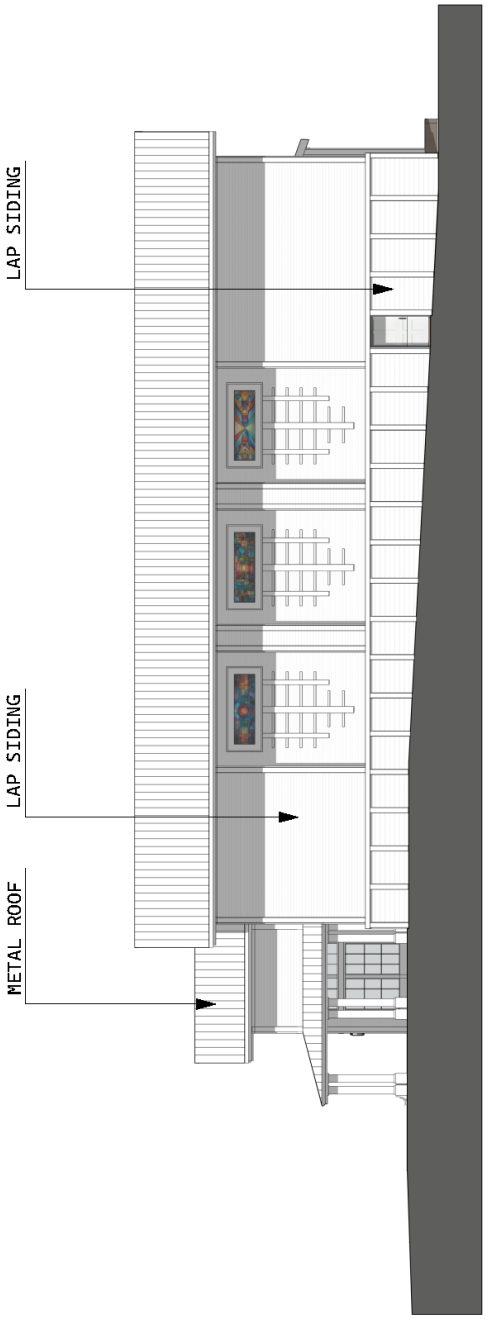
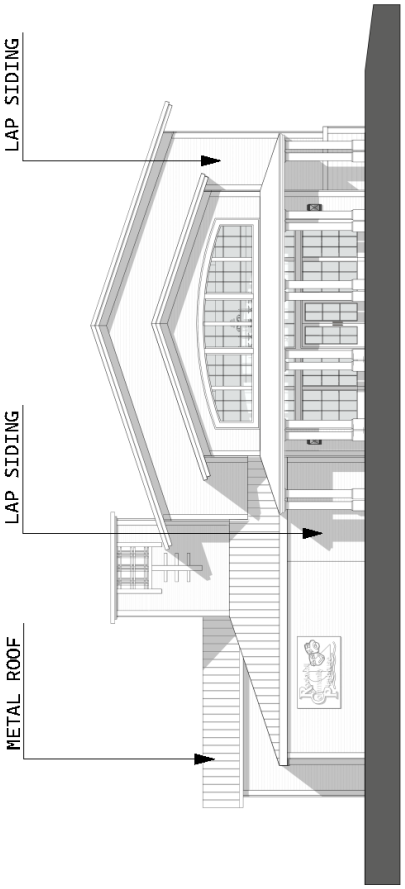


EXHIBIT 'B':
Concept Plan

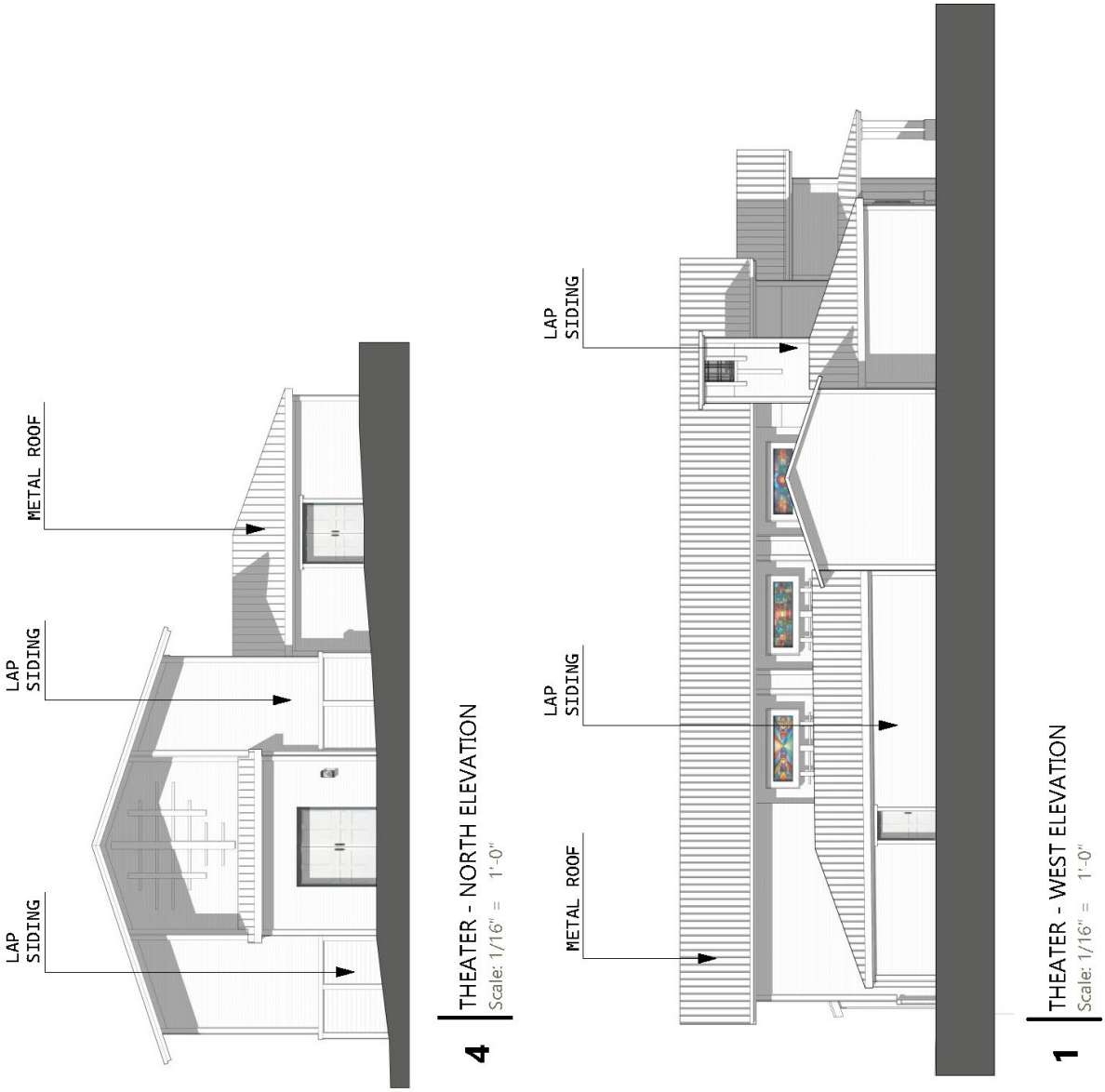


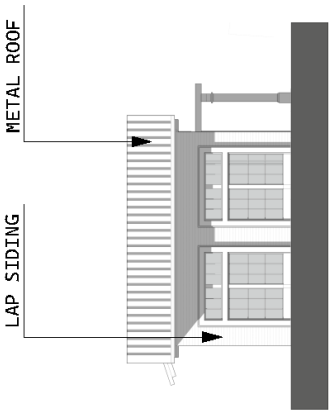


3 THEATER - EAST ELEVATION
Scale: 1/16" = 1'-0"

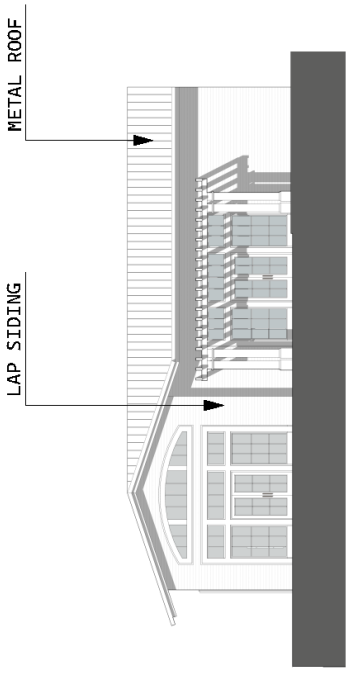


4 THEATER - SOUTH ELEVATION
Scale: 1/16" = 1'-0"

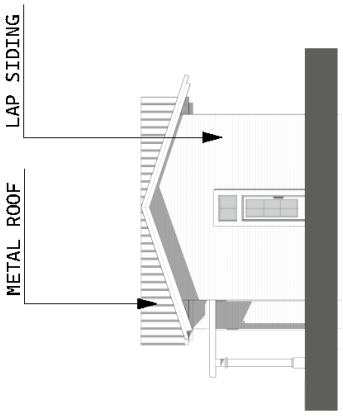

METAL ROOF
LAP SIDING
LAP SIDING
4
THEATER - NORTH ELEVATION
Scale: 1/16" = 1'-0"
LAP SIDING
LAP SIDING
METAL ROOF
1
THEATER - WEST ELEVATION
Scale: 1/16" = 1'-0"



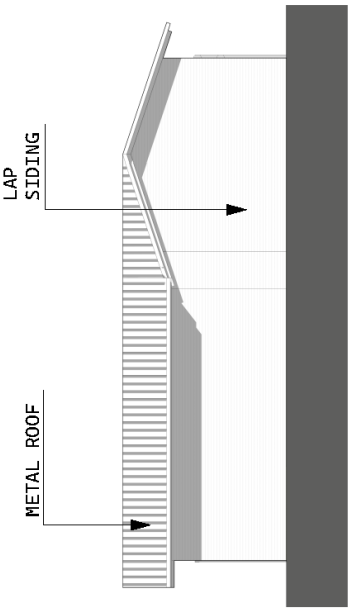
4 PRACTICE HALL - EAST ELEVATION
Scale: 1/16" = 1'-0"



2 PRACTICE HALL - NORTH ELEVATION
Scale: 1/16" = 1'-0"



7 PRACTICE HALL - WEST ELEVATION
Scale: 1/16" = 1'-0"



5 PRACTICE HALL SOUTH ELEVATION
Scale: 1/16" = 1'-0"

Density and Development Standards.

(1) *Permitted Uses*. Unless specifically provided by this Planned Development District, only those land uses permitted within the Single Family 7 (SF-7) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of 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, are allowed on the *Subject Property*; however, the following additional land uses shall be permitted on the *Subject Property*:

The following land uses shall be permitted *by-right* on the Subject Property:

☑ Theater[1]

NOTE:

[1]: *Theater*. A *Theater*, shall be defined as a *Community Theater*, whereas a *Community Theater* is a locally organized performing arts organization that produces theatrical productions primarily for the enjoyment, participation, and cultural enrichment of the local community.

(2) *Density and Dimensional Requirements*. Unless specifically provided by this Planned Development District ordinance, the development standards stipulated by the Single Family 7 (SF-7) District, as specified by Article 05, *District Development Standards*, of the Unified Development Code (UDC) are applicable to all development on the *Subject Property*. All development on the *Subject Property* shall conform to the standards depicted in *Table 1*, which are as follows:

TABLE 1: DENISTY AND DIMENSIONAL REQUIREMENTS

ORDINANCE PROVISIONS	*ZONING DISTRICT STANDARDS*
MINIMUM LOT AREA	7,000 SF
MINIMUM LOT FRONTAGE	60'
MINIMUM LOT DEPTH	100'
MINIMUM FRONT YARD SETBACK	X=20' E. KAUFMAN STREET X=15' N. CLARK STREET X=20' E. RUSK STREET
MINIMUM REAR YARD SETBACK	10'
MINIMUM SIDE YARD SETBACK	10'
SIDE YARD ADJACENT TO RESIDENTIAL	10'
MAXIMUM BUILDING HEIGHT	35'
MAX BUILDING/LOT COVERAGE	45%
MINIMUM NUMBER OF PARKING SPACES	1 PER 3.20 SEATS

(3) *Residential Adjacency*. The *Subject Property* shall be required to provide and maintain a ten (10) foot landscape buffer adjacent to any residentially zoned or used property. The buffer shall include a minimum of a six (6) foot or a maximum of eight (8) foot standard cedar fence, canopy trees on 20-foot centers, and a row of evergreen shrubs along the entire adjacency.

(4) *Landscape Standards*. Landscaping shall be reviewed and approved with the Site Plan. All *Canopy/Shade Trees* planted within this Planned Development District shall be a minimum of four (4) caliper inches in size, all *Accent/Ornamental/Under-Story Trees* shall be a minimum

of four (4) feet in total height, all *Shrubs* shall be a minimum of five (5) gallons at the time of planting.

(1) *Landscape Buffer (E. Kaufman Street)*. A minimum of a ten (10) foot landscape buffer shall be provided along E. Kaufman Street, and shall incorporate a row of evergreen shrubs along the entire frontage.

(2) *Landscape Buffer (N. Clark Street)*. A minimum of a ten (10) foot landscape buffer shall be provided along N. Clark Street, and shall incorporate one (1) accent tree per 50-feet of linear frontage and a row of evergreen shrubs along the entire frontage.

(3) *Landscape Buffer (E. Rusk Street)*. A minimum of a ten (10) foot landscape buffer shall be provided along N. Clark Street, and shall incorporate one (1) canopy tree and one (1) accent tree per 50-feet of linear frontage, and a row of evergreen shrubs along the entire frontage.

CITY OF ROCKWALL, TEXAS

RESOLUTION NO. 26-04

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, CALLING A GENERAL ELECTION TO BE HELD JOINTLY WITH THE ROCKWALL INDEPENDENT SCHOOL DISTRICT (RISD), THE ROCKWALL CENTRAL APPRAISAL DISTRICT (RCAD), AND ALL OTHER ENTITIES WITHIN ROCKWALL COUNTY THAT WILL BE HOLDING A GENERAL ELECTION; ESTABLISHING THAT SAID ELECTION WILL BE ADMINISTERED BY THE ROCKWALL COUNTY ELECTIONS ADMINISTRATOR ON SATURDAY, MAY 2, 2026 FOR THE PURPOSE OF ELECTING THREE (3) ROCKWALL CITY COUNCIL MEMBERS - ONE (1) FOR PLACE 2, ONE (1) FOR PLACE 4, AND ONE (1) FOR PLACE 6 - EACH FOR TWO (2) YEAR TERMS; DESIGNATING THE ENTIRE CITY AS ONE ELECTION PRECINCT; DESIGNATING EARLY VOTING DATES AND TIMES; RECOGNIZING THE FILING DEADLINE: ORDERING A NOTICE OF ELECTION TO BE POSTED AND PUBLISHED, AS PRESCRIBED BY LAW IN CONNECTION WITH SAID ELECTION; AUTHORIZING ANY AND ALL ACTIONS NECESSARY TO COMPLY WITH THE PROVISIONS OF THE CODE IN CARRYING OUT AND CONDUCTING THE GENERAL ELECTION; PROVIDNG A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Section 41.001(a) of the Texas Election Code, as amended (the "Code") specifies that each general or special election in this state shall be held on the first Saturday in May in an even-numbered year and that a general election of a city may be held on such day; and

WHEREAS, the City Council of the City of Rockwall, Texas (hereinafter referred to as the "City"), in accordance with its Home Rule City Charter, Section 5.01, has determined that the City shall annually conduct general municipal elections on the first Saturday in May; and

WHEREAS, Section 271.002(a) of the Texas Election Code authorizes two or more political subdivisions to enter into an agreement to hold elections jointly in the election precincts that can be served by common polling places; and

WHEREAS, the City of Rockwall, the Rockwall Independent School District, and the Rockwall Central Appraisal District desire that a joint election be held in order to provide a convenient, simple, and cost-saving election to the voters in their respective jurisdictions; and

WHEREAS, the City of Rockwall and Rockwall County Elections Administrator will enter into an agreement setting out their respective duties and responsibilities for the May 2, 2026 election; and

WHEREAS, by this resolution, it is the intention of the Rockwall City Council to: (i) call for said election to be held on said date, (ii) designate the entire City as one election precinct, (iii) designate the Rockwall County Courthouse Annex ("multipurpose room"), located at 1101 E. Yellowjacket Lane, Suite 160, Rockwall, Texas 75087 as the *main* polling place for the election and (iv) establish and set forth procedures for conducting said election.

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

Section 1. Incorporation of Recitals. That all of the above recitals are found to be true and correct and are incorporated into the body of this Resolution as if copied in their entirety.

Section 2. Election Date, Purpose of Election, Officers and Terms of Office. That a General Election is hereby ordered to be held in and throughout the City of Rockwall on Saturday, May 2, 2026, for the purpose of electing three (3) City Council Members - one (1) for Place 2, one (1) for Place 4, and one (1) for Place 6 - each for two (2) year terms.

Section 3. Eligibility for Candidacy. That eligible candidates must meet eligibility requirements within Chapter 141, Subchapter A of the Election Code as well the following, as prescribed by Section 5.02 of the Home Rule Charter of the City of Rockwall, Texas:

(1) Candidates for City offices must file for office in accordance with the Texas Election Code.
(2) Candidates for elective City office must meet the following qualifications:
    (a) Must be at least twenty-one years of age at the time of the election for which they are filing.
    (b) Must be a qualified voter.
    (c) Must have resided within the corporate limits of the City, or recently annexed territory, for at least twelve months prior to the filing deadline.
    (d) Must not, after notice of any delinquency, be in arrears in payment of taxes or other liabilities due the City.
    (e) No candidate may file in a single election for more than one office or position.

In addition, in accordance with Section 5.04 of the City Charter, a plurality vote is required to be elected and declared the winner.

Section 4. Application for a Place on the Ballot. That in accordance with Section 143.007 of the Election Code, any eligible and qualified person may have his/her name printed upon the official ballot as a candidate for the offices herein before set forth by filing his/her sworn application with the City Secretary not earlier than 8:00 a.m., January 14, 2026 and not later than 5:00 p.m., February 13, 2026. Each such application shall be on a form as prescribed by Section 141.031 of the Code. The order in which the names of the candidates are to be printed on the ballot shall be determined by a drawing by the City Secretary as provided by Section 52.094 of the Code. Notice of the time and place for such drawing shall be given in accordance with the Code.

Section 5. Election Precinct, Polling Place, and Election Hours. That the entire City of Rockwall, Texas shall constitute one (1) election precinct for the city's general election, and the *main* election day polling place is hereby designated to be located at the Rockwall County Courthouse Annex ("multipurpose room"), located at 1101 E. Yellowjacket Lane, Suite 160, Rockwall, Texas 75087. In accordance with and pursuant to the requirements of the Code, said polling place shall be open from 7:00 a.m. until 7:00 p.m. on the date of the election (Saturday, May 2, 2026).

Section 6. Early Voting. Early voting, both by personal appearance and by mail, will be conducted by the Rockwall County Election Administrator, who is designated and appointed as the Early Voting Clerk, in accordance with the *Tex. Elec. Code*. The main / primary voting location for early voting by personal appearance is hereby designated to be located at the Rockwall County Courthouse Annex ("multipurpose room"), located at 1101 E. Yellowjacket Lane, Suite 160, Rockwall, Texas 75087. Rockwall city voters may also early vote at any other location designated by the

Rockwall County Elections Office, the information of which shall be provided on the County Elections website at www.rockwallvotes.com.

Monday, April 20 - 8:00 a.m. until 5:00 p.m.
Tuesday, April 21 – NO VOTING (San Jacinto Day)
Wednesday through Friday, April 22 – April 24, 2026 - 8:00 a.m. until 5:00 p.m.
Saturday, April 25, 2026 – 10:00 a.m. until 4:00 p.m.
Monday, April 27 and Tuesday, April 28, 2026 - 7:00 a.m. until 7:00 p.m.

Applications for ballot by mail shall be requested from and mailed to the Rockwall County Elections Office - 1101 E. Yellowjacket Lane, Suite 150, Rockwall, Texas 75087. Applications for ballots by mail must be received no later than the close of business on Monday, April 20, 2026.

Applications for ballot by mail shall be requested from and mailed to the Rockwall County Elections Office - 1101 E. Yellowjacket Lane, Suite 150, Rockwall, Texas 75087. Applications for ballots by mail must be received no later than the close of business on Monday, April 20, 2026. Federal Postcard Applications (FPCA) shall also be requested from and mailed to the aforementioned.

Applications may be obtained by contacting the Rockwall County Elections Department by phone at (972) 204-6200 or by e-mail at elections@rockwallcountytexas.com. The Early Voting Clerk's website is: www.rockwallvotes.com.

Section 7. Method of Voting. That Rockwall County Elections owns and utilizes an electronic voting system - the Election System and Software (ES&S) EVS 6.0.2.0 Voting System - which includes the DS200 precinct scanner, the DS450 central scanner and the ExpressVote ballot marking device, and said system has been duly approved by the Secretary of State, pursuant to Texas Election Code Chapter 122 as amended, and is compliant with the accessibility requirements for persons with disabilities set forth by Texas Election Code Section 61.012;

The City of Rockwall acknowledges the use of said voting system by the Rockwall County Elections Administrator on behalf of the City, as described above, in connection with the joint general election described herein and in accordance with the applicable provisions of Chapters 31 and 271 of the Texas Election Code, as amended.

Section 8. Governing Law and Qualified Voters. That the general election shall be held in accordance with the Constitution of the State of Texas and the Code, and all resident, qualified electors of the city shall be eligible to vote at the election.

Section 9. Publication and Posting of the Notice. That notice of the general election, in both English and Spanish, shall be given by posting a "Notice of Election" on the city's website (http://www.rockwall.com/citysec.asp) and at Rockwall City Hall on the bulletin board used for posting notices of the meetings of the City Council. Said notice shall be posted not less than twenty-one (21) days prior to the date upon which the election is to be held, and by publication of said notice at least once in a newspaper of general circulation in accordance with Section 2051.44 of the Texas Government Code, the date of said publication being not less than ten (10) days and not more than thirty (30) days prior to the date set for the election.

Section 10. That the Rockwall County Elections Administrator shall serve as both the Early Voting Clerk and as the official administrator of the election to be held on May 2, 2026. The County

Elections Administrator shall appoint a sufficient number of judges and clerks, in accordance with Chapter 32 Texas Elections Code, to assist in the proper conduct of the election.

Section 11. Delivery of Returns: Preservation of Election Records. That in accordance with the City's joint contract with the Rockwall County Elections Administrator, the returns of said election shall be made in accordance with the Code. All election records and supplies shall be preserved by the County, on behalf of the City of Rockwall, in accordance with the Code.

Section 12. Representatives. That the following slate of officials and other designated persons are hereby authorized, but not required, to be present to observe the election counting process:

- the Mayor and members of the City Council of the City of Rockwall;
- candidates for the City Council of the City of Rockwall; and
- the Rockwall City Secretary and/or her designated representative.

Section 13. Canvassing of Returns. That the City Council of the City shall convene between May 5, 2026 to May 13, 2026 to canvass the returns of the election in accordance with the Texas Election Code.

Section 14. Necessary Action. That the Mayor and the City Secretary of the City, in consultation with the City Attorney, are hereby authorized and directed to take any and all actions necessary to comply with the provisions of the Code in carrying out and conducting the election, whether or not expressly authorized herein.

Section 15. Severability. That should any part, section, subsection, paragraph, sentence, clause or phrase contained in this resolution be held to be unconstitutional or of no force and effect, such holding shall not affect the validity of the remaining portion of this resolution, but in all respects said remaining portion shall be and remain in full force and effect.

Section 16. Effective Date. That this resolution shall be in force and effect from and after its passage, and it is accordingly so resolved.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS 2ND DAY OF FEBRUARY, 2026.

_____
Tim McCallum, Mayor

ATTEST:

_____
Kristy Teague, City Secretary

CITY OF ROCKWALL

RESOLUTION NO. 26-05

A RESOLUTION OF THE CITY COUNCL OF THE CITY OF ROCKWALL, TEXAS, ORDERING A SPECIAL ELECTION TO BE HELD IN SAID CITY ON THE 2nd DAY OF MAY, 2026, FOR THE PURPOSE OF SUBMITING TO THE QUALIFIED VOTERS OF THE CITY OF ROCKWALL, TEXAS, FOR THE ADOPTION OR REJECTION OF, CERTAIN PROPOSED AMENDMENTS TO THE CITY CHARTER; DESIGNATING THE ENTIRE CITY AS ONE ELECTION PRECINCT; DESIGNATING THE POLLING PLACE(S) AT WHICH SAID ELECTION IS TO BE HELD; APPOINTING THE ADMINISTRATOR OF SAID ELECTION; ORDERING NOTICES OF ELECTION TO BE POSTED AND PUBLISHED AS PRESCRIBED BY LAW IN CONNECTION WITH SAID ELECTION; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Charter of the City of Rockwall ("City") was adopted in January 1985, and amended five times, the last time in May 2015. In accordance with Section 11.15 of the Rockwall City Charter, the City Council appointed a Charter Review Commission to determine whether any Charter provisions require revision and such Section of the Charter requires a review of the Charter every five years; and

WHEREAS, the Charter Review Commission met from December 2024 through February 2025 to review the City Charter and the Commission finalized its report of its findings in writing, and presented its proposed amendments to the City Council in March 2025; and

WHEREAS, Texas Local Government Code Section 9.004 provides that the governing body of a Home Rule municipality may submit on its own motion proposed charter amendments to the voters for their approval at a municipal election; and

WHEREAS, the City Council hereby finds and determines that the propositions to be submitted are in compliance with the Texas Local Government Code and that the holding of this election on the uniform election date set forth below is in conformance with all applicable election laws.

WHEREAS, the City Council determines that the special election shall be held on May 2, 2026, which is the next uniform election date; and

WHEREAS, the meeting at which this resolution is considered is open to the public as required by law, and public notice of the time, place and purpose of said meeting was given as required by Chapter 551 of the Texas Government Code.

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

Section 1. Incorporation of Recitals. That all of the above recitals are found to be true and correct and are incorporated into the body of this Resolution as if copied in their entirety; and

Section 2. Election Order; Election Date; Purpose of Election. That there be submitted at a specially called election to be participated in by the qualified voters of the City of Rockwall, Texas, to be held on **Saturday, May 2, 2026**, which date is not less than sixty-two (62) days from the date of the adoption of this resolution, for the purpose of submitting a Charter amendment proposition to the qualified voters of the City to amend the Charter of the City at the voting places and hours outlined in this Resolution and Resolution 26-04, which calls for the City's General Election; and

Section 3. Ballot Propositions. That the official ballots shall be prepared in accordance with the Texas Election Code, as amended, so as to permit electors to vote "FOR" or "AGAINST" the aforesaid proposition. Voters should place an "X" in the square beside the statement indicating the way they wish to vote; and

Section 4. That the following measures will be submitted to the qualified voters of the City at the special election to be held on the date specified in the previous section in the form of propositions in accordance with Section 9.004 of the Texas Local Government Code and the City Charter:

PROPOSITION ONE

Shall Sections 11.08 and 11.10 of the City Charter be amended to require submission to the qualified voters of the City to eliminate provisions which have become inoperative because they have been superseded by state law; replace obsolete references; update terminology to current legal usage, and eliminate obsolete transitional provisions?

FOR ____ AGAINST ____

PROPOSITION TWO

Shall Sections 3.01 (c) of the City Charter be amended to require the resignation from office of any city elected official who becomes a candidate for any other municipal office other than the one currently held and such resignation shall become effective at the time of canvassing of the election?

FOR ____ AGAINST ____

PROPOSITION THREE

Shall Section 5.04 (1) of the City Charter be amended to require more than 50% of votes cast to be elected to any municipal office?

FOR ____ AGAINST ____

PROPOSITION FOUR

Shall Section 6.07 (1) of the City Charter be amended to increase the number of days

the City Secretary has to verify signatures on a petition from twenty-one days to thirty-days?

FOR ____ AGAINST ____

PROPOSITION FIVE

Shall Section 7.15 of the City Charter be amended to require that the solid waste contract be competitively bid at least every five (5) years and such contract require city council approval?

FOR ____ AGAINST ____

PROPOSITION SIX

Shall Section 11.14 of the City Charter be amended to allow the City Council by ordinance to amend the City Charter to correct typographical errors, grammatical errors, references to laws which have been changed or which references are, for any reason, incorrect, and to neutralize all gender references; provided, that no such amendment shall change the meaning or substance of the Charter?

FOR ____ AGAINST ____

PROPOSITION SEVEN

Shall Section 11.14 (1) of the City Charter be amended to require the City Council to appoint a Charter Commission at least every ten (10) years?

FOR ____ AGAINST ____

Section 5. That the actual proposed Charter language amendments and additions are attached to this Resolution as **Exhibit A** and are incorporated for all purposes to Resolution.

Section 6. Election Precinct, Polling Place, and Election Hours. That the entire City of Rockwall, Texas shall constitute one (1) election precinct for the election, and the *main* polling place is hereby designated to be located at - 1101 E Yellowjacket Ln, Suite 150, Rockwall, TX 75087. In accordance with and pursuant to the requirements of the Code, said polling place shall be open from 7:00 a.m. until 7:00 p.m. on the date of the election.

Section 7. Early Voting and Ballots by Mail. That early voting by personal appearance shall be conducted on the dates and times listed below (except for Saturday, Sunday, and State observed holidays) and that the *main* voting location for City of Rockwall voters shall be the Rockwall County Courthouse Annex ("multipurpose room"), located at 1101 E. Yellowjacket Lane, Suite 160, Rockwall, Texas 75087. Rockwall city voters may also vote at any other location designated by the Rockwall County Elections Office, the information of which shall be provided on the County Elections website at www.rockwallvotes.com.

Monday, April 20 - 8:00 a.m. until 5:00 p.m.
Tuesday, April 21 – NO VOTING (San Jacinto Day)

Wednesday through Friday, April 22 – April 24, 2026 - 8:00 a.m. until 5:00 p.m.
Saturday, April 25, 2026 – 10:00 a.m. until 4:00 p.m.
Monday, April 27 and Tuesday, April 28, 2026 - 7:00 a.m. until 7:00 p.m.

Applications for ballot by mail shall be requested from and mailed to the Rockwall County Elections Office - 1101 E. Yellowjacket Lane, Suite 150, Rockwall, Texas 75087. Applications for ballots by mail must be received no later than the close of business on Monday, April 20, 2026.

Section 8. Method of Voting. That Rockwall County Elections owns and utilizes an electronic voting system - the Election System and Software (ES&S) EVS 6.0.2.0 Voting System - which includes the DS200 precinct scanner, the DS450 central scanner and the ExpressVote ballot marking device, and said system has been duly approved by the Secretary of State, pursuant to Texas Election Code Chapter 122 as amended, and is compliant with the accessibility requirements for persons with disabilities set forth by Texas Election Code Section 61.012;

Section 9. Governing Law and Qualified Voters. That the election shall be held in accordance with the constitution of the State of Texas and the Code, and all resident, qualified electors of the city, shall be eligible to vote at the election.

Section 10. Publication and Posting of the Notice. That notice of the election in English and Spanish shall be given by posting a notice of election on the City Hall bulletin board used for posting notices of the meetings of the City Council not less than twenty-one (21) days prior to the date upon which the election is to be held, and by publication of said notice at least once in a newspaper of general circulation within the city, the date of said publication to be not less than ten (10) days and not more than thirty (30) days prior to the date set for the election.

Section 11. Administration of Election and Appointment of Judges and Clerks. That the Rockwall County Elections Administrator shall serve as the Administrator of the election. The County Elections Administrator shall appoint a sufficient number of judges and clerks in accordance with Chapter 32 Texas Elections Code to assist in the proper conduct of the election.

Section 12. Delivery of Returns: Preservation of Election Records. That in accordance with the City's joint contract with the Rockwall County Elections Administrator, the returns of said election shall be made in accordance with the Code. All election records and supplies shall be preserved by the County, on behalf of the City of Rockwall, in accordance with the Code.

Section 13. Representatives. That the following slate of officials and other designated persons are hereby authorized to be present to observe the election counting process:

a. The Mayor and members of the City Council of the City of Rockwall;
b. Candidates for Mayor and City Council of the City of Rockwall;
c. The Rockwall City Secretary or her designated representative.

Section 14. Canvassing of Returns. That the City Council of the City shall convene between May 5, 2026 to May 13, 2026 to canvass the returns of the election in accordance with the Texas Election Code.

Section 15. Necessary Action. That the Mayor and the City Secretary of the City, in consultation with the City Attorney, are hereby authorized and directed to take any and all actions necessary to comply with the provisions of the Code in carrying out and conducting the election, whether or not expressly authorized herein.

Section 16. Severability. That should any part, section, subsection, paragraph, sentence, clause or phrase contained in this resolution be held to be unconstitutional or of no force and effect, such holding shall not affect the validity of the remaining portion of this resolution, but in all respects said remaining portion shall be and remain in full force and effect.

Section 17. Effective Date. That this resolution shall be in force and effect from and after its passage and it is accordingly so resolved.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS 2ND DAY OF FEBRUARY, 2026.

_____
Tim McCallum, Mayor

ATTEST:

_____
Kristy Teague, City Secretary

EXHIBIT A

PROPOSITION ONE

Shall Sections 11.08 and 11.10, of the City Charter be amended to require submission to the qualified voters of the City to eliminate provisions which have become inoperative because they have been superseded by state law; replace obsolete references; update terminology to current legal usage, and eliminate obsolete transitional provisions?

Sec. 11.08 – Proposed Charter Language: The City will not be held liable on account of any claim for the death of any person or injuries to any person or damage to any property unless the person making such complaint or claiming such damages will, within ~~sixty~~ one hundred and eighty days after the time at which it is claimed such damages were inflicted upon such person or property, file with the City a written statement under oath, stating the nature and character of such damages or injuries, the extent of the same, the place where same happened, the circumstances under which same happened and the conditions causing same, with a detailed statement of each item of damages and the amount thereof, giving a list of any witnesses known by affiant to have seen the accident.

Sec. 11.10 – Proposed Charter Language: All legal process against the City will be served upon ~~both~~ the Mayor, ~~and~~ the City Manager or City Secretary.

PROPOSITION TWO

Shall Sections 3.01 (c) of the City Charter be amended to require the resignation from office of any city elected official who becomes a candidate for any other municipal office other than the one currently held and such resignation shall become effective at the time of canvassing of the election?

Sec. 3.01 (c) - Proposed Charter Language: If the Mayor or a Council member announces candidacy or becomes a candidate for any other municipal office other than office currently held, such announcement or such candidacy shall constitute a resignation of the office then held, and the vacancy shall become effective at the time of the canvas of that election. Any vacancy thereby created shall be filled pursuant to Section 3.05 of the City Charter.

PROPOSITION THREE

Shall Section 5.04 (1) of the City Charter be amended to require more than 50% of votes cast to be elected to any municipal office?

Sec. 5.04 (1) - Proposed Charter Language: (1) The candidate for elective office receiving a ~~plurality~~ majority of the votes cast will be declared the winner. In case of a tie amongst the candidates receiving the most votes, a runoff election will be held with only the names of those tied candidates on the ballot. The runoff election will be held within thirty days and in accordance with the laws of the State of Texas

PROPOSITION FOUR

Shall Section 6.07 (1) of the City Charter be amended to increase the number of days the City Secretary has to verify signatures on a petition from twenty-one days to thirty-days?

Sec. 6.07 (1) - Proposed Charter Language: Within ~~twenty-one~~ thirty days after the petition is presented, the City Secretary must complete a certificate of sufficiency or insufficiency. Sufficiency must be determined by compliance with this Article.

PROPOSITION FIVE

Shall Section 7.15 of the City Charter be amended to require that the solid waste contract be competitively bid at least every five (5) years and such contract require city council approval?

Sec. 7.15 (4) - Proposed Charter Language: The City shall competitively bid at least every five (5) years its solid waste contract and such contract shall be approved by the City Council.

PROPOSITION SIX

Shall Section 11.14 of the City Charter be amended to allow the City Council by ordinance to amend the City Charter to correct typographical errors, grammatical errors, references to laws which have been changed or which references are, for any reason, incorrect, and to neutralize all gender references; provided, that no such amendment shall change the meaning or substance of the Charter?

Sec. 11.14 - Proposed Charter Language: Amendments to this Charter may be framed and submitted to the qualified voters of the City in the manner provided by the constitution and the laws of the State of Texas as presently enacted or hereafter amended. However, the City Council may, by ordinance, make no substantive amendments to the City Charter to correct typographical errors, grammatical errors, references to laws which have been changed or which references are, for any reason, incorrect, and to neutralize all gender references; provided, that no such amendment shall change the meaning or substance of the Charter.

PROPOSITION SEVEN

Shall Section 11.14 (1) of the City Charter be amended to require the City Council to appoint a Charter Commission at least every ten (10) years?

Sec. 11.15 (1) –Proposed Charter Language: The City Council must appoint at least every ten (10) years a Charter Review Commission of ten citizens of the City…

CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: **Mary Smith, City Manager**
Joey Boyd, Assistant City Manager

FROM: **Travis E. Sales, Director Parks, Recreation and Animal Services**

DATE: **February 2, 2026**

SUBJECT: **TxDOT Green Ribbon Grant Project**

This request is to repeal a resolution approved on January 20, 2026, for advanced funding for the TxDOT Green Ribbon Grant Project that the City of Rockwall was awarded through the Texas Department of Transportation in 2023/2024. TxDOT wanted the wording changed and exhibits removed.

This project is for the median beautification on Ridge Road/740 between 205 and IH30 and includes complete removal of existing landscape and trees, then the installation of new landscape, trees, boulders and irrigation.

City staff has been working with MESA Design Group and TxDOT on the design, and this resolution, followed by City Manager signing the advanced funding agreement, moves us from the design phase to the construction phase.

Staff asks City Council to consider repealing the previously approved resolution 26-02 and approving this new resolution (approved by TxDOT) and consider authorizing the City Manager to execute this advanced funding agreement with the Texas Department of Transportation.

CITY OF ROCKWALL, TEXAS

RESOLUTION NO. 26-03

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, REPEALING RESOLUTION 26-02 IN ITS ENTIRETY AND ADOPTING A NEW RESOLUTION APPROVING AN ADVANCED FUNDING AGREEMENT ("AFA") WITH THE TEXAS DEPARTMENT OF TRANSPORTATION ("TXDOT") FOR THE TXDOT GREEN RIBBON PROGRAM FOR A LANDSCAPING IMPROVEMENTS BEAUTIFICATION PROJECT ALONG FM-740 WITHIN THE CORPORATE LIMITS OF THE CITY OF ROCKWALL FROM THE VICINITY OF IH-30 TO SH-205; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Texas Department of Transportation's Green Ribbon Program was established to allocate funds for landscaping activities including planting and establishment of trees and plants on the state highway system; and

WHEREAS, TXDOT requires recipients of the Green Ribbon Program to enter into an AFA prior to distribution of funds; and

WHEREAS, the City of Rockwall has been awarded Green Ribbon Program funding for landscape and scenic enhancements to include trees, shrubs, ground cover and irrigation on FM740 from IH30 to SH 205; and Project funding for the landscape improvements described above; and

WHEREAS, the City of Rockwall is responsible for all non reimbursable costs and 100% of overruns, if any; and

WHEREAS, Title 43, Texas Administrative Code, Chapter 11, Green Ribbon Program, allows local governments, by the execution of written agreements, to provide money, property or services for the aesthetic improvements on the state highway system; and

WHEREAS, Rider 15 of House Bill1 of the 86th Legislature, expands the Green Ribbon Project, a public-private partnership initiative, to enhance the appearance of public highways by incorporating in the design and improvement of public highways the planting of trees and shrubs emphasizing natural beauty and greenspace, integrating public art, and highlighting cultural uniqueness of neighborhoods, to other areas of the state; and

WHEREAS, the Texas Transportation Commission passed Minute Order Number 116752 authorizing the State to undertake and complete a highway improvement or other transportation project generally described as landscaping development. The portion of the project work covered by the Agreement is identified in, Scope of Work; and

WHEREAS, all legal and statutory prerequisites for the adoption of this Resolution have been met, including but not limited adherence to the TX Open Meetings Act; and

WHEREAS, the City of Rockwall deems the adoption of this resolution to be in the best interest of the health, safety and welfare of the public.

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

Section 1. That all matters stated hereinabove are found to be true and correct and are incorporated herein by reference.

Section 2. That the City Council approves and authorizes entering into the Advance Funding Agreement (AFA) with TXDOT; and

Section 3. The City Manager of the City of Rockwall, TX is hereby authorized to execute the Advanced Funding Agreement and that said authorization is included but not limited to authorizing the City Manager to exercise the rights and duties of the City thereunder in order to receive funding through the Green Ribbon Program for landscape and scenic enhancements to include trees, shrubs, ground cover and irrigation on FM740 from IH30 to SH 205; and

Section 4. That this resolution shall take effect immediately from and after its adoption, and it is so resolved.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS THIS 2nd DAY OF FEBRUARY, 2026.

_____
Tim McCallum, Mayor

ATTEST:

_____
Kristy Teague, City Secretary

City of Rockwall
The New Horizon

MEMORANDUM

TO: **Mary Smith, City Manager**

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

DATE: **February 2, 2026**

SUBJECT: **Ordinance Amendment for Grease Trap Maintenance and Reporting**

Staff is proposing amendments to Chapter 44 Utilities, Article IV Sewers and Sewage Disposal, Division 4 – Grease Traps of the Municipal Code of Ordinances for the purpose of clarifying and updating the procedures for grease trap maintenance and reporting.

Staff is available to answer any questions Council may have concerning these amendments.

AW

Attachments

Cc: File

CITY OF ROCKWALL

ORDINANCE NO. 26-__

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL TEXAS, AMENDING THE MUNICIPAL CODE OF ORDINANCES OF THE CITY OF ROCKWALL IN SECTION 44-221 & 44-222 OF ARTICLE IV, *SEWERS AND SEWAGE DISPOSAL*, OF CHAPTER 44, *UTILITIES*; PROVIDING A PENALTY OF A FINE NOT TO EXCEED THE SUM OF $2,000.00 FOR EACH OFFENSE; DECLARING THAT THE MEETING AT WHICH THIS ORDINANCE WAS ADOPTED WAS OPEN TO THE PUBLIC; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Rockwall, Texas desires to amend its requirements and procedures for maintenance and reporting for grease traps contained in Chapter 44, *Utilities*, of the Municipal Code of Ordinances of the City of Rockwall; 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. The recitals are hereby found to be true and correct and are hereby incorporated as part of this Ordinance.

SECTION 2. Amendments. Certain sections within the Code of Ordinances shall be hereby amended and adopted as follows:

A. That Sections 44-221 and 44-222 of Article IV, *Sewers and Sewage Disposal*, of Chapter 44, *Utilities*, of the Municipal Code of Ordinances shall hereafter be amended as follows:

Section 44-221 – Maintenance and sanitary condition reports.

All grease traps shall be maintained in good working condition. It shall be the owner's responsibility to service all grease traps a minimum of every 90 days or as necessary to prevent passage of grease to the city's sanitary sewer system. It shall be the owner's responsibility to report all service work done to the grease traps; this report shall be done through the City of Rockwall's third-party vendor by a registered grease trap removal company.~~in written form and submitted to the building inspection department for review~~. The building inspection department shall maintain a file of all active grease traps within the city. ~~This file shall contain all written reports of grease removal, repair, any overflows into the city's sanitary sewer system.~~ The report from the registered grease trap company ~~owner~~ shall show the location of the grease trap, who did the service work, how much grease was disposed of, as well as the date. Any repairs shall be reported with a description of the problem and what corrective action was taken. All third-party vendor fees shall be paid at the time of

submitting the reports.

Section 44-22 – Responsibility of owner/occupant.

The owner/occupant of any establishment where a grease trap has been installed shall have the following duties and responsibilities:

(1) Service all grease traps a minimum of 90 days or as necessary to prevent passage of grease into the city's sanitary sewer system.

(2) Submit a ~~written~~ report to the building inspector, via the City's third-party vendor, each time service work is performed on the grease trap. The report shall contain:

a. Location of the grease trap;

b. Name of the person performing the service work;

c. How much grease was removed;

d. Where the grease was disposed of;

e. A description of the repairs needed and the corrective action taken.

SECTION 3. 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 Meeting Act.

SECTION 4. Remaining Provisions Unchanged. The remainder of the existing Article IV, *Sewer and Sewage Disposal*, of Chapter 44, *Utilities*, shall remain unchanged and shall remain in full force and effect, save and except as amended by this *Ordinance*.

SECTION 5. Effective Date. This ordinance shall take effect immediately from and after its passage, and it is so ordained.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, ON THIS 17th DAY OF FEBRUARY, 2026.

ATTEST: Tim McCallum, Mayor

Kristy Teague, City Secretary

1st Reading: 02-02-2026

APPROVED AS TO FORM: 2nd Reading: 02-17-2026

Frank J. Garza, City Attorney

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:	February 2, 2026
APPLICANT:	Luke Snead; *OJD Engineering*
CASE NUMBER:	P2026-001; *Replat for Lots 4 & 5, Block A, The Shores Addition*

SUMMARY

Consider a request by Luke Snead of OJD Engineering on behalf of John W. Dunn, Jr. of the Shores Country Club, LLC for the approval of a *Replat* for Lots 4 & 5, Block A, The Shores Club House Phase Addition being a 8.96-acre parcel of land identified as Lots 2 & 3, Block A, The Shores Club House Phase Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 3 (PD-3) for General Retail (GR) District land uses, addressed as 2600 Champions Drive, and take any action necessary.

PLAT INFORMATION

☑ *Purpose*. This is a request for the approval of a *Replat* for an 8.96-acre parcel of land (*i.e. Lots 2 & 3, Block A, The Shores Club House Phase Addition*) for the purpose of establishing two (2) parcels of land (*i.e. Lots 4 & 5, Block A, The Shores Club House Phase Addition*), and the required easements for the purpose of demolishing the existing *Club House* and reconstructing a new *Club House* on the subject property.

☑ *Background*. The subject property was annexed by City Council on February 6, 1961 through *Ordinance No. 61-02* [*Case No. A1961-002*]. At the time of annexation, the subject property was zoned Agricultural (AG) District. Planned Development District 3 (PD-3) was originally established as part of the 1972 *Zoning Ordinance*, and allowed the following land uses: *Single-Family Dwellings*, *Single-Family Cluster Home Housing*, *Duplexes*, *Townhomes, Multiple Family Dwellings*, *Neighborhood Services*, *General Retail*, *Church*, *School*, *Park*, *Community Center*, and *Golf Course*. On March 20, 1989, the City Council approved a *Final Plat* [*Case No. PZ1989-007-01*] for the Shores Club House. On September 4, 2012, the Planning and Zoning Commission approved a *Site Plan* [*Case No. SP2012-019*] for the Rockwall Golf and Athletic Club allowing a metal building to provide an office and employee break room. On November 21, 2013, the Planning and Zoning commission approved a *Site Plan* [*Case No. SP2013-018*] for the Shores Homeowner's Association's (HOA's) clubhouse building. On December 16, 2013, a *Final Plat* [*Case No. P2013-040*] was approved for Lots 2 & 3, Block A, The Shores Club House Addition. On April 15, 2025, the Planning and Zoning Commission approved a *Site Plan* [*Case No. SP2025-009*] for the purpose of demolishing the existing *Club House* and reconstructing a new *Club House* on the subject property.

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

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

CONDITIONS OF APPROVAL

If the City Council chooses to approve the *Replat* for *Lots 4 & 5, Block A, The Shores 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 *Replat*; and,

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

PLANNING AND ZONING COMMISSION

On January 27, 2026, the Planning and Zoning Commission approved a motion to recommend approval of the *Replat* by a vote of 6-0, with Commissioners Conway and Brock 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	2600 Champions Drive, Rockwall, TX				
SUBDIVISION	The Shores Clubhouse Phase, Replat 2015	LOT	2	BLOCK	A
GENERAL LOCATION	Rockwall Golf and Athletic Club, main Clubhouse				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD-3	CURRENT USE	F1
PROPOSED ZONING		PROPOSED USE	
ACREAGE	8.96	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	Shores Country Club, LLC	☒ APPLICANT	OJD Engineering
CONTACT PERSON	John W. Dunn Jr.	CONTACT PERSON	Luke Snead
ADDRESS	[redacted]	ADDRESS	[redacted]
CITY, STATE & ZIP		CITY, STATE & ZIP	
PHONE		PHONE	
E-MAIL		E-MAIL	

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED John W. Dunn Jr. [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 $ 150 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 2nd *DAY OF* December *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."*

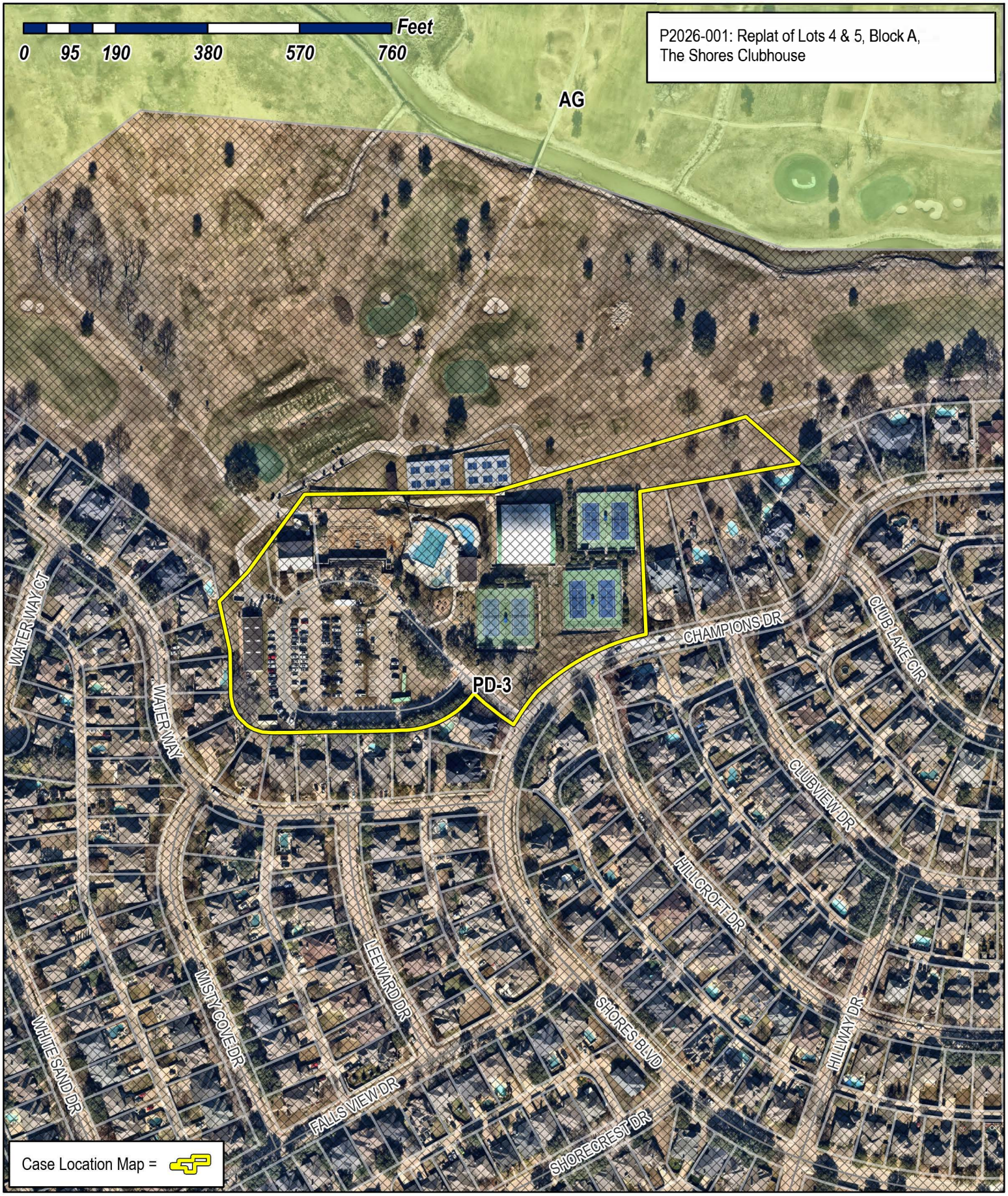
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 2nd *DAY OF* December *20*25

OWNER'S SIGNATURE [signature]

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

Lucas Andrew Snead
My Commission Expires
3/3/2029
Notary ID 135504811

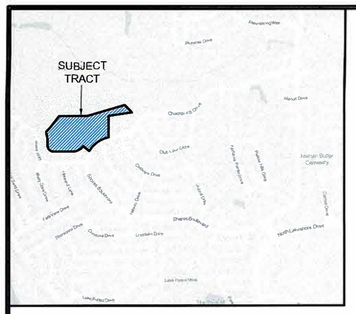
MY COMMISSION EXPIRES 3/3/2029



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.



VICINITY MAP

NOT TO SCALE

LEGEND:

○ = 1/2 inch iron rod found

[ ] = Record document - Rockwall County

SHORES COUNTRY CLUB, LLC
SPECIAL WARRANTY DEED
[VOLUME 6474, PAGE 1]

SHORES COUNTRY CLUB, LLC
SPECIAL WARRANTY DEED
[VOLUME 6474, PAGE 1]

SHORES COUNTRY CLUB, LLC
SPECIAL WARRANTY DEED
[VOLUME 6474, PAGE 1]

N 74° 07' 52" E -- 547.55'

S 46° 24' 06" E
144.49'

S 46° 24' 06" E
18.75'

POINT OF BEGINNING
N: 7034457.76
E: 2587742.72

LOT 16, BLOCK H
THE SHORES PHASE 1
[CABINET C, PAGE 286]

N 90° 00' 00" E -- 392.00'

N 80° 29' 09" E - 782.25'

S 80° 29' 09" W - 793.50'

S 81° 30' 07" W -- 330.14'

15' UTILITY EASEMENT
[CLERK'S FILE No. 20140000009399]
VACATED BY THIS PLAT

EAST - 46.62'
EAST - 60.26'
EAST - 154.92'

CH = S 85° 14' 13" W - 23.66'
R = 142.50'
L = 23.69'

NORTH 15.00'
WEST - 71.61'
WEST - 154.92'

L = 26.19'
R = 157.50'
CH = N 85° 14' 13" E - 26.16'

15' UTILITY EASEMENT
[Cabinet A, Page 312]
VACATED BY THIS PLAT

N 37° 03' 15" E -- 199.49'

UTILITY EASEMENT

ENCOR ELECTRIC EASEMENT

S 04° 26' 55" E
134.72'

LOT 3, BLOCK A
0.32 ACRES

SHORES COUNTRY CLUB, LLC
SPECIAL WARRANTY DEED
[VOLUME 6474, PAGE 1]

THE SHORES CLUB HOUSE PHASE
[Clerk's File No. 20140000009399]

LOT 2, BLOCK A
8.96 ACRES

LOT 17

LOT 18

LOT 19

LOT 20

LOT 21

S 00° 07' 41" E -- 297.57'

BLOCK H
THE CLUBHOUSE TRACT
[CABINET C, PAGE 58]

LOT 14

N 45° 00' 00" E
85.12'

N 37° 37' 00" W
78.32'

N 45° 00' 00" W
43.11'

CHAMPIONS CIRCLE
PRIVATE ROAD

L=54.80' CA

15' UTILITY EASEMENT
[20140000009399]

S 50° 00' 00" W
26.74'

10' UTILITY EASEMENT
[Cabinet A, Page 312]

15' UTILITY EASEMENT
[20140000009399]

LOT 13

N 11° 31' 18" W
102.15'

24' ACCESS &
FIRELANE EASEMENT
[Cabinet A, Page 312]

24' ACCESS &
FIRELANE EASEMENT
[Cabinet A, Page 312]

LOT 12

BLOCK F
HILLSIDE PHASE 4 AT THE SHORES
[CABINET D, PAGE 313]

NORTH
89.51'

S 00° 07' 22" W - 586.32'

N 00° 07' 22" E - 288.68'

10' EASEMENT -
TEXAS UTILITIES
ELECTRIC COMPANY

LOT 11

24' ACCESS &
FIRELANE EASEMENT
[Cabinet A, Page 312]

CHAMPIONS CIRCLE
PRIVATE ROAD

20' UTILITY EASEMENT

S 89° 56' 03" E - 232.16'

LOT 10

CH = N 45° 00' 00" W - 117.38'

L = 130.38'
R = 83.00'

WEST -- 267.00'

10' ELECTRIC EASEMENT
[Cabinet A, Page 312]

L = 174.54
R = 192.00
CH = S 63° 57' 25" W - 168.59'

L = 84.69
R = 510.00
CH = N 50° 16' 01" W - 84.58'

LOT 1

N 55° 03' 26" W
24.13'

N: 7033921.85
E: 2587145.74

LOT 9

LOT 8

LOT 7

LOT 6

LOT 5

LOT 4

LOT 3

LOT 2

BLOCK F
HILLSIDE PHASE 4 AT THE SHORES
[CABINET D, PAGE 313]

BLOCK F
HILLSIDE PHASE 3 AT THE SHORES
[CABINET D, PAGE 257]

SHORES BOULEVARD
50' RIGHT-OF-WAY
[Cabinet D, Page 257]

20' BUILDING LINE

CHAMPIONS DRIVE
50' RIGHT-OF-WAY
[Cabinet C, Page 58]
[20140000009399]

L = 340.79
R = 405.00
CH = S 55° 32' 28" W - 330.82'

25'

50'

PRIVATE ROAD

NOTES:

1. The purpose of this plat is to vacate the Public Utility Easements spanning accross the North portion of this plat
2. This plat is within the Rockwall City Limits.
3. Basis of Bearing - The basis of bearing of this survey is N 90° 00' 00" East, as shown heron, based on the North line of The Shores Club House Phase, an addition to the City of Rockwall, according to the map or plat recorded in Clerk's File No. 20140000009399, Official Public Records of Rockwall County, Texas
4. Coordinates shown are based on the U.S. State Plane Coordinate System of 1983. Texas North Central Zone
5. According the the F.E.M.A. Flood Insurance Rate Map Community Panel No. 48397C0030L, effectivie date June 26, 2008, this property DOES NOT appear to be located in a special flood hazard area, according to the Flood Damage Mitigation Chapter of the municipal code shown thereon. The undersign Surveyor does not accept responsibility for the accuracy of the F.E.M.A. map upon which this opinion is based.

N

LAKE RAY ROAD

-60 0 60 120

Scale: 1" = 60'

THE SHORES CLUBHOUSE PHASE REPLAT AMENDED

AN ADDITION TO THE CITY OF
ROCKWALL, TEXAS,
BEING AN AMENDED PLAT OF
LOT 2 AND 3, BLOCK A
THE SHORES CLUBHOUSE PHASE REPLAT
CLERK'S FILE No. 20140000009399
PLAT RECORDS, ROCKWALL COUNTY TEXAS
SITUATED IN THE
NATHAN BUTLER SURVEY, ABSTRACT No. 21

9.21 ACRES

OJD Engineering, LLC
Consulting Engineers & Surveyors
Drawn By: L. SNEAD
Job No.: 25-AE0021
806-352-7117
2420 Lakeview Dr.
Amarillo, TX, 79109
Firm No. 10090900

OWNERS CERTIFICATION:

WHEREAS SHORES COUNTRY CLUB, LLC, are the sole owners of a tract of land in the City of Rockwall, Rockwall County, State of Texas, said tract being described as follows:

A 9.28 acre tract of land being situated in the Nathan Butler Survey, Abstract No. 21 in the City of Rockwall, Rockwall County, Texas, and being all of Lot 2 and Lot 3, Block A, The Shores Club House Phase, an addition to the City of Rockwall, according to the map or plat filed under Clerk's File No. 20140000009399, Official Public Records of Rockwall County, Texas, and being a portion of the tract of land conveyed in the Special Warranty Deed recorded in Volume 6474, Page 1, Deed Records of Rockwall County, Texas, said 9.28 acre tract being described by the metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found on the North right-of-way line of Champions drive, at the most Southerly Southeast corner of said Lot 2, and being the Southwest corner of Lot 21, Block H, The Clubhouse Tract Addition, Replat, an addition to the City of Rockwall, Texas, according to the map or plat recorded in Cabinet C, Page 58, Plat Records of Rockwall County, Texas, same being the most Southerly Southeast corner of this tract, said point being the beginning of a curve to the left with a radius of 405.00 feet;

THENCE in a Southwesterly direction with said North right-of-way line of Champions Drive, with said curve to the left, having a chord bearing and distance of South 55 degrees 02 minutes 28 seconds West, 330.82 feet, for a curve length of 3340.79 feet to a 1/2 inch iron rod found at the most southerly Southwest corner of said Lot 2, same being the most Southerly Southwest corner of this tract, and being the East corner of Lot 1, Block F, Hillside Phase 3 at The Shores Addition, an addition to the City of Rockwall, Texas, according to the map or plat recorded in Cabinet D, Page 257, Plat Records of Rockwall County, Texas;

THENCE North 55 degrees 03 minutes 26 seconds West, with the Northeasterly line of Lot 1, Block H and the Southwesterly line of said Lot 2, a distance of 24.13 feet to a 1/2 inch iron rod found, being the beginning of a curve to the right with a radius of 510.00 feet;

THENCE in a Northwesterly direction, with said curve to the right, having a chord bearing and distance of North 50 degrees 18 minutes 01 seconds West, 84.59 feet, for a curve length of 84.69 feet to a 1/2 inch iron rod found at most North corner of said Lot 1, same being the beginning of a non-tangent curve to the right with a radius of 192.00 feet;

THENCE In a Southwesterly direction, with said curve to the right and with the South line of said Lot 2, having a chord bearing and distance of South 63 degrees 57 minutes 25 seconds West, 168.59 feet, for a curve length of 174.54 feet to a 1/2 inch iron rod found

THENCE West, with said South line of Lot 2 and the northerly line of distance of 267.00 feet to a 1/2 inch iron rod found, being in the North line of Lot 7, Block F, Hillside Phase No. 4 at The Shores Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the map of plat recorded in Cabinet D, Page 313, same being the beginning of a curve to the left with a radius of 83.00;

THENCE in a Northwesterly direction, with said curve to the left and the Northeasterly line of said Block H, Hillside Phase 4 at the Shores Addition, having a chord bearing and distance of North 45 degrees 00 minutes 00 seconds West, 117.38 feet, for a curve length of 130.38 feet to a 1/2 inch iron rod found;

THENCE North, with the East line of said Block H, Hillside Phase 4 at The Shores Addition, a distance of 89.51 feet to a 1/2 inch iron rod found;

THENCE North 11 degrees 31 minutes 18 seconds West, with said East line of Block H, Hillside Phase 4 at The Shores Addition, a distance of 102.15 feet to a 1/2 inch iron rod found, being the most westerly Northwest corner of said The Shores Club House Phase, same being the most westerly Northwest corner of this tract;

THENCE North 45 degrees 00 minutes 00 seconds East, with said North line of The Shores Club House Phase, a distance of 85.12 feet to a 1/2 inch iron rod found;

THENCE North 37 degrees 03 minutes 15 second East a distance of 199.49 feet to a 1/2 inch iron rod found, being the most northerly Northwest corner of said The Shores Club House Phase, same being the most Northerly Northwest corner of this tract;

THENCE East, with said North line of The Shores Club House Phase, a distance of 392.00 feet to a 1/2 inch iron rod found;

THENCE North 74 degrees 07 minutes 43 seconds East, with said North line of The Shores Club House Phase, a distance of 547.55 feet to a 1/2 inch iron rod found, being the Northeast corner of The Shores Clubhouse Phase, same being the Northeast corner of this tract;

THENCE South 46 degrees 24 minutes 06 seconds East, with said North line of The Shore Club House Phase, a distance of 144.49 feet to the POINT OF BEGINNING.

NOW, THEREFOR, KNOW ALL MEN BY THESE PRESENTS

STATE OF TEXAS
COUNTY OF ROCKWALL

We, Rockwall Golf and Athletic Club, LLC, the undersigned owner of the land shown on this plat, and designated herein as THE SHORES CLUB HOUSE PHASE REPLAT AMENDED subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in THE SHORES CLUB HOUSE PHASE 3 ADDITION, REPLAT subdivision have been notified and signed this plat.

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

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on anu 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 anu nature resulting from or occasioned by the establishment of grade sheets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

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

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

We further acknowledge that the dedications and/or extraction'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 grown needs of the City; We our successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication of exactions made herein.

Executed this _____ day of _____, 2026.

_____
Owner

Executed this _____ day of _____, 2026.

_____
Owner

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority on this day personally appeared John W. Dunn Jr., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he is executed the same for the purposes and consideration therein expressed.

given under my hand and seal of office the_____ day of _____, 2026.

_____
Notary public for the State of Texas

My Commission Expires:_____

STATE OF TEXAS
COUNTY OF ROCKWALL

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

given under my hand and seal of office the _____ day of_____, 2026.

_____
Notary public for the State of Texas

My Commission Expires:_____

Line Table		
Line No.	Direction	Length
L1	N 53° 05' 38" W	204.57'
L2	N 39° 45' 00" W	164.98'
L3	N 39° 45' 00" W	25.00'
L4	N 64° 52' 30" W	51.33'
L5	N 90° 00' 00" W	90.68'
L6	S 70° 00' 00" W	51.53'
L7	S 50° 00' 00" W	91.94'
L8	S 40° 00' 00" E	15.00'
L9	N 50° 00' 00" E	89.40'
L10	N 70° 00' 00" E	46.13'
L11	N 90° 00' 00" E	84.69'
L12	S 64° 52' 30" E	44.65'
L13	S 39° 45' 00" E	21.69'
L14	S 39° 45' 00" E	166.74'
L15	S 53° 05' 38" E	206.32'
L16	N 39° 44' 41" W	147.02'
L17	N 90° 00' 00" W	40.00'
L18	S 50° 00' 00" W	26.74'
L19	S 0° 00' 00" W	144.79'
L20	S 90° 00' 00" E	187.48'
L21	N 90° 00' 00" W	40.00'
L22	S 50° 00' 00" W	26.74'
L23	S 0° 00' 00" W	144.79'
L24	S 90° 00' 00" E	187.48'

Line Table		
Line No.	Direction	Length
L25	N 39° 44' 41" W	147.02'
L26	N 55° 03' 26" W	22.78'
L27	S 55° 03' 26" E	22.39'
L28	N 27° 32' 34" W	48.78'
L29	N 1° 34' 44" E	37.76'
L30	N 45° 03' 57" E	9.62'
L31	N 76° 32' 07" E	69.19'
L32	S 44° 53' 25" E	13.20'
L33	S 0° 36' 26" E	19.01'
L34	N 89° 23' 34" E	20.00'
L35	N 0° 36' 26" W	20.00'
L36	S 89° 23' 34" W	7.00'
L37	N 44° 53' 25" W	27.18'
L38	S 76° 32' 07" W	58.30'
L39	N 88° 25' 17" W	14.95'
L40	N 1° 34' 43" E	5.13'
L41	N 1° 34' 43" E	15.54'
L42	N 1° 34' 43" E	29.61'
L43	N 27° 32' 34" W	48.91'
L44	S 54° 16' 53" E	10.00'
L45	N 44° 19' 02" E	14.73'
L46	N 90° 00' 00" E	23.62'
L47	S 55° 36' 06" W	27.17'
L48	N 4° 28' 29" W	15.40'

Curve Table					
Curve No.	Length	Radius	Delta	Chord Direction	Chord Length
C1	81.03'	227.77'	20° 23' 01"	S 70° 05' 01" W	80.60'
C2	266.61'	188.00'	81° 15' 14"	N 80° 22' 43" W	244.82'
C3	88.77'	101.22'	50° 15' 00"	N 64° 52' 30" W	85.95'
C4	93.31'	133.66'	40° 00' 00"	S 70° 00' 00" W	91.43'
C5	44.16'	50.60'	50° 00' 00"	S 25° 00' 00" W	42.77'
C6	97.39'	62.00'	90° 00' 00"	S 45° 00' 00" E	87.68'
C7	162.64'	162.00'	57° 31' 24"	N 61° 14' 18" E	155.90'
C8	180.85'	212.00'	48° 52' 37"	S 87° 54' 35" E	175.42'
C9	67.72'	77.22'	50° 15' 00"	N 64° 52' 30" W	65.57'
C10	76.56'	109.66'	40° 00' 00"	S 70° 00' 00" W	75.01'
C11	23.21'	26.60'	50° 00' 00"	S 25° 00' 00" W	22.48'
C12	59.69'	38.00'	90° 00' 00"	S 45° 00' 00" E	53.74'
C13	137.42'	138.00'	57° 03' 12"	N 61° 28' 24" E	131.81'
C14	63.72'	212.00'	17° 13' 17"	N 48° 21' 44" W	63.48'
C15	91.62'	498.17'	10° 32' 15"	N 49° 47' 12" W	91.49'
C16	33.31'	20.00'	95° 25' 31"	S 87° 46' 16" W	29.59'
C17	97.98'	474.00'	11° 50' 37"	S 49° 08' 08" E	97.81'
C18	24.80'	75.00'	18° 56' 53"	S 52° 41' 17" E	24.69'
C19	170.18'	182.00'	53° 34' 29"	N 63° 16' 42" E	164.05'

APPROVAL:

RECOMMENDED FOR FINAL APPROVAL

_____ _____
Planning and Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall

on the _____ day of _____, 2026.

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 _____, 2026.

_____
Mayor, City of Rockwall

_____
City Secretary, City of Rockwall

_____
City Engineer, City of Rockwall

CERTIFICATION:

THAT I, David G. Miller, 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.

_____
DAVID G. MILLER R.P.L.S. 5437
REGISTERED PROFESSIONAL LAND SURVEYOR
OJD Engineering, LLC

THE SHORES CLUBHOUSE PHASE REPLAT AMENDED

AN ADDITION TO THE CITY OF
ROCKWALL, TEXAS,
BEING AN AMENDED PLAT OF
LOT 2 AND 3, BLOCK A
THE SHORES CLUBHOUSE PHASE REPLAT
CLERK'S FILE No. 20140000009399
PLAT RECORDS, ROCKWALL COUNTY TEXAS
SITUATED IN THE
NATHAN BUTLER SURVEY, ABSTRACT No. 21

9.21 ACRES

OJD Engineering, LLC
Consulting Engineers & Surveyors
806-352 7117
2420 Lakeview Dr
Amarillo, TX, 79109
Firm No 10090900

Drawn By: L SNEAD
Job No.: 25-AE0021

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:	February 2, 2026
APPLICANT:	Grayson Hughes; *Sutherland King Consulting, LLC.*
CASE NUMBER:	P2026-002; *Replat for Lot 29 of the Skyview Country Estates No. 3 Addition*

SUMMARY

Consider a request by Grayson Hughes of Sutherland King Consulting, LLC on behalf of Felix Tan of Ridgeview Church for the approval of a *Replat* for Lot 29 of the Skyview Country Estate No. 3 Addition being a 6.156-acre parcel of land identified as Lot 28 of the Skyview Country Estate No. 3 Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, addressed as 1362 FM-552, and take any action necessary.

PLAT INFORMATION

☑ *Purpose.* The applicant is requesting the approval of a *Replat* for a 6.156-acre parcel of land (*i.e. Lot 29 of the Skyview Country Estates No. 3 Addition*) for the purpose of establishing additional easements on the subject property for an addition to the existing *Church/House of Worship*.

☑ *Background.* According to the Rockwall Central Appraisal District (RCAD), the 21,658 SF existing church was constructed in 1980. On July 16, 2012, the subject property was annexed into the City of Rockwall by *Ordinance No. 12-17* [*i.e. Case No. A2012-001*]. At the time of annexation, the subject property was zoned Agricultural (AG) District. On October 15, 2012, the City Council approved a replat [*i.e. Case No. P2012-031*] establishing the subject property as Lot 28 of the Skyview Country Estates No. 3 Addition. On October 1, 2018, the City Council approved *Ordinance No. 18-43* [*i.e. Case No. Z2018-038*] changing the zoning of the subject property from an Agricultural (AG) District to a General (GR) District. On July 7, 2025, the City Council approved *Ordinance No. 25-37, S-368* [*i.e. Case No. Z2025-027*] to allow the expansion of an existing *Church/House of Worship* and a building that will exceed 25,000 SF in a General Retail (GR) District. On July 15, 2025, the Planning and Zoning Commission approved a site plan [*i.e. Case No. SP2025-025*] to allow the expansion of the existing *Church/House of Worship* along with the construction of the building that will exceed 25,000 SF in a General Retail (GR)District. In addition to the existing 21,658 SF *Church/House of Worship*, the Rockwall Central Appraisal District (RCAD) also identifies a 128 SF shop, an 80 SF storage building, a 2,054 SF single-family home, and two (2), 1,560 SF portable classrooms on the subject property.

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

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

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

CONDITIONS OF APPROVAL

If the City Council chooses to approve the *Replat* for *Lot 29 of the Skyview Country Estates No. 3 Addition*, staff would propose the following conditions of approval:

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

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

PLANNING AND ZONING COMMISSION

On January 27, 2026, the Planning and Zoning Commission approved a motion to recommend approval of the *Replat* by a vote of 5-0, with Commissioners Conway and Brock 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	1362 FM Road 552				
SUBDIVISION	Skyview Country Estates No. 3	LOT	28	BLOCK	
GENERAL LOCATION	Northeast corner of FM Road 552 and Breezy Hill Lane				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	General Retail	CURRENT USE	Worship Center		
PROPOSED ZONING	General Retail	PROPOSED USE	Worship Center		
ACREAGE	6.156	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	Ridgeview Church	☐ APPLICANT	Sutherland King Consulting, LLC
CONTACT PERSON	Felix Tan	CONTACT PERSON	Grayson Hughes
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 Felix Tan [*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 $ 423.12 *, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 16th *DAY OF* January *, 2026. 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."*

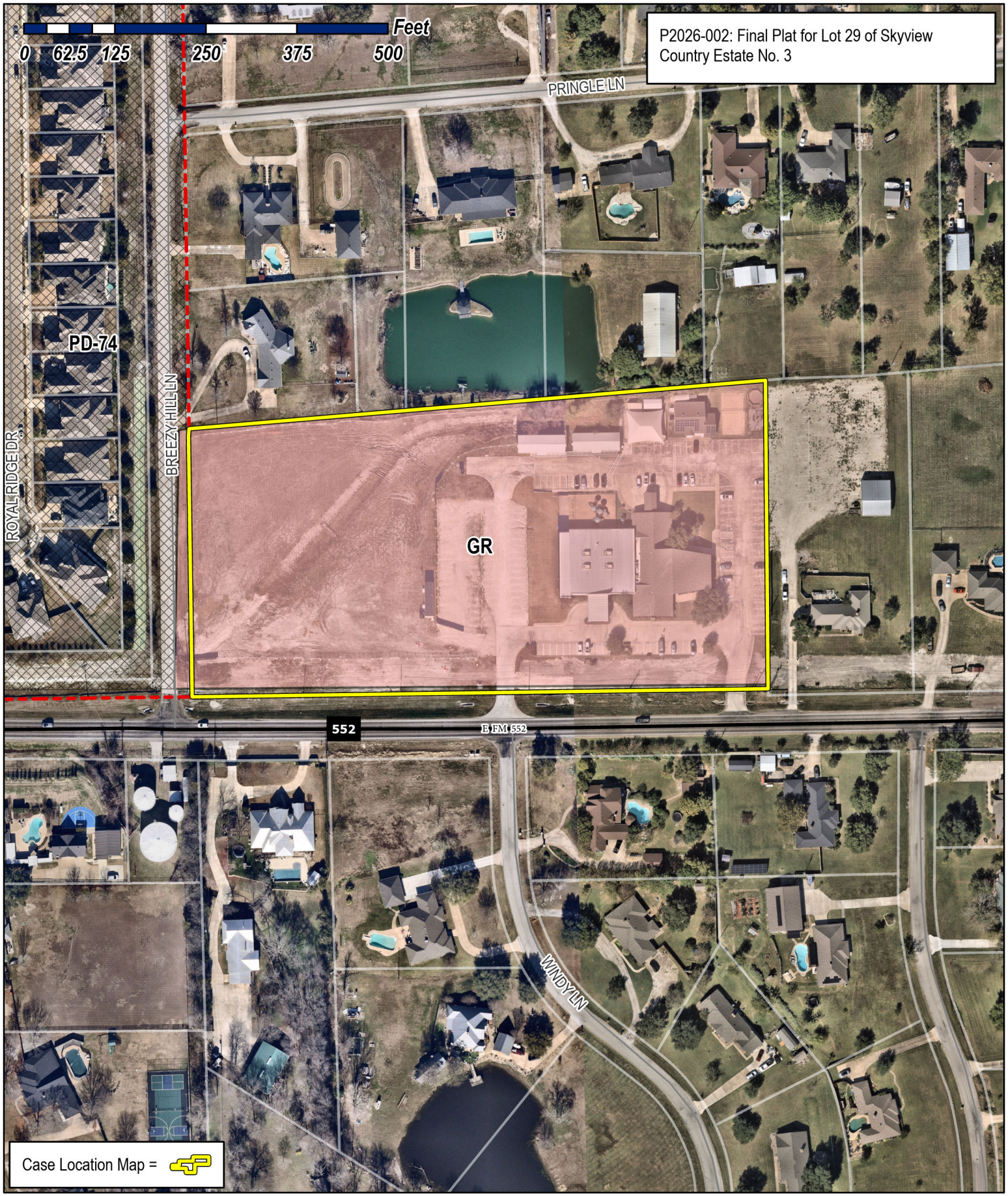
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16 *DAY OF* January *, 2026.*

OWNER'S SIGNATURE [signature]

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

BARBARA OSBORNE
Notary ID #135503671
My Commission Expires
February 23, 2029

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.

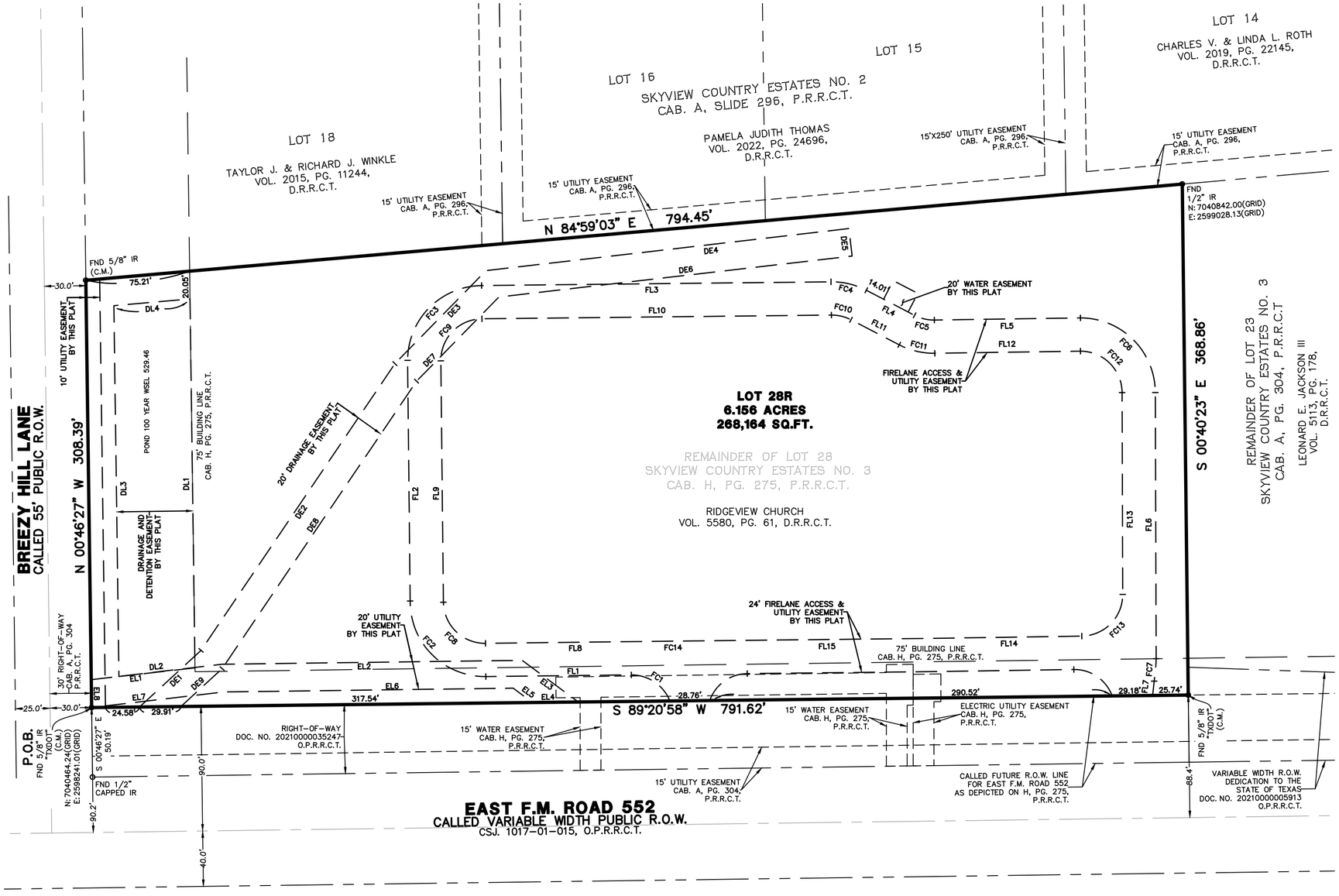
FIRELANE CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
FC1	30.00'	68°47'29"	36.02'	N 56°16'09" W	33.89'
FC2	54.00'	91°15'57"	86.02'	N 45°01'55" W	77.21'
FC3	54.00'	90°00'00"	84.82'	N 44°23'15" E	76.37'
FC4	54.00'	28°05'26"	26.47'	S 76°34'02" E	26.21'
FC5	30.00'	28°18'31"	14.82'	S 76°40'34" E	14.67'
FC6	54.00'	90°38'58"	85.44'	S 45°30'21" E	76.80'
FC7	55.00'	6°22'59"	6.13'	S 03°00'38" W	6.12'
FC8	30.00'	90°03'09"	47.15'	N 45°38'19" W	42.45'
FC9	30.00'	90°00'00"	47.12'	N 44°23'15" E	42.43'
FC10	30.00'	28°05'26"	14.71'	S 76°34'02" E	14.56'
FC11	54.00'	28°18'31"	26.68'	S 76°40'34" E	26.41'
FC12	30.00'	90°38'58"	47.46'	S 45°30'21" E	42.67'
FC13	30.00'	89°18'58"	46.77'	S 44°28'37" W	42.17'
FC14	1.00'	0°03'05"	0.00'	S 89°21'39" W	0.00'

FIRELANE ESMT LINE TABLE		
LINE	BEARING	DISTANCE
FL1	S 89°20'06" W	104.67'
FL2	N 00°36'45" W	173.10'
FL3	N 89°23'15" E	252.23'
FL4	S 62°31'19" E	39.24'
FL5	N 89°10'10" E	104.73'
FL6	S 00°10'52" E	191.91'
FL7	S 06°12'07" W	20.79'
FL8	S 89°20'06" W	134.83'
FL9	N 00°36'45" W	174.24'
FL10	N 89°23'15" E	252.23'
FL11	S 62°31'19" E	39.24'
FL12	N 89°10'10" E	104.73'
FL13	S 00°10'52" E	145.68'
FL14	S 89°08'06" W	106.90'
FL15	S 89°23'11" W	188.73'

DRAINAGE ESMT LINE TABLE		
LINE	BEARING	DISTANCE
DE1	N 47°23'06" E	60.34'
DE2	N 34°04'00" E	249.88'
DE3	N 44°23'15" E	93.91'
DE4	N 83°23'11" E	263.74'
DE5	S 06°36'49" E	20.00'
DE6	S 83°23'11" W	256.65'
DE7	S 44°23'15" W	85.03'
DE8	S 34°04'00" W	250.41'
DE9	S 47°23'06" W	40.43'

DETENTION ESMT LINE TABLE		
LINE	BEARING	DISTANCE
DL1	S 00°46'27" E	266.27'
DL2	S 83°29'51" W	55.28'
DL3	N 00°46'27" W	267.71'
DL4	N 84°59'03" E	55.15'

UTILITY EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
EL1	N 83°16'35" E	94.98'
EL2	N 89°15'12" E	216.72'
EL3	S 53°25'23" E	49.48'
EL4	S 89°15'12" W	32.99'
EL5	N 53°25'23" W	16.49'
EL6	S 89°15'12" W	208.92'
EL7	S 83°16'34" W	96.03'
EL8	N 00°44'35" W	20.11'



LOT INFO TABLE

LOT 28R:
COMMERCIAL
6.156 ACRES



SURVEYOR'S NOTES:

1. BEARINGS AND DISTANCES ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202 NORTH AMERICAN DATUM OF 1983 (NAD 83) (U.S. FOOT) WITH A COMBINED SCALE FACTOR OF 1.000146135.
2. THIS PROPERTY LIES WITHIN ZONE "X" UNSHADED OF THE FLOOD INSURANCE RATE MAP FOR ROCKWALL COUNTY, TEXAS AND INCORPORATED AREAS, MAP NO. 48397C0030L, DATED SEPTEMBER 26, 2008, VIA SCALED MAP LOCATION AND GRAPHIC PLOTTING.
3. NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING CERTIFICATES.
4. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE A LOT AND ADD ADDITIONAL EASEMENTS.
5. IT SHALL BE THE POLICY OF THE CITY OF ROCKWALL TO WITHHOLD ISSUING BUILDING PERMITS UNTIL ALL STREETS, WATER, SEWER AND STORM DRAINAGE SYSTEMS HAVE BEEN ACCEPTED BY THE CITY. THE APPROVAL OF A PLAT BY THE CITY DOES NOT CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE THAT ANY BUILDING WITHIN SUCH PLAT SHALL BE APPROVED, AUTHORIZED OR PERMIT THEREFORE ISSUED, NOR SHALL SUCH APPROVAL CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE BY THE CITY OF ADEQUACY AND AVAILABILITY FOR WATER FOR PERSONAL USE AND FIRE PROTECTION WITHIN SUCH PLAT, AS REQUIRED UNDER ORDINANCE 83-54.

NORTH

GRAPHIC SCALE: 1" = 60'

60 0 60 120 180 Feet

REPLAT

LOTS 28R, SKYVIEW COUNTRY ESTATES NO. 3

BEING A REPLAT OF LOT 28,
SKYVIEW COUNTRY ESTATES, NO. 3
AN ADDITION TO
THE CITY OF ROCKWALL AS RECORDED IN
CABINET H, PAGE 275, OF THE PLAT
RECORDS OF ROCKWALL COUNTY, TEXAS
ALSO BEING A TRACT OF LAND
SITUATED IN THE JOHN SIMMONS SURVEY,
ABSTRACT NO. 190
BEING A TOTAL OF 6.156 ACRES/268,164 SQ.FT.
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

-- 2025 --

LEGEND OF ABBREVIATIONS

- D.R.R.C.T. DEED RECORDS, ROCKWALL COUNTY, TEXAS
- O.P.R.R.C.T. OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
- P.R.R.C.T. PLAT RECORDS, ROCKWALL COUNTY, TEXAS
- ROW RIGHT OF WAY
- C.M. CONTROLLING MONUMENT
- FND FOUND
- SQ.FT. SQUARE FEET

ENGINEER
SUTHERLAND KING
GRAYSON K. HUGHES, PE
6430 MEADOWCREEK DRIVE,
DALLAS, TX 75254
PHONE: 214.208.0519

OWNER/DEVELOPER
RIDGEVIEW CHURCH
1362 E. FM 522
ROCKWALL, ROCKWALL
COUNTY, TEXAS 75087

WINDROSE
LAND SURVEYING | PLATTING
1760 S. STEMMONS FRWY, STE 180 | LEWISVILLE, TX 75067 | 214.217.2544
FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM

DRAWN BY: TD DATE: 09-24-2025 CHECKED BY: JC JOB NO.: D61056
POC: LUKE JACKSON PHONE: 972-370-5871 EMAIL: LUKE.JACKSON@WINDROSESERVICES.COM

R:\WRD SITE MCs\D61056 - Ridgeview Church - Rockwall\Platting\P136235 - Ridgeview Church Addition\Drawings\REPLAT

STATE OF TEXAS §

COUNTY OF ROCKWALL §

WHEREAS RIDGEVIEW CHURCH IS THE OWNER OF A 6.156 ACRE OR 268,164 SQUARE FEET TRACT OF LAND SITUATED IN THE JOHN SIMMONS SURVEY, ABSTRACT NUMBER (NO.) 190, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, BEING THE REMAINDER OF LOT 28, SKYVIEW COUNTRY ESTATES NO. 3, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN CABINET (CAB.) H, PAGE (PG.) 275, OF THE PLAT RECORDS ROCKWALL COUNTY, TEXAS, (P.R.R.C.T.), SAME BEING A PORTION OF THAT TRACT OF LAND DESCRIBED TO RIDGEVIEW CHURCH IN DEED RECORDED IN VOLUME (VOL.) 5580, PG. 61, DEED RECORDS ROCKWALL COUNTY, TEXAS (D.R.R.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON ROD CAPPED "TXDOT" FOUND FOR THE NORTHWEST CORNER OF THAT RIGHT-OF-WAY DEDICATION TO THE STATE OF TEXAS IN DEED RECORDED IN DOCUMENT NO. 20210000035247 OF THE OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY, TEXAS (O.P.R.R.C.T.), ON THE EAST RIGHT-OF-WAY (ROW) LINE OF BREEZY HILL LANE (55' RIGHT-OF-WAY), SAID POINT LYING ON THE WEST LINE OF SAID LOT 28, FROM WHICH A 1/2-INCH CAPPED IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID RIGHT-OF-WAY DEDICATION BEARS SOUTH 00 DEG. 46 MIN. 27 SEC. WEST, A DISTANCE OF 50.19 FEET;

THENCE, NORTH 00 DEG. 46 MIN. 27 SEC. WEST, WITH THE WEST LINE OF SAID LOT 28 AND THE EAST ROW LINE OF SAID BREEZY HILL LANE, A DISTANCE OF 308.39 FEET TO A 5/8-INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID LOT 28, AND THE SOUTHWEST CORNER OF LOT 18 OF SKYVIEW COUNTRY ESTATES NO. 2, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN CAB. A, PG. 296, P.R.R.C.T.;

THENCE, NORTH 84 DEG. 59 MIN. 03 SEC. EAST, DEPARTING THE EAST ROW LINE OF SAID BREEZY HILL LANE, WITH THE NORTHWEST LINE OF SAID LOT 28 AND THE SOUTHEAST LINE OF SAID SKYVIEW COUNTRY ESTATES NO. 2, A DISTANCE OF 794.45 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID LOT 28 AND THE NORTHWEST CORNER OF LOT 23, SKYVIEW COUNTRY ESTATES NO. 3, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN CAB. A, PG. 304, P.R.R.C.T.;

THENCE, SOUTH 00 DEG. 40 MIN. 23 SEC. EAST, WITH THE EAST LINE OF SAID LOT 28 AND THE WEST LINE OF SAID LOT 23, A DISTANCE OF 368.86 FEET TO A 5/8-INCH IRON ROD CAPPED "TXDOT" FOUND FOR THE NORTHEAST CORNER OF SAID RIGHT-OF-WAY DEDICATION;

THENCE, SOUTH 89 DEG. 20 MIN. 58 SEC. WEST, TRAVERSING THROUGH SAID LOT 28 OF SKYVIEW COUNTRY ESTATES NO. 3 AND WITH THE NORTH LINE OF SAID RIGHT-OF-WAY DEDICATION, A DISTANCE OF 791.62 FEET TO THE POINT OF BEGINNING AND CONTAINING WITHIN THE METES AND BOUNDS HEREIN RECITED 6.156 ACRES OR 268,164 SQUARE FEET OF LAND MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

STATE OF TEXAS §

COUNTY OF ROCKWALL §

WE, THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE **LOT 28R, SKYVIEW COUNTRY ESTATES NO. 3**, ROCKWALL COUNTY, TEXAS AN ADDITION TO THE CITY OF ROCKWALL, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN ON THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED. WE FURTHER CERTIFY THAT ALL OTHER PARTIES WHO HAVE A MORTGAGE OR LIEN INTEREST IN THE **SKYVIEW COUNTRY ESTATES NO. 3** SUBDIVISION HAVE BEEN NOTIFIED AND SIGNED THIS PLAT. WE UNDERSTAND AND DO HEREBY RESERVE THE EASEMENT STRIPS SHOWN ON THIS PLAT FOR THE PURPOSES STATED AND FOR THE MUTUAL USE AND ACCOMMODATION OF ALL UTILITIES DESIRING TO USE OR USING SAME. WE ALSO UNDERSTAND THE FOLLOWING;

1. NO BUILDINGS SHALL BE CONSTRUCTED OR PLACED UPON, OVER, OR ACROSS THE UTILITY EASEMENTS AS DESCRIBED HEREIN.

2. ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF THEIR RESPECTIVE SYSTEM ON ANY OF THESE EASEMENT STRIPS; AND ANY PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS OR EGRESS TO, FROM AND UPON THE SAID EASEMENT STRIPS FOR PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTING, PATROLLING, MAINTAINING, AND EITHER ADDING TO OR REMOVING ALL OR PART OF THEIR RESPECTIVE SYSTEM WITHOUT THE NECESSITY OF, AT ANY TIME, PROCURING THE PERMISSION OF ANYONE.

3. THE CITY OF ROCKWALL WILL NOT BE RESPONSIBLE FOR ANY CLAIMS OF ANY NATURE RESULTING FROM OR OCCASIONED BY THE ESTABLISHMENT OF GRADE OF STREETS IN THE SUBDIVISION.

4. THE DEVELOPER/PROPERTY OWNER AND SUBDIVISION ENGINEER SHALL BEAR TOTAL RESPONSIBILITY FOR STORM DRAIN IMPROVEMENTS.

5. THE DEVELOPER/PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE NECESSARY FACILITIES TO PROVIDE DRAINAGE PATTERNS AND DRAINAGE CONTROLS SUCH THAT PROPERTIES WITHIN THE DRAINAGE AREA ARE NOT ADVERSELY AFFECTED BY STORM DRAINAGE FROM THE DEVELOPMENT.

6. NO HOUSE DWELLING UNIT, OR OTHER STRUCTURE SHALL BE CONSTRUCTED ON ANY LOT IN THIS ADDITION BY THE OWNER OR ANY OTHER PERSON UNTIL THE DEVELOPER AND/OR OWNER HAS COMPLIED WITH ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF ROCKWALL REGARDING IMPROVEMENTS WITH RESPECT TO THE ENTIRE BLOCK ON THE STREET OR STREETS ON WHICH PROPERTY ABUTS, INCLUDING THE ACTUAL INSTALLATION OF STREETS WITH THE REQUIRED BASE AND PAVING, CURB AND GUTTER, WATER AND SEWER, DRAINAGE STRUCTURES, STORM STRUCTURES, STORM SEWERS, AND ALLEYS, ALL ACCORDING TO THE SPECIFICATIONS OF THE CITY OF ROCKWALL; OR

UNTIL AN ESCROW DEPOSIT, SUFFICIENT TO PAY FOR THE COST OF SUCH IMPROVEMENTS, AS DETERMINED BY THE CITY'S ENGINEER AND/OR CITY ADMINISTRATOR, COMPUTED ON A PRIVATE COMMERCIAL RATE BASIS, HAS BEEN MADE WITH THE CITY SECRETARY, ACCOMPANIED BY AN AGREEMENT SIGNED BY THE DEVELOPER AND/OR OWNER, AUTHORIZING THE CITY TO MAKE SUCH IMPROVEMENTS AT PREVAILING PRIVATE COMMERCIAL RATES, OR HAVE THE SAME MADE BY A CONTRACTOR AND PAY FOR THE SAME OUT OF THE ESCROW DEPOSIT, SHOULD THE DEVELOPER AND/OR OWNER FAIL OR REFUSE TO INSTALL THE REQUIRED IMPROVEMENTS WITHIN THE TIME STATED IN SUCH WRITTEN AGREEMENT, BUT IN NO CASE SHALL THE CITY BE OBLIGATED TO MAKE SUCH IMPROVEMENTS ITSELF. SUCH DEPOSIT MAY BE USED BY THE OWNER AND/OR DEVELOPER AS PROGRESS PAYMENTS AS THE WORK PROGRESSES IN MAKING SUCH IMPROVEMENTS BY MAKING CERTIFIED REQUISITIONS TO THE CITY SECRETARY, SUPPORTED BY EVIDENCE OF WORK DONE; OR

UNTIL THE DEVELOPER AND/OR OWNER FILES A CORPORATE SURETY BOND WITH THE CITY SECRETARY IN A SUM EQUAL TO THE COST OF SUCH IMPROVEMENTS FOR THE DESIGNATED AREA, GUARANTEEING THE INSTALLATION THEREOF WITHIN THE TIME STATED IN THE BOND, WHICH TIME SHALL BE FIXED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL.

WE FURTHER ACKNOWLEDGE THAT THE DEDICATIONS AND/OR EXACTION'S MADE HEREIN ARE PROPORTIONAL TO THE IMPACT OF THE SUBDIVISION UPON THE PUBLIC SERVICES REQUIRED IN ORDER THAT THE DEVELOPMENT WILL COMPORT WITH THE PRESENT AND FUTURE GROWTH NEEDS OF THE CITY; I (WE), MY (OUR) SUCCESSORS AND ASSIGNS HEREBY WAIVE ANY CLAIM, DAMAGE, OR CAUSE OF ACTION THAT I (WE) MAY HAVE AS A RESULT OF THE DEDICATION OF EXACTIONS MADE HEREIN.

WITNESS MY HAND THIS _____ DAY OF _____, 20____.

_____

PROPERTY OWNER SIGNATURE

STATE OF TEXAS §

COUNTY OF _____ §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____DAY OF _____ 20____.

_____ _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS MY COMMISSION EXPIRES

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).

ENGINEER
SUTHERLAND KING
GRAYSON K. HUGHES, PE
6430 MEADOWCREEK DRIVE,
DALLAS, TX 75254
PHONE: 214.208.0519

OWNER/DEVELOPER
RIDGEVIEW CHURCH
1362 E. FM 522
ROCKWALL, ROCKWALL
COUNTY, TEXAS 75087

THAT I, DANIEL L. JACKSON, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAVE PLATTED THE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME OR UNDER MY DIRECTION AND 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

_____

DANIEL L. JACKSON, R.P.L.S.
NO. 5577

STATE OF TEXAS §

COUNTY OF DENTON §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED MARK N. PEEPLES, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____DAY OF _____ 20____.

_____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

APPROVED: I HEREBY CERTIFY THAT THE ABOVE AND FORGOING SUBDIVISION PLAT WAS REVIEWED BY THE PLANNING AND ZONING COMMISSION AND APPROVED BY THE CITY OF COUNCIL OF THE CITY OF ROCKWALL, TEXAS FOR THE PREPARATION OF A FINAL PLAT ON THE_____DAY OF _____20____.

_____ _____

MAYOR OF THE CITY OF ROCKWALL PLANNING AND ZONING CHAIRMAN

_____ _____

CITY SECRETARY CITY ENGINEER

WINDROSE
LAND SURVEYING | PLATTING
1760 S. STEMMONS FRWY, STE 180 | LEWISVILLE, TX 75067 | 214.217.2544
FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM

DRAWN BY: TD DATE: 09-11-2025 CHECKED BY: JC JOB NO.: D61056
POC: LUKE JACKSON PHONE: 972-370-5871 EMAIL: LUKE.JACKSON @WINDROSESERVICES.COM

LOTS 28R, SKYVIEW COUNTRY ESTATES NO. 3

BEING A REPLAT OF LOT 28,
SKYVIEW COUNTRY ESTATES, NO. 3
AN ADDITION TO
THE CITY OF ROCKWALL AS RECORDED IN
CABINET H, PAGE 275, OF THE PLAT
RECORDS OF ROCKWALL COUNTY, TEXAS
ALSO BEING A TRACT OF LAND
SITUATED IN THE JOHN SIMMONS SURVEY,
ABSTRACT NO. 190
BEING A TOTAL OF 6.156 ACRES/268,164 SQ.FT.
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

-- 2025 --

R:\WRD SITE NOs\D61056 – Ridgeview Church – Rockwall\Platting\P136235 – Ridgeview Church Addition\Drawings\REPLAT

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:	February 2, 2026
APPLICANT:	Jasmine Martinez*; CBG Surveying Texas, LLC*
CASE NUMBER:	P2026-003; *Final Plat for Lot 1, Block A, National Addition*

SUMMARY

Consider a request by Jasmine Martinez of CBG Surveying Texas, LLC on behalf of Zachary Conti of Conti and Williamson Series, LLC for the approval of a *Final Plat* for Lot 1, Block A, National Addition being a 1.95-acre tract of land identified as Tract 2-24 of the J. R. Johnson Survey, Abstract No. 128, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, addressed as 626 National Drive, and take any action necessary.

PLAT INFORMATION

☑ *Purpose*. This is a request for the approval of a *Final Plat* for a 1.95-acre tract of land (*i.e. Tract 2-24, Abstract No. 128, of the J.R. Johnson Survey*) for the purpose of establishing a detention easement for the development of a parking lot for an *Office/Warehouse Facility*.

☑ *Background*. According to the Rockwall County Appraisal District (RCAD), there is currently a 6,045 SF *Office/Warehouse Facility* built in 1986 situated on the subject property. The subject property was annexed on August 30, 1999 by *Ordinance No. 99-33* [*Case No. A1999-001*]. At the time of annexation, the subject property was zoned Agricultural (AG) District. According to the City's *Historic Zoning Maps*, sometime between annexation and April 5, 2005, the subject property was rezoned to Heavy Commercial (HC) District. On August 26, 2025, the Planning and Zoning Commission approved a Site Plan [*Case No. SP2025-031*] for the purpose of adding parking and updating the landscaping on the subject property.

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

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

CONDITIONS OF APPROVAL

If the City Council chooses to approve the *Final Plat* for *Lot 1, Block A, National 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) Any construction resulting from the approval of this *Final Plat* shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION

On January 27, 2026, the Planning and Zoning Commission approved a motion to recommend approval of the *Final Plat* by a vote of 5-0, with Commissioners Conway and Brock 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	626 National Drive Rockwall, Texas 75032				
SUBDIVISION	National Addition	LOT	1	BLOCK	A
GENERAL LOCATION	Lots 7, Block B, Rockwall 205 Business Park Addition				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Commercial	CURRENT USE	Storage Warehouse
PROPOSED ZONING		PROPOSED USE	
ACREAGE	1.95	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	Conti and Williamson Series, LLC	☐ APPLICANT	CBG Surveying Texas, LLC
CONTACT PERSON	Zachary Conti	CONTACT PERSON	Jasmine Martinez
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 Zachary Conti [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 $ 230.00 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 23 *DAY OF* December, 20 25. *BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."*

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 23 *DAY OF* December, 20 25.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

LIZEETH JUAREZ
Notary ID #134653132
My Commission Expires
November 20, 2027

MY COMMISSION EXPIRES November 20, 2027

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08/22/2024 04:30:53 PM
DEED
Pg: 1/3

Warranty Deed with Vendor's Lien

Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.

Date: **August 12, 2024**

Grantor: **Scottfree Investments, LP, a Texas limited partnership**

Grantor's Mailing Address: 519 East I.30 # 511 Rockwall Tx 75087

Grantee: **Conti and Williamson Series LLC, a Texas limited liability company**

Grantee's Mailing Address: 118 National Dr, Rockwall, TX 75032

Consideration:

Cash and other good and valuable consideration along with a note of even date executed by Grantee and payable to the order of Harvest Small Business Finance, LLC in the principal amount of $1,000,000.00.The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of Harvest Small Business Finance, LLC and by a first-lien deed of trust of even date from Grantee to Todd Massas, trustee and the further consideration of the execution and delivery by the Grantee of that one certain promissory note of even date herewith in the principal sum of $125,000.00, payable to the order of Scottfree Investments, LP, as therein specified, providing for acceleration of maturity and for attorney's fees, the payment of which note is secured by the vendor's lien herein retained, and is additionally secured by a deed of trust of even date herewith to William C. Shaddock, TRUSTEE.

Property (including any improvements):

BEING a tract of land situated in the J. R. JOHNSON SURVEY, ABSTRACT NO. 128, of Rockwall County, Texas, and being a tract of land conveyed to David Ray Jacobs, as recorded in Volume 4065, Page 183, of the Deed Records of Rockwall County, Texas, as shown on this survey, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner, and being the East Right-Of-Way Line of National Drive, and being on the South Right-Of-Way Line of Mims Road, and being the Northwest corner of said Jacobs tract;

THENCE South 89 degrees 04 minutes 39 seconds East, a distance of 250.00 feet, to a 1/2 inch yellow-capped iron rod set for corner, and being the Northwest corner of a tract of land conveyed to Billy McSwain, as recorded in Volume 1094, Page 225, of the Deed Records of Rockwall County, Texas;

THENCE South 00 degrees 55 minutes 21 seconds West, a distance of 340.00 feet, to a 1/2 inch yellow-capped iron rod set for corner, and being on the West property line of a tract of land conveyed to Michael & Leaann Asbury, as recorded in Volume 1529, Page 109, of the Deed Records of Rockwall County, Texas;

THENCE North 89 degrees 04 minutes 39 seconds West, a distance of 250.00 feet, to a 1/2 inch iron rod found for corner, and being the Northwest corner of a tract of land conveyed to Scottfree Investments LP., as recorded in Instrument No. 20140000005165, of the Deed Records of Rockwall County, Texas;

THENCE North 00 degrees 55 minutes 21 seconds East, a distance of 340.00 feet, to the PLACE OF BEGINNING and containing 1.95 acres of land, more or less.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

This conveyance, however, is made and accepted subject to any and all restrictions, encumbrances, easements, covenants, and conditions, if any, relating to the hereinabove described property as the same are filed for record in County Clerk's Office of Rockwall County, Texas.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

But it is expressly agreed that the Vendor's Lien, as well as Superior Title in and to the above described premises, is retained against the above described property, premises and improvements until the above described note and all interest thereon are fully paid according to the face, tenor, effect and reading thereof, when this Deed shall become absolute. Harvest Small Business Finance, LLC and Scottfree Investments,LP ("Lenders"), at the instance and request of the Grantee herein, having advanced and paid in cash to the Grantor herein that portion of the purchase price of the herein described property as is evidenced by the hereinabove described Note, the Vendor's Lien, together with the Superior Title to said property, is retained herein for the benefit of said Lender and the same are hereby TRANSFERRED AND ASSIGNED to said Lenders, its successors and assigns.

When the context requires, singular nouns and pronouns include the plural.

EXECUTED this 14 day of August, 2024.

ScottFree Investments, LP, a Texas limited partnership

BY: _____
Scott Tharp, General Partner

THE STATE OF TX §
§
COUNTY OF Rockwall §

14 Before me, a Notary Public, the foregoing instrument was acknowledged on day of August, 2024 by Scott Tharp, General Partner for ScottFree Investments, LP, a Texas limited partnership who personally appeared before me, and who is known to me through TXDL to be the person(s) who executed it for the purposes and consideration expressed therein, and in the capacity stated.

KATRINA LYNN LANE
Notary ID #7209861
My Commission Expires
June 8, 2026

NOTARY PUBLIC, STATE OF
_____

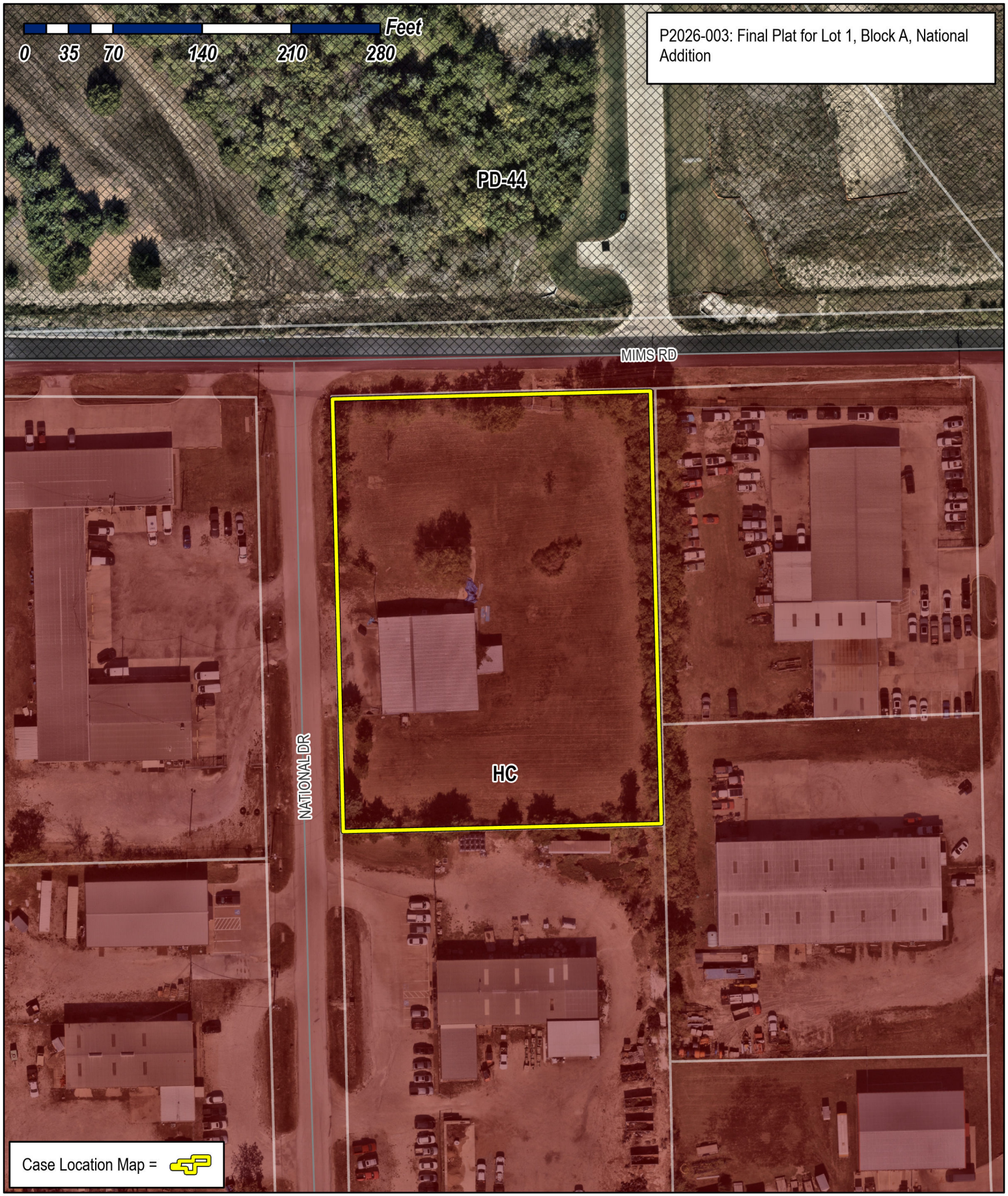
AFTER RECORDING, RETURN TO:

_____
_____
_____

PREPARED IN THE LAW OFFICE OF
Shaddock & Associates, P. C.
2400 N. Dallas Parkway, Ste. 560
Plano, Texas 75093

Electronically Filed and Recorded
Official Public Records
Jennifer Fogg, County Clerk
Rockwall County, Texas
08/22/2024 04:30:53 PM
Fee: $33.00
20240000014752

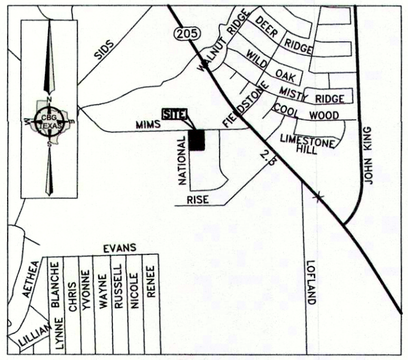
ROCKWALL COUNTY TEXAS COUNTY CLERK



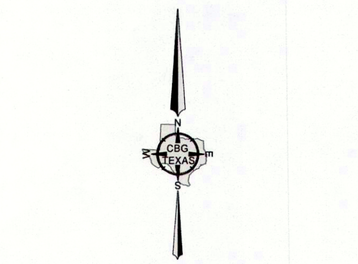
City of Rockwall

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

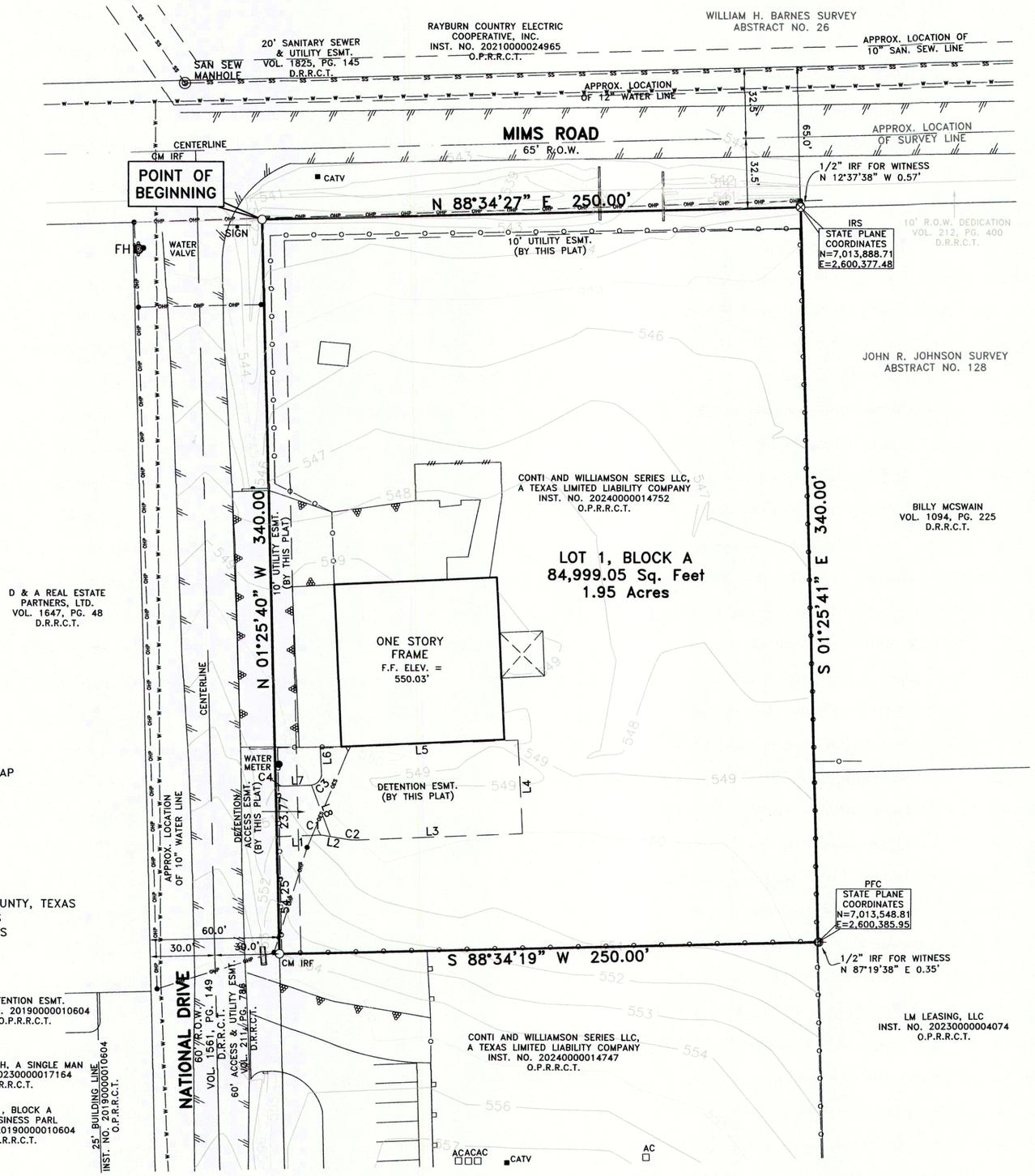
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



VICINITY MAP
NOT TO SCALE



SCALE: 1" = 40'



LINE	BEARING	DISTANCE
L1	S 87°20'02" W	18.37'
L2	N 80°49'30" W	10.47'
L3	S 87°42'18" W	77.20'
L4	S 02°39'58" E	43.50'
L5	S 87°30'34" W	91.83'
L6	N 02°39'58" W	12.56'
L7	N 87°20'02" E	11.91'
L8	S 20°12'41" E	25.28'

LEGEND:

IRF	1/2 INCH IRON ROD FOUND
IRS	1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED "CBG SURVEYING"
PFC	POINT FOR CORNER
CM	CONTROLLING MONUMENT
VOL.	VOLUME
PG.	PAGE
R.O.W.	RIGHT-OF-WAY
SQ. FT.	SQUARE FEET
INST. NO.	INSTRUMENT NUMBER
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
M.R.R.C.T.	MAP RECORDS, ROCKWALL COUNTY, TEXAS
D.R.R.C.T.	DEED RECORDS, ROCKWALL COUNTY, TEXAS
F.F. ELEV	FINISH FLOOR ELEVATION
SAN. SEW.	SANITARY SEWER

ZONING DISTRICT HC (INDUSTRIAL)

GENERAL NOTES:

1) THE BASIS OF BEARINGS FOR THIS SURVEY IS THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, (4202) GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS.
2) THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT OUT OF 1 TRACT OF LAND.
3) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
4) ACCORDING TO THE F.I.R.M. IN MAP NO. 48397C0040L, THIS PROPERTY DOES LIE IN ZONE X AND DOES NOT LIE WITHIN THE 100-YR FLOOD PLAIN.
5) THIS PROPERTY IS SUBJECT TO TERMS, RESTRICTIONS AND CONDITIONS SET FORTH IN VOLUME 212, PAGE 390, DEED RECORDS, ROCKWALL COUNTY, TEXAS.

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	4.13'	20.00'	11°50'28"	N 86°44'44" W	4.13'
C2	4.03'	19.50'	11°50'28"	N 86°44'44" W	4.02'
C3	7.22'	5.31'	77°53'11"	N 44°25'25" E	6.68'
C4	4.82'	20.00'	13°48'32"	S 85°45'42" E	4.81'

OWNER: CONTI AND WILLIAMSON SERIES LLC
AGENT: ZACHARY CONTI
118 NATIONAL DRIVE
ROCKWALL, TEXAS 75032
PHONE: 469-264-9260
EMAIL: ZACH@CFLANDSCAPES.COM

SHEET 1 OF 2

MINOR PLAT
LOT 1, BLOCK A
NATIONAL ADDITION
BEING A REPLAT OF
LOTS 7, BLOCK B, ROCKWALL 205 BUSINESS PARK ADDITION
(AN UNRECORDED PLAT)
1.95 ACRES (84,999.05 SF)
SITUATED WITHIN THE JOHN R. JOHNSON SURVEY, ABSTRACT NO. 128
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

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

SCALE: 1"=40' / DATE: 10/09/2025 / JOB NO. 2303532-02 / DRAWN BY: JLA

CASE NO. P_____-____

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS Conti and Williamson Series LLC, is the owner of a 1.95 acre tract of land situated in the John R. Johnson Survey, Abstract Number 128, Rockwall County, Texas, same being a tract of land conveyed to Conti and Williamson Series LLC, a Texas limited liability company, by Warranty Deed with Vendor's Lien recorded in Instrument Number 20240000014752, Official Public Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner, said corner being in the intersection of the East right-of-way line of National Drive (a 60 foot right-of-way) and the South right-of-way line of Mims Road (a 65 foot right-of-way);

THENCE North 88 degrees 34 minutes 27 seconds East, along the South right-of-way of said Mims Road, a distance of 250.00 feet to a 1/2 inch iron rod set with yellow cap stamped "CBG Surveying" for corner, said corner being the Northwest corner of a tract of land conveyed to Billy McSwain, by deed recorded in Volume 1094, Page 225, Deed Records, Rockwall County, Texas;

THENCE South 01 degrees 25 minutes 41 minutes East, along the West line of said McSwain tract, a distance of 340.00 feet to a point for corner, said corner being the Northeast corner of a tract of land conveyed to Conti and Williamson Series LLC, a Texas limited liability company, by Warranty Deed with Vendor's Lien recorded in Instrument Number 20240000014747, Official Public Records, Rockwall County, Texas, from which a 1/2 inch iron rod found bears North 87 degrees 19 minutes 38 seconds East, a distance of 0.35 feet for witness;

THENCE South 88 degrees 34 minutes 19 seconds West, along the North line of said Williamson tract (20240000014747), a distance of 250.00 feet to a 1/2 inch iron rod found for corner, said corner being along the East right-of-way line of said National Drive;

THENCE North 01 degrees 25 minutes 40 seconds West, along the East line of said National Drive, a distance of 340.00 feet to the POINT OF BEGINNING and containing 84,999.05 square feet and or 1.95 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We the undersigned owner(s) of the land shown on this plat, and designated herein as the **LOT 1, BLOCK A, NATIONAL ADDITION**, an addition to Rockwall County, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the **LOT 1, BLOCK A, NATIONAL ADDITION**, have been notified and signed this plat.

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

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

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

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

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

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

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

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

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

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

By:_____
Conti and Williamson Series LLC, Owner
Zachary Conti, Agent

COUNTY OF ROCKWALL

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

Given upon my hand and seal of office this _____day of_____, 20__.

By:_____

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

SURVEYOR'S CERTIFICATE:

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Bryan Connally, a Registered Professional Land Surveyor, licensed by the State of Texas, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

Dated this the_____ day of _____, 20__.

RELEASED FOR REVIEW 11/12/2025 PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Bryan Connally
Texas Registered Professional Land Surveyor No. 5513

STATE OF TEXAS
COUNTY OF ROCKWALL

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

Given upon my hand and seal of office this _____day of_____, 20__.

By:_____

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

APPROVED: I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ____ day of_____, 20__.

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

_____ _____
City Secretary — City Engineer

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

GENERAL NOTES:

1) THE BASIS OF BEARINGS FOR THIS SURVEY IS THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, (4202) GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS.
2) THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT OUT OF 1 TRACT OF LAND.
3) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
4) ACCORDING TO THE F.I.R.M. IN MAP NO. 48397C0040L, THIS PROPERTY DOES LIE IN ZONE X AND DOES NOT LIE WITHIN THE 100-YR FLOOD PLAIN.
5) THIS PROPERTY IS SUBJECT TO TERMS, RESTRICTIONS AND CONDITIONS SET FORTH IN VOLUME 212, PAGE 390, DEED RECORDS, ROCKWALL COUNTY, TEXAS.

OWNER: CONTI AND WILLIAMSON SERIES LLC
AGENT: ZACHARY CONTI
118 NATIONAL DRIVE
ROCKWALL, TEXAS 75032
PHONE: 469-264-9260
EMAIL: ZACH@CFLANDSCAPES.COM

SHEET 2 OF 2

MINOR PLAT
LOT 1, BLOCK A
NATIONAL ADDITION
BEING A REPLAT OF
LOTS 7, BLOCK B, ROCKWALL 205 BUSINESS PARK ADDITION
(AN UNRECORDED PLAT)
1.95 ACRES (84,999.05 SF)
SITUATED WITHIN THE JOHN R. JOHNSON SURVEY, ABSTRACT NO. 128
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CBG SURVEYING TEXAS LLC
PROFESSIONAL LAND SURVEYORS
DFW - Houston - East Texas - Austin - San Antonio

PLANNING & SURVEYING
Main Office
1413 E. I-30, Ste. 7
Garland, TX 75048
P 214.349.9485
F 214.349.2216
Firm No. 10168800
www.cbgtxllc.com

SCALE: 1"=40' / DATE: 10/09/2025 / JOB NO. 2303532-02 / DRAWN BY: JLA

CASE NO. P_____-____

Closure Report Tue Dec 30 13:47:24 2025

Northing	Easting	Bearing	Distance
7013882.478	2600127.554		
		N 88°34'27" E	250.000
7013888.698	2600377.477		
		S 01°25'41" E	339.990
7013548.814	2600385.950		
		S 88°34'19" W	250.002
7013542.583	2600136.025		
		N 01°25'40" W	340.000
7013882.478	2600127.554		

Closure Error Distance> 0.00000
Total Distance> 1179.992
Polyline Area: 84999.046 sq ft, 1.951 acres



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:	February 2, 2026
APPLICANT:	Keaton Mai; *Dimension Group*
CASE NUMBER:	P2026-004; *Replat for Lots 19-21, Block A, Creekside Commons Addition*

SUMMARY

Consider a request by Keaton Mai of Dimension Group on behalf of Michael Hampton of Creekside Commons Crossing, LP for the approval of a *Replat* for Lots 19-21, Block A, Creekside Commons Addition being a 13.286-acre tract of land identified as Lots 15, 16 & 18, Block A, Creekside Commons Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, generally located at the southwest corner of the intersection of FM-549 and S. Goliad Street [*SH-205*], and take any action necessary.

PLAT INFORMATION

☑ *Purpose*. The applicant is requesting approval of a *Replat* for three (3) existing parcels of land on 13.286-acres (*i.e. Lots 15-18, Block A, Creekside Commons Addition*) in order to establish three (3) new lots (*i.e. Lots 19-21, Block A, Creekside Commons Addition*). The purpose of the *Replat* is to dedicate new easements and adjust the lot lines of the three (3) existing lots in order to facilitate the future development of the subject property.

☑ *Background*. The subject property was annexed on May 19, 1986 by *Ordinance No. 86-37* [*Case No. A1986-005*]. On March 4, 2013, the City Council approved a zoning case [*Case No. Z2013-002*] that rezoned the subject property from an Agricultural (AG) District to a Commercial (C) District. A preliminary plat [*Case No. P2021-027*] was approved by the City Council on June 7, 2021. This preliminary plat was amended by the City Council through *Case No. P2022-030* on July 5, 2022. On November 7, 2022, the City Council approved a final plat [*Case No. P2022-052*] that established the subject property as Lots 2-6, Block A, Creekside Commons Addition. On February 4, 2024, the City Council approved a replat that establish the subject property as Lots 15-18, Block A, Creekside Commons Addition. On October 14, 2025, the Planning and Zoning Commission approved a site plan [*Case No. SP2025-039*] to allow the construction of a *Restaurant Greater than 2,000 SF, with a Drive Through or Drive-In* on a portion of the subject property.

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

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

CONDITIONS OF APPROVAL

If the City Council chooses to approve the *Replat* for *Lots 19-21, Block A, Creekside Commons Addition*, staff would propose the following conditions of approval:

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

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

PLANNING AND ZONING COMMISSION

On January 27, 2026, the Planning and Zoning Commission approved a motion to recommend approval of the *Replat* by a vote of 5-0, with Commissioners Conway and Brock 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] ($565.72)
- ☐ 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	NWC of Hwy 205 and Future FM 549				
SUBDIVISION	Creekside Commons	LOT	15,16 & 18	BLOCK	A
GENERAL LOCATION	NWC of Hwy 205 and Future FM 549				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Commercial (C)		CURRENT USE	Undeveloped	
PROPOSED ZONING	Commercial (C)		PROPOSED USE	Restaurant w/ drive-through	
ACREAGE	13.286	LOTS [CURRENT]	15,16 & 18	LOTS [PROPOSED]	19,20 & 21

☒ ***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	Creekside Commons Crossing LP	☒ APPLICANT	The Dimension Group
CONTACT PERSON	Michael Hampton	CONTACT PERSON	Keaton Mai
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 Michael Hampton [*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 $ 565.72 *, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 16th *DAY OF* JANUARY *, 2026 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."*

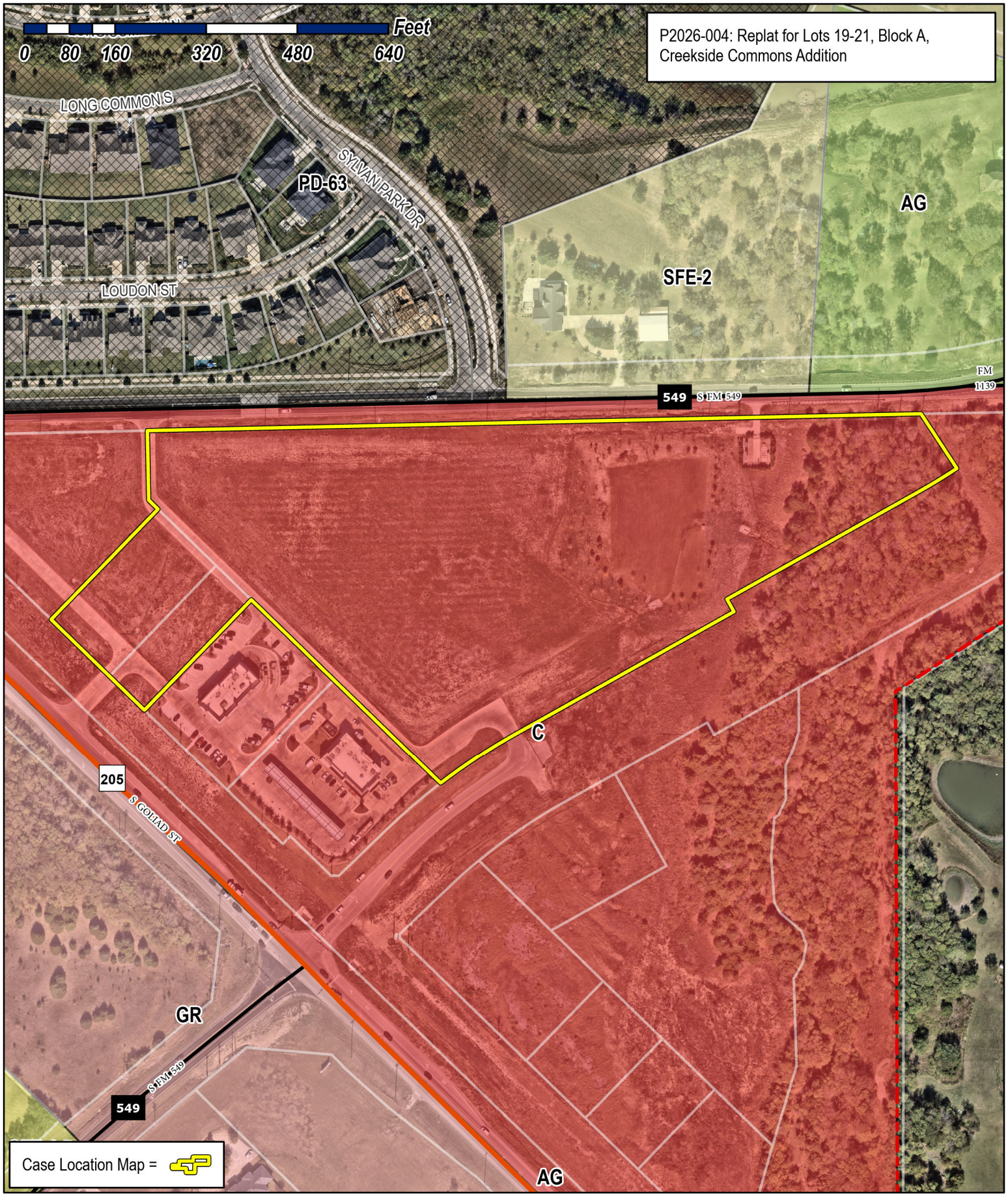
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16th *DAY OF* January *, 2026*

OWNER'S SIGNATURE [signature]

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

MY COMMISSION EXPIRES

KATHY GRANZBERG
My Notary ID # 126053394
Expires March 27, 2027

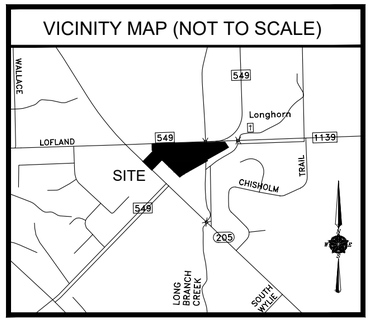


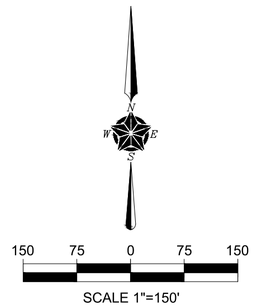
City of Rockwall

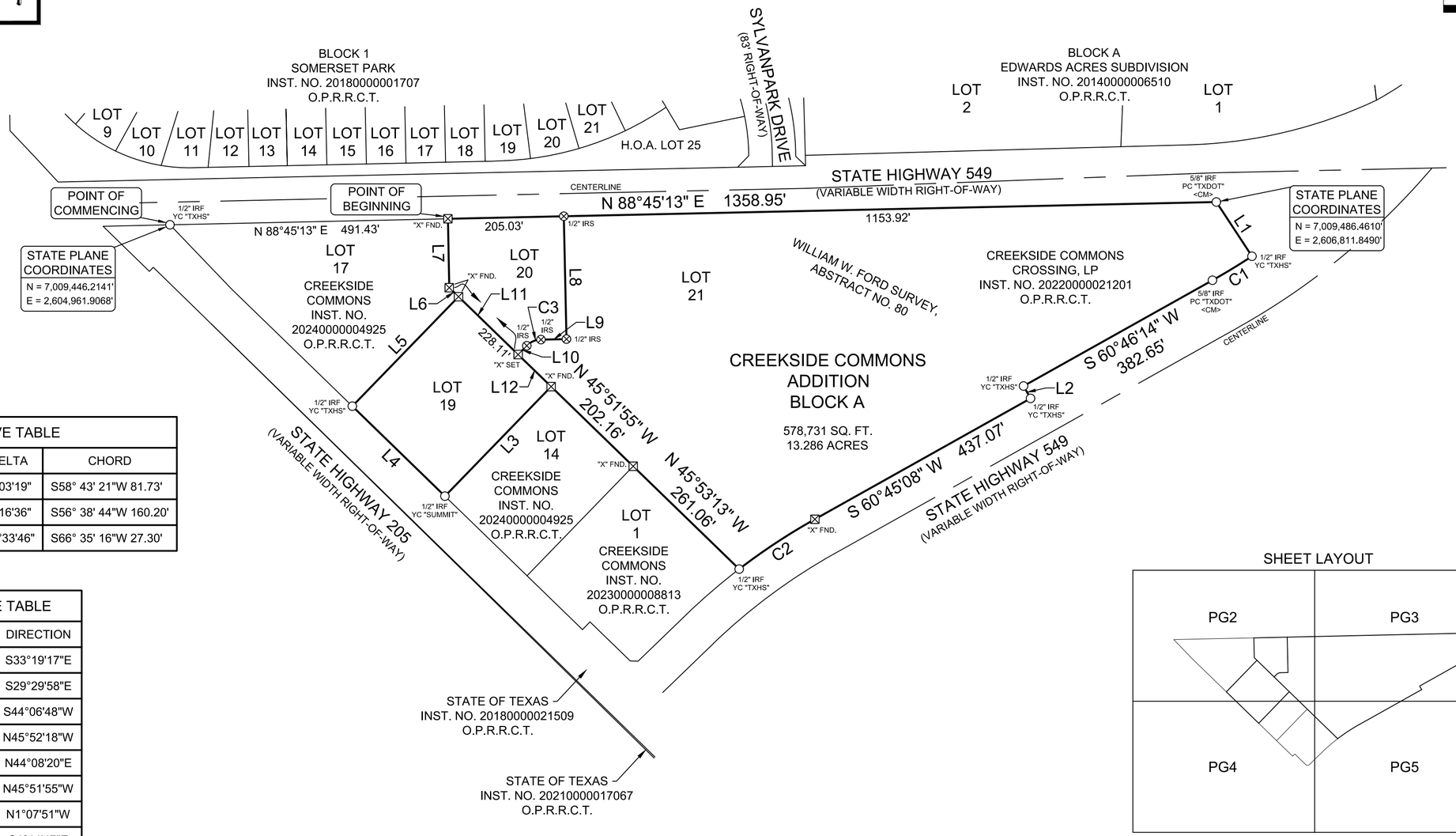
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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.

VICINITY MAP (NOT TO SCALE)







PARCEL CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	81.75'	1155.00'	4°03'19"	S58° 43' 21"W 81.73'
C2	160.34'	1110.00'	8°16'36"	S56° 38' 44"W 160.20'
C3	28.00'	36.00'	44°33'46"	S66° 35' 16"W 27.30'

PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	114.68'	S33°19'17"E
L2	25.09'	S29°29'58"E
L3	269.61'	S44°06'48"W
L4	228.23'	N45°52'18"W
L5	269.64'	N44°08'20"E
L6	22.85'	N45°51'55"W
L7	121.80'	N1°07'51"W
L8	217.17'	S1°14'47"E
L9	45.15'	S88°52'09"W
L10	21.83'	S44°43'37"W
L11	169.64'	N45°51'55"W
L12	81.31'	S45°51'55"E

SHEET LAYOUT

LEGEND:

IRF	IRON ROD FOUND
PC "TXDOT"	IRON ROD FOUND WITH PINK CAP STAMPED "TXDOT"
YC "TXHS"	IRON ROD FOUND WITH YELLOW CAP STAMPED "TXHS"
IRS	IRON ROD SET WITH YELLOW CAP STAMPED "TXHS"
<CM>	CONTROLLING MONUMENT
D.R.R.C.T.	DEED RECORDS, ROCKWALL COUNTY, TEXAS
M.R.R.C.T.	MAP RECORDS, ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
INST. NO.	INSTRUMENT NUMBER
VOL., PG.	VOLUME, PAGE

ENGINEER
THE DIMENSION GROUP
10755 SANDILL ROAD
DALLAS, TEXAS 75238
attn: KEATON MAI

OWNER
CREEKSIDE COMMONS CROSSING, LP
10755 SANDHILL ROAD
DALLAS, TEXAS 75238

SURVEYOR
TEXAS HERITAGE SURVEYING, LLC
10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com
Firm No. 10169300

FINAL PLAT
LOTS 19-21, BLOCK A
CREEKSIDE COMMONS ADDITION
BEING A REPLAT OF
LOTS 15, 16, & 18, BLOCK A,
CREEKSIDE COMMONS ADDITION
BEING 3 LOTS
13.286 ACRES / 578,731 SF
SITUATED IN THE
W. W. FORD SURVEY, ABSTRACT NO. 80
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CASE #

DATE: 1/12/2026 / JOB # 2501679-1 / SCALE= 1" = 150' / DRAWN: JACOB

PARCEL CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C4	28.00'	36.00'	44°33'46"	S66° 35' 16"W 27.30'
C5	5.02'	25.00'	11°30'57"	N5° 51' 30"W 5.02'
C6	39.77'	25.00'	91°09'19"	S45° 40' 41"E 35.71'
C7	39.22'	25.00'	89°53'04"	S43° 48' 41"W 35.32'
C8	47.03'	20.00'	134°44'04"	S21° 30' 07"W 36.92'
C9	28.32'	20.00'	81°08'24"	S86° 26' 06"E 26.02'
C10	21.46'	49.00'	25°05'14"	N65° 32' 19"E 21.28'
C11	9.22'	49.00'	10°47'12"	N83° 28' 33"E 9.21'

PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L13	22.85'	N45°51'55"W
L14	45.15'	S88°52'09"W
L15	21.83'	S44°43'37"W

PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L16	15.00'	N44°07'42"E
L17	52.07'	N45°52'18"W
L18	20.00'	N45°54'27"W
L19	51.04'	N43°59'07"E
L20	22.38'	N1°00'53"W
L21	153.66'	N43°59'07"E
L22	11.87'	N45°30'22"W
L23	19.90'	N44°29'38"E
L24	11.70'	S46°00'53"E
L25	31.45'	N43°59'07"E

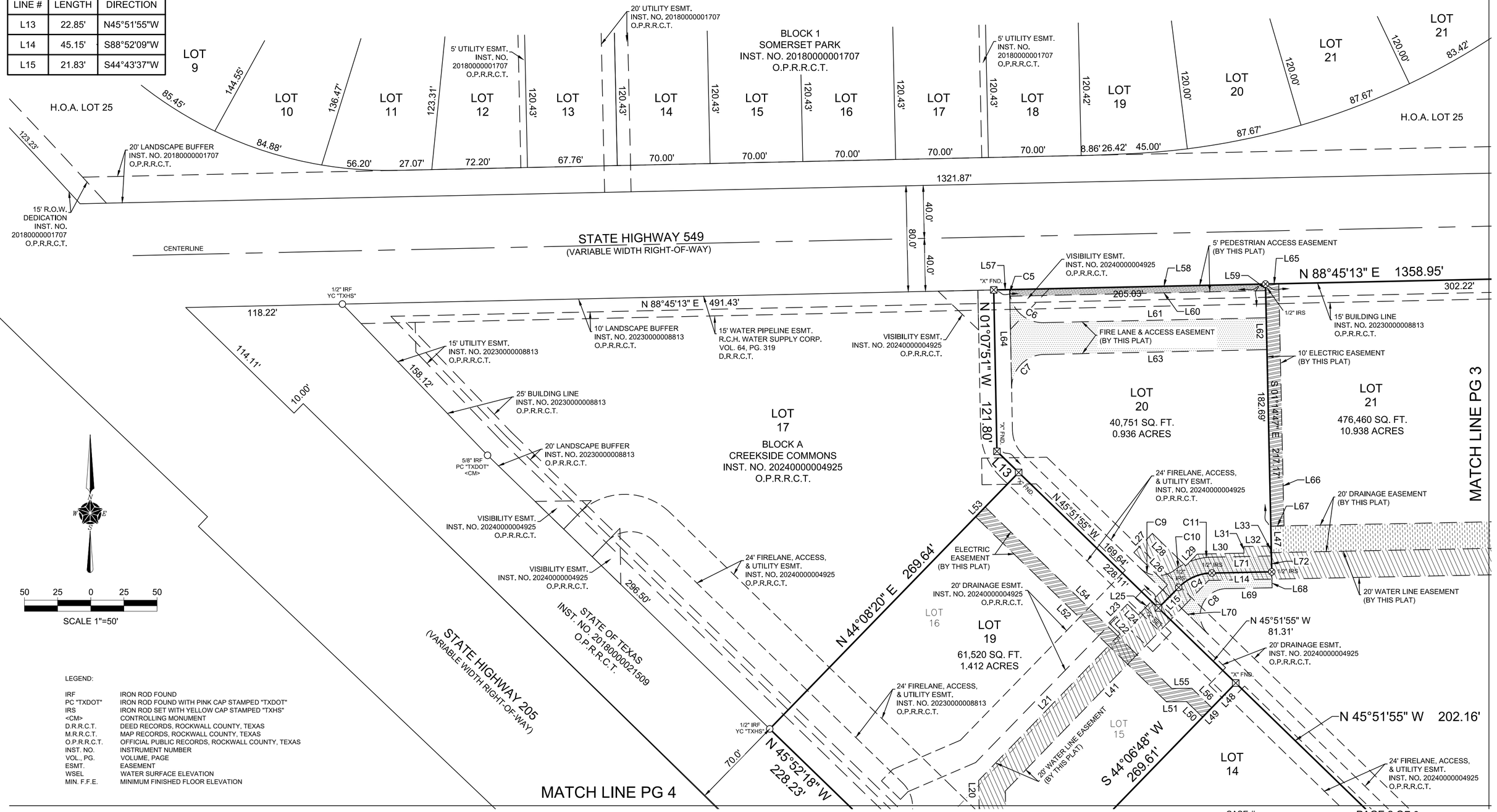
PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L26	35.20'	N46°00'53"W
L27	20.00'	N44°08'05"E
L28	35.15'	S45°51'55"E
L29	12.34'	N43°59'07"E
L30	35.29'	N88°52'09"E
L31	5.01'	N1°06'12"W
L32	20.00'	N88°52'09"E
L33	5.00'	S1°06'12"E
L34	453.33'	N88°52'09"E
L35	301.80'	S54°13'54"E

PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L36	18.16'	S29°14'52"E
L37	20.00'	S60°45'12"W
L38	13.73'	S29°14'52"E
L39	290.70'	N54°13'54"W
L40	493.69'	S88°52'09"W
L41	220.81'	S43°59'07"W
L42	22.38'	S1°00'53"E
L43	59.36'	S43°59'07"W
L44	134.56'	N88°52'09"E
L45	20.01'	N2°38'25"W

PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L46	586.72'	S88°52'09"W
L47	20.00'	S1°13'55"E
L48	25.89'	S44°06'48"W
L49	10.00'	S44°06'48"W
L50	16.89'	N45°53'12"W
L51	15.09'	S89°06'48"W
L52	200.57'	N45°53'12"W
L53	10.32'	N44°08'20"E
L54	196.43'	S45°47'38"E
L55	15.09'	N89°06'48"E

PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L56	21.03'	S45°53'12"E
L57	12.00'	N88°45'13"E
L58	193.03'	N88°45'13"E
L59	5.00'	S1°14'47"E
L60	192.63'	S88°45'13"W
L61	168.03'	N88°45'13"E
L62	24.00'	S1°14'47"E
L63	168.18'	S88°45'13"W
L64	74.45'	N1°07'51"W
L65	10.00'	N88°45'13"E

PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L66	182.71'	S1°14'47"E
L67	9.99'	S88°52'09"W
L68	12.02'	S1°14'47"E
L69	34.64'	S88°52'09"W
L70	71.67'	N45°51'55"W
L71	44.60'	N88°52'09"E
L72	11.98'	S1°14'47"E

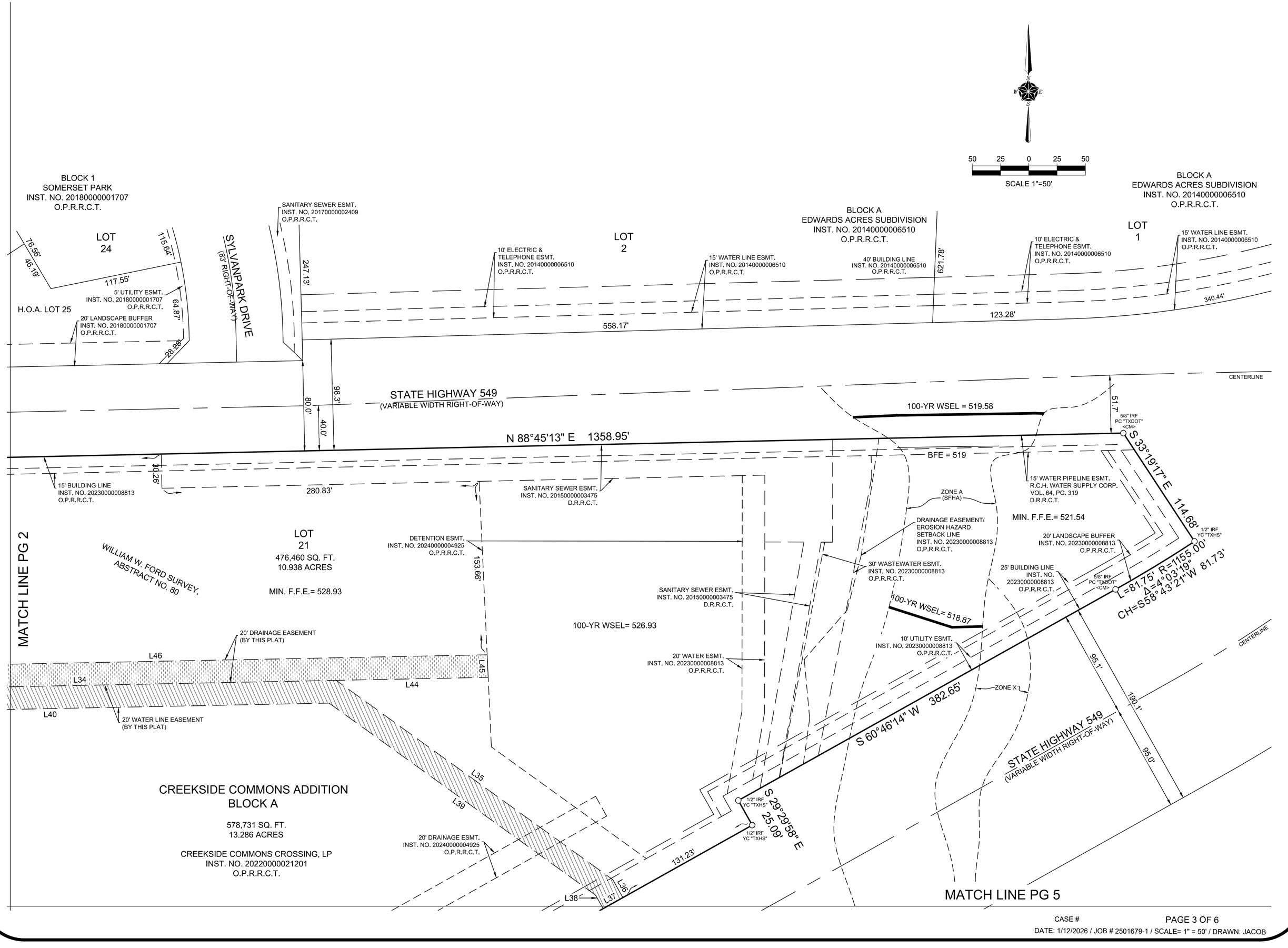


LEGEND:

IRF	IRON ROD FOUND
PC "TXDOT"	IRON ROD FOUND WITH PINK CAP STAMPED "TXDOT"
IRS	IRON ROD SET WITH YELLOW CAP STAMPED "TXHS"
<CM>	CONTROLLING MONUMENT
D.R.R.C.T.	DEED RECORDS, ROCKWALL COUNTY, TEXAS
M.R.R.C.T.	MAP RECORDS, ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
INST. NO.	INSTRUMENT NUMBER
VOL., PG.	VOLUME, PAGE
ESMT.	EASEMENT
WSEL	WATER SURFACE ELEVATION
MIN. F.F.E.	MINIMUM FINISHED FLOOR ELEVATION

CASE #

DATE: 1/12/2026 / JOB # 2501679-1 / SCALE= 1" = 50' / DRAWN: JACOB

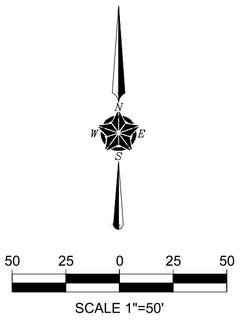


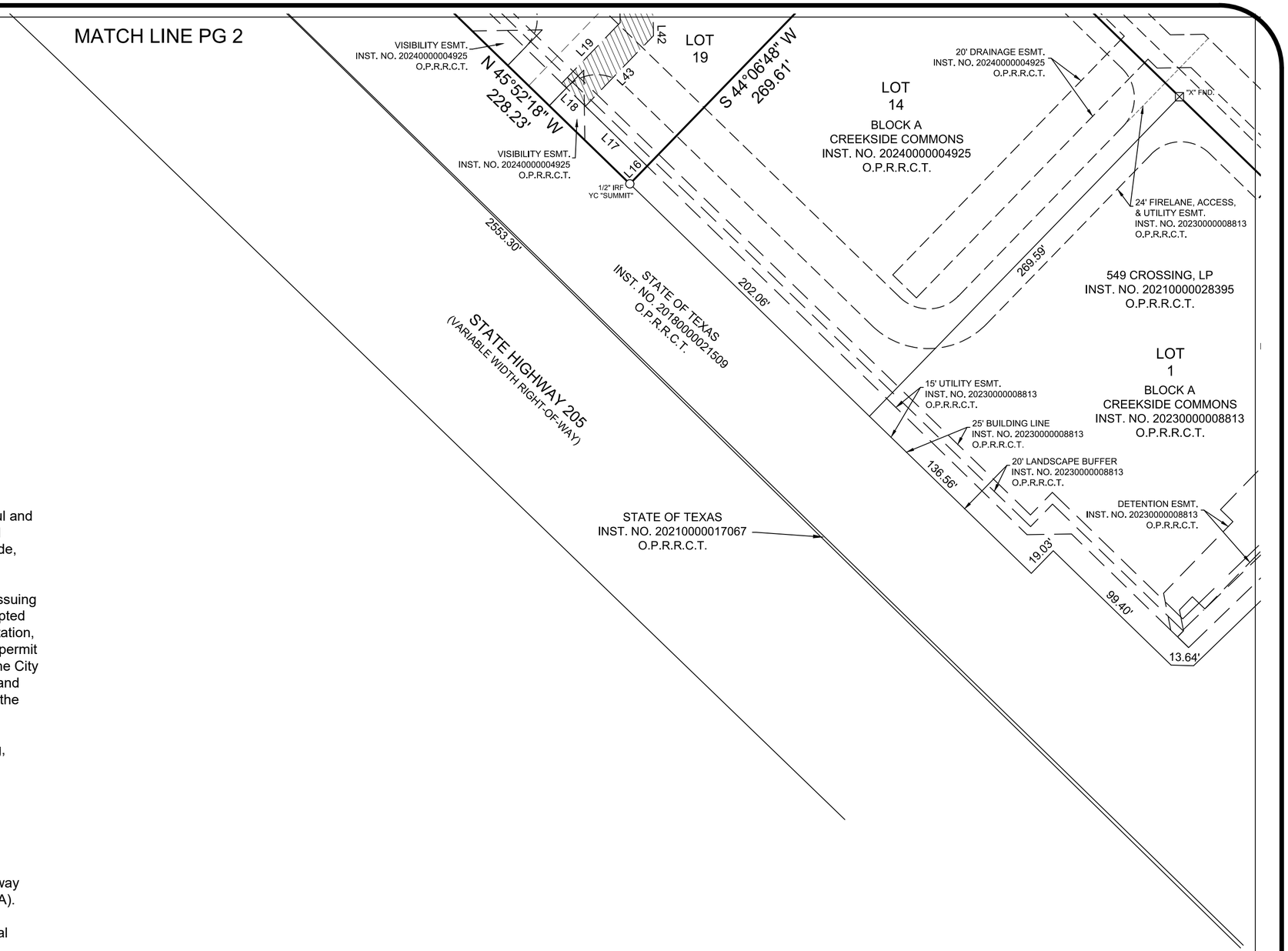
CASE #

PAGE 3 OF 6

DATE: 1/12/2026 / JOB # 2501679-1 / SCALE= 1" = 50' / DRAWN: JACOB

MATCH LINE PG 2





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 building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a subdivision plat by the City does not constitute any representation, assurance or guarantee that any building within such 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: Property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.

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

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

6) Bearings are based upon the Texas State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (2011).

7) The purpose of this replat is to create easements and change lot boundary lines.

8) Benchmarks:

COR-8: Aluminum disk stamped "City of Rockwall Survey Monument" at the northerly intersection of Silver View Lane and Diamond Way Drive ± 1 foot north of curb line in center of curve.
N= 7,018,063.113; E= 2,609533.682; Elevation= 600.48'

COR-9: Brass disk stamped "City of Rockwall Survey Monument" on the south side of Discovery Boulevard at the southeaster corner of curb inlet ± 180 feet east intersection of Discovery/Corporate.
N= 7,020,550.132; E= 2,607,463.893; Elevation= 595.63'

9) Zoning: Commercial (C) District

10) Base Flood Elevation information per FEMA GIS, FIRM Panel #48397C0045L.

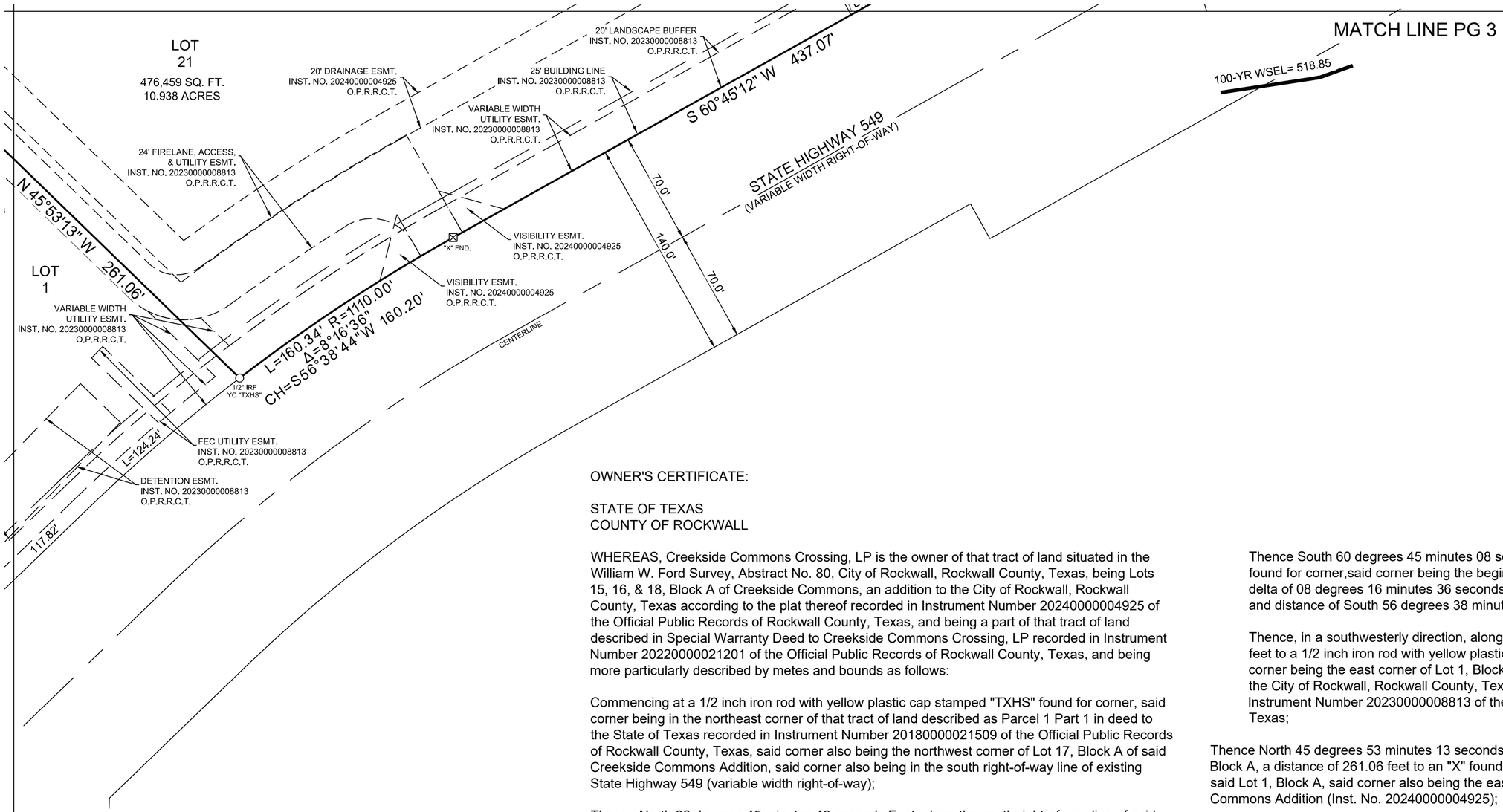
11) All Visibility Easements are 30'x30' unless otherwise noted.

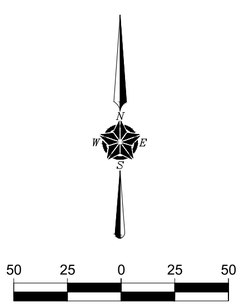
12) WSEL information based upon Floodplain / Detention Study NDMCE No. 23-014 by Nathan D. Maier Consulting Engineers, Inc. completed December of 2023.

MATCH LINE PG 5

CASE #

DATE: 1/12/2026 / JOB # 2501679-1 / SCALE= 1" = 50' / DRAWN: JACOB





MATCH LINE PG 4

OWNER'S CERTIFICATE:

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, Creekside Commons Crossing, LP is the owner of that tract of land situated in the William W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, being Lots 15, 16, & 18, Block A of Creekside Commons, an addition to the City of Rockwall, Rockwall County, Texas according to the plat thereof recorded in Instrument Number 20240000004925 of the Official Public Records of Rockwall County, Texas, and being a part of that tract of land described in Special Warranty Deed to Creekside Commons Crossing, LP recorded in Instrument Number 20220000021201 of the Official Public Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

Commencing at a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" found for corner, said corner being in the northeast corner of that tract of land described as Parcel 1 Part 1 in deed to the State of Texas recorded in Instrument Number 20180000021509 of the Official Public Records of Rockwall County, Texas, said corner also being the northwest corner of Lot 17, Block A of said Creekside Commons Addition, said corner also being in the south right-of-way line of existing State Highway 549 (variable width right-of-way);

Thence North 88 degrees 45 minutes 13 seconds East, along the south right-of-way line of said existing State Highway 549, a distance of 491.43 feet to an "X" found for corner, said corner being the northeast corner of said Lot 17, Block A, said corner being the POINT OF BEGINNING;

Thence North 88 degrees 45 minutes 13 seconds East, along the south right-of-way line of said existing State Highway 549, a distance of 1,358.95 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner, said corner being the northwest corner of that tract of land described as Parcel 1 Part 2 in deed to the State of Texas recorded in Instrument Number 20180000021509 of the Official Public Records of Rockwall County, Texas, said corner also being the most northerly northeast corner of said Lot 18, Block A, said corner also being in a northwest right-of-way line of new State Highway 549 (variable width right-of-way);

Thence, along the northwest line of said State of Texas Parcel 1 Part 2 tract and along the northwest line of said new State Highway 549, the following courses and distances:

Thence South 33 degrees 19 minutes 17 seconds East, a distance of 114.68 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" found for corner, said corner being the beginning of a non-tangent curve to the right, having a delta of 04 degrees 03 minutes 19 seconds, a radius of 1,155.00 feet and a chord bearing and distance of South 58 degrees 43 minutes 21 seconds West, 81.73 feet;

Thence, in a southwesterly direction, along said curve to the right, an arc length of 81.75 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner;

Thence South 60 degrees 46 minutes 14 seconds West, a distance of 382.65 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" found for corner;

Thence South 29 degrees 29 minutes 58 seconds East, a distance of 25.09 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" found for corner;

Thence South 60 degrees 45 minutes 08 seconds West, a distance of 437.07 feet to a "X" found for corner,said corner being the beginning of a non-tangent curve to the left, having a delta of 08 degrees 16 minutes 36 seconds, a radius of 1,110.00 feet and a chord bearing and distance of South 56 degrees 38 minutes 44 seconds West, 160.20 feet;

Thence, in a southwesterly direction, along said curve to the left, an arc length of 160.34 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" found for corner, said corner being the east corner of Lot 1, Block A of said Creekside Commons, an addition to the City of Rockwall, Rockwall County, Texas according to the plat thereof recorded in Instrument Number 20230000008813 of the Official Public Records of Rockwall County, Texas;

Thence North 45 degrees 53 minutes 13 seconds West, along the northeast line of said Lot 1, Block A, a distance of 261.06 feet to an "X" found for corner, said corner being the north corner of said Lot 1, Block A, said corner also being the east corner of Lot 14, Block A of said Creekside Commons Addition (Inst. No. 20240000004925);

Thence North 45 degrees 51 minutes 55 seconds West, along the northeast line of said Lot 14, Block A, a distance of 202.16 feet to an "X" found for corner, said corner being the north corner of said Lot 14, Block A;

Thence South 44 degrees 06 minutes 48 seconds West, along the northwest line of said Lot 14, Block A, a distance of 269.61 feet to a 1/2 inch iron rod with cap stamped "SUMMIT" found for corner, said corner being the west corner of said Lot 14, Block A, said corner also being in the northeast line of said State of Texas Parcel 1 Part 1 tract;

Thence North 45 degrees 52 minutes 18 seconds West, along a northeast line of said State of Texas Parcel 1 Part 1 tract, a distance of 228.23 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" found for corner, said corner being the south corner of said Lot 17, Block A;

Thence North 44 degrees 08 minutes 20 seconds East, along the southeast line of said Lot 17, Block A, a distance of 269.64 feet to an "X" found for corner, said corner being the east corner of said Lot 17, Block A;

Thence North 45 degrees 51 minutes 55 seconds West, along the easterly line of said Lot 17, Block A, a distance of 22.85 feet to an "X" found for corner;

Thence North 01 degrees 07 minutes 51 seconds West, along the easterly line of said Lot 17, Block A, a distance of 121.80 feet to the POINT OF BEGINNING and containing 578,731 square feet or 13.286 acres of land.

OWNER'S DEDICATION:

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 CREEKSIDE COMMONS ADDITION subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the CREEKSIDE COMMONS ADDITION 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 purposes of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

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

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

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

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

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

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

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

Creekside Commons Crossing, LP

_____
Jassem Setayesh
President/CEO

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared Jassem Setayesh, a Texas limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2026.

_____
Notary Signature

SURVEYORS CERTIFICATE:

I, J. R. January, 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.

_____
J. R. January, R.P.L.S. No. 5382

APPROVED: I hereby certify that the above and foregoing Subdivision Plat was reviewed by the Planning and Zoning Commission and approved by the City Council of the City of Rockwall, Texas for the preparation of a Final Plat on the _____ day of _____, 2026.

_____ _____
Mayor of the City of Rockwall

_____
Planning and Zoning Chairman

_____ _____
City Secretary

_____
City Engineer

ENGINEER
THE DIMENSION GROUP
10755 SANDILL ROAD
DALLAS, TEXAS 75238
attn: KEATON MAI

OWNER
CREEKSIDE COMMONS CROSSING, LP
10755 SANDHILL ROAD
DALLAS, TEXAS 75238

SURVEYOR
TEXAS HERITAGE SURVEYING, LLC
10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com
Firm No. 10169300

FINAL PLAT
LOTS 19-21, BLOCK A
CREEKSIDE COMMONS ADDITION
BEING A REPLAT OF
LOTS 15, 16, & 18, BLOCK A,
CREEKSIDE COMMONS ADDITION
BEING 3 LOTS
13.286 ACRES / 578,731 SF
SITUATED IN THE
W. W. FORD SURVEY, ABSTRACT NO. 80
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CASE #

DATE: 1/12/2026 / JOB # 2501679-1 / SCALE= 1" = 50' / DRAWN: JACOB

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:	February 2, 2026
APPLICANT:	Michael G. Tresp*; HH Architects*
CASE NUMBER:	Z2025-075; *Zoning Change from Single-Family 7 (SF-7) District, Single Family 10 (SF-10) District and General Retail (GR) District to a Planned Development (PD) District for General Retail (GR) District Land Uses*

SUMMARY

Hold a public hearing to discuss and consider a request by Michael G. Tresp of HH Architects on behalf of Kyle Cavin of First Baptist Church Rockwall for the approval of a *Zoning Change* from a Single-Family 7 (SF-7) District, Single-Family 10 (SF-10) District, and General Retail (GR) District to a Planned Development District for limited General Retail (GR) District land uses on a 11.155-acre tract of land identified as Block A & 129 of the B. F. Boydston Addition and Lot 1, Block A, First Baptist Church Addition, Phase 3, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, Single-Family 10 (SF-10) District, and General Retail (GR) District, addressed as 602-610 S. Goliad Street [*SH-205*] and 103-127 Kenway Drive, and take any action necessary.

BACKGROUND

Historical maps, including the 1934 Sanborn Maps, indicate that the property was annexed prior to 1934. According to the City's *Historic Zoning Maps*, the property was zoned Single-Family 3 (SF-3) District, Single-Family 2 (SF-2) District, and General Retail (GR) District as of January 3, 1972. Sometime between January 3, 1972 and May 16, 1983, the subject property was rezoned to Single-Family 7 (SF-7) District, Single-Family 10 (SF-10) District, and General Retail (GR) District. According to the Rockwall Central Appraisal District (RCAD), the subject property is developed with a a 1,624 SF metal building constructed in 1978, a 14,600 SF *Church/House of Worship* constructed in 1983, an 11,200 SF *Church/House of Worship* constructed in 1983, a 12,000 SF educational building constructed in 1992, and a 27,503 SF *Church/House of Worship* constructed in 1999. On June 4, 1990, the City Council approved a Conditional Use Permit (CUP) [*Case No. PZ1990-011-01*], Site Plan [*Case No. PZ1990-011-02*] and Final Plat [*Case No. PZ1990-011-03*] for an existing *Chruch/House of Worship*.



FIGURE 1: 1934 SANBORN MAPS

PURPOSE

On December 12, 2025, the applicant -- *Michael G. Tresp of HH Architects* -- submitted an application requesting to change the zoning of the subject property from a Single-Family 7 (SF-7) District, Single-Family 10 (SF-10) District and General Retail (GR) District to a Planned Development District for General Retail (GR) District land uses.

ADJACENT LAND USES AND ACCESS

The subject property is located at 602-610 S. Goliad Street [*SH-205*] and 103-127 Kenway Drive. The land uses adjacent to the subject property are as follows:

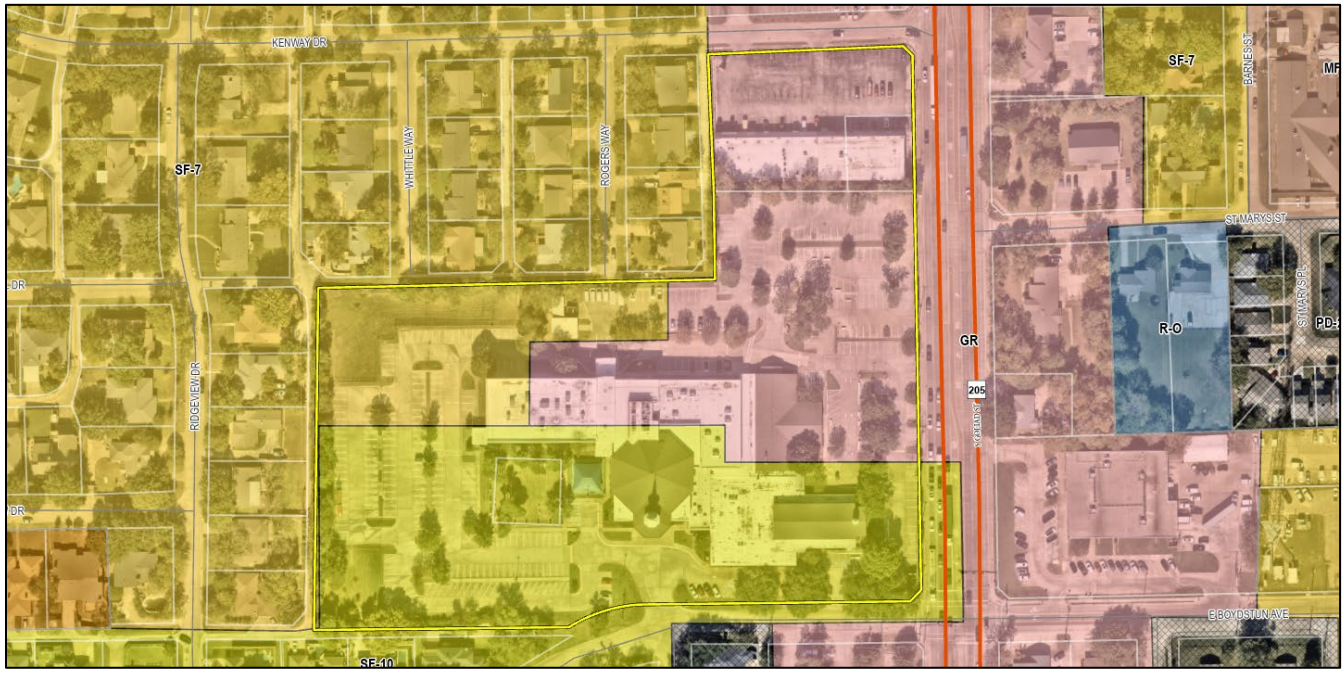
North: Directly north of the subject property is Kenway Drive, which is identified as a R2 (*i.e. residential, two (2) lane, undivided roadway)* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 0.8161-acre parcel of land (*i.e. Lot 1, Block A, Kenway Addition*) developed with a commercial/retail shopping center and zoned General Retail (GR) District. Beyond that is a 0.69-acre parcel of land (*i.e. a lot within the Roca Villa Subdivision*), which is developed with a *Private Club* (*i.e. Rockwall Rotary Club*) and zoned Downtown (DT) District. Beyond this is a Lake Meadows Drive, 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.

South: Directly south of the subject property is Boydstun Avenue, which is identified as a R2 (*i.e. residential, two (2) lane, undivided roadway)* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 1.92-acre parcel of land (*i.e. Lot 2, Block 1, Goliad Place Addition*) which is developed with a *Church/House of Worship* and zoned General Retail (GR) District. Beyond that is W. Ross Street, which is identified as a R2 (*i.e. residential, two (2) Lane, undivided Roadway)* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property is S. Goliad Street [*SH-205*], which is identified as a P6D (*i.e. principal arterial, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 2.153-acre parcel of land (*i.e. Lot 1, Block A, Rockwall Main Post Office*) developed with a *Local Post Office* and zoned General Retail (GR) District. Beyond that is a 0.732-acre parcel of land (*i.e. Lot 1, Block A, Central Fire Station*) developed with a *Government Facility* and zoned Single-Family 7 (SF-7) District. Beyond this is S Fannin Street which is identified as a R2 (*i.e. residential, two (2) lane, undivided roadway)* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

West: Directly west of the subject property is Ridgeview Subdivision which consists of 58 residential lots. This subdivision was incorporated in 1964 and zoned Single-Family 7 (SF-7) District. Beyond this is the Stonebridge Meadows Phase 3 Subdivision which consists of 13 residential lots. This subdivision was incorporated in 1977 and is zoned Single Family 7 (SF-7) District. Beyond that is the Stonebridge Meadows Phase 5 Subdivision which consists of 72 residential lots. This subdivision was incorporated in 1978 and is zoned Single Family 10 (SF-10). Beyond this is a large parcel of land owned by the City of Rockwall zoned Agricultural (AG) District developed with a Public Park (*i.e. SH-66 Boat Ramp*). Beyond that is Lake Ray Hubbard and the corporate limits of the City of Rockwall.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



CONFORMANCE TO CITY'S CODES

The proposed zoning change to a Planned Development (PD) District establishes a customized regulatory framework that is intended to govern the continued development and expansion of an existing *Church/House of Worship* campus while maintaining compatibility with the surrounding land uses. The submitted concept plan and conceptual building elevations illustrate the proposed demolition of the Kenway Retail Center located on the northern portion of the Planned Development District area. The Kenway Retail Center is a legally nonconforming shopping center. Within the Planned Development District, the applicant proposes construction of a parking garage at this location. In addition, the applicant proposes an expansion of the existing sanctuary building to accommodate adult education classrooms. This portion of the expansion would be four (4) stories in height and is intended to support the operational needs of the existing *Church/House of Worship* campus.

According to Subsection 02.02(C), *Institutional and Community Service Land Uses*, of Article 13, *Definitions*, of the Unified Development Code (UDC), a *Church/House of Worship* is defined as "(a) facility or area primarily used for religious gatherings, ceremonies, and worship services. It typically includes a sanctuary or worship hall, administrative offices, classrooms for religious education, and often ancillary facilities such as a fellowship hall, kitchen, and parking lot. These facilities serve as places for spiritual practice, community gatherings, and religious observance for adherents of a particular faith or denomination." In this case, the applicant's proposed use falls under this classification. Staff should point out that there is currently an existing *Church/House of Worship* already located on the subject property constructed in 1978.

The subject property is currently zoned Single-Family 7 (SF-7) District, Single-Family 10 (SF-10) District and General Retail (GR) District. According to the *Land Use Schedule* within the Unified Development Code (UDC), the *Church/House of Worship* land use is permitted by Specific Use Permit (SUP) in the Single-Family 7 (SF-7) District, Single-Family 10 (SF-10) District, and General Retail (GR) District. Given this, the applicant is requesting to change the zoning from Single-Family 7 (SF-7) District, Single-Family 10 (SF-10) District and General Retail (GR) District to a Planned Development District for General Retail (GR) District land uses, where a *Church/House of Worship* and its accessory uses are permitted *by-right*.

The draft Planned Development ordinance limits permitted by-right land uses to a narrowly defined set, including *Cemetery*, *Church/House of Worship*, *Commercial Parking Garage*, and a small-scale *restaurant use without drive-through or drive-in.* Additional accessory and institutional uses, such as *daycare facilities* and *storage buildings*, would remain subject to approval through the Specific Use Permit (SUP) process, consistent with the Unified Development Code's (UDC's) discretionary review framework. This approach ensures that land uses remain compatible with adjacent residential neighborhoods while allowing flexibility for the operational needs of the church campus.

Parking for the existing and proposed facilities has been evaluated in accordance with the applicable parking ratios located in Table 5, *Parking Requirement Schedule*, of Article 06, *Parking and Loading*, of the Unified Development Code (UDC). The existing sanctuary requires one (1) parking space per four (4) seats, which results in a requirement of approximately 242 parking spaces based on a total of 965 seats. The existing children's building is required to provide one (1) parking space per 300 square feet of floor area, which equates to approximately 120 parking spaces based on an estimated 36,000 square feet. The proposed adult education expansion is subject to a parking requirement of one (1) space per five (5) seats, based on the 474 seats this will result in a parking requirement of approximately 95 parking spaces. Collectively, these uses generate an overall parking demand of approximately 457 spaces. The proposed site plan depicts a total of 990 parking spaces upon full buildout of the site, which exceeds the minimum parking required. This will be further evaluated for compliance at the time of site plan or amended site plan review. Of the 990 parking spaces shown on the proposed site plan at full buildout, 331 spaces are proposed to be accommodated within a structured parking garage. Pursuant to the Downtown District standards, parking garages adjacent to a public street are required to be setback a minimum of 50-feet from the property line adjacent to the public right-of-way in accordance with Subsection 04.07, *Parking Garages*, of Article 05 of the *Unified Development Code (UDC)*. While the applicant was unable to meet the full 50-foot setback requirement, a 20-foot setback has been provided along both S. Goliad Street and and Kenway Drive. To help mitigate this reduction in setback, staff recommended that the applicant enhance the parking garage to maintain architectural consistency with the existing facility and help conceal the visibility of the parking garage from S. Goliad Street [*SH-205*]. The applicant has incorporated these design modifications and has given the parking garage the appearance of an office building in accordance with staff's suggestion.

With respect to dimensional and development standards, the ordinance establishes a clear set of density, setback, height, lot coverage, and landscaping requirements that either mirror or modify the underlying General Retail (GR) District standards as

permitted by the UDC. Notably, the ordinance allows a maximum building height of 65-feet, with the existing steeple permitted to extend up to 120 feet by-right as depicted in *Exhibit 'C'* of the draft ordinance and any additional height beyond 65-feet will require approval of a Specific Use Permit (SUP). These provisions are intended to acknowledge the architectural and symbolic characteristics of religious structures while retaining City oversight for future vertical expansion. A summary of the proposed density and dimensional requirements is as follows:

TABLE 1: DENSITY AND DIMENSIONAL REQUIREMENTS

MINIMUM LOT WIDTH	60'
MINIMUM LOT DEPTH	100'
MINIMUM LOT AREA	6,000 SF
MINIMUM FRONT YARD SETBACK [1]	50'
MINIMUM SIDE YARD SETBACK	10'
MINIMUM REAR OR SIDE YARD SETBACK (ADJACENT TO A STREET)	20'
MINIMUM REAR YARD SETBACK [2]	20'
MINIMUM DISTANCE BETWEEN BUILDINGS [3]	20'
MAXIMUM BUILDING HEIGHT [4]	65'
MAXIMUM LOT COVERAGE	40%
MINIMUM REQUIRED LANDSCAPING	20%

GENERAL NOTES:

[1]: THE LOCATION OF THE FRONT YARD BUILDING SETBACK AS MEASURED FROM THE FRONT PROPERTY LINE ADJACENT TO RIGHT-OF-WAY.

[2]: THE LOCATION OF THE REAR YARD BUILDING SETBACK AS MEASURED FROM THE REAR PROPERTY LINE.

[3]: ZERO (0) FEET WITH A FIRE-RATED WALL.

[4]: BUILDING HEIGHT MAY BE INCREASED UP TO 120-FEET IF APPROVED THROUGH A SPECIFIC USE PERMIT (SUP) BY THE PLANNING AND ZONING COMMISSION AND CITY COUNCIL; HOWEVER, THE EXISTING STEEPLE CAN EXTEND UP TO 120-FEET IN HEIGHT BY-RIGHT AS DEPICTED IN *EXHIBIT 'C'* OF THIS ORDINANCE.

The ordinance further incorporates residential adjacency standards, architectural review requirements, and enhanced landscape buffer provisions that exceed the minimum standards established by the Unified Development Code (UDC), particularly along Kenway Drive and S. Goliad Street (SH-205). These requirements are intended to mitigate visual and operational impacts on adjacent residential areas and public rights-of-way and will be reviewed at the time of *Site Plan* by the Architectural Review Board (ARB) and Planning and Zoning Commission to ensure compliance with the City's adopted design and development criteria. In summary, the proposed Planned Development District is structured to conform with the Unified Development Code (UDC) by establishing site-specific standards that regulate land use, building form, height, landscaping, and compatibility while allowing for the continued function and expansion of the existing *Church/House of Worship* campus. With all that being said, a zoning change is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

According to the OURHometown Vision 2040 Comprehensive Plan, the subject property is designated for *Low Density Residential* land uses and is situated within the *Downtown District*. The *Downtown District*, is "…the cultural heart of the community and embodies the small-town atmosphere that is characteristic of the City of Rockwall. Being the original town area, this district is significantly developed and contains the City's oldest residential and commercial buildings. This district also includes the City's Old Town Rockwall (OTR) Historic District, which is composed of housing that dates back to the late 1800's." Currently, the subject property is designated for *Quasi-Public* and *Commercial/Retail* land uses. The *Quasi-Public* land use designation is for land uses that are operated by a private non-profit educational, religious, recreational, charitable, or medical institution having the purpose primarily of serving the general public. The *Commercial/Retail* land use category is characterized by single to multi-tenant commercial centers along major arterials at key intersections. These areas are typically considered to be convenience shopping centers and service land uses adjacent residential subdivisions. Based on this, the proposed zoning change will require the City Council to amend the Future Land Use Map from a *Commercial/Retail* land use designation to a *Quasi-Public* land use for uniformity. This has been added to the *Conditions of Approval* for this case.

STAFF ANALYSIS

The proposed Planned Development District is intended to consolidate zoning regulations across a long-established *Church/House of Worship* campus and provide regulatory clarity for future development while maintaining compatibility with adjacent residential and commercial uses. The existing zoning framework, which includes multiple underlying zoning districts, does not fully reflect the established institutional use of the property. The Planned Development District formally recognizes the *Church/House of Worship* as a permitted land use and establishes site-specific standards governing land use, building height, setbacks, landscaping, and architectural design. Permitted uses are limited primarily to institutional functions, with ancillary uses either restricted in scale or subject to discretionary review through the Specific Use Permit (SUP) process.

The ordinance includes development standards intended to mitigate potential impacts on surrounding neighborhoods, including enhanced landscaping, residential buffering, and architectural requirements. Building height provisions allow flexibility for religious architecture while maintaining City oversight for future vertical expansion. All new development and expansions will remain subject to *Site Plan* review, and recommendations by the Architectural Review Board (ARB), with approval by the Planning and Zoning Commission required to ensure consistency with the existing campus and surrounding land uses.

Overall, the proposed zoning change establishes a Planned Development District that provides a structured and predictable regulatory framework for an existing institutional use. While the request appears to generally conform to the Unified Development Code (UDC) and Comprehensive Plan, zoning is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On December 17, 2025, staff mailed 222 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Bent Creek Condos, Highridge Estates, and Stonebridge Meadows Homeowner's Associations (HOAs), which were the only Homeowner's Associations (HOAs) or Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff has received one (1) notice in opposition of the applicants request, and one (1) notice in favor of the applicant's request.

CONDITIONS OF APPROVAL

If the City Council chooses to approve of the applicant's request to rezone the subject property from a Single-Family 7 (SF-7) District, Single Family 10 (SF-10) District and General Retail (GR) District to a Panned Development (PD) District for General Retail (GR) District land uses, then staff would propose the following conditions of approval:

(1) All staff comments provided to the applicant must be addressed prior to the submittal of engineering plans;

(2) By approving this zoning change, the City Council will effectively be approving changes to the Comprehensive Plan and Future Land Use Map. Specifically, this will change the designation of the subject property from a *Commercial/Retail* designation to a *Quasi-Public* designation; and,

(3) The applicant shall be responsible for maintaining compliance with the Planned Development District ordinance; and

(4) 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 January 27, 2026, the Planning and Zoning Commission approved a motion to recommend approval of the *Zoning Change* by a vote of 5-0, with Commissioner Conway and Brock 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	610 S. Goliad Street Rockwall, Texas 75087				
SUBDIVISION	First Baptist Church Rockwall addition	LOT	1	BLOCK	A
GENERAL LOCATION	610 S. Goliad Street Rockwall, Texas 75087				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	SF7, SF10, and GR		CURRENT USE	CHURCH, CEMETERY, GENERAL RETAIL	
PROPOSED ZONING	PD		PROPOSED USE	SEE ATTACHED LETTER	
ACREAGE	11.155	LOTS [CURRENT]	4	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	First Baptist Church Rockwall	☒ APPLICANT	HH Architects
CONTACT PERSON	Kyle Cavin	CONTACT PERSON	Michael G. Tresp
ADDRESS	610 Goliad Street	ADDRESS	2221 Lakeside Blvd.
CITY, STATE & ZIP	[redacted]	CITY, STATE & ZIP	[redacted]
PHONE		PHONE	
E-MAIL		E-MAIL	

NOTARY VERIFICATION [REQUIRED]

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

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

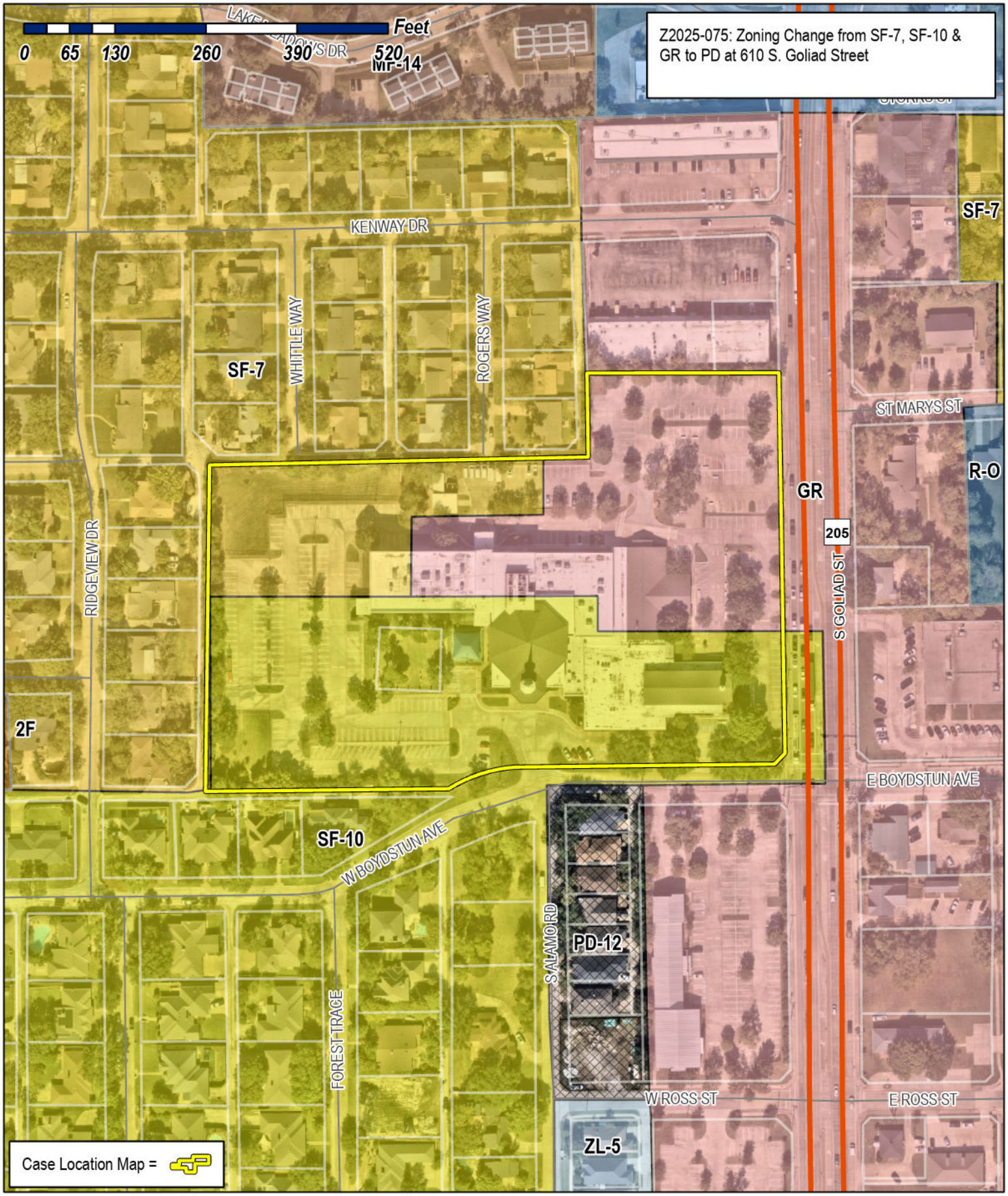
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 3rd *DAY OF* December *20*25

OWNER'S SIGNATURE Kyle A. Cavin

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Donald H. French

DONALD H. FRENCH
Notary Public, State of Texas
Comm. Expires 08-05-2029
Notary ID 125275913

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.

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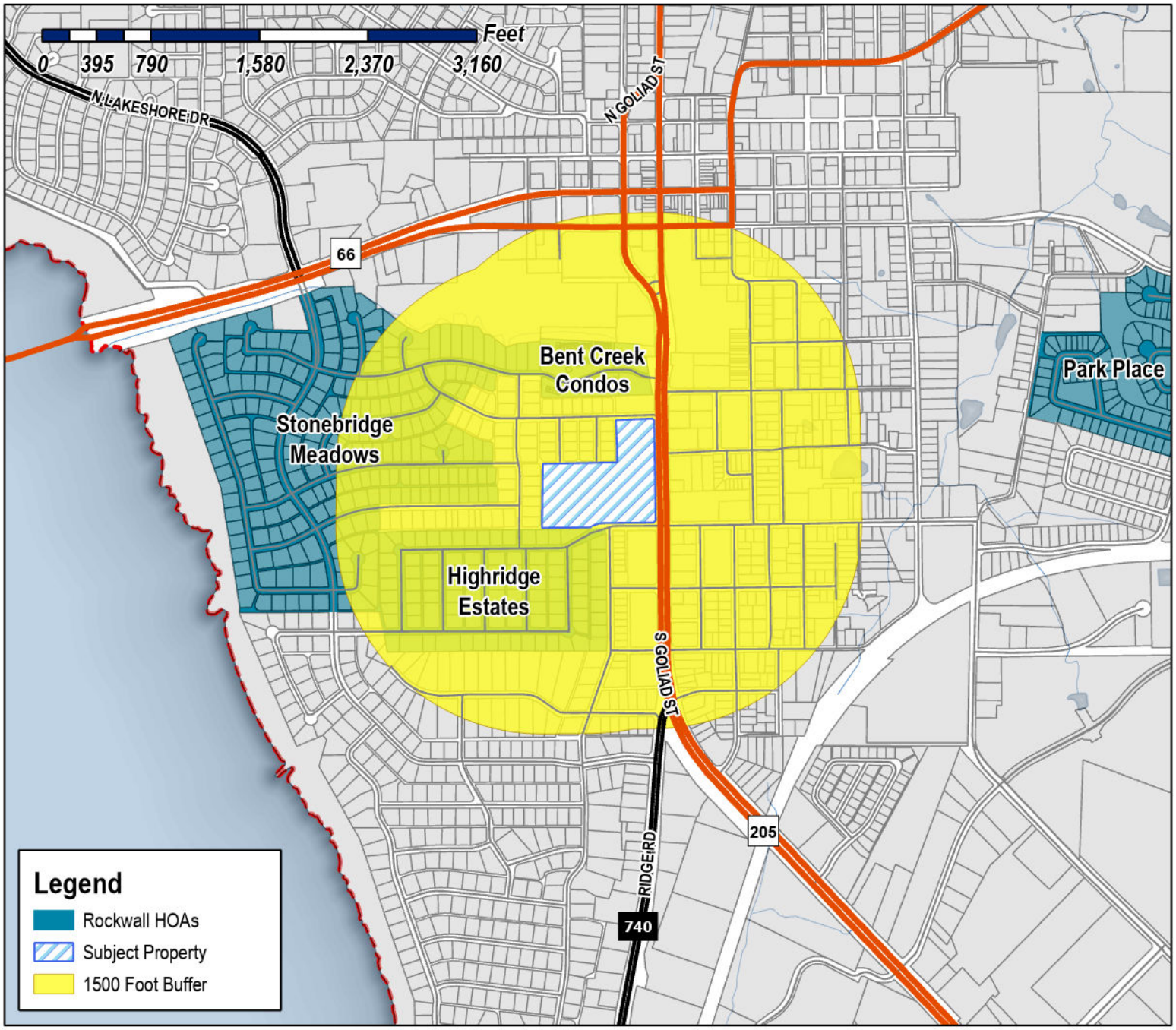
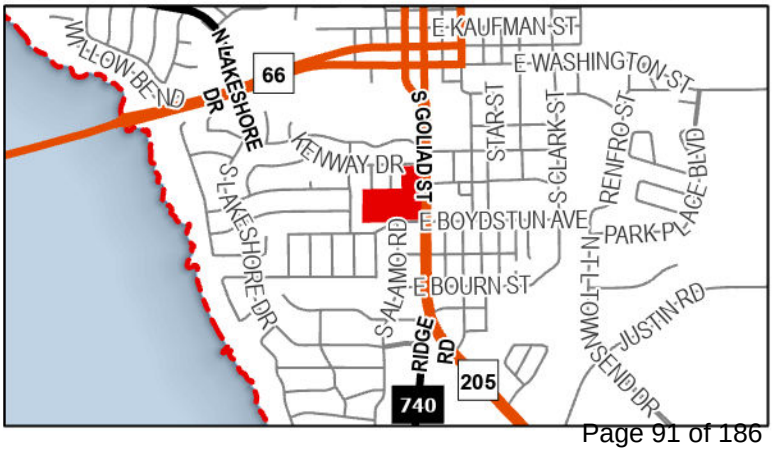


Case Number: Z2025-075
Case Name: Zoning Change from SF-7, SF-10 & GR to PD
Case Type: Zoning
Zoning: Single-Family 7 (SF-7) District, Single-Family 10 (SF-10) District and General Retail (GR) District
Case Address: 610 S. Goliad Street
Date Saved: 12/16/2025

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



From: Zavala, Melanie
Cc: Miller, Ryan; Lee, Henry; Ross, Bethany; Guevara, Angelica
Subject: Neighborhood Notification Program [Z2025-075]
Date: Wednesday, December 17, 2025 1:20:26 PM
Attachments: Public Notice (12.16.2025).pdf
HOA Map (12.16.2025).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, December 19, 2025. The Planning and Zoning Commission will hold a public hearing on Tuesday, January 13, 2026 at 6:00 PM, and the City Council will hold a public hearing on Tuesday, January 20, 2026 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.

Z2025-075: Zoning Change from SF-7, SF-10 and GR to PD

Hold a public hearing to discuss and consider a request by Michael G. Tresp of HH Architects on behalf of Kyle Cavin of First Baptist Church Rockwall for the approval of a Zoning Change from a Single-Family 7 (SF-7) District, Single-Family 10 (SF-10) District, and General Retail (GR) District to a Planned Development District for limited General Retail (GR) District land uses on a 11.155-acre tract of land identified as Block A & 129 of the B. F. Boydston Addition and Lot 1, Block A, First Baptist Church Addition, Phase 3, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, Single-Family 10 (SF-10) District, and General Retail (GR) District, addressed as 602-610 S. Goliad Street [SH-205] and 103-127 Kenway Drive, and take any action necessary.

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

City of Rockwall

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

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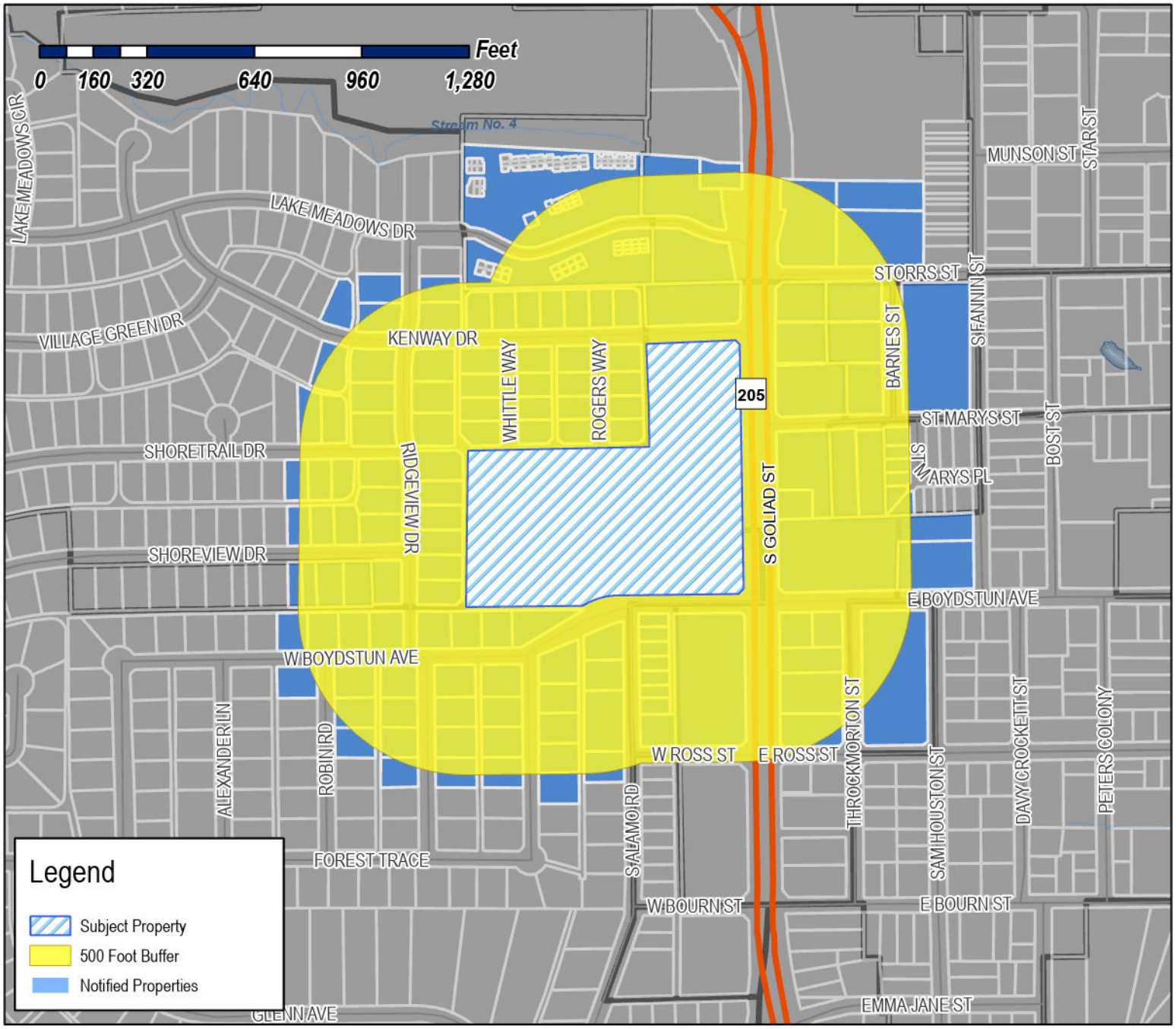

Case Number: Z2025-075
Case Name: Zoning Change from SF-7, SF-10 & GR to PD
Case Type: Zoning
Zoning: Single-Family 7 (SF-7) District, Single-Family 10 (SF-10) District and General Retail (GR) District
Case Address: 610 S. Goliad Street
Date Saved: 12/16/2025
For Questions on this Case Call: (972) 771-7745



BAUMANN HARRY EDWARD
10 WATERS EDGE CT
HEATH, TX 75032

RESIDENT
100 LAKE MEADOWS
ROCKWALL, TX 75087

RESIDENT
101 LAKE MEADOWS DR
ROCKWALL, TX 75087

MORGENSTERN REVOCABLE LIVING TRUST
1018 HUNTERS CREEK DR
ROCKWALL, TX 75087

RESIDENT
102 LAKE MEADOWS DR
ROCKWALL, TX 75087

RESIDENT
103 KENWAY DR
ROCKWALL, TX 75087

RESIDENT
103 LAKE MEADOWS DR
ROCKWALL, TX 75087

RESIDENT
104 LAKE MEADOWS DR
ROCKWALL, TX 75087

RESIDENT
104 E BOYDSTUN AVE
ROCKWALL, TX 75087

RESIDENT
105 LAKE MEADOWS DR
ROCKWALL, TX 75087

RESIDENT
105 ST MARYS
ROCKWALL, TX 75087

ALBRIGHT & HILL PROPERTIES LLC
105 SAINT MARY ST #100
ROCKWALL, TX 75087

RESIDENT
106 LAKE MEADOWS DR
ROCKWALL, TX 75087

RESIDENT
106 ST MARY
ROCKWALL, TX 75087

RESIDENT
107 LAKE MEADOWS DR
ROCKWALL, TX 75087

RESIDENT
108 LAKE MEADOWS DR
ROCKWALL, TX 75087

RESIDENT
108 ST MARY
ROCKWALL, TX 75087

FIRST BAPTIST CHURCH OF ROCKWALL
108 W ROSS ST
ROCKWALL, TX 75087

EGAN ASHLEY LINDLEY
109 SAINT MARY ST
ROCKWALL, TX 75087

EGAN ASHLEY
109 ST MARYS STREET
ROCKWALL, TX 75087

RESIDENT
111 LAKE MEADOWS DR
ROCKWALL, TX 75087

FLEMING LINDA
1116 SQUAW VALLEY
ROCKWALL, TX 75087

RESIDENT
112 LAKE MEADOWS DR
ROCKWALL, TX 75087

RESIDENT
113 LAKE MEADOWS DR
ROCKWALL, TX 75087

RESIDENT
114 LAKE MEADOWS DR
ROCKWALL, TX 75087

RESIDENT
115 LAKE MEADOWS DR
ROCKWALL, TX 75087

RESIDENT
116 LAKE MEADOWS DR
ROCKWALL, TX 75087

ST MATTHIAS OLD CATHOLIC CHURCH
116 KENWAY ST
ROCKWALL, TX 75087

RESIDENT
117 KENWAY DR
ROCKWALL, TX 75087

RESIDENT
117 LAKE MEADOWS DR
ROCKWALL, TX 75087

CLARK TROY & JANICE
13416 COUNTY ROAD 763
NEVADA, TX 75173

CAMPOS BENJAMIN & TRACY
139 WAGON TRAIL
ROCKWALL, TX 75032

ILE HOLDINGS LLC
14800 QUORUM DR STE 510
DALLAS, TX 75254

OTTO IRIS
1502 S 1st St Ste 3
Garland, TX 75040

RADNEY JAMES C
1972 CR 2296
QUINLAN, TX 75474

MOORE ADAM
2008 GALLAGHER ST
DALLAS, TX 75212

RESIDENT
201 LAKE MEADOWS DR
ROCKWALL, TX 75087

RESIDENT
201 STORRS ST
ROCKWALL, TX 75087

RESIDENT
202 LAKE MEADOWS DR
ROCKWALL, TX 75087

BARNHILL BARNEY M
202 DARTBROOK
ROCKWALL, TX 75087

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

RUESS JOHN CHARLES & KATHY LEA
202 W BOYDSTUN ST
ROCKWALL, TX 75087

LEOM LLC
2022 LONDONDERRY DR
ALLEN, TX 75013

MOORE GLEN & JACKIE
2026 SUNNY CIR
ROCKWALL, TX 75032

RESIDENT
203 LAKE MEADOWS DR
ROCKWALL, TX 75087

RESIDENT
204 KENWAY DR
ROCKWALL, TX 75087

RESIDENT
204 LAKE MEADOWS DR
ROCKWALL, TX 75087

FALONE MARY ELLEN
204 ST MARYS PL
ROCKWALL, TX 75087

VEST JEREMY DEREK
204 W BOYDSTUN AVE
ROCKWALL, TX 75087

NBN COMMERCIAL GROUP LLC
2040 N Belt Line Rd Ste 400
Mesquite, TX 75150

NBN COMMERCIAL GROUP LLC
2040 N Belt Line Rd Ste 400
Mesquite, TX 75150

RESIDENT
205 LAKE MEADOWS DR
ROCKWALL, TX 75087

RESIDENT
205 ST MARYS PL
ROCKWALL, TX 75087

RESIDENT
206 LAKE MEADOWS DR
ROCKWALL, TX 75087

ALBRIGHT DYLAN & CAROLINE ALBRIGHT
206 Kenway St
Rockwall, TX 75087

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

PREDDY REX M AND PATTI S
206 W BOYDSTUN AVE
ROCKWALL, TX 75087

REX AND PATTY PREDDY FAMILY TRUST OF 2011
REX M PREDDY AND PATTI S PREDDY- TRUSTEES
206 WEST BOYDSTUN AVE
ROCKWALL, TX 75087

RESIDENT
207 LAKE MEADOWS DR
ROCKWALL, TX 75087

RESIDENT
208 LAKE MEADOWS DR
ROCKWALL, TX 75087

RESIDENT
208 ST MARYS PL
ROCKWALL, TX 75087

JUSTICE BLAKE AND CHELSEA
208 BOYDSTUN AVE
ROCKWALL, TX 75087

SHARP MYRA
208 KENWAY
ROCKWALL, TX 75087

RESIDENT
210 KENWAY DR
ROCKWALL, TX 75087

RESIDENT
210 ST MARYS PL
ROCKWALL, TX 75087

RESIDENT
211 LAKE MEADOWS DR
ROCKWALL, TX 75087

RESIDENT
212 KENWAY DR
ROCKWALL, TX 75087

RESIDENT
212 LAKE MEADOWS DR
ROCKWALL, TX 75087

RESIDENT
212 ST MARYS PL
ROCKWALL, TX 75087

RESIDENT
213 LAKE MEADOWS DR
ROCKWALL, TX 75087

RESIDENT
214 KENWAY DR
ROCKWALL, TX 75087

RESIDENT
214 LAKE MEADOWS DR
ROCKWALL, TX 75087

RESIDENT
215 LAKE MEADOWS DR
ROCKWALL, TX 75087

RESIDENT
216 LAKE MEADOWS DR
ROCKWALL, TX 75087

RESIDENT
217 LAKE MEADOWS DR
ROCKWALL, TX 75087

BURKETT MARY REBECCA EASON
277 TERRY LN
HEATH, TX 75032

HORN PARTNERS LLC
2829 AUBURN DR
MIDLAND, TX 79705

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

RESIDENT
301 LAKE MEADOWS DR
ROCKWALL, TX 75087

CAVANESS PATRICK
301 SHOREVIEW DRIVE
ROCKWALL, TX 75087

RESIDENT
302 LAKE MEADOWS DR
ROCKWALL, TX 75087

COMPTON HAYDEN AND TAYLOR LOVERA
302 W Boydstun Ave
Rockwall, TX 75087

ZYLKA PROPERTIES LLC
3021 RIDGE ROAD A66
ROCKWALL, TX 75032

RESIDENT
303 & 305 SHOREVIEW DR
ROCKWALL, TX 75087

RESIDENT
303 LAKE MEADOWS DR
ROCKWALL, TX 75087

RESIDENT
304 LAKE MEADOWS DR
ROCKWALL, TX 75087

SMITH MARTHA
304 SHORETRAIL
ROCKWALL, TX 75087

MCCUTCHEON M
304 SHOREVIEW DR
ROCKWALL, TX 75087

HUGHES MICHAEL R AND VALERIE J
304 W BOYDSTUN AVE
ROCKWALL, TX 75087

RESIDENT
305 E BOYDSTUN AVE
ROCKWALL, TX 75087

HAYNES CHARLES
305 SHORETAIL DRIVE
ROCKWALL, TX 75087

EVANS JUDITH JEAN
306 SHORETRAIL DR
ROCKWALL, TX 75087

WIBBERT BOBBIE & DARRYL
306 SHOREVIEW DRIVE
ROCKWALL, TX 75087

HOWARTH ROBERT J AND SUSAN M
306 W BOYDSTUN AVE
ROCKWALL, TX 75087

HOWARTH ROBERT J & SUSAN
306 WEST BOYDSTUN AVE
ROCKWALL, TX 75087

RESIDENT
307 & 309 SHOREVIEW DR
ROCKWALL, TX 75087

NELMS CHRISTOPHER B & PAULA M
307 SHORETRAIL DR
ROCKWALL, TX 75087

BOYDSTON CEMETERY
C/O JOHN R HANEY
308 S FANNIN ST
ROCKWALL, TX 75087

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

TWO REGULAR FELLAS, LLC
3125 RIDGE RD
ROCKWALL, TX 75032

CLARK ALLAN JR
313 NAKOMA DRIVE
ROCKWALL, TX 75087

RESIDENT
314 LAKE MEADOWS DR
ROCKWALL, TX 75087

RESIDENT
315 LAKE MEADOWS DR
ROCKWALL, TX 75087

RESIDENT
316 LAKE MEADOWS DR
ROCKWALL, TX 75087

RESIDENT
317 LAKE MEADOWS DR
ROCKWALL, TX 75087

RESIDENT
401 SHOREVIEW DR
ROCKWALL, TX 75087

KINSER TONI JEANNE
401 KENWAY ST
ROCKWALL, TX 75087

RESIDENT
402 KENWAY DR
ROCKWALL, TX 75087

DAVIS LISA M
402 S GOLIAD ST
ROCKWALL, TX 75087

FISCHER DEEANNA AND
JOSHUA EGE
402 SHOREVIEW DRIVE
ROCKWALL, TX 75087

REEVES SUSAN IRENE
402 W BOYDSTUN AVE
ROCKWALL, TX 75087

RESIDENT
403 SHOREVIEW DR
ROCKWALL, TX 75087

RESIDENT
407 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
408 S GOLIAD
ROCKWALL, TX 75087

MAYHEW CARLA AND ROBERT
409 RIDGEVIEW DR
ROCKWALL, TX 75087

LAMBOURNE BENJAMIN M
410 RIDGEVIEW DRIVE
ROCKWALL, TX 75087

HAPTONSTALL MARIAN
411 RIDGEVIEW DR
ROCKWALL, TX 75087

HARVEY MARK P
412 RIDGEVIEW DR
ROCKWALL, TX 75087

HEGAR RANDY & STEPHANIE
4513 LAKEPOINTE AVE
ROWLETT, TX 75088

RESIDENT
501 RIDGEVIEW DR
ROCKWALL, TX 75087

RESIDENT
501 ROGERS WAY
ROCKWALL, TX 75087

RIDDELL SHANNON MCCORD
501 S GOLIAD
ROCKWALL, TX 75087

BACON ROY
501 WHITTLE WAY
ROCKWALL, TX 75087

RESIDENT
502 ROGERS WAY
ROCKWALL, TX 75087

WILSON LINDA S
502 Ridgeview Dr
Rockwall, TX 75087

SPANN BROOKE LAUREN
502 WHITTLE WAY
ROCKWALL, TX 75087

RESIDENT
503 RIDGEVIEW DR
ROCKWALL, TX 75087

RESIDENT
503 ROGERS WAY
ROCKWALL, TX 75087

GLATZER JASON ROBERT ERIC
503 SHOREVIEW DR
ROCKWALL, TX 75087

SAINT JOSEPH BUILDING LLC
503 SOUTH GOLIAD
ROCKWALL, TX 75087

WHETSTONE AMANDA J
503 WHITTLE WAY
ROCKWALL, TX 75087

MERRITT CRAIG
504 BARNES ST
ROCKWALL, TX 75087

FERGUSON WILLIAM G & JANIS C
504 RIDGEVIEW DR
ROCKWALL, TX 75087

MAY SARA LU
504 ROGERS WAY
ROCKWALL, TX 75087

YNIGUEZ MANDY
504 Whittle Way
Rockwall, TX 75087

SHELLITO MARYE COLLEEN
505 RIDGEVIEW DR
ROCKWALL, TX 0

TREJO MARICELA MANRIQUEZ
505 ROGERS WAY
ROCKWALL, TX 75087

LYONS GEOFFREY C
505 WHITTLE WAY
ROCKWALL, TX 75087

RESIDENT
506 RIDGEVIEW DR
ROCKWALL, TX 75087

RESIDENT
506 ROGERS WAY
ROCKWALL, TX 75087

RESIDENT
506 WHITTLE WAY
ROCKWALL, TX 75087

BAXTER C STEPHEN AND SHAWN RENAE
506 BARNES STREET
ROCKWALL, TX 75087

RESIDENT
507 WHITTLE WAY
ROCKWALL, TX 75087

MOORE ANTHONY J & NANCY P
507 RIDGEVIEW DR
ROCKWALL, TX 75087

HUETTER DAVID AND DONNA
507 ROGERS WAY
ROCKWALL, TX 75087

RESIDENT
508 ROGERS WAY
ROCKWALL, TX 75087

RESIDENT
508 WHITTLE WAY
ROCKWALL, TX 75087

MANNING LISA BLYTHE
508 RIDGEVIEW DR
ROCKWALL, TX 75087

RESIDENT
509 RIDGEVIEW DR
ROCKWALL, TX 75087

MENDEZ RICHARD STEVEN
510 RIDGEVIEW DR
ROCKWALL, TX 75087

TURNER JUDY A
511 RIDGEVIEW DRIVE
ROCKWALL, TX 75087

HOGUE NEVA MAE
513 RIDGEVIEW DR
ROCKWALL, TX 75087

RESIDENT
515 RIDGEVIEW DR
ROCKWALL, TX 75087

ROGGE CONNIE PENNINGTON
517 RIDGEVIEW DR
ROCKWALL, TX 75087

PARKS TODD & DENISE
5214 Berget Dr
Amarillo, TX 79106

TABOR VENTURES, LLC
525 SHOREVIEW DR
ROCKWALL, TX 75087

PHILLIPS SHEILA NEVENE
560 LUCAS LN
LAVON, TX 75166

STAR BORROWER SFR4 LP
591 W PUTNAM AVE
GREENWICH, CT 6830

RESIDENT
602 S GOLIAD ST
ROCKWALL, TX 75087

RESIDENT
602 S GOLIAD ST
ROCKWALL, TX 75087

RESIDENT
603 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
607 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
609 S GOLIAD
ROCKWALL, TX 75087

NEWSOM VENTURES, LLC
609 S GOLIAD STREET UNIT 1663
ROCKWALL, TX 75087

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

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

NEXT ROCKWALL REALTY LLC
6444 N Ridgeway Ave
Lincolnwood, IL 60712

THE SCUDDER FAMILY LIVING TRUST
664 Sorita Cir
Heath, TX 75032

THE SCUDDER FAMILY LIVING TRUST
664 Sorita Cir
Heath, TX 75032

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

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

2025 D REED REVOCABLE TRUST
DARLENE PIERSON REED - TRUSTEE
701 S ALAMO RD
ROCKWALL, TX 75087

RESIDENT
702 S ALAMO RD
ROCKWALL, TX 75087

CRESPO DENYS AND HALEY
703 FOREST TRACE
ROCKWALL, TX 75087

JOHNSON ROBERT M AND CATHY
703 RIDGEVIEW DRIVE
ROCKWALL, TX 75087

BARTON HEIDI C
703 Robin Dr
Rockwall, TX 75087

RESIDENT
703 S ALAMO RD
ROCKWALL, TX 75087

RESIDENT
703 S GOLIAD
ROCKWALL, TX 75087

FREED SARAH
704 FOREST TRACE
ROCKWALL, TX 75087

PASSON BRETT A & LAURIE J
704 RIDGEVIEW DR
ROCKWALL, TX 75087

UPTON RHONDA DIANE & CHUCK LYNN
704 ROBIN DR
ROCKWALL, TX 75087

SMITH JERRET R & ALICIA N
704 S ALAMO RD
ROCKWALL, TX 75087

CULLINS JENNIFER L
705 FOREST TRACE
ROCKWALL, TX 75087

SCHLUMPF REVOCABLE TRUST
C/O ROBERT LOUIS AND
705 RIDGEVIEW DR
ROCKWALL, TX 75087

STROMAN ROBERT E & JUDY DANIELS
705 ROBIN RD
ROCKWALL, TX 75087

RESIDENT
705 S ALAMO RD
ROCKWALL, TX 75087

RESIDENT
705 S GOLIAD
ROCKWALL, TX 75087

GREER JOSEPH CARLTON III AND CORI
705 SOUTH GOLIAD STREET
ROCKWALL, TX 75087

KIM LYNN & TODD J MOUNCE
706 FOREST TRACE
ROCKWALL, TX 75087

REYNOLDS MICHAEL EUGENE & FRANCES S
706 RIDGEVIEW DRIVE
ROCKWALL, TX 75087

MILLS CHARLES O
706 S ALAMO RD
ROCKWALL, TX 75087

WRIGHT MELISSA ANN &
DAVID SCOTT
707 FOREST TRCE
ROCKWALL, TX 75087

BRADFORD KENNETH AND LESLIE
707 RIDGEVIEW DR
ROCKWALL, TX 75087

FLOWERS DONALD
707 ROBIN DR
ROCKWALL, TX 75087

RESIDENT
707 S ALAMO RD
ROCKWALL, TX 75087

KELEMEN ANNA V AND
MATTHEW BURBRIDGE
708 FOREST TRACE
ROCKWALL, TX 75087

FLOURA ROSEANN EXECUTOR
708 RIDGEVIEW DR
ROCKWALL, TX 75087

RESIDENT
709 FOREST TRACE
ROCKWALL, TX 75087

FALCON ANN L & LEONARD
709 RIDGEVIEW DR
ROCKWALL, TX 75087

RESIDENT
709 S ALAMO RD
ROCKWALL, TX 75087

RESIDENT
710 RIDGEVIEW DR
ROCKWALL, TX 75087

PERSYN KYLE AND LINDSEY
710 FOREST TRACE
ROCKWALL, TX 75087

BRYANT KRISTI & BRENT
710 S ALAMO ROAD
ROCKWALL, TX 75087

RESIDENT
710 S GOLIAD ST
ROCKWALL, TX 75087

SMITH MARY
711 FOREST TRACE
ROCKWALL, TX 75087

POPP KATHLEEN
711 S ALAMO
ROCKWALL, TX 75087

MILLER FRANK R
711 S GOLIAD ST
ROCKWALL, TX 75087

SHERA DEBORAH K
713 S ALAMO RD
ROCKWALL, TX 75087

RESIDENT
715 S ALAMO RD
ROCKWALL, TX 75087

DCP LAKE MEADOWS DRIVE LLC
C/O DARWIN GERMAN
745 JOHNS WELL COURT
ARGYLE, TX 76226

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

DCP LAKE MEADOWS DRIVE LLC
9901 Valley Ranch Pkwy E Ste 1050
Irving, TX 75063

506 ROGERS WAY, A SERIES OF STARK FAMILY PROPERTIES, LLC
C/O ROBERT STARK 710 AGAPE CIR
ROCKWALL, TX 75087

HOUSING AUTHORITY OF CITY OF ROCKWALL
, 0

WALDROP BUFORD D & KATHERINE A
P. O. BOX 324
ROCKWALL, TX 75087

FYR SFR BORROWER, LLC
P.O. BOX 4090
SCOTTSDALE, AZ 85261

ALLEN DENNY
P.O. BOX 801161
BALCH SPRINGS, TX 75180

SLAUGHTER RICHARD E JR
PO BOX 1717
ROCKWALL, TX 75087

CONFIDENTIAL
PO BOX 1816
ROCKWALL, TX 75087

ROCKWALL ROTARY FOUNDATION
PO BOX 446
ROCKWALL, TX 75087

UNITED STATES POSTAL SERVICES
PO BOX 667160
DALLAS, TX 75266

BRAVATA ROBERT J & WANDA V
512 RIDGEVIEW DR
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:

Z2025-075: Zoning Change from SF-7, SF-10 and GR to PD

Hold a public hearing to discuss and consider a request by Michael G. Tresp of HH Architects on behalf of Kyle Cavin of First Baptist Church Rockwall for the approval of a Zoning Change from a Single-Family 7 (SF-7) District, Single-Family 10 (SF-10) District, and General Retail (GR) District to a Planned Development District for limited General Retail (GR) District land uses on a 11.155-acre tract of land identified as Block A & 129 of the B. F. Boydston Addition and Lot 1, Block A, First Baptist Church Addition, Phase 3, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, Single-Family 10 (SF-10) District, and General Retail (GR) District, addressed as 602-610 S. Goliad Street [SH-205] and 103-127 Kenway Drive, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, January 13 2026 at 6:00 PM*, and the City Council will hold a public hearing on *Tuesday, January 20, 2026 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 *Tuesday, January 20, 2026 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. Z2025-075: Zoning Change from SF-7, SF-10 and GR to PD

Please place a check mark on the appropriate line below:

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

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

Name:

Address:

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

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

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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Z2025-075: Zoning Change from SF-7, SF-10 and GR to PD

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Ryan Miller, AICP
Director of Planning & Zoning

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PLEASE RETURN THE BELOW FORM

Case No. Z2025-075: Zoning Change from SF-7, SF-10 and GR to PD

Please place a check mark on the appropriate line below:

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

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

My neighborhood is already has problems with traffic, drivers use our neighborhood as a pass through to come off Hwy 66 & drive through to get to 740. This all due to our City picking money over Mandatory Rockwall as a lovely town on the lake

Name: Michelle McCutcheon

Address: 304 Shoreview

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 Z2025-075

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 Shawn Blankenship

ADDRESS 711 S Alamo

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

As a neighbor five doors down from their worship center, and NOT being an attendee or member, I can confidently affirm their desire to build the proposed parking garage and additional building. They are a good neighbor and attentive to their neighbors. Though costly, I believe allowing them the parking garage, actually, enhances their impression in the community as opposed to additional parking "lots" and additional cars utilizing street parking. 100% in favor of their request.

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:

ROCKWALL
FIRST BAPTIST

610 South Goliad
Rockwall, Texas 75087
972.771.8459
www.firstrockwall.org

December 3, 2025

Letter of Intent for PD

Please consider this letter of intent for the proposed Planned Development at First Baptist Church of Rockwall.

We anticipate the uses to be Church/House of Worship, Bible studies, childcare during onsite events, serving food kitchen, coffee shop, cemetery and parking garage.

Thanks for your consideration.

Donald H. French

Donald H. French

Business Administrator



PARKING TABULATION

PARKING SPACE TABULATION

EXISTING OFF CAMPUS PARKING	269
EXISTING MAIN CAMPUS PARKING SPACES	452
EXISTING ADA PARKING SPACES	12
EXISTING RETAIL PARKING SPACES	70
TOTAL EXISTING PARKING SPACES	803
DEMOLITION MAIN CAMPUS PARKING	104
DEMOLITION ADA PARKING SPACES	5
DEMOLITION RETAIL PARKING SPACES	70
DEMOLITION OFF CAMPUS PARKING	0
PHASE 2 MAIN CAMPUS PARKING	**377**
PHASE 2 NORTH PARKING GARAGE (16 ADA)	**331**
PHASE 2 OFF CAMPUS PARKING	**269**
PHASE 2 PARALLEL PARKING	**6**
PHASE 2 ADA PARKING	**7**
TOTAL PARKING BY PHASE 2	**990**

EXISTING SANCTUARY

964 SEATS

ADULT EDUCATION BUILDING

LEVEL ONE	6,278 SF	114 OCCUPANCY
LEVEL TWO	6,165 SF	161 OCCUPANCY
LEVEL THREE	6,165 SF	167 OCCUPANCY
LEVEL FOURTH	6,165 SF	167 OCCUPANCY
TOTAL SF	25,526 SF	609 OCCUPANCY

NORTH PARKING GARAGE

LOWER LEVEL	46,172 SF	114 PARKING SPACES
LEVEL ONE	46,172 SF	112 PARKING SPACES
LEVEL TWO	46,172 SF	118 PARKING SPACES
TOTAL SF	138,516 SF	344 PARKING SPACES

ARCHITECTURAL SITE PLAN - PHASE 1 AND 2

As indicated

2413

HH

OWNER: FBC ROCKWALL FIRST BAPTIST CHURCH OF ROCKWALL PHASE 1 ADULT EDUCATION BUILDING

THIS DRAWING IS RELEASED UNDER THE AUTHORITY OF BRUCE E WOODY, REGISTRATION NUMBER 14419, WHO MAINTAINS THE ORIGINAL DRAWING. THIS DRAWING IS INCOMPLETE AND MAY NOT BE USED FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION.

01.23.2026



OVERALL ARCHITECTURAL SITE PLAN PHASE 4

As indicated

PARKING TABULATION

PARKING SPACE TABULATION

EXISTING OFF CAMPUS PARKING	269
EXISTING MAIN CAMPUS PARKING SPACES	452
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EXISTING RETAIL PARKING SPACES	70
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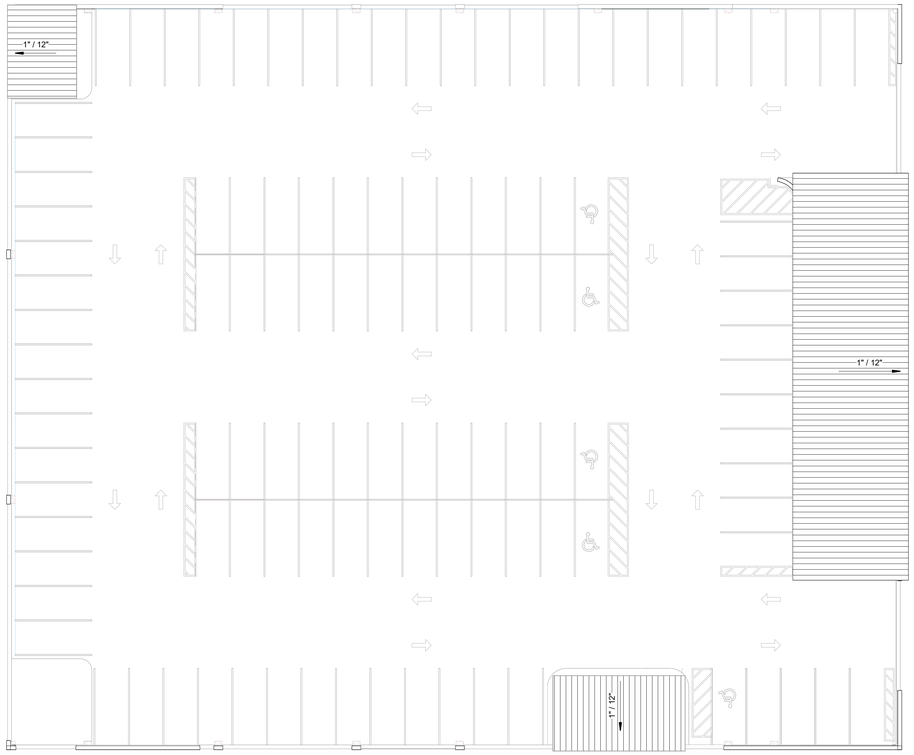
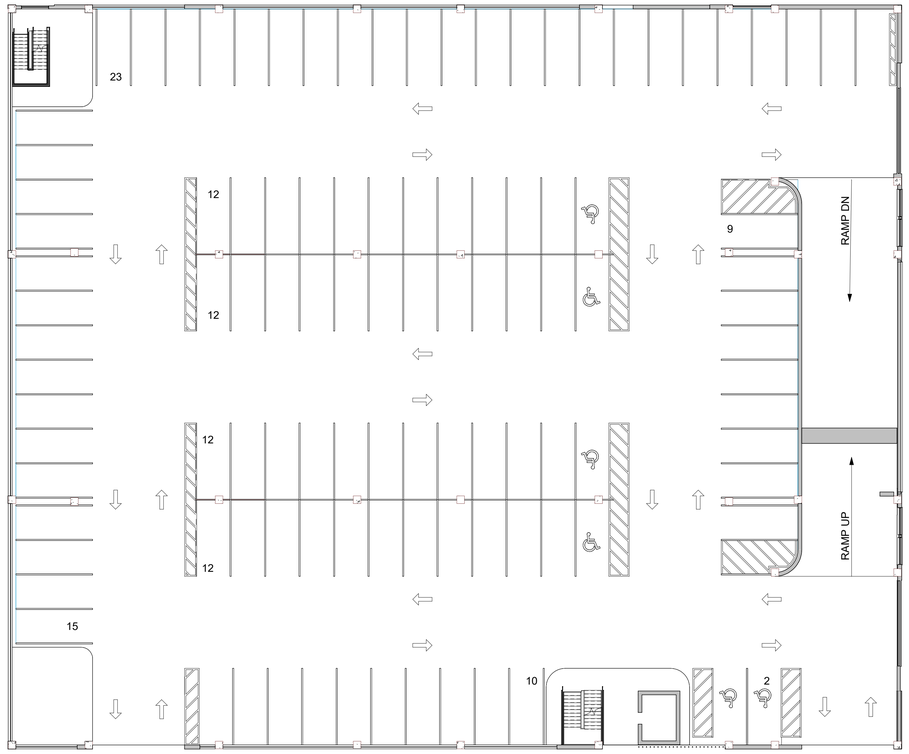
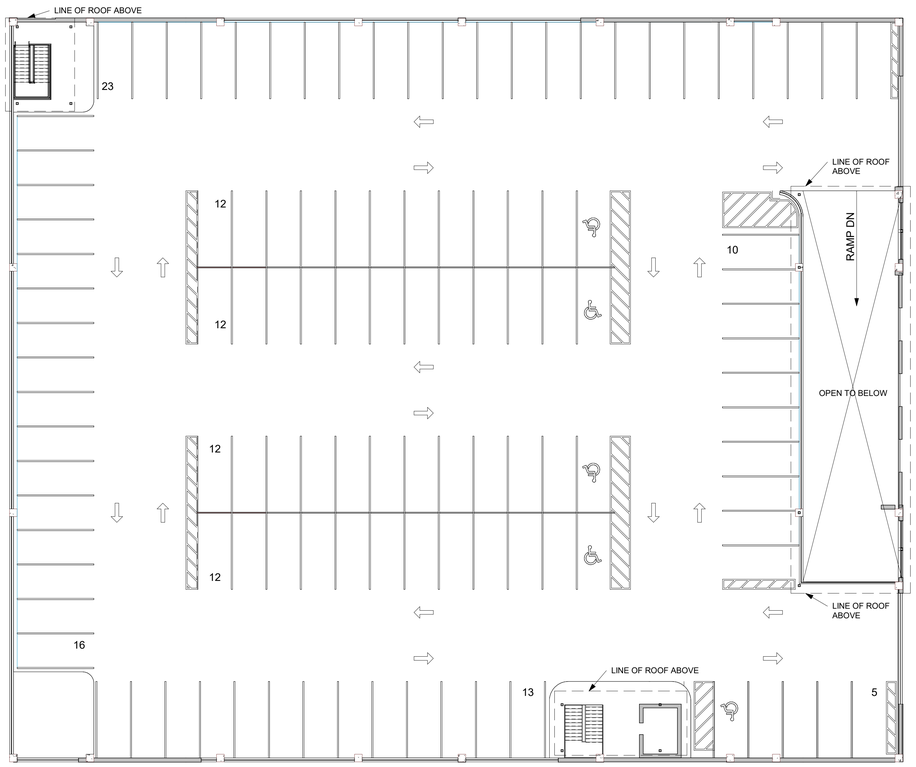


4 ROOF PLAN
SCALE: 1/16" = 1'-0"



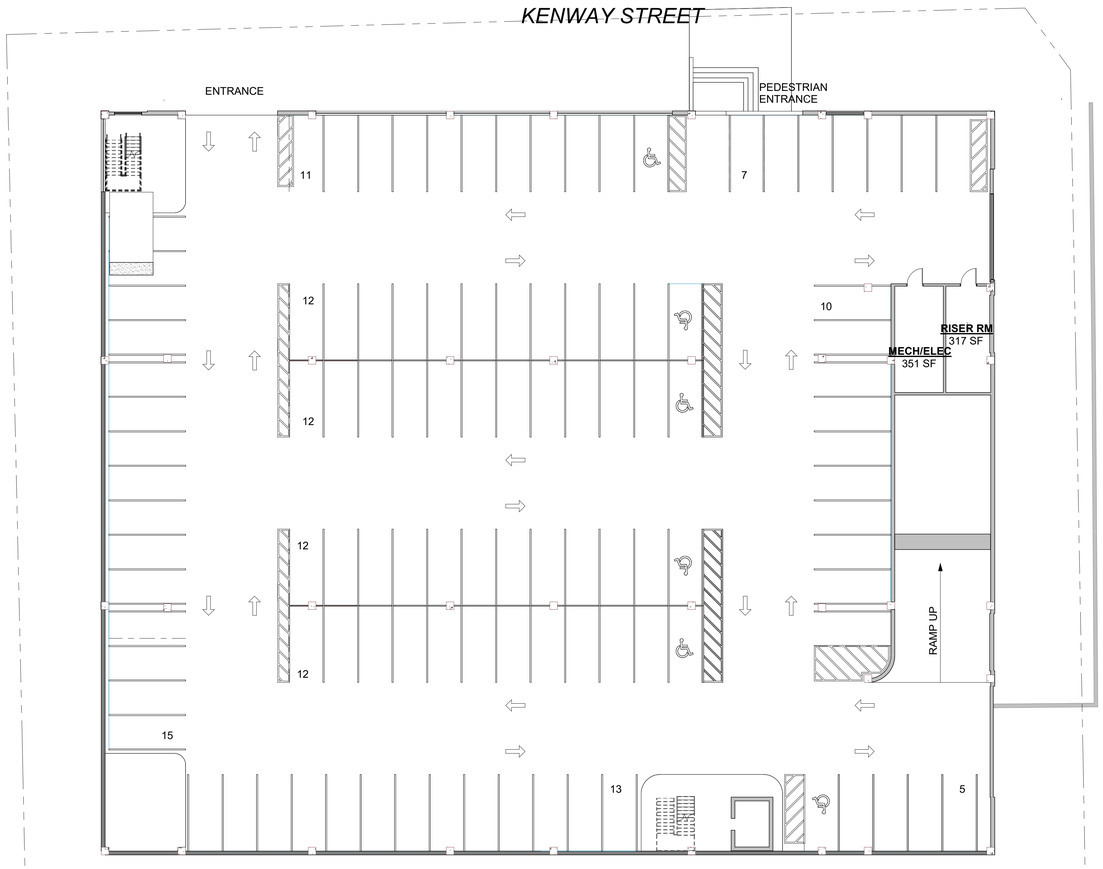
107 PARKING SPACES

2 LEVEL ONE FLOOR PLAN
SCALE: 1/16" = 1'-0"



115 PARKING SPACES

3 LEVEL TWO FLOOR PLAN
SCALE: 1/16" = 1'-0"



109 PARKING SPACES
TOTAL PARKING SPACES 331

1 LOWER LEVEL FLOOR PLAN
SCALE: 1/16" = 1'-0"

Scale:

2413

HH

FBC ROCKWALL PHASE 2 - NORTH PARKING GARAGE

OWNER; FBC ROCKWALL
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NORTH PARKING GARAGE RENDERINGS

Scale:

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NORTH PARKING GARAGE RENDERINGS

Scale:

FBC ROCKWALL PHASE 2 - NORTH PARKING GARAGE

OWNER: FBC ROCKWALL

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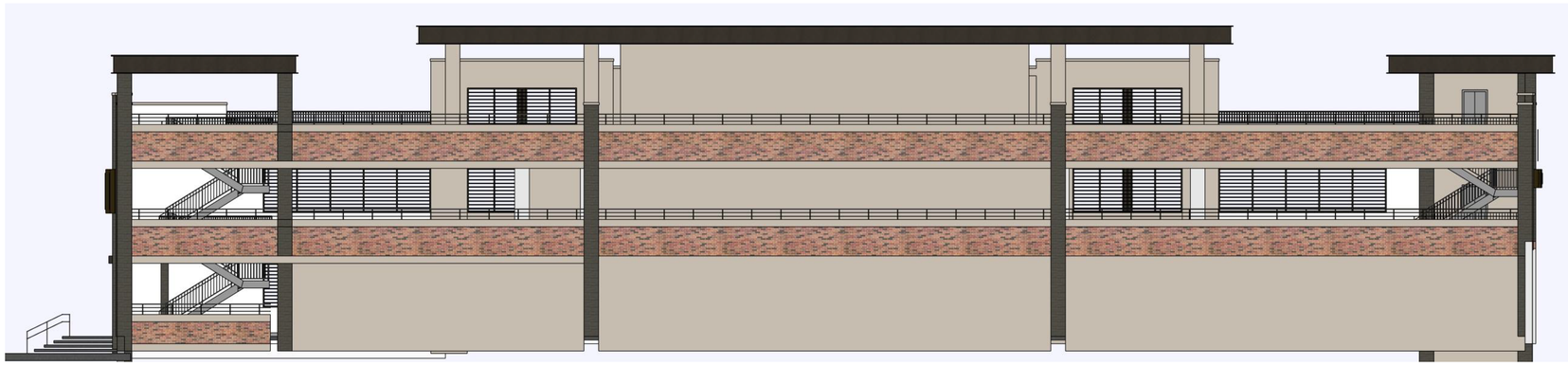
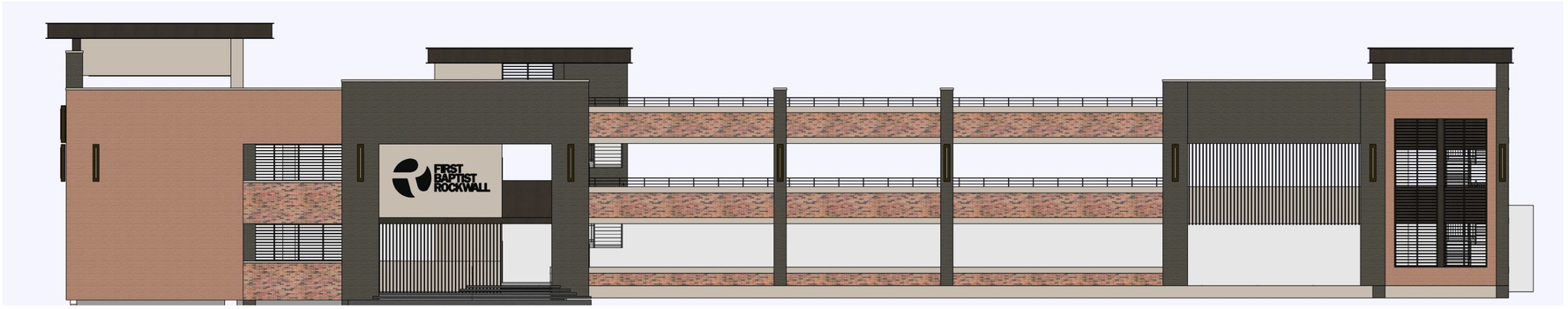


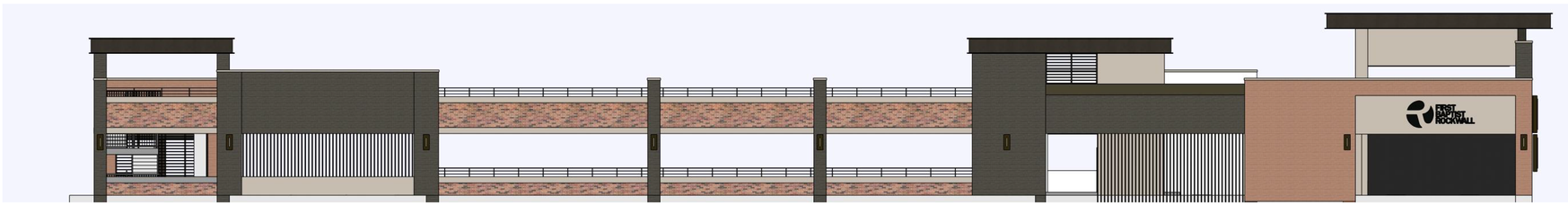
WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION

Scale:

FBC ROCKWALL PHASE 2 - NORTH PARKING GARAGE

OWNER; FBC ROCKWALL

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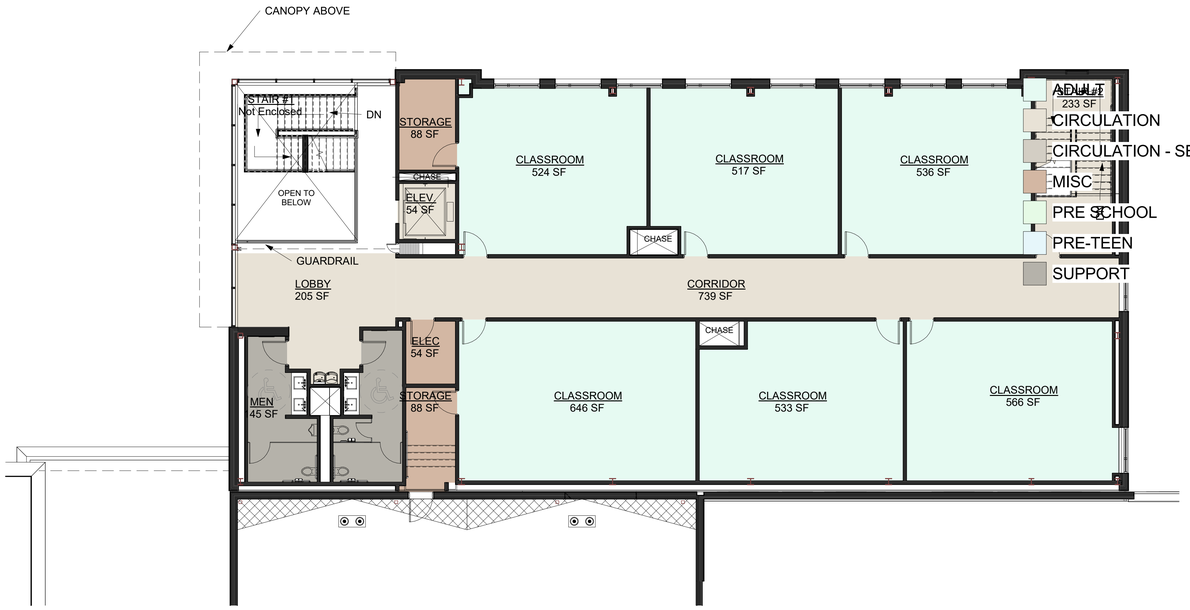


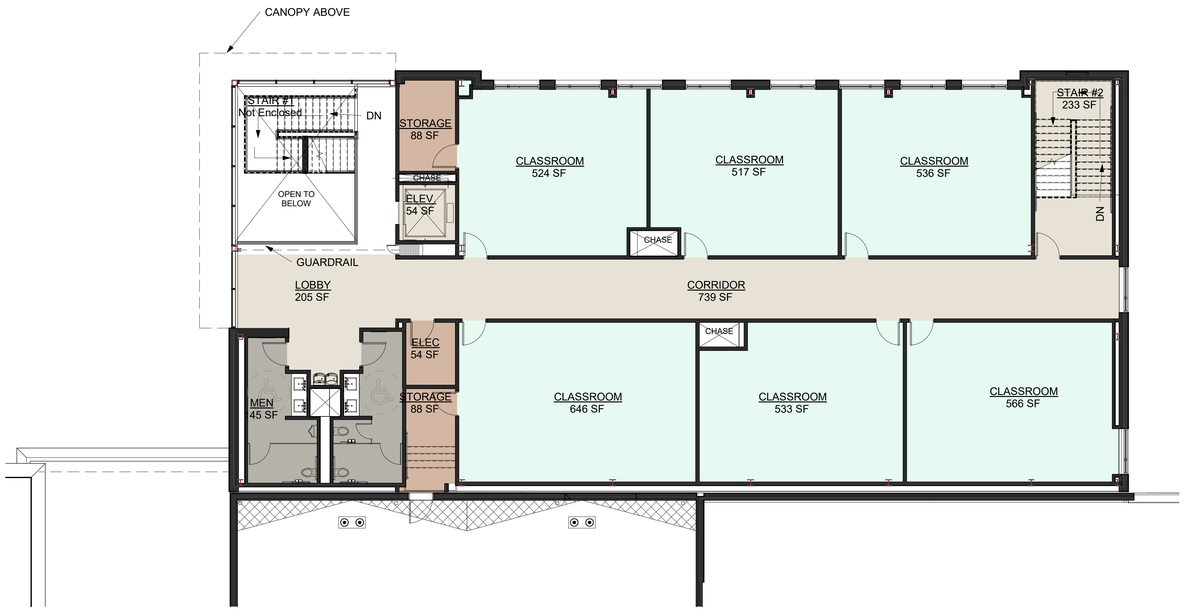
4 LEVEL FOUR FLOOR PLAN

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



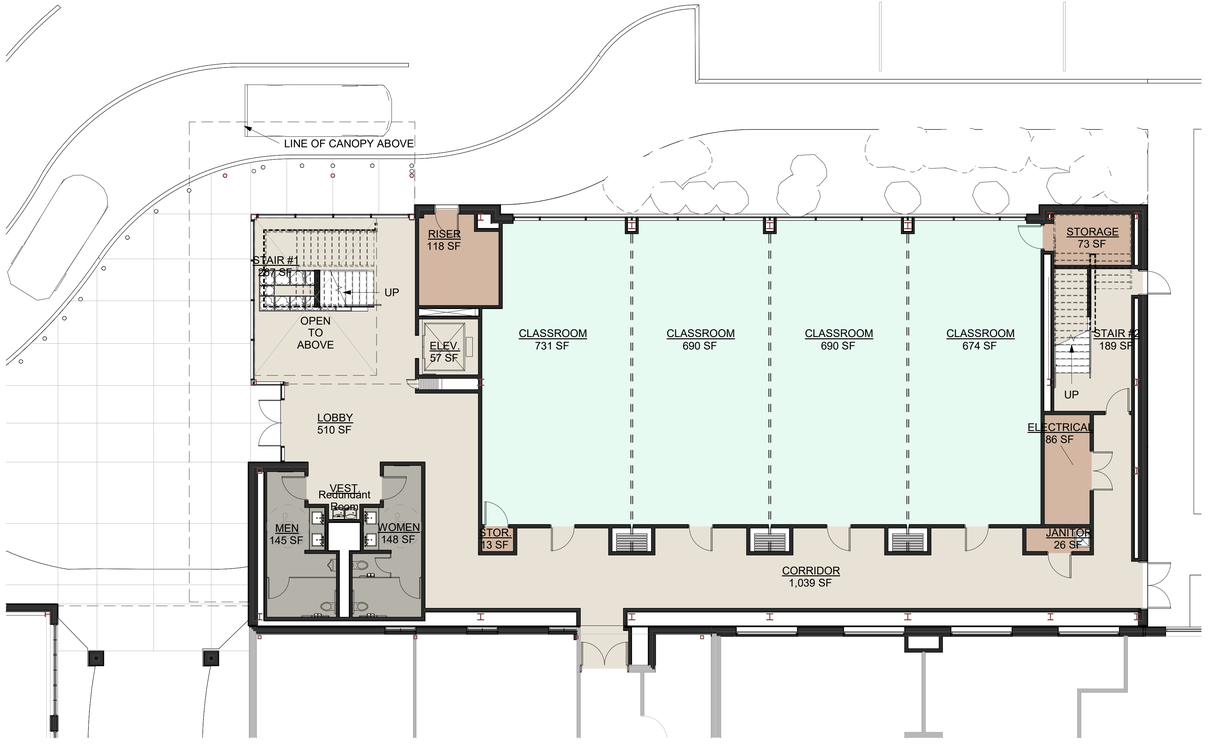
2 LEVEL TWO FLOOR PLAN

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



3 LEVEL THREE FLOOR PLAN

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



1 LEVEL ONE FLOOR PLAN

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

FLOOR PLANS

1/8" = 1'-0"

2413

HH

OWNER: FBC ROCKWALL FIRST BAPTIST CHURCH OF ROCKWALL PHASE 1 ADULT EDUCATION BUILDING

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EXTERIOR RENDERING

Scale:

2413

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FIRST BAPTIST CHURCH OF ROCKWALL PHASE 1 ADULT EDUCATION BUILDING

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WEST ENTRANCE ELEVATION



LOBBY LEVEL ONE



CORRIDOR LEVEL ONE



LOBBY LEVEL STAIR LANDING



WEST ENTRANCE ELEVATION



LOBBY LEVEL FOUR

EXTERIOR AND INTERIOR RENDERINGS

OWNER: FBC ROCKWALL FIRST BAPTIST CHURCH OF ROCKWALL PHASE 1 ADULT EDUCATION BUILDING
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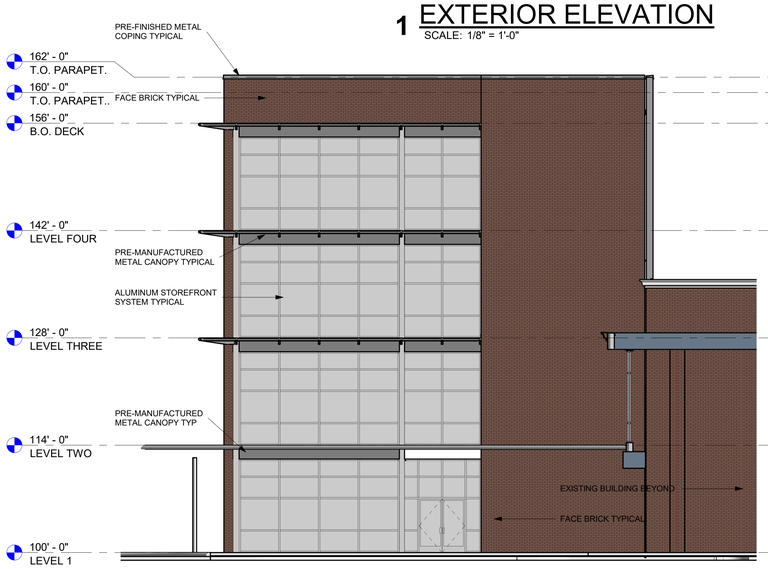
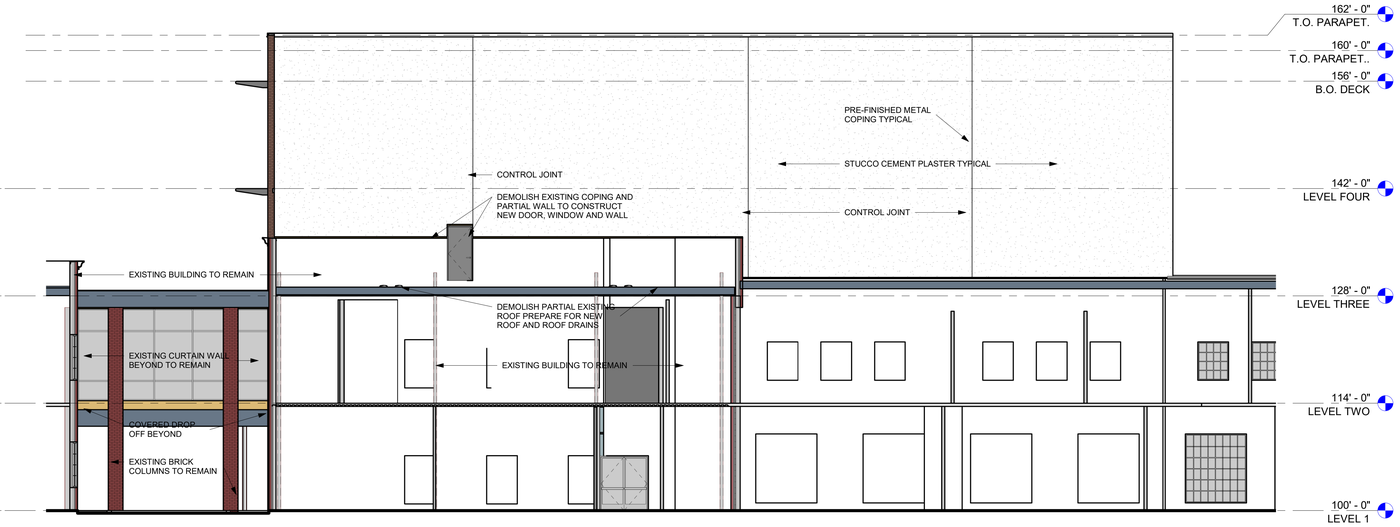
1 EXTERIOR ELEVATION

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



2 EXTERIOR ELEVATION

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



EXTERIOR ELEVATIONS

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

3 BUILDING SECTION

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

4 EXTERIOR ELEVATION/BUILDING SECTION

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

OWNER: FBC ROCKWALL

FIRST BAPTIST CHURCH

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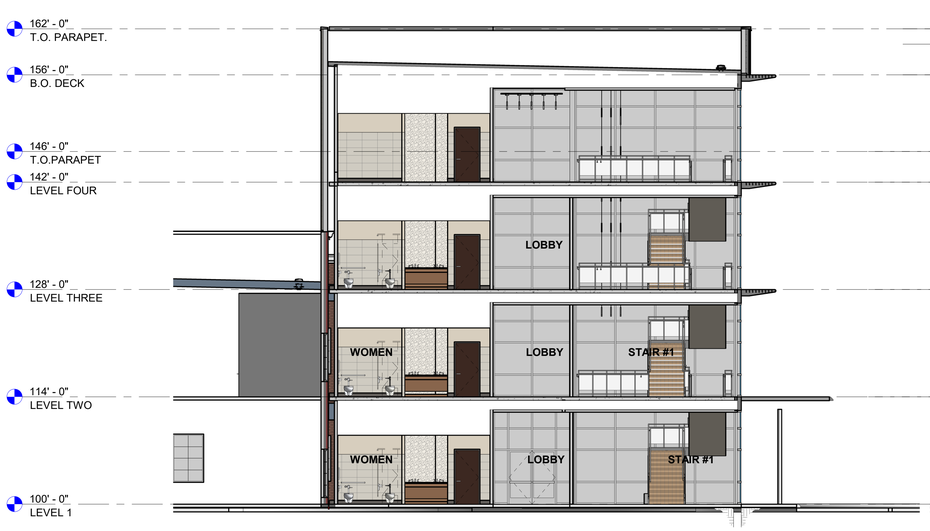
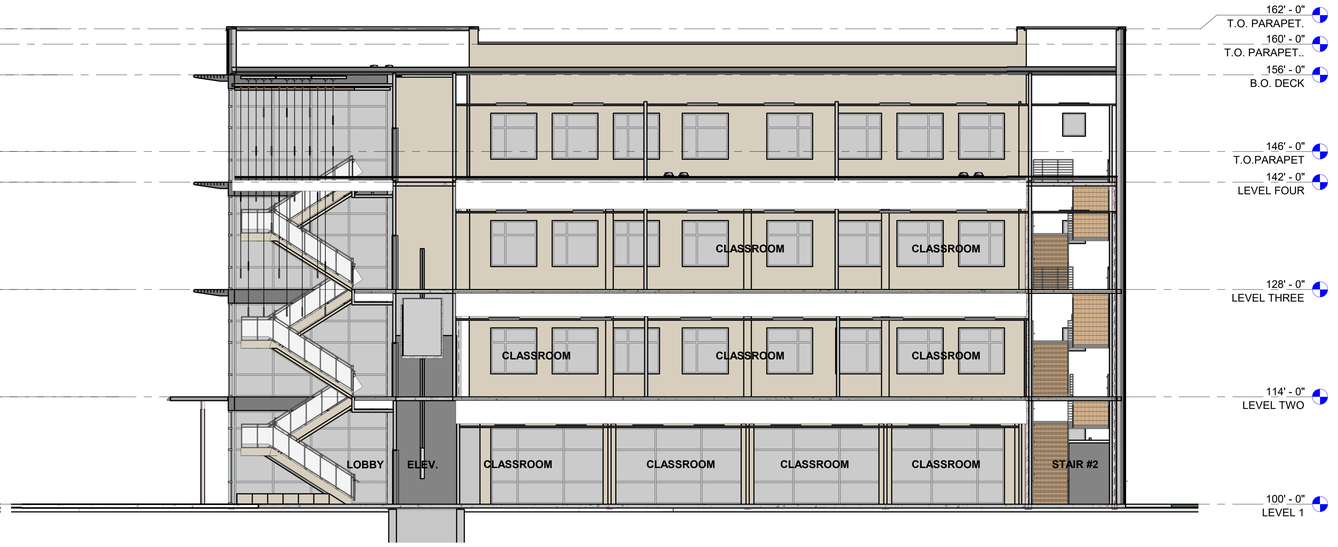
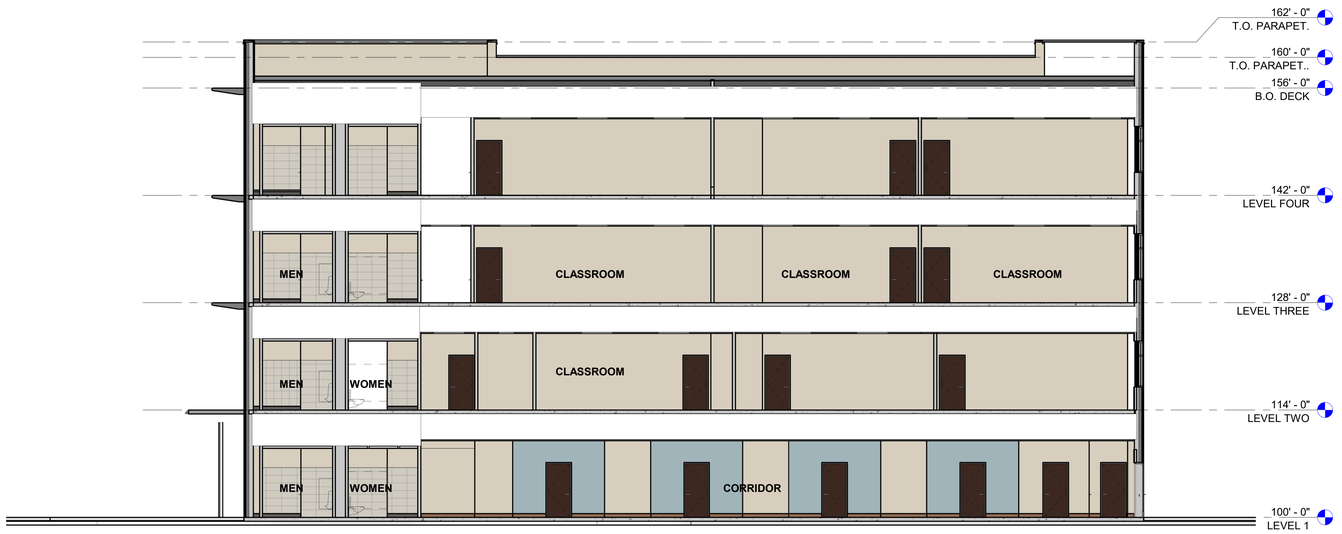


1 BUILDING SECTION
SCALE: 1/8" = 1'-0"



2 BUILDING SECTION
SCALE: 1/8" = 1'-0"



3 BUILDING SECTION
SCALE: 1/8" = 1'-0"

BUILDING SECTIONS

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

HH

OWNER: FBC ROCKWALL

FIRST BAPTIST CHURCH OF ROCKWALL PHASE 1 ADULT EDUCATION BUILDING

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01.23.2026

LEGEND:	
	Land Use *NOT* Permitted
P	Land Use Permitted *By-Right*
P	Land Use Permitted with Conditions
S	Land Use Permitted Specific Use Permit (SUP)
X	Land Use Prohibited by Overlay District
A	Land Use Permitted as an Accessory Use

PERMITTED LAND USES IN A GENERAL RETAIL (GR) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, *Definitions*]	CONDITIONAL USE REFERENCE Reference [Article 04, *Permissible Uses*]	GENERAL RETAIL (GR) DISTRICT
AGRICULTURAL AND ANIMAL RELATED LAND USES	2.02(A)	2.03(A)	
Agricultural Uses on Unplatted Land	(1)		P
Animal Boarding/Kennel without Outside Pens	(2)	(2)	S
Animal Clinic for Small Animals without Outdoor Pens	(3)	(3)	P
Animal Hospital or Clinic	(4)		S
Community Garden	(11)	(7)	S
Urban Farm	(12)	(8)	S
RESIDENTIAL AND LODGING LAND USES	2.02(B)	2.03(B)	
Caretakers Quarters/Domestic or Security Unit	(3)		P
Convent, Monastery, or Temple	(4)		P
Commercial Parking Garage	(6)		A
Limited-Service Hotel	(10)		S
Full-Service Hotel	(11)	(8)	S
Residence Hotel	(12)		S
Motel	(13)		S
Private Sports Court with Standalone or Dedicated Lighting	(22)	(18)	P
INSTITUTIONAL AND COMMUNITY SERVICE LAND USES	2.02(C)	2.03(C)	
Assisted Living Facility	(1)	(1)	S
Blood Plasma Donor Center	(2)		P
Cemetery/Mausoleum	(3)		P
Church/House of Worship	(4)	(2)	S
Convalescent Care Facility/Nursing Home	(6)		P
Congregate Care Facility/Elderly Housing	(7)	(3)	S
Daycare with Seven (7) or More Children	(9)	(4)	P
Emergency Ground Ambulance Services	(10)		P
Group or Community Home	(11)	(5)	P
Government Facility	(12)		P
Hospice	(14)		P
Hospital	(15)		P
Public Library, Art Gallery or Museum	(16)		P
Mortuary or Funeral Chapel	(17)		P
Local Post Office	(18)		P
Public or Private Primary School	(21)	(7)	P
Public or Private Secondary School	(22)	(8)	P
Temporary Education Building for a Public or Private School	(23)	(9)	S
Trade School	(24)		S
Social Service Provider (*Except Rescue Mission or Homeless Shelter*)	(26)		S
OFFICE AND PROFESSIONAL LAND USES	2.02(D)	2.03(D)	
Financial Institution with Drive-Through	(1)	(1)	P
Financial Institution without Drive-Through	(1)		P

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Office or Medical Office Building less than 5,000 SF	(2) & (3)		P
Office or Medical Office Building 5,000 SF or Greater	(2) & (3)		P
RECREATION, ENTERTAINMENT AND AMUSEMENT LAND USES	2.02(E)	2.03(E)	
Temporary Carnival, Circus, or Amusement Ride	(1)	(1)	P
Indoor Commercial Amusement/Recreation	(2)	(2)	S
Outdoor Commercial Amusement/Recreation	(3)	(3)	S
Public or Private Community or Recreation Club as an Accessory Use	(4)		P
Private Country Club	(5)		S
Golf Driving Range	(6)		S
Temporary Fundraising Events by Non-Profit	(7)	(4)	P
Indoor Gun Club with Skeet or Target Range	(8)	(5)	S
Health Club or Gym	(9)		P
Private Club, Lodge or Fraternal Organization	(10)	(6)	S
Public Park or Playground	(12)		P
Tennis Courts (*i.e. Not Accessory to a Public or Private Country Club*)	(14)		S
Theater	(15)		S
RETAIL AND PERSONAL SERVICES LAND USES	2.02(F)	2.03(F)	
Alcoholic Beverage Package Sales	(1)	(1)	P
Antique/Collectible Store	(3)		P
Astrologer, Hypnotist, or Psychic	(4)		P
Banquet Facility/Event Hall	(5)		P
Portable Beverage Service Facility	(6)	(3)	S
Brew Pub	(7)		P
Business School	(8)		P
Catering Service	(9)		P
Temporary Christmas Tree Sales Lot and/or Similar Uses	(10)	(4)	P
Copy Center	(11)		P
Craft/Micro Brewery, Distillery and/or Winery	(12)	(5)	S
Incidental Display	(13)	(6)	P
Food Trucks/Trailers	(14)	(7)	P
Garden Supply/Plant Nursery	(15)		P
General Personal Service	(16)	(8)	P
General Retail Store	(17)		P
Hair Salon and/or Manicurist	(18)		P
Laundromat with Dropoff/Pickup Services	(19)		P
Self Service Laundromat	(20)		P
Massage Therapist	(21)		P
Private Museum or Art Gallery	(22)		P
Night Club, Discotheque, or Dance Hall	(23)		S
Permanent Cosmetics	(25)	(9)	A

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PERMITTED LAND USES IN A GENERAL RETAIL (GR) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, *Definitions*]	CONDITIONAL USE REFERENCE Reference [Article 04, *Permissible Uses*]	GENERAL RETAIL (GR) DISTRICT
Pet Shop	(26)		P
Temporary Real Estate Sales Office	(27)		P
Rental Store without Outside Storage and/or Display	(28)	(10)	S
Restaurant with less than 2,000 SF with Drive-Through or Drive-In	(29)	(11)	S
Restaurant with less than 2,000 SF without Drive-Through or Drive-In	(30)		P
Restaurant with 2,000 SF or more with Drive-Through or Drive-In	(29)	(12)	S
Restaurant with 2,000 SF or more without Drive-Through or Drive-In	(30)		P
Retail Store with Gasoline Sales that has Two (2) or less Dispensers (*i.e. a Maximum of Four [4] Vehicles*)	(31)	(13)	P
Retail Store with Gasoline Sales that has more than Two (2) Dispensers	(32)	(13)	S
Secondhand Dealer	(33)		P
Art, Photography, or Music Studio	(33)		P
Tailor, Clothing, and/or Apparel Shop	(34)		P
COMMERCIAL AND BUSINESS SERVICES LAND USES	2.02(G)	2.03(G)	
Electrical, Watch, Clock, Jewelry and/or Similar Repair	(6)		P
Locksmith	(11)		P
Shoe and Boot Repair and Sales	(16)		P
Temporary On-Site Construction Office	(18)	(6)	P
AUTO AND MARINE RELATED LAND USES	2.02(H)	2.03(H)	
Minor Auto Repair Garage	(2)	(2)	S
Full Service Car Wash and Auto Detail	(5)	(4)	S
Self Service Car Wash	(5)	(4)	S
Non-Commercial Parking Lot	(9)		P
Service Station	(11)	(8)	P
INDUSTRIAL AND MANUFACTURING LAND USES	2.02(I)	2.03(I)	
Temporary Asphalt or Concrete Batch Plant	(2)	(2)	P
Mining and Extraction of Sand, Gravel, Oil and/or Other Materials)	(12)	(5)	S
UTILITIES, COMMUNICATIONS AND TRANSPORTATION LAND USES	2.02(K)	2.03(K)	
Antenna for an Amateur Radio	(3)	(2)	A
Antenna Dish	(4)	(3)	A
Freestanding Commercial Antenna (*i.e. Monopole or a Similar Structure*)	(5)	(4)	P
Mounted or Attached Commercial Antenna	(6)	(5)	P
Helipad	(9)		S
Utilities (*Non-Municipally Owned or Controlled*), Including Sanitary Landfill, Water Treatment, and Supply, and Wastewater Treatment	(10)		S
Municipally Owned or Controlled Facilities, Utilities and Uses (*Includes Utilities with a Franchise Utility Agreement with the City of Rockwall*)	(11)		P
Private Streets	(12)		S
Radio Broadcasting	(13)		P
Railroad Yard or Shop	(14)		S
Recording Studio	(15)		S

LEGEND:		PERMITTED LAND USES IN A GENERAL RETAIL (GR) DISTRICT		
	Land Use *NOT* Permitted			
P	Land Use Permitted *By-Right*			
P	Land Use Permitted with Conditions			
S	Land Use Permitted Specific Use Permit (SUP)			
X	Land Use Prohibited by Overlay District			
A	Land Use Permitted as an Accessory Use			
LAND USE SCHEDULE		LAND USE DEFINITION REFERENCE [Reference Article 13, *Definitions*]	CONDITIONAL USE REFERENCE Reference [Article 04, *Permissible Uses*]	GENERAL RETAIL (GR) DISTRICT
Satellite Dish		(16)		A
Solar Energy Collector Panels and Systems		(17)	(7)	A
Transit Passenger Facility		(18)		S
TV Broadcasting and Other Communication Service		(20)		S
Utilities Holding a Franchise from the City of Rockwall		(21)		S
Utility Installation Other than Listed		(22)		S
Utility/Transmission Lines		(23)		S

The *Downtown* land use designation should include a mixture of land uses that are complementary to the existing development pattern and are intended to add to the attractive, pedestrian-oriented environment of Rockwall's historic downtown. In addition, this area is the historic core of the City and should continue to be a symbol of community life in Rockwall. The policies adopted in Appendix 'C', *Small Area Plans*, of this Comprehensive Plan should generally regulate this land use designation.









DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Retail, Office, Restaurant and Residential Land Uses
2. *Secondary Land Uses:* Institutional/Civic Land Uses
3. *Zoning Districts:* Downtown (DT) District

EXISTING LAND USE EXAMPLES

1. Downtown Square and Surrounding Areas

SPECIAL COMMERCIAL CORRIDOR (SC)

The *Special Commercial Corridor* land use designation is intended to provide an area for commercial/retail and regional commercial/retail activity centers that are intended to support and serve the entire region. This area should include the recommendations contained in *Appendix 'B'*, *Corridor Plans*, of this Comprehensive Plan.

DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Regional Shopping Centers, Entertainment, Retail, Personal Services, Restaurant, Corporate Offices, Employment and Recreation Land Uses
2. *Secondary Land Uses:* Residential, Open Space, Parks, Trails, Banks, Service Stations and Institutional/Civic Land Uses (Secondary Land Uses should be integrated into a Larger Development)
3. *Zoning Districts:* Commercial (C) District and Planned Development (PD) District

EXISTING LAND USE EXAMPLES

1. IH-30 Corridor

PUBLIC LAND AND OPEN SPACE

PARKS AND OPEN SPACE (OS)

The *Parks and Open Space* land use designation includes all floodplains and major public open spaces (*e.g. neighborhood parks, community parks, greenbelts, trail systems, etc.*). These areas should be preserved and are intended to provide citywide recreation/trail opportunities and natural drainage areas that help define the character of Rockwall.







DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Floodplain, Open Space, Parks, and Trails Land Uses
2. *Secondary Land Uses:* *N/A*
3. *Zoning Districts:* *N/A*

EXISTING LAND USE EXAMPLES

1. Harry Myers Park

PUBLIC (P)

The *Public* land use designation includes uses that are operated exclusively by a public body that serve the public's health, safety or general welfare. This land use designation includes land uses such as public schools, libraries, the airport, the City's administrative and service facilities, and any other state or federal facilities.

DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Schools, Libraries, Fire Stations, Pump Stations, Water Towers, Police Stations, City Administrative Offices, and County, State or Federal Facilities
2. *Secondary Land Uses:* Open Space, Parks, and Trails Land Uses
3. *Zoning Districts:* *N/A*

EXISTING LAND USE EXAMPLES

1. City Place
2. County Courthouse
3. Municipal Courts Building

QUASI-PUBLIC (QP)

The *Quasi-Public* land use designation is for land uses that are operated by a private non-profit educational, religious, recreational, charitable, or medical institution having the purpose primarily of serving the general public.

DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Churches, Private Schools, Universities, Community Centers, Youth and Senior Citizen Recreational Facilities, Private Hospitals, and Similar Land Uses
2. *Secondary Land Uses: N/A*
3. *Zoning Districts: N/A*

EXISTING LAND USE EXAMPLES

1. Presbyterian Hospital of Rockwall
2. First Baptist Church
3. Lake Pointe Church
4. YMCA





CEMETERY (CEM)

The *Cemetery* land use designation is intended to be used for the burial of the animal or human dead and is dedicated for cemetery purposes.

DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Cemetery
2. *Secondary Land Uses: N/A*
3. *Zoning Districts:* Agricultural (AG) District and Cemetery (CEM) Districts

EXISTING LAND USE EXAMPLES

1. Rockwall Memorial Cemetery
2. Rest Haven Funeral Home & Cemetery









02 DOWNTOWN DISTRICT

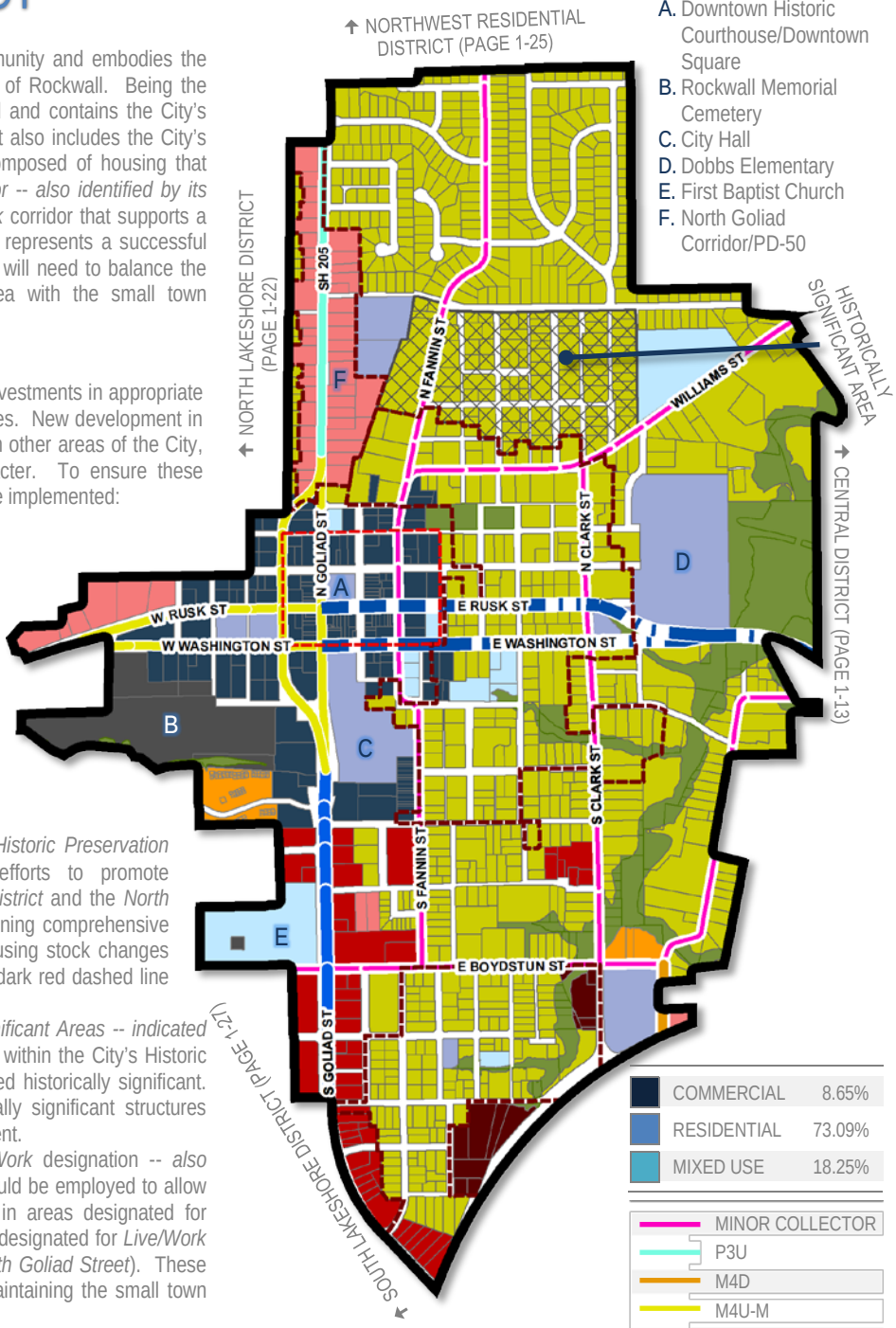
DISTRICT DESCRIPTION

The *Downtown District* is the cultural heart of the community and embodies the small town atmosphere that is characteristic of the City of Rockwall. Being the original town area, this district is significantly developed and contains the City's oldest residential and commercial buildings. This district also includes the City's Old Town Rockwall (OTR) Historic District, which is composed of housing that dates back to the late 1800's. The *North Goliad Corridor -- also identified by its zoning classification (i.e. PD-50)* -- is a unique *Live/Work* corridor that supports a range of small boutiques (*with a SUP*) and offices, and represents a successful adaptive reuse effort by the City. In the future, the City will need to balance the attractiveness of redevelopment in the Downtown area with the small town atmosphere that makes Rockwall unique to its residents.

DISTRICT STRATEGIES

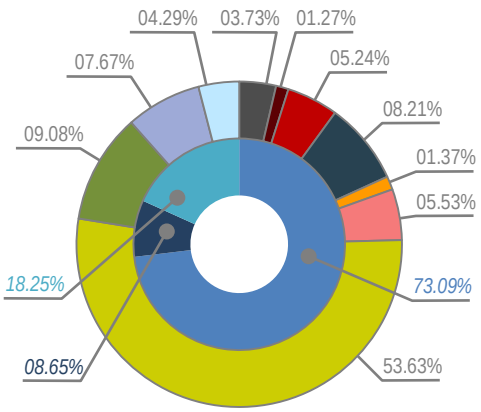
The *Downtown District* will continue to prosper through investments in appropriate infill development and adaptive reuse of existing structures. New development in this area should be held to a higher level of scrutiny than other areas of the City, to ensure that the district retains its small-town character. To ensure these objectives are achieved, the following strategies should be implemented:

1. *Downtown Square*. The *Downtown Square* should be preserved as a historical mixed-use area. Adaptive reuse strategies should be employed to protect and preserve the historic architecture and significance in the district, and redevelopment should be discouraged. In cases where redevelopment is appropriate, architecture and design standards that take into account the form, function and time-period of the existing of the downtown square should be implemented. The downtown square is indicated by the red dashed line (---).
2. *Historic District and North Goliad Corridor*. The *Historic Preservation Advisory Board (HPAB)* should continue its efforts to promote preservation and appropriate infill in the *Historic District* and the *North Goliad Corridor* (*i.e. PD-50*). This includes maintaining comprehensive and accurate records of how this area and its housing stock changes over time. The Historic District is indicated by the dark red dashed line on the district map (---).
3. *Historically Significant Areas*. The *Historically Significant Areas -- indicated in the crosshatched area* --- are areas that are not within the City's Historic District, but contain housing stock that is considered historically significant. This area should look to preserve these historically significant structures while continuing to allow appropriate infill development.
4. *Live/Work*. The flexibility provided by the *Live/Work* designation -- *also allowed in the Downtown (DT) zoning district* -- should be employed to allow for adaptive reuse of the existing housing stock in areas designated for Downtown (DT) District land uses and in the areas designated for *Live/Work* land uses *(i.e. adjacent to W. Rusk Street and North Goliad Street*). These districts are important to allowing change while maintaining the small town atmosphere of the Downtown area.



COMMERCIAL	8.65%
RESIDENTIAL	73.09%
MIXED USE	18.25%

MINOR COLLECTOR
P3U
M4D
M4U-M
P6D
TXDOT 4D



BUILD OUT		1,037
		2,639
CURRENT		926
		248
		2,370
% OF ROCKWALL		4.63%
		13.64%
		3.98%

CEMETERY (CEM)	17.11-ACRES
COMMERCIAL/INDUSTRIAL (CI)	5.82-ACRES
COMMERCIAL/RETAIL (CR)	24.06-ACRES
DOWNTOWN (DT)	37.67-ACRES
HIGH DENSITY RESIDENTIAL (HDR)	6.27-ACRES
LIVE/WORK (LW)	25.38-ACRES
MEDIUM DENSITY RESIDENTIAL (MDR)	246.20-ACRES
PARKS AND OPEN SPACE (OS)	41.69-ACRES
PUBLIC (P)	35.21-ACRES
QUASI-PUBLIC (QP)	19.70-ACRES

CITY OF ROCKWALL

ORDINANCE NO. 26-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM A SINGLE-FAMILY 7 (SF-7) DISTRICT, SINGLE-FAMILY 10 (SF-10) DISTRICT AND GENERAL RETAIL (GR) DISTRICT TO A PLANNED DEVELOPMENT DISTRICT XXX (PD-XXX) FOR GENERAL RETAIL (GR) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 11.155-ACRE TRACT OF LAND IDENTIFIED AS BLOCK A & 129 OF THE B. F. BOYDSTON ADDITION AND LOT 1, BLOCK A, FIRST BAPTIST CHURCH ADDITION, PHASE 3, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY EXHIBIT 'A' AND DEPICTED HEREIN BY EXHIBIT 'B'; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Michael G. Tresp of HH Architects on behalf of Kyle Cavin of First Baptist Church Rockwall for a change in zoning from a Single-Family 7 (SF-7) District, Single-Family 10 (SF-10) District, and General Retail (GR) District to a Planned Development District for General Retail (GR) District land uses for an 11.155-acre tract of land identified as Block A & 129 of the B. F. Boydston Addition and Lot 1, Block A, First Baptist Church Addition, Phase 3, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, Single-Family 10 (SF-10) District, and General Retail (GR) District, addressed as 602-610 S. Goliad Street [SH-205] and 103-127 Kenway Drive, 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 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 may be amended in the future;

SECTION 2. That development of the *Subject Property* shall generally be in accordance with the *Concept Plan*, depicted in *Exhibit 'B'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'B'*, which is deemed hereby to be a condition of approval of the

DRAFT 02.03.26

amended zoning classification for the *Subject Property*;

SECTION 3. That development of any buildings on the *Subject Property* shall be generally in accordance with the *Conceptual Building Elevations*, depicted in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 4. That development of any buildings on the *Subject Property* shall be generally in accordance with the *Conceptual Building Renderings*, depicted 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 5. That development of the *Subject Property* shall generally be in accordance with the *Density and Development Standards*, outlined in *Exhibit 'E'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'E'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 6. That the official zoning map of the City be corrected to reflect the changes in the zoning described herein;

SECTION 7. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of Two Thousand Dollars ($2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 8. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, 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 9. 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 10. That this ordinance shall take effect immediately from and after its passage;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 17TH DAY OF FEBRUARY 2026.

_____

Tim McCallum, *Mayor*

DRAFT ORDINANCE 02.03.26

ATTEST:

_____
Kristy Teague*, City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza*, City Attorney*

1st Reading: *February 2, 2026*

2nd Reading: *February 17, 2026*

DRAFT ORDINANCE 02.02.2026

Exhibit 'A':
Location Map

Address: 602-610 S. Goliad Street [SH-205] and 103-127 Kenway Drive
Legal Description: Lot 1, Block A, First Baptist Church Addition, Phase 3

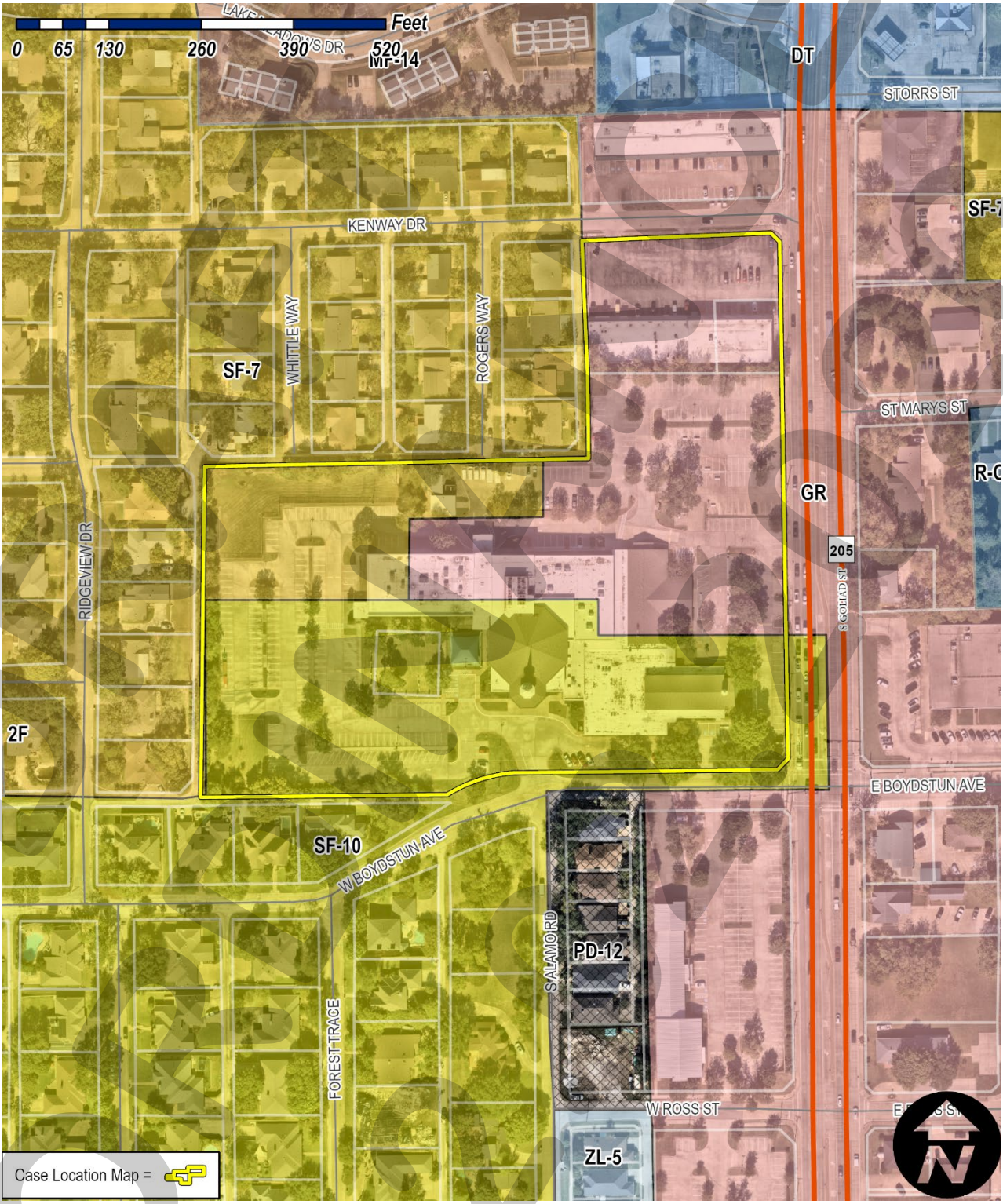


Exhibit 'B':
Concept Plan



ARCHITECTURAL SITE PLAN - PHASE 1 AND 2
As indicated

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Exhibit 'C':
Conceptual Building Elevations

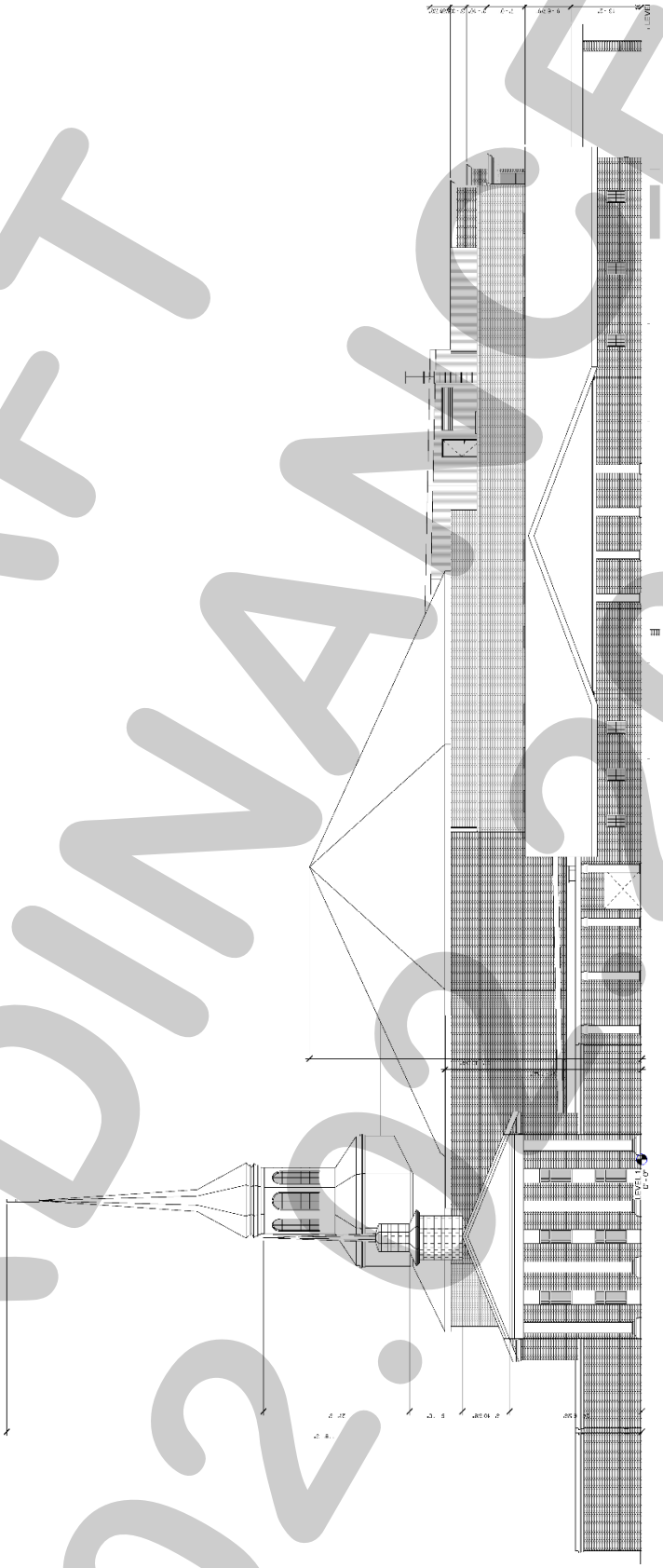

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Exhibit 'C':
Conceptual Building Elevations

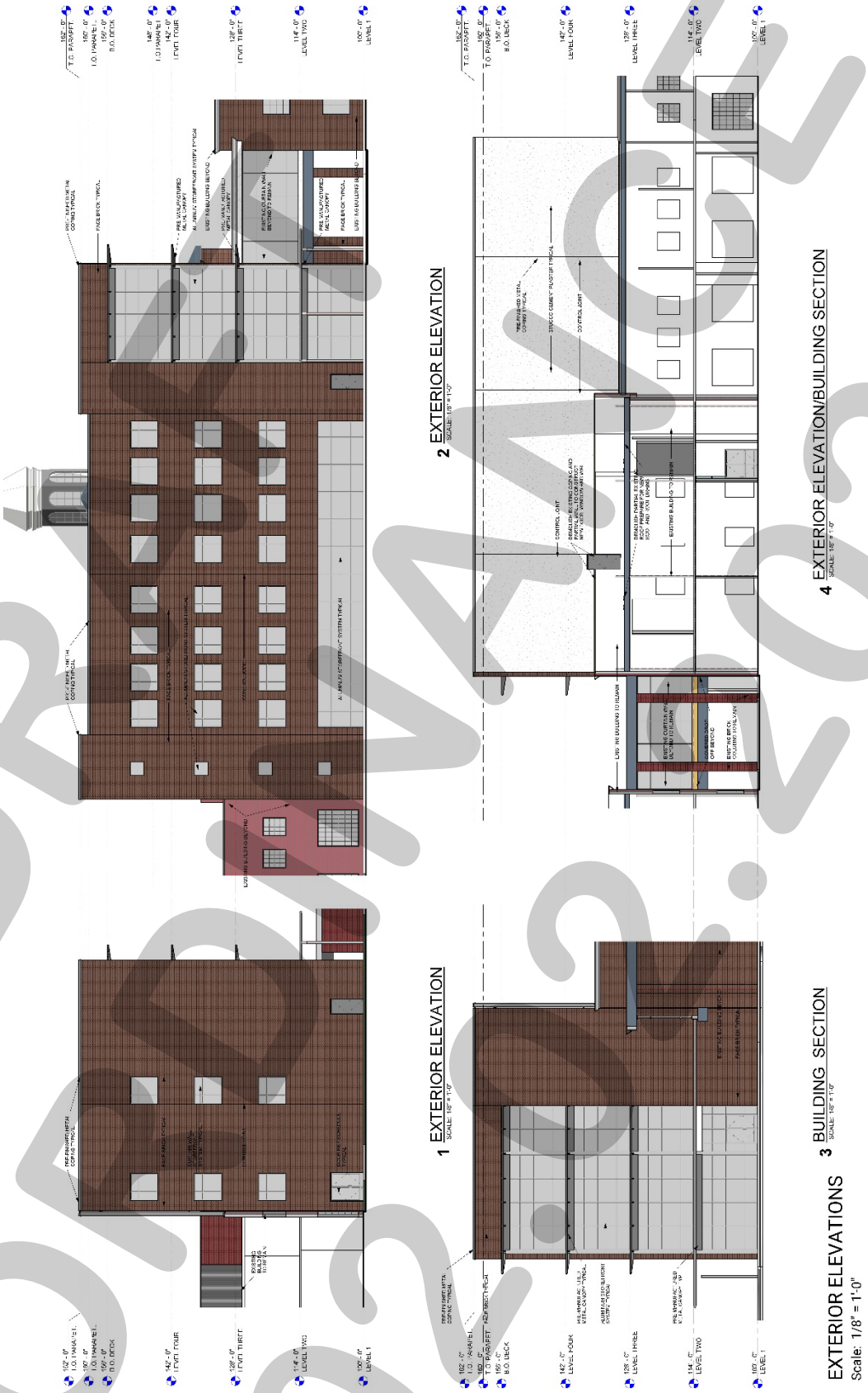

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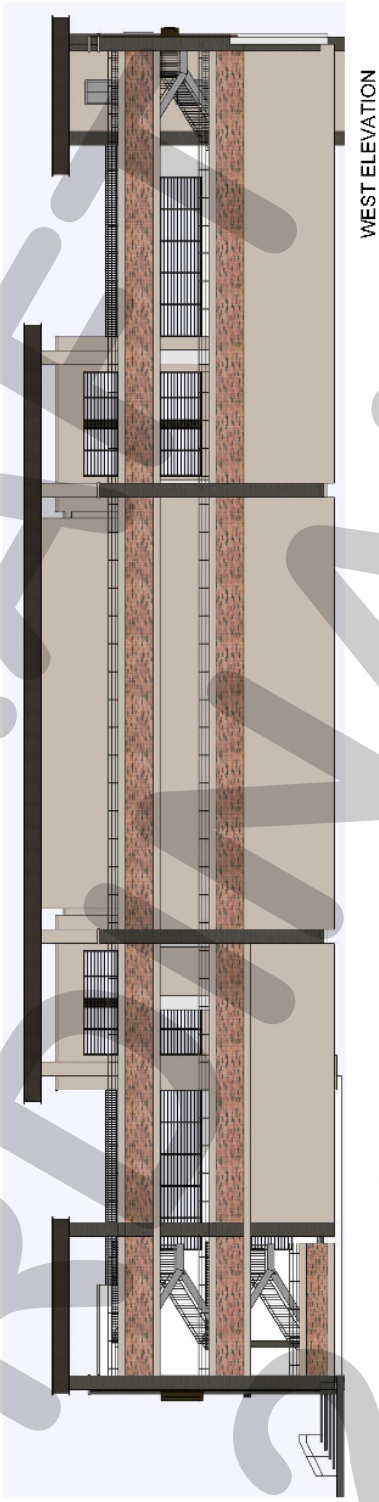
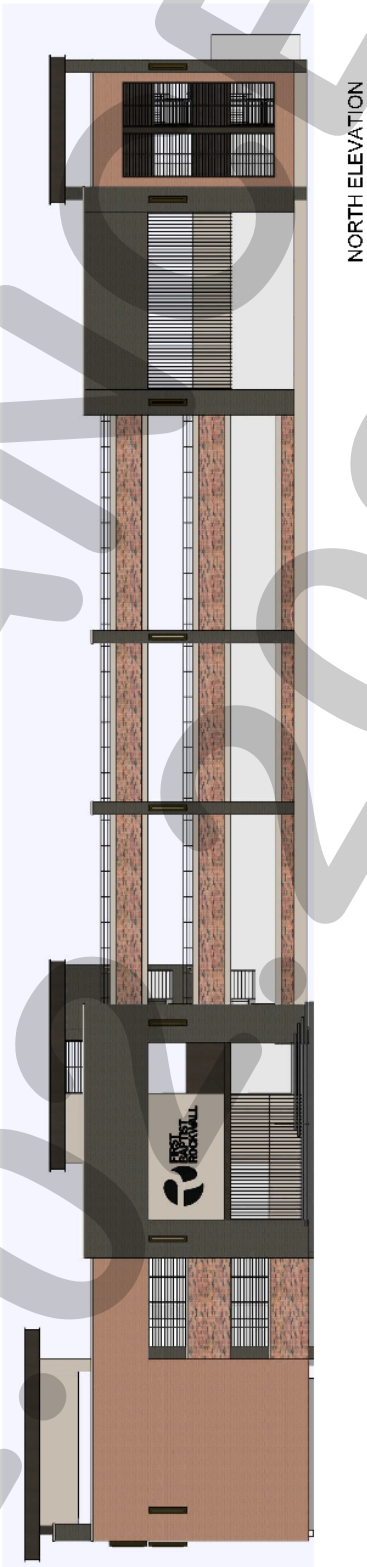
Exhibit 'C':
Conceptual Building Elevations





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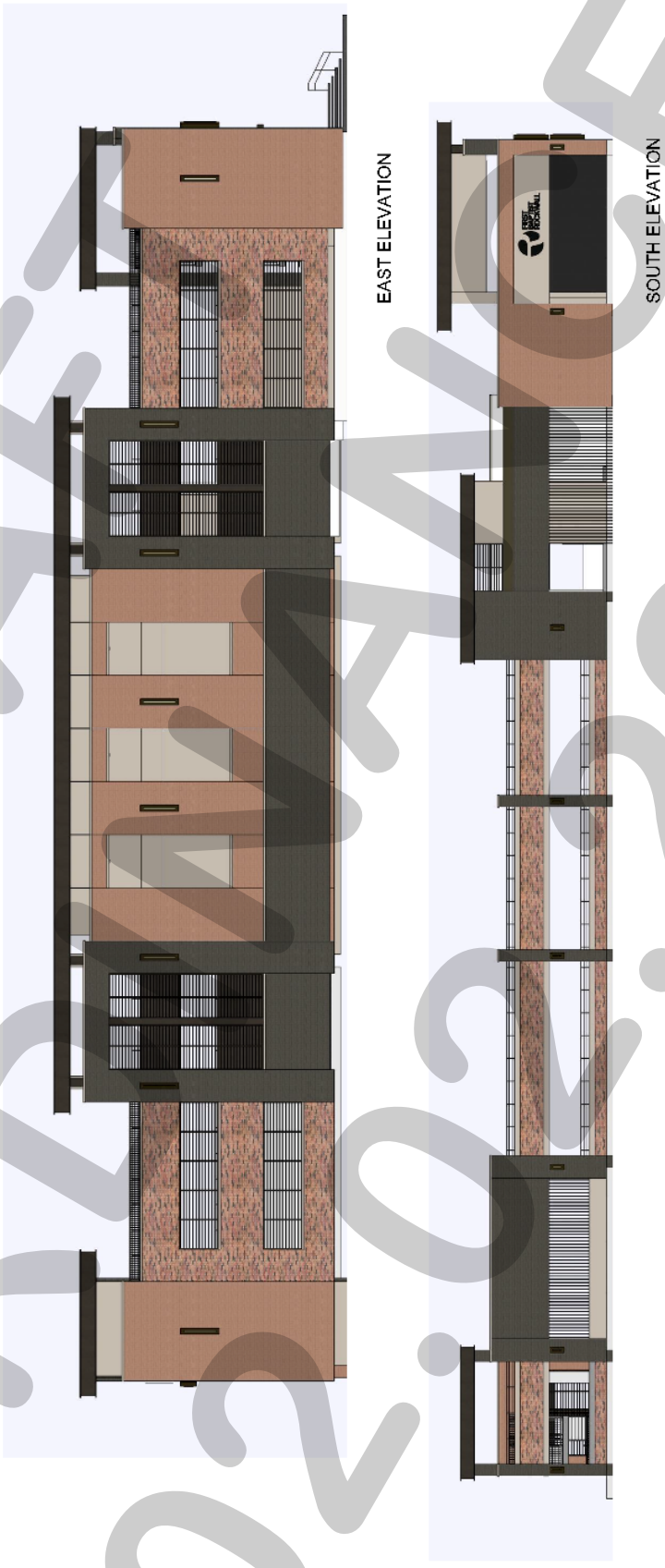
2026

Exhibit 'C':
Conceptual Building Elevations



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ORDINANCE
02.02.2026

Exhibit 'D':
Conceptual Building Renderings



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ORDINANCE
02.10.2026

Exhibit 'D':
Conceptual Building Renderings





NORTH PARKING GARAGE RENDERINGS
Scale:

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02.12.26

Exhibit 'E':
Development Standards

E.1 PURPOSE.

The purpose of this Planned Development District is to provide provisions that control the development and expansion of an existing *Church/House of Worship* with special conditions and requirements for ancillary land uses.

E.2 LAND USE AND DEVELOPMENT STANDARDS.

(1) *Permitted Uses*. Unless specifically provided by this Planned Development District Ordinance only those land uses permitted within the General Retail (GR) District, as stipulated by the *Permissible Use Charts* contained in the Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*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, are permitted on the *Subject Property*; however, the following shall apply to the *Subject Property*:

(a) The *only* Land Uses Permitted By-Right on the *Subject Property* shall be as follows:

- CEMETERY
- CHURCH/HOUSE OF WORSHIP (1)
- COMMERCIAL PARKING GARAGE
- RESTAURANT, WITH 2,000 SF OR LESS, WITHOUT A DRIVE-THROUGH OR DRIVE-IN

(b) Land Uses Permitted by Specific Use Permit (SUP):

- ACCESSORY BUILDING FOR STORAGE (2)
- DAYCARE WITH SEVEN (7) OR MORE CHILDREN

NOTES:

(1): *ALL ANCILLARY LAND USES TYPICALLY ASSOCIATED WITH THE DEVELOPMENT OF A CHURCH/HOUSE OF WORSHIP -- AS DETERMINED BY THE DIRECTOR OF PLANNING AND ZONING OR HIS/HER DESIGNEE -- SHALL BE PERMITTED ON THE SUBJECT PROPERTY AND BE SUBJECT TO APPROVAL THROUGH A SITE PLAN OR AMENDED SITE PLAN BY THE PLANNING AND ZONING COMMISSION.*

(2): *THIS DOES NOT INCLUDE ANY EXISTING ACCESSORY BUILDINGS DEPICTED IN EXHIBIT 'B', CONCEPT PLAN, OF THIS ORDINANCE.*

(2) *Density and Dimensional Requirements*. Unless specifically provided by this Planned Development District ordinance, the density and dimensional standards stipulated by the General Retail (GR) District, as specified by Article 05, *District Development Standards*, of the Unified Development Code (UDC) are applicable to all development of the *Subject Property*; however, all development shall conform to the standards depicted in *Table 1*, which are as follows:

TABLE 1: DENSITY AND DIMENSIONAL REQUIREMENTS

MINIMUM LOT WIDTH	60'
MINIMUM LOT DEPTH	100'
MINIMUM LOT AREA	6,000 SF
MINIMUM FRONT YARD SETBACK (1)	50'
MINIMUM SIDE YARD SETBACK	10'
MINIMUM REAR YARD SETBACK (2)	20'
MINIMUM DISTANCE BETWEEN BUILDINGS (3)	20'
MAXIMUM BUILDING HEIGHT (4)	65'
MAXIMUM LOT COVERAGE	40%

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MINIMUM REQUIRED LANDSCAPING	20%

GENERAL NOTES:

1: THE LOCATION OF THE FRONT YARD BUILDING SETBACK AS MEASURED FROM THE FRONT PROPERTY LINE ADJACENT TO RIGHT-OF-WAY.

2: THE LOCATION OF THE REAR YARD BUILDING SETBACK AS MEASURED FROM THE REAR PROPERTY LINE.

3: ZERO (0) FEET WITH A FIRE RATED WALL.

4: BUILDING HEIGHT MAY BE INCREASED UP TO 120-FEET IF APPROVED THROUGH A SPECIFIC USE PERMIT (SUP) BY THE PLANNING AND ZONING COMMISSION AND CITY COUNCIL; HOWEVER, THE EXISTING STEEPLE CAN EXTEND UP TO 120-FEET IN HEIGHT BY-RIGHT AS DEPICTED IN *EXHIBIT 'C'* OF THIS ORDINANCE.

(3) *Building Size*. There shall be no limit of the size of a building, as long as, the lot coverage requirement remains below 50.00%.

(4) *Residential Adjacency Standards*. Unless specifically provided by this Planned Development District ordinance, any area adjacent to a residentially zoned or used property will require a 20-foot landscape buffer with three (3) tiered screening [*i.e. one [1] row of canopy trees, one [1] row of accent trees and large shrubs, and one [1] row of lower level shrubs*] along the entire adjacency.

(5) *Architectural and Building Standards*. The design of any expansion to the proposed *Church or House of Worship* or proposed parking garage shall adhere to the following requirements:

(a) *Expansions to the Existing House of Worship*. Any expansion to the existing *Church or House of Worship* shall generally match the materials and design of the existing building/campus. This shall be determined by the Architectural Review Board (ARB) at the time of *Site Plan* approval.

(b) *Parking Garage*. The proposed parking garage shall adhere to *Exhibits 'B', 'C', & 'D'* of this ordinance. This shall be reviewed by the Architectural Review Board (ARB) for compliance at the time of *Site Plan* approval.

(6) *Landscaping and Hardscape Standards*. Unless specifically provided by this Planned Development District ordinance, the landscape and hardscape standards stipulated by Article 05, *District Development Standards*, and Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC) shall be applicable to any development of the Subject Property; however, the following standards shall also apply:

(a) *Landscape Buffer Adjacent to Kenway Drive*. A minimum of a ten (10) foot landscape buffer -- *outside of any required easements and right-of-way dedication* -- shall be established adjacent to Kenway Drive, and shall include one (1) canopy tree and one (1) accent tree shall be planted per 50-linear feet of frontage.

(b) *Landscape Buffer Adjacent to S. Goliad Street [SH-205]*. A minimum of a 20-foot landscape buffer -- *outside of any required easements and right-of-way dedication* -- shall be established adjacent to the proposed parking garage along S. Goliad Street [*SH-205*], and shall incorporate ground cover, a *built-up* berm and shrubbery along the entire length of the frontage. Berms shall have a

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minimum height of 24-inches. In addition, two (2) canopy trees and four (4) accent trees shall be planted per 50-linear feet of frontage.

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

DRAFT ORDINANCE 02.02.2026

City of Rockwall
The New Horizon

MEMORANDUM

TO: **Honorable Mayor and Council**

FROM: **Jeffrey Widmer, Director / Building Official**

DATE: **February 2, 2026**

SUBJECT: **Sign Variance request for 702 S. Clark to allow alternate materials and size**

Holly Kaufman has requested to appear before City Council to seek a variance to the City's sign materials requirement, to allow signage painted directly on her building façade located at 702 S. Clark in the southwest corner of S. Clark St. and E. Boydstun Ave.

Mrs. Kaufman has been in the process of remodeling the building with the intention of opening a new pilates studio. Mrs. Kaufman hired a contractor to install wall signage on her building. The contractor failed to apply for the required sign permit and painted Mrs. Kaufman's signage directly on her building façade, in violation of our adopted sign standards. Our Sign Ordinance Sec. 32-204. - Wall signs states the following: Wall signs may be painted on a window or door, but no other building surface. All other wall signs shall be attached to and not painted onto any building.

Mrs. Kaufman was notified by our Building Inspections Dept. of her need to seek a building permit for her signage. When Mrs. Kaufman contacted the City to do just that, she was informed that her signage did not conform to the City's sign ordinance standards and that a permit could not be issued for the signage. Staff informed Mrs. Kaufman that she does have the ability to seek a variance to the City's sign ordinance standards, including a variance to the materials used for permitted signs when a variance would be appropriate for the construction of a sign to be consistent with the theme or style of an individual development.

In addition to her request for the materials variance, Mrs. Kaufman is requesting a variance to allow a sign that exceeds the allowable sign area. The sign that was painted on the north façade, is approximately 107 square feet in area and the allowable area per our ordinance is a maximum of 60 square feet.

Mrs. Kaufman has provided a letter explaining her situation and her request for such a variance.

Staff is providing a map highlighting the location of the property, as well as pictures of the building and signage that was installed.

To Whom it may concern,

I'm writing this letter to request a variance on Rockwall's "no painted sign" rule for my pilates studio at 702 S Clark Street. My name is Holly Kaufmann - you may know me from Joe Willy's - which I took over after my father passed away. I have grown up in Rockwall and love this community more than anything. I had the opportunity to develop my father in law's space near downtown Rockwall into a boutique Pilates studio. It is something I have wanted to do for a long time and it has been so fun starting the process of establishing my own small business from the ground up in Rockwall where my husband and I both grew up!

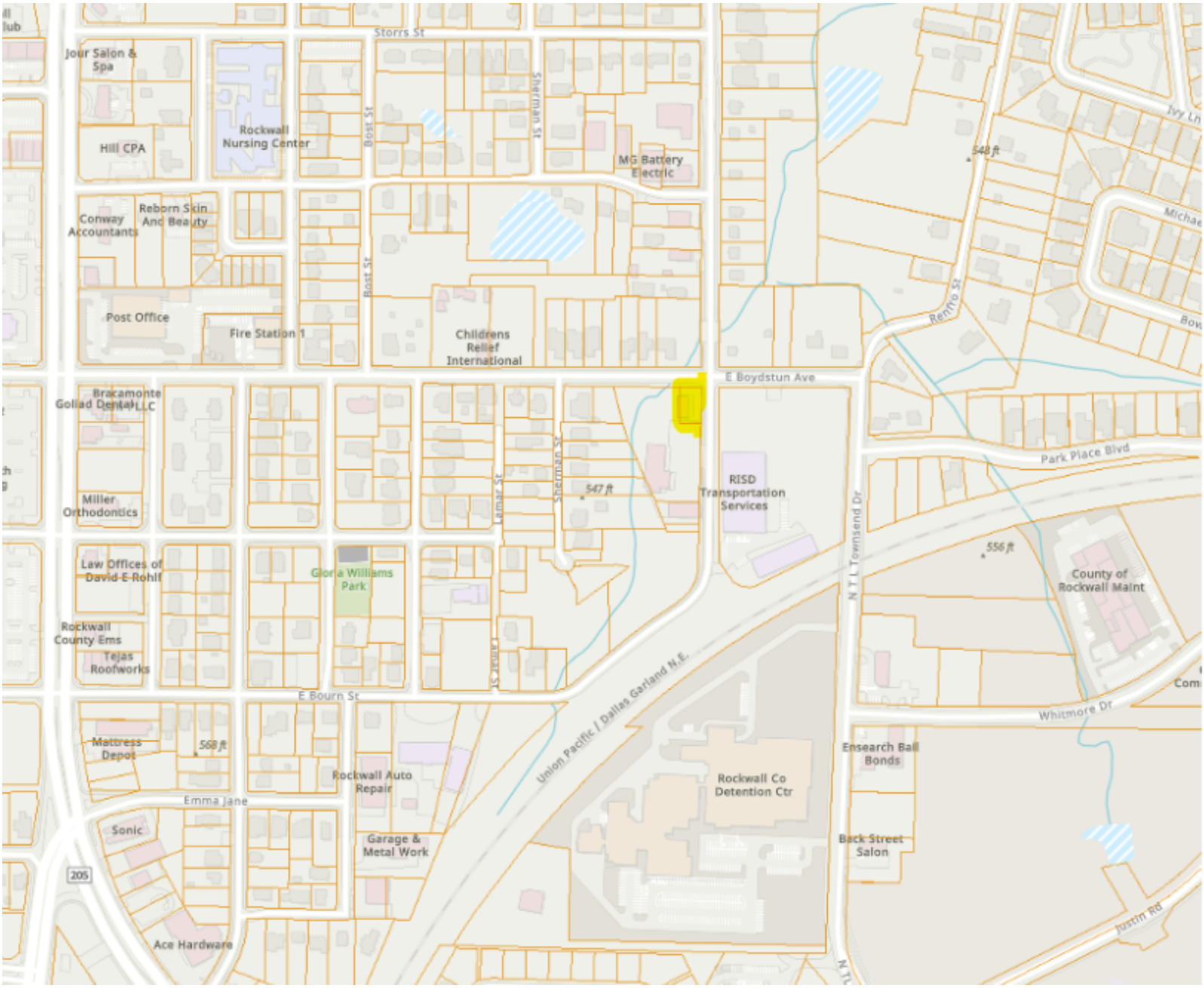
The property is on the intersection of two residential streets - Boydstun (behind the post office) and S Clark near the bus barn. Both areas have changed so much over the years and it was extremely important to me that the studio felt like an "upgrade" to the area. Neighbors have of course had concerns and opinions along the construction process and we have always done our best to be sensitive and respectful to their concerns. When it came to planning for the sign I was naively unaware of the "no painted sign" rule - I had seen other painted signs around town and it didn't occur to me there could be an issue. I did not realize we needed a separate sign permit outside of our original permit for all of the other construction. Unfortunately neither the company that painted my sign nor my contractor must have known about this regulation to guide me in a different direction.

I had met with a local sign company to discuss options and because our building is corrugated steel all they could recommend was a neon led channel letter sign with a large backplate. I did not want to do the traditional led signage that you would see on a busy commercial street or the commercial strips. I did not want to use signage that would make neighbors feel like their neighborhood "vibe" had changed for the worse and I think we did a wonderful job creating something that looks extremely polished and professional, but doesn't stick out like a sore thumb in this beautiful quiet area. I wanted the studio to blend into this mostly residential area and be tactful in our design choices (which I feel we accomplished).

The choice to paint the sign was not to save money or a quick fix, but rather because we thought it was the best design choice for the space given the location. The total price paid for the sign was $6,278.50 (not including the lift rental and materials). I thought the simple metal letter signs were nice as well, but unfortunately they were not an option because of how many screws would have to be drilled through the metal on our building.

Thank you for taking the time to read this letter and for your consideration. Please let me know if you have any questions.

Kind regards,
Holly Kaufmann


Storrs St
Jour Salon & Spa
Hill CPA
Rockwall Nursing Center
Bost St
Sherman St
MG Battery Electric
548 ft
Conway Accountants
Reborn Skin And Beauty
Post Office
Fire Station 1
Childrens Relief International
E Boydstun Ave
Renfro St
Park Place Blvd
Bracamonte Goliad Dental LLC
Miller Orthodontics
547 ft
RISD Transportation Services
N T L Townsend Dr
556 ft
County of Rockwall Maint
Law Offices of David E Rohlf
Gloria Williams Park
Rockwall County Ems
Tejas Roofworks
E Bourn St
Whitmore Dr
Mattress Depot
568 ft
Union Pacific / Dallas Garland N.E.
Ensearch Bail Bonds
Rockwall Auto Repair
Rockwall Co Detention Ctr
Emma Jane
Sonic
Garage & Metal Work
Back Street Salon
205
Ace Hardware
Justin Rd


STATE
702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YOUR BEST
STATE

City of Rockwall
The New Horizon

MEMORANDUM

TO: **Mayor and Council Members**

FROM: **Mary Smith, City Manager**

DATE: **January 30, 2026**

SUBJECT: **December 2025 Quarterly Report**

The following analysis is offered for the period ended December 31, 2025 budget report. The budget is established in broad categories with line item estimates. In each category actual expenses as a whole should be considered rather than at the line item level. The typical budget threshold for this period is 25%. The below categories exceed the threshold but most are not unusual for this time of year. The annual maintenance agreements and insurance coverage is paid during October for the year so the percentages are skewed and work out over the budget year. December included a third pay period so that also affects percentages. City employees are paid bi-weekly for a total of 26 pay periods.

General Fund Revenues

- All revenues are coming in at or above expected levels with a few exceptions. Overall revenues are at 22.92% of budget due to the timing of property tax payments early in the year. Property taxes are due in January so most are not paid until then.
- Sales tax – we budgeted a slight increase in sales tax revenue but we've experienced both increases and decreases over the prior year. That along with a large negative audit adjustment by the Comptroller causes us to be overall flat for the first quarter. We will closely monitor the coming months and may need to adjust budgets to reflect what we are experiencing.

General Fund Expenditures

There are not any remarkable variances from budgeted expenditures. Overall, the General Fund is running at 32.43% for first quarter of the budget year.

As noted above, the exception is generally the Contractual's category which includes the annual insurance coverages and annual maintenance agreements in the various budgets. Transfers have also been made to the Health insurance and Workers Comp plans for the year.

Water / Sewer Revenues

- Water sales – sales are on pace with other fall and early winter seasons. Annually the majority of our revenue is from July – September consumption. The majority of sales to wholesale customers also takes place June – September and will benefit from the summer weather but that bump is tempered by the contract maximum provisions. The rate increases approved for January 1st will be seen on the next quarter's report.

- Impact fees – are up due to the increased building permit activity as the fees are paid as the permit is issued.

Water / Sewer Expenditures

- Generally, these accounts are within normal ranges for this period. NTMWD requires payments in advance for the various services they provide so those categories can seem ahead of budget projections and that will not resolve itself when we pay the 12th invoice in August. Overall expenditures are at 24.59% of budget.

CITY OF ROCKWALL
REPORT OF REVENUES
FOR THE PERIOD ENDED DECEMBER 31, 2025
WITH COMPARATIVE TOTAL FROM PRIOR YEAR

GENERAL FUND

	Fiscal Year 2025			Fiscal Year 2026		
	Amended	**Actual**	**Percentage**	**Amended**	**Actual**	**Percentage**
00 REVENUES						
311 - PROPERTY TAXES						
4100 - CURRENT PROPERTY TAXES	15,500,000	15,590,740	100.59%	16,204,300	1,826,960	11.27%
4105 - DELIQUENT PROPERTY TAX	80,000	79,512	99.39%	80,000	33,377	41.72%
4110 - PENALTY AND INTEREST	60,000	64,112	106.85%	60,000	12,907	21.51%
311 - PROPERTY TAXES Total	**15,640,000**	**15,734,364**	**100.60%**	**16,344,300**	**1,873,243**	**11.46%**
313 - SALES TAXES						
4150 - CITY SALES TAX	26,820,000	28,248,084	105.32%	29,976,000	9,071,177	30.26%
4155 - BEVERAGE TAXES	250,000	399,327	159.73%	455,000	114,199	25.10%
313 - SALES TAXES Total	**27,070,000**	**28,647,411**	**105.83%**	**30,431,000**	**9,185,376**	**30.18%**
315 - FRANCHISE FEES						
4201 - ELECTRIC FRANCHISE FEES	2,400,000	2,240,741	93.36%	2,400,000	624,892	26.04%
4203 - TELEPHONE FRANCHISE FEES	50,000	51,958	103.92%	50,000	20,198	40.40%
4205 - GAS FRANCHISE FEES	872,000	872,113	100.01%	850,000	374	0.04%
4207 - CABLE TV FRANCHISE FEE	220,000	201,318	91.51%	210,000	40,864	19.46%
4209 - GARBAGE FRANCHISE FEE	465,000	482,128	103.68%	525,000	126,822	24.16%
315 - FRANCHISE FEES Total	**4,007,000**	**3,848,259**	**96.04%**	**4,035,000**	**813,150**	**20.15%**
318 - FEES						
4250 - PARK & RECREATION FEES	30,000	31,031	103.44%	35,000	8,205	23.44%
4251 - MUNICIPAL POOL FEES	15,000	7,299	48.66%	10,000	-	0.00%
4253 - CENTER RENTALS-7%	15,000	10,128	67.52%	15,000	730	4.87%
4255 - HARBOR RENTALS	1,000	-	-	1,000	-	0.00%
4270 - CODE ENFORCEMENT FEES	20,000	14,044	70.22%	20,000	6,881	34.40%
4280 - PLANNING AND ZONING FEES	90,000	107,280	119.20%	60,000	23,785	39.64%
4283 - CONSTRUCTION INSPECTION	725,000	1,387,559	191.39%	660,000	78,172	11.84%
4288 - MIXED BEVERAGE PERMIT FEE	15,000	21,635	144.23%	-	2,850	-
4295 - FIRE-PLAN REVIEW FEES	4,500	5,250	116.67%	6,000	-	0.00%
318 - FEES Total	**915,500**	**1,584,226**	**173.04%**	**807,000**	**120,623**	**14.95%**
321 - PERMITS						
4300 - BUILDING PERMITS	1,575,000	1,823,484	115.78%	1,600,000	324,745	20.30%
4302 - FENCE PERMITS	20,000	30,375	151.88%	25,000	9,250	37.00%
4304 - ELECTRICAL PERMITS	40,000	35,738	89.34%	40,000	6,233	15.58%
4306 - PLUMBING PERMITS	60,000	80,775	134.63%	70,000	21,900	31.29%
4308 - MECHANICAL PERMITS	35,000	29,875	85.36%	35,000	6,275	17.93%
4310 - DAY CARE CENTER PERMITS	5,500	5,630	102.36%	-	1,040	-
4312 - HEALTH PERMITS	128,000	128,736	100.57%	145,000	65,516	45.18%
4314 - SIGN PERMITS	20,000	21,050	105.25%	25,000	5,350	21.40%
4320 - MISC. PERMITS	100,000	81,376	81.38%	100,000	18,357	18.36%
4418 - SHORT TERM RENTAL PERMITS	7,000	8,000	114.29%	5,000	500	10.00%
321 - PERMITS Total	**1,990,500**	**2,245,038**	**112.79%**	**2,045,000**	**459,167**	**22.45%**

322 - MUNICIPAL COURT						
4400 - COURT FINES	295,000	351,503	119.15%	360,000	81,264	22.57%
4402 - COURT FEES	85,000	93,002	109.41%	100,000	22,132	22.13%
4404 - WARRANT FEES	30,000	29,287	97.62%	30,000	7,756	25.85%
4406 - COURT DEFERRAL FEES	130,000	151,913	116.86%	150,000	32,321	21.55%
4408 - ANIMAL REGISTRATION FEE	5,000	4,160	83.20%	5,000	810	16.20%
4414 - ALARM FEES AND FINES	55,000	53,336	96.97%	55,000	8,630	15.69%
322 - MUNICIPAL COURT Total	**55,000**	**53,336**	**96.97%**	**700,000**	**152,913**	**21.84%**
323 - MISCELLANEOUS REVENUE						
4001 - INTEREST EARNINGS	1,250,000	1,463,873	117.11%	1,000,000	112,259	11.23%
4007 - SALE OF SUPPLIES	500	-	0.00%	500	240	48.00%
4010 - AUCTION /SCRAP PROCEEDS	20,000	2,353	11.77%	10,000	-	0.00%
4019 - MISCELLANEOUS REVENUE	100,000	52,338	52.34%	100,000	58,350	58.35%
323 - MISCELLANEOUS REVENUE Total	**1,370,500**	**1,518,564**	**110.80%**	**1,110,500**	**170,849**	**15.38%**
330 - INTERGOVERNMENTAL REVENUES						
4500 - GRANT PROCEEDS	1,626,900	1,762,674	108.35%	1,237,000	229,377	18.54%
4510 - SCHOOL PATROLS	1,178,600	1,178,133	99.96%	1,278,600	426,196	33.33%
4520 - COUNTY CONTRACTS	1,000	1,689	168.90%	1,000	160	16.00%
4530 - CITY CONTRACTS	395,000	412,982	104.55%	447,500	103,245	23.07%
330 - INTERGOVERNMENTAL REVENUES Tot	**3,201,500**	**3,355,478**	**104.81%**	**2,964,100**	**758,978**	**25.61%**
391 - OPERATING TRANSFERS						
4902 - TRANSFER IN - W/S	500,000	500,000	100.00%	500,000	-	0.00%
4911 - TRANSFER IN - POLICE INV	10,000	10,000	100.00%	10,000	-	0.00%
4919 - TRANSFER IN - SIREN FUND	38,000	38,000	0.00%	-	-	0.00%
391 - OPERATING TRANSFERS Total	**510,000**	**548,000**		**510,000**	**-**	**0.00%**
NON - NON-OPERATING REVENUES						
4480 - TOWER LEASES	25,000	26,114	104.46%	29,000	9,354	32.26%
4460 - OFFICE LEASE	44,600	56,458	-	63,600	-	0.00%
4680 - DEVELOPER CONTRIBUTIONS	57,500	57,500	100.00%	57,500	-	0.00%
NON - NON-OPERATING REVENUES Total	**127,100**	**140,072**	**110.21%**	**150,100**	**9,354**	**6.23%**
00 REVENUES Total	**54,887,100**	**57,674,747**	**105.08%**	**59,097,000**	**13,543,652**	**22.92%**

CITY OF ROCKWALL
REPORT OF EXPENDITURES
FOR THE PERIOD ENDED DECEMBER 31, 2025
WITH COMPARATIVE TOTAL FROM PRIOR YEAR

GENERAL FUND

	Fiscal Calendar 2025			Fiscal Calendar 2026		
	Amended Budget	Actual	Percentage	Amended Budget	Actual	Percentage
01 MAYOR/COUNCIL						
10 - PERSONNEL SERVICES	24,250	24,221	99.88%	24,250	6,055	24.97%
20 - CONTRACTUAL	73,400	71,688	97.67%	74,600	72,092	96.64%
30 - SUPPLIES	2,250	2,872	127.65%	1,250	222	17.76%
40 - OPERATIONS	62,000	73,467	118.50%	61,500	15,481	25.17%
01 MAYOR/COUNCIL Total	**161,900**	**172,248**	**106.39%**	**161,600**	**93,850**	**58.08%**
05 ADMINISTRATION						
10 - PERSONNEL SERVICES	1,337,700	1,346,287	100.64%	1,378,000	393,208	28.53%
20 - CONTRACTUAL	1,150,300	1,156,681	100.55%	1,030,650	370,090	35.91%
30 - SUPPLIES	28,500	28,181	98.88%	33,500	7,918	23.63%
391 - OPERATING TRANSFERS	4,869,550	4,869,550	100.00%	4,665,000	3,850,000	82.53%
40 - OPERATIONS	54,000	62,905	116.49%	55,000	7,886	14.34%
50 - UTILITIES	7,500	6,973	92.97%	7,500	1,862	24.83%
05 ADMINISTRATION Total	**7,447,550**	**7,470,577**	**100.31%**	**7,169,650**	**4,630,963**	**64.59%**
06 ADMINISTRATIVE SERVICES						
10 - PERSONNEL SERVICES	474,950	463,459	97.58%	464,950	461,746	99.31%
20 - CONTRACTUAL	8,200	8,920	108.78%	8,200	8,920	108.78%
30 - SUPPLIES	1,500	983	65.52%	1,500	982	65.47%
40 - OPERATIONS	40,500	24,787	61.20%	40,500	24,487	60.46%
50 - UTILITIES	2,500	2,325	93.00%	2,500	2,325	93.00%
06 ADMINISTRATIVE SERVICES Total	**527,650**	**500,473**	**94.85%**	**517,650**	**498,460**	**96.29%**
07 INFORMATION TECHNOLOGY						
10 - PERSONNEL SERVICES	593,700	572,140	96.37%	634,150	174,748	27.56%
20 - CONTRACTUAL	560,700	521,261	92.97%	552,700	194,097	35.12%
30 - SUPPLIES	20,200	10,410	51.53%	20,200	3,447	17.06%
40 - OPERATIONS	10,000	2,132	21.32%	6,000	750	12.50%
50 - UTILITIES	6,150	4,148	67.44%	4,750	2,024	42.61%
07 INFORMATION TECHNOLOGY Total	**1,190,750**	**1,110,090**	**93.23%**	**1,217,800**	**375,065**	**30.80%**
09 INTERNAL OPERATIONS						
10 - PERSONNEL SERVICES	821,350	852,498	103.79%	799,950	232,292	29.04%
20 - CONTRACTUAL	1,324,750	1,227,262	92.64%	1,211,600	457,718	37.78%
30 - SUPPLIES	97,500	84,092	86.25%	90,500	17,746	19.61%
40 - OPERATIONS	2,000	1,465	73.26%	1,000	83	8.25%
50 - UTILITIES	377,200	408,618	108.33%	377,200	104,257	27.64%
60 - CAPITAL	38,000	37,980	99.95%	-	-	0.00%
09 INTERNAL OPERATIONS Total	**2,660,800**	**2,611,915**	**98.16%**	**2,480,250**	**812,096**	**32.74%**
15 FINANCE						
11 FINANCE						
10 - PERSONNEL SERVICES	597,600	420,140	70.30%	613,400	122,128	19.91%
20 - CONTRACTUAL	555,000	567,672	102.28%	631,700	428,233	67.79%
30 - SUPPLIES	67,250	56,563	84.11%	70,250	41,232	58.69%
40 - OPERATIONS	7,250	14,111	194.64%	9,750	536	5.50%
50 - UTILITIES	1,250	1,210	96.76%	1,250	329	26.32%
11 FINANCE Total	**1,228,350**	**1,059,696**	**86.27%**	**1,326,350**	**592,459**	**44.67%**

15 MUNICIPAL COURT						
10 - PERSONNEL SERVICES	374,100	371,071	99.19%	394,150	107,351	27.24%
20 - CONTRACTUAL	175,600	184,755	105.21%	175,600	37,410	21.30%
30 - SUPPLIES	4,750	6,623	139.43%	5,000	(1,427)	-28.54%
40 - OPERATIONS	6,000	4,373	72.88%	6,000	779	12.98%
15 MUNICIPAL COURT Total	**560,450**	**566,822**	**101.14%**	**580,750**	**144,113**	**24.81%**
20 FIRE						
25 OPERATIONS						
10 - PERSONNEL SERVICES	8,310,750	8,520,829	102.53%	8,736,900	2,431,397	27.83%
20 - CONTRACTUAL	309,850	314,899	101.63%	359,400	109,276	30.41%
30 - SUPPLIES	132,500	113,141	85.39%	128,050	17,912	13.99%
40 - OPERATIONS	50,850	58,095	114.25%	56,200	5,430	9.66%
50 - UTILITIES	4,300	4,044	94.05%	4,300	1,117	25.97%
60 - CAPITAL	10,750	10,733	99.84%	-	-	-
25 OPERATIONS Total	**8,819,000**	**9,021,741**	**102.30%**	**9,284,850**	**2,565,132**	**27.63%**
29 FIRE MARSHAL						
10 - PERSONNEL SERVICES	699,250	707,566	101.19%	731,000	208,589	28.53%
20 - CONTRACTUAL	31,500	24,300	77.14%	30,500	20,773	68.11%
30 - SUPPLIES	65,500	53,642	81.90%	65,200	6,335	9.72%
40 - OPERATIONS	25,500	20,270	79.49%	25,500	2,875	11.28%
50 - UTILITIES	5,000	4,797	95.95%	5,000	1,316	26.32%
29 FIRE MARSHAL Total	**826,750**	**810,575**	**98.04%**	**857,200**	**239,889**	**27.99%**
30 POLICE						
31 POLICE ADMINISTRATION						
10 - PERSONNEL SERVICES	1,637,800	1,642,331	100.28%	1,809,300	511,236	28.26%
20 - CONTRACTUAL	105,150	103,178	98.12%	115,250	77,210	66.99%
30 - SUPPLIES	18,500	16,360	88.43%	15,500	1,092	7.04%
40 - OPERATIONS	67,500	66,357	98.31%	67,500	17,497	25.92%
50 - UTILITIES	8,300	7,975	96.08%	8,300	2,453	29.55%
31 POLICE ADMINISTRATION Total	**1,838,650**	**1,836,201**	**99.87%**	**2,015,850**	**609,488**	**30.23%**
32 COMMUNICATIONS						
10 - PERSONNEL SERVICES	1,437,500	1,430,089	99.48%	1,406,850	393,494	27.97%
20 - CONTRACTUAL	400,200	403,569	100.84%	395,000	345,590	87.49%
30 - SUPPLIES	4,200	4,505	107.26%	4,200	44	1.05%
40 - OPERATIONS	9,000	3,928	43.65%	9,000	348	3.87%
50 - UTILITIES	4,000	4,099	102.47%	4,000	1,446	36.15%
32 COMMUNICATIONS Total	**1,854,900**	**1,846,190**	**99.53%**	**1,819,050**	**740,922**	**40.73%**
33 PATROL						
10 - PERSONNEL SERVICES	7,706,850	8,013,578	103.98%	7,755,400	2,394,901	30.88%
20 - CONTRACTUAL	185,500	314,560	169.57%	159,500	46,539	29.18%
30 - SUPPLIES	492,050	494,365	100.47%	512,050	35,176	6.87%
40 - OPERATIONS	106,000	100,507	94.82%	76,000	18,106	23.82%
50 - UTILITIES	16,950	17,628	104.00%	16,950	4,208	24.83%
60 - CAPITAL	894,750	832,961	93.09%	959,600	223,527	23.29%
33 PATROL Total	**9,402,100**	**9,773,600**	**103.95%**	**9,479,500**	**2,722,457**	**28.72%**

34 CRIMINAL INVESTIGATIONS						
10 - PERSONNEL SERVICES	2,440,500	2,484,252	101.79%	2,492,600	702,252	28.17%
20 - CONTRACTUAL	156,950	163,512	104.18%	167,900	75,577	45.01%
30 - SUPPLIES	56,500	39,436	69.80%	41,000	2,830	6.90%
40 - OPERATIONS	17,500	16,865	96.37%	17,500	1,737	9.92%
50 - UTILITIES	12,350	14,631	118.47%	12,350	3,806	30.82%
34 CRIMINAL INVESTIGATIONS Total	**2,683,800**	**2,718,697**	**101.30%**	**2,731,350**	**786,202**	**28.78%**
35 COMMUNITY SERVICES						
10 - PERSONNEL SERVICES	2,540,250	2,528,564	99.54%	2,685,100	780,434	29.07%
20 - CONTRACTUAL	66,500	72,928	109.67%	21,500	12,475	58.03%
30 - SUPPLIES	83,050	74,191	89.33%	83,050	8,725	10.51%
40 - OPERATIONS	4,000	4,964	124.11%	4,000	673	16.83%
50 - UTILITIES	9,400	9,719	103.40%	9,400	2,155	22.92%
35 COMMUNITY SERVICES Total	**2,703,200**	**2,690,366**	**99.53%**	**2,803,050**	**804,462**	**28.70%**
36 WARRANTS						
10 - PERSONNEL SERVICES	232,450	224,231	96.46%	234,200	59,506	25.41%
20 - CONTRACTUAL	2,600	2,881	110.80%	2,600	-	0.00%
30 - SUPPLIES	2,650	2,852	107.62%	2,450	302	12.31%
36 WARRANTS Total	**237,700**	**229,964**	**96.75%**	**239,250**	**59,807**	**25.00%**
37 POLICE RECORDS						
10 - PERSONNEL SERVICES	376,050	384,199	102.17%	384,400	111,466	29.00%
20 - CONTRACTUAL	5,300	2,564	48.37%	29,500	14,154	47.98%
30 - SUPPLIES	2,950	2,497	84.65%	2,750	455	16.54%
40 - OPERATIONS	100	371	371.00%	100	-	0.00%
37 POLICE RECORDS Total	**384,400**	**389,631**	**101.36%**	**416,750**	**126,074**	**30.25%**
40 COMMUNITY DEVELOPMENT						
41 PLANNING						
10 - PERSONNEL SERVICES	906,500	913,457	100.77%	930,800	248,950	26.75%
20 - CONTRACTUAL	104,050	100,201	96.30%	97,350	47,095	48.38%
30 - SUPPLIES	4,400	4,570	103.87%	4,600	160	3.49%
40 - OPERATIONS	33,300	26,329	79.07%	21,500	2,737	12.73%
50 - UTILITIES	1,300	1,175	90.38%	1,300	329	25.31%
41 PLANNING Total	**1,049,550**	**1,045,732**	**99.64%**	**1,055,550**	**299,272**	**28.35%**
42 NEIGHBORHOOD IMPROVEMENT						
10 - PERSONNEL SERVICES	404,700	405,026	100.08%	426,350	117,318	27.52%
20 - CONTRACTUAL	144,750	149,691	103.41%	141,750	33,225	23.44%
30 - SUPPLIES	17,500	11,360	64.91%	15,000	793	5.29%
40 - OPERATIONS	8,450	5,513	65.24%	8,450	627	7.42%
50 - UTILITIES	2,500	2,933	117.32%	2,500	667	26.69%
42 NEIGHBORHOOD IMPROVEMENT Total	**577,900**	**574,523**	**99.42%**	**594,050**	**152,630**	**25.69%**
43 BUILDING INSPECTIONS						
10 - PERSONNEL SERVICES	814,700	821,033	100.78%	865,450	231,710	26.77%
20 - CONTRACTUAL	109,000	75,973	69.70%	111,000	(1,472)	-1.33%
30 - SUPPLIES	14,350	9,782	68.16%	13,350	836	6.26%
40 - OPERATIONS	7,800	10,774	138.13%	11,300	329	2.91%
50 - UTILITIES	5,700	6,478	113.66%	5,700	1,700	29.82%
	9,000	8,659	96.21%	-	-	0.00%
43 BUILDING INSPECTIONS Total	**960,550**	**932,699**	**97.10%**	**1,006,800**	**233,102**	**23.15%**

45 PARKS AND RECREATION						
45 PARKS						
10 - PERSONNEL SERVICES	1,727,200	1,733,422	100.36%	1,795,050	515,134	28.70%
20 - CONTRACTUAL	1,056,200	1,039,682	98.44%	1,054,550	173,356	16.44%
30 - SUPPLIES	700,000	612,694	87.53%	658,000	89,902	13.66%
40 - OPERATIONS	11,000	6,001	54.56%	10,500	1,013	9.65%
50 - UTILITIES	296,500	327,680	110.52%	296,500	106,849	36.04%
60 - CAPITAL	77,000	67,281	87.38%	-	12,314	0.00%
45 PARKS Total	**3,867,900**	**3,786,760**	**97.90%**	**3,814,600**	**898,568**	**23.56%**
46 HARBOR O & M						
10 - PERSONNEL SERVICES	273,500	277,020	101.29%	280,200	82,209	29.34%
20 - CONTRACTUAL	316,800	300,730	94.93%	254,800	75,049	29.45%
30 - SUPPLIES	100,000	69,805	69.81%	119,000	11,828	9.94%
40 - OPERATIONS	1,050	-	0.00%	1,050	-	0.00%
50 - UTILITIES	138,600	153,265	110.58%	163,600	46,230	28.26%
46 HARBOR O & M Total	**829,950**	**800,820**	**96.49%**	**818,650**	**215,316**	**26.30%**
47 RECREATION						
10 - PERSONNEL SERVICES	930,100	917,414	98.64%	963,350	227,573	23.62%
20 - CONTRACTUAL	42,500	36,922	86.88%	43,000	1,287	2.99%
30 - SUPPLIES	60,250	40,861	67.82%	58,950	2,509	4.26%
40 - OPERATIONS	108,500	99,642	91.84%	104,500	44,247	42.34%
50 - UTILITIES	120,000	131,633	109.69%	110,000	32,352	29.41%
47 RECREATION Total	**1,261,350**	**1,230,729**	**97.57%**	**1,279,800**	**307,967**	**24.06%**
48 ANIMAL SERVICES						
10 - PERSONNEL SERVICES	230,100	232,642	101.10%	238,350	69,952	29.35%
20 - CONTRACTUAL	495,000	490,318	99.05%	501,000	147,784	29.50%
30 - SUPPLIES	16,250	10,474	64.46%	15,250	2,245	14.72%
40 - OPERATIONS	4,000	2,419	60.48%	4,050	764	18.87%
50 - UTILITIES	3,000	3,387	112.89%	3,000	859	28.62%
60 - CAPITAL	-	4,256	0.00%	-	-	-
48 ANIMAL SERVICES Total	**748,350**	**743,496**	**99.35%**	**761,650**	**221,604**	**29.10%**
50 PUBLIC WORKS						
53 ENGINEERING						
10 - PERSONNEL SERVICES	1,052,950	1,072,464	101.85%	1,122,450	306,768	27.33%
20 - CONTRACTUAL	191,600	148,816	77.67%	168,100	28,902	17.19%
30 - SUPPLIES	27,850	18,076	64.91%	27,850	2,077	7.46%
40 - OPERATIONS	17,000	13,689	80.53%	14,200	6,072	42.76%
50 - UTILITIES	8,450	8,287	98.07%	8,450	2,325	27.51%
53 ENGINEERING Total	**1,297,850**	**1,261,332**	**97.19%**	**1,341,050**	**346,143**	**25.81%**
59 STREETS						
10 - PERSONNEL SERVICES	945,650	908,817	96.11%	1,076,050	266,455	24.76%
20 - CONTRACTUAL	266,350	226,969	85.21%	282,500	53,941	19.09%
30 - SUPPLIES	3,210,600	3,121,367	97.22%	3,220,600	184,683	5.73%
40 - OPERATIONS	6,400	3,446	53.84%	6,400	559	8.73%
50 - UTILITIES	651,000	675,521	103.77%	661,000	155,692	23.55%
60 - CAPITAL	130,000	125,801	96.77%	-	-	0.00%
59 STREETS Total	**5,210,000**	**5,061,921**	**97.16%**	**5,246,550**	**661,328**	**12.61%**
Grand Total	**58,331,350**	**58,246,797**	**99.86%**	**59,019,600**	**19,137,370**	**32.43%**

CITY OF ROCKWALL
REPORT OF REVENUES
FOR THE PERIOD ENDED DECEMBER 31, 2025
WITH COMPARATIVE TOTAL FROM PRIOR YEAR

WATER & SEWER

	Fiscal Year 2025			Fiscal Year 2026		
	Amended Budget	Actual	Percentage	Amended Budget	Actual	Percentage
00 REVENUES						
323 - MISCELLANEOUS REVENUE						
4001 - INTEREST EARNINGS	475,000	685,653	144.35%	300,000	48,477	16.16%
4050 - LAND SALES	-	-	-	-	-	-
4010 - AUCTION /SCRAP PROCEEDS	15,000	19,051	127.01%	15,000	7,145	47.63%
4019 - MISCELLANEOUS REVENUE	100,000	156,626	156.63%	100,000	25,900	25.90%
323 - MISCELLANEOUS REVENUE Total	**590,000**	**861,330**	**145.99%**	**415,000**	**81,522**	**19.64%**
340 - UTILITY SALES						
4601 - RETAIL WATER SALES	20,200,000	19,395,070	96.02%	22,220,000	5,246,672	23.61%
4603 - SEWER CHARGES	11,400,000	10,336,229	90.67%	12,500,000	2,659,070	21.27%
4605 - PRETREATMENT CHARGES	120,400	112,759	93.65%	136,900	32,455	23.71%
4609 - HOUSE HAZARDOUS WASTE FEE	225,000	214,757	95.45%	176,000	55,223	31.38%
4610 - PENALTIES	335,000	373,296	111.43%	250,000	122,936	49.17%
4611 - PORTABLE METER WATER SALES	175,000	157,377	89.93%	150,000	41,239	27.49%
340 - UTILITY SALES Total	**32,455,400**	**30,589,487**	**94.25%**	**35,432,900**	**8,157,594**	**23.02%**
CONT - TOTAL CONTRACT SALES						
4622 - RCH WATER CORP-WATER SALE	1,960,000	1,979,576	101.00%	1,500,000	723,430	48.23%
4632 - BLACKLAND-WATER SALES	1,235,000	1,080,695	87.51%	1,500,000	220,437	14.70%
4640 - MCLENDON CHISHOLM SEWER CHARG	583,000	653,985	112.18%	725,000	142,182	19.61%
4650 - CITY OF HEATH-WATER SALES	4,208,000	3,933,908	93.49%	4,635,100	1,043,058	22.50%
TOTAL CONTRACT SALES Total	**7,986,000**	**7,648,163**	**95.77%**	**8,360,100**	**2,129,107**	**25.47%**
NON - NON-OPERATING REVENUES						
4480 - TOWER LEASES	325,000	324,390	99.81%	325,000	66,037	20.32%
4670 - WATER IMPACT FEES	1,225,000	1,377,781	112.47%	700,000	210,656	30.09%
4672 - SEWER IMPACT FEES	1,500,000	1,679,184	111.95%	600,000	276,759	46.13%
4678 - SEWER PRO RATA	-	127,155	0.00%	-	-	-
NON-OPERATING REVENUES Total	**3,050,000**	**3,508,510**	**115.03%**	**1,625,000**	**553,452**	**34.06%**
OTHE - TOTAL OTHER RECEIPTS						
4660 - WATER TAPS	165,000	189,002	114.55%	130,000	21,550	16.58%
4662 - SEWER TAPS	29,000	41,046	141.54%	25,000	5,831	23.32%
4665 - METER RENTAL FEES	67,000	79,210	118.22%	52,000	18,265	35.13%
OTHER RECEIPTS Total	**261,000**	**309,258**	**118.49%**	**207,000**	**45,646**	**22.05%**
00 REVENUES Total	**44,342,400**	**42,916,749**	**96.78%**	**46,040,000**	**10,967,321**	**23.82%**

CITY OF ROCKWALL
REPORT OF EXPENDITURES
FOR THE PERIOD ENDED DECEMBER 31, 2025
WITH COMPARATIVE TOTAL FROM PRIOR YEAR

WATER & SEWER FUND

	Fiscal Calendar 2025			Fiscal Calendar 2026		
	Amended Budget	Actual	Percentage	Amended Budget	Actual	Percentage
10 GENERAL GOVERNMENT						
05 ADMINISTRATION						
391 - OPERATING TRANSFERS	1,603,750	1,603,750	100.00%	1,603,750	575,000	35.85%
05 ADMINISTRATION Total	**1,603,750**	**1,603,750**	**100.00%**	**1,603,750**	**575,000**	**35.85%**
60 UTILITY SERVICES						
61 BILLING SERVICES						
10 - PERSONNEL SERVICES	708,900	725,881	102.40%	709,550	210,016	29.60%
20 - CONTRACTUAL	661,350	678,392	102.58%	730,850	260,722	35.67%
30 - SUPPLIES	125,000	153,051	122.44%	148,000	45,086	30.46%
40 - OPERATIONS	244,300	266,586	109.12%	234,300	36,029	15.38%
61 BILLING SERVICES Total	**1,739,550**	**1,823,910**	**104.85%**	**1,822,700**	**551,854**	**30.28%**
62 DEBT SERVICE						
70 - DEBT SERVICE	4,460,950	4,380,776	98.20%	4,511,950	83,650	1.85%
62 DEBT SERVICE Total	**4,460,950**	**4,380,776**	**98.20%**	**4,511,950**	**83,650**	**1.85%**
63 WATER OPERATIONS						
10 - PERSONNEL SERVICES	1,632,050	1,712,917	104.95%	1,425,950	460,011	32.26%
20 - CONTRACTUAL	19,721,900	19,766,225	100.22%	21,934,050	5,355,937	24.42%
30 - SUPPLIES	943,200	1,066,351	113.06%	926,550	218,159	23.55%
40 - OPERATIONS	23,250	14,956	64.32%	23,250	2,389	10.28%
50 - UTILITIES	413,000	480,886	116.44%	341,500	116,052	33.98%
60 - CAPITAL	1,579,650	528,307	33.44%	227,400	87,511	38.48%
63 WATER OPERATIONS Total	**24,313,050**	**23,569,641**	**96.94%**	**24,878,700**	**6,240,059**	**25.08%**
67 SEWER OPERATIONS						
10 - PERSONNEL SERVICES	1,511,600	1,523,224	100.77%	1,390,700	452,129	32.51%
20 - CONTRACTUAL	11,449,900	11,302,394	98.71%	13,360,300	3,779,038	28.29%
30 - SUPPLIES	274,450	251,622	91.68%	271,450	64,355	23.71%
40 - OPERATIONS	17,700	17,534	99.06%	17,700	3,058	17.28%
50 - UTILITIES	134,500	178,977	133.07%	160,750	45,266	28.16%
60 - CAPITAL	254,500	254,307	99.92%	19,000	16,641	87.59%
67 SEWER OPERATIONS Total	**13,642,650**	**13,528,058**	**99.16%**	**15,219,900**	**4,360,488**	**28.65%**
Grand Total	**45,759,950**	**44,906,135**	**98.13%**	**48,037,000**	**11,811,050**	**24.59%**

City of Rockwall
The New Horizon

Building Inspections Department
Monthly Report

December 2025

Permits

Total Permits Issued:	**251**
Building Permits:	17
Contractor Permits:	234
Total Commercial Permit Values:	**$5,092,236.22**
Building Permits:	$4,000,000.00
Contractor Permits:	$1,092,236.22
Total Fees Collected:	**$133,606.80**
Building Permits:	$103,051.26
Contractor Permits:	$30,555.54

Board of Adjustment

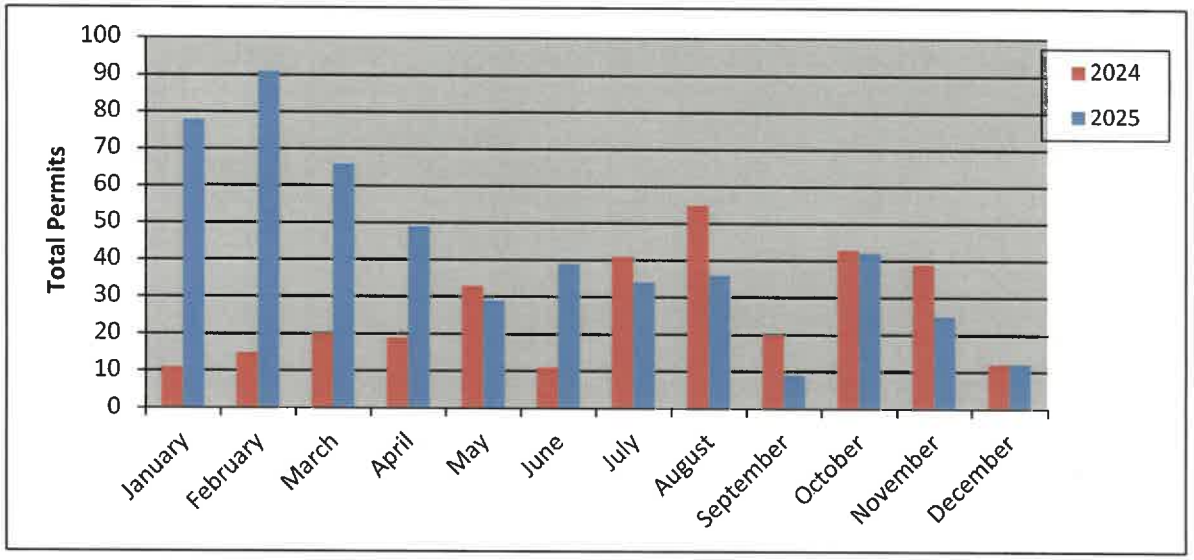
Board of Adjustment Cases:	**0**

City of Rockwall
PERMITS ISSUED - Summary by Type and Subtype
For the Period 12/1/2025 to 12/31/2025

Type/Subtype	# of Permits Issued	Valuation of Work	Fees Charged
Commercial Building Permit	29	$5,092,236.22	$28,415.62
Backflow Permit	2	6,692.22	$221.86
Concrete Permit	1		$51.00
Electrical Permit	4	155,075.00	$1,569.01
Fence Permit	1	4,300.00	$51.00
Mechanical Permit	1	5,000.00	$125.21
New Construction	1	4,000,000.00	$16,720.25
Plumbing Permit	5	14,540.00	$519.68
Pool	1		$306.00
Remodel	3	847,549.00	$6,278.65
Retaining Wall Permit	2	27,600.00	$507.46
Sign Permit	8	31,480.00	$2,065.50
Residential Building Permit	222		$105,191.18
Accessory Building Permit	4		$338.20
Concrete Permit	8		$753.12
Demolition	2		$51.00
Driveway Permit	2		$957.78
Electrical Permit	9		$1,045.50
Fence Permit	44		$2,244.00
Generator	3		$381.00
Irrigation Permit	24		$1,836.00
Mechanical Permit	20		$2,496.50
New Single Family Residential	12		$85,992.81
Patio Cover/Pergola	8		$941.38
Plumbing Permit	38		$2,958.00
Pool	6		$918.00
Remodel	4		$1,166.06
Retaining Wall Permit	6		$306.00
Roofing Permit	18		$1,377.00
Solar Panel Permit	2		$816.83
Takeline - Play Structure	1		$51.00
Window & Door Permit	11		$561.00
Totals:	251		$133,606.80

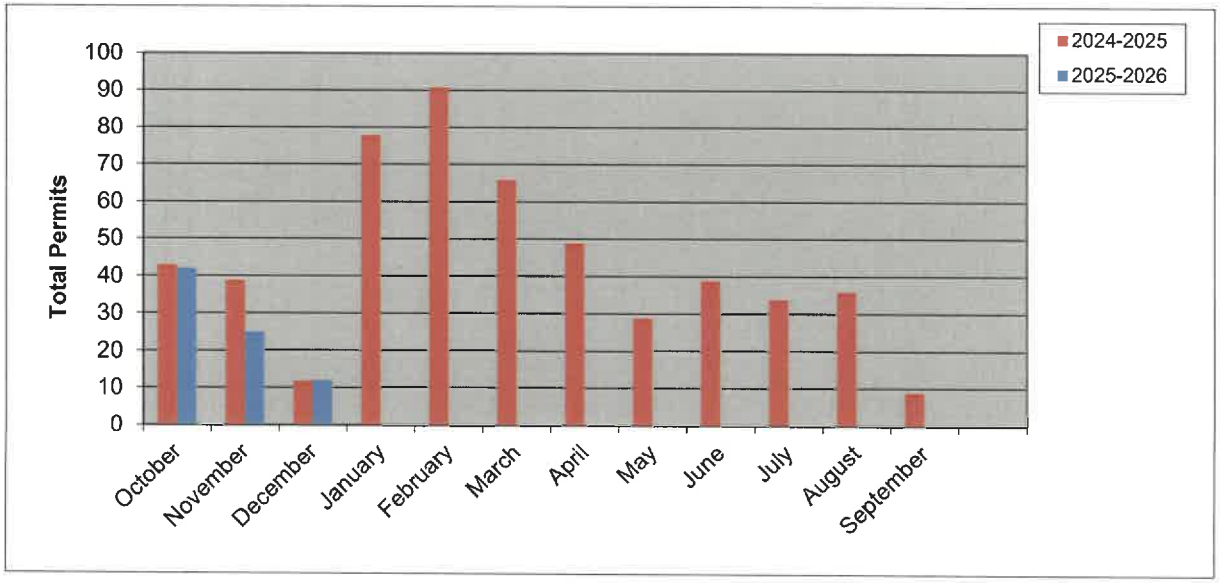
New Residential Permits Calendar Year

	Year	
	2024	2025
January	11	78
February	15	91
March	20	66
April	19	49
May	33	29
June	11	39
July	41	34
August	55	36
September	20	9
October	43	42
November	39	25
December	12	12
Totals	319	510



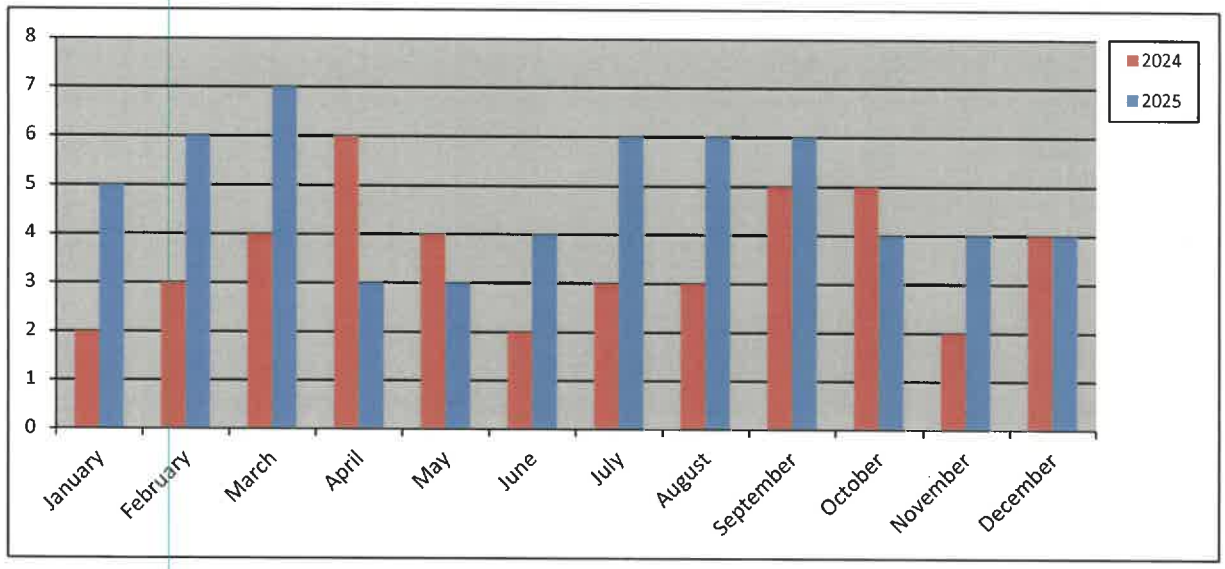
New Residential Permits Fiscal Year

	Year	
	2024-2025	2025-2026
October	43	42
November	39	25
December	12	12
January	78	
February	91	
March	66	
April	49	
May	29	
June	39	
July	34	
August	36	
September	9	
Totals	**525**	**79**



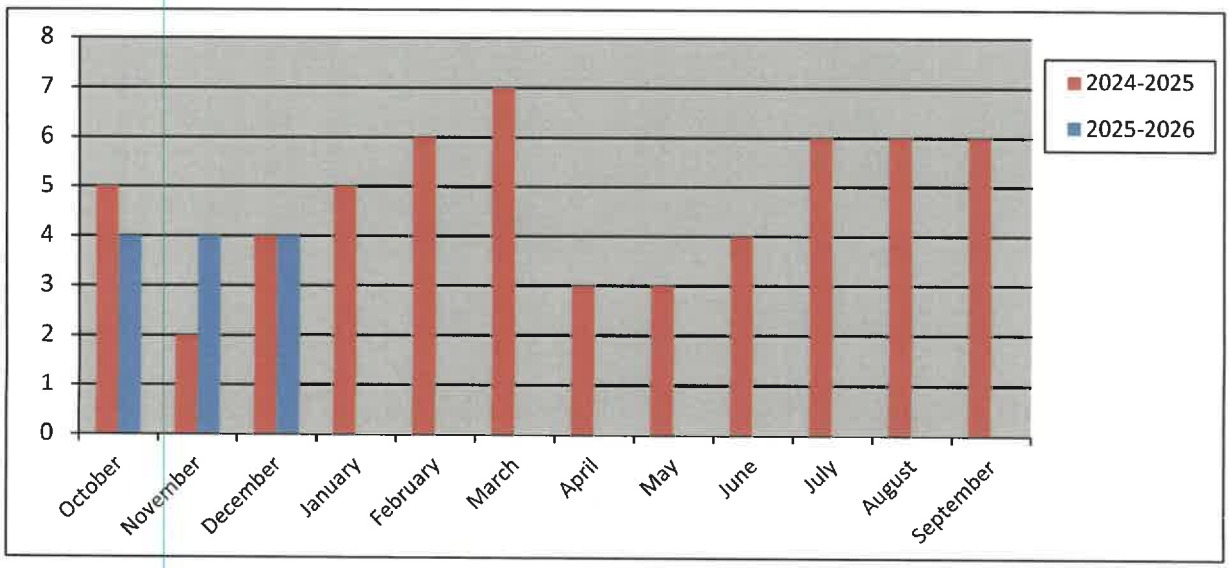
Residential Remodel/Additions Permits Calendar Year

Year	2024	2025
January	2	5
February	3	6
March	4	7
April	6	3
May	4	3
June	2	4
July	3	6
August	3	6
September	5	6
October	5	4
November	2	4
December	4	4
Totals	43	58



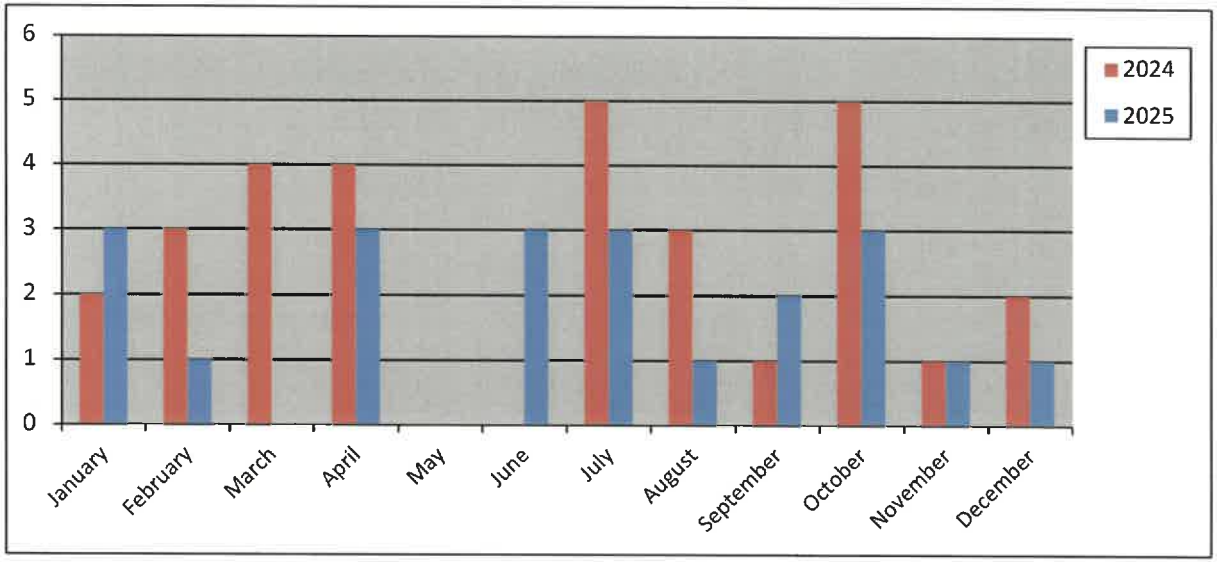
Residential Remodel/Additions Permits Fiscal Year

Year	2024-2025	2025-2026
October	5	4
November	2	4
December	4	4
January	5	
February	6	
March	7	
April	3	
May	3	
June	4	
July	6	
August	6	
September	6	
Totals	**57**	**12**



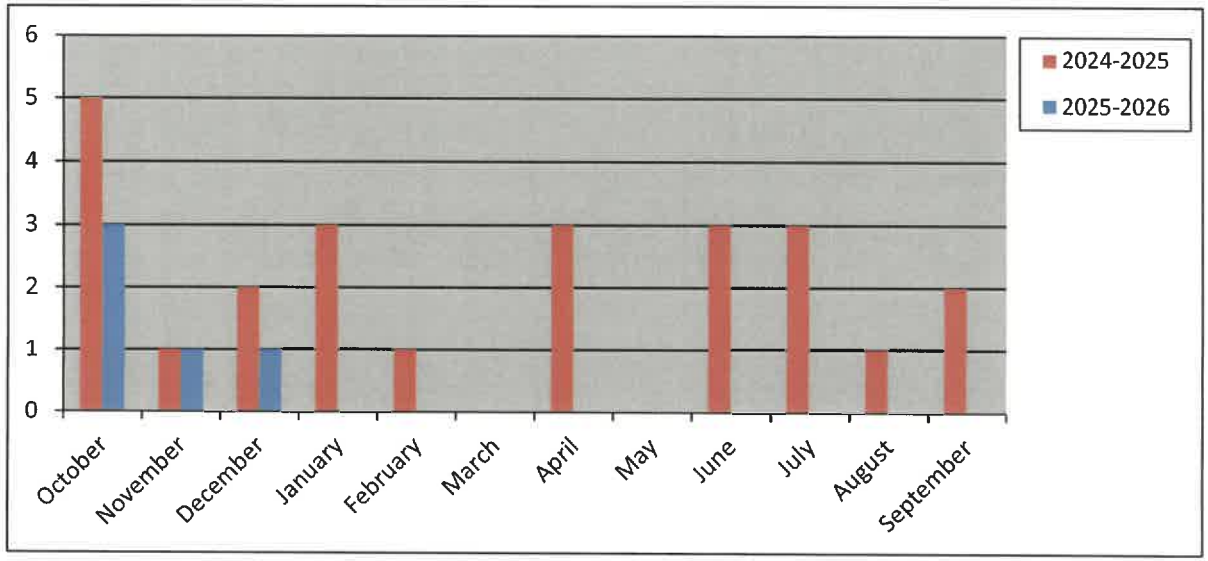
New Commercial Permits Calendar Year

	Year	
	2024	2025
January	2	3
February	3	1
March	4	0
April	4	3
May	0	0
June	0	3
July	5	3
August	3	1
September	1	2
October	5	3
November	1	1
December	2	1
Totals	**30**	**21**



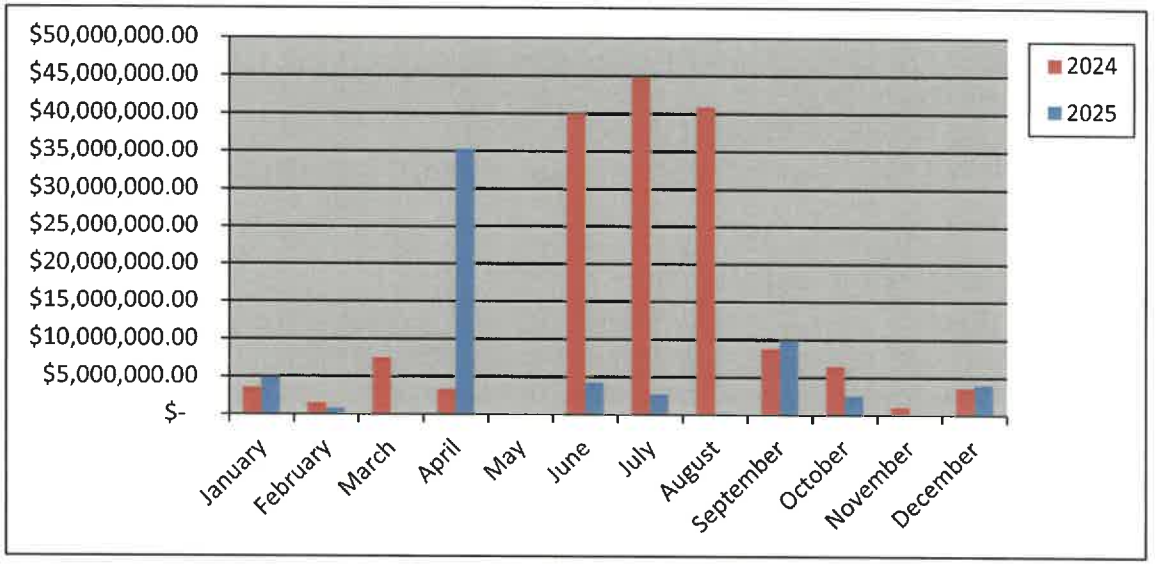
New Commercial Permits Fiscal Year

	Year	
	2024-2025	2025-2026
October	5	3
November	1	1
December	2	1
January	3	
February	1	
March	0	
April	3	
May	0	
June	3	
July	3	
August	1	
September	2	
Totals	**24**	**5**



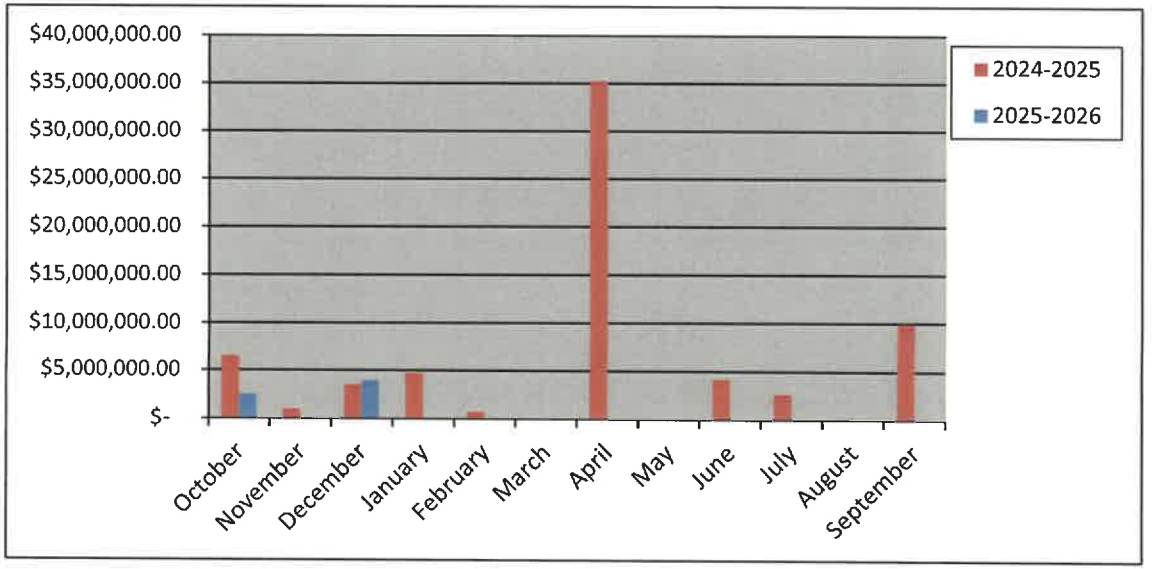
New Commercial Value Calendar Year

Year	2024	2025
January	$ 3,628,000.00	$ 4,800,000.00
February	$ 1,600,000.00	$ 850,000.00
March	$ 7,573,400.00	$ -
April	$ 3,400,000.00	$ 35,348,077.00
May	$ -	$ -
June	$ 40,015,846.78	$ 4,262,000.00
July	$ 44,803,145.65	$ 2,750,000.00
August	$ 41,008,367.00	$ 269,844.00
September	$ 8,800,000.00	$ 9,897,400.00
October	$ 6,526,233.00	$ 2,555,184.00
November	$ 1,100,000.00	$ 117,000.00
December	$ 3,600,000.00	$ 4,000,000.00
Totals	**$ 162,054,992.43**	**$ 64,849,505.00**



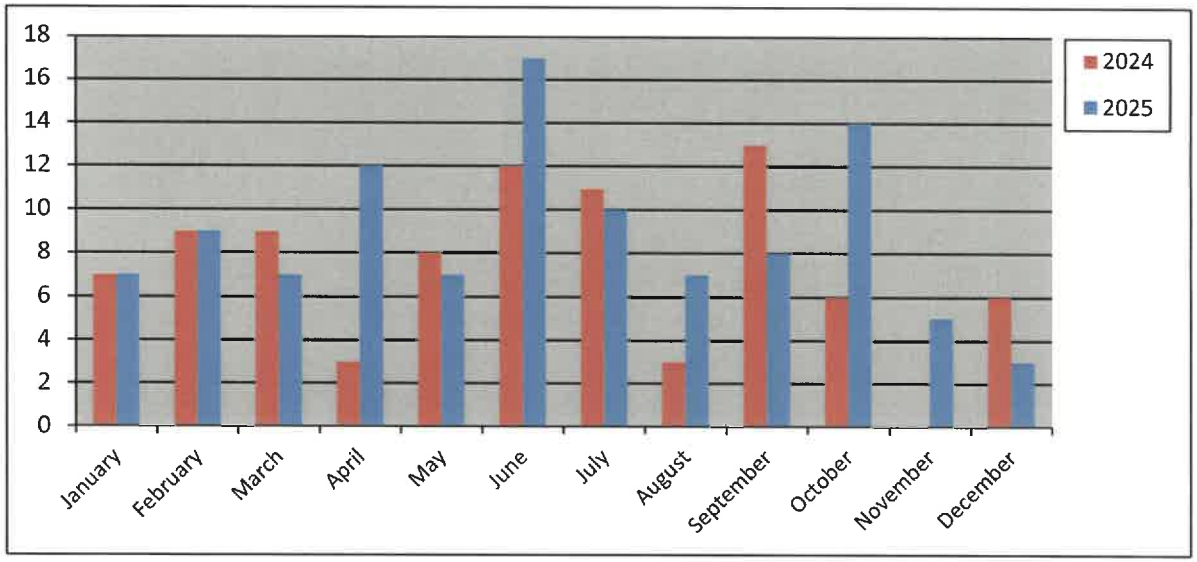
New Commercial Value Fiscal Year

Year	2024-2025	2025-2026
October	$ 6,526,233.00	$ 2,555,184.00
November	$ 1,100,000.00	$ 117,000.00
December	$ 3,600,000.00	$ 4,000,000.00
January	$ 4,800,000.00	
February	$ 850,000.00	
March	$ -	
April	$ 35,348,077.00	
May	$ -	
June	$ 4,262,000.00	
July	$ 2,750,000.00	
August	$ 269,844.00	
September	$ 9,897,400.00	
Totals	**$ 69,403,554.00**	**$ 6,672,184.00**



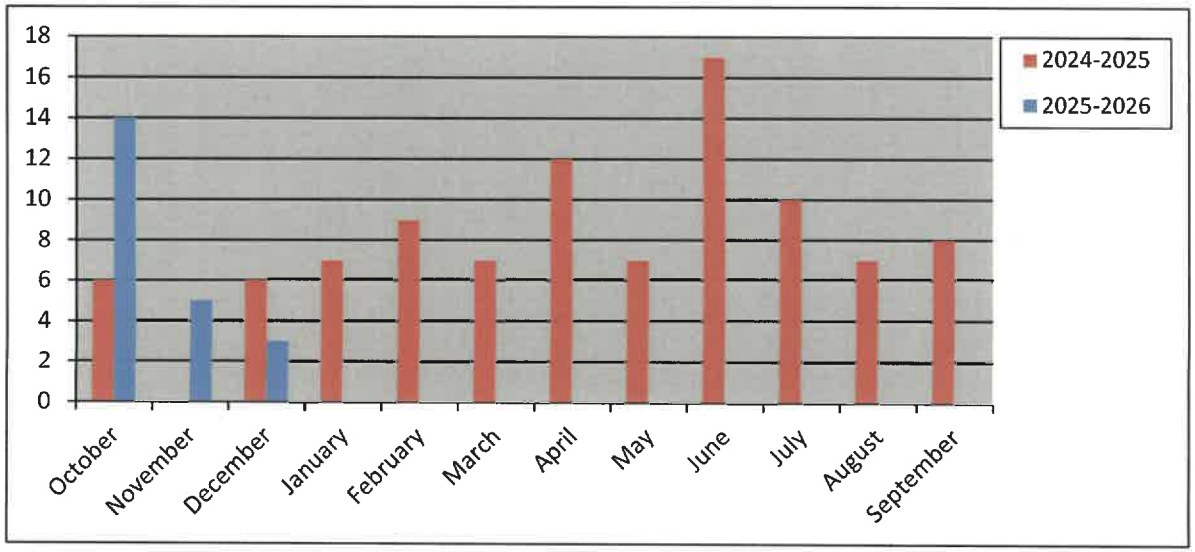
Commercial Additions/Remodel Permits Calendar Year

	Year	
	2024	2025
January	7	7
February	9	9
March	9	7
April	3	12
May	8	7
June	12	17
July	11	10
August	3	7
September	13	8
October	6	14
November	0	5
December	6	3
Totals	**87**	**106**



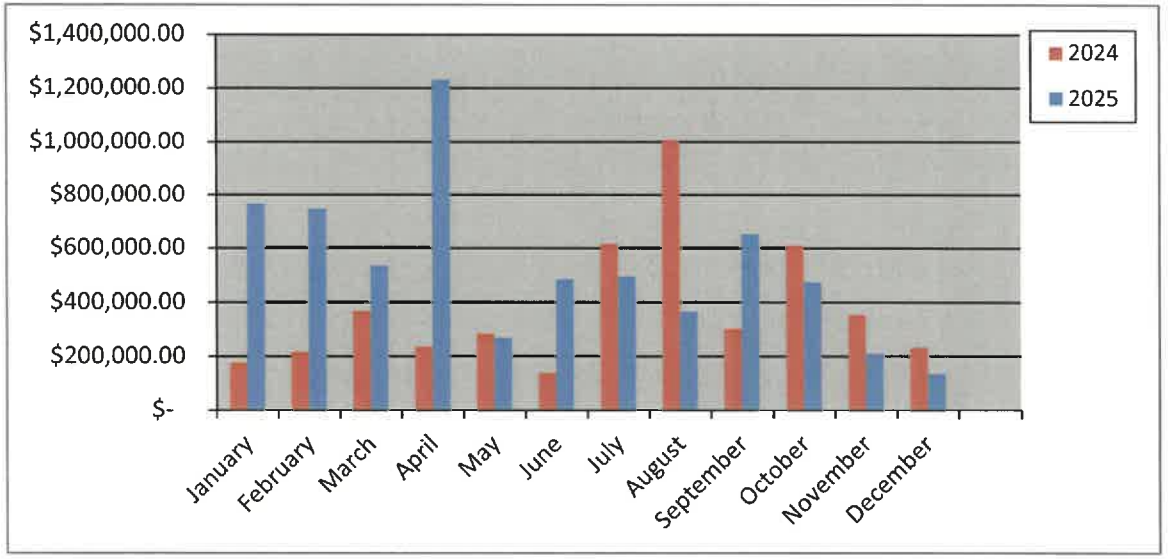
Commercial Additions/Remodel Permits Fiscal Year

	Year	
	2024-2025	2025-2026
October	6	14
November	0	5
December	6	3
January	7	
February	9	
March	7	
April	12	
May	7	
June	17	
July	10	
August	7	
September	8	
Totals	**96**	**22**



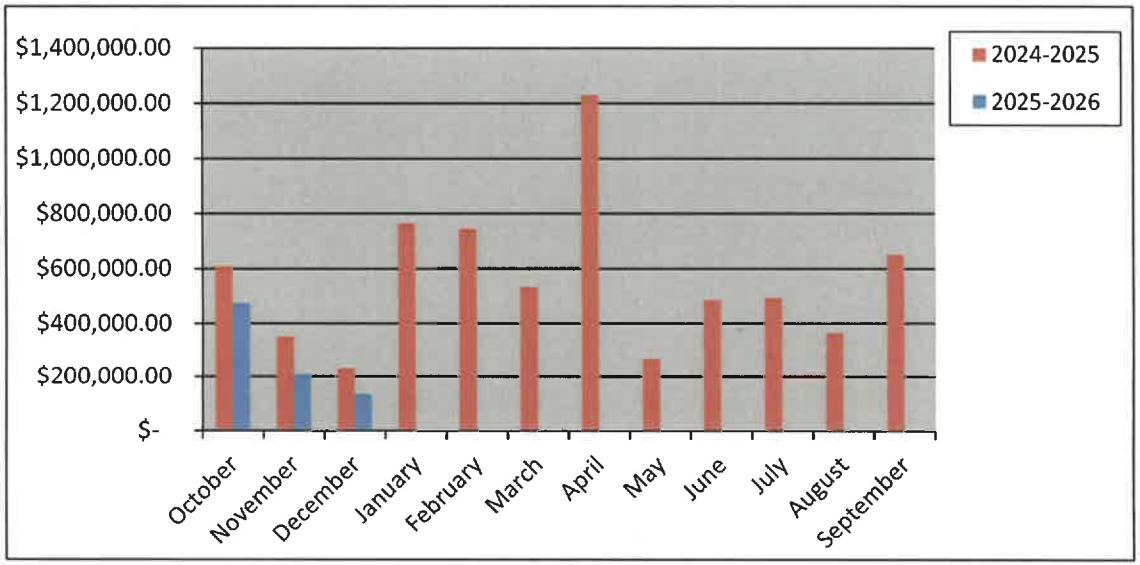
Total Fees Collected Calendar Year

	Year	
	2024	2025
January	$ 177,441.82	$ 764,930.75
February	$ 217,495.76	$ 745,613.47
March	$ 368,481.32	$ 533,967.61
April	$ 236,650.24	$ 1,230,931.00
May	$ 283,718.89	$ 268,369.56
June	$ 137,783.50	$ 485,601.80
July	$ 615,851.86	$ 493,388.23
August	$ 1,007,731.91	$ 364,940.33
September	$ 300,912.22	$ 651,288.27
October	$ 610,616.91	$ 473,676.37
November	$ 353,133.50	$ 208,658.89
December	$ 232,852.46	$ 133,606.80
Totals	**$ 4,542,670.39**	**$ 6,354,973.08**



Total Fees Collected Fiscal Year

	Year	
	2024-2025	2025-2026
October	$ 610,616.91	$ 473,676.37
November	$ 353,133.50	$ 208,658.89
December	$ 232,852.46	$ 133,606.80
January	$ 764,930.75	
February	$ 745,613.47	
March	$ 533,967.61	
April	$ 1,230,931.20	
May	$ 268,369.56	
June	$ 485,601.80	
July	$ 493,388.23	
August	$ 364,940.33	
September	$ 651,288.27	
Totals	**$ 6,735,634.09**	**$ 815,942.06**



CERTIFICATES OF OCCUPANCY ISSUED

For the Period 12/1/2025 to 12/31/2025

Permit Number / Application Date / Issue Date	Permit Type / Subtype / Status of Permit / Business Name	Site Address / Parcel Number / Subdivision Name / Plan Number	Valuation	Total Fees / Total SQFT	Fees Paid
CO2025-139 08/20/2025 12/22/2025	Certificate of Occupancy ISSUED The Brass Tap - Rockwall	2075 Summer Lee Drive Rockwall, TX, 75032		$76.50	$76.50

Contact Type	Contact Name / Business Phone	Contact Address			
Applicant	Ridham Bhatt	5504 Kent Ct	Parker	TX	75002
Business Owner	Brass Tap Rockwall LLC	2075 Summer Lee Drive	Rockwall	TX	75032
Property Owner	PA Harbor Retail LLC	8222 Douglas Avenue. Ste 390	Dallas	TX	75225
Inspection Repor Contact	Ridham Bhatt	5504 Kent Ct.	Parker	TX	75002

Contractors

Permit Number / Application Date / Issue Date	Permit Type / Subtype / Status of Permit / Business Name	Site Address / Parcel Number / Subdivision Name / Plan Number	Valuation	Total Fees / Total SQFT	Fees Paid
CO2025-170 10/06/2025 12/12/2025	Certificate of Occupancy ISSUED Divinity Hospice	2231 Ridge Road #200 Rockwall, TX, 75087		$76.50	$76.50

Contact Type	Contact Name / Business Phone	Contact Address			
Applicant	Jason Campbell	3101 Nasa Pkwy	Seabrook	TX	77586
Business Owner	Jason Campbell	2231 Ridge Road #200	Rockwall	TX	75087
Property Owner	Jason Campbell	2231 Ridge Rd STE 200	Rockwall	TX	75087
Inspection Repor Contact	Jason Campbell	2231 Ridge Rd STE 200	Rockwall	TX	75087

Contractors

Permit Number / Application Date / Issue Date	Permit Type / Subtype / Status of Permit / Business Name	Site Address / Parcel Number / Subdivision Name / Plan Number	Valuation	Total Fees / Total SQFT	Fees Paid
CO2025-183 10/27/2025 12/10/2025	Certificate of Occupancy ISSUED Sozo DZ LLC	2504 Ridge Road Suite 103 Rockwall, TX, 75087		$76.50	$76.50

Permit Number | **Permit Type** | **Site Address** | **Total Fees**
Application Date | **Subtype** | **Parcel Number**
Issue Date | **Status of Permit** | **Subdivision Name**
Business Name | **Plan Number** | **Valuation** | **Total SQFT** | **Fees Paid**

Contact Type	Contact Name / Business Phone	Contact Address			
Applicant	Grant Fithian	517 Centenary Lane	Rockwall	TX	75087-8
Business Owner	Grant Fithian	2504 Ridge Road Suite 103	Rockwall	TX	75087
Property Owner	Moni Brooks (Lake Pointe Health & Science Center	2504 Ridge Road Suite 107	Rockwall	TX	7587
Inspection Repor Contact	GRANT FITHIAN	2504 Ridge Road Suite 103	Ro	TX	75087

Contractors

CO2025-190 Certificate of Occupancy
11/11/2025
12/23/2025 ISSUED
PLUM PEDIATRICS
1861 State Highway 276
Rockwall, TX, 75032
$76.50 $76.50

Contact Type	Contact Name / Business Phone	Contact Address			
Applicant	ROSHNI PATEL	1861 SH 276	ROCKWALL	TX	75032
Business Owner	Roshni Patel	1861 State Highway 276	Rockwall	TX	75032
Contact	roshni patel	1861 sh 276	rockwall	TX	75032
Inspection Repor Contact	SKIP PATEL	1861 sh 276	rockwall	TX	75032
Property Owner	PEAK PEDI LLC	3911 US HWY 80 E	MESQUITE	TX	75150

Contractors

CO2025-192 Certificate of Occupancy
11/12/2025
12/03/2025 ISSUED
Lake Pointe Woman's Center
3142 Horizon Road #209
Rockwall, TX, 75032
$76.50 $76.50

Permit Number / Application Date / Issue Date	Permit Type / Subtype / Status of Permit / Business Name	Site Address / Parcel Number / Subdivision Name / Plan Number	Valuation	Total Fees / Total SQFT	Fees Paid

Contact Type	Contact Name / Business Phone	Contact Address			
Applicant	Robin Kelly	4480 Shiloh Rd	Midlothian	TX	76065
Business Owner	Lake Pointe Woman's Center 469-231-1816	3142 Horizon Road #209	Rockwall	TX	75032
Property Owner	Remedy Medical Properties	800 W Madison St Suite 400	Chicago	IL	60647
Inspection Repor Contact	Robin Kelly	4480 Shiloh Rd	Midlothian	TX	76065

Contractors

CO2025-196 Certificate of Occupancy
11/19/2025
12/15/2025 ISSUED
Automatico Driving School
811 East Yellow Jacket Lane, Suite 117, Rockwall, TX 75087
$76.50 $76.50

Contact Type	Contact Name / Business Phone	Contact Address			
Applicant	Chris Bene	417 Silver Leaf	Fate	TX	75087
Business Owner	Chris Bene	811 East Yellowjacket Lane Suite #1	Rockwall	TX	75087
Property Owner	David Lowrey	811 East Yellowjacket Lane Suite	Rockwall	Tx	75087
Inspection Repor Contact	Chris Bene	417 Silver Leaf	Fate	TX	75087

Contractors

CO2025-198 Certificate of Occupancy
11/20/2025
12/10/2025 ISSUED
Its Fate Creamery
1541 East Interstate Hwy 30 Rockwall, TX, 75087
$76.50 $76.50

Contact Type	Contact Name / Business Phone	Contact Address			
Applicant	Robert Egbert	165 Pleasant Hill Lane	Fate	TX	75189
Business Owner	Robert Egbert	1541 East Interstate Hwy 30	Rockwall	TX	75087
Property Owner	DYNACORP Holdings LTD - Charlie Smith	709 W Rusk St STE B	Rockwall	TX	75087
Inspection Repor Contact	Robert Egbert	165 Pleasant Hill Lane	Fate	TX	75189

Contractors

Permit Number / Application Date / Issue Date	Permit Type / Subtype / Status of Permit / Business Name	Site Address / Parcel Number / Subdivision Name / Plan Number	Valuation	Total Fees / Total SQFT	Fees Paid
CO2025-203 12/02/2025 12/19/2025	Certificate of Occupancy ISSUED One Community, LLC dba OneCo	550 Vigor Way Suite #102 Rockwall, TX, 75087		$76.50	$76.50

Contact Type	Contact Name / Business Phone	Contact Address			
Applicant	Clay Spicer	4210 Ridge Road, Suite #201	Heath	TX	75032
Business Owner	Clay Spicer (214) 293-7762	550 Vigor Way Suite #102	Rockwall	TX	75087
Property Owner	Brian Berry	4210 Ridge Road, Suite #201	Heath	TX	75032
Inspection Repor Contact	Clay Spicer	4210 Ridge Road, Suite #201	Heath	TX	75032

Contractors

Permit Number / Application Date / Issue Date	Permit Type / Subtype / Status of Permit / Business Name	Site Address / Parcel Number / Subdivision Name / Plan Number	Valuation	Total Fees / Total SQFT	Fees Paid
CO2025-204 12/05/2025 12/23/2025	Certificate of Occupancy ISSUED Body20	159 East Quail Run Road #102 Rockwall, TX, 75087		$76.50	$76.50

Contact Type	Contact Name / Business Phone	Contact Address			
Applicant	Siri Solange	712 Starlight Pass	Rockwall	TX	75032
Business Owner	Siri Solange	159 East Quail Run Road #102	Rockwall	TX	75087
Property Owner	Siri Solange	712 Starlight Pass	Rockwall	TX	75032
Inspection Repor Contact	Siri Solange	712 Starlight Pass	Rockwall	TX	75032

Contractors

Permit Number / Application Date / Issue Date	Permit Type / Subtype / Status of Permit / Business Name	Site Address / Parcel Number / Subdivision Name / Plan Number	Valuation	Total Fees / Total SQFT	Fees Paid
CO2025-205 12/05/2025 12/19/2025	Certificate of Occupancy ISSUED Manziel Law Offices, PLLC	302 North San Jacinto Street, Rockwall, TX, 75087		$76.50	$76.50

Permit Number | **Permit Type** | **Site Address** | **Total Fees**
Application Date | **Subtype** | **Parcel Number**
Issue Date | **Status of Permit** | **Subdivision Name**
Business Name | **Plan Number** | **Valuation** | **Total SQFT** | **Fees Paid**

Contact Type	Contact Name / Business Phone	Contact Address			
Applicant	Lisa A Manziel	P.O. Box 755	Rockwall	Tx	75087
Business Owner	Lisa A Manziel	PO Box 755	Rockwall	Tx	75087
Property Owner	ALMLAM Real Estate LLC	P.O. Box 755	Rockwall	Tx	75087
Inspection Repor Contact	Lisa A Manziel				

Contractors

CO2025-211 Certificate of Occupancy
12/09/2025
12/09/2025 ISSUED
Group 1 Ford of Rockwall
381 National Dr,
Rockwall, TX 75087
$75.00 $0.00

Contact Type	Contact Name / Business Phone	Contact Address			
Applicant	Jeff Hicks	990 E Interstate 30 @ Hwy 205	Rockwall	TX	75087
Business Owner	Jeff Hicks 972-290-2207	990 E Interstate 30 @ Hwy 205	Rockwall	TX	75087
Property Owner	Group 1 Realty Inc	800 Gessner Rd, Suite 500	Houston	TX	77024
Inspection Repor Contact	Jeff Hicks	990 E Interstate 30 @ Hwy 205	Rockwall	TX	75087

Contractors

CO2025-213 Certificate of Occupancy
12/16/2025
12/16/2025 ISSUED
LEGACY & CO. REAL ESTATE LLC
3125 Ridge Road
Rockwall, TX, 75032
$75.00 $0.00

Contact Type	Contact Name / Business Phone	Contact Address			
Applicant	Justin Holland	3125 RIDGE ROAD	Rockwall	TX	75032
Business Owner	JUSTIN HOLLAND 214-717-0252	3125 Ridge Road	Rockwall	TX	75032
Property Owner	LANCE A HOLLAND FAMILY TRUST	3125 RIDGE ROAD	Rockwall	TX	75032
Inspection Repor Contact	MELANEY LOAR	3125 RIDGE ROAD	Rockwall	TX	75032

Permit Number / Application Date / Issue Date	Permit Type / Subtype / Status of Permit / Business Name	Site Address / Parcel Number / Subdivision Name / Plan Number	Valuation	Total Fees / Total SQFT	Fees Paid
TCO2025-84 06/06/2025 12/05/2025	Temporary Certificate of Occupancy ISSUED M & J Ranch Trail Holdings dba Snap Insurance Services LLC	365 Ranch Trail Rockwall, TX, 75032		$300.00	$300.00

Contractors

Contact Type	Contact Name / Business Phone	Contact Address			
Applicant	ALAN SELDEN	5 SHEPHERDS WAY	HEATH	TX	75032
Business Owner	John Mckinney 214-669-2336	365 Ranch Trail	Rockwall	TX	75032
Property Owner	John McKinney	632 Rustic Ridge	Heath	TX	75032
Inspection Repor Contact	ALAN SELDEN	5 SHEPHERDS WAY	HEATH	TX	75032

Contractors

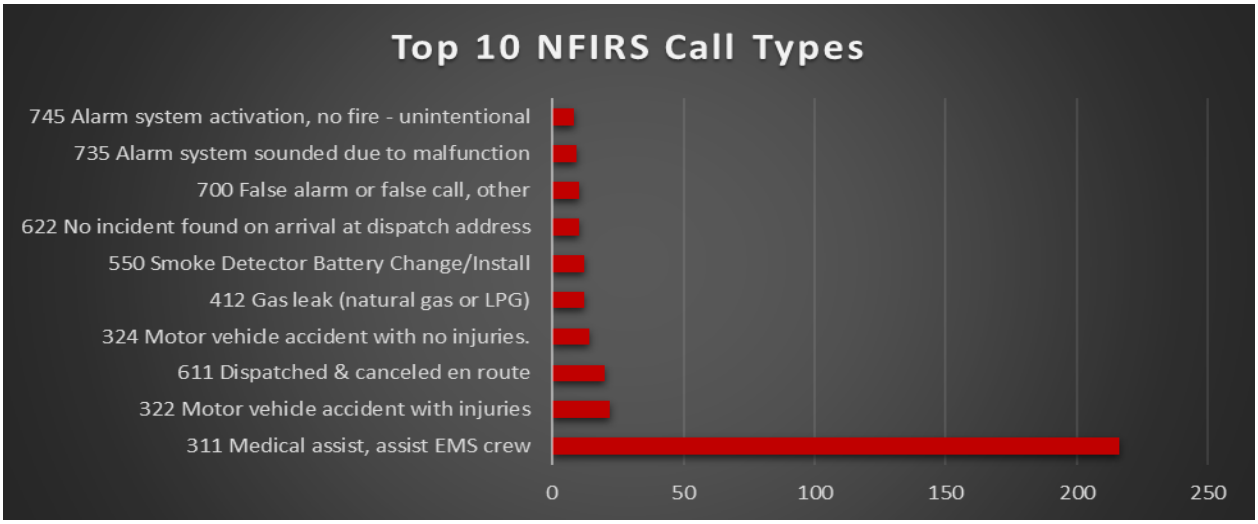
13

Total Valuation:
Total Fees: $1,215.00
Total Fees Paid: $1,065.00



December 2025

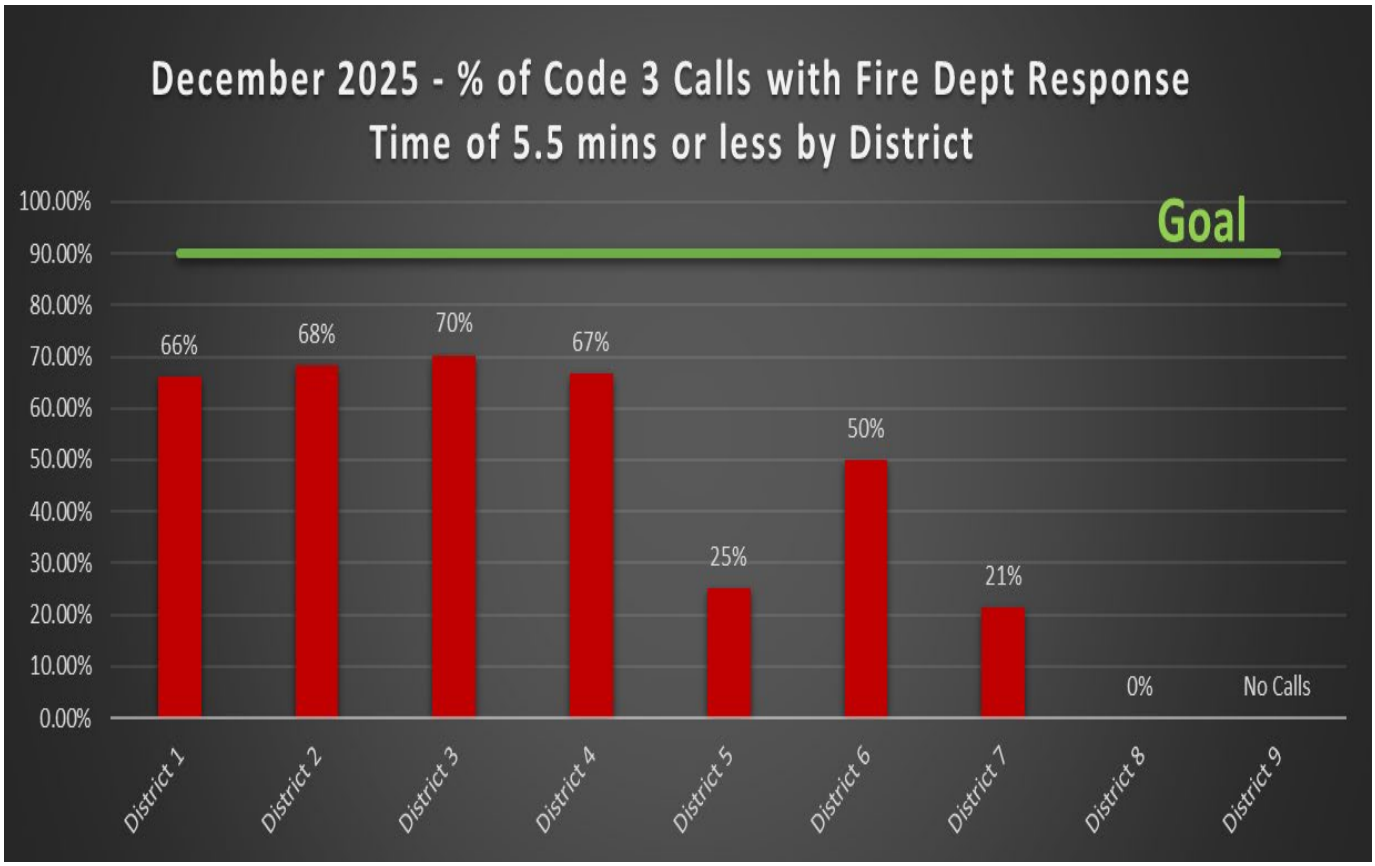
Monthly Report



All Calls By NFIRS Call Type	Incident Count
100 Fire, other	1
111 Building fire	3
118 Trash or rubbish fire, contained	1
123 Fire in portable building, fixed location	1
131 Passenger vehicle fire (cars, pickups, SUV's)	1
142 Brush or brush-and-grass mixture fire	1
143 Grass fire	1
150 OTHER Outside rubbish fire	1
151 Outside rubbish, trash or waste fire	1
300 Rescue, EMS incident, other	1
311 Medical assist, assist EMS crew	216
322 Motor vehicle accident with injuries	22
323 Motor vehicle/pedestrian accident (MV Ped)	1
324 Motor vehicle accident with no injuries.	14
331 Lock-in (if lock out , use 511)	1
352 Extrication of victim(s) from vehicle	1
353 Removal of victim(s) from stalled elevator	2
411 Gasoline or other flammable liquid spill	2
412 Gas leak (natural gas or LPG)	12
424 Carbon monoxide incident	1
440 Electrical wiring/equipment problem, other	3
444 Power line down	3
445 Arcing, shorted electrical equipment	1
500 Service Call, other	1
511 Lock-out	2
520 Water problem, other	1
522 Water or steam leak	2
550 Public service assistance, other	7
550 Smoke Detector Battery Change/Install	12
551 Assist police or other governmental agency	1
552 Police matter	1
553 Public service	3
555 Defective elevator, no occupants	1
600 Good intent call, other	1
611 Dispatched & canceled en route	20
622 No incident found on arrival at dispatch address	10
631 Authorized controlled burning	1
651 Smoke scare, odor of smoke	7
700 False alarm or false call, other	10
714 Central station, malicious false alarm	1
715 Local alarm system, malicious false alarm	1
730 System malfunction, other	3
733 Smoke detector activation due to malfunction	7
735 Alarm system sounded due to malfunction	9
740 Unintentional transmission of alarm, other	2
741 Sprinkler activation, no fire - unintentional	1
743 Smoke detector activation, no fire - unintentional	3
745 Alarm system activation, no fire - unintentional	8
746 Carbon monoxide detector activation, no CO	3
900 Special type of incident, other	1
Grand Total	**410**

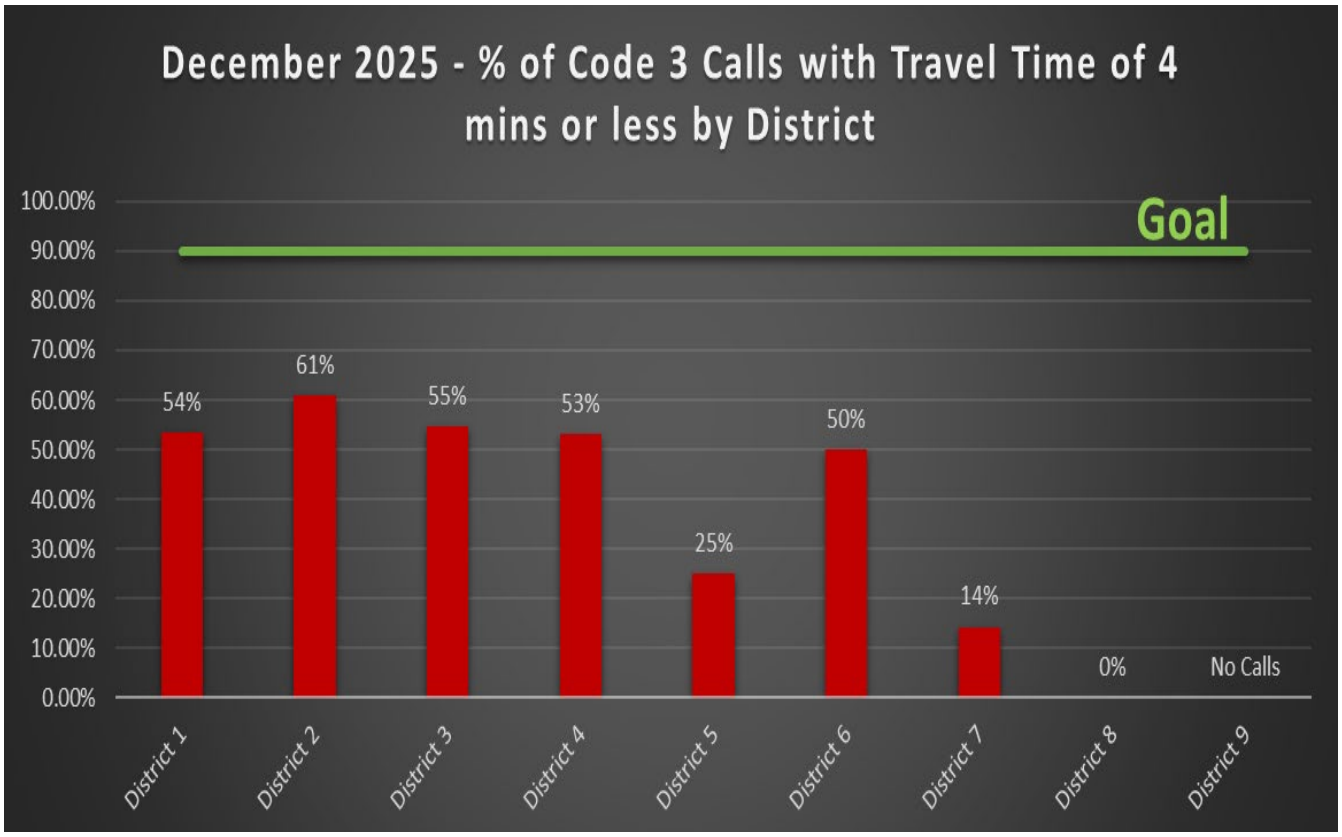
December 2025 Dispatch to Arrival Analysis

District	Total Number of Calls	Percent of Runs per District	Number of Calls in 5.5 mins or Less	Average FD Response Time Minutes	% in 5.5 min or less	Goal of 90%
District 1	71	22%	47	0:05:20	66%	90%
District 2	82	26%	56	0:06:26	68%	90%
District 3	64	20%	45	0:04:43	70%	90%
District 4	66	21%	44	0:06:29	67%	90%
District 5	12	4%	3	0:06:18	25%	90%
District 6	6	2%	3	0:06:04	50%	90%
District 7	14	4%	3	0:10:03	21%	90%
District 8	2	1%	0	0:09:36	0%	90%
District 9	0	0%	0	0:00:00	No Calls	90%
Department	317	100%	201	0:06:01	63%	90%



December 2025 Travel Times by District

District	Total Number of Calls	Percent of Runs per District	Number of Calls in 4 or Less	Average Travel Time Minutes	% in 4 min or less	Goal of 90%
District 1	71	22%	38	0:04:30	54%	90%
District 2	82	26%	50	0:05:26	61%	90%
District 3	64	20%	35	0:03:55	55%	90%
District 4	66	21%	35	0:05:41	53%	90%
District 5	12	4%	3	0:05:27	25%	90%
District 6	6	2%	3	0:04:53	50%	90%
District 7	14	4%	2	0:09:16	14%	90%
District 8	2	1%	0	0:07:18	0%	90%
District 9	0	0%	0	0:00:00	No Calls	90%
Department	317	100%	166	0:05:08	52%	90%



Total Dollar Losses

December 2025

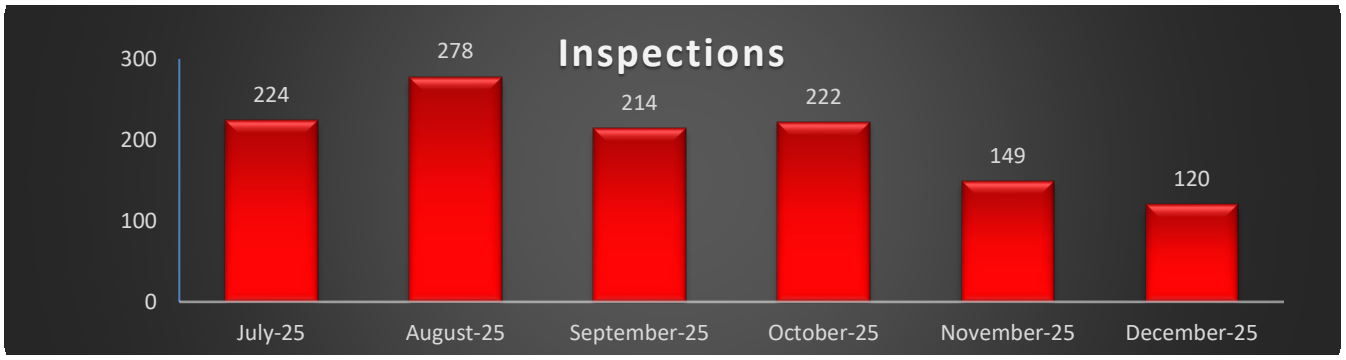
Print Date/Time: 01/08/2026 11:00
Login ID: rck\dgang
Layer: All
Areas: All

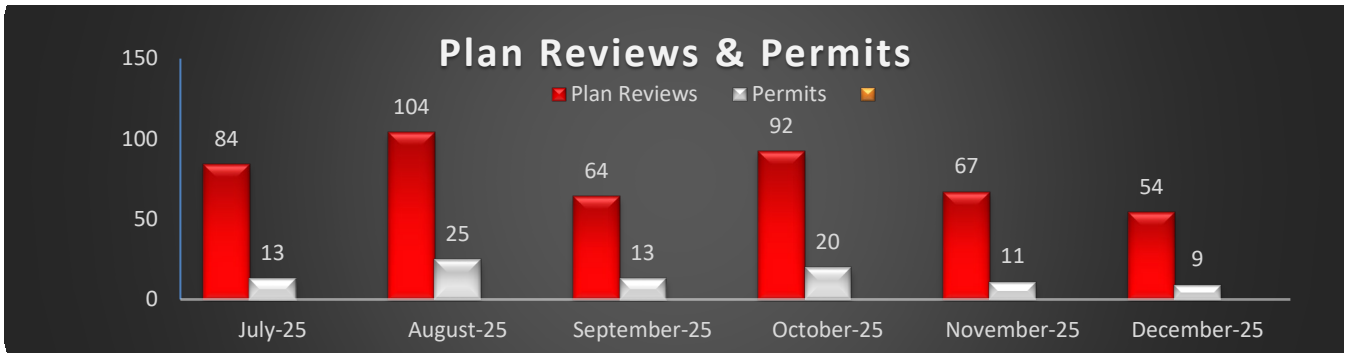
Rockwall Fire Department

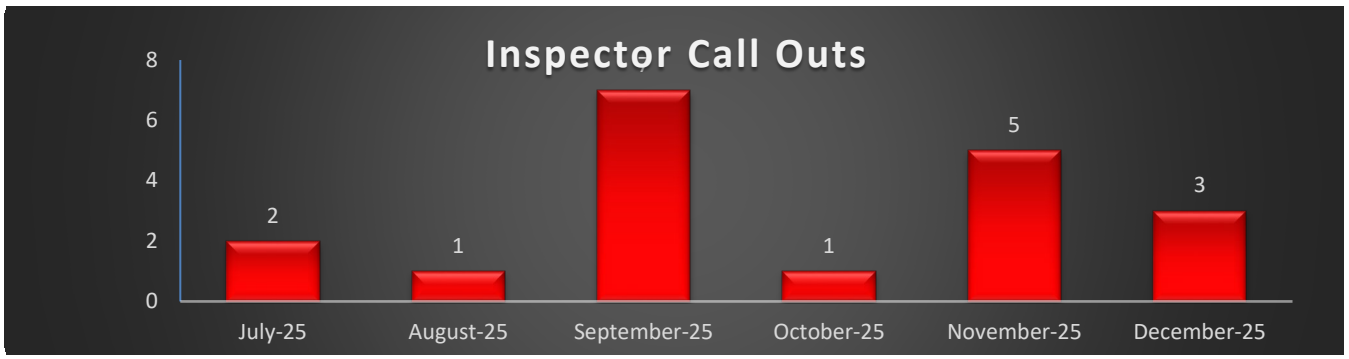
ORI Number: TX504
Incident Type: All
Station: All

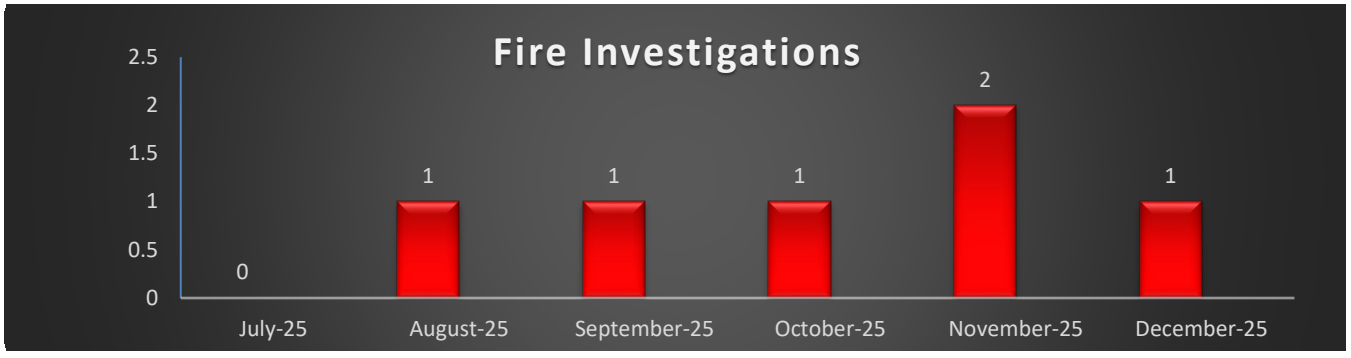
	Current Month	Last Month	Same Month Last Year	Year To Date	Last Year To Date
Total Property Loss:	$0.00	$89,000.00	$1,000.00	$2,008,620.00	$145,000.00
Total Content Loss:	$0.00	$0.00	$30,000.00	$557,050.00	$78,000.00
Total Property Pre-Incident Value:	$0.00	$129,000.00	$694,349.00	$20,573,256.00	$2,327,602.64
Total Contents Pre-Incident Value	$0.00	$0.00	$2,000,000.00	$1,121,505.00	$2,695,207.78
Total Losses:	$.00	$89,000.00	$31,000.00	$2,565,670.00	$.00
Total Value:	$.00	$129,000.00	$2,694,349.00	$21,694,761.00	$5,022,810.42

Fire Prevention, Education, & Investigations Division Monthly Report
December 2025









Monthly Report
December 2025

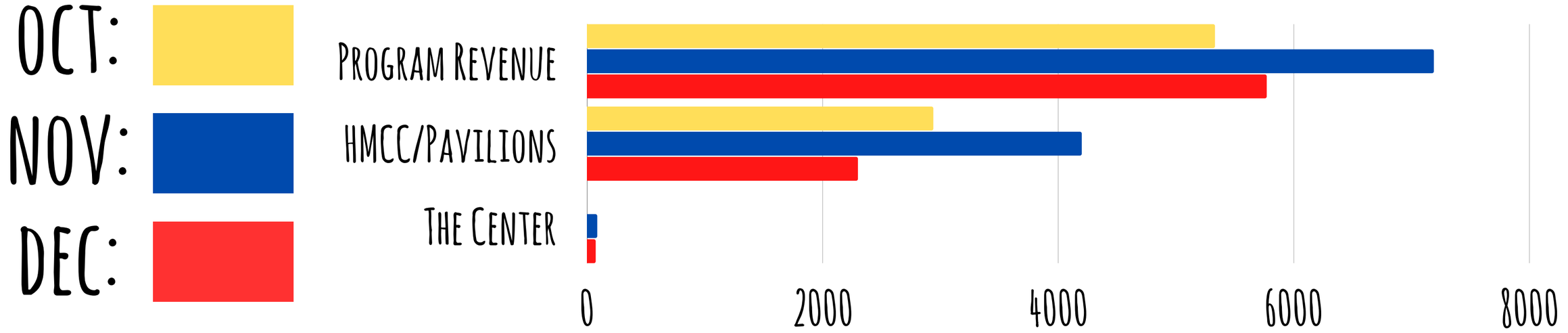


CHRISTMAS TREE LIGHTING



BREAKFAST WITH SANTA

REVENUE NUMBERS



PARKS PROJECT UPDATE –DEC 2025



EMERALD BAY (NEW PLAYGROUND)



STIHL CHAINSAW TRAINING



KIDZONE PLAYGROUND UDPATES

Other Projects

ASSIST WITH EVENTS AND CLEAN UP OF PARKS

Rockwall Police Department

Monthly Activity Report

December-2025

ACTIVITY	CURRENT MONTH DECEMBER	PREVIOUS MONTH NOVEMBER	YTD 2025	YTD 2024	YTD % CHANGE
PART 1 OFFENSES					
Homicide / Manslaughter	0	0	0	1	-100.00%
Sexual Assault	2	2	18	12	50.00%
Robbery	0	1	6	8	-25.00%
Aggravated Assault	2	3	36	51	-29.41%
Burglary	3	4	31	58	-46.55%
Larceny	47	44	505	577	-12.48%
Motor Vehicle Theft	2	1	25	39	-35.90%
TOTAL PART I	**56**	**55**	**621**	**746**	**-16.76%**
TOTAL PART II	**149**	**124**	**1510**	**1440**	**4.86%**
TOTAL OFFENSES	**205**	**179**	**2131**	**2186**	**-2.52%**
ADDITIONAL STATISTICS					
FAMILY VIOLENCE	21	20	209	199	5.03%
D.W.I.	18	9	175	160	9.38%
ARRESTS					
FELONY	24	24	273	261	4.60%
MISDEMEANOR	84	72	727	636	14.31%
WARRANT ARREST	12	11	103	95	8.42%
JUVENILE	3	4	79	69	14.49%
TOTAL ARRESTS	**123**	**111**	**1182**	**1061**	**11.40%**
DISPATCH					
CALLS FOR SERVICE	1950	1937	24794	27247	-9.00%
ACCIDENTS					
INJURY	2	2	22	24	-8.33%
NON-INJURY	142	121	1444	1425	1.33%
FATALITY	0	1	2	1	100.00%
TOTAL	**144**	**124**	**1468**	**1450**	**1.24%**
FALSE ALARMS					
RESIDENT ALARMS	53	50	558	504	10.71%
BUSINESS ALARMS	138	103	1427	1625	-12.18%
TOTAL FALSE ALARMS	**191**	**153**	**1985**	**2129**	**-6.76%**
Estimated Lost Hours	**126.06**	**100.98**	**1310.1**	**1405.14**	**-6.76%**
Estimated Cost	**$2,998.70**	**$2,402.10**	**$31,164.50**	**$33,425.30**	**-6.76%**

ROCKWALL NARCOTICS UNIT

Number of Cases	2
Arrests	3
Agency Assists	2
Search Warrants	2
Seized	
Meth	3g
Fentanyl	15g

Rockwall Police Department

Dispatch and Response Times

December 2025

Police Department

	Average Response Time		
Priority 1		Number of Calls	**139**
Call to Dispatch	0:00:40		
Call to Arrival	0:06:31		
% over 7 minutes	29%		

	Average Response Time		
Priority 2		Number of Calls	**665**
Call to Dispatch	0:01:44		
Call to Arrival	0:09:35		
% over 7 minutes	21%		

	Average Response Time		
Priority 3		Number of Calls	**38**
Call to Dispatch	0:02:16		
Call to Arrival	0:11:17		
% over 7 minutes	34%		

Average dispatch response time goals are as follows:
Priority 1: 1 Minute
Priority 2: 1 Minute, 30 Seconds
Priority 3: 3 Minutes

JANUARY 2026 ROADWAY PROJECT UPDATE

CITY CAPITAL IMPROVEMENT PROJECTS:

N. LAKESHORE DRIVE – SH66 NORTH TO MASTERS DRIVE (2018 BOND ELECTION PROJECT)

- Final Design:
  - Design on Supplemental Drainage – Continued
  - 90% Design Development – Continued

W. BOYDSTUN AVENUE: (2018 BOND ELECTION PROJECT)

- Construction:
  - Construction started – 9/29/25

FOREST TRACE: - EAST/WESTBOUND ONLY (2018 BOND ELECTION PROJECT)

- Conceptual Design:
  - 95% Design Development - Continued

CONCRETE CITY STREET/ALLEY REPAIRS COMPLETED IN DECEMBER:

- Alley Bay Watch and North Hills – 254 sy of paving



FIGURE 1. LOCATION MAP

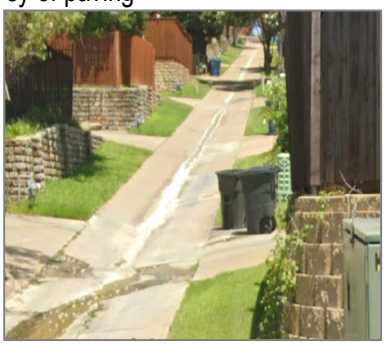


FIGURE 2. BEFORE REPAIR

FIGURE 3. *AFTER (No Picture)*

- John King Blvd. – 1,584 sy of paving



FIGURE 1. LOCATION MAP



FIGURE 2. BEFORE REPAIR



FIGURE 3. *AFTER REPAIR*

- 1300 & 1400 Champions – 424 sy of paving



FIGURE 1. LOCATION MAP


FIGURE 2. BEFORE REPAIR


FIGURE 3. *AFTER REPAIR*

- 1500 Champions – 320 sy of paving



FIGURE 1. LOCATION MAP


FIGURE 2. BEFORE REPAIR


FIGURE 3. *AFTER REPAIR*

- 1550 Champions – 268 sy of paving



FIGURE 1. LOCATION MAP


FIGURE 2. BEFORE REPAIR


FIGURE 3. *AFTER REPAIR*

- Champions Dr. at Champions Court – 33 sy of paving



FIGURE 1. LOCATION MAP


FIGURE 2. BEFORE REPAIR


FIGURE 3. *AFTER REPAIR*

- 1350 & 1360 Champions Dr.– 108 sy of paving



FIGURE 1. LOCATION MAP


FIGURE 2. BEFORE REPAIR


FIGURE 3. *AFTER REPAIR*

- North Lakeshore & Masters – 132 sy of paving

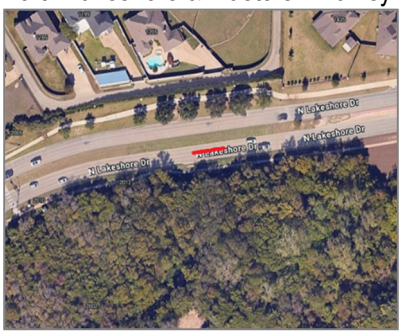


FIGURE 1. LOCATION MAP


FIGURE 2. BEFORE REPAIR


FIGURE 3. *AFTER REPAIR*

- North Lakeshore & Petaluma – 21 sy of paving



FIGURE 1. LOCATION MAP


FIGURE 2. BEFORE REPAIR


FIGURE 3. *AFTER REPAIR*

- Winter Storm 1-23-26 through 1-29-26





- 438 tons of chat
- 421 tons of chat/deicer mix
  (307 tons of this material were placed
  during a 24-hr. period (Monday through Tuesday)
- 10 tons of straight deicer

Roadways, intersections, steep slopes, and City facilities treated from 1-23-26 to 1-28-26

Bridge on S. Lakeshore at SH66, (2 times)
Bridge on North Lakeshore between Dickson Ln and SH 205, (3 times)
Bridge on John King just south of Quail Run, (4 times)
Bridge on Village Drive, (4 times)
Bridge on Horizon over I-30, (4 times)
Bridge on Shores Blvd between Champions and Meandering Way, (3 times)
Bridge on SH 205 by Ace Hardware, (2 times)
Henry M. Chandlers Drive from Marina to Ridge Road, (2 times)
Summer Lee and at the intersections, (3 times)
White Hills at Ridge Road, (2 times)
Turtle Cove from RXR crossing to Ridge Road, (3 times)
Yellow Jacket from FM 740 to SH 205, (2 times)
Intersection S.H. 66 at S. Lakeshore
S.H. 66 from Lakeshore to Goliad uphill and downhill
Washington and Goliad intersection
SH 276 and John King intersection, (2 times)
SH 276 and FM 549 intersection and slopes
SH 276 from FM 549 to SH 205 including all major intersections
N. Lakeshore from SH 66 to SH 205
Municipal Court Parking Lot, (2 times)
City Hall parking lot
The Center parking lot
PD North parking lot, (2 times)
PD South parking lot, (2 times)
Service Center parking lot
SH 205 from Rusk to FM 3549 including all major intersections
SH 205 From Rusk to John King including all major intersections
W Boydstun from Forrest Trace to SH 205, (2 times)
Forrest Trace from W Boydstun to S Lakeshore
Summit Ridge from S Lakeshore to FM 740, (2 times)
FM 3097 from FM 549 to I-30 including all intersections
FM 740 from SH 205 to Henry M Chandler
John King from SH 205 north of town to SH 205 south of town including all major intersections
E Boydstun from SH 205 to Clark Street
Fannin from Boydstun to Washington
Ralph Hall from SH 205 to FM 3097 including all major intersections, (2 times)
Shores Blvd from Eganridge to Dalton, (2 times)
La Jolla Point from FM 740 to I-30 Service Road
Laguna Drive from Village Drive to La Jolla Point
Vigor Way at FM 740
SH 66/Williams from Washington to first curve
Ridge Road West at SH 205
Shores Blvd at Ridge Road West intersection
Shores Blvd from Masters to Merion slopes
North Lakeshore at SH 205 all 4 sides of intersection
FM 1141 at John King intersection all 4 sides
SH 205 and FM 740 intersection, (2 times)
North bound SH 205 and Washington intersection, (2 times)
North bound SH 205 and Rusk intersection, (2 times)
South bound SH 205 and Rusk intersection, (2 times)
South bound SH 205 and Washington intersection, (2 times)
SH 205 and Yellow Jacket intersection, (2 times)
SH 205 and Old SH 276 intersection, (2 times)
SH 205 and New SH 276 intersection, (2 times)
SH 205 and New FM 549 intersection, (2 times)

FM 740 and White Hills intersection, (2 times)
FM 740 and Horizon intersection, (2 times)
FM 740 and Summer Lee intersection, (2 times)
FM 740 and Henry M. Chandler intersection, (2 times)
FM 552 from SH 205 to FM 1141 entire section, (2 times)
FM 1141 from FM 552 to John King entire section, (2 times)
FM 549 from SH 205 to SH 276 entire section, (2 times)
Damascus Rd.
Kyle Drive
Greencrest Blvd.

TXDOT/COUNTY CONSORTIUM PROJECTS:

FM 552

- Limits:
  - SH 205 to SH 66
- Description:
  - Widen existing 2-lane to a 4-lane divided roadway
- Est. Construction Cost:
  - $78,335,208
- Construction Funding:
  - CAT 7: $500,000
  - Rockwall County 2008 Bond Funds
- 100% Design Plans:
  - March 2025
- Activities:
  - Ready to Let ** - December 2026
- Utilities:
  - City of Rockwall has completed relocating utilities
  - AT&T and FEC are currently relocating utilities
  - Mt. Zion Water Supply Corp., NTMWD, Oncor, Spectrum, Zayo, and Suddenlink are pending relocation

SH 276 EAST

- Limits:
  - FM 549 to CR 2472 in Hunt County
- Description:
  - Widen existing 2-lane to a 4-lane divided roadway (ultimate 6-lane)
- Est. Construction Cost:
  - $128,538,953
- Construction Funding:
  - CAT 7: $1,500,000
  - TXDOT
- 100% Design Plans:
  - September 2023
- Activities:
  - Ready to Let ** - June 2026
- Utilities:
  - City of Rockwall has completed relocating utilities
  - Oncor, Suddenlink, Peoples Communication and FEC are currently relocating utilities
  - Blackland Water Supply Corp. and Zayo are pending relocation

FM 549

- Limits:
  - SH 276 to SH 205
- Description:
  - Widen existing 2-lane to a 4-lane divided roadway
- Est. Construction Cost:
  - $52,007,369.00
- Construction Funding:
  - CAT 5 funding: $5,987,882
  - CAT 4 funding: $46,019,486
- 100% Design Plans:
  - November 2024
- Activities:
  - Ready to Let ** - February 2026
  - Construction Start – Summer 2026
  - Construction Completion – Summer 2029
- Utilities:
  - All clear

SH 205 MIDDLE

- Limits:
  - North SH 205 to South SH 205
- Description:
  - Reconstruct 4-lane divided with TXDOT standard turn lanes including a railroad bridge to allow John King to be installed under the railroad.
- Est. Construction Cost:
  - $67,929,900
- Construction Funding:
  - CAT 2: $67,929,900
  - Rockwall County 2008 Bond Funds: $2,000,000
- 95% Design Plans:
  - Under review
- Activities:
  - Ready to Let ** - December 2027 – Will be adjusted due to railroad coordination
- Utilities:
  - FEC and Sprint are currently relocating
  - City of Rockwall relocates are pending TXDOT funding approval
  - Atmos and Zayo are pending relocations

SH 205 SOUTH

- Limits:
  - North of FM 549 to Rockwall County Line (#0451-01-053)
  - Rockwall County Line to US 80 (#0451-02-028)
- Description:
  - Widen from a 2-lane to a 4-lane roadway (6-lane ultimate)
- Est. Construction Cost:
  - $261,113,888
- Construction Funding:
  - CAT 1: $15,927,757
  - CAT 2: $44,046,699
  - CAT 4: $201,139,432
- 100% Design Plans:
  - August 2024

- Activities:
    - Ready to Let **
        - #0451-01-053 January 2028
        - #0451-02-028 No date yet
- Utilities:
    - City of Rockwall is currently relocating utilities (starting)
    - High Point Water Supply Corp., RCH Water Supply Corp., Spectrum, and Suddenlink are pending relocations

FM 1141

- Limits:
    - SH 66 to FM 552
- Description:
    - Widen existing 2-lane to a 6-lane roadway
- Est. Construction Cost:
    - Unknown at this time
- 100% Design Plans:
    - Unknown
- Activities:
    - Negotiations with the design consultant are underway.

FM 3097 (HORIZON ROAD)

- Limits:
    - Tubbs to FM 549
- Description:
    - Widen existing 2-lane to a 4-lane roadway
- Est. Construction Cost:
    - $33,215,809
- Construction Funding:
    - Rockwall County 2008 Bond Funds
- 100% Design Plans:
    - Unknown
- Activities:
    - Awaiting TRIP-21 bond issuance and Rockwall County Commissioners approval to move forward with plans, specifications, and estimate (PS&E).

HORIZON ROAD

- Limits:
    - FM 740 to IH-30
- Description:
    - Widen existing 4-lane to a 6-lane roadway with sidewalks
- Est. Construction Cost:
    - Unknown
- Construction Funding:
    - Rockwall County Transportation Road Improvement Program 2021 (TRIP-21): $2,500,000
- 100% Design Plans:
    - Unknown
- Activities:
    - Awaiting TRIP-21 bond issuance and Rockwall County Commissioners approval to place contract with Bridgefarmer on the Commissioners Court for consideration.

VILLAGE DRIVE BRIDGE

- Limits:
  - Laguna Drive to Marina Drive
- Description:
  - Reconstruct and widen 2-lane to a 4-lane bridge over the railroad
- Est. Construction Cost:
  - $15,000,000
- Construction Funding:
  - North Central Texas Council of Government (NCTCOG) 2024 Strategic Transportation Funding Program: $12,000,000
  - Local Funding: $3,000,000 (Rockwall County may partner with the City of Rockwall to move this project forward and provide $2,000,000 in funds toward the local matching requirement.)
- 100% Design Plans:
  - Unknown

FM 549

- Limits:
  - FM 740 to SH 205
- Description:
  - Reconstruct and widen 2-lane to a 4-lane roadway
- Est. Construction Cost:
  - Unknown
- Funding:
  - Rockwall County Transportation Road Improvement Program 2021 (TRIP-21): $7,000,000
- 100% Design Plans:
  - Unknown
- Activities:
  - Awaiting TRIP-21 issuance and approval from Rockwall County Commissioners Court to place negotiated Professional Services Agreement with WSB on Commissioners Court for consideration

*** Ready to Let – a Texas Department of Transportation (TXDOT) project milestone indicating that a construction project is fully prepared for the letting phase, where bids are solicited and awarded*

FUNDING SOURCES

TXDOT FUNDING CATEGORIES

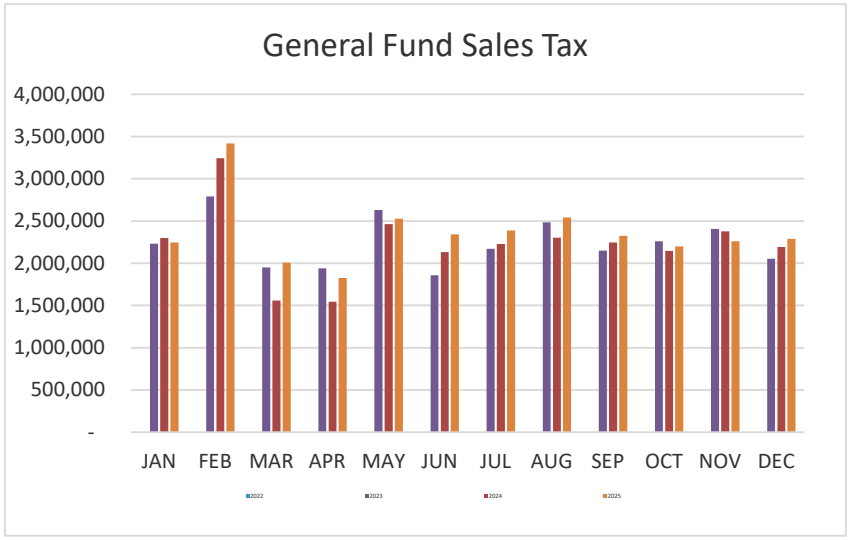
- CAT 1: Preventive Maintenance and Rehabilitation
- CAT 2: Metro and Urban Area Corridor Projects / NCTCOG
- CAT 3: Non-Traditionally Funded Transportation Projects
- CAT 4: Statewide Connectivity Corridor Projects
- CAT 5: Congestion Mitigation and Air Quality Improvements / NCTCOG
- CAT 6: Structures Replacement and Rehabilitation (Bridge)
- CAT 7: Metropolitan Mobility and Rehabilitation / NCTCOG
- CAT 8: Safety Projects
- CAT 9: Transportation Alternatives
- CAT 10: Supplemental Transportation Projects
- CAT 11: District Discretionary
- CAT 12: Strategic Priority

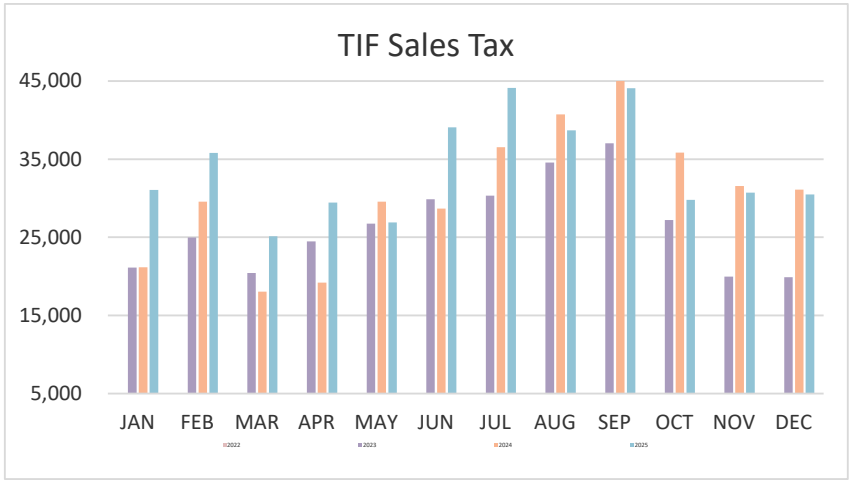
ROCKWALL COUNTY FUNDING CATEGORIES

- 2008 Rockwall County Bond Fund
- Rockwall County Transportation Road Improvement Program 2021 (TRIP-21)

Sales Tax Collections - Rolling 36 Months

	General Fund Sales Tax	TIF Sales Tax
Jan-23	2,231,654	21,134
Feb-23	2,792,696	24,982
Mar-23	1,949,994	20,438
Apr-23	1,938,490	24,487
May-23	2,631,033	26,766
Jun-23	1,859,485	29,862
Jul-23	2,169,495	30,350
Aug-23	2,483,321	34,558
Sep-23	2,149,947	37,018
Oct-23	2,260,609	27,209
Nov-23	2,407,536	19,977
Dec-23	2,054,537	19,906
Jan-24	2,300,943	21,155
Feb-24	3,243,321	29,558
Mar-24	1,559,068	18,064
Apr-24	1,544,681	19,220
May-24	2,464,214	29,570
Jun-24	2,130,506	28,658
Jul-24	2,229,321	36,518
Aug-24	2,301,556	40,719
Sep-24	2,244,383	47,289
Oct-24	2,145,450	35,830
Nov-24	2,377,426	31,568
Dec-24	2,191,341	31,093
Jan-25	2,246,159	31,067
Feb-25	3,417,323	35,808
Mar-25	2,007,065	25,148
Apr-25	1,827,247	29,437
May-25	2,526,259	26,913
Jun-25	2,341,544	39,078
Jul-25	2,390,176	44,119
Aug-25	2,541,405	38,709
Sep-25	2,323,300	44,095
Oct-25	2,200,521	29,801
Nov-25	2,258,803	30,734
Dec-25	2,287,397	30,500





Notes:

75% of total sales tax collected is deposited to the General Fund each month

Comptroller tracks sales tax generated in the TIF and reports it monthly

75% of TIF sales tax (city share) is pledged to the TIF

Monthly Water Consumption - Rolling 27 Months

	Total Gallons	Daily Average	Maximum Day
Sep-23	637,062,410	21,235,410	31,876,280
Oct-23	461,067,498	14,873,145	20,317,822
Nov-23	307,169,395	10,238,981	12,875,885
Dec-23	277,770,415	8,960,337	13,375,678
Jan-24	326,749,166	10,540,296	21,931,696
Feb-24	236,310,098	8,148,624	10,720,500
Mar-24	270,997,608	8,741,858	10,729,160
Apr-24	292,285,444	9,742,848	11,333,764
May-24	314,251,314	10,137,140	13,475,962
Jun-24	452,670,816	15,089,026	22,364,746
Jul-24	643,093,680	20,744,956	25,259,696
Aug-24	716,579,590	23,115,472	25,942,998
Sep-24	564,519,530	18,817,318	22,530,378
Oct-24	604,424,870	19,497,576	23,874,820
Nov-24	277,770,415	8,960,337	13,375,680
Dec-24	320,082,056	10,325,228	12,934,577
Jan-25	259,571,102	6,444,886	11,210,467
Feb-25	226,708,713	7,313,184	9,927,894
Mar-25	233,309,701	7,526,119	10,777,185
Apr-25	357,554,071	11,918,469	16,303,760
May-25	382,557,287	12,340,558	10,806,361
Jun-25	416,941,981	11,502,961	17,747,301
Jul-25	478,026,587	15,420,212	20,034,459
Aug-25	586,686,964	18,925,386	22,717,273
Sep-25	463,820,479	14,961,951	18,812,798
Oct-25	465,873,870	15,028,189	21,009,760
Nov-25	368,708,829	11,893,833	14,120,171
Dec-25	333,734,205	10,765,620	11,711,232

Source: SCADA Monthly Reports generated at the Water Pump Stations

